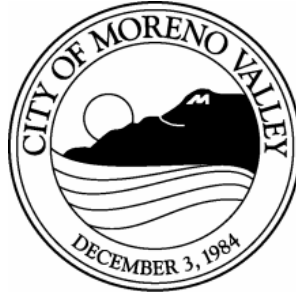

PLANNING COMMISSIONERS

JEFFREY SIMS
Chairperson

RAY L. BAKER
Vice Chairperson

PATRICIA KORZEC
Commissioner



ALVIN DEJOHNETTE
Commissioner

JOANN STEPHAN
Commissioner

ROBERT HARRIS
Commissioner

RAFAEL BRUGUERAS
Commissioner

PLANNING COMMISSION Regular Meeting

Agenda

**Thursday, April 25, 2019 at 7:00 PM
City Hall Council Chamber – 14177 Frederick Street**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

PUBLIC COMMENTS PROCEDURE

Any person wishing to address the Commission on any matter, either under the Public Comments section of the Agenda or scheduled items or public hearings, must fill out a "Request to Speak" form available at the door. The completed form must be submitted to the Secretary prior to the Agenda item being called by the Chairperson. In speaking to the Commission, member of the public may be limited to three minutes per person, except for the applicant for entitlement. The Commission may establish an overall time limit for comments on a particular Agenda item. Members of the public must direct their questions to the Chairperson of the Commission and not to other members of the Commission, the applicant, the Staff, or the audience.

CONSENT CALENDAR

1. APPROVAL OF MINUTES

- a. Planning Commission – Regular Meeting – April 11, 2019 7:00 PM

Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, in compliance with the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to Guy Pegan, ADA Coordinator, at 951.413.3120 at least 72 hours before the meeting. The 72-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

NON-PUBLIC HEARING ITEMS

None

PUBLIC HEARING ITEMS

- 1.** Case: PEN18-0195

Applicant: Christopher Henry and Michael Lee

Property Owner: Anil V. Shah MD,24889 Elder, LLC

Representative: Christopher Henry and Michael Lee

Location: 24889 Elder Avenue Units 1-3

Case Planner: Jeff Zwack

Council District: 1

Proposal: Conditional Use Permit (CUP) to allow for a Cannabis micro-business consisting of a retail dispensary, manufacturing and distribution within 12,164 square foot, two-story space located at 24889 Elder Avenue, units 1-3

- 2.** Case: PEN18-0205

Applicant: AEGIS Development Services

Property Owner: Sukhjot Singh

Representative: EPD Solutions, Inc

Location: 21725 Box Springs Road

Case Planner: Kimberly Luna

Council District: 2

Proposal: A Conditional Use Permit for a 78-unit transitional care housing facility/assisted living complex proposed on 3.11 acres on the south side of Box Springs Road, west of Day Street immediately west of Canyon Springs Plaza, in a Community Commercial (CC) district.

OTHER COMMISSION BUSINESS

None

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

Planning Commission Regular Meeting, May 9, 2019 at 7:00 P.M., City of Moreno Valley, City Hall Council Chambers, 14177 Frederick Street, Moreno Valley, CA 92553.

**OFFICIAL MINUTES OF THE
PLANNING COMMISSION
OF THE CITY OF MORENO VALLEY**

**REGULAR MEETING – 7:00 PM
April 11, 2019**

CALL TO ORDER

This Regular meeting of the Planning Commission of the City of Moreno Valley was called to order at 7:04 p.m., by Ashley Aparicio, Planning Commission Secretary in the Council Chambers located at 14177 Frederick Street, Moreno Valley, California.

ROLL CALL

Planning Commission:	Patricia Korzec	Vice Chairperson	Excused
	Robert Harris	Commissioner	Present
	JoAnn Stephan	Commissioner	Present
	Rafael Brugueras	Commissioner	Present
	Jeffrey Sims	Commissioner	Excused
	Ray L. Baker	Commissioner	Present
	Alvin DeJohnette	Commissioner	Present

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Brugueras.

APPROVAL OF AGENDA

Motion to approve the agenda was made by Commissioner Baker and seconded by Commissioner Harris.

Vote: 5-2
Ayes: Commissioner Baker, Harris, DeJohnette, Brugueras, and Stephan
Excused: Vice-Chair Korzec and Commissioner Sims
Action: **Approved**

STAFF PRESENT

Paul Early	City Attorney
Patty Nevins	Planning Official
Sean Kelleher	Senior Planner
Chris Ormsby	Senior Planner
Doug Bloom	Assistant Fire Marshal
Ashley Aparicio	Planning Commission Secretary

SELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON

1. Accept Nominations for and elect a new Chairperson

Nomination made by Commissioner Brugueras and seconded by Commissioner Harris to nominate Jeffrey Sims to serve as Chairperson to the Planning Commission.

Vote: 5-2
Ayes: Commissioner Brugueras, Harris, DeJohnette, Stephan and Baker
Excused: Vice Chairperson Korzec and Commissioner Sims
Action: **Approved**

2. Accept Nominations for and elect a new Vice Chairperson

Nomination made by Commissioner Stephan and seconded by Commissioner DeJohnette to nominate Ray Baker to serve as Vice Chairperson to the Planning Commission.

Vote: 5-2
Ayes: Commissioner Stephan, DeJohnette, Brugueras, Harris, and Baker
Excused: Vice Chairperson Korzec and Commissioner Sims
Action: **Approved**

CONSENT CALENDAR

APPROVAL OF MINUTES

1. Planning Commission – Special Meeting – March 28, 2019 6:00 PM
2. Planning Commission – Regular Meeting – March 28, 2019 7:00 PM

Motion to approve the minutes of March 28, 2019 for the Planning Commission Study Session and Regular meeting was made by Commissioner DeJohnette and Seconded by Commissioner Harris.

Vote: 5-2
Ayes: Commissioner DeJohnette, Harris, Baker, Brugueras, and Stephan
Excused: Vice-Chair Korzec and Commissioner Sims
Action: **Approved**

PUBLIC COMMENTS PROCEDURE

None

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

Minutes Acceptance: Minutes of Apr 11, 2019 7:00 PM (APPROVAL OF MINUTES)

1. Conditional Use Permit for a Retail Cannabis Dispensary Located in an Existing Building at 24068, 24070 and 24072 Postal Avenue (Report of: Planning Commission)
 - A. Staff recommends that the Planning Commission APPROVE Resolution No. 2019-23, and thereby:
 1. CERTIFY that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1) Existing Facilities; and
 2. APPROVE PEN18-0216 Conditional Use Permit subject to the attached Conditions of Approval included as Exhibit A.

Public Hearing Opened: 7:42 p.m.

Joaquin Loustaunau opposes the item.

Osbaldo Z. Haros opposes the item.

Troy Shedeed opposes the item.

Chad Crandall opposes the item.

Joseph Chiteiy opposes the item.

Sindy Lemus opposes the item.

Public Hearing Closed: 7:58 p.m.

Motion to approve Resolution No. 2019-23 was made by Commissioner DeJohnette and seconded by Commissioner Stephan.

Vote: 5-2
 Ayes: Commissioner DeJohnette, Stephan, Harris, Baker and Brugueras
 Excused: Vice-Chair Korzec and Commissioner Sims
 Action: Approved

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

Paul Early, City Attorney stated at the last Planning Commission meeting there was a question as to how the City has been dealing with the unlicensed illegal dispensaries in the City and at that time he couldn't share much but he can share information tonight.

Mr. Early stated that the City has been dealing with how to swiftly shutdown and remove unlicensed and illegal operators within the City. The City has instituted a new program

Minutes Acceptance: Minutes of Apr 11, 2019 7:00 PM (APPROVAL OF MINUTES)

that just started this week and it has proven effective and quick as on Tuesday the program started and by Thursday the City had shutdown operators and all items within the premises were impounded. This was a collaborative effort with Building and Safety, Fire, Code Enforcement, City Attorney's office and the Riverside County Sheriff and with this being very effective and aggressive the City expects to see more of this in the future.

Patty Nevins, Planning Official, congratulated and welcomed new Commissioner Rafael Brugueras.

PLANNING COMMISSIONER COMMENTS

Commissioner Brugueras stated that he hopes residents had the chance to listen to the City Attorney tonight. The City is becoming aggressive and taking down the illegal cannabis activity that does not care about families. They bring bad elements to the neighborhood and are the ones that hurt people the most. By having, legal cannabis activities, residents will see they are controlled better with security, surveillance cameras and everything that has not been seen previously. Commissioner Brugueras expressed respect for those in attendance, and conveyed his understanding, adding that this is a better situation and his hope that there will be many more in the future as this is the only way to beat the illegal facilities.

ADJOURNMENT

There being no further business to come before the Planning Commission, Vice Chairperson Baker adjourned the meeting at 8:20 PM.

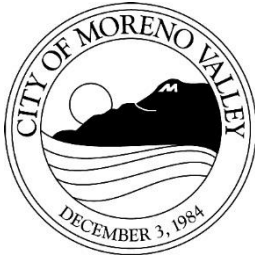
Submitted by:

Approved by:

Ashley Aparicio
Planning Commission Secretary

Ray Baker
Vice Chairperson

Minutes Acceptance: Minutes of Apr 11, 2019 7:00 PM (APPROVAL OF MINUTES)



PLANNING COMMISSION

STAFF REPORT

Meeting Date: April 25, 2019

CONDITIONAL USE PERMIT (CUP) FOR A PROPOSED CANNABIS MICROBUSINESS, "MOVAL MARIJUANA", CONSISTING OF RETAIL CANNABIS SALES, MANUFACTURING AND DISTRIBUTION IN A COMMUNITY COMMERCIAL (CC) ZONE.

Case:	PEN18-0195
Applicant:	Christopher Henry and Michael Lee
Property Owner	Anil V. Shah MD, 24889 Elder, LLC
Representative	Christopher Henry and Michael Lee
Location:	24889 Elder Avenue Units 1-3
Case Planner:	Jeff Zwack
Council District:	1
Proposal	Conditional Use Permit (CUP) to allow for a Cannabis micro-business consisting of a retail dispensary, manufacturing and distribution within 12,164 square foot, two-story space located at 24889 Elder Avenue, units 1-3

SUMMARY

The Applicants, Mr. Christopher Henry and Mr. Michael Lee, of Day Street Investment Holdings, LLC, are requesting approval of a Conditional Use Permit (CUP) to allow a cannabis microbusiness, "Moval Marijuana", within a 12,164 square foot retail space located at 24889 Elder Avenue, Units 1-3, in the Community Commercial (CC) Zone. The applicant is proposing hours of operation between 6:00 am and 10:00 pm, seven days per week. The approval of the proposed use will constitute a cannabis

microbusiness consisting of retail cannabis sales, manufacturing of cannabis products and distribution of cannabis products to other dispensaries. This project, as conditioned, is consistent with goals, policies and objectives of the City's General Plan and Municipal Code.

Background

Pursuant to the authority granted to the City by Article XI, Section 7 of the California Constitution, a City may make and enforce, within its limits, regulations designed to promote the public health, safety and welfare. The City Council, recently adopted Ordinances that regulate commercial cannabis businesses in the City. These Ordinances are based on both federal and state laws.

Federal and State Laws

The Federal Controlled Substances Act classifies marijuana as a Schedule 1 Drug and makes it unlawful, under federal law, for any person to cultivate, manufacture, distribute, or possess with intent to manufacture, distribute, dispense, or possess. However, in 2016, Proposition 64 was approved by the voters in California ("The Adult Use Marijuana Act" or AUMA). AUMA established a comprehensive system to legalize, control and regulate the cultivation, processing, manufacturing, distribution, testing and sale of non-medical marijuana and products for use by adults 21 years of age and older. In addition, it allows taxation of commercial growth and retail sales of marijuana and marijuana products. Most recently, in 2017, then Governor Jerry Brown signed the "Medical and Adult-Use Cannabis Regulations and Safety Act" (MAUCRSA) which further amends prior statutory enactments.

City Regulations

In November 2017, the City Council adopted Ordinance 926, which set rules for the establishment, operation, and regulation of specific commercial cannabis uses, In April 2018, the City Council adopted Ordinance 932, which established land use regulations for the operation of the cannabis uses. In December 2018, the City Council implemented amendments to Municipal Code Section 9.09.290 (Commercial Cannabis Activities) and Chapter 5.05 (Rules for establishment, operation and regulation of commercial cannabis uses).

The City Council established the allowable categories of commercial cannabis businesses, and determined the maximum number of permits allowable for each category. A maximum of 43 businesses with approved conditional use permits for commercial cannabis activities will be allowed to operate in the city at any one time. This maximum number of commercial cannabis activities can be amended, from time to time by the City Council.

The six categories of commercial cannabis businesses, including the number per each category are as follows: Dispensaries (23), Testing Facilities (2), Cultivation (8), Manufacturing (5), Distribution (2), and Microbusinesses (3).

The City's multi-step process for selecting commercial cannabis businesses that can legally operate in the City is as follows:

Step 1 – Application Process. Commercial Cannabis Business Permit applications were reviewed and a background check of business Owner(s) and their Employees, was conducted. Applications with a minimum overall score of 80% were interviewed by staff to establish a candidate pool, and applications were required to be submitted through an online (PlanetBids) system. The City issued provisional Commercial Cannabis Business Permits to 32 successful Applicants. Only these commercial cannabis businesses can proceed to the subsequent steps in the process.

Step 2 – Obtain a Conditional Use Permit. Municipal Code Section 9.09.290C2 requires that commercial cannabis businesses must obtain a Conditional Use Permit, which is a land use entitlement process to confirm the proposed land use and site development elements will be consistent with City established development regulations as well as compatible with other land uses near the proposed project.

Step 3 – State approval. In addition to local permits, each Commercial cannabis business must also obtain applicable State of California cannabis permits prior to commencing operation lawfully within the City.

Step 4 – Obtain a Certificate of Occupancy. Lastly, all commercial cannabis businesses must obtain a Certificate of Occupancy ("C of O") from the Building and Safety Division, prior to opening for business. The C of O is the final step in the process and documents that the Applicant has completed all required tenant improvements to the building and modifications to the parking lot, as required by conditions of approval in the CUP Resolution, and have paid all requisite City fees.

Moval Marijuana, received a provisional Commercial Cannabis Business Permit from the City of Moreno Valley on August 20, 2018 (Permit Number MVCCBP-R0022). A subsequent application for a Conditional Use Permit was submitted to the City on October 2, 2018. The applicant represents that they will apply for the necessary state permits, once the Planning Commission approves their CUP request.

PROJECT DESCRIPTION

Project

The applicants are requesting approval to establish a cannabis microbusiness named Movall Marijuana. The proposed business location will be 24889 Elder Avenue units 1-3, in a vacant 12,164 square-foot portion of a two-story, 30,000 square foot commercial/office building. West Coast Spas is the existing tenant in the west portion of the building, and will remain within their space that takes up approximately one-half of the total building space. The building is located on the south side of Elder Avenue, west of Perris Boulevard, and north of State Route 60. (Assessor's Parcel Number 481-322-

037). The applicant proposes to operate a cannabis microbusiness including a retail dispensary for on-site sales, product manufacturing or packaging of various cannabis products, and distribution of cannabis products to other dispensaries (no deliveries to customers allowed). Municipal Code, Section 9.09.290 E (6) b, Commercial Cannabis Microbusinesses, defines a microbusiness as a cannabis facility that includes a combination of at least three of the following four activities: manufacturing, cultivation (limited to 10,000 s.f.) distribution, and dispensary.

The applicant has submitted floor plans identifying uses for the first and second floors of the tenant space. The first floor contains 9,794 sq.ft. and will be the location for the retail dispensary, manufacturing and deliveries (to other dispensaries only) of cannabis products. On the east side of first floor, will be public spaces consisting of the main secured entrance, a security guard station, a customer waiting area and vendor display area, public restroom, and a 1,680 sq.ft dispensary for display and sales of cannabis products. In the northeast corner of the first floor will be a separate, secured employee entrance, an employee lounge area with private restrooms, and a secured 850 sq.ft. product storage area. In the center of the first floor will be a 1,600 sq.ft., manufacturing area where various cannabis products will be packaged, labeled, placed in boxes and palatized for distribution to other dispensaries. The manufacturing center will package and label cannabis flowers (or buds), and other pre-manufactured products such as vape pens. These items will be weighed and bagged, or processed into cannabis cigarettes (for the flowers) and, or separated for packaging and distribution (for pre-manufactured products such as vape pens). After packaging, the projects will be placed into boxes for labeling and distribution to other cannabis businesses. A separate, secured entrance will be on the south side of the building where drivers will bring their orders for supplies to be delivered to other dispensaries. Once an order is processed, the driver will drive to a secured, gated loading area on the north side of the building to load their vehicles. Delivery trucks will use the secured area on the north side of the building. All deliveries will occur during hours of operation for the business (between 6:00 am and 10:00 pm, Monday through Sunday).

The northwest corner of the first floor will contain a delivery office and a loading area to stock cannabis supplies that will be delivered to other dispensaries. Four offices line the westerly wall that separates the cannabis microbusiness from the adjacent tenant space occupied by West Coast Spas.

The second floor contains an area of 2,370 sq.ft., and will be used for Vendor displays. The applicant anticipates that vendor displays will consist of booths for customers to obtain information and education on the use of various cannabis products to help customers choose the best products for their needs.

Site

Safety and Security Plan

Moreno Valley Municipal Code Section 9.09.294(B) (6) requires that any transfer of product or currency shall be identified in an individual security plan that is approved by

the City. A Safety and Security Plan has been provided to the City, that identifies methods to address site security for employees, customers and the public as well as fire prevention methods that comply with local and state laws. Some of the highlights of the Safety and Security Plan include the following:

- 1) Utilization of, armed, licensed security guards to monitor and patrol the exterior and interior of the business premises.
- 2) Use of electronic locks, to control all entrances and exits.
- 3) Installation and maintenance of a security and a fire alarm system through a licensed alarm company.
- 4) Installation of a video surveillance system consisting of interior and exterior cameras and video recorders.

The Safety and Security Plan ensures safety for both customers and employees of a commercial cannabis business. The applicants propose using approximately 25 exterior and approximately 75 interior, video surveillance cameras. In addition, there will be a total of three, armed security guards, one patrolling the building's exterior including parking areas, one patrolling the public areas on the first and second floors and one guard stationed near the front door at a desk area to control customer entrance/exit as well as viewing monitors for all of the surveillance cameras. The three armed guards will patrol the premises during hours of operation between 6:00 am and 10:00 pm, seven days per week.

All access into the building and from the public waiting area into and out of the product display and sales areas will be controlled utilizing electronic sensors and key pads. The video surveillance on the interior and exterior of the building will record all activities inside as well as in the parking lots surrounding the tenant space. A condition of approval requires the applicant to provide all video to the Police and Fire Departments, upon their request.

The Municipal Code also requires that two secured parking spaces, be identified on a plot plan for use by vehicles involving the transfer of cannabis products or currency. The applicant has identified two secured parking spaces within a gated and walled area on the north side of the building, with access from Elder Avenue. These two secured parking spaces will be monitored with cameras as well as patrolled by a security guard.

Odor Control Plan

The Odor Control Plan provided demonstrates conformance with City requirements related to abating odors that would otherwise emanate to the exterior from the microbusiness. This Plan states that the dispensary will utilize carbon air filters on all air returns in the building and all air exhaust to the outside of the building, to trap all odors. Carbon filters can effectively absorb all odors and impurities in the air, according to the Odor Control Plan.

These systems will ensure that any odors associated with the dispensary are not detectable outside the premises, including parking lots, public rights-of-way, and

adjacent business locations or surrounding neighborhoods. The carbon filters and the air exchange systems will be further reviewed and permitted by Building Division staff, as part of the tenant improvement construction plans for the dispensary.

Surrounding Area

The project site is located south of Elder Avenue, west of Perris Boulevard and adjacent to and north of, State Route 60, in the Community Commercial (CC) zone. West Coast Spas, occupy the westerly half of the building adjacent to the proposed tenant space. Adjacent to the site on the west, is a Best Western Hotel. To the north and west are various fast food restaurants with in the Community Commercial (CC) zone. In addition, on the east side of Perris Boulevard and on the south side of State Route 60 are developed commercial/ retail land uses, also in the Community Commercial (CC) zone. The nearest residential land uses in the R-10 and R-15 zones, are more than 350' to the north and west of the site.

Access/Parking

Ingress and egress to the site is from Elder Avenue with a drive approach to the east and west side of the building on the 1.59 acre site. One-hundred and thirty-five (135) parking spaces exist on-site. The applicant proposes a combination of retail, office and manufacturing uses that will require approximately 50 parking spaces per Municipal Code Section 9.11.040 – Off-street parking requirements, Tables 9.11.040 B12 and C12. There are 66 parking spaces on the north, east and south side of the tenant space, which is more parking than is required for this use.

Design/Landscaping

The site contains extensive landscaping on the east, west and south side of the site. In fact, on the south property line, adjacent to SR-60, the landscaping is very dense and poses a security concern because a person can hide in the thick vegetation. The applicant proposes to thin and or remove some of the landscaping on the south property line to improve visibility through and around the site and thereby reduce safety threats. In addition, the applicant proposes to re-landscape the south property line and existing planters that are devoid of plant materials.

In addition, the applicant proposes to repaint the building's exterior and replace windows with more energy efficient windows. The applicant will slurry seal and restripe the entire parking lot. Re-painting the building, pruning and adding additional plant materials where needed, and slurry sealing and restriping the parking lot will contribute to the community by improving the aesthetics of this site.

REVIEW PROCESS

In compliance with the Municipal Code, the Project Review Staff Committee (PRSC) reviewed this project on February 13, 2019. Based on the review, it was determined the applicant could resubmit their plans for review and then proceed to a public hearing at Planning Commission.

ENVIRONMENTAL

This project is a proposed retail, office and manufacturing use within a tenant space in an existing building. As designed and conditioned, this project is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 for Existing Facilities

NOTIFICATION

The public hearing notice for this project was published in the local newspaper on April 12, 2019. Public notices were mailed to all property owners of record within 300 feet of the project site on April 11, 2019. The public hearing notice for this project was posted on site on April 12, 2019.

REVIEW AGENCY COMMENTS

The project application materials were circulated for review by all appropriate City Departments and Divisions, as well as applicable outside Agencies. Throughout the review process, comments and proposed conditions of approval were provided in writing to the Applicant.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2019-26, and thereby:

1. **CERTIFY** that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1) Existing Facilities; and
2. **APPROVE** PEN18-0195 Conditional Use Permit subject to the attached Conditions of Approval included as Exhibit A.

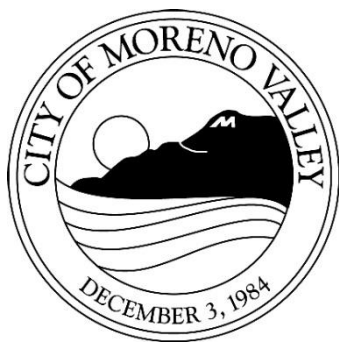
Prepared by: Approved by:
 Jeff Zwack Patty Nevins
 Planning Consultant Planning Official

Prepared by:
 Jeff Zwack
 Planning Consultant

Approved by:
 Patty Nevins
 Planning Official

ATTACHMENTS

1. 300' Mailing Notice CUP PEN18-0195
2. Resolution 2019-26 for PEN18-0195 Moval Marijuana
3. Exhibit A Conditions of Approval Resolution 2019-26 CUP PEN18-0195
4. Aerial Map for CUP PEN18-0195
5. Zoning Map for CUP PEN18-0195
6. Site Plan, Floor Plans and Elevations



This may affect your property

Notice of PUBLIC HEARING

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):

Project: PEN18-0195
Applicant: Christopher Henry and Michael Lee
Owner: Anil V. Shah MD 24889 Elder LLC
 Shah Younis, Danon, Danon and Singh
Representative Christopher Henry and Michael Lee
A.P. No(s): 481-322-037
Location: 24889 Elder Avenue, Units 1-3
Proposal: A Conditional Use Permit for a Commercial Cannabis Microbusiness, "Moval Marijuana", that includes a retail dispensary, manufacturing and distribution of cannabis products in an existing retail/office building located in the Community Commercial (CC) zone

Council District: 1

The project has been evaluated against criteria set forth in the California Environmental Quality Act (CEQA) Guidelines and it was determined that the project will not have a significant effect on the environment. A finding that the project is exempt from the provisions of CEQA as a Class 1 Categorical Exemption in accordance with CEQA Guidelines Section 15301 for Existing Facilities is being recommended for the project.

A public hearing before the Planning Commission has been scheduled for the proposed project. Any person interested in commenting on the proposal and recommended environmental determination may speak at the hearing or provide written testimony at or prior to the hearing. The project application, supporting plans and environmental documents may be inspected at the Community Development Department at 14177 Frederick Street, Moreno Valley, California during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday and 7:30 a.m. to 4:30 p.m., Friday), or you may telephone (951) 413-3206 for further information.

The Planning Commission, at the Hearing or during deliberations, could also consider and approve changes to the project. If you challenge this project including any modifications considered for the project 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: April 25, 2019 at 7:00 P.M.
CONTACT PLANNER: Jeff Zwack
PHONE: 951.413.3206

Upon request and in compliance with the Americans with Disabilities Act of 1990, any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to Guy Pegan, ADA Coordinator, at 951.413.3120 at least 48 hours before the meeting. The 48-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

PLANNING COMMISSION RESOLUTION NO. 2019-26

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING CONDITIONAL USE PERMIT APPLICATION (PEN18-0195) FOR A CANNABIS RETAIL ESTABLISHMENT "MOVAL MARIJUANA" IN A TENANT SPACE OF APPROXIMATELY 12,164 SQUARE FEET WITHIN AN EXISTING BUILDING AT 24889 ELDER AVENUE, UNITS 1-3 LOCATED ON THE SOUTH SIDE OF ELDER AVENUE, WEST OF PERRIS BOULEVARD AND NORTH OF STATE ROUTE 60 (ASSESSOR'S PARCEL NUMBER 481-322-037).

WHEREAS, Mr. Christopher Henry and Mr. Michael Lee, have filed an application for the approval of Conditional Use Permit (CUP) PEN18-0195 for development of a 12,164 square foot cannabis microbusiness, operating between the hours of 6:00 AM and 10:00 PM, 7-days per week, as described in the title above; and

WHEREAS, the application has been evaluated in accordance with established City of Moreno Valley (City) procedures, and with consideration of the Municipal Code, General Plan and other applicable regulations; and

WHEREAS, upon completion of a thorough development review process the project was appropriately agendized and noticed for a public hearing before the Planning Commission of the City of Moreno Valley (Planning Commission); and

WHEREAS, the public hearing notice for this project was published in the local newspaper on April 12, 2019 Public notice was sent to all property owners of record within 300 feet of the project site on April 11, 2019. The public hearing notice for this project was also posted on the project site on April 12, 2019, and

WHEREAS, on April 25, 2019, the Planning Commission held a public hearing to consider the application; and

WHEREAS, on April 25, 2019, the Planning Commission of the City of Moreno Valley determined that the project is exempt from the provisions of the California Quality Act (CEQA) (Public Resources Code Section 21000 et. seq.) under CEQA Guidelines Section 15301, Existing Facilities; and

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

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 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 April 25, 2019, including written and oral staff reports, public testimony and the record from the public hearing, this Planning Commission hereby specifically finds as follows:

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

FACT: State Planning Law required cities and counties to set forth goals, policies, and implementation programs for the long term physical development of the community. Section 65302 (a) of the Government Code requires preparation of a land use element which designates the proposed general distribution and general location of the uses of land for housing, business, industry, public buildings, and open space. The proposed development is located within the Commercial (C) land use designation of the Moreno Valley General Plan.

The CUP has been evaluated against General Plan Objective 2.4, which states “provide commercial areas within the City that are conveniently located, efficient, attractive, and have safe and easy pedestrian and vehicular circulation in order to serve the retail and service commercial needs of Moreno Valley residents and businesses” and staff has confirmed that the proposed project does not conflict with any of the goals, objectives, policies, and programs of the General Plan. The addition of a new, cannabis microbusiness will provide an efficient retail use with safe and easy pedestrian and vehicle circulation that will provide a convenience to the surrounding neighborhood.

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

FACT: The proposed project is within the Community Commercial (CC) zoning district. Municipal Code Sections 9.02.293 and 9.02.290 C 2 (Cannabis Business Locations and Use), requires a Conditional Use Permit in order to lawfully operate all commercial cannabis activities including dispensaries. The proposed Conditional Use Permit for a cannabis microbusiness will comply with the Municipal Code Section 9.09.290 Commercial Cannabis Activities, which provides standards for cannabis microbusiness. The proposed cannabis microbusiness will be located within a 12,164 square foot tenant space in an existing 30,000 sf building.

The project is designed in accordance with the provisions of 9.09.290 as well as Section 9.04 Commercial Districts, Section 9.16 Design Guidelines of the City's Municipal Code. The project as designed and conditioned would comply with all applicable zoning standards.

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 commercial cannabis business will operate in an existing 12,164 square foot tenant space in an existing 30,000 sf building. This proposed use will be consistent with General Plan Goal 6.1. The proposed project will be operated consistent with the Applicant's Security Plan that contains physical planning strategies that maximize the surveillance opportunities via security guards, surveillance cameras and equipment. Therefore, the proposed business is consistent with General Plan Goal 6.1.

Planning staff has reviewed the request in accordance with the latest edition of the California Environmental Quality Act (CEQA) Guidelines and has determined that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et. seq.) under CEQA Guidelines Section 15301, 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 project site is consistent with the Commercial (C) General Plan and Community Commercial (CC) zoning designations. The proposed commercial cannabis dispensary will be within an existing tenant space of approximately 12,164 square foot tenant space in an existing 30,000 sf building. No expansion of the facilities is proposed, only interior tenant improvements, consistent with applicable federal, state and local regulations, are proposed. The project is located within the Community Commercial (CC) zone and can be established by a Conditional Use Permit.

In addition, 24889 Elder Avenue is located further than 600' from any public or private school providing instruction in kindergarten or grades 1 through 12, and from day care centers, youth centers, or arcades.

Overall, the proposed project has been found to be consistent with certain objectives, goals and policies outlined in the City's General Plan, as well as being compatible with the existing land uses in the project area.

This project as proposed and conditioned conforms to all development standards of the Community Commercial (CC) zone and the design guidelines for commercial developments prescribed in the City’s Municipal Code and City Landscape Standards.

BE IT FURTHER RESOLVED that the Planning Commission **HEREBY APPROVES** Resolution No. 2019-26, and thereby:

- 1. **APPROVE** Conditional Use Permit PEN18-0195 based on the findings contained in this resolution, and subject to the attached conditions of approval included as Exhibit A.

APPROVED this 25th day of April, 2019.

Chair, Planning Commission

ATTEST:

APPROVED AS TO FORM:

Patty Nevins, Planning Official
Secretary to the Planning Commission

City Attorney

Attachments:

Exhibit A Conditions of Approval

Attachment: Resolution 2019-26 for PEN18-0195 Moval Marijuana [Revision 3] (3538 : CUP PEN18-0195 Moval Marijuana)

CITY OF MORENO VALLEY
 CONDITIONS OF APPROVAL
 Conditional Use Permit (PEN18-0195)

EFFECTIVE DATE:
 EXPIRATION DATE:

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

1. 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)
2. 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)
3. This project is located within the Community Commercial (CC) zone. The provisions of the Zoning Ordinance, and the Conditions of Approval shall prevail unless modified herein. (MC 9.13)
4. The commercial cannabis microbusiness shall be consistent with all other applicable federal, state and local requirements including the Moreno Valley Municipal Code Title 5 and Title 9, and all related Municipal Code sections. (MC 9.09.290 (E)(6)(a-f))
5. The site shall be developed in accordance with the approved plans on file in the Community 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)
6. All landscaped areas and the parking lot shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
7. Any signs indicated on the submitted plans are not included with this approval and shall be renewed under separate permit.
8. All site plans, grading plans, landscape plans and proposed signage shall be coordinated for consistency with this approval.

Special Conditions

9. The site has been approved for a commercial cannabis microbusiness, that includes a retail dispensary, manufacturing and distribution of cannabis products and materials, located at 24889 Elder Avenue, Units 1-3 (approximately 12,164 square feet) per the approved plans

and per the requirements of the City's Municipal Code (MC) Section 9.09.290 Commercial cannabis activities, 9.09.293 Cannabis Business locations and use, and 5.05 Commercial Cannabis

Activity. A change or modification to the interior design/set-up, exterior elevations or business process (including security procedures) shall require separate review and approval. For a Conditional Use Permit, violation may result in revocation in the case of a Conditional Use Permit per MC Section 9.09.290 F and 9.02.260.

10. A licensee conducting a commercial cannabis microbusiness shall meet all applicable operational requirements for retail/commercial cannabis dispensaries, commercial cannabis cultivation, commercial cannabis distribution and commercial cannabis manufacturing activities. (MC 9.09.290 (E)(6)(d))
11. The operator must hold a microbusiness (Type 12) license issued by the State Bureau of Cannabis Control. (MC 9.09.290 (E)(6)(e))
12. A microbusiness operation shall be consistent with all other applicable federal, state and local requirements, including Moreno Valley Municipal Code Title 5. (MC 9.09.290 (E)(6)(f))
13. Daily hours of operation for the dispensary may start no earlier than 6:00 am and end no later than 10:00 pm, Sunday through Saturday.
14. The cannabis license and the Conditional Use Permit apply only to the 12,164 square foot at 24889 Elder Avenue, Units 1-3. No use of any other tenant space outside of the 12,164 square foot tenant space is allowed per the Conditional Use Permit, PEN18-0195.
15. No person associated with this commercial cannabis microbusiness shall cause or permit the sale, dispensing or consumption of alcoholic beverages or the sale of tobacco products on or within 50 feet of the premises of a cannabis business. (MC 9.09.290 (D)(2)(b))
16. The cannabis licensee shall display its current valid Commercial Cannabis Business Permit under Chapter 5.05 of this Code and a Conditional Use Permit issued in accordance with this chapter inside the lobby or waiting area of the main entrance to the site. The permits shall be displayed at all times in a conspicuous plane so that it may be readily seen by all persons entering the site. (MC 9.09.290 (D)(2)(c))
17. All City Fire, Police and Code personnel shall have unlimited and unrestricted property access for inspections of commercial cannabis businesses and facilities during business hours. (MC 9.09.290 (D)(2)(g))
18. No cannabis or marijuana raw materials or products shall be visible from the exterior of any structure, facility, or building in which commercial cannabis dispensaries are being conducted. All commercial cannabis dispensaries must take place within a fully enclosed, secured and permanent structure (with accommodations in place at all times to allow for and facilitate unlimited/unrestricted access throughout the premises by emergency service personnel). (MC 9.09.290 (E)(6)(c))
19. The commercial cannabis microbusiness shall have designated locked storage on the dispensary property for after-hours storage of medical and adult use recreational cannabis and cannabis infused products. All cannabis and cannabis infused products shall be stored at the dispensary property in secured rooms that are completely enclosed or in a safe that is bolted to the floor (with accommodations in place at all times to allow for and facilitate unlimited/unrestricted access throughout the premises by emergency service personnel). (MC 9.09.290 (E)(4)(c))

20. No delivery service (retail) of any cannabis products is allowed. All distribution of cannabis must be conducted within the enclosed building area of the dispensary property between the seller and buyer. (MC 9.09.290 (E)(4)(e))
21. No person shall smoke, ingest, or otherwise consume cannabis in any form on, or within twenty (20) feet of, the dispensary site. (MC 9.09.290 (E)(4)(f))
22. No commercial cannabis microbusiness owner or employee shall: (i) cause or permit the sale, distribution, or consumption of alcoholic beverages on the dispensary property (ii) hold or maintain a license from the State Division of Alcoholic Beverage Control for the sale of alcoholic beverages; or (iii) operate a business on or adjacent to the dispensary property that sells alcoholic beverages. No alcoholic beverages shall be allowed or stored on the dispensary property. (MC 9.09.290 (E)(4)(g))
23. All operations conducted and equipment used must be in compliance with all applicable state and local regulations, including all building, electrical and fire codes. (MC 9.09.290 (E)(7)(b))
24. A fire sprinkler system shall be installed for this project or as required by the Municipal Code Section 9.09.290. An approved automatic fire sprinkler system, designed in compliance with the California Fire Code is required in every building that houses a commercial cannabis business. This is a minimum standard and does not preclude the city from imposing additional fire prevention measures as deemed necessary by the fire marshal (MC 9.09.290 (E)(7)(d))
25. From a public right-of-way, no exterior evidence of commercial cannabis dispensing (including raw materials, marijuana plants or other cannabis or cannabis-infused products) shall be visible except for any signage authorized as part of the CUP approval and separately issued signage permit. (MC 9.09.290 (E)(8)(b))
26. Exterior landscaping within ten (10) feet of a licensed premises shall be designed, installed and maintained free of locations which could reasonably be used by persons to conceal themselves and/or to enable undesirable activity. The design and maintenance practices shall give appropriate consideration to both natural and artificial illumination. (MC 9.09.290 (E)(8)(c))
27. The applicant shall repaint the entire building, to the satisfaction of the Planning Division. Applicant shall submit paint colors and descriptions to the Planning Division for review and approval prior to repainting the building.
28. The applicant shall slurry seal and restripe the entire parking lot to the satisfaction of the Building and Planning Divisions. Applicant shall submit a restriping plan to the Planning and Building Divisions for review and approval prior to restriping the parking lot.
29. Two secured parking spaces, identified on a plot plan shall be located convenient to the required secured area of each facility to be used by secured transfer vehicles involved in the courtering or dispensing of cannabis materials products to and from the facility and for use by any secured vehicle commissioned for the transfer of currency to and from the facility. (MC 9.09.290 (E)(9)(f))
30. Security surveillance cameras and a video recording system must be installed to monitor all doors into and out of the buildings on the site, the parking lot, loading areas, and all exterior sides of the property adjacent to the public rights-of-way. The camera and recording systems

must be of adequate quality, color rendition, and resolution to allow the identification of any individual present on the site. The recording system must be capable of exporting the recorded video in standards MPEG formats to another common medium, such as a DVD or USB drive. (MC 9.09.290 (E)(12)(a))

31. Professionally and centrally monitored fire, robbery, and burglar alarm systems must be installed and maintained in good working condition. The alarm system must include a private security company that is required to respond to every alarm. (MC 9.09.290 (E)(12)(b))
32. Waste and storage and disposal of all marijuana and cannabis products shall meet all applicable state and local health regulation. (MC 9.09.290 (E)(13))
33. Odor control devices and techniques in accordance with the Odor Control Plan submitted shall be incorporated in all licensed premises to ensure that odors from cannabis or marijuana are not detectable offsite or anywhere on the premises per MC 9.09.290.E14a and b.
34. Licensee shall prohibit loitering by individuals outside the licensed premises or anywhere on the property. (MC 9.09.290 (E)(14)(c))
35. Licensee shall remove any graffiti from the licensed premises within twenty-four (24) hours of its occurrence, or as requested by the city. (MC 9.09.290 (E)(14)(d))
36. Prior to issuance of any building permits, final landscaping and irrigation plans shall be submitted for review and approval of any new or repaired landscaping by the Planning Division designed per the City's Municipal Code 9.17.
37. Prior to issuance of Certificates of Occupancy or building final, the required landscaping and irrigation shall be installed, and inspected and approved by the Planning Division. (DC 9.03.040)
38. The parking lot lighting shall be maintained in good repair and shall comply with the Municipal Code lighting standards and the Security Plan at all times.
39. Prior to approval of tenant improvement plans, two copies of a detailed, on-site, computer generated, point-by-point comparison lighting plan, including exterior building, parking lot, and landscaping lighting, shall be submitted to the Planning Division for review and approval. The lighting plan shall be generated on the plot plan and shall be integrated with the final landscape plan. The plan shall indicate the manufacturer's specifications for light fixtures used and shall include style, illumination, location, height and method of shielding. The lighting shall be designed in such a manner so that it meets the lighting standards in the Cannabis Ordinance 932. After the third plan check review for lighting plans, an additional plan check fee will apply. (MC 9.08.100, DG) Lighting shall comply with the provisions of MC Section 9.08.100 including fixture type, wattage illumination levels and shielding. (MC 9.09.290 (E)(10))
40. The commercial cannabis operation shall have a valid Commercial Cannabis Business Permit and shall comply with all requirements of Moreno Valley Municipal Code Chapter 5.05 prior to issuance of occupancy permits.

Security Plan and Measures

41. Prior to Building Permit or Certificate of Occupancy, the process for any transfer of product or currency shall be identified in an updated Security Plan to be reviewed and approved by the Planning Division. (MC 9.09.290 (D)(2)(f))

42. The Security Plan on file with the City of Moreno Valley shall remain in effect as long as the established use is in operation. Any changes, additions, removal or modifications to the plan shall be submitted to the City for review and inclusion in the Conditional Use Permit file.

Miscellaneous Operating Requirements

43. Persons under the age of twenty-one (21) years shall not be allowed on the premises. It shall be unlawful and a violation of this chapter for any person to employ any person at a commercial cannabis business who is not at least twenty-one (21) years of age. Persons under the age of eighteen (18) years shall not be allowed on the premises of an M-Type commercial cannabis business. (MC5.05.310 (H)(1))

Economic Development Department (EDD)

44. New Moreno Valley business are encouraged to hire local residents.
45. New Moreno Valley business may utilize the workforce recruitment services provided by the Moreno Valley Employment Resource Center (“ERC”).
The ERC offers no cost assistance to businesses recruiting and training potential employees. Complimentary services include:
- Job Announcements
 - Applicant testing / pre-screening
 - Interviewing
 - Job Fair support
 - Training space

New Moreno Valley businesses may work with the Economic Development Department to coordinate job recruitment fairs.

46. New Moreno Valley businesses may adopt a “First Source” approach to employee recruitment that gives notice of job openings to Moreno Valley residents for one week in advance of public recruitment.

Building Division

47. The proposed non-residential project shall comply with the latest Federal Law, Americans with Disabilities Act, and State Law, California Code of Regulations, Title 24, Chapter 11B for accessibility standards for the disabled including access to the site, exits, bathrooms, work spaces, etc.
48. Contact the Building Safety Division for permit application submittal requirements.
49. Any construction within the city shall only be completed between the hour of seven a.m. to seven p.m. Monday through Friday, excluding holidays and from eight a.m. to four p.m. on Saturday, unless written approval is obtained from the city building official or city engineer (Municipal Code Section 8.14.040.E).
50. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.
51. The proposed development is subject to the payment of applicable processing fees as required by the City’s current Fee Ordinance at the time a building permit

application is submitted or prior to the issuance of permits as determined by the City.

52. The proposed project will be subject to approval by the Eastern Municipal Water District and all applicable fees and charges shall be paid prior to permit issuance . Contact the water district at 951.928.3777 for specific details.
53. The proposed project's occupancy shall be classified by the Building Official and must comply with exiting, occupancy separation(s) and minimum plumbing fixture requirements. Minimum plumbing fixtures shall be provided per the 2016 California Plumbing Code, Table 422.1. The occupant load and occupancy classification shall be determined in accordance with the California Building Code .
54. All remodeled structures shall be designed in conformance to the latest design standards adopted by the State of California in the California Building Code, (CBC) Part 2, Title 24, California Code of Regulations including requirements for allowable area, occupancy separations, fire suppression systems, accessibility, etc. The current code edition is the 2016 CBC.
55. Prior to permit issuance, every applicant shall submit a properly completed Waste Management Plan (WMP), as a portion of the building or demolition permit process. (MC 8.80.030)

FIRE DEPARTMENT

Fire Prevention Bureau

56. 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 inches in height. (CFC 505.1, MVMC 8.36.060[!])
57. 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)
58. 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)
59. Prior to issuance of Building Permits, the applicant/developer shall participate in the Fire

Impact Mitigation Program. (Fee Resolution as adopted by City Council)

60. 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, MVMC 8.36.100[D])
61. All secured access and egress points shall conform to the delayed egress requirements in CBC 1010.1.9.
62. 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 effect at the time of building plan submittal.
63. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)
64. 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 Code Official. 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)
65. Plant processing and extraction shall be in accordance with Chapter 38 of the CFC Supplement effective July 1, 2018.

PUBLIC WORKS DEPARTMENT

Land Development

66. The developer shall comply with all applicable City ordinances and resolutions including the City’s Municipal Code (MC) and if subdividing land, the Government Code (GC) of the State of California, specifically Sections 66410 through 66499.58, said sections also referred to as the Subdivision Map Act (SMA). [MC 9.14.010]
67. The developer shall monitor, supervise and control all construction related activities, so as to prevent these activities from causing a public nuisance, including but not limited to, insuring strict adherence to the following:
 - a. Removal of dirt, debris, or other construction material deposited on any public street no later than the end of each working day.
 - b. Observance of working hours as stipulated on permits issued by the Land Development Division.
 - c. The construction site shall accommodate the parking of all motor

vehicles used by persons working at or providing deliveries to the site.

d. All dust control measures per South Coast Air Quality Management District (SCAQMD) requirements during the grading operations.

Violation of any condition, restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor (s) to remedy as noted in City Municipal Code 8.14.090. In addition, the City Engineer or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.

Prior to Encroachment Permit

68. All applicable inspection fees shall be paid.
69. Any work performed within public right-of-way requires an encroachment permit.

Prior to Occupancy

70. All outstanding fees shall be paid.
71. The existing two easterly driveways fronting the project on Elder Avenue shall be reconstructed to ensure ADA compliance per City Standard Plan MVS1-112A-0.

PARKS & COMMUNITY SERVICES DEPARTMENT

72. The parcel(s) associated with this project have been incorporated into the Moreno Valley Community Services District Zone A (Parks and Community Services). All assessable parcels therein shall be subject to the annual Zone 'A' charge for operations and capital improvements. Proof of such shall be supplied to Parks and Community Services upon Final Map and at Building Permits.

Aerial Map CUP PEN18 0195



Legend

- Public Facilities
 - Public Facilities
 - ★ Fire Stations
- Parcels
- ⊞ City Boundary
- ⊞ Sphere of Influence

315.5 0 157.74 315.5 Feet

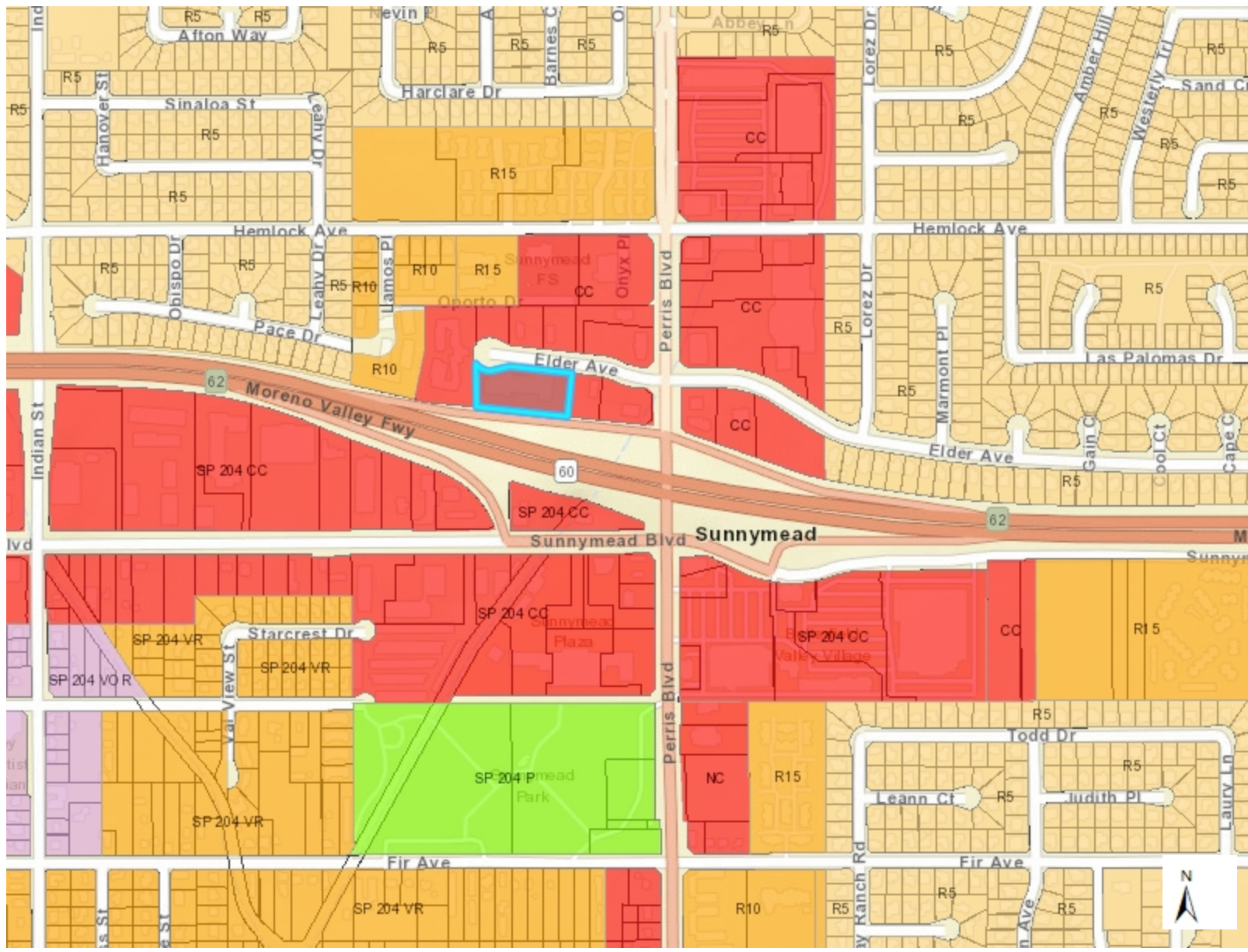
WGS_1984_Web_Mercator_Auxiliary_Sphere

Print Date: 4/4/2019

DISCLAIMER: The information shown on this map was compiled from the City of Moreno Valley GIS and Riverside County 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.

Notes

Zoning Map for PEN18-0196



Legend

Zoning

- Commercial
- Industrial/Business Park
- Public Facilities
- Office
- Planned Development
- Large Lot Residential
- Residential Agriculture 2 DU/AC
- Residential 2 DU/AC
- Suburban Residential
- Multi-family
- Open Space/Park

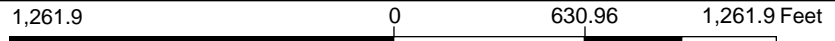
Master Plan of Trails

- Bridge
- Improved
- Multiuse
- Proposed
- Regional
- State

Parcels

City Boundary

Sphere of Influence

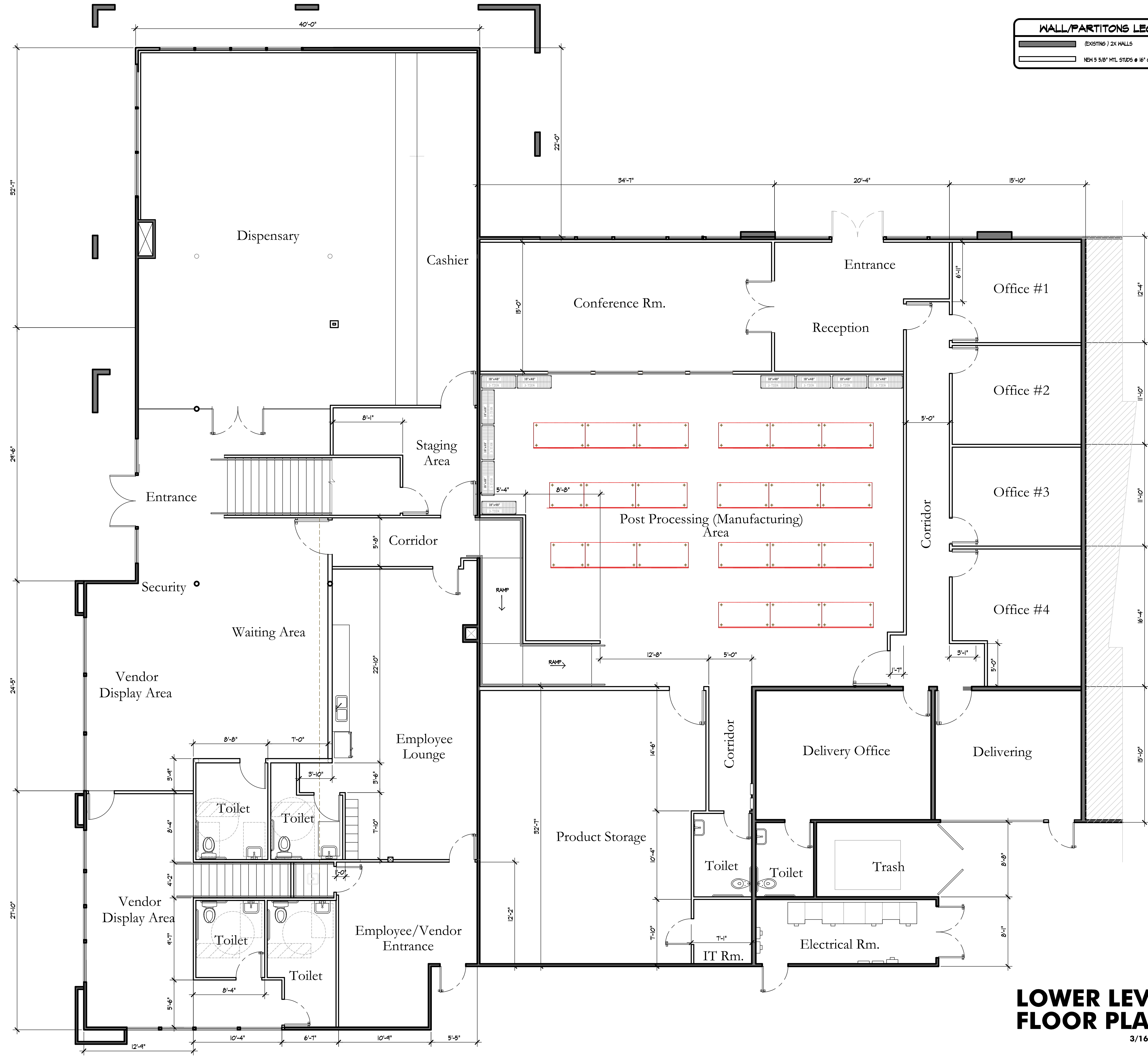


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Notes

Attachment: Zoning Map for CUP PEN18-0195 [Revision 1] (3538 : CUP PEN18-0195 Moval Marijuana)

THESE DRAWINGS ARE PREPARED BY OR FOR THE ARCHITECT OR ENGINEER. THE ARCHITECT OR ENGINEER IS RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN. THE ARCHITECT OR ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE WORK SHOWN. THE ARCHITECT OR ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE WORK SHOWN.



WALL/PARTITIONS LEGEND

[Symbol]	EXISTING / 2X WALLS
[Symbol]	NEW 5 1/2" MTL. STUDS @ 16" O.C., W/ 5/8" GYP. BD.



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 EMAIL: glujan@gabriel-lujan.com

A CONDITIONAL USE PERMIT FOR:
MOVAL MARIJUANA, LLC.
 24889 ELDER AVENUE UNIT 1-3 MORENO VALLEY, CA. 92557

REVISIONS	BY

SHEET TITLE:

FLOOR PLAN

DRAWN	GLA
CHECKED	GLA
DATE	SEPTEMBER 2018
SCALE	AS NOTED
JOB NO.	CC-1029-2K18
SHEET	

P2

Printed On: 03/20/19

LOWER LEVEL FLOOR PLAN

3/16"=1'-0"





GABRIEL LUJAN & ASSOCIATES

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 DESIGN • LAND PLANNING
 DRAFTING

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REVISIONS	BY

SHEET TITLE:

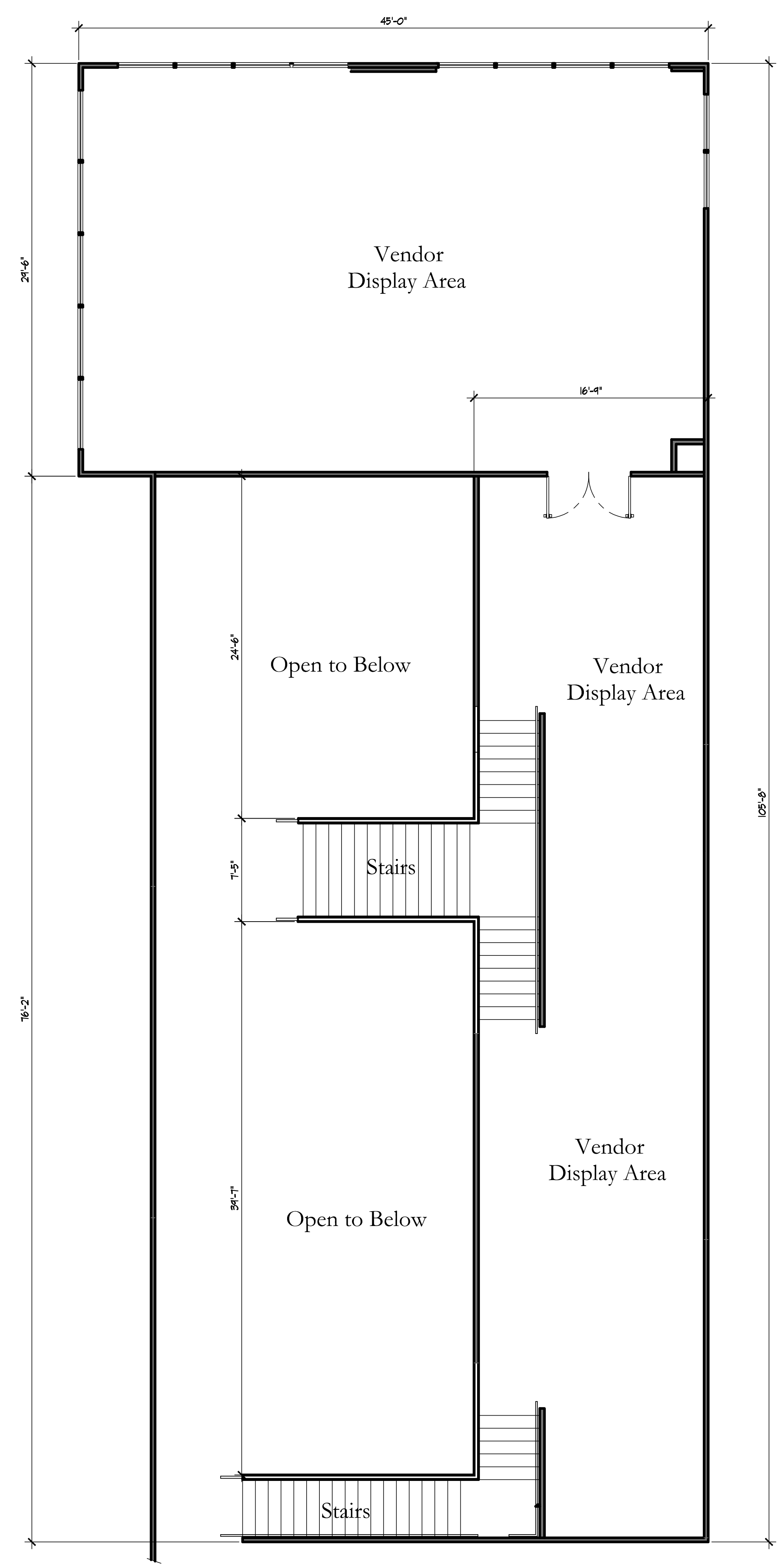
**UPPER LEVEL FLOOR PLAN
 3D RENDERINGS**

DRAWN: GLA
 CHECKED: GLA
 DATE: SEPTEMBER 2018
 SCALE: AS NOTED
 JOB NO.: CC-1029-2K18

SHEET

P3

Printed On: 01/02/19



WALL/PARTITIONS LEGEND

(Solid line)	(EXISTING) 2X WALLS
(Dashed line)	NEW 5 5/8" MTL STUDS @ 16" O.C. w/ 5/8" GYP. BD.

UPPER LEVEL FLOOR PLAN

3/16" = 1'-0"

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A CONDITIONAL USE PERMIT FOR:
MOVAL MARIJUANA, LLC.
24889 ELDER AVENUE UNIT 1-3 MORENO VALLEY, CA. 92557

REVISIONS	BY

SHEET TITLE:

3D RENDERINGS

DRAWN
G.L.A.
CHECKED
G.L.A.
DATE
SEPTEMBER 2018
SCALE
AS NOTED
JOB NO.
CC-1029-2K18

SHEET

P4

Printed On: 01/02/19

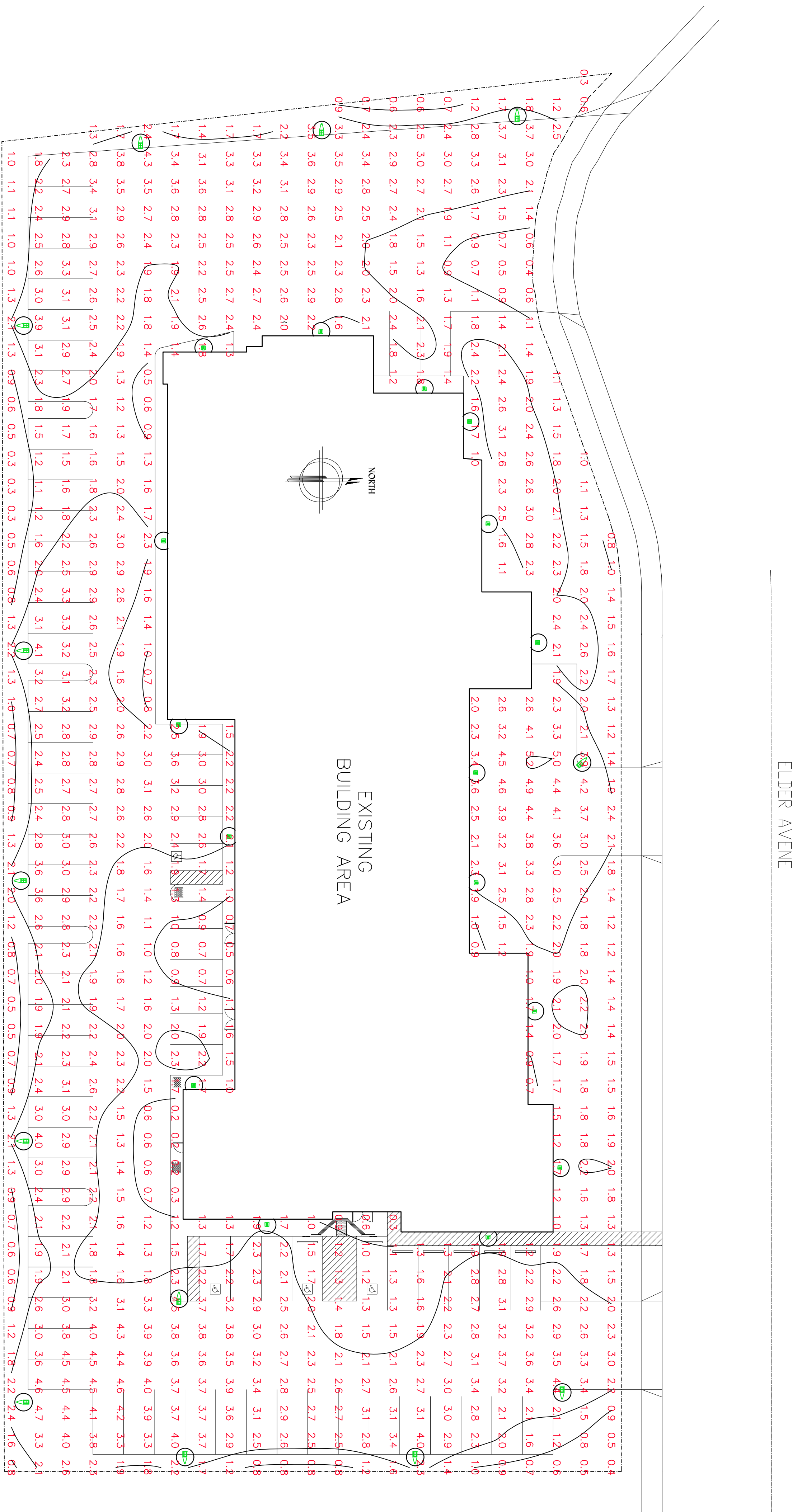
Attachment: Site Plan, Floor Plans and Elevations (3538 : CUP PERM18-0195 Moval Marijuana)

GENERAL PHOTOMETRIC SCHEDULE

AVERAGE FOOT-CANDELES	2.17
MAXIMUM FOOT-CANDELES	5.2
MINIMUM FOOT-CANDELES	0.2
MINIMUM TO MAXIMUM FC RATIO	0.04
MAXIMUM TO MINIMUM FC RATIO	27.91
AVERAGE TO MINIMUM FC RATIO	11.73

LUMINAIRE SCHEDULE

CALLOUT	QUANTITY	SYMBOL	MODEL	LAMP	DESCRIPTION	MOUNTING	VOLTS
16' LED Pole	13	☐	Lithonia Lighting, DSX1 LED P1 40K 13M MVOLT	(1) 89W LED,	DSX1 LED P1 40K 13M MVOLT	CEILING	120V 1P 2W
LED Wall Poak	16	■	Lithonia Lighting, ASW1 LED 42C 350 30K SRS MVOLT	(1) 49W ASSM SAMSUNG HLM LIGHT ENGINE, LED	ASW1 WALL LIGHT 42 LEDs 350 mA DRIVE CURRENT 30K COLOR TEMP TYPE 3 DISTRIBUTION	CEILING	120V 1P 2W



SITE PHOTOMETRIC PLAN

SCALE: 1" = 20'-0"



DESERT CITIES ELECTRICAL DESIGNS INC.
 www.desertcitieselectricaldesigns.com
 77350 ENFIELD LANE, BLDG 11 - SUITE 104
 PALM DESERT, CA 92211
 CELL: (951) 791-0101 DANV@DCEDINC.COM

PHOTOMETRIC's FOR:
MOVAL MARIJUANA, LLC.
 24889 ELDER AVENUE UNIT 2 & 3
 MORENO VALLEY, CA 92557

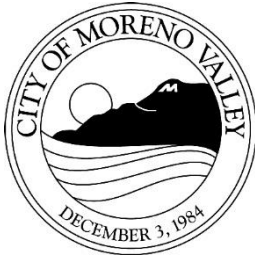
09/28/2018
 COMPLETION DOCUMENTS
 FOR BLDG. DEPT. REVIEW
 2/20/2019 PLANNING DEPT. CORRECTIONS

OWNERSHIP AND USE OF DOCUMENTS
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SHEET TITLE
SITE PHOTOMETRIC PLAN

DATE 09/28/2018
 APPROVED DESERT CITIES DESIGN
 DRAWN BY DAVE BORNER
 PROJECT NO. MW-18-110
 SCALE AS STATED
 SHEET NO.

EP1



PLANNING COMMISSION

STAFF REPORT

Meeting Date: April 25, 2019

A CONDITIONAL USE PERMIT FOR A 78-UNIT TRANSITIONAL RESIDENTIAL CARE HOUSING/ASSISTED LIVING COMPLEX FOR SENIOR CITIZENS ON 3.11 ACRES LOCATED ON THE SOUTH SIDE OF BOX SPRINGS ROAD

Case:	PEN18-0205
Applicant:	AEGIS Development Services
Property Owner	Sukhjot Singh
Representative	EPD Solutions, Inc
Location:	21725 Box Springs Road
Case Planner:	Kimberly Luna
Council District:	2
Proposal	A Conditional Use Permit for a 78-unit transitional care housing facility/assisted living complex proposed on 3.11 acres on the south side of Box Springs Road, west of Day Street immediately west of Canyon Springs Plaza, in a Community Commercial (CC) district.

SUMMARY

The applicant, AEGIS Development Services, is requesting approval of a 78-unit transitional residential care housing/assisted living facility (Horizons at Moreno Valley) proposed on the south side of Box Springs Road immediately west of Canyon Springs Plaza, in the northwesterly area of the City. The zoning designation for the project site is Community Commercial (CC), which allows for assisted living facilities within three

hundred (300) feet or less from a residential zone through the approval of a Conditional Use Permit (CUP).

The transitional residential care facility is the first use of this type in Moreno Valley. Although the City has approved three other assisted living facilities, the proposed development is the first of its kind to allow for independent living along with assisted living services. Specifically, Horizons at Moreno Valley will be contractually affiliated with Residential Care Facility for the Elderly (RCFE) licensed care providers that offer senior residents all of the benefits of a licensed assisted living facility while maintaining a level of independence. The transitional residential care housing facility will provide concierge services (consisting of social events, transportation, and exercise and wellness classes) and fully licensed assisted living services, such as activities of daily living services on an-needed basis to residents. This specific use furthers the possibility of residents to age in place where they can enjoy some independence while having access to necessary care services. This type of project fills an underserved need for residents in the City who are 55 years of age and older.

Project

The proposed assisted living development on 3.11 acres includes 78 residential units, located in a three-story building. The building will be designed, constructed and operated to serve residents aged 55 years and older, the overall project unit mix is 60 one bedroom (753 square feet), 12 two-bedroom residences (910 square feet), and six larger two-bedroom units (1,152 square feet). Proposed amenities include a fitness/wellness center, pool and spa, lounge and clubroom, and offices for the assisted living services. The residential buildings run primarily north to south on the property with the outside common area in a central area between the units, with parking surrounding the proposed development. The project applicant proposes to provide regular shuttle and transportation options to project patrons enabling them to reach various community and neighborhood commercial destinations.

The project is proposed as an independent living community offering assisted living services based on required arrangements as well as discretionary services to individual patrons on a concierge basis. All assisted living services will be provided by an outside licensed, bonded and insured third party service provider operating under exclusive contract with the project owner.

The proposed project is a commercial land use and is consistent with both the General Plan land use and Zoning Atlas designations for the site. Assisted living facilities, proposed three hundred (300) feet or less from a residential zone or from three or more established residential units, do requires approval of a Conditional Use Permit (CUP) through the Planning Commission in order to operate.

Site, Access and Parking

The 3.11-acre site is vacant land located on the south side of Box Springs Road approximately 1,200 feet west of Day Street. The site will be accessed from a new driveway on the south side of Box Springs Road. The access and interior drive aisles within the site have been reviewed by each requisite Department, including the Fire Prevention Bureau for fire truck access. As a result of the review, the proposed design has been found consistent with applicable code requirements.

In accordance with Municipal Code Section 9.11.030 F the parking requirements for this proposed use must be determined through a parking analysis. The Parking Analysis Report prepared by Meghan Macias, Transportation Planning Director, of Environment Planning Development Solutions, Inc., concluded that the project would be adequately served if designed using the parking rates from the Institute of Transportation Engineers (ITE) *Parking Generation* 5th Edition. The ITE rates are derived from surveys of similar land uses collected in the United States and Canada and include all the parking demand for each surveyed site (i.e. residents, guests, employees and other potential visitors to the site). The report found the applicable ITE land use was Land Use Code 255: Continuing Care Retirement Community (CCRC). A CCRC enables residents to transition from independent living to increased care as the medical needs of the resident's change. Using ITE rates for Land Use Code 255 indicates the project requires 93 parking spaces. The proposed project site design provides 99 spaces, which is six more than required. Planning staff have reviewed the parking study and concurs with the analysis.

Surrounding Area

Adjacent uses to the project site consist of single-family residential homes northerly of the site on property zoned Residential 5 (R5), and multifamily residential dwelling units on property zoned Residential 30 District (R30). West of the project site is an existing single-family residential home on property zoned as Community Commercial (CC), and south and east of the project site is the Canyon Springs Plaza retail center, which is on property zoned Community Commercial (CC).

Design/Landscaping

The project proposes numerous design and convenience amenities that will be beneficial to and enhance the quality of the proposed transitional residential care facility. Specifically, the common area courtyard located in the center of the complex between residential units includes open space with barbeques, pool/spa, and seating areas for residents. Additionally, south of the residential units are five (5) raised planters for community gardening and a dog-walking path for residents with pets. The architectural design of the apartments has a Spanish style feel with arches over all balconies. Staff has ensured that the assisted living facility includes four-sided architectural elements to add dimension and variation to each of the building elevations. The finish of the buildings will predominately include white stucco walls with a yellow stucco main entry, and additional accent colors for the façade and the trim. Additionally, the applicant is applying stone accents along the lower portion of the buildings and the main entryway

of the facility. Decorative lighting will be required on the buildings to create a shadowing effect and provide lighting to the complex.

This project, as designed and conditioned, conforms to all development standards of the Community Commercial zone and the design guidelines for commercial uses as required within the City's Municipal Code. It should be noted that signs are not a part of this approval and will be reviewed and approved under separate administrative permit.

The City's Municipal Code has requirements for landscape setback areas along perimeter streets, parking lot landscape, street trees and landscape treatments around the perimeter of buildings where visible from the public right-of-way. The project as designed and conditioned conforms to all requirements of the City Municipal Code and Landscape Standards.

REVIEW PROCESS

The project was evaluated through a comprehensive development review by all applicable City Department as well as through the Project Review Staff Committee (PRSC); first on November 13, 2018 and again on February 5, 2019. The applicant has addressed all comments raised throughout this review process to the satisfaction of the staff.

ENVIRONMENTAL

Planning staff has reviewed the request in accordance with the latest edition of the California Environmental Quality Act (CEQA) Guidelines and has determined that the project is exempt under the provisions of the CEQA as a Class 32 Categorical Exemption, CEQA Guidelines, Section 15332 for In-Fill Projects.

The Class 32 exemption applies to the project in that the project meets the following conditions: (a) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as applicable zoning designation and regulations; (b) the proposed development occurs within city limits on a project site of no more than five (5) acres substantially surrounded by urban uses; (c) the project site has no value as a habitat for endangered, rare or threatened species; (d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) the site can be adequately served by all required utilities and public services.

REVIEW AGENCY COMMENTS

Staff has coordinated with the appropriate agencies and where applicable, conditions of approval have been included to address concerns from the responding agencies.

NOTIFICATION

The public hearing notice for this project was published in the local newspaper on April 12, 2019. Public notices were sent to all property owners of record within 300 feet of the project site on April 11, 2019. The public hearing notice for this project was posted on the project site on April 12, 2019.

As of the date of report preparation, staff has received no phone calls or correspondence in response to the noticing for this project.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2019-25, and thereby:

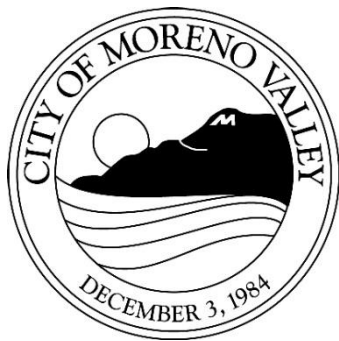
1. **CERTIFY** that PEN18-0205, a Conditional Use Permit for transitional residential care housing is exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 32 Categorical Exemption, CEQA Guidelines, Section 15332, for In-Fill development Projects; and
2. **APPROVE** Conditional Use Permit, PEN18-0205 based on the findings contained in this resolution, and subject to the attached conditions of approval included as Exhibit A.

Prepared by:
Kimberly Luna

Approved by:
Patty Nevins
Planning Official

ATTACHMENTS

1. 300' Public Hearing Notice
2. 300' Foot Radius Map
3. Resolution No. 2019-25
4. Exhibit A to Resolution No. 2019-25 - Conditions of Approval
5. Site Plan
6. Architectural Plans
7. Elevations Rendering North Elevation
8. Preliminary Grading Plan
9. Conceptual Landscape Plan
10. Rendering Courtyard
11. Documentation of Exemption_3-22-19
12. Color Board



This may affect your property

Notice of PUBLIC HEARING

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):

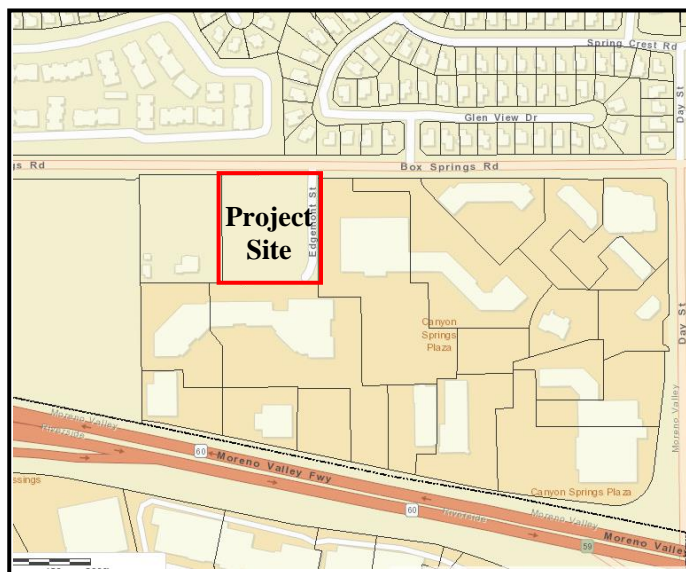
Project: PEN18-0205
Applicant: AEGIS Development Services
Owner: Sukhjit Singh
Representative: EPD Solutions, Inc
APN: 291-020-048
Location: 21725 Box Springs Road
Proposal: A Conditional Use Permit (CUP) for a 78 unit transitional residential care housing facility operating as an assisted living complex offering residents an independent living experience. The proposed assisted living development will be developed on 3.11 acres located in the Community Commercial (CC) district on the south side of Box Springs Road

Council District: 2

The project has been evaluated against criteria set forth in the California Environmental Quality Act (CEQA) Guidelines and it was determined that the project will not have a significant effect on the environment. A finding that the project is exempt from the provisions of CEQA as a Class 32 Categorical Exemption in accordance with CEQA Guidelines Section 15332 for In-Fill Development Projects is being recommended for the project.

A public hearing before the Planning Commission has been scheduled for the proposed project. Any person interested in commenting on the proposal and recommended environmental determination may speak at the hearing or provide written testimony at or prior to the hearing. The project application, supporting plans and environmental documents may be inspected at the Community Development Department at 14177 Frederick Street, Moreno Valley, California during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday and 7:30 a.m. to 4:30 p.m., Friday), or you may telephone (951) 413-3206 for further information.

The Planning Commission, at the Hearing or during deliberations, could also consider and approve changes to the project. If you challenge this project including any modifications considered for the project 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: April 25, 2019 at 7:00 PM

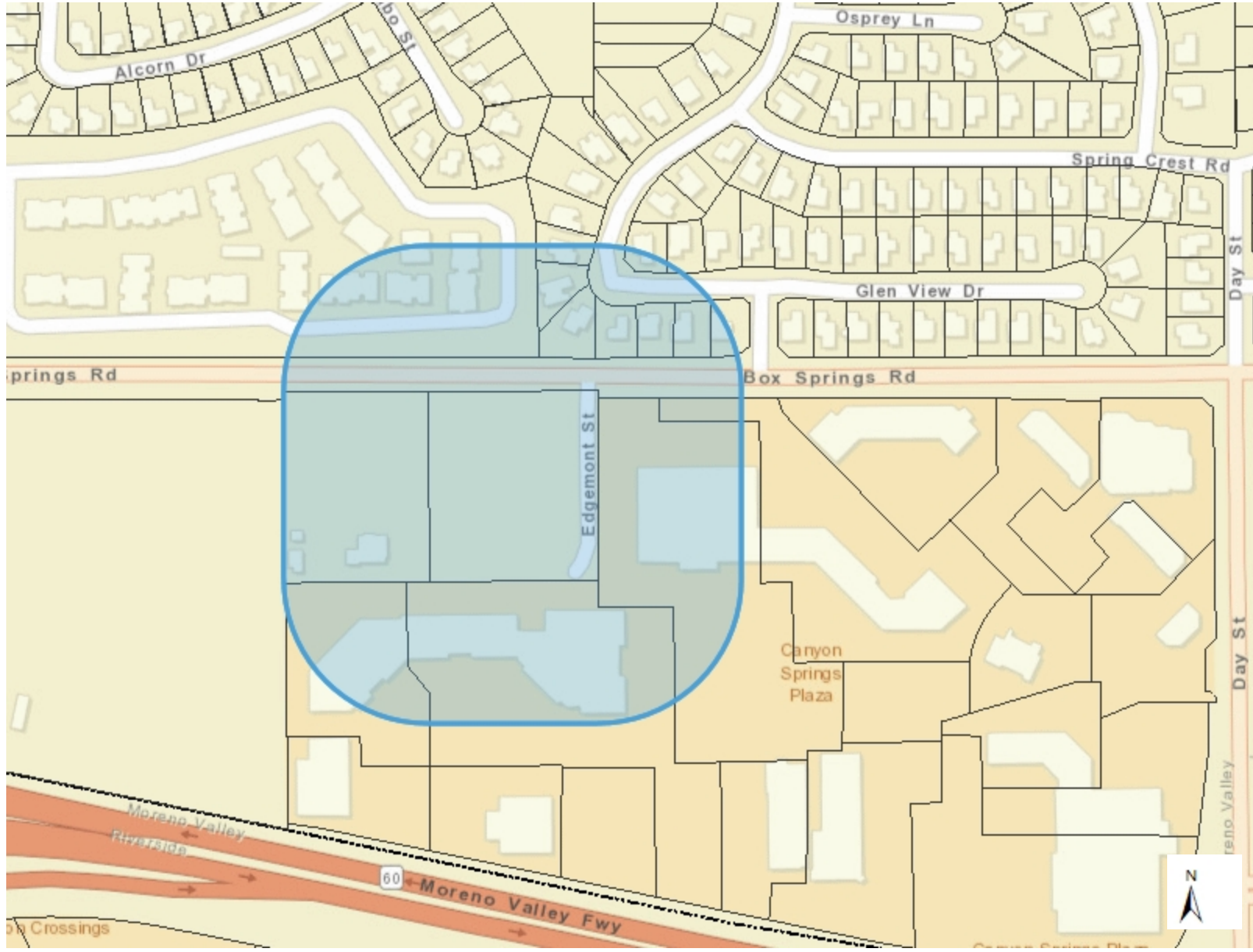
CONTACT PLANNER: Kimberly Luna

PHONE: 951.413.3236

Upon request and in compliance with the Americans with Disabilities Act of 1990, any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to Guy Pegan, ADA Coordinator, at 951.413.3120 at least 48 hours before the meeting. The 48-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

PEN18-0205

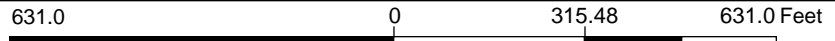
300 Foot Radius Map



- Legend**
- Public Facilities
 - Public Facilities
 - ★ Fire Stations
 - Parcels
 - ⊞ City Boundary
 - Sphere of Influence

Attachment: 300' Foot Radius Map (3545 : Conditional Use Permit PEN18-0205)

Notes



DISCLAIMER: The information shown on this map was compiled from the City of Moreno Valley GIS and Riverside County 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.

PLANNING COMMISSION RESOLUTION NO. 2019-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING A CONDITIONAL USE PERMIT APPLICATION (PEN18-0205) FOR A 78-UNIT TRANSITIONAL RESIDENTIAL CARE HOUSING/ASSISTED LIVING COMPLEX LOCATED ON 3.11 ACRES ON THE SOUTH SIDE OF BOX SPRINGS ROAD. WITHIN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT (ASSESSOR'S PARCEL NUMBER 291-020-048).

WHEREAS, the applicant, AEGIS Development Services, filed an application for the approval of Conditional Use Permit (CUP) PEN18-0205 for the development of a 78-unit transitional residential care housing/assisted living complex (Horizons at Moreno Valley) located on 3.11 acres on the south side of Box Springs Road within the Community Commercial (CC) district, as described in the title above; and

WHEREAS, the application has been evaluated in accordance with established City of Moreno Valley (City) procedures, and with consideration of the Municipal Code, General Plan and other applicable regulations; and

WHEREAS, upon completion of a thorough development review process the project was appropriately agendized and noticed for a public hearing before the Planning Commission of the City of Moreno Valley (Planning Commission); and

WHEREAS, the public hearing notice for this project was published in the local newspaper on April 12, 2019. Public notice was sent to all property owners of record within 300 feet of the project site on April 11, 2019. The public hearing notice for this project was also posted on the project site on April 12, 2019; and

WHEREAS, on April 25, 2019, the Planning Commission held a public hearing to consider the application; and

WHEREAS, on April 25, 2019, the Planning Commission of the City of Moreno Valley determined that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et. seq.) under CEQA Guidelines Section 15332, Infill Development; and

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

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 as follows:

1
Resolution No. 2019-25
Date Approved:

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 April 25, 2019, including written and oral staff reports, public testimony and the record from the public hearing, this Planning Commission hereby specifically finds as follows:

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

FACT: The project proposes development of a 78-unit transitional residential care housing/assisted living complex on approximately 3.11 acres. The facility is for residents who are 55 and over. The General Plan land use designation for the project site is Community Commercial, which allows for assisted living facilities within three hundred (300) feet or less from a residential zone through the approval of a Conditional Use Permit (CUP).

The project as proposed is consistent with General Plan Goal 2.4, which identifies the need for a supply of housing in sufficient numbers suitable to meet the diverse needs of future residents and to support healthy economic development without creating an oversupply of any particular type of housing. The project is also consistent with General Plan Objective 2.2, which states that the City will provide a wide range of residential opportunities and dwelling types to meet the demands of present and future residents of all socioeconomic groups.

The project as designed and conditioned will achieve the objectives of the City of Moreno Valley's General Plan to provide housing for the elderly. The project is consistent with the General Plan Housing Element that identifies goals, objectives and policies to create housing opportunities for senior residents (Housing Chapter 8, G.8.8 and Objective 8.10).

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

FACT: The proposed project is within the Community Commercial zoning district. Municipal Code Section 9.02.020 permits assisted living facilities within three hundred (300) feet or less from a residential zone through the approval of a Conditional Use Permit (CUP).

The design is consistent with the standards of the City's Municipal Code. Various conditions of approval have been included including a condition

regarding the age restriction to 55 or older for the senior transitional facility.

The intent of the Community Commercial district is to provide for assistance the general needs of residents by providing a variety of services. The transitional residential care facility, operating as an assisted living complex, provides a housing service where aging residents can benefit from assisted living services while living independently. The transitional residential care facility is the first use of this type in Moreno Valley that would allow for independent living along with assisted living services.

- 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 transitional residential care will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity. Planning staff has reviewed the project in accordance with the latest edition of the California Environmental Quality Act (CEQA) Guidelines and has determined that the project is exempt under the provisions of the CEQA as a Class 32 Categorical Exemption, CEQA Guidelines, Section 15332 for In-Fill Development Projects.

The Class 32 exemption applies to the multifamily residential project because the Plot Plan is consistent with the criteria of the exemption, and satisfies all conditions required for the Class 32 exemption. The consultant, EPD Solutions, Inc., a planning and environmental firm, provided supplemental documentation to the City staff. Staff has independently reviewed the documentation, and concur with the conclusions that all conditions required for a Class 32 exemption have been met.

The proposed development occurs within City limits on a project site of 3.11 acres, which is less than the exemption requirement of five acres. In addition, the site is surrounded by existing urban uses, and has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and can be adequately served by all required utilities and public services.

The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation, and will be conditioned to comply with the City's Municipal Code. The project as designed and conditioned will result in a development that will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

- 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 project site is surrounded by development with improved street frontage, alongside Box Spring Road. The area surrounding the proposed project includes single-family and multi-family residences to the north, and south and east are commercial uses in the Canyon Springs Plaza. The Canyon Springs Plaza is located at the southwest corner of Day Street and Box Spring Road with Day Street serving as an on and off ramp access point to SR-60.

The project includes 78 residential units, located in a three story building, for residents aged 55 years and older with a unit mix of 60 one bedroom (753 square feet), 12 two-bedroom residences (910 square feet), and 6 larger two-bedroom units (1,152 square feet). The residential buildings run primarily north to south on the property with the outside common area centered in-between the units, with residential parking surrounding the proposed development.

The proposed use will be contractually affiliated with Residential Care Facility for the Elderly (RCFE) licensed care providers which offer senior residents all of the benefits of a licensed assisted living facility while maintaining a feeling of independence. The transitional residential care housing facility will provide concierge services (consisting of social events, transportation, exercise and wellness classes) and fully licensed assisted living services, such as activities of daily living services on an-needed basis to residents.

As designed and conditioned the proposed transitional residential care housing facility is compatible with proposed land uses in the vicinity.

C. FEES, DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS

1. FEES

Impact, mitigation and other fees are due and payable under currently applicable ordinances and resolutions. These fees may include but are not limited to Development Impact Fee, Transportation Uniform Mitigation Fee (TUMF), Multi-species Habitat Conservation Plan (MSHCP) Mitigation Fee, Stephens Kangaroo Habitat Conservation fee, Underground Utilities in lieu Fee, Area Drainage Plan fee, Bridge and Thoroughfare Mitigation fee (Future) and Traffic Signal Mitigation fee. The final amount of fees payable is dependent upon information provided by the applicant and will be determined at the time the fees become due and payable.

Unless otherwise provided for by this Resolution, all impact fees shall be calculated and collected at the time and in the manner provided in Chapter

3.32 of the City of Moreno Valley Municipal Code or as so provided in the applicable ordinances and resolutions. The City expressly reserves the right to amend the fees and the fee calculations consistent with applicable law.

2. DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS

The adopted Conditions of Approval for PEN18-0205, incorporated herein by reference, may include dedications, reservations, and exactions pursuant to Government Code Section 66020 (d) (1).

3. CITY RIGHT TO MODIFY/ADJUST; PROTEST LIMITATIONS

The City expressly reserves the right to establish, modify or adjust any fee, dedication, reservation or other exaction to the extent permitted and as authorized by law.

Pursuant to Government Code Section 66020(d) (1), NOTICE IS FURTHER GIVEN that the 90 day period to protest the imposition of any impact fee, dedication, reservation, or other exaction described in this Resolution begins on the effective date of this Resolution and any such protest must be in a manner that complies with Section 66020(a) and failure to timely follow this procedure will bar any subsequent legal action to attack, review, set aside, void or annul imposition.

The right to protest the fees, dedications, reservations, or other exactions does not apply to planning, zoning, grading, or other similar application processing fees or service fees in connection with this project and it does not apply to any fees, dedication, reservations, or other exactions of which a notice has been given similar to this, nor does it revive challenges to any fees for which the applicable statute of limitations has previously expired.

BE IT FURTHER RESOLVED that the Planning Commission **HEREBY APPROVES** Resolution No. 2019-25, and thereby:

1. **CERTIFY** that PEN18-0205, a Plot Plan for a 20-unit senior complex is exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 32 Categorical Exemption, CEQA Guidelines, Section 15332 for In-Fill Development Projects; and
2. **APPROVE** Plot Plan PEN18-0205 based on the findings contained in this resolution, and subject to the attached conditions of approval included as Exhibit A.

APPROVED on this 25th day of April 2019.

Chair, Planning Commission

ATTEST:

APPROVED AS TO FORM:

Patty Nevins, Planning Official

City Attorney

Attached:

Exhibit A: Conditions of Approval

Attachment: Resolution No. 2019-25 [Revision 6] (3545 : Conditional Use Permit PEN18-0205)

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN18-0205)

Page 1

CITY OF MORENO VALLEY
 CONDITIONS OF APPROVAL
 Conditional Use Permit (PEN18-0205)

EFFECTIVE DATE:

EXPIRATION DATE:

COMMUNITY DEVELOPMENT DEPARTMENT**Planning Division**

1. A change or modification to the land use or the approved site plans may require a separate approval. Prior to any change or modification, the property owner shall contact the City of Moreno Valley Community Development Department to determine if a separate approval is required.
2. The developer, or the developer's successor-in-interest, shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust. (MC 9.02.030)
3. 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)
4. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
5. The site shall be developed in accordance with the approved plans on file in the Community 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)
6. 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), require separate application and approval by the Planning Division. No signs are permitted in the public right of way. (MC 9.12)
7. All site plans, grading plans, landscape and irrigation plans, fence/wall plans, lighting plans and street improvement plans shall be coordinated for consistency

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN18-0205)

Page 2

with this approval.

Special Conditions

8. The following Airport Land Use Commission Conditions of Approval apply to the project. Prior to the issuance of a grading permit, the applicant shall demonstrate to the City of Moreno Valley that the Airport Land Use Commission Conditions of Approval have been satisfied.

ALUC-1 Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

9. ALUC-2 The following uses shall be prohibited:

A. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

B. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

C. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators).

D. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

10. Prior to the start of any construction, temporary security fencing shall be erected. The fencing shall be a minimum of six (6) feet high with locking, gated access and shall remain through the duration of construction. Security shall remain in place until the project is completed or the above conditions no longer exist. (Security fencing is required if there is: construction, unsecured structures, unenclosed storage of materials and/or equipment, and/or the condition of the site constitutes a public hazard).

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN18-0205)

Page 3

11. All site plans, grading plans, landscape and irrigation plans, and street improvement plans shall be coordinated for consistency with this approval.
12. Prior to building final, the developer/owner or developer's/owner's successor-in-interest shall pay all applicable impact fees, including but not limited to Transportation Uniform Mitigation fees (TUMF), and the City's adopted Development Impact Fees. (Ord)
13. Prior to the issuance of building permits, the developer shall provide documentation that contact was made to the U.S. Postal Service to determine the appropriate type and location of mailboxes.
14. The Conditional Use Permit is for a transitional residential care housing/assisted living complex that will only serve residents aged 55 years and older and will require assisted living services to be contractually affiliated with Residential Care Facility for the Elderly (RCFE) licensed care providers.
15. Prior to the issuance of building permits, additional architectural detailing (eg. outside window treatments) shall be incorporated into the design as approved by the Planning Official.

Prior to Grading Permit

16. Prior to issuance of grading permits, the developer shall pay the applicable Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee. (Ord)
17. If potential historic, archaeological, Native American cultural resources or paleontological resources are uncovered during excavation or construction activities at the project site, work in the affected area must cease immediately and a qualified person (meeting the Secretary of the Interior's standards (36CFR61)) shall be consulted by the applicant to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, prehistoric, or paleontological resource. Determinations and recommendations by the consultant shall be immediately submitted to the Planning Division for consideration, and implemented as deemed appropriate by the Community Development Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all affected Native American Tribes before any further work commences in the affected area.

If human remains are discovered during grading and other construction excavation, no further disturbance shall occur until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within 24 hours of the published finding to be given a reasonable

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- opportunity to identify the “most likely descendant.” The “most likely descendant” shall then make recommendations, and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98). (GP Objective 23.3, CEQA).
18. Within thirty (30) days prior to any grading or other land disturbance, a pre-construction survey for Burrowing Owls shall be conducted pursuant to the established guidelines of Multiple Species Habitat Conservation Plan. The pre-construction survey shall be submitted to the Planning Division prior to any disturbance of the site and/or grading permit issuance.
 19. Prior to approval of any grading permits, plans for any security gate system shall be submitted to and approved by to the Planning Division.
 20. Prior to the issuance of grading permits, the site plan and grading plans shall show decorative hardscape (e.g. colored concrete, stamped concrete, pavers or as approved by the Planning Official) consistent and compatible with the design, color and materials of the proposed development for all driveway ingress/egress locations of the project.
 21. Prior to issuance of grading permits, the developer shall submit wall/fence plans to the Planning Division for review and approval as follows:
 - A. 3-foot high decorative wall, solid hedge or berm shall be placed in any setback areas between a public right of way and a parking lot for screening.
 - B. Any proposed retaining walls shall also be decorative in nature, while the combination of retaining and other walls on top shall not exceed the height requirement.
 22. Prior to the issuance of grading permits, a temporary project identification sign shall be erected on the site in a secure and visible manner. The sign shall be conspicuously posted at the site and remain in place until occupancy of the project. The sign shall include the following:
 - a. The name (if applicable) and address of the development.
 - b. The developer’s name, address, and a 24-hour emergency telephone number.
 23. Prior to approval of any grading permit, the tree plan shall be submitted to and approved by the Planning Division. The plan shall identify all mature trees (4 inch trunk diameter or larger) on the subject property and City right-of-way. Using the grading plan as a base, the plan shall indicate trees to be relocated, retained, and removed. Replacement trees shall be shown on the plan, be a minimum size of 24 inch box, and meet a ratio of three replacement trees for each mature tree removed

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or as approved by the Planning Official. (GP Objective 4.4, 4.5, DG)

24. Prior to issuance of any grading permits, mitigation measures contained in the Mitigation Monitoring Program approved with this project shall be implemented as provided therein. A mitigation monitoring fee, as provided by City ordinance, shall be paid by the applicant within 30 days of project approval. No City permit or approval shall be issued until such fee is paid. (CEQA)

Prior to Building Permit

25. Prior to issuance of any grading permit, all Conditions of Approval, Mitigation Measures and Airport Land Use Commission Conditions of Approval shall be printed on the building plans.
26. Prior to the issuance of building permits, the developer shall provide documentation that contact was made to the U.S. Postal Service to determine the appropriate type and location of mailboxes.
27. Prior to building final, the developer/owner or developer's/owner's successor-in-interest shall pay all applicable impact fees, including but not limited to Transportation Uniform Mitigation fees (TUMF), and the City's adopted Development Impact Fees. (Ord)
28. Prior to or at building plan check submittal, the elevation plans shall include decorative lighting sconces on all sides of the buildings of the complex facing a parking lot, courtyard or plaza, or public right of way or open space to provide up-lighting and shadowing on the structures. Include drawings of the sconce details for each building within the elevation plans, approved by the Planning Division prior to building permit issuance.
29. Prior to or at building plan check submittal, two copies of a detailed, on-site, computer generated, point-by-point comparison lighting plan, including exterior building, parking lot, and landscaping lighting, shall be submitted to the Planning Division for review and approval prior to the issuance of a building permit. The lighting plan shall be generated on the plot plan and shall be integrated with the final landscape plan. The plan shall indicate the manufacturer's specifications for light fixtures used, shall include style, illumination, location, height and method of shielding per the City's Municipal Code requirements. After the third plan check review for lighting plans, an additional plan check fee will apply. (MC 9.08.100, 9.16.280)
30. Prior to issuance of building permits, screening details shall be addressed on the building plans for roof top equipment submitted for Planning Division review and approval through the building plan check process. All equipment shall be

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completely screened so as not to be visible from public view, and the screening shall be an integral part of the building.

31. Prior to issuance of building permits, proposed doors to the trash enclosure(s) shall be included in the Planning review of the Fence and Wall plans. The door(s) to the trash enclosure(s) shall be compatible with the architecture, color and materials of the building(s) design. Approved design plans shall be included in a Building submittal (Fence and walls or building design plans).(GP Objective 43.6, DG)
32. Prior to issuance of any building permits, final landscaping and irrigation plans shall be submitted for review and approved by the Planning Division. After the third plan check review for landscape plans, an additional plan check fee shall apply. The plans shall be prepared in accordance with the City's Landscape Requirements and shall include:
 - A. A three (3) foot high decorative wall, solid hedge or berm shall be placed in any setback areas between a public right of way and a parking lot for screening.
 - B. Drought tolerant landscape shall be used. Sod shall be limited to gathering areas.
 - C. Street trees shall be provided every 40 feet on center along the right of way.
 - D. On-site trees shall be planted at an equivalent of one (1) tree per thirty (30) linear feet of the perimeter of a parking lot and per thirty linear feet of a building dimension for the portions of the building visible from a parking lot or right of way. Trees may be massed for pleasing aesthetic effects.
 - E. Enhanced landscaping shall be provided at all driveway entries and street corner locations. The review of all utility boxes, transformers etc. shall be coordinated to provide adequate screening from public view.
 - F. All site perimeter and parking lot landscape and irrigation shall be installed prior to the release of certificate of any occupancy permits for the site or pad in question (master plot plan).
33. Prior to issuance of building permits, the Planning Division shall review and approve the location and method of enclosure or screening of transformer cabinets, commercial gas meters and back flow preventers as shown on the final working drawings. Location and screening shall comply with the following criteria: transformer cabinets and commercial gas meters shall not be located within required setbacks and shall be screened from public view either by architectural treatment or landscaping; multiple electrical meters shall be fully enclosed and incorporated into the overall architectural design of the building(s); back-flow

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preventers shall be screened by landscaping. (GP Objective 43.30)

34. Prior to issuance of a building permit, the developer/property owner or developer's successor-in-interest shall pay all applicable impact fees due at permit issuance, including but not limited to Multi-species Habitat Conservation Plan (MSHCP) mitigation fees. (Ord)

COMMUNITY DEVELOPMENT DEPARTMENT**Building Division**

35. The proposed residential project (3 or more dwelling units) shall comply with the latest Federal Law, Americans with Disabilities Act, and State Law, California Code of Regulations, Title 24, Chapter 11A for accessibility standards for the disabled including access to the site, exits, kitchens, bathrooms, common spaces, pools/spas, etc.
36. The proposed non-residential project shall comply with the latest Federal Law, Americans with Disabilities Act, and State Law, California Code of Regulations, Title 24, Chapter 11B for accessibility standards for the disabled including access to the site, exits, bathrooms, work spaces, etc.
37. Prior to submittal, all new development, including residential second units, are required to obtain a valid property address prior to permit application. Addresses can be obtained by contacting the Building Safety Division at 951.413.3350.
38. Contact the Building Safety Division for permit application submittal requirements.
39. All new buildings 10,000 square feet and over, shall include building commissioning in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements (OPR). All requirements in The 2016 California Green Building Standards Code, sections 5.410.2 - 5.410.2.6 must be met.
40. Any construction within the city shall only be completed between the hour of seven a.m. to seven p.m. Monday through Friday, excluding holidays and from eight a.m. to four p.m. on Saturday, unless written approval is obtained from the city building official or city engineer (Municipal Code Section 8.14.040.E).
41. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.
42. The proposed project will be subject to approval by the Eastern Municipal Water

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District and all applicable fees and charges shall be paid prior to permit issuance. Contact the water district at 951.928.3777 for specific details.

43. All new structures shall be designed in conformance to the latest design standards adopted by the State of California in the California Building Code, (CBC) Part 2, Title 24, California Code of Regulations including requirements for allowable area, occupancy separations, fire suppression systems, accessibility, etc. The current code edition is the 2016 CBC.
44. The proposed non-residential project shall comply with 2016 California Green Building Standards Code, Section 5.106.5.3, mandatory requirements for Electric Vehicle Charging Station (EVCS).
45. The proposed project's occupancy shall be classified by the Building Official and must comply with exiting, occupancy separation(s) and minimum plumbing fixture requirements. Minimum plumbing fixtures shall be provided per the 2016 California Plumbing Code, Table 422.1. The occupant load and occupancy classification shall be determined in accordance with the California Building Code.
46. The proposed residential project shall comply with The 2016 California Green Building Standards Code, Section 4.106.4, mandatory requirements for Electric Vehicle Charging Station (EVCS).
47. Prior to permit issuance, every applicant shall submit a properly completed Waste Management Plan (WMP), as a portion of the building or demolition permit process. (MC 8.80.030)

ECONOMIC DEVELOPMENT DEPARTMENT (EDD)

48. New Moreno Valley businesses may work with the Economic Development Department to coordinate job recruitment fairs.
49. New Moreno Valley businesses may adopt a "First Source" approach to employee recruitment that gives notice of job openings to Moreno Valley residents for one week in advance of the public recruitment.
50. New Moreno Valley businesses are encouraged to hire local residents.
51. New Moreno Valley businesses are encouraged to provide a job fair flyer and/or web announcement to the City in advance of job recruitments, so that the City can assist in publicizing these events.
52. New Moreno Valley businesses may utilize the workforce recruitment services provided by the Moreno Valley Employment Resource Center ("ERC").

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The ERC offers no cost assistance to businesses recruiting and training potential employees. Complimentary services include:

- Job Announcements
- Applicant testing / pre-screening
- Interviewing
- Job Fair support
- Training space

FIRE DEPARTMENT**Fire Prevention Bureau**

53. The Fire Department emergency vehicular access road shall be (all weather surface) capable of sustaining an imposed load of 80,000 lbs. GVW, based on street standards approved by the Public Works Director and the Fire Prevention Bureau. The approved fire access road shall be in place during the time of construction. Temporary fire access roads shall be approved by the Fire Prevention Bureau. (CFC 501.4, and MV City Standard Engineering Plan 108d)
54. Prior to construction, all locations where structures are to be built shall have an approved Fire Department access based on street standards approved by the Public Works Director and the Fire Prevention Bureau. (CFC 501.4)
55. Prior to issuance of Building Permits, the applicant/developer shall provide the Fire Prevention Bureau with an approved site plan for Fire Lanes and signage. (CFC 501.3)
56. Prior to issuance of Certificate of Occupancy or Building Final, "Blue Reflective Markers" shall be installed to identify fire hydrant locations in accordance with City specifications. (CFC 509.1 and MVLT 440A-0 through MVLT 440C-0)
57. 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 effect at the time of building plan submittal.
58. 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)

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59. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)
60. 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, MVMC 8.36.100[D])
61. 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 Code Official. 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)
62. The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the C.F.C., MVMC, and NFPA 24. Fire hydrants shall be located no closer than 40 feet to a building. A fire hydrant shall be located within 50 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are (6" x 4" x 2 ½" x 2 ½") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3, MVMC 912.2.1)
63. If construction is phased, each phase shall provide an approved emergency vehicular access way for fire protection prior to any building construction. (CFC 501.4)
64. Plans for private water mains supplying fire sprinkler systems and/or private fire hydrants shall be submitted to the Fire Prevention Bureau for approval. (CFC 105 and CFC 3312.1)
65. The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering said waterflow for 2 hour(s) duration at 20-PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 507.3, Appendix B)
66. Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Fire Prevention Bureau for review. Plans shall:
 - a. Be signed by a registered civil engineer or a certified fire protection engineer;
 - b. Contain a Fire Prevention Bureau approval signature block; and
 - c. Conform to

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hydrant type, location, spacing of new and existing hydrants and minimum fire flow required as determined by the Fire Prevention Bureau. The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Moreno Valley Fire Department prior to beginning construction. They shall be maintained accessible.

PUBLIC WORKS DEPARTMENT**Land Development**

67. Aggregate slurry, as defined in Section 203-5 of Standard Specifications for Public Works Construction, may be required just prior to the end of the one-year warranty period of the public streets at the discretion of the City Engineer. If slurry is required, a slurry mix design shall be submitted for review and approved by the City Engineer. The latex additive shall be Ultra Pave 70 (for anionic) or Ultra Pave 65 K (for cationic) or an approved equal per the geotechnical report. The latex shall be added at the emulsion plant after weighing the asphalt and before the addition of mixing water. The latex shall be added at a rate of two to two-and-one-half (2 to 2½) parts to one-hundred (100) parts of emulsion by volume. Any existing striping shall be removed prior to slurry application and replaced per City standards.
68. The developer shall comply with all applicable City ordinances and resolutions including the City's Municipal Code (MC) and if subdividing land, the Government Code (GC) of the State of California, specifically Sections 66410 through 66499.58, said sections also referred to as the Subdivision Map Act (SMA). [MC 9.14.010]
69. The final approved conditions of approval (COAs) and any applicable Mitigation Measures issued by the Planning Division shall be photographically or electronically placed on mylar sheets and included in the Grading and Street Improvement plans.
70. The developer shall monitor, supervise and control all construction related activities, so as to prevent these activities from causing a public nuisance, including but not limited to, insuring strict adherence to the following:
- (a) Removal of dirt, debris, or other construction material deposited on any public street no later than the end of each working day.
 - (b) Observance of working hours as stipulated on permits issued by the Land Development Division.
 - (c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.
 - (d) All dust control measures per South Coast Air Quality Management District (SCAQMD) requirements during the grading operations.
- Violation of any condition, restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedy as noted in City

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Municipal Code 8.14.090. In addition, the City Engineer or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.

71. In the event right-of-way or offsite easements are required to construct offsite improvements necessary for the orderly development of the surrounding area to meet the public health and safety needs, the developer shall make a good faith effort to acquire the needed right-of-way in accordance with the Land Development Division's administrative policy. If unsuccessful, the Developer shall enter into an agreement with the City to acquire the necessary right-of-way or offsite easements and complete the improvements at such time the City acquires the right-of-way or offsite easements which will permit the improvements to be made. The developer shall be responsible for all costs associated with the right-of-way or easement acquisition. [GC 66462.5]
72. If improvements associated with this project are not initiated within two (2) years of the date of approval of the Public Improvement Agreement (PIA), the City Engineer may require that the engineer's estimate for improvements associated with the project be modified to reflect current City construction costs in effect at the time of request for an extension of time for the PIA or issuance of a permit. [MC 9.14.210(B)(C)]
73. The developer shall protect downstream properties from damage caused by alteration of drainage patterns (i.e. concentration or diversion of flow, etc). Protection shall be provided by constructing adequate drainage facilities, including, but not limited to, modifying existing facilities or by securing a drainage easement. [MC 9.14.110]
74. The maintenance responsibility of the proposed storm drain line shall be clearly identified. Storm drain lines within private property will be privately maintained and those within public streets will be publicly maintained.
75. This project shall submit civil engineering design plans, reports and/or documents (prepared by a registered/licensed civil engineer) for review and approval by the City Engineer per the current submittal requirements, prior to the indicated threshold or as required by the City Engineer. The submittal consists of, but is not limited to, the following:
 - a. Rough grading w/ erosion control plan prior to grading permit issuance;
 - b. Precise grading w/ erosion control plan(prior to building permit issuance;
 - c. Public improvement plan e.g., street/storm drain w/ striping, RCFC storm drain, sewer/water, etc. prior to encroachment permit issuance;
 - d. Final drainage study prior to grading plan approval;
 - e. Final WQMP prior to grading plan approval;

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- f. Legal documents e.g., dedication(s), prior to Occupancy release;
 - g. As-Built revision for all plans prior to Occupancy release;
76. In first submittal of the Final WQMP, Applicant shall submit a project-specific document that is in general conformance with the approved Preliminary WQMP. In first submittal of the Final WQMP, the Applicant shall completely address Hydrologic Conditions of Concern (HCOC). The Preliminary WQMP did not provide complete hydrologic analysis consistent with industry standards to address this issue.. To fully address HCOC, the Final WQMP should, at minimum, provide the following;
- A. A 2-year, 24-hour hydrograph for pre-developed and post-developed conditions that shows the post-developed condition is within 5% of the pre-developed condition, if claiming HCOC Exemption #2.
- If unable to qualify for HCOC Exemption #2, show that the project does not exceed the pre-developed hydrograph by more than 10%.
- The Applicant and Preparer are hereby notified that the size of the proposed infiltration system, and associated pretreatment system, may increase to meet the required HCOC standard in the Santa Ana Watershed.

Prior to Grading Permit

- 77. A receipt showing payment of the Area Drainage Plan (ADP) fee to Riverside County Flood Control and Water Conservation District shall be submitted. [MC 9.14.100(O)]
- 78. The developer shall pay current DIF fees adopted by the City Council. [Ord. 695 § 1.1 (part), 2005] [MC 3.38.030, 040, 050]
- 79. A digital (pdf) copy of all approved grading plans shall be submitted to the Land Development Division.
- 80. Security, in the form of a cash deposit (preferable), or letter of credit shall be submitted as a guarantee of the implementation and maintenance of erosion control measures. At least twenty-five (25) percent of the required security shall be in the form of a cash deposit with the City. [MC 8.21.160(H)]
- 81. Security, in the form of a cash deposit (preferable), or letter of credit shall be submitted as a guarantee of the completion of the grading operations for the project. [MC 8.21.070]
- 82. The developer shall pay all applicable plan review/check and inspection fees.
- 83. Prior to the payment of the Transportation Uniform Mitigation Fee (TUMF), the developer may enter into a TUMF Improvement Credit Agreement to secure credit

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for the construction of applicable improvements. If the developer fails to complete this agreement by the timing specified above, credits may not be given. The developer shall pay current TUMF fees adopted by the City Council. [Ord. 835 § 2.1, 2012] [MC 3.44.060]

84. The Developer shall secure approval of the final project-specific WQMP from the City Engineer and the approved final WQMP shall be submitted to the City on a compact disk(s) in Microsoft Word format prior to grading plan approval.
85. The Developer shall prepare a Storm Water Pollution Prevention Plan (SWPPP) in conformance with the state's Construction Activities Storm Water General Permit. A copy of the current SWPPP shall be kept at the project site and be available for review upon request.

Prior to Improvement Plan Approval

86. The developer is required to bring any existing access ramps adjacent to and fronting the project to current ADA (Americans with Disabilities Act) requirements. However, when work is required in an intersection that involves or impacts existing access ramps, all access ramps in that intersection shall be retrofitted to comply with current ADA requirements, unless otherwise approved by the City Engineer.
87. The developer shall submit clearances from all applicable agencies, and pay all applicable plan check fees.
88. The street improvement plans shall comply with current City policies, plans and applicable City standards (i.e. MVSI-160 series, etc.) throughout this project.
89. The design plan and profile shall be based upon a centerline, extending beyond the project boundaries a minimum distance of 300 feet at a grade and alignment approved by the City Engineer.
90. The hydrology study shall be designed to accept and properly convey all off-site drainage flowing onto or through the site. In the event that the City Engineer permits the use of streets for drainage purposes, the provisions of current City standards shall apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, as in the case where one travel lane in each direction shall not be used for drainage conveyance for emergency vehicle access on streets classified as minor arterials and greater, the developer shall provide adequate facilities as approved by the City Engineer. [MC 9.14.110 A.2]
91. All public improvement plans (prepared by a licensed/registered civil engineer) shall be submitted for review and approved by the City Engineer per the current submittal requirements.

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92. Any missing or deficient existing improvements along the project frontage within Box Springs Road shall be constructed or secured for construction. The City Engineer may require the ultimate structural section for pavement to half-street width plus 18 feet or provide core test results confirming that existing pavement section is per current City Standards; additional signing & striping to accommodate increased traffic imposed by the development, etc.
93. For non-subdivision projects, all street dedications shall be free of encumbrances, irrevocably offered to the public and shall continue in force until the City accepts or abandons such offers, unless otherwise approved by the City Engineer.
94. The plans shall indicate any restrictions on trench repair pavement cuts to reflect the City's moratorium on disturbing newly-constructed pavement less than three (3) years old and recently slurry sealed streets less than one (1) year old. Pavement cuts for trench repairs may be allowed for emergency repairs or as specifically approved by the City Engineer.
95. All dry and wet utilities shall be shown on the plans and any crossings shall be potholed to determine actual location and elevation. Any conflicts shall be identified and addressed on the plans. The pothole survey data shall be submitted to Land Development with the public improvement plans for reference purposes only. The developer is responsible to coordinate with all affected utility companies and bear all costs of any utility relocation.

Prior to Encroachment Permit

96. A digital (pdf) copy of all approved improvement plans shall be submitted to the Land Development Division.
97. All applicable inspection fees shall be paid.
98. For non-subdivision projects, execution of a Public Improvement Agreement (PIA) and/or security (in the form of a cash deposit or other approved means) may be required as determined by the City Engineer. [MC 9.14.220]
99. Any work performed within public right-of-way requires an encroachment permit.

Prior to Building Permit

100. An engineered-fill certification, rough grade certification and compaction report shall be submitted for review and approved by the City Engineer. A digital (pdf) copy of the approved compaction report shall be submitted to the Land Development Division. All pads shall meet pad elevations per approved grading plans as noted

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by the setting of “blue-top” markers installed by a registered land surveyor or licensed civil engineer.

101. For non-subdivision projects, the developer shall guarantee the completion of all related public improvements required for this project by executing a Public Improvement Agreement (PIA) with the City and posting the required security. [MC 9.14.220]
102. For Commercial/Industrial projects, the owner may have to secure coverage under the State’s General Industrial Activities Storm Water Permit as issued by the State Water Resources Control Board.
103. For non-subdivision projects, all street dedications shall be free of encumbrances, irrevocably offered to the public and shall continue in force until the City accepts or abandons such offers, unless otherwise approved by the City Engineer.
104. A walk through with a Land Development Inspector shall be scheduled to inspect existing improvements within public right of way along project frontage. Any missing, damaged or substandard improvements including handicap access ramps that do not meet current City standards shall be required to be installed, replaced and/or repaired. The applicant shall post security to cover the cost of the repairs and complete the repairs within the time allowed in the public improvement agreement used to secure the improvements.

Prior to Occupancy

105. All outstanding fees shall be paid.
106. All required as-built plans (prepared by a registered/licensed civil engineer) shall be submitted for review and approved by the City Engineer per the current submittal requirements.
107. The final/precise grade certification shall be submitted for review and approved by the City Engineer.
108. For commercial, industrial and multi-family projects, in compliance with Proposition 218, the developer shall agree to approve the City of Moreno Valley NPDES Regulatory Rate Schedule that is in place at the time of certificate of occupancy issuance. Under the current permit for storm water activities required as part of the National Pollutant Discharge Elimination System (NPDES) as mandated by the Federal Clean Water Act, this project is subject to the following requirements:
 - a. Select one of the following options to meet the financial responsibility to provide storm water utilities services for the required continuous operation, maintenance, monitoring system evaluations and enhancements, remediation

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and/or replacement, all in accordance with Resolution No. 2002-46.

i. Participate in the mail ballot proceeding in compliance with Proposition 218, for the Common Interest, Commercial, Industrial and Quasi-Public Use NPDES Regulatory Rate Schedule and pay all associated costs with the ballot process; or

ii. Establish an endowment to cover future City costs as specified in the Common Interest, Commercial, Industrial and Quasi-Public Use NPDES Regulatory Rate Schedule.

b. Notify the Special Districts Division of the intent to request building permits 90 days prior to their issuance and the financial option selected. The financial option selected shall be in place prior to the issuance of certificate of occupancy. [California Government Code & Municipal Code]

109. The developer shall complete all public improvements in conformance with current City standards, except as noted in the Special Conditions, including but not limited to the following:

a. Street improvements including, but not limited to: pavement, base, curb and/or gutter, cross gutters, spandrel, sidewalks, drive approaches, pedestrian ramps, street lights, signing, striping, under sidewalk drains, landscaping and irrigation, medians, pavement tapers/transitions and traffic control devices as appropriate.

b. Storm drain facilities including, but not limited to: storm drain pipe, storm drain laterals, open channels, catch basins and local depressions.

c. City-owned utilities.

d. Sewer and water systems including, but not limited to: sanitary sewer, potable water and recycled water.

e. Under grounding of all existing and proposed utilities adjacent to and on-site. [MC 9.14.130]

f. Relocation of overhead electrical utility lines including, but not limited to: electrical, cable and telephone.

110. For commercial, industrial and multi-family projects, a "Stormwater Treatment Device and Control Measure Access and Maintenance Covenant" shall be recorded to provide public notice of the maintenance requirements to be implemented per the approved final project-specific WQMP. A boilerplate copy of the "Stormwater Treatment Device and Control Measure Access and Maintenance Covenant" can be obtained by contacting the Land Development Division.

111. The applicant shall ensure the following, pursuant to Section XII. I. of the 2010 NPDES Permit:

a. Field verification that structural Site Design, Source Control and Treatment Control BMPs are designed, constructed and functional in accordance with the approved Final Water Quality Management Plan (WQMP).

b. Certification of best management practices (BMPs) from a state licensed civil

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN18-0205)

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engineer. An original WQMP BMP Certification shall be submitted for review and approved by the City Engineer.

112. The Developer shall comply with the following water quality related items:
- a. Notify the Land Development Division prior to construction and installation of all structural BMPs so that an inspection can be performed.
 - b. Demonstrate that all structural BMPs described in the approved final project-specific WQMP have been constructed and installed in conformance with the approved plans and specifications;
 - c. Demonstrate that Developer is prepared to implement all non-structural BMPs described in the approved final project-specific WQMP; and
 - d. Demonstrate that an adequate number of copies of the approved final project-specific WQMP are available for future owners/occupants.
 - e. Clean and repair the water quality BMP's, including re-grading to approved civil drawing if necessary.
 - f. Obtain approval and complete installation of the irrigation and landscaping.

Special Conditions

113. (CO)The following improvements shall be completed prior to occupancy of the first building or as otherwise determined by the City Engineer.
- a. Box Springs Road, Minor Arterial, City Standard MVSI-105A (88-foot RW / 64-foot CC) shall be constructed to half-width plus an additional 12 feet north of the centerline, along the entire project's northerly frontage. A 14-foot right-of-way dedication on the south side of the street, along the project's north property line. Improvements shall consist of, but not be limited to, pavement, base, redwood header, curb, gutter, sidewalk, driveway approaches, drainage structures, any necessary offsite improvement transition/joins to existing, streetlights, pedestrian ramps, and dry and wet utilities.
 - b. Driveway approaches shall be constructed per City Standard No. MVSI-112C. The improvement plans shall show an additional 4-foot right-of-way dedication behind driveway approaches. No decorative pavers shall be placed within the public right-of-way.
 - c. Pavement core samples of existing pavement may be taken and findings submitted to the City for review and consideration of pavement improvements. The City will determine the adequacy of the existing pavement structural section. If the existing pavement structural section is found to be adequate, the developer may still be required to perform a one-tenth inch grind and overlay or slurry seal depending on the severity of existing pavement cracking, as required by the City Engineer. If the existing pavement section is found to be inadequate, the Developer shall replace the pavement to meet or exceed the City's pavement structural section standard.

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN18-0205)

Page 19

114. (PG) Prior to precise grading plan approval, the grading plans shall show any proposed trash enclosure as dual bin; one bin for trash and one bin for recyclables. The trash enclosure shall be per City Standard Plan MVGF-660, modified to include a fully covered, solid roof.
115. (G) A detailed drainage study shall be submitted to the City Engineer for review and approval at the time of any improvement or grading plan submittal. The study shall be prepared by a registered civil engineer and shall include existing and proposed hydrologic conditions. Hydraulic calculations are required for all drainage control devices and storm drain lines. (MC 9.14.110). Prior to approval of the related improvement or grading plans, the developer shall submit the approved drainage study, on compact disk, in (.pdf) digital format to the Land Development Division of the Public Works Department.
116. The following notes shall be included in grading plans:
- a. Erosion control BMPs shall be implemented and maintained to minimize and/or prevent the entrainment of soil in runoff from disturbed soil areas on construction sites.
 - b. Sediment control BMPs shall be implemented and maintained to prevent and/or minimize the transport of soil from the construction site.
 - c. Stockpiles of soil shall be properly contained to eliminate or reduce sediment transport from the site to streets, drainage facilities, or adjacent properties via runoff, vehicle tracking, or wind.
 - d. Appropriate BMPs for construction-related materials, wastes, spills, or residues shall be implemented to eliminate or reduce transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff.
 - e. Runoff from equipment and vehicle washing shall be contained at construction sites and must not be discharged to receiving waters or the local storm drain system.
 - f. All construction contractor and subcontractor personnel are to be made aware of the required best management practices and good housekeeping measures for the project site and any associated construction staging areas.
 - g. At the end of each day of construction activity, all construction debris and waste materials shall be collected and properly disposed in trash or recycle bins.
 - h. Construction sites shall be maintained in such a condition that a storm does not carry wastes or pollutants off the site. Discharges other than stormwater (non-stormwater discharges) are prohibited, except as authorized by an individual NPDES Permit or the statewide General Permit for Construction Activity. Potential pollutants include but are not limited to: solid or liquid chemical spills; wastes from paints, stains, sealants, solvents, detergents, glues, lime, pesticides, herbicides, fertilizers, wood preservatives, and asbestos fibers, paint flakes, or stucco fragments; fuels, oils, lubricants, and hydraulic, radiator or battery fluids; concrete and related cutting or curing residues; floatable wastes; wastes from engine/equipment steam cleaning or chemical degreasing; wastes from street

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN18-0205)

Page 20

cleaning; and super-chlorinated potable water from line flushing and testing. During construction, disposal of such materials should occur in a specified and controlled temporary area on-site physically separated from potential stormwater runoff, with ultimate disposal in accordance with local, state, and federal requirements.

i. Discharging contaminated groundwater produced by dewatering groundwater that has infiltrated into the construction site is prohibited. Discharging of contaminated soils via surface erosion is also prohibited. Discharging non-contaminated groundwater produced by dewatering activities may require an NPDES Permit issued by the Regional Water Quality Control Board.

j. Construction sites shall be managed to minimize the exposure time of disturbed soil areas through phasing and scheduling of grading to the extent feasible and the use of temporary and permanent soil stabilization.

k. BMPs shall be maintained at all times. In addition, BMPs shall be inspected prior to predicted storm events and following storm events.

117. The Applicant has proposed to incorporate underground infiltration systems into the project. In the Final WQMP, the proposed underground infiltration system shall be designed in compliance with manufacturer's recommendations. Applicant shall provide cross-sections and design details, as well as drawdown calculations demonstrating applicable drawdown times are met. The Applicant shall also provide and demonstrate that the pre-treatment system provides 100-percent positive screening for all flows that will enter the underground Class V Injection Well system. This includes all overflow, such that all runoff will be screened prior to entering the underground system.

The Applicant shall register the proposed underground infiltration system as a Class V Injection Well.

In first submittal of the Final WQMP, Applicant shall submit full-size associated civil construction drawings (i.e. precise grading, utilities) and drainage report.

In first submittal of the Final WQMP, Applicant shall submit a copy of the site's utility plan to verify that no proposed utilities or light structures, if applicable, will be located within, or conflict, with any proposed LID BMPs.

Special Districts Division

118. The ongoing maintenance of any landscaping required to be installed behind the curb shall be the responsibility of the property owner.
119. Submit an acknowledgement from Edgemont Community Services District confirming they have accepted all street lights required to be installed by this project into its system for ongoing maintenance, have received a deposit and that the proceedings for the annexation or creation of a new Zone, by which the streetlights would be maintained, has been completed
120. This project is located within the Edgemont Community Services District for

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN18-0205)

Page 21

streetlight services. Coordination of streetlight funding requirements should be made with the Edgemont Community Services District at Edgemont Community Services District, P. O. Box 5436, Riverside, CA 92514. Phone: 951.784.2411.

121. The parcel(s) associated with this project have been incorporated into the Moreno Valley Community Services District Zone A (Parks & Community Services). All assessable parcels therein shall be subject to the annual parcel tax for Zone A for operations and capital improvements.

Prior to Building Permit

122. This project is conditioned for a proposed district to provide a funding source for the operation and maintenance of public improvements and/or services associated with new development in that territory. The Developer shall satisfy this condition with one of the options outlined below.

a. Participate in a special election for maintenance/services and pay all associated costs of the election process and formation, if any. Financing may be structured through a Community Facilities District, Landscape and Lighting Maintenance District, or other financing structure as determined by the City; or

b. Establish an endowment fund to cover the future maintenance and/or service costs.

The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org when submitting the application for building permit issuance. If the first building permit is pulled prior to formation of the district, this condition will not apply. If the district has been or is in the process of being formed the Developer must inform the Special Districts Division of its selected financing option (a. or b. above). The option for participating in a special election requires 90 days to complete the special election process. This allows adequate time to be in compliance with the provisions of Article 13C of the California Constitution.

The financial option selected shall be in place prior to the issuance of the first certificate of occupancy for the project.

123. Commercial (BP) If Land Development, a Division of the Public Works Department, requires this project to supply a funding source necessary to provide for, but not limited to, stormwater utilities services for the continuous operation, remediation and/or replacement, monitoring, systems evaluations and enhancement of on-site facilities and performing annual inspections of the affected areas to ensure compliance with state mandated stormwater regulations, a funding source needs to be established. The Developer must notify the Special Districts Division at

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN18-0205)

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951.413.3480 or at specialdistricts@moval.org of its selected financial option for the National Pollution Discharge Elimination System (NPDES) program when submitting the application for the first building permit issuance (see Land Development's related condition). Participating in a special election the process requires a 90 day period prior to the City's issuance of a building permit. This allows adequate time to be in compliance with the provisions of Article 13D of the California Constitution. (California Health and Safety Code Sections 5473 through 5473.8 (Ord. 708 Section 3.1, 2006) & City of Moreno Valley Municipal Code Title 3, Section 3.50.050.)

124. This project has been identified to be included in the formation of a Community Facilities District (Mello-Roos) for Public Safety services, including but not limited to Police, Fire Protection, Paramedic Services, Park Rangers, and Animal Control services. The property owner(s) shall not protest the formation; however, they retain the right to object to the rate and method of maximum special tax. In compliance with Proposition 218, the property owner shall agree to approve the mail ballot proceeding (special election) for either formation of the CFD or annexation into an existing district. The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org when submitting the application for building permit issuance to determine the requirement for participation. If the first building permit is pulled prior to formation of the district, this condition will not apply. If the condition applies, the special election will require a minimum of 90 days prior to issuance of the first building permit. This allows adequate time to be in compliance with the provisions of Article 13C of the California Constitution. (California Government Code Section 53313 et. seq.)

Transportation Engineering Division

125. Conditions of approval may be modified or added if a phasing plan is submitted for this development.
126. All proposed on-site traffic signing and striping should be accordance with the latest California Manual on Uniform Traffic Control Devices (CAMUTCD).
127. Prior to the final approval of the street improvement plans, a signing and striping plan shall be prepared per City of Moreno Valley Standard Plans - Section 4 for Box Springs Road along the project frontage. Signing and striping plans shall be prepared per the latest edition of the California Manual on Uniform Traffic Control Devices (CAMUTCD) and current City of Moreno Valley Standard Plans by a qualified registered civil or traffic engineer.
128. Prior to final approval of the landscape plans and construction plans for any type of fencing or monument sign, the project plans shall demonstrate that sight distance at the project driveway conforms to City Standard Plan No. MVS1-164A-0 through

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN18-0205)

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MVSI-164C-0. Trees, plants, shrubs, fence and monument sign shall not be located in an area that obstructs the drivers' line-of-sight.

129. Project driveway shall conform to Section 9.11.080, and Table 9.11.080-14 of the City's Development Code – Design Guidelines and City of Moreno Valley Standard Plans No. MVSI-112A~D-0 for commercial driveway approaches.
130. Communication conduit may be required along the entire project frontage of Box Springs Road per City Standard Plan No. MVSI-186-0.

Prior to Building Permit

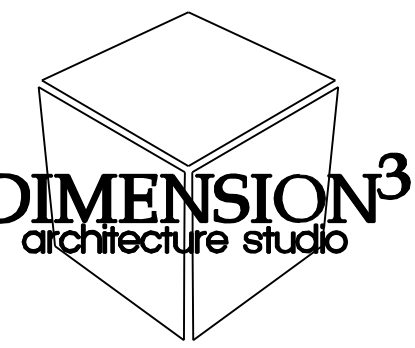
131. Prior to issuance of a construction permit, construction traffic control plans prepared by a qualified, registered Civil or Traffic engineer may be required for plan approval or as required by the City Traffic Engineer.

Prior to Building Final or Occupancy

132. Prior to issuance of Certificate of Occupancy for the 1st unit, all signing and striping shall be installed per current City Standards and the approved plans.

PARKS & COMMUNITY SERVICES DEPARTMENT

133. This project is subject to current Development Impact Fees.
134. This project is required to supply a funding source for the continued maintenance, enhancement, and or retrofit of neighborhood parks, open spaces, linear parks, and/or trails systems. This can be achieved through annexing into Community Facilities District No. 1 (Park Maintenance). Please contact the Special Districts Division at 951.413.3480 or specialdistricts@moval.org to complete the annexation process.
135. This project is subject to current Quimby Fees.
136. The parcel(s) associated with this project have been incorporated into the Moreno Valley Community Services District Zone A (Parks and Community Services). All assessable parcels therein shall be subject to the annual Zone 'A' charge for operations and capital improvements. Proof of such shall be supplied to Parks and Community Services upon Final Map and at Building Permits.



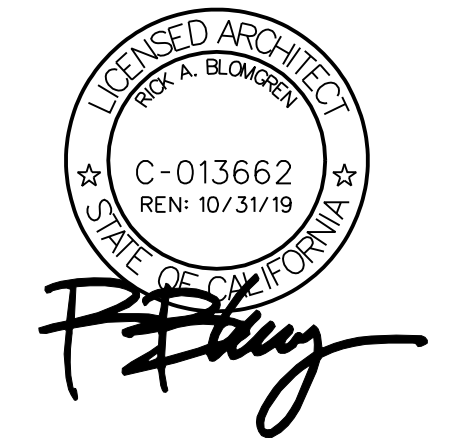
5020 CAMPUS DRIVE
NEWPORT BEACH, CA 92260
714-345-0315

HORIZONS AT MORENO VALLEY

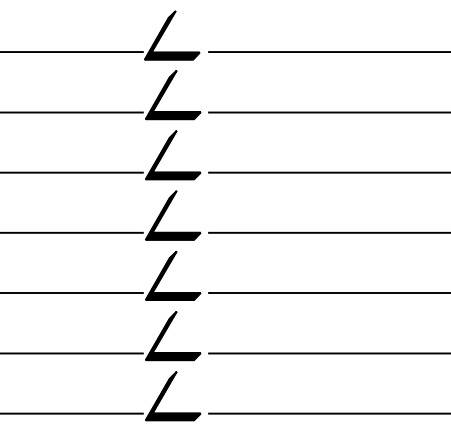
21725
BOX SPRINGS ROAD,
MORENO VALLEY
CALIFORNIA 92553

APPLICANT:
AEGIS DEVELOPMENT
SERVICES, LLC
10250 Constellation Blvd.
Suite 1750
Los Angeles, CA 90067

SITE PLAN TABULATIONS

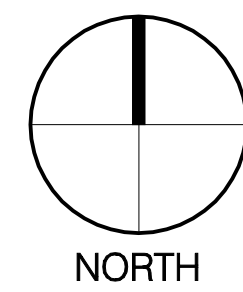
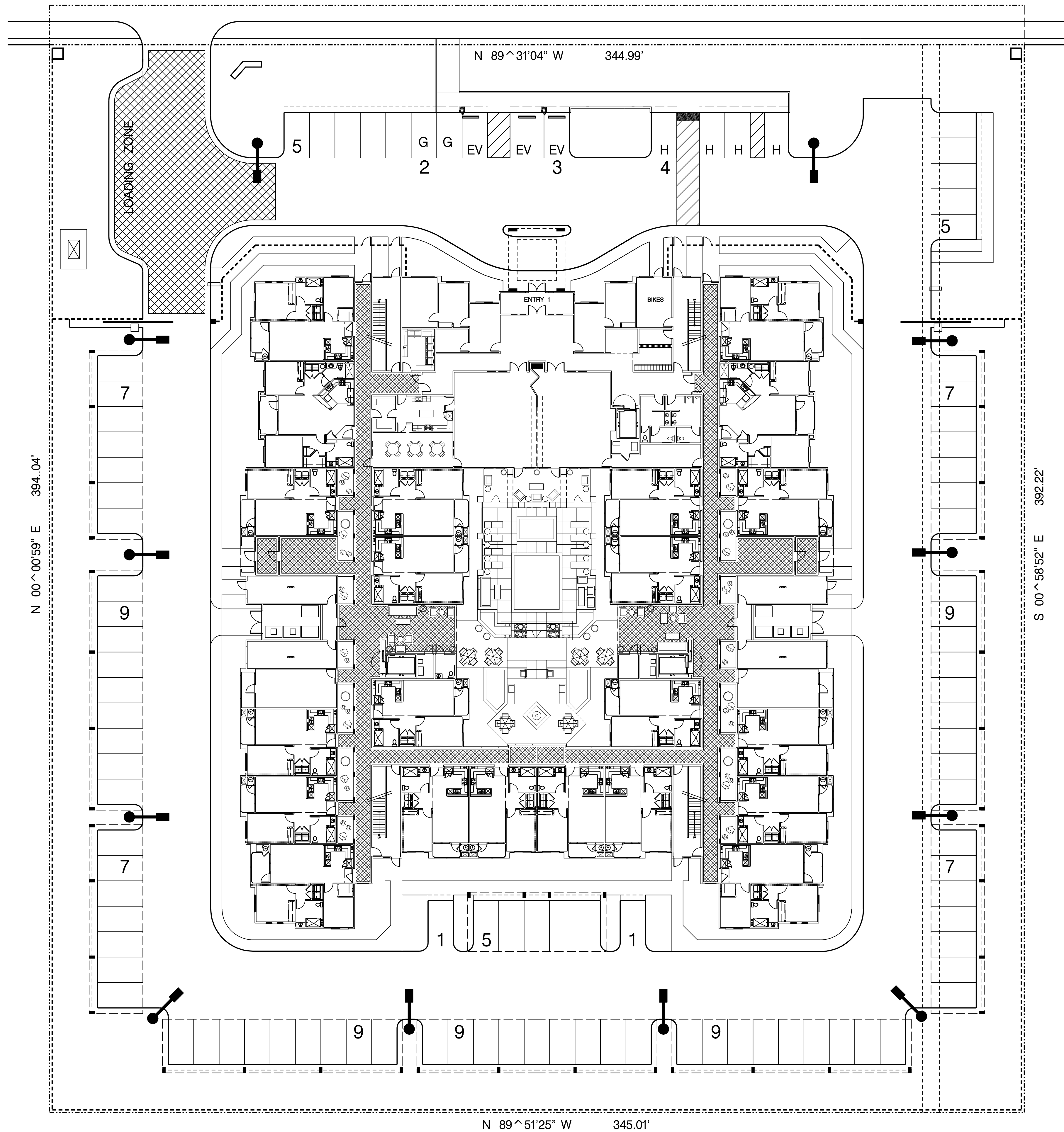


10.16.2018 C.U.P. SUBMITTAL - 01
01.15.2019 C.U.P. SUBMITTAL - 02



SHEET
1.10
24 x 36 sheets are correct to scale
Packet Pg. 73

BOX SPRINGS RD.



PROJECT ADDRESS

21725 BOX SPRINGS ROAD, MORENO VALLEY

HORIZONS AT MORENO VALLEY

LOT AREA: (3.11 ACRES) T.B.D.	135,472 SF
BUILDING RESIDENCES = 3-STORY (42' TALL)	63,012 SF
BUILDING COMMON AREAS =	19,859 SF
TOTAL CONDITIONED AREAS =	82,871 SF
BUILDING FRAMED EXTERIOR HALLWAYS	10,644 SF
BUILDING FRAMED EXTERIOR RESIDENT DECKS =	3,252 SF
TOTAL EXTERIOR NON-CONDITIONED AREAS =	13,896 SF
BUILDING FOOTPRINT	25,499 SF
LOT COVERAGE	18.82 %
F.A.R.	611
CONSTRUCTION TYPE	TYPE VA
OCCUPANCY	R2.1
DRIVEWAY SURFACE AREA	43,948 SF
PERCENTAGE OF LOT COVERAGE	32.44 %
LANDSCAPE, WALKWAYS, COURTYARD OPEN SPACE	66,025 SF
PERCENTAGE OF LOT COVERAGE	48.74 %

LEGAL DESCRIPTION

ASSESSOR'S PARCEL NUMBER: 291 - 050 - 048
LOT 1 OF BLOCK B OF BURNS AND KARR TRACT, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 15 PAGE 97 OF MAPS, RIVERSIDE COUNTY RECORDS.

ZONING OF OUR CURRENT LOT	CC
ONE-BEDROOMS UNITS 753 S.F.	60
TWO-BEDROOM UNITS 910 S.F.	12
TWO-BEDROOM UNITS 1,152 S.F.	6
TOTAL APARTMENTS (25.08 UPA)	78
PARKING (1-BR) 1.00 PER UNIT (UNCOVERED)	60
PARKING (2-BR) 2.00 PER UNIT (UNCOVERED)	36
PARKING REQUIRED FOR RESIDENTS	96
PARKING (EXTRA REQUIRED)	0
PARKING PROPOSED (CA SENIOR DENSITY LAW)	99
PARKING PROVIDED :	
PARKING - OPEN	90
PARKING - OPEN A.D.A. STALLS	4
PARKING - OPEN GREEN PARKING STALLS	2
PARKING - OPEN ELECTRICAL VEHICLE CHARGING	3
TOTAL PARKING PROVIDED	99

CALIFORNIA DENSITY BONUS LAW

MODIFICATIONS TO BOTH RESIDENTIAL DENSITY AND PARKING STANDARDS ARE ALLOWED PER THE CALIFORNIA DENSITY BONUS LAW, GOVERNMENT CODE SECTIONS 65915 - 65918, JANUARY 1, 2012

CALIFORNIA BUILDING CODE

PROJECT WILL BE SUBMITTED UNDER 2019 C.B.C (T.B.D.)
AREA CALCULATIONS WILL BE PROVIDED AT PLAN CHECK
OCCUPANCY R-2.1
CONSTRUCTION V-A SPRINKLED

PROJECT DESCRIPTION

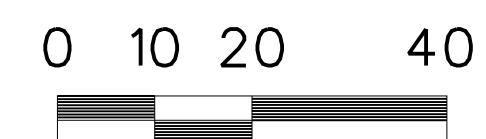
THERE IS A CLEAR NEED FOR TRANSITIONAL SENIOR HOUSING THAT OFFERS ALL OF THE CONVENIENCES OF ASSISTED LIVING WITH THE OPTION TO REMAIN IN AN INDEPENDENT LIVING ENVIRONMENT. OUR GOAL WITH HORIZONS AT MORENO VALLEY IS TO FILL A GAP IN SENIOR HOUSING OPTIONS AND CREATED A COMMUNITY THAT PROVIDES FOR THE INDEPENDENT RESIDENTS NEEDS WHILE PROVIDING THE SAFETY OPTION OF ASSISTED LIVING SERVICES BASED ON BOTH INDIVIDUAL NEEDS AND REQUIREMENTS AS A CONCIERGE BASIS.

THE PROJECT IS PLANNED AS AN INDEPENDENT LIVING COMMUNITY OFFERING THE "OPTION" FOR CONTRACTED PART-TIME OR FULL-TIME ASSISTED LIVING SERVICES. THE CONTRACTED ASSISTED-LIVING SERVICES CAN BE TAILORED TO MEET SPECIFIC NEEDS AND REQUIREMENTS OF "INDIVIDUAL" RESIDENTS WHILE ALLOWING THEM THE LUXURY AND ECONOMIC BENEFITS OF REMAINING IN AN INDEPENDENT LIVING COMMUNITY. ALL ASSISTED LIVING SERVICES WILL BE PROVIDED BY AN OUTSIDE LICENSED, BONDED, AND INSURED THIRD-PARTY SERVICE PROVIDER OPERATING UNDER EXCLUSIVE CONTRACT WITH THE PROJECT OWNER. NOTE THAT WE WILL BUILD AN R-2.1 BUILDING, NOT OFFICIALLY OPERATING AS A FORMAL FULLY LICENSED R.C.F.E. THE R-2.1 OCCUPANCY WILL GIVE THE OWNER THE OPTION AS SOME LATER DATE TO LICENSE AS AN R.C.F.E. A R.C.F.E. DESIGNATION SHALL NOT BE REQUIRED AT THIS TIME.

THE PROJECT WILL INCLUDE 78 RENTAL RESIDENTIAL UNITS, LOCATED IN A THREE-STORY BUILDING, FOR SENIORS, AGED 55 YEARS AND OLDER. UNIT MIX WILL CONSIST OF 60 ONE-BEDROOM AND 18 TWO-BEDROOM RESIDENCES. PLANNED AMENITIES INCLUDE A FITNESS/ WELLNESS CENTER, POOL AND SPA, LOUNGE AND CLUB ROOM, OFFICES FOR THE ASSISTED LIVING SERVICES CONTRACTOR, EXTERIOR OPEN SPACE WITH BBQ AND ACTIVITIES. THE PROJECT WILL ALSO PROVIDE REGULAR SHUTTLE AND TRANSPORTATION OPTIONS TO VARIOUS COMMUNITY AND NEIGHBORHOOD COMMERCIAL USES. VARIOUS OPTIONS FOR COMMUNITY EVENTS AND ACTIVITIES ARE ALSO PLANNED FOR THE PROJECT ON-SITE.

FOR SITE DIMENSIONS AND NOTES SEE SHEET 1.11

SITE PLAN - TABULATIONS



05

NOTICE: The designs shown and described herein, including all technical drawings, graphics and models (herein "designs") are the property of DIMENSION 3 ARCHITECTS, INC. and shall not be copied, replicated, re-used, or commercially exploited in whole or in part without the written permission of DIMENSION 3 ARCHITECTS, INC. All rights reserved. These plans are the sole property of the Architect and are available for limited review and revision as "INSTRUMENTS OF SERVICE" by the Client, consultants, contractors, permitting agencies, vendors, and other personnel only in accordance with this notice. Do not scale off these drawings. All rights reserved © Copyright, DIMENSION 3 ARCHITECTS, INC., 2018

PROJECT TEAM

DEVELOPER: AEGIS DEVELOPMENT SERVICES LLC. 10250 CONSTELLATION, SUITE 750 LOS ANGELES, CA 90067 ATTN: JEREMY KROUT (AGENT), 949-794-1181	ENTITLEMENTS AGENT: E.P.D. SOLUTIONS 2030 MAIN ST., STE 1200 IRVINE CA 92614 ATTN: JEREMY KROUT, 949-794-1181	ARCHITECT: DIMENSION 3 ARCHITECTS INC. 5020 CAMPUS DRIVE NEWPORT BEACH CA 92660 ATTN: RICK BLOMGREN, 714-345-0315
SOILS: KLING CONSULTING GROUP 18008 SKY PARK CIRCLE, SUITE 250 IRVINE CA 92647 ATTN: HENRY KLING, 949-797-6241	CIVIL: BLUE PEAK ENGINEERING 18543 YORBA LINDA BLVD., #235 YORBA LINDA, CA 92886 ATTN: ROB DEPRAT, 714-749-3077	LANDSCAPE: EMERALD DESIGNS 305 N. HARBOR BLVD., #222 FULLERTON CA 92832 ATTN: ERIC FREEMAN 714-680-0417

PROJECT TEAM – CONTACT AGENT

ENTITLEMENTS AGENT:
E.P.D. SOLUTIONS
2030 MAIN ST., STE 1200
IRVINE CA 92614

ATTN: JEREMY KROUT,
949-794-1181

TYPE OF PLANNING SUBMITTAL

SP – 1: CONDITIONAL USE PERMIT
OCTOBER 16, 2018 (FIRST SUBMITTAL)
JANUARY 21, 2019 (SECOND SUBMITTAL)

PRE APPLICATION COMPLETED

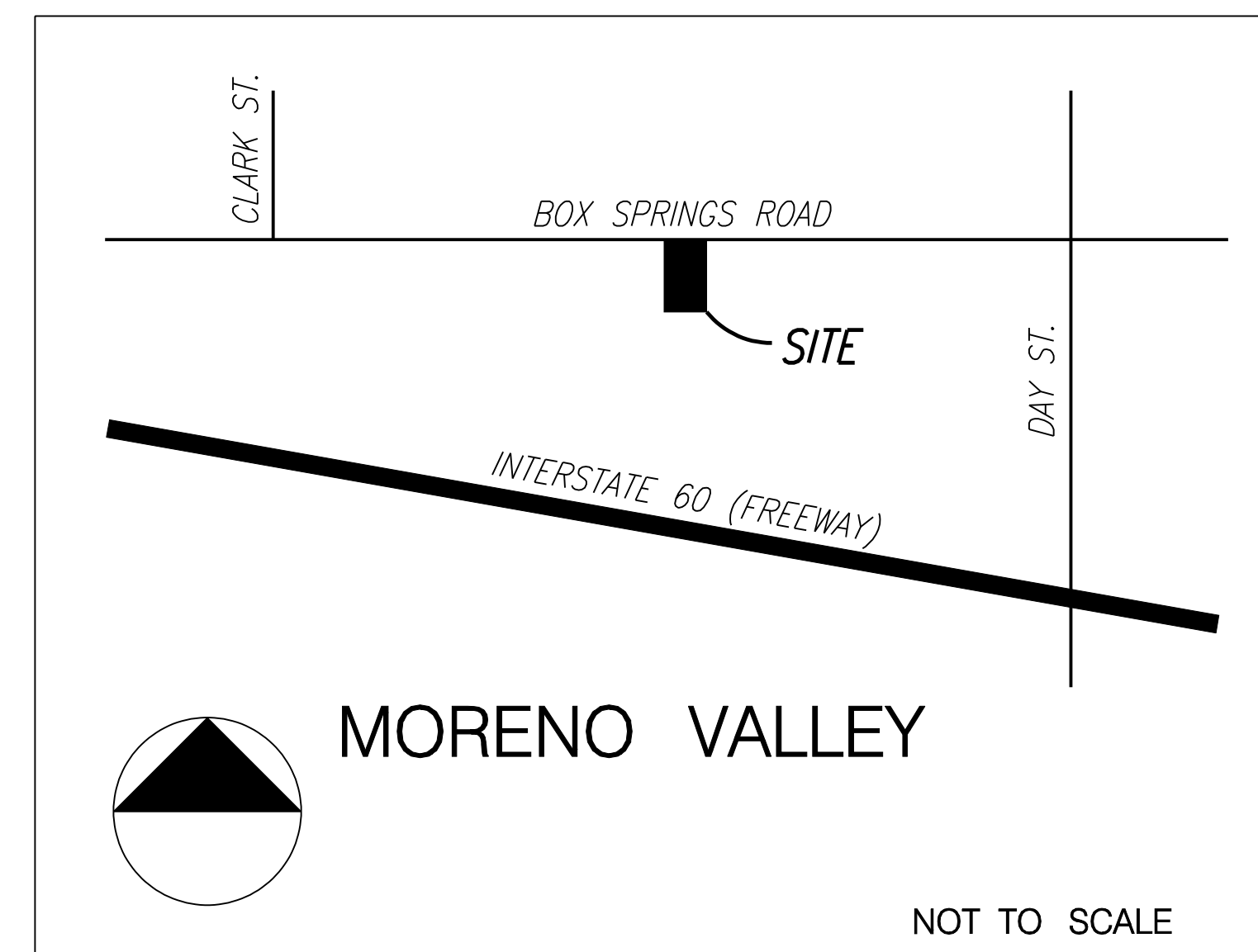
PPA18-0010 – COMMENTS DATED
JUNE 20, 2018

SHEET INDEX

20 – SHEETS TOTAL

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SITE PLAN – DIMENSIONS – NOTES	1.11
SITE PLAN – PHOTOS	1.12
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SECOND FLOOR PLAN	2.20
THIRD FLOOR PLAN	2.30
UNIT FLOOR PLANS	2.40
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ROOF PLAN	2.50
EXTERIOR ELEVATIONS	3.10
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ELEVATIONS – SECTIONS	3.12
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W.Q.M.P SITE PLAN	1 of 1
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PRELIMINARY GRADING PLAN	C.02
LANDSCAPE CONCEPT PLAN	LC1
LANDSCAPE CONCEPT PLAN (COLOR)	LC1

VICINITY MAP



h o r i z o n s a t m o r e n o v a l l e y
21725 box springs road., moreno valley. ca 92553

developer: aegis development services llc, 10250 constellation blvd., suite 1750, los angeles, ca 90067

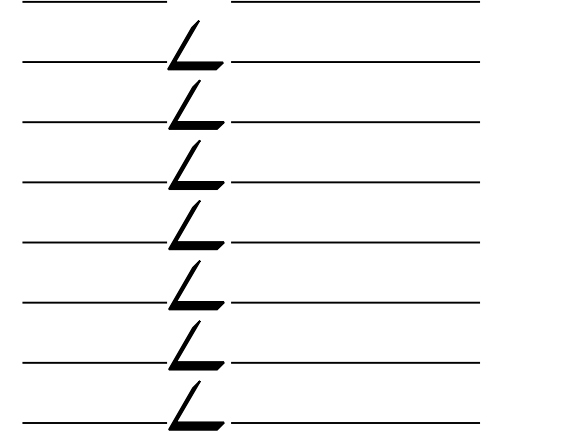
dimension 3 architecture studio, 5020 campus dr., newport beach, ca 92660 949.296.7000



APN: 291 - 050 - 048

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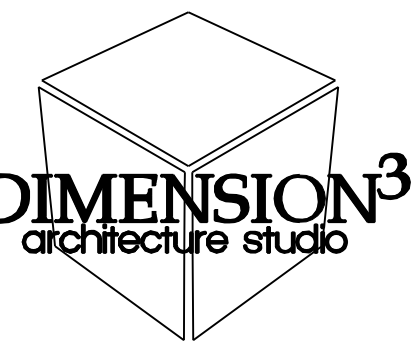
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01.15.2019	C.U.P. SUBMITTAL - 02



SHEET

COVER

24 x 36 sheets are correct to scale



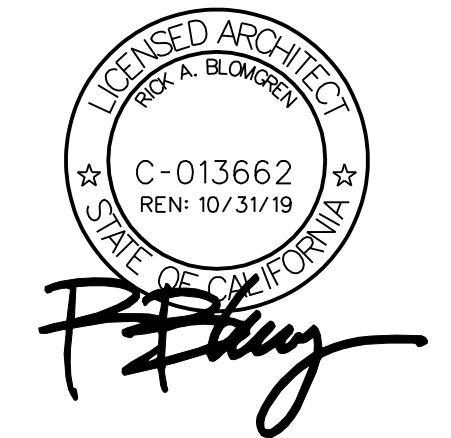
5020 CAMPUS DRIVE
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HORIZONS AT MORENO VALLEY

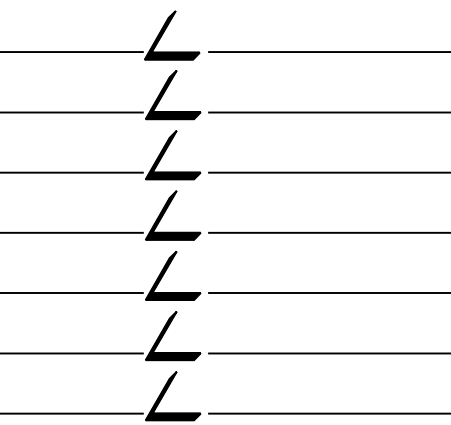
21725
BOX SPRINGS ROAD,
MORENO VALLEY
CALIFORNIA 92553

APPLICANT:
AEGIS DEVELOPMENT SERVICES, LLC
10250 Constellation Blvd.
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Los Angeles, CA 90067

SITE PLAN TABULATIONS

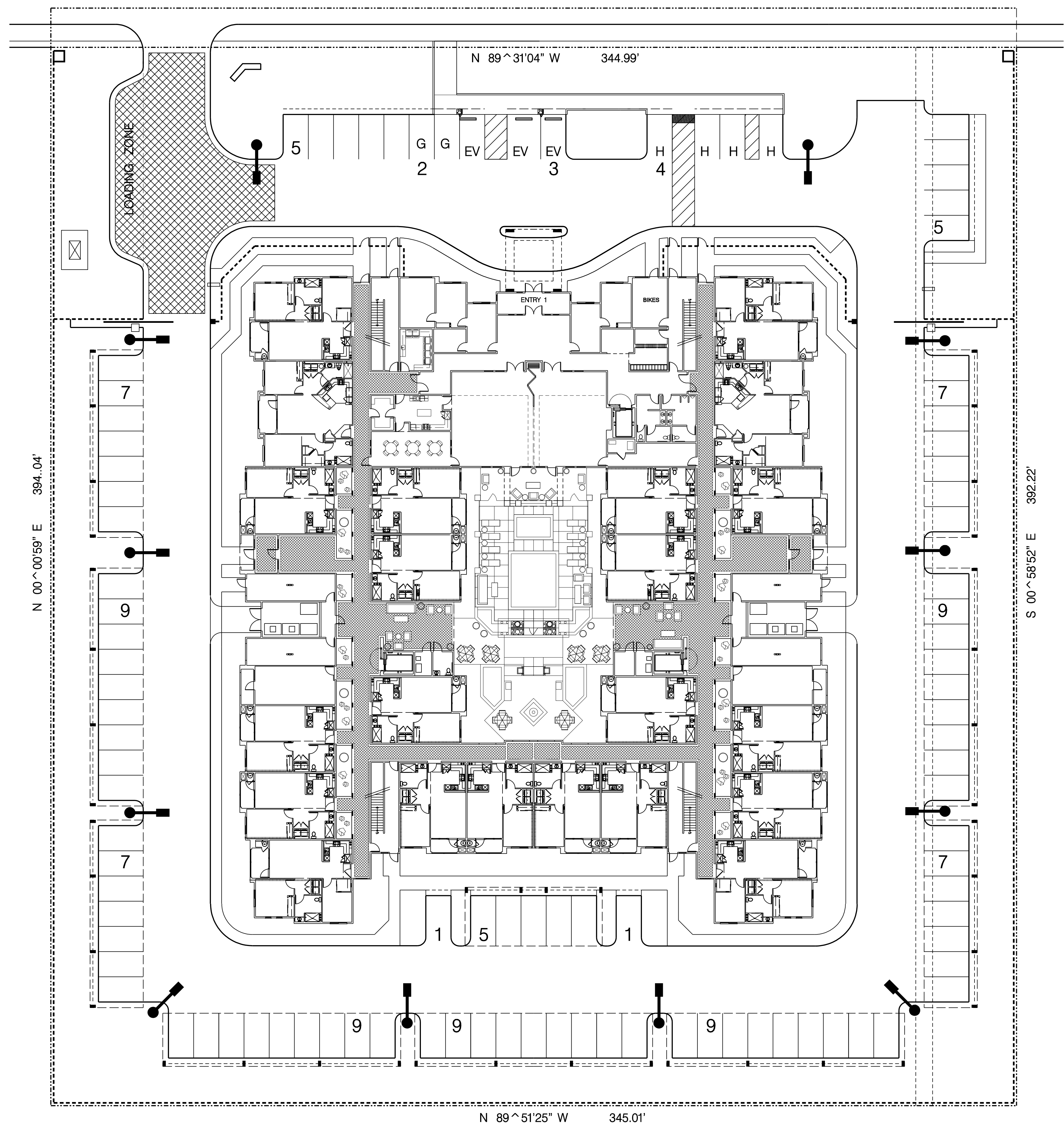


10.16.2018 C.U.P. SUBMITTAL - 01
01.15.2019 C.U.P. SUBMITTAL - 02



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24 x 36 sheets are correct to scale
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BOX SPRINGS RD.



PROJECT ADDRESS

21725 BOX SPRINGS ROAD, MORENO VALLEY

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TOTAL APARTMENTS (25.08 UPA)	78
PARKING (1-BR) 1.00 PER UNIT (UNCOVERED)	60
PARKING (2-BR) 2.00 PER UNIT (UNCOVERED)	36
PARKING REQUIRED FOR RESIDENTS	96
PARKING (EXTRA REQUIRED)	0
PARKING PROPOSED (CA SENIOR DENSITY LAW)	99
PARKING PROVIDED :	
PARKING - OPEN	90
PARKING - OPEN A.D.A. STALLS	4
PARKING - OPEN GREEN PARKING STALLS	2
PARKING - OPEN ELECTRICAL VEHICLE CHARGING	3
TOTAL PARKING PROVIDED	99

CALIFORNIA DENSITY BONUS LAW

MODIFICATIONS TO BOTH RESIDENTIAL DENSITY AND PARKING STANDARDS ARE ALLOWED PER THE CALIFORNIA DENSITY BONUS LAW, GOVERNMENT CODE SECTIONS 65915 - 65918, JANUARY 1, 2012

CALIFORNIA BUILDING CODE

PROJECT WILL BE SUBMITTED UNDER 2019 C.B.C (T.B.D.)
AREA CALCULATIONS WILL BE PROVIDED AT PLAN CHECK
OCCUPANCY R-2.1
CONSTRUCTION V-A SPRINKLED

PROJECT DESCRIPTION

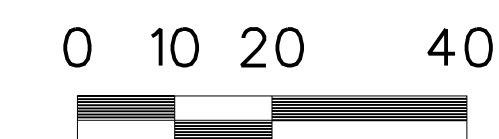
THERE IS A CLEAR NEED FOR TRANSITIONAL SENIOR HOUSING THAT OFFERS ALL OF THE CONVENIENCES OF ASSISTED LIVING WITH THE OPTION TO REMAIN IN AN INDEPENDENT LIVING ENVIRONMENT. OUR GOAL WITH HORIZONS AT MORENO VALLEY IS TO FILL A GAP IN SENIOR HOUSING OPTIONS AND CREATED A COMMUNITY THAT PROVIDES FOR THE INDEPENDENT RESIDENTS NEEDS WHILE PROVIDING THE SAFETY OPTION OF ASSISTED LIVING SERVICES BASED ON BOTH INDIVIDUAL NEEDS AND REQUIREMENTS AS A CONCIERGE BASIS.

THE PROJECT IS PLANNED AS AN INDEPENDENT LIVING COMMUNITY OFFERING THE "OPTION" FOR CONTRACTED PART-TIME OR FULL-TIME ASSISTED LIVING SERVICES. THE CONTRACTED ASSISTED-LIVING SERVICES CAN BE TAILORED TO MEET SPECIFIC NEEDS AND REQUIREMENTS OF "INDIVIDUAL" RESIDENTS WHILE ALLOWING THEM THE LUXURY AND ECONOMIC BENEFITS OF REMAINING IN AN INDEPENDENT LIVING COMMUNITY. ALL ASSISTED LIVING SERVICES WILL BE PROVIDED BY AN OUTSIDE LICENSED, BONDED, AND INSURED THIRD-PARTY SERVICE PROVIDER OPERATING UNDER EXCLUSIVE CONTRACT WITH THE PROJECT OWNER. NOTE THAT WE WILL BUILD AN R-2.1 BUILDING, NOT OFFICIALLY OPERATING AS A FORMAL FULLY LICENSED R.C.F.E. THE R-2.1 OCCUPANCY WILL GIVE THE OWNER THE OPTION AS SOME LATER DATE TO LICENSE AS AN R.C.F.E. A R.C.F.E. DESIGNATION SHALL NOT BE REQUIRED AT THIS TIME.

THE PROJECT WILL INCLUDE 78 RENTAL RESIDENTIAL UNITS, LOCATED IN A THREE-STORY BUILDING, FOR SENIORS, AGED 55 YEARS AND OLDER. UNIT MIX WILL CONSIST OF 60 ONE-BEDROOM AND 18 TWO-BEDROOM RESIDENCES. PLANNED AMENITIES INCLUDE A FITNESS/WELLNESS CENTER, POOL AND SPA, LOUNGE AND CLUB ROOM, OFFICES FOR THE ASSISTED LIVING SERVICES CONTRACTOR, EXTERIOR OPEN SPACE WITH BBQ AND ACTIVITIES. THE PROJECT WILL ALSO PROVIDE REGULAR SHUTTLE AND TRANSPORTATION OPTIONS TO VARIOUS COMMUNITY AND NEIGHBORHOOD COMMERCIAL USES. VARIOUS OPTIONS FOR COMMUNITY EVENTS AND ACTIVITIES ARE ALSO PLANNED FOR THE PROJECT ON-SITE.

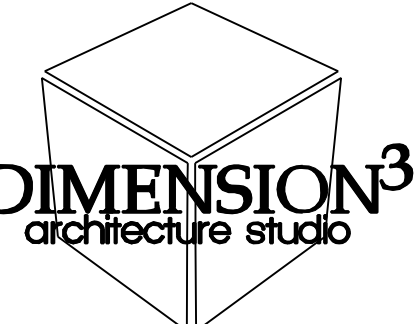
FOR SITE DIMENSIONS AND NOTES SEE SHEET 1.11

SITE PLAN - TABULATIONS



05

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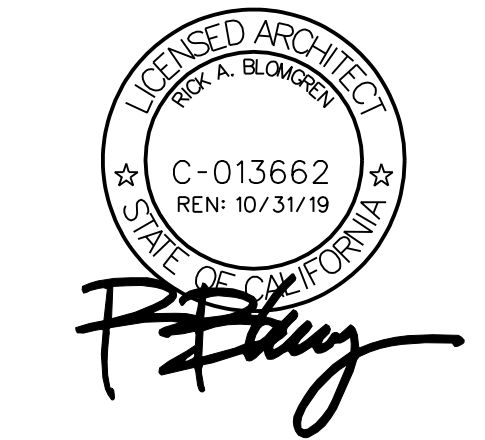
5020 CAMPUS DRIVE
NEWPORT BEACH, CA 92260
714-345-0315

HORIZONS AT MORENO VALLEY

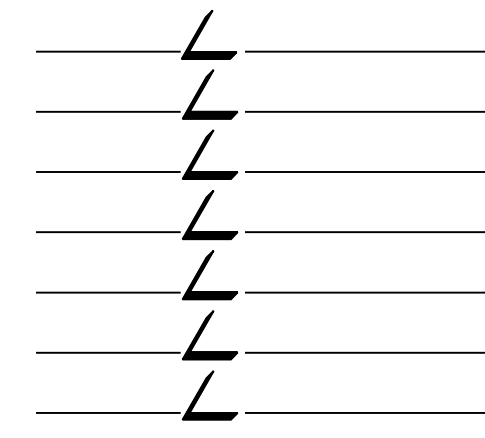
21725
BOX SPRINGS ROAD,
MORENO VALLEY
CALIFORNIA 92553

APPLICANT:
AEGIS DEVELOPMENT
SERVICES., LLC
10250 Constellation Blvd.
Suite 1750
Los Angeles, CA 90067

SITE PLAN NOTES DIMENSIONS

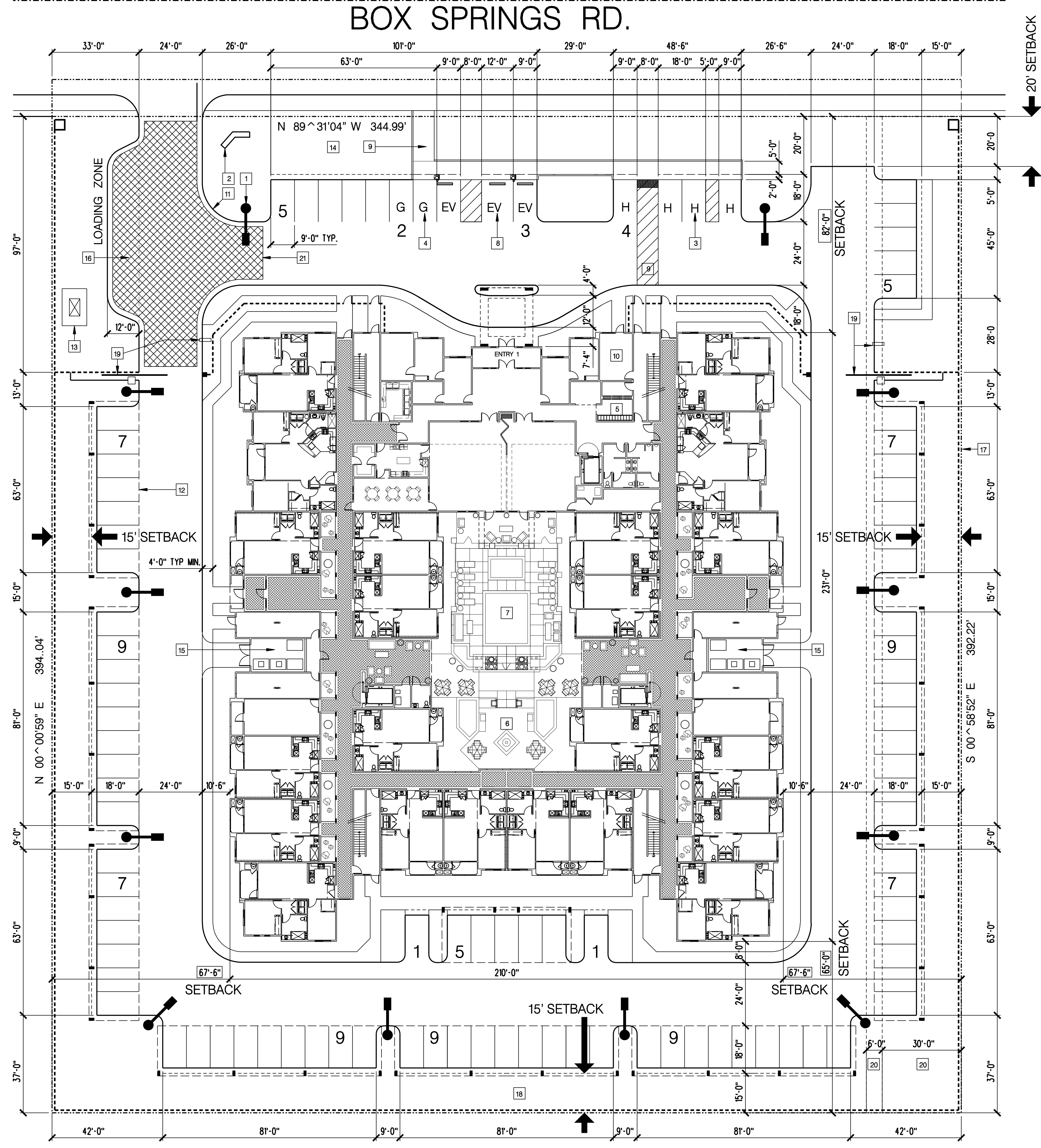


10.16.2018 C.U.P. SUBMITTAL - 01
01.15.2019 C.U.P. SUBMITTAL - 02



SHEET
1.11
24 x 36 sheets are correct to scale
Packet Pg. 76

BOX SPRINGS RD.



SITE PLAN NOTES

- 1 PARKING AREA LIGHT POLES
- 2 PROJECT MONUMENT SIGN - ALL SIGNS BY FUTURE SEPARATE SUBMITTAL
- 3 DISABLED PARKING STALLS AS REQUIRED
- 4 GREEN PARKING STALLS PER THE GREEN CODE
- 5 POSTAL AREA INSIDE BUILDING FOR MAIL AND PARCEL DELIVERIES
- 6 OUTDOOR GRILLE AND PATIO AREA
- 7 POOL AND SPA
- 8 ELECTRIC VEHICLE CHARGING STATIONS PER GREEN CODE
- 9 A.D.A PATH OF TRAVEL ALL AROUND THE BUILDING. FINAL LOT IS FLAT
- 10 BICYCLE STORAGE ROOM INSIDE BUILDING PER GREEN CODE
- 11 FIRE TRUCK TURNING INSIDE 15'-0" RADIUS ENTIRE SITE
- 12 CANTILEVERED CARPORTS W/SOLAR OPTIONS METAL WITH STAINED WOOD TRIM
- 13 TRANSFORMER PAD LOCATION
- 14 LUSH LANDSCAPE MATERIALS T.B.D. (ENTIRE SITE)
- 15 INTERNAL TRASH & RECYCLE CHUTES ONE FOR EACH FLOOR. 6 - FULL SIZE 2 C.Y. TRASH CONTAINERS INSIDE BUILDING. EMPTIED EVERY 3 - 4 DAYS
- 16 LOADING ZONE AREA
- 17 6'-0" MASONRY FENCING HEIGHT FROM OUR SIDE OF WALL
- 18 DOG WALKING PATH SEE LANDSCAPE PLAN
- 19 PARKING LOT SLIDING GATE WITH GATE CONTROLLER (KNOX BOX)
- 20 UTILITY EASMENTS PER PRELIMINARY GRADING PLAN
- 21 STAMPED CONCRETE AT DRIVE ENTRANCE

LEGEND

- 6'-0" TALL MASONRY FENCING
- - - - - CARPORTS AREAS

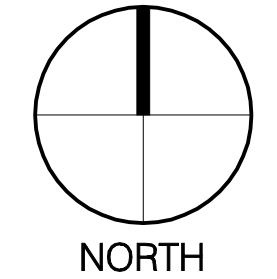
NEIGHBORING STRUCTURES

THERE ARE NEIGHBORING STRUCTURES TO THE EAST AND TO THE SOUTH. THEY ARE RETAIL BUILDINGS. THE LOT TO THE WEST HAS AN EXISTING HOME ON 2 ACRES.

ON SITE STRUCTURES

THERE ARE NO EXISTING STRUCTURES ON OUR CURRENT PROPOSED 3.11 ACRE SITE.

SITE PLAN - NOTES - DIMENSIONS



0 10 20 40
05

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Attachment: Architectural Plans (Revision 2) (3545) : Conditional Use Permit (PEN16-0205)



5020 CAMPUS DRIVE
NEWPORT BEACH, CA 92260
714-345-0315

HORIZONS AT MORENO VALLEY

21725
BOX SPRINGS ROAD
MORENO VALLEY
CALIFORNIA 92553

APPLICANT:

AEGIS DEVELOPMENT SERVICES., LLC
10250 Constellation Blvd.
Suite 1750
Los Angeles, CA 90067

SITE PLAN PHOTOS



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SHEET

1.12

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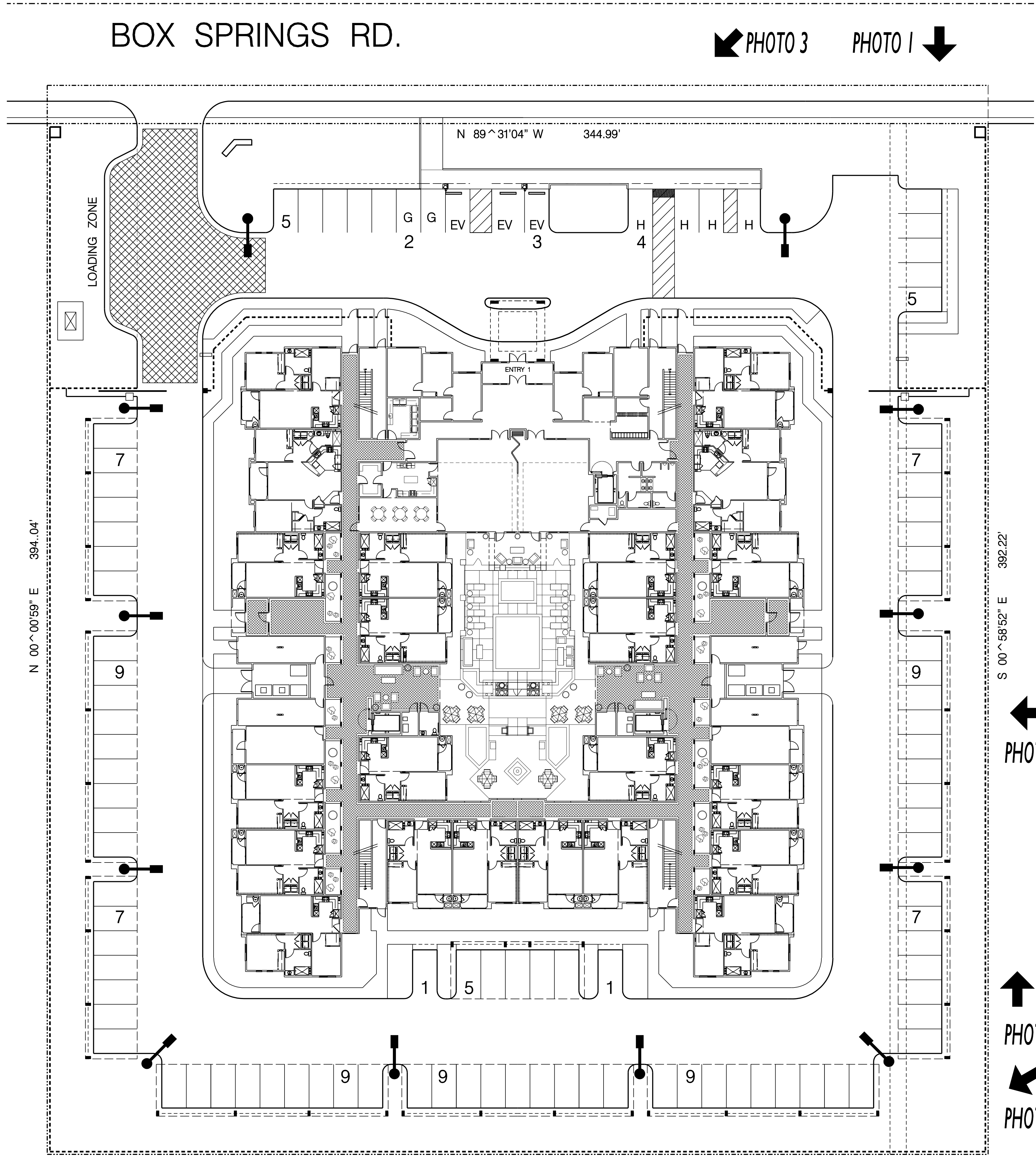


PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4

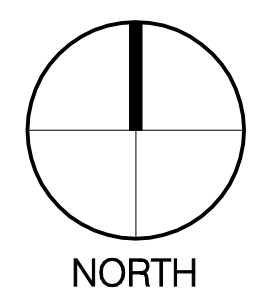


PHOTO 5

PHOTO 2

PHOTO 4

PHOTO 5



SITE PLAN PHOTOS

HORIZONS AT MORENO VALLEY

21725
BOX SPRINGS ROAD
MORENO VALLEY
CALIFORNIA 92553

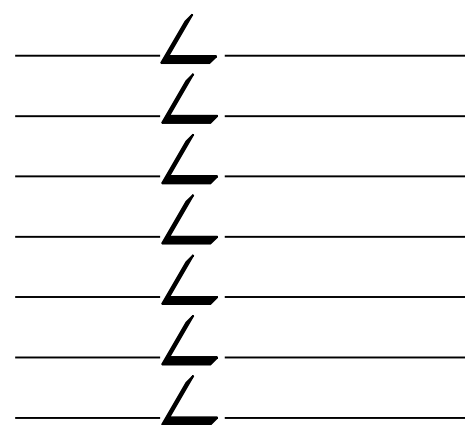
APPLICANT:

AEGIS DEVELOPMENT
SERVICES., LLC
10250 Constellation Blvd.
Suite 1750
Los Angeles, CA 90067

FIRST FLOOR PLAN



10.16.2018 C.U.P. SUBMITTAL - 01
01.15.2019 C.U.P. SUBMITTAL - 02



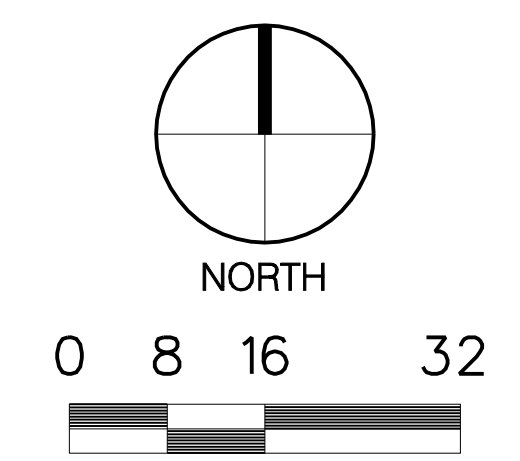
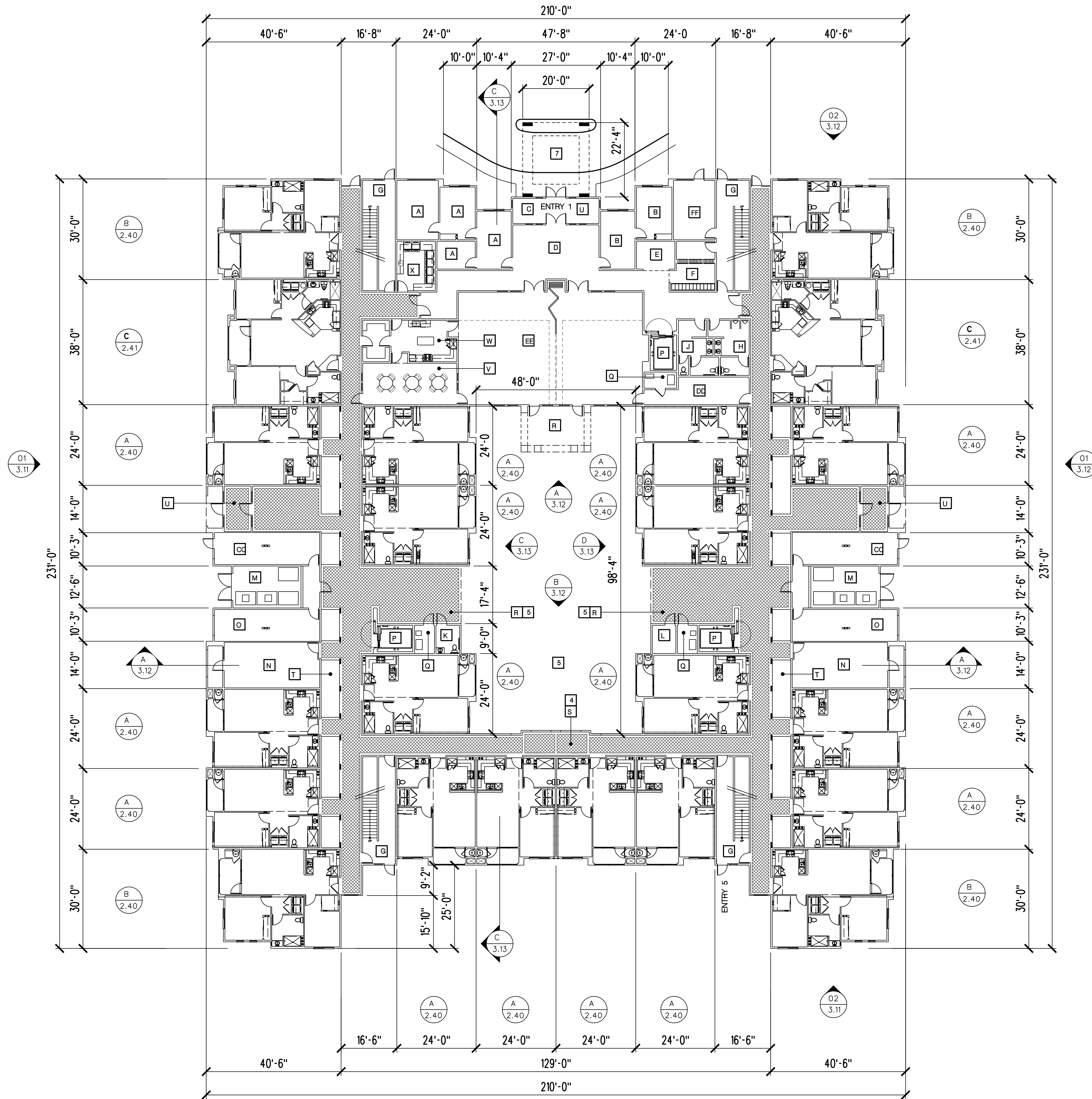
SHEET
2.10

ROOM NAMES

- A** OFFICE ADMINISTRATION
- B** OFFICES FOR OUTSIDE LICENSED ASSISTED SERVICES PROVIDER
- C** FOYER OUTER
- D** MAIN LOBBY
- E** MAIL ROOM LOUNGE
- F** MAIL ROOM MAIL & DELIVERY BOXES
- G** EXITING STAIRWAYS
- H** MEN'S TOILET ROOM
- J** WOMEN'S TOILET ROOM
- K** GENDER NEUTRAL TOILET ROOM
- L** POOL EQUIPMENT ROOM
- M** TRASH ROOM CHUTES AT FLOORS 2 AND 3
- N** ELECTRIC ROOM 2 PROPOSED
- O** LOW VOLTAGE ROOM 2 PROPOSED
- P** ELEVATOR LARGE CAB
- Q** ELEVATOR ADJOINING EQUIPMENT ROOM
- R** COVERED OPEN AIR PATIO OPEN TO COURTYARD
- S** EXTERIOR HALLWAYS OPEN TO AIR VENTILATION
- T** ATRIUM OPEN ALL FLOORS UP TO ROOF FOR NATURAL LIGHT (14) LOCATIONS)
- U** SECURED ENTRY SPACE INTO BUILDING
- V** SMALL PRIVATE DINING AREA
- W** LARGE BUTLER KITCHEN
- X** LAUNDRY ROOM
- Y** ADDITIONAL LOUNGE AREA
- Z** LIBRARY AREA
- AA** FITNESS WELLNESS ROOM
- BB** OPEN TO BELOW
- CC** MAINTENANCE ROOM
- DD** GENERAL STORAGE
- EE** GRAND LOUNGE 1,865 SF WITH FOLDING WALL TO DIVIDE INTO 2 SPACES
- FF** INTERIOR BICYCLE PARKING AND STORAGE ROOM

FLOOR PLAN NOTES

- 1** 1 BEDROOM, 1 BATH 753 S.F.
- 2** 2 BEDROOM, 1 BATH 910 S.F.
- 3** 2 BEDROOM, 2 BATH 1,152 S.F.
- 4** CROSS HATCHED AREAS ARE OUTSIDE OPEN TO AIR
- 5** REFER TO PRELIMINARY LANDSCAPE PLAN FOR COURTYARD
- 6** EXTERIOR COVERED PATIO AREA
- 7** COVERED VEHICLE DROP OFF AREA
- 01** 3.12 EXTERIOR ELEVATIONS
- A** 3.12 SECTIONS

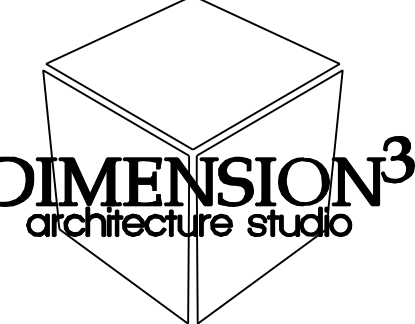


FIRST FLOOR PLAN

05

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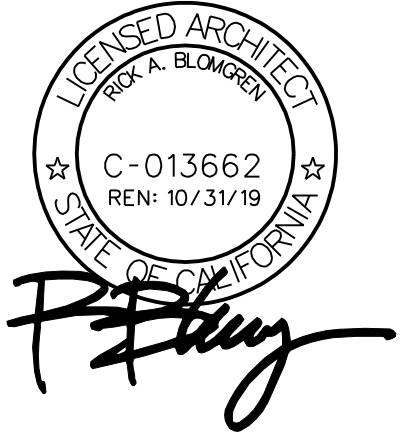
5020 CAMPUS DRIVE
NEWPORT BEACH, CA 92260
714-345-0315

HORIZONS AT MORENO VALLEY

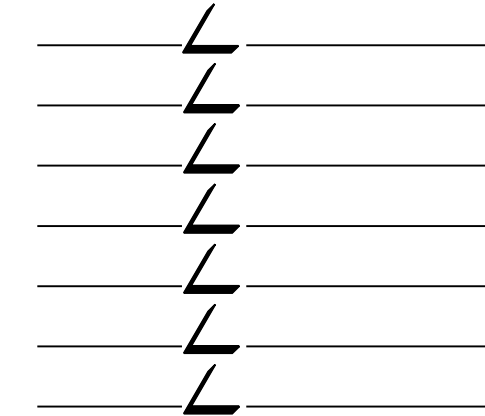
21725
BOX SPRINGS ROAD,
MORENO VALLEY
CALIFORNIA 92553

APPLICANT:
AEGIS DEVELOPMENT
SERVICES, LLC
10250 Constellation Blvd.
Suite 1750
Los Angeles, CA 90067

SECOND FLOOR PLAN

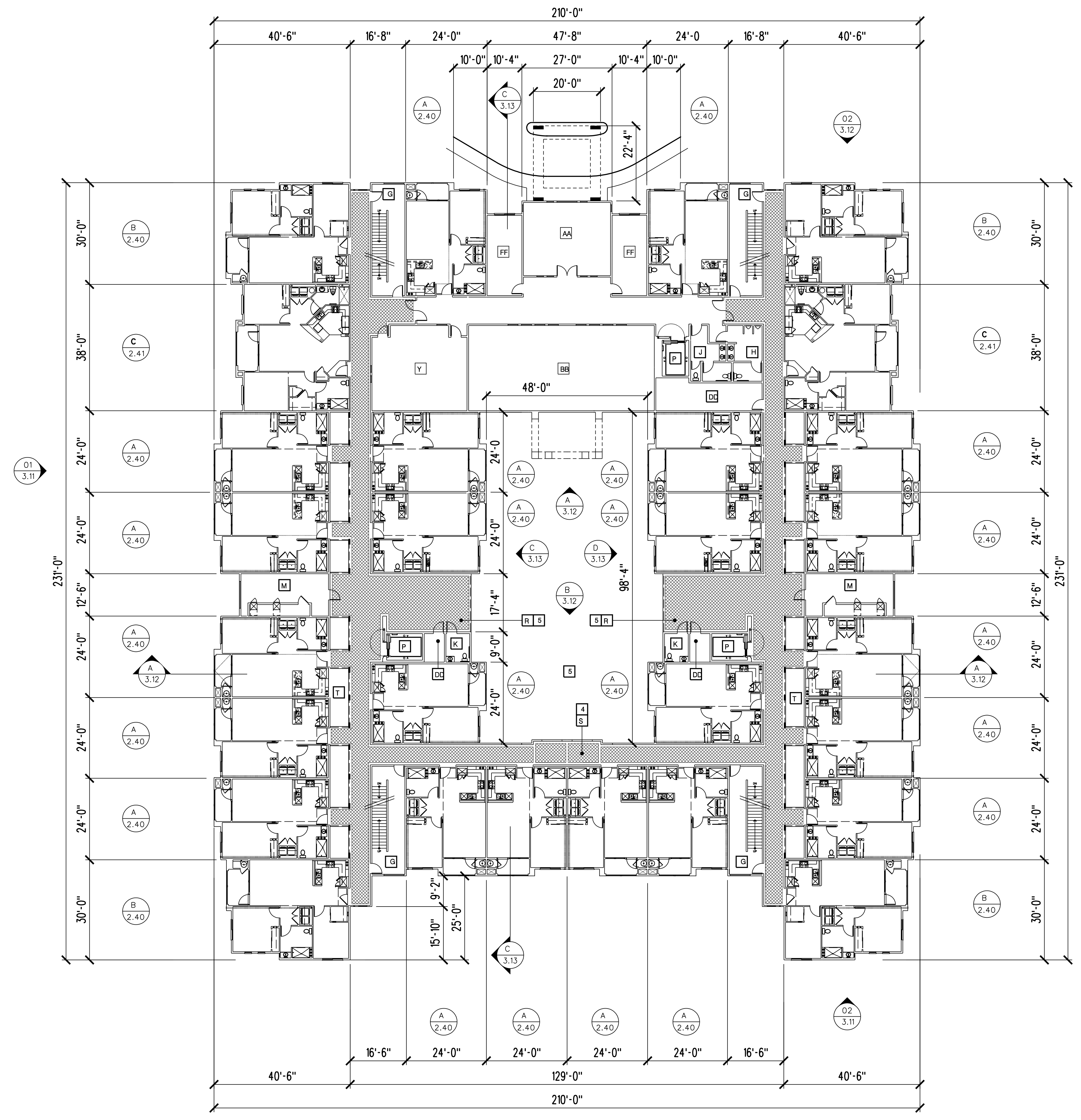


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01.15.2019 C.U.P. SUBMITTAL - 02



SHEET
2.20

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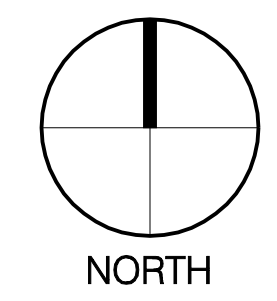


ROOM NAMES

- [A] OFFICE ADMINISTRATION
- [B] OFFICE ASSISTED SERVICES
- [C] FOYER OUTER
- [D] MAIN LOBBY
- [E] MAIL ROOM LOUNGE
- [F] MAIL ROOM MAIL & DELIVERY BOXES
- [G] EXITING STAIRWAYS
- [H] MEN'S TOILET ROOM
- [J] WOMEN'S TOILET ROOM
- [K] GENDER NEUTRAL TOILET ROOM
- [L] POOL EQUIPMENT ROOM
- [M] TRASH ROOM CHUTES AT FLOORS 2 AND 3
- [N] ELECTRIC ROOM 2 PROPOSED
- [O] LOW VOLTAGE ROOM 2 PROPOSED
- [P] ELEVATOR LARGE CAB
- [Q] ELEVATOR ADJOINING EQUIPMENT ROOM
- [R] COVERED OPEN AIR PATIO OPEN TO COURTYARD
- [S] EXTERIOR HALLWAYS OPEN TO AIR VENTILATION
- [T] ATRIUM OPEN ALL FLOORS UP TO ROOF FOR NATURAL LIGHT (14) LOCATIONS)
- [U] SECURED ENTRY SPACE INTO BUILDING
- [V] SMALL PRIVATE DINING AREA
- [W] LARGE BUTLER KITCHEN
- [X] LAUNDRY ROOM
- [Y] OPEN OFFICE AREA FOR LICENSED ASSISTED SERVICES PROVIDER
- [Z] LIBRARY AREA
- [AA] FITNESS WELLNESS ROOM
- [BB] OPEN TO BELOW
- [CC] MAINTENANCE ROOM
- [DD] GENERAL STORAGE
- [EE] GRAND LOUNGE 1,865 SF WITH FOLDING WALL TO DIVIDE INTO 2 SPACES
- [FF] ADDITIONAL LOUNGE AREAS

FLOOR PLAN NOTES

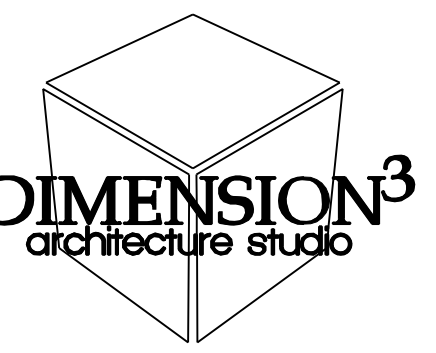
- 1 1 BEDROOM, 1 BATH 753 S.F.
- 2 2 BEDROOM, 1 BATH 910 S.F.
- 3 2 BEDROOM, 2 BATH 1,162 S.F.
- 4 CROSS HATCHED AREAS ARE OUTSIDE OPEN TO AIR
- 5 REFER TO PRELIMINARY LANDSCAPE PLAN FOR COURTYARD
- 6 EXTERIOR COVERED PATIO AREA
- 7 COVERED VEHICLE DROP OFF AREA
- 01 3.12 EXTERIOR ELEVATIONS
- A 3.12 SECTIONS



0 8 16 32

SECOND FLOOR PLAN

05



5020 CAMPUS DRIVE
NEWPORT BEACH, CA 92260
714-345-0315

HORIZONS AT MORENO VALLEY

21725
BOX SPRINGS ROAD,
MORENO VALLEY
CALIFORNIA 92553

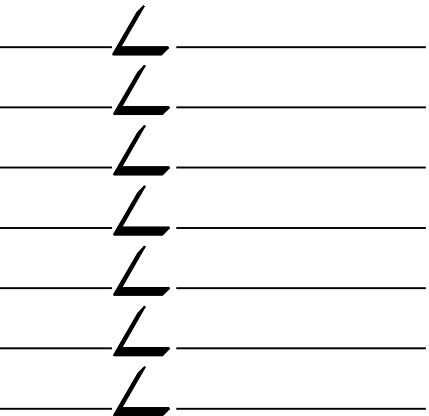
APPLICANT:

AGIS DEVELOPMENT
SERVICES., LLC
10250 Constellation Blvd.
Suite 1750
Los Angeles, CA 90067

BUILDING FLOOR PLANS PHASE 2

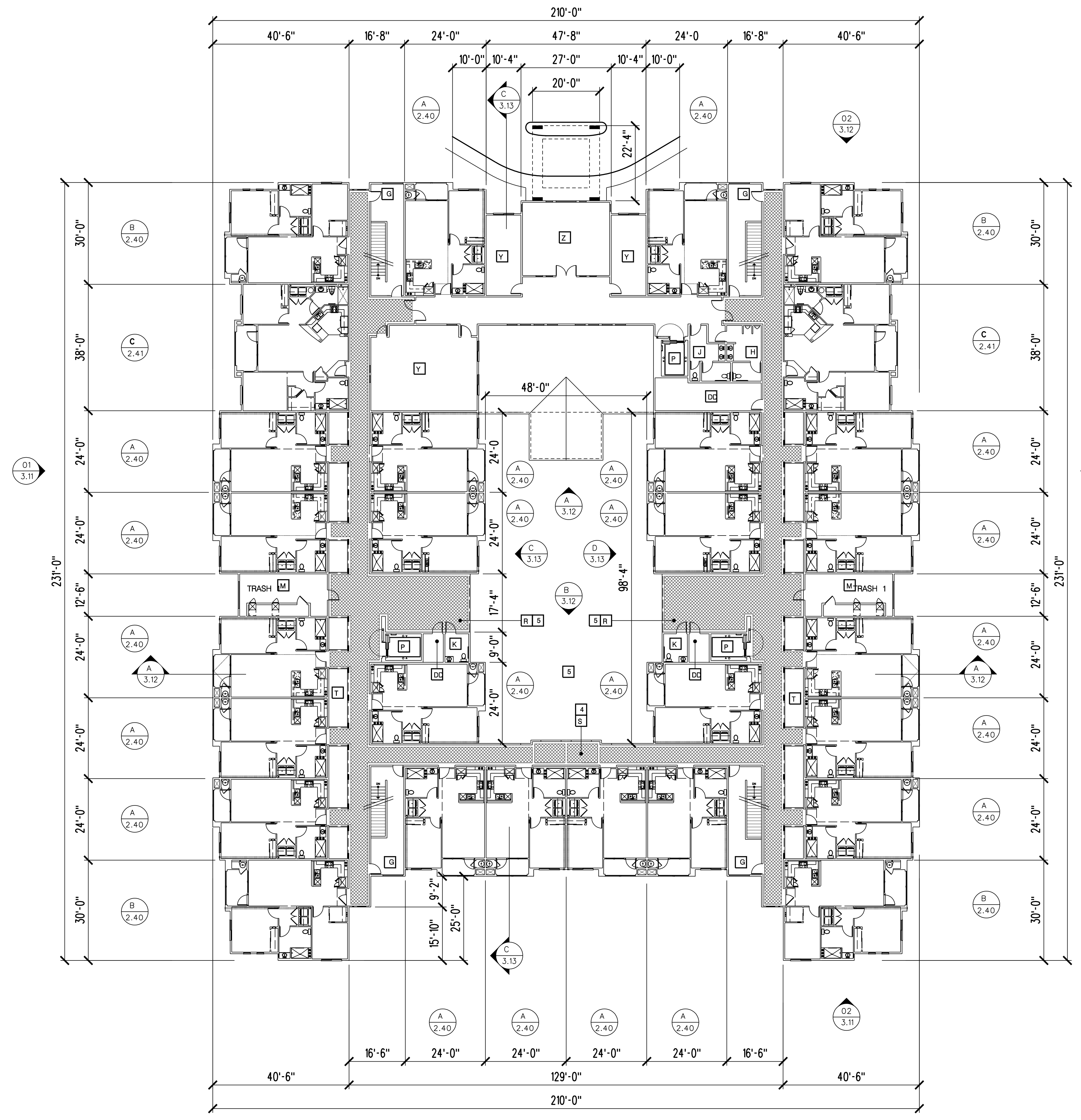


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SHEET
2.30

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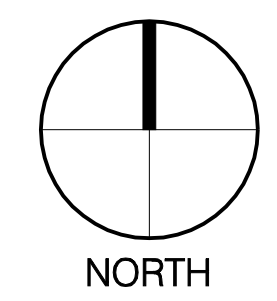


ROOM NAMES

- [A] OFFICE ADMINISTRATION
- [B] OFFICE ASSISTED SERVICES
- [C] FOYER OUTER
- [D] MAIN LOBBY
- [E] MAIL ROOM LOUNGE
- [F] MAIL ROOM MAIL & DELIVERY BOXES
- [G] EXITING STAIRWAYS
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- [J] WOMEN'S TOILET ROOM
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- [L] POOL EQUIPMENT ROOM
- [M] TRASH ROOM CHUTES AT FLOORS 2 AND 3
- [N] ELECTRIC ROOM 2 PROPOSED
- [O] LOW VOLTAGE ROOM 2 PROPOSED
- [P] ELEVATOR LARGE CAB
- [Q] ELEVATOR ADJOINING EQUIPMENT ROOM
- [R] COVERED OPEN AIR PATIO OPEN TO COURTYARD
- [S] EXTERIOR HALLWAYS OPEN TO AIR VENTILATION
- [T] ATRIUM OPEN ALL FLOORS UP TO ROOF FOR NATURAL LIGHT (14) LOCATIONS)
- [U] SECURED ENTRY SPACE INTO BUILDING
- [V] SMALL PRIVATE DINING AREA
- [W] LARGE BUTLER KITCHEN
- [X] LAUNDRY ROOM
- [Y] ADDITIONAL LOUNGE AREA
- [Z] LIBRARY AREA
- [AA] FITNESS WELLNESS ROOM
- [BB] OPEN TO BELOW
- [CC] MAINTENANCE ROOM
- [DD] GENERAL STORAGE
- [EE] GRAND LOUNGE 1,865 SF WITH FOLDING WALL TO DIVIDE INTO 2 SPACES

FLOOR PLAN NOTES

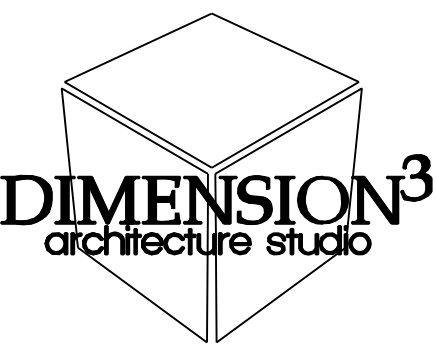
- (A/2.40) 1 1 BEDROOM, 1 BATH 753 S.F.
- (B/2.40) 2 2 BEDROOM, 1 BATH 910 S.F.
- (C/2.41) 3 2 BEDROOM, 2 BATH 1,152 S.F.
- 4 CROSS HATCHED AREAS ARE OUTSIDE OPEN TO AIR
- 5 REFER TO PRELIMINARY LANDSCAPE PLAN FOR COURTYARD
- 6 EXTERIOR COVERED PATIO AREA
- 7 COVERED VEHICLE DROP OFF AREA
- (01/3.12) EXTERIOR ELEVATIONS
- (A/3.12) SECTIONS



0 8 16 32
Graphic scale bar

THIRD FLOOR PLAN

05



5020 CAMPUS DRIVE
NEWPORT BEACH, CA 92260
714-345-0315

HORIZONS AT MORENO VALLEY

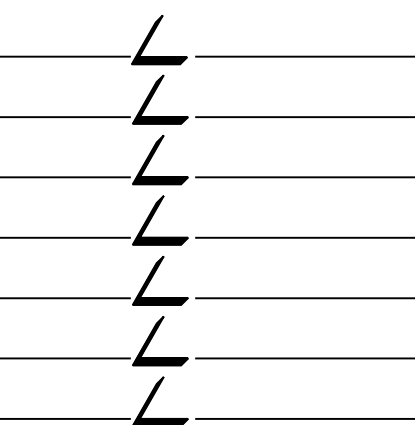
21725
BOX SPRINGS ROAD
MORENO VALLEY
CALIFORNIA 92553

APPLICANT:
AEGIS DEVELOPMENT
SERVICES, LLC
10250 Constellation Blvd.
Suite 1750
Los Angeles, CA 90067

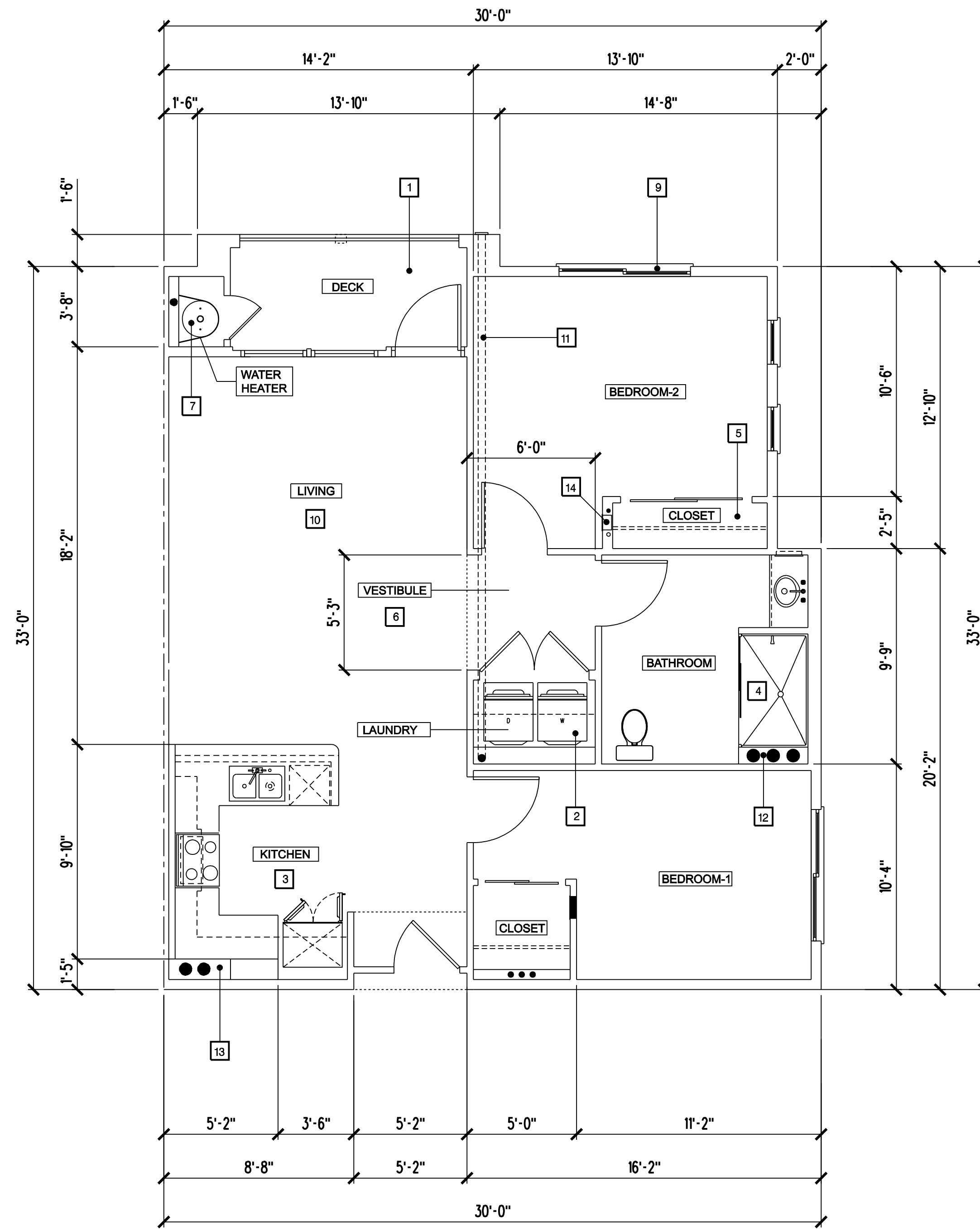
ENLARGED UNIT PLANS



10.16.2018 C.U.P. SUBMITTAL - 01
01.15.2019 C.U.P. SUBMITTAL - 02

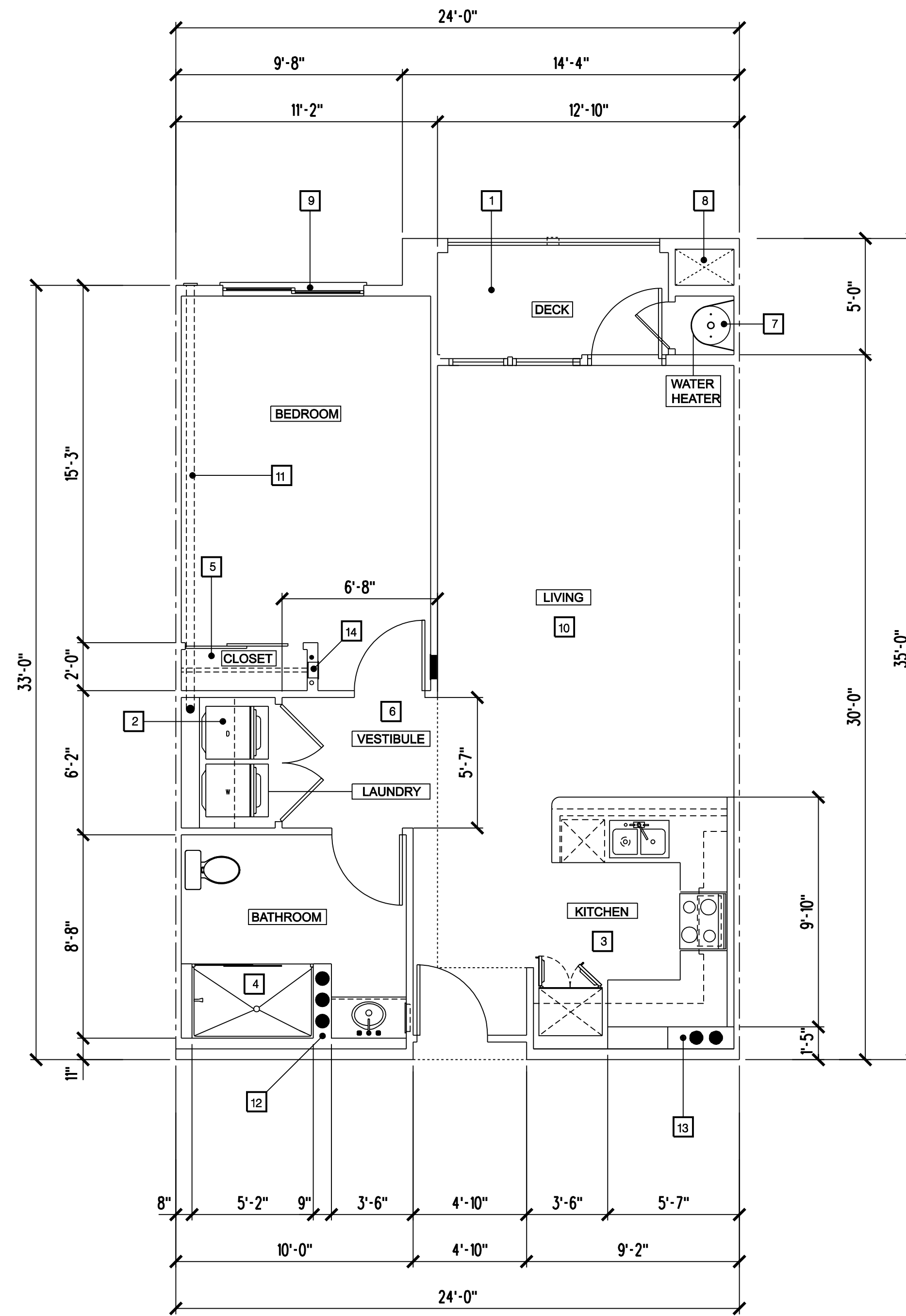


SHEET
2.40



UNIT 'B'
2-BEDROOM, 1-BATH
910 SQ. FT.
74 SQ. FT. (DECK)

UNIT 'B'



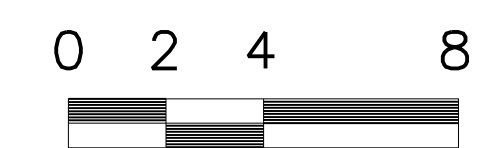
UNIT 'A'
1-BEDROOM - 1-BATHROOM
753 SQ. FT.
52 SQ. FT. (EACH DECK)

UNIT 'A'

ENLARGED UNIT PLAN NOTES

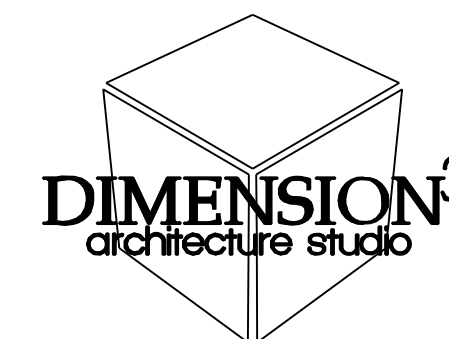
- 1 EXTERIOR DECK AREA SLOPE TO DRAIN
- 2 WASHER & DRYER WITH CABINET ABOVE
- 3 KITCHEN AREA WITH FULL APPLIANCES
- 4 FIBERGLASS A.D.A SHOWER WITH GLASS DOORS
- 5 CLOSETS WITH SHELVES AND POLES
- 6 HEATING AND COOLING FAN COIL UNITS IN VESTIBULE CEILINGS
- 7 WATER HEATER WITH SEISMIC BRACING
- 8 SHAFT AREAS FOR INTERNAL ROOF DRAIN PIPING
- 9 DOORS AND WINDOWS TO MEET TITLE 24 REQUIREMENTS
- 10 UNIT FLOORING T.B.D.
- 11 DRYER VENTS OUT TO EXTERIOR WALLS
- 12 EXHAUST FAN DUCTS UP TO ROOF
- 13 RANGE HOOD VENTS UP TO ROOF
- 14 ELECTRICAL PANELS POWER FROM BELOW

ENLARGED UNIT PLAN



05

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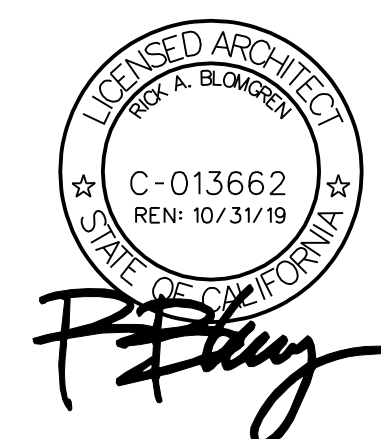
5020 CAMPUS DRIVE
NEWPORT BEACH, CA 92260
714-345-0315

HORIZONS AT MORENO VALLEY

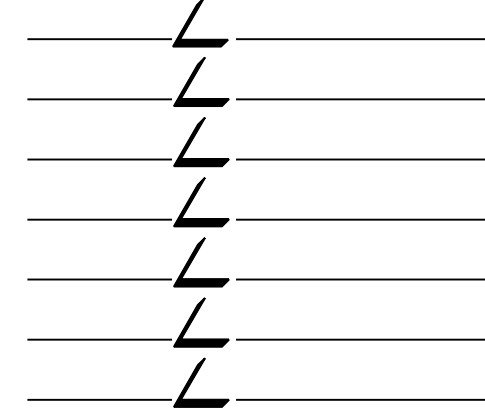
21725
BOX SPRINGS ROAD.
MORENO VALLEY
CALIFORNIA 92553

APPLICANT:
AEGIS DEVELOPMENT
SERVICES, LLC
10250 Constellation Blvd.
Suite 1750
Los Angeles, CA 90067

ENLARGED UNIT PLANS

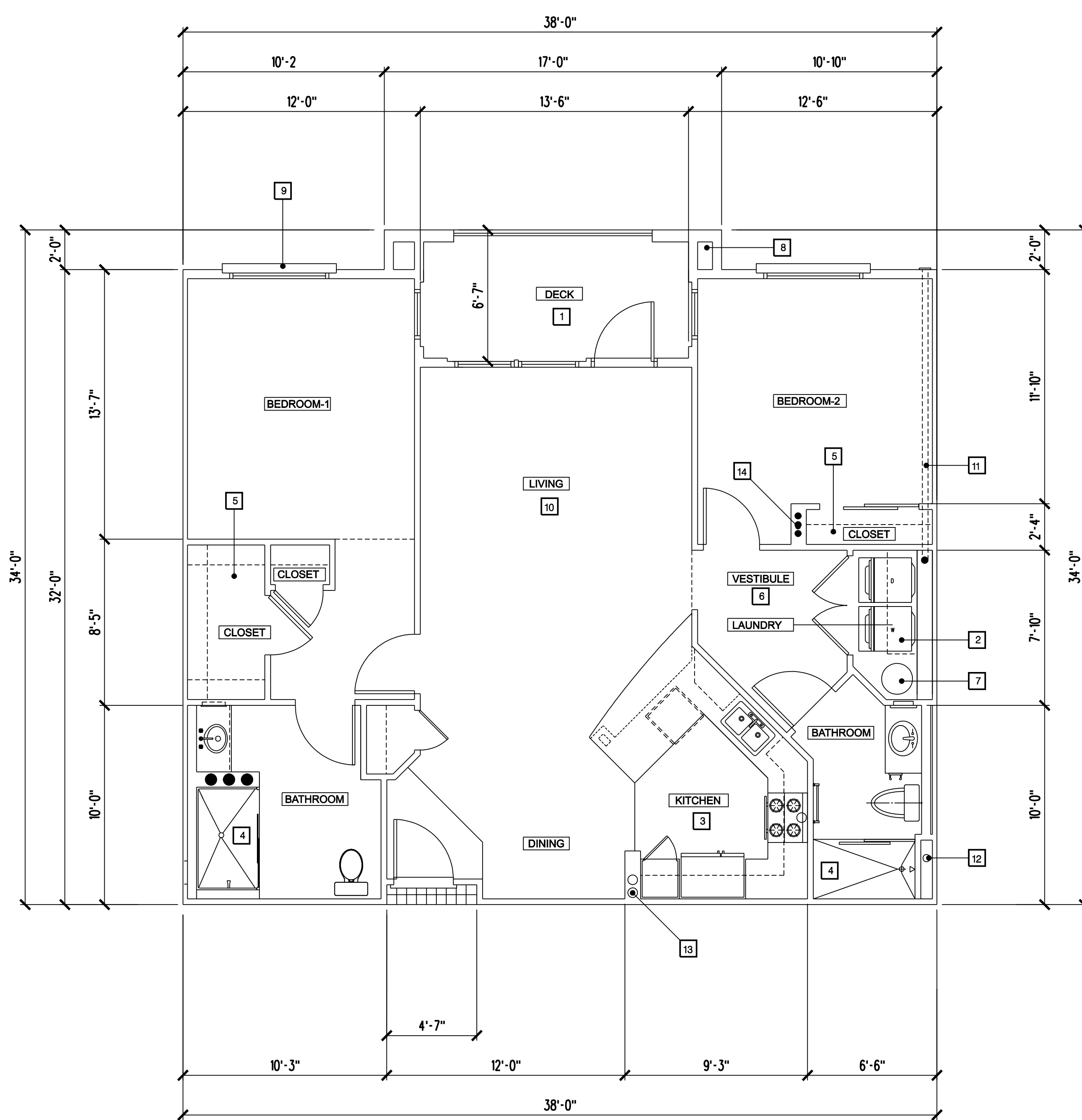


10.16.2018 C.U.P. SUBMITTAL - 01
01.15.2019 C.U.P. SUBMITTAL - 02



SHEET
2.41

24 x 36 sheets are correct to scale
Packet Pg. 82



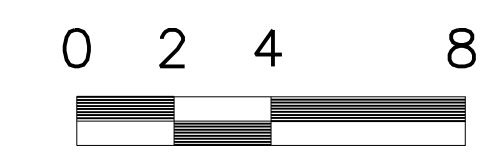
ENLARGED UNIT PLAN NOTES

- 1 EXTERIOR DECK AREA
SLOPE TO DRAIN
- 2 WASHER & DRYER
WITH CABINET ABOVE
- 3 KITCHEN AREA WITH
FULL APPLIANCES
- 4 FIBERGLASS A.D.A SHOWER
WITH GLASS DOORS
- 5 CLOSETS WITH
SHELVES AND POLES
- 6 HEATING AND COOLING FAN
COIL UNITS IN VESTIBULE CEILINGS
- 7 WATER HEATER WITH
SEISMIC BRACING
- 8 SHAFT AREAS FOR INTERNAL
ROOF DRAIN PIPING
- 9 DOORS AND WINDOWS TO
MEET TITLE 24 REQUIREMENTS
- 10 UNIT FLOORING
T.B.D.
- 11 DRYER VENTS OUT TO
EXTERIOR WALLS
- 12 EXHAUST FAN DUCTS
UP TO ROOF
- 13 RANGE HOOD VENTS
UP TO ROOF
- 14 ELECTRICAL PANELS
POWER FROM BELOW

UNIT 'C'
2-BEDROOM, 2-BATHROOM
1,152 SQ. FT.
93 SQ. FT. (DECK)

UNIT 'C'

ENLARGED UNIT PLAN



05

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Attachment: Architectural Plans [Revision 2] (3545 : Conditional Use Permit PEN16-0205)



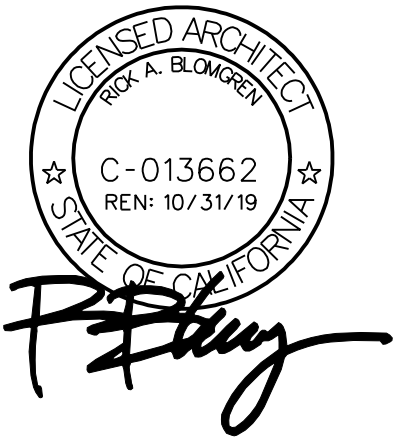
5020 CAMPUS DRIVE
NEWPORT BEACH, CA 92260
714-345-0315

HORIZONS AT MORENO VALLEY

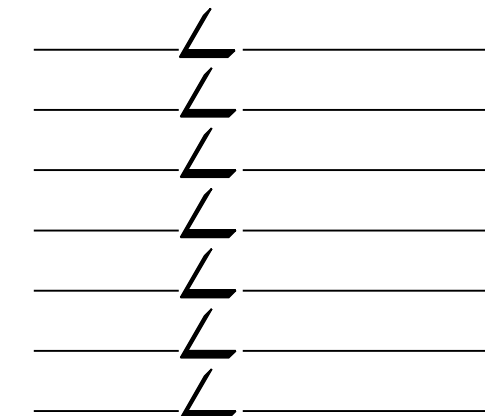
21725
BOX SPRINGS ROAD.
MORENO VALLEY
CALIFORNIA 92553

APPLICANT:
AEGIS DEVELOPMENT
SERVICES, LLC
10250 Constellation Blvd.
Suite 1750
Los Angeles, CA 90067

ROOF PLAN

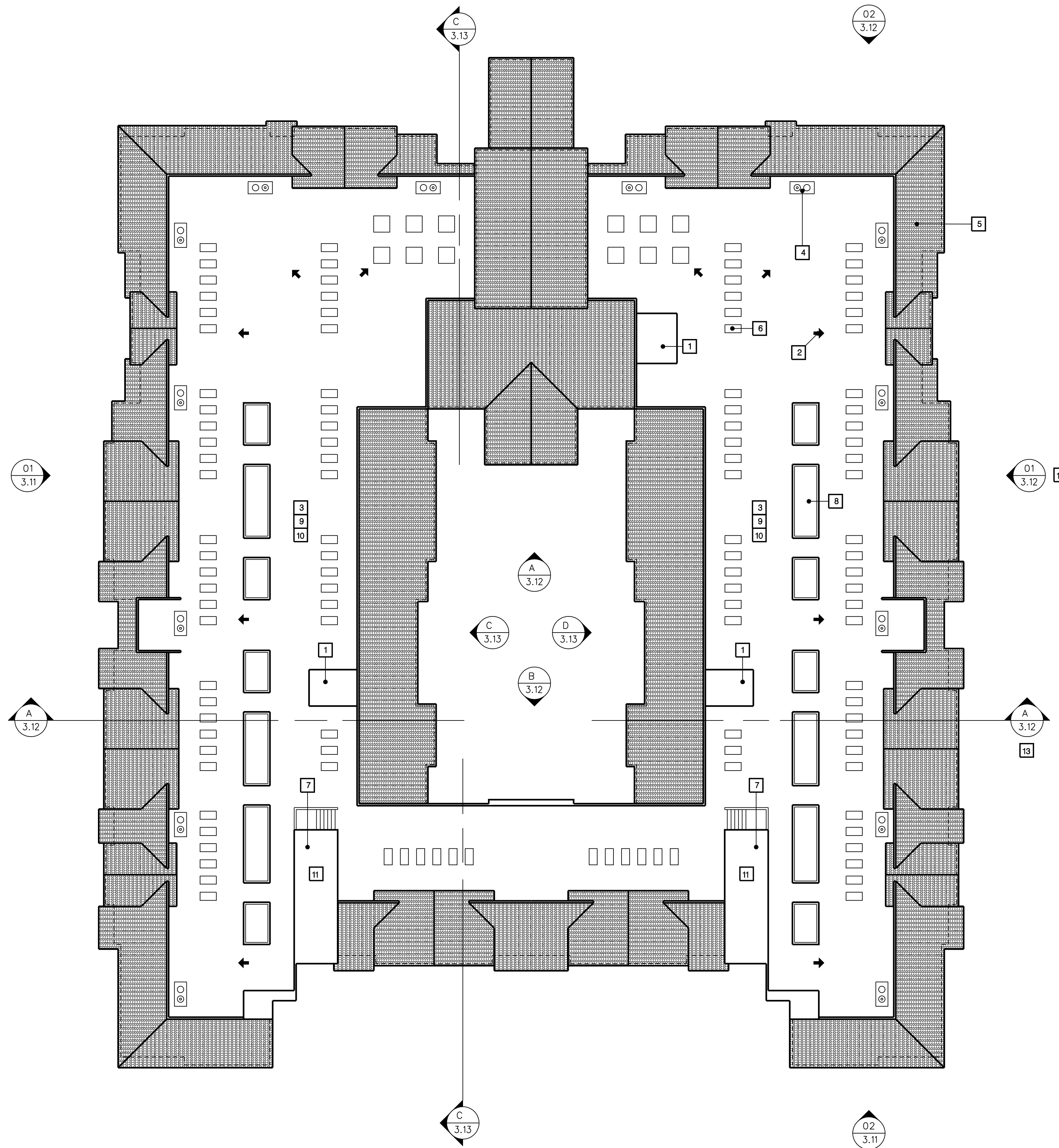


10.16.2018 C.U.P. SUBMITTAL - 01
01.15.2019 C.U.P. SUBMITTAL - 02



SHEET
2.50

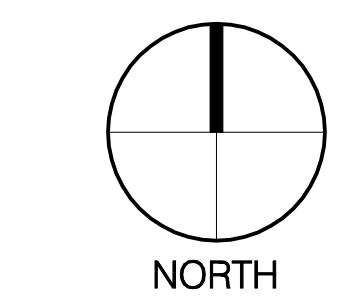
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TYPICAL ROOF PLAN NOTES

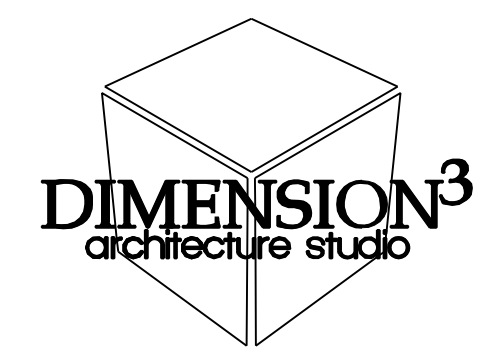
- 1 ELEVATOR PENTHOUSES
3 PROPOSED
- 2 ROOF SLOPE
DIRECTION
- 3 REFLECTIVE CAP SHEET ROOF
AT EQUIPMENT WELL AREA
- 4 4" ROOF DRAINS AND
OVERFLOW DRAINS - INTERNAL
- 5 SPANISH "S" TILE
ROOFING
- 6 MECHANICAL UNITS BEHIND BUILDING
PARAPETS AND EQUIPMENT SCREENS
- 7 STAIRWAY
ACCESS TO ROOF
- 8 VENTILATION AND LIGHT OPENING ALL
THE WAY TO THE GROUND - OUTSIDE HALLWAYS
- 9 LOCATION OF FUTURE
SOLAR PANELS
- 10 WILL DESIGN ROOF TO RECEIVE 20% SOLAR
PANELS FOR FUTURE INSTALLATION
- 11 FLAT ROOFING AT STAIRS
PROVIDING ROOF ACCESS
- 12 TYPICAL EXTERIOR
ELEVATION SYMBOL
- 13 TYPICAL BUILDING
SECTION SYMBOL

ROOF PLAN



0 8 16 32

05



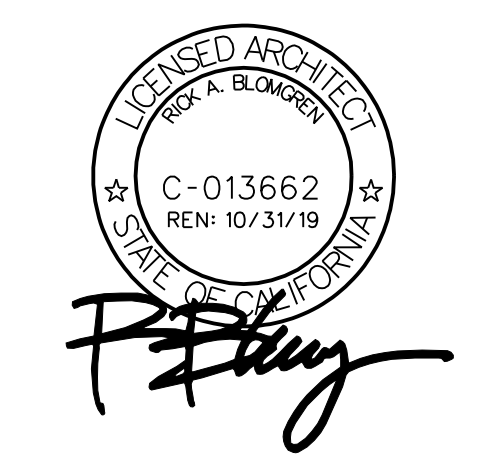
5020 CAMPUS DRIVE
NEWPORT BEACH, CA 92260
714-345-0315

HORIZONS AT MORENO VALLEY

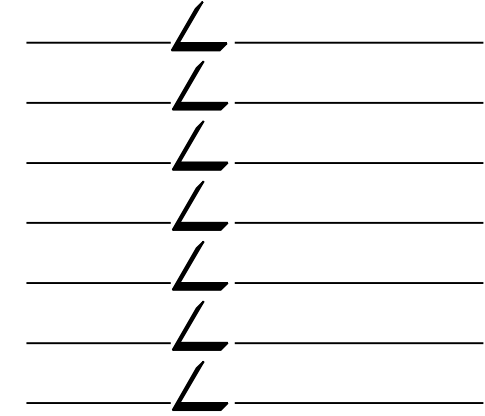
21725
BOX SPRINGS ROAD.
MORENO VALLEY
CALIFORNIA 92553

APPLICANT:
AEGIS DEVELOPMENT SERVICES, LLC
10250 Constellation Blvd.
Suite 1750
Los Angeles, CA 90067

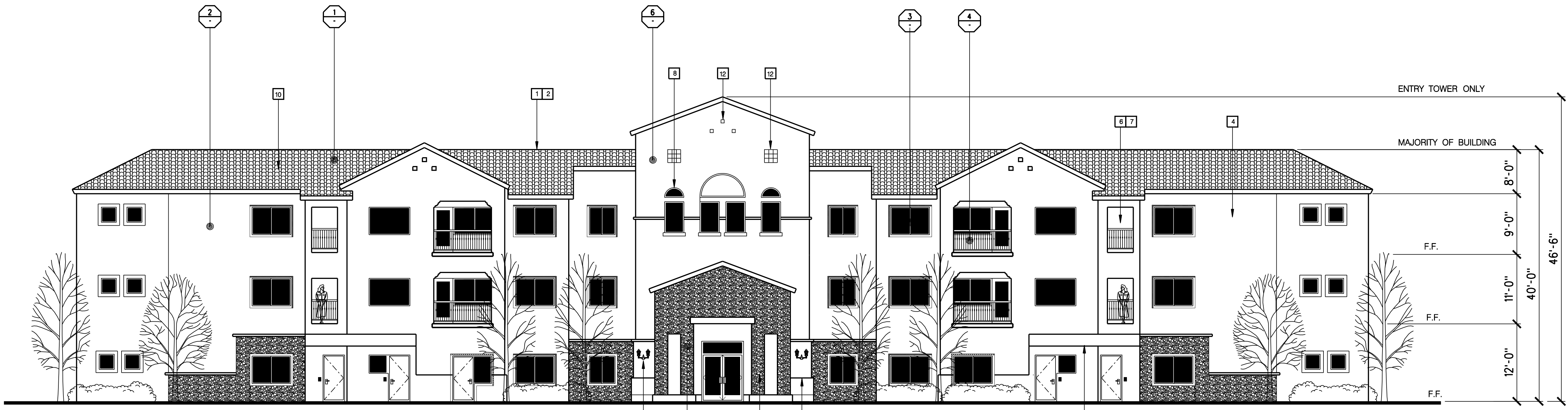
EXTERIOR ELEVATIONS



10.16.2018 C.U.P. SUBMITTAL - 01
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SHEET
3.10
24 x 36 sheets are correct to scale
Packet Pg. 84



"A" - NORTH EXTERIOR ELEVATION



"B" - SOUTH EXTERIOR ELEVATION

COLORS & MATERIALS

- 1. MISSION BARREL TILE OLD SANTA BARBARA BLEND
- 2. MERLEX P-100 PLASTER - WHITE SANTA BARBARA BLEND
- 3. PELLA WINDOWS - BROWN MILGARD DOORS - BROWN
- 4. WROUGHT IRON BLACK FLAT PAINT
- 5. ELDORADO STONE - WHISKEY CREEK MOUNTAIN LEDGE PANELS
- 6. MERLEX P-18 PLASTER - FRENCH TOAST SANTA BARBARA BLEND

EXTERIOR ELEVATIONS - SECTIONS - NOTES

- 1. EQUIPMENT WELL BEYOND SCREENED
- 2. MECHANICAL UNITS BEYOND SCREENED
- 3. STONE ACCENT TREATMENTS
- 4. SMOOTH EXTERIOR PLASTER
- 5. WROUGHT IRON HANDRAILS
- 6. DECK OPEN TO AIR ALL HALLWAYS ARE OUTSIDE
- 7. LIGHT AND AIR ATRIUM OPEN DOWN TO ALL FLOORS
- 8. DECORATIVE WINDOWS
- 9. ARCHITECTURAL TRIM BAND - PLASTER
- 10. SPANISH "S" TILE ROOFING ALL SLOPED ROOFS
- 11. DECORATIVE LIGHT FIXTURES
- 12. TILE ACCENT ELEMENTS
- 13. ROOF BAND OVER EXIT DOORS

EXTERIOR ELEVATIONS



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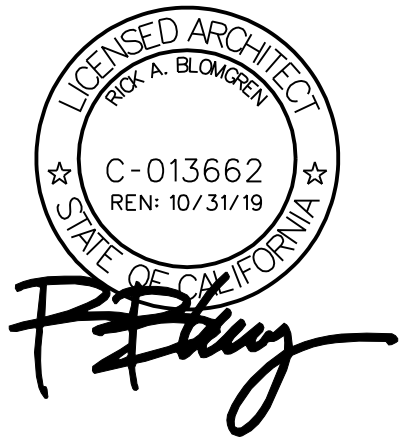
5020 CAMPUS DRIVE
NEWPORT BEACH, CA 92260
714-345-0315

HORIZONS AT MORENO VALLEY

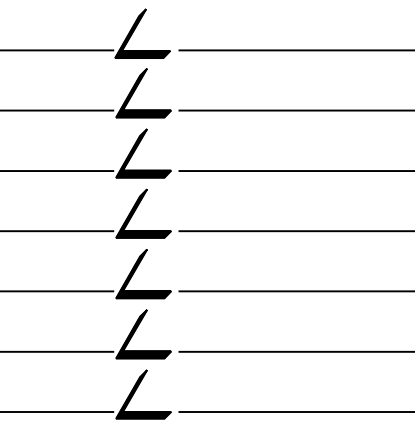
21725
BOX SPRINGS ROAD
MORENO VALLEY
CALIFORNIA 92553

APPLICANT:
AEGIS DEVELOPMENT SERVICES, LLC
10250 Constellation Blvd.
Suite 1750
Los Angeles, CA 90067

EXTERIOR ELEVATIONS



10.16.2018 C.U.P. SUBMITTAL - 01
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SHEET
3.11

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"C" - WEST EXTERIOR ELEVATION



"D" - EAST EXTERIOR ELEVATION

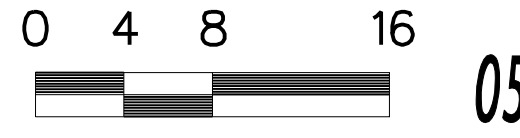
COLORS & MATERIALS

- 1 MISSION BARREL TILE OLD SANTA BARBARA BLEND
- 2 MERLEX P-100 PLASTER - WHITE SANTA BARBARA BLEND
- 3 PELLA WINDOWS - BROWN MILGARD DOORS - BROWN
- 4 WROUGHT IRON BLACK FLAT PAINT
- 5 ELDORADO STONE - WHISKEY CREEK MOUNTAIN LEDGE PANELS
- 6 MERLEX P-18 PLASTER - FRENCH TOAST SANTA BARBARA BLEND

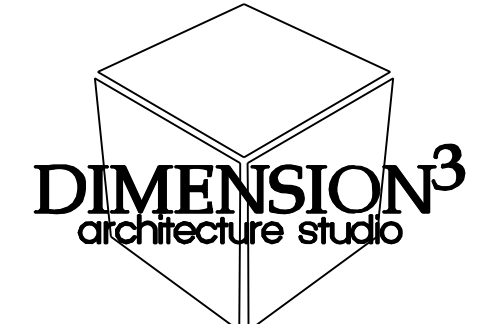
EXTERIOR ELEVATIONS - SECTIONS - NOTES

- 1 EQUIPMENT WELL BEYOND SCREENED
- 2 MECHANICAL UNITS BEYOND SCREENED
- 3 STONE ACCENT TREATMENTS
- 4 SMOOTH EXTERIOR PLASTER
- 5 WROUGHT IRON HANDRAILS
- 6 DECK OPEN TO AIR ALL HALLWAYS ARE OUTSIDE
- 7 LIGHT AND AIR ATRIUM OPEN DOWN TO ALL FLOORS
- 8 DECORATIVE WINDOWS
- 9 ARCHITECTURAL TRIM BAND - PLASTER
- 10 SPANISH "S" TILE ROOFING ALL SLOPED ROOFS
- 11 DECORATIVE LIGHT FIXTURES
- 12 TILE ACCENT ELEMENTS
- 13 SIDE ENTRY COVER
- 8 UTILITY ROOM DOORS
- 9 SECURE ENTRY DOORS

EXTERIOR ELEVATIONS



05



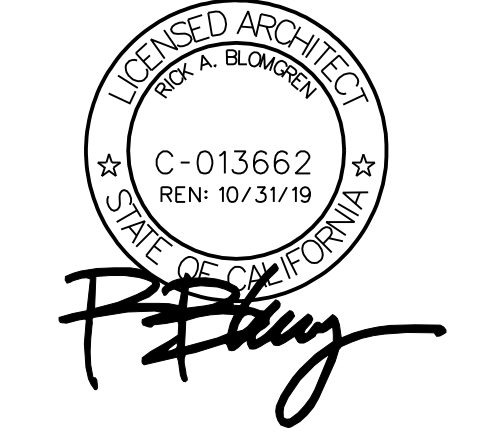
5020 CAMPUS DRIVE
NEWPORT BEACH, CA 92260
714-345-0315

HORIZONS AT MORENO VALLEY

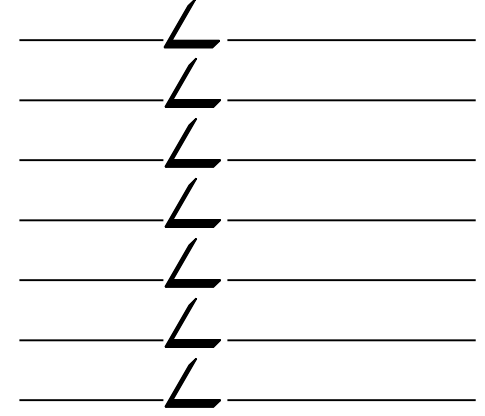
21725
BOX SPRINGS ROAD.
MORENO VALLEY
CALIFORNIA 92553

APPLICANT:
AEGIS DEVELOPMENT SERVICES, LLC
10250 Constellation Blvd.
Suite 1750
Los Angeles, CA 90067

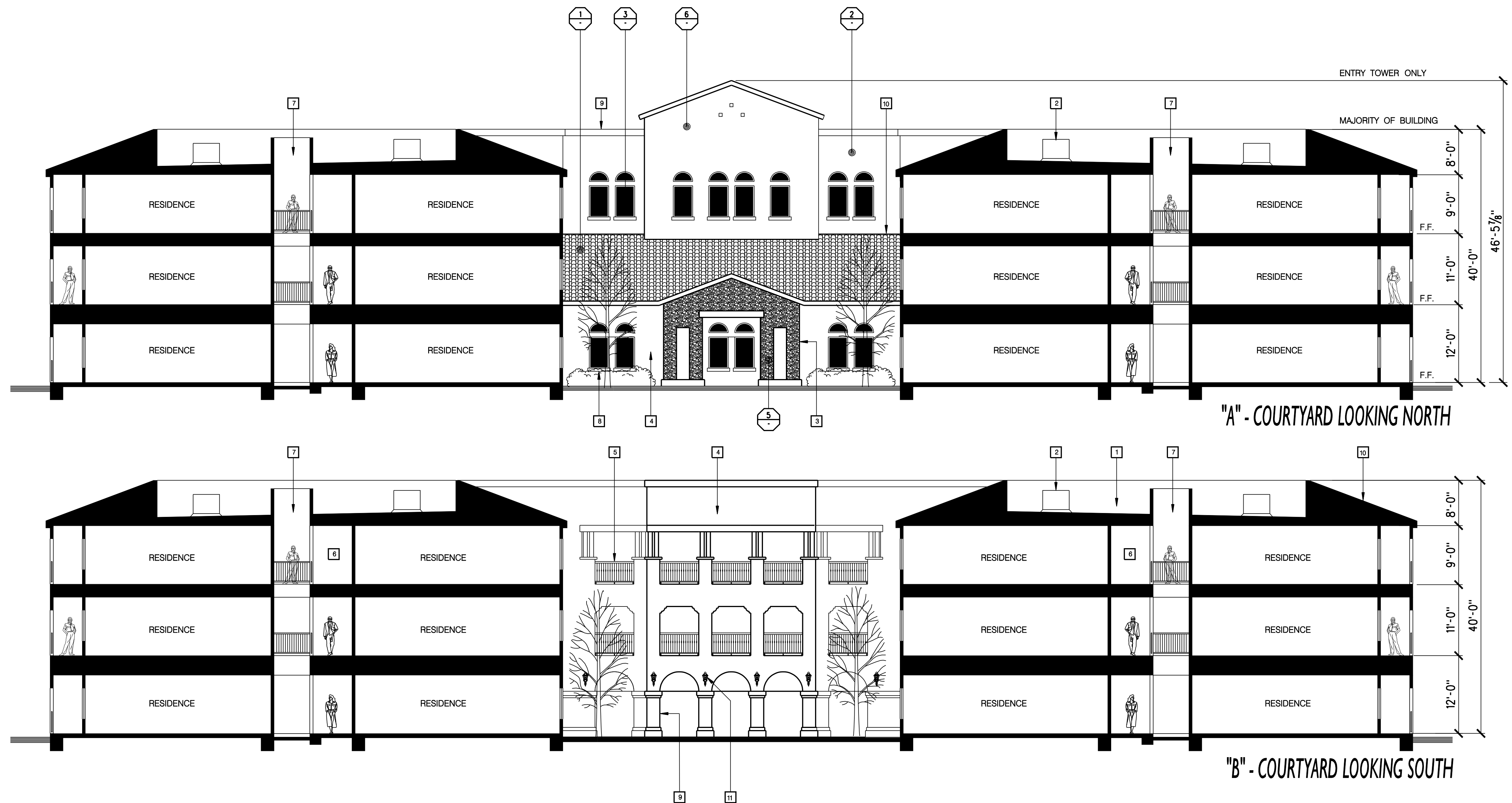
EXTERIOR ELEVATIONS SECTIONS



10.16.2018 C.U.P. SUBMITTAL - 01
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SHEET
3.12



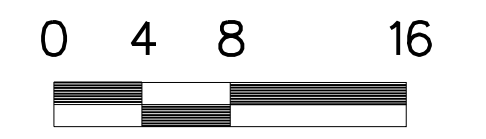
COLORS & MATERIALS

- 1 MISSION BARREL TILE OLD SANTA BARBARA BLEND
- 2 MERLEX P-100 PLASTER - WHITE SANTA BARBARA BLEND
- 3 PELLA WINDOWS - BROWN MILGARD DOORS - BROWN
- 4 WROUGHT IRON BLACK FLAT PAINT
- 5 ELDORADO STONE - WHISKEY CREEK MOUNTAIN LEDGE PANELS
- 6 MERLEX P-18 PLASTER - FRENCH TOAST SANTA BARBARA BLEND

EXTERIOR ELEVATIONS - SECTIONS - NOTES

- 1 EQUIPMENT WELL
- 2 MECHANICAL UNITS ONE PER RESIDENCE
- 3 STONE ACCENT TREATMENTS
- 4 SMOOTH EXTERIOR PLASTER
- 5 WROUGHT IRON HANDRAILS
- 6 DECK OPEN TO AIR ALL HALLWAYS ARE OUTSIDE
- 7 LIGHT AND AIR ATRIUM OPEN DOWN TO ALL FLOORS
- 8 DECORATIVE WINDOWS
- 9 ARCHITECTURAL TRIM BAND - PLASTER
- 10 SPANISH "S" TILE ROOFING ALL SLOPED ROOFS
- 11 DECORATIVE LIGHT FIXTURES

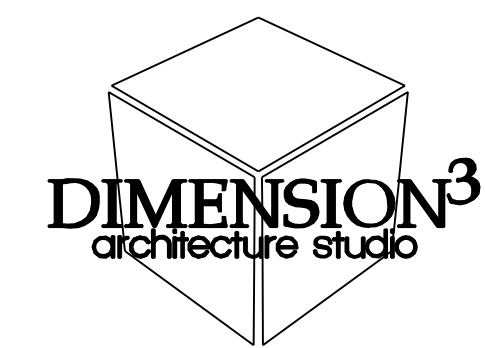
EXTERIOR ELEVATIONS - SECTIONS



05

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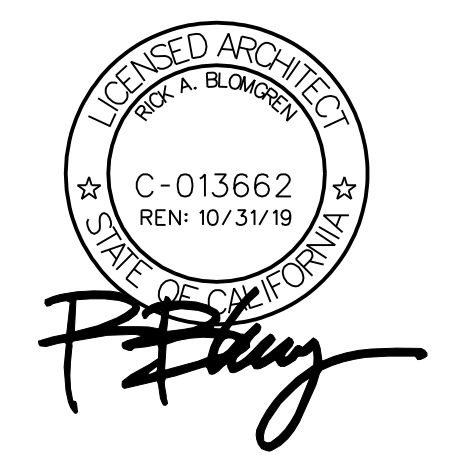
5020 CAMPUS DRIVE
NEWPORT BEACH, CA 92260
714-345-0315

HORIZONS AT MORENO VALLEY

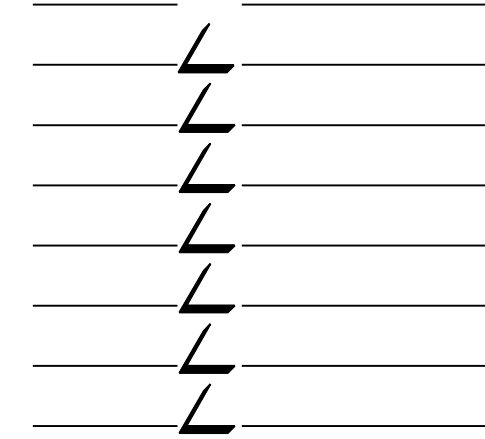
21725
BOX SPRINGS ROAD.
MORENO VALLEY
CALIFORNIA 92553

APPLICANT:
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SERVICES., LLC
10250 Constellation Blvd.
Suite 1750
Los Angeles, CA 90067

EXTERIOR ELVATIONS SECTIONS



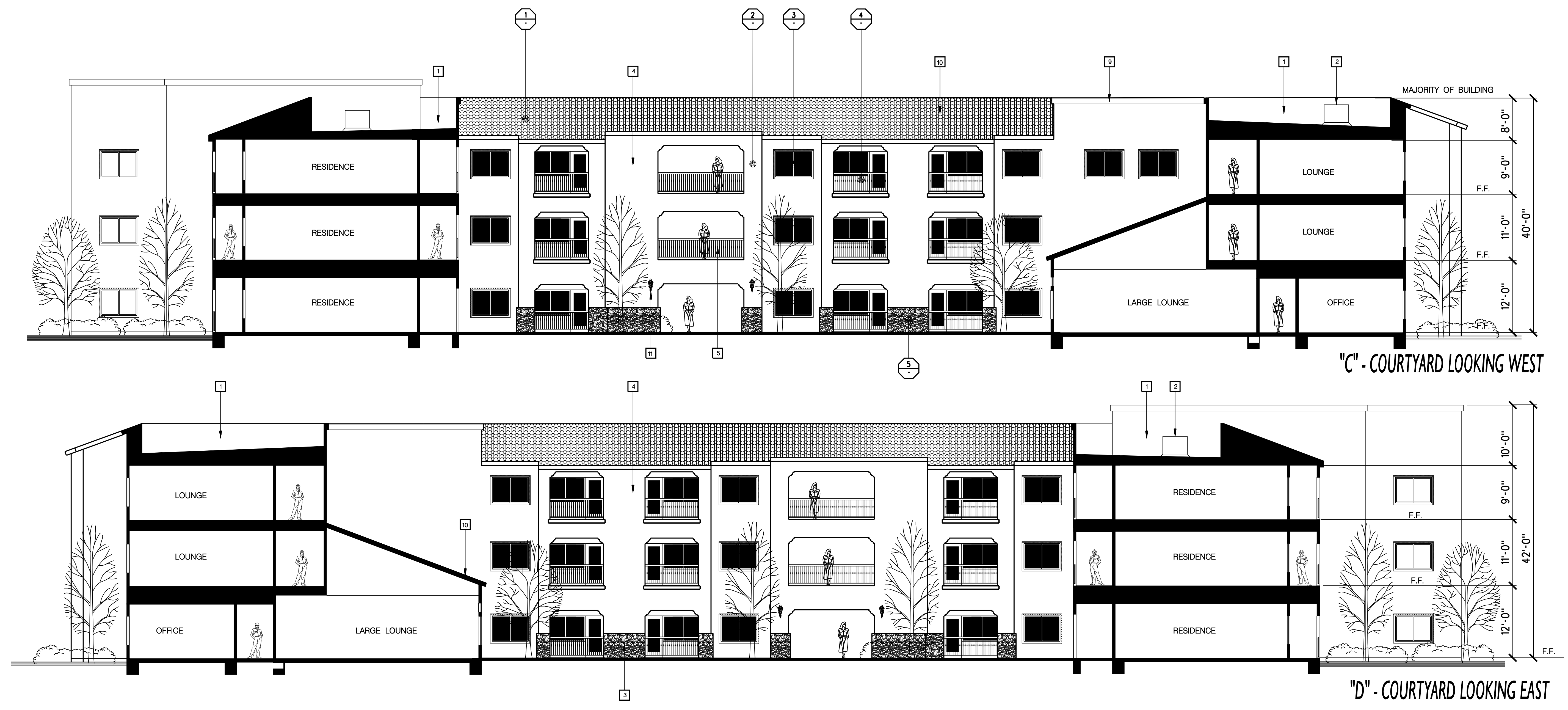
10.16.2018 C.U.P. SUBMITTAL -01
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SHEET

3.13

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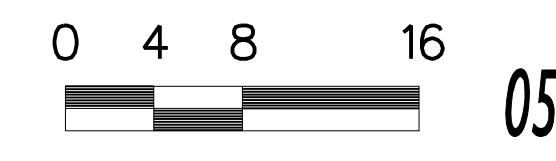
COLORS & MATERIALS

- 1 MISSION BARREL TILE OLD SANTA BARBARA BLEND
- 2 MERLEX P-100 PLASTER - WHITE SANTA BARBARA BLEND
- 3 PELLA WINDOWS - BROWN MILGARD DOORS - BROWN
- 4 WROUGHT IRON BLACK FLAT PAINT
- 5 ELDORADO STONE - WHISKEY CREEK MOUNTAIN LEDGE PANELS
- 6 MERLEX P-18 PLASTER - FRENCH TOAST SANTA BARBARA BLEND

EXTERIOR ELEVATIONS - SECTIONS - NOTES

- 1 EQUIPMENT WELL
- 2 MECHANICAL UNITS ONE PER RESIDENCE
- 3 STONE ACCENT TREATMENTS
- 4 SMOOTH EXTERIOR PLASTER
- 5 WROUGHT IRON HANDRAILS
- 6 DECK OPEN TO AIR ALL HALLWAYS ARE OUTSIDE
- 7 LIGHT AND AIR ATRIUM OPEN DOWN TO ALL FLOORS
- 8 DECORATIVE WINDOWS
- 9 ARCHITECTURAL TRIM BAND - PLASTER
- 10 SPANISH "S" TILE ROOFING ALL SLOPED ROOFS
- 11 DECORATIVE LIGHT FIXTURES

EXTERIOR ELEVATIONS - SECTIONS

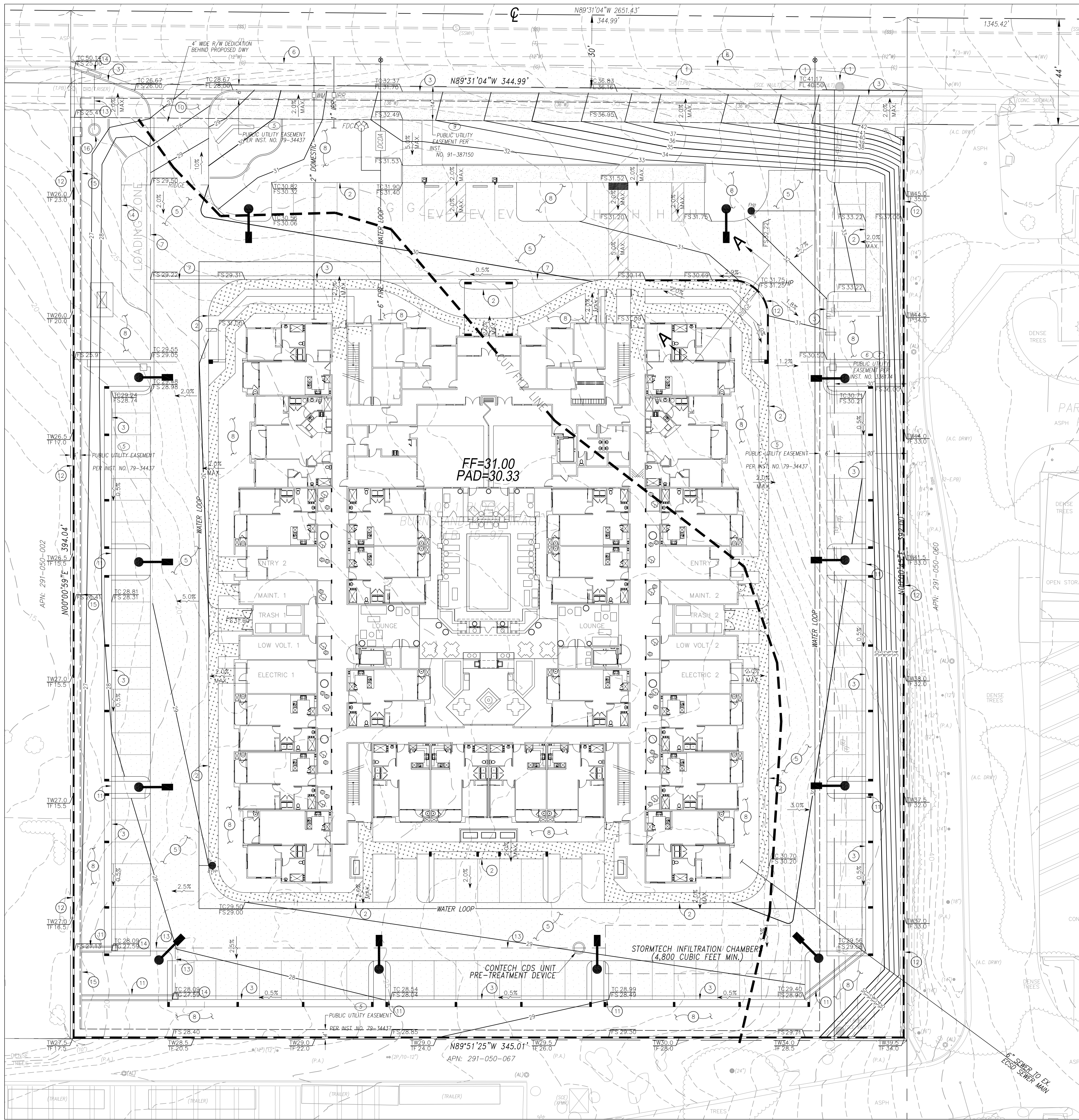


05



HORIZONS AT MORENO VALLEY ENTRY

Attachment: Elevations Rendering North Elevation (3545 : Conditional Use Permit PEN18-0205)



BASIS OF BEARINGS

THE BEARING OF N89°31'04"W OF THE CENTERLINE OF BOX SPRINGS ROAD PER TRACT NO. 35414 FILED IN BOOK 457 PAGES 70-73, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

METRO WATER DISTRICT OF SOUTHERN CALIFORNIA MP: 104-1994

ELEVATION = 1572.38 NAVD 1988

3 INCH BRASS DISK STAMPED MP 104 1994 FLUSH ON TOP OF THE ABUTMENT WALL, 3.5 FEET EAST OF THE WEST END AND 3 FEET ABOVE ROAD SURFACE, NEAR INTERSECTION OF INTERSTATE 215 AND CACTUS AVENUE; NORTHWEST BRIDGE ABUTMENT.

UTILITY PURVEYORS

CITY OF MORENO VALLEY
14177 FREDERICK STREET
P.O. BOX 88005
MORENO VALLEY, CA 92552

PUBLIC WORKS 951-413-3122
PLANNING 951-413-3229

EASTERN MUNICIPAL WATER-SEWER DISTRICT
951-928-3777
2270 TRUMBULL ROAD
P.O. BOX 8301
PERRIS, CA 92572

FRONTIER
909-748-6656
1980 ORANGETREE LANE, STE 100
REDLANDS, CA 92374

S.C.E.
951-928-8323
26100 MENIFEE ROAD
ROMOLAND, CA 92825

SD CAL GAS
951-928-2801
25200 TRUMBULL ROAD
ROMOLAND, CA 92585

LEGAL DESCRIPTION

LOT 1 IN BLOCK B OF BURNS AND KARR TRACT, AS SHOWN BY MAP ON FILE IN BOOK 15 PAGE 97 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH THAT PORTION OF THE WEST HALF OF EDMONT STREET ADJOINING SAID LOT 1 ON THE EAST, AS VACATED AND CLOSED TO PUBLIC USE BY RESOLUTION NO. 86-247 RECORDED DECEMBER 31, 1986 AS INSTRUMENT NO. 336174 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 291-050-048

EASEMENTS

AN EASEMENT FOR PIPE LINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 19, 1969 AS INSTRUMENT NOS. 69-48931, 69-48932 AND 69-48933 ALL OF OFFICIAL RECORDS. AFFECTS: DOES NOT AFFECT THE SUBJECT PROPERTY.

AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED FEBRUARY 20, 1979 AS INSTRUMENT NO. 79-34437 OF OFFICIAL RECORDS. AFFECTS: SHOWN HEREON

AN EASEMENT FOR ANY EXISTING PUBLIC UTILITIES AND PUBLIC SERVICE FACILITIES, TOGETHER WITH THE RIGHT TO MAINTAIN, OPERATE, REPLACE, REMOVE OR RENEW SUCH FACILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 31, 1986 AS INSTRUMENT NO. 336174 OF OFFICIAL RECORDS. IN FAVOR OF: COUNTY OF RIVERSIDE. AFFECTS: SHOWN HEREON

THE RIGHTS, IF ANY, OF A CITY, PUBLIC UTILITY OR SPECIAL DISTRICT, PURSUANT TO SECTION 8345 ET SEQ. OF THE CALIFORNIA STREETS AND HIGHWAYS CODE, TO PRESERVE A PUBLIC EASEMENT IN EDMONT STREET AS THE SAME WAS VACATED BY THE DOCUMENT RECORDED DECEMBER 31, 1986 AS INSTRUMENT NO. 336174 OF OFFICIAL RECORDS. AFFECTS: SHOWN HEREON

AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED NOVEMBER 07, 1991 AS INSTRUMENT NO. 91-387150 OF OFFICIAL RECORDS. AFFECTS: SHOWN HEREON

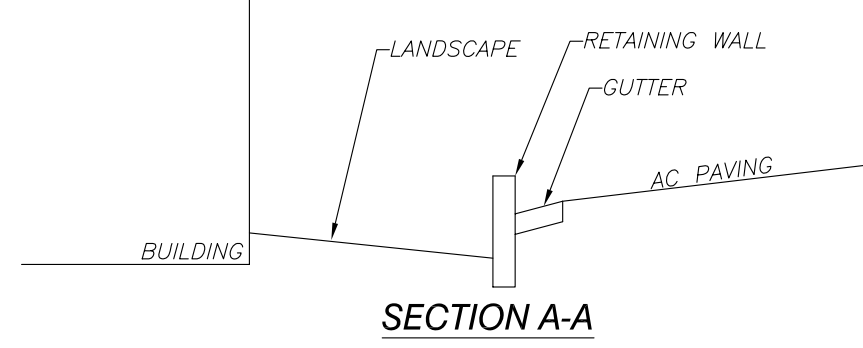
LEGEND table with symbols for Property Line, Finished Floor, Top of Curb, etc., and corresponding text labels.

FEMA FLOOD ZONE

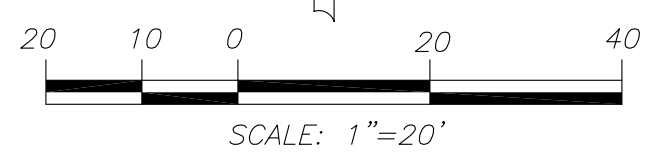
THIS PROJECT IS LOCATED IN FEMA FLOOD ZONE X PER MAP NO. 06065C0733G.

ROOF DRAIN NOTE

THE ROOF HAS NOT YET BEEN DESIGNED, BUT ALL ROOF DRAINS SHALL EXIT VIA DRAIN THROUGH THE NEAREST CURB FACE AND SHEET FLOW TO THE PROJECT BMPS.



PEN18-0205



SCALE: 1"=20'

GRADING CONSTRUCTION NOTES

- 1 PROTECT IN PLACE EXISTING IMPROVEMENT.
2 CONSTRUCT PCC CURB.
3 CONSTRUCT PCC CURB & GUTTER.
4 CONSTRUCT PCC SIDEWALK.
5 CONSTRUCT AC PAVING PER SOILS REPORT.
6 SAWCUT EXISTING PAVEMENT.
7 CONSTRUCT 36" V-GUTTER.
8 INSTALL LANDSCAPING PER LANDSCAPE ARCHITECTURAL PLANS.
9 TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
10 CONSTRUCT PCC DRIVEWAY PER CITY STANDARD MCSI-112C-0.
11 CONSTRUCT 18" U-GUTTER.
12 CONSTRUCT RETAINING WALL.
13 INSTALL STORM DRAIN PIPE.
14 INSTALL CATCH BASIN.
15 CONSTRUCT CONCRETE DITCH AT RETAINING WALL.
16 INSTALL DRYWELL FOR OFF-SITE TREATMENT.

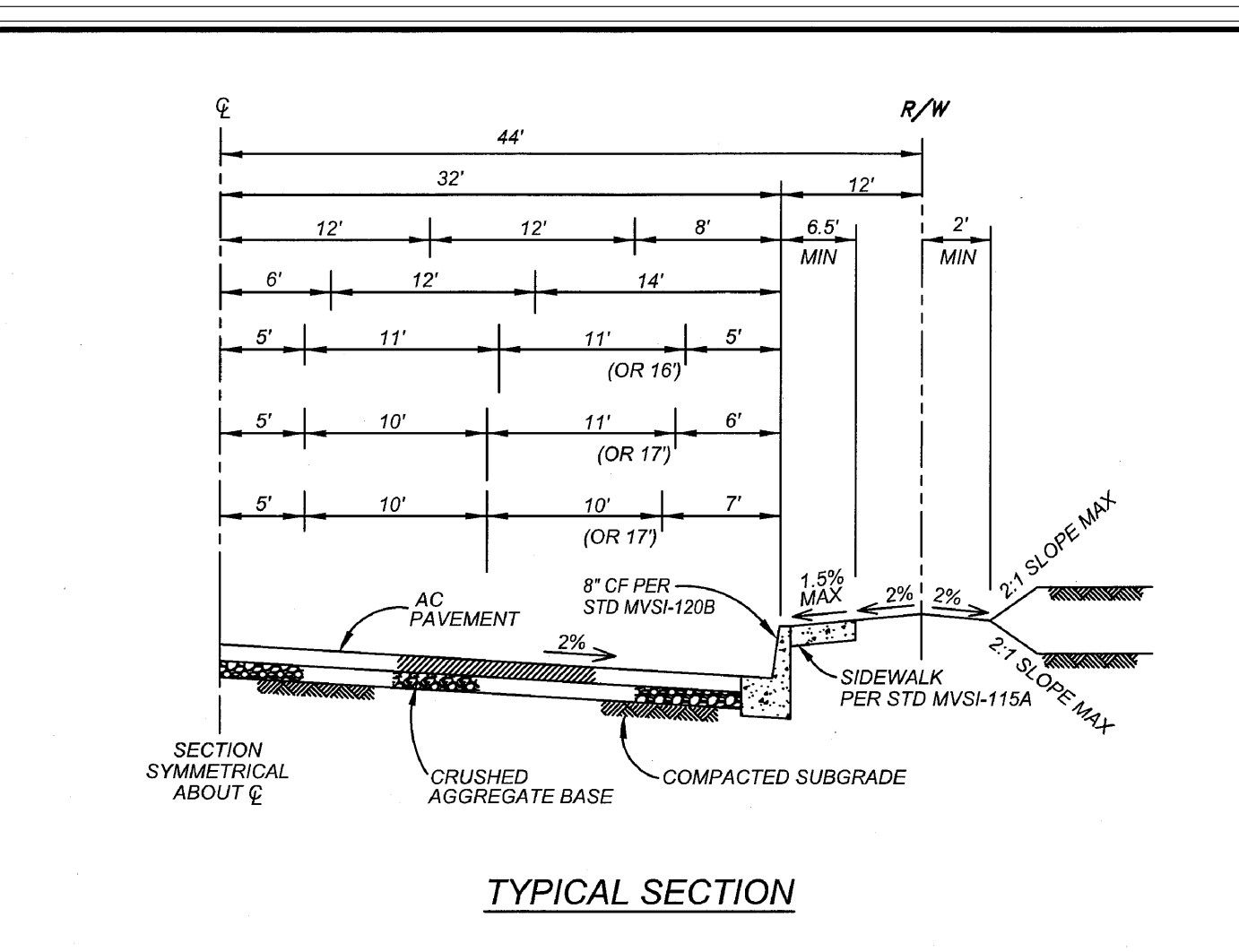
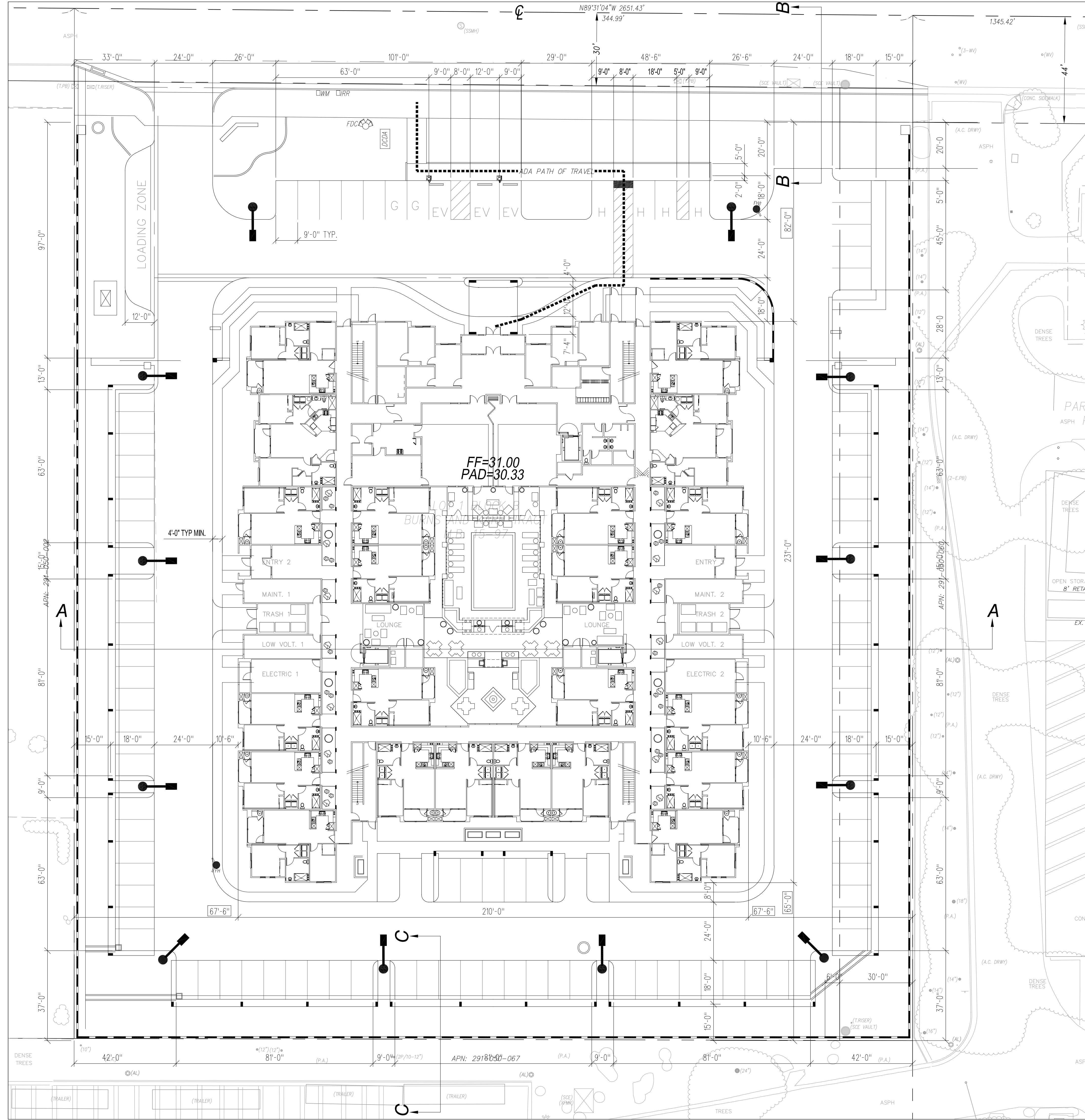
EARTHWORK

STATEMENT OF QUANTITIES:

CUT: 7,500 CUBIC YARDS
FILL: 17,500 CUBIC YARDS
NET: 10,000 CUBIC YARDS (EXPORT)

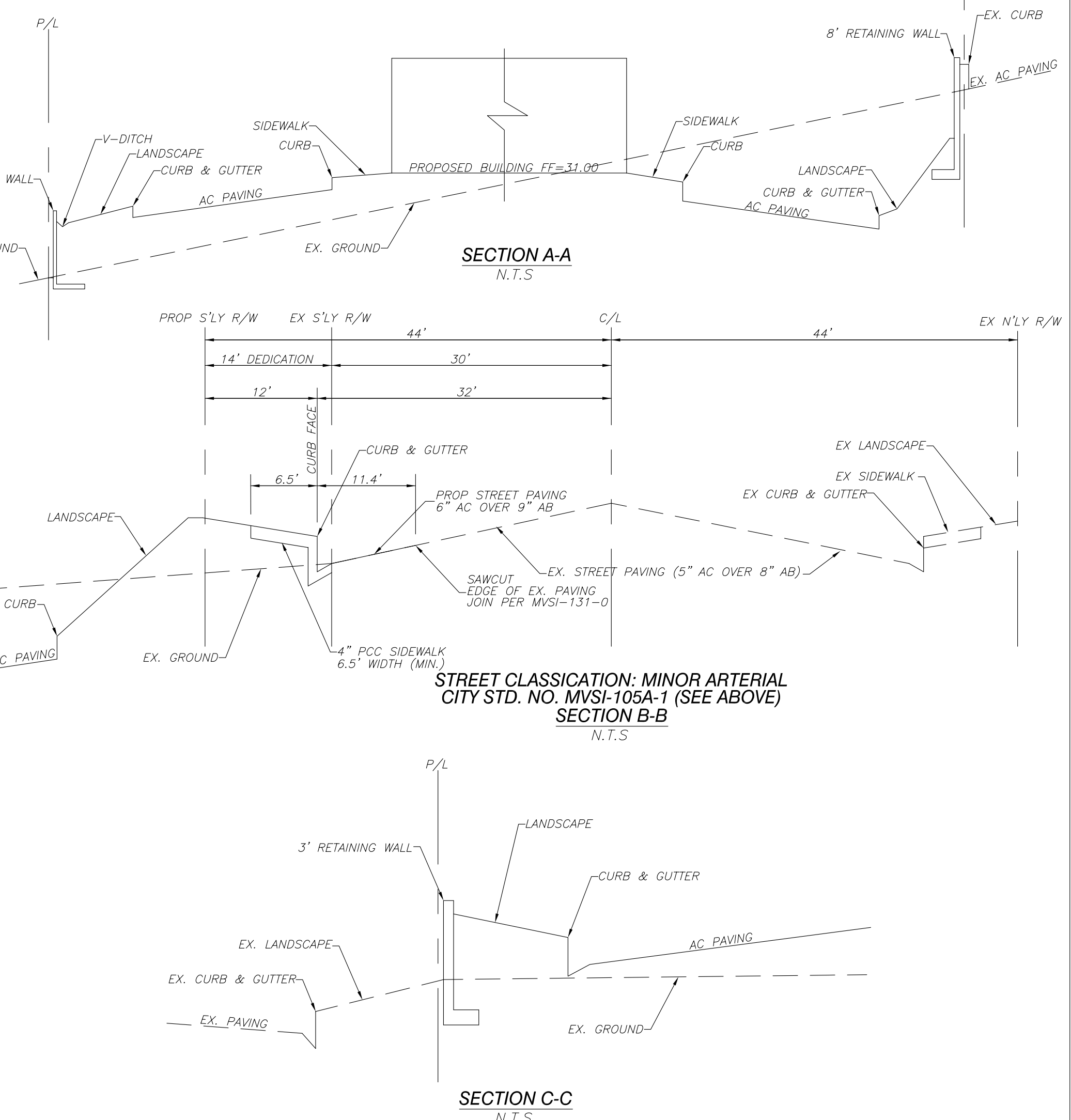
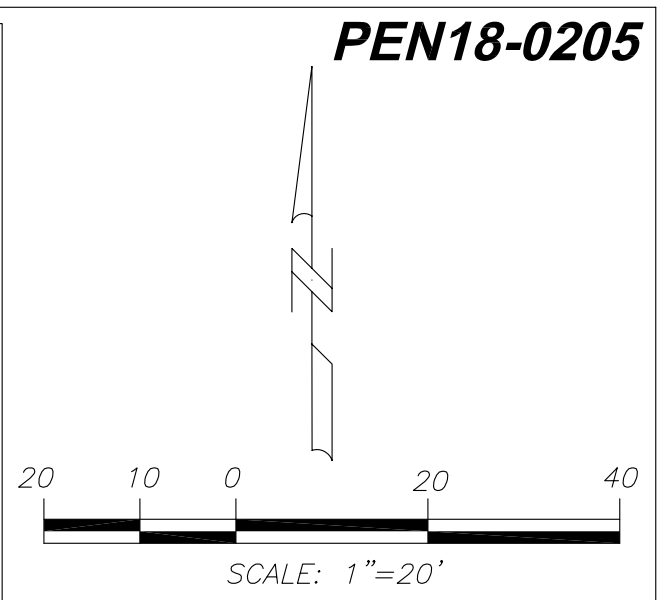
NOTE: THE QUANTITIES AS SHOWN HEREON ARE FOR PERMIT AND/OR BONDING PURPOSES ONLY. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF QUANTITIES PRIOR TO THE START OF GRADING AND ACCOUNT FOR DISTURBING ANY EXCESS MATERIAL OR SUPPLYING ANY DEFICIENCIES TO BRING SITE TO DESIGN GRADE. THE ABOVE CUT AND FILL FIGURES REPRESENT PURE VOLUME FIGURES ONLY. THERE IS NO CONSIDERATION TAKEN FOR SHRINKAGE, SUBSIDENCE, OR ANY OTHER LOSS FACTOR. THE CONTRACTOR'S BID WILL BE THE SOLE BASIS FOR ALL PAYMENTS FOR WORK DONE. PRIOR TO START OF CONSTRUCTION, CONTRACTOR/OWNER SHALL LOCATE TOE AND TOP OF SLOPES BY FIELD MEASUREMENTS AND VERIFY PAD ELEVATIONS.

Vertical sidebar containing project title 'HORIZONS AT MORENO VALLEY', professional seal of J. DePatri, sheet title 'PRELIMINARY GRADING PLAN', sheet number 'C-01', and date '4/4/2019'.



- NOTES:**
- 1) ADDITIONAL RIGHT-OF-WAY MAY BE REQUIRED WHEN AN ARTERIAL HIGHWAY COINCIDES WITH AN ADOPTED ROUTE FOR AN ADDITIONAL PUBLIC FACILITY (I.E. PEDESTRIAN, BICYCLE, OR EQUESTRIAN TRAIL), OR FOR A SCENIC HIGHWAY.
 - 2) THICKNESS OF PAVEMENT SECTION TO BE DETERMINED BY R VALUE TESTING PER CALTRANS DESIGN METHOD TEST 301 WITH RECOMMENDED SAFETY FACTOR, MINIMUM 0.45' AC / 0.75' CAB. AC SHALL BE PLACED IN LIFTS, AND THICKNESS OF EACH LIFT SHALL NOT EXCEED 3".
 - 3) MINIMUM T.I. = 9.
 - 4) HALF WIDTH STREETS SHALL BE CONSTRUCTED TO A WIDTH OF 1/2 STREET WIDTH PLUS 12' OR 18' (WITH DEDICATED TURN LANES).

	RECOMMENDED: EL DIVISION MANAGER APPROVED: M.J. Worell 9/4/19 PUBLIC WORKS DIRECTOR / DATE CITY ENGINEER	8/29/19 DATE	CITY OF MORENO VALLEY PUBLIC WORKS DEPARTMENT - TRANSPORTATION ENGINEERING DIVISION MINOR ARTERIAL	NOT TO SCALE MVSI-105A-1 STANDARD PLAN SHEET 1 OF 3
	APN: 291810-067			FF=31.00 PAD=30.33



SIGHT DISTANCE
 SIGHT DISTANCE AT THE PROPOSED DRIVEWAY SHALL CONFORM TO CITY OF MORENO VALLEY STANDARD NO. MVSI-164A-0, MVSI-164B-0 AND MVSI-164C-0 AT THE TIME OF PREPARATION OF FINAL GRADING, LANDSCAPE AND STREET IMPROVEMENT PLANS

18543 YORBA LINDA BL., #205
 YORBA LINDA, CA 92686
 714.749.3077
BLUE PEAK
 ENGINEERING, INC.

DRAWING ISSUE RECORD	
DATE	DESCRIPTION

REVISION RECORD		
NO.	DATE	DESCRIPTION

HORIZONS AT MORENO VALLEY
 21725 BOX SPRINGS ROAD
 MORENO VALLEY, CA

PROFESSIONAL SEAL

SHEET TITLE
PRELIMINARY GRADING PLAN

SHEET NUMBER
C-02

DATE: 4/4/2019
 Packet Pg. 90

Attachment: Preliminary Grading Plan [Revision 1] (3545 : Conditional Use Permit PEN18-0205)

PLANT LEGEND					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
	BEUCARNEA STRICTA	PONYTAIL PALM	24" BOX 15 GAL IN POTS	18 11	LOW
	BRACHYCHITON POPULNEUS	BOTTLE TREE	24" BOX	45	LOW
	CERCIDIUM 'DESERT MUSEUM' MULTI TRUNK	DESERT MUSEUM PALO VERDE	24" BOX	4	LOW
	CHITALPA TASHKENTENSIS	CHITALPA	24" BOX	29	LOW
	CITRUS 'MEYERS LEMON'	MYERS LEMON TREE	24" BOX	4	MODERATE
	CITRUS 'KUMQUAT'	KUMQUAT TREE	15 GAL	3	MODERATE
	COTINUS 'ROYAL PURPLE'	PURPLE SMOKE TREE	24" BOX	7	LOW
	OLEA 'WILSONIT'	WILSONS FRUITLESS OLIVE	36" BOX	16	LOW
	SCHINUS MOLLE	CALIFORNIA PEPPER	24" BOX	17	LOW
	TRACHYCARPUS FORTUNEI	WINDMILL PALM	36" BOX	4	MODERATE

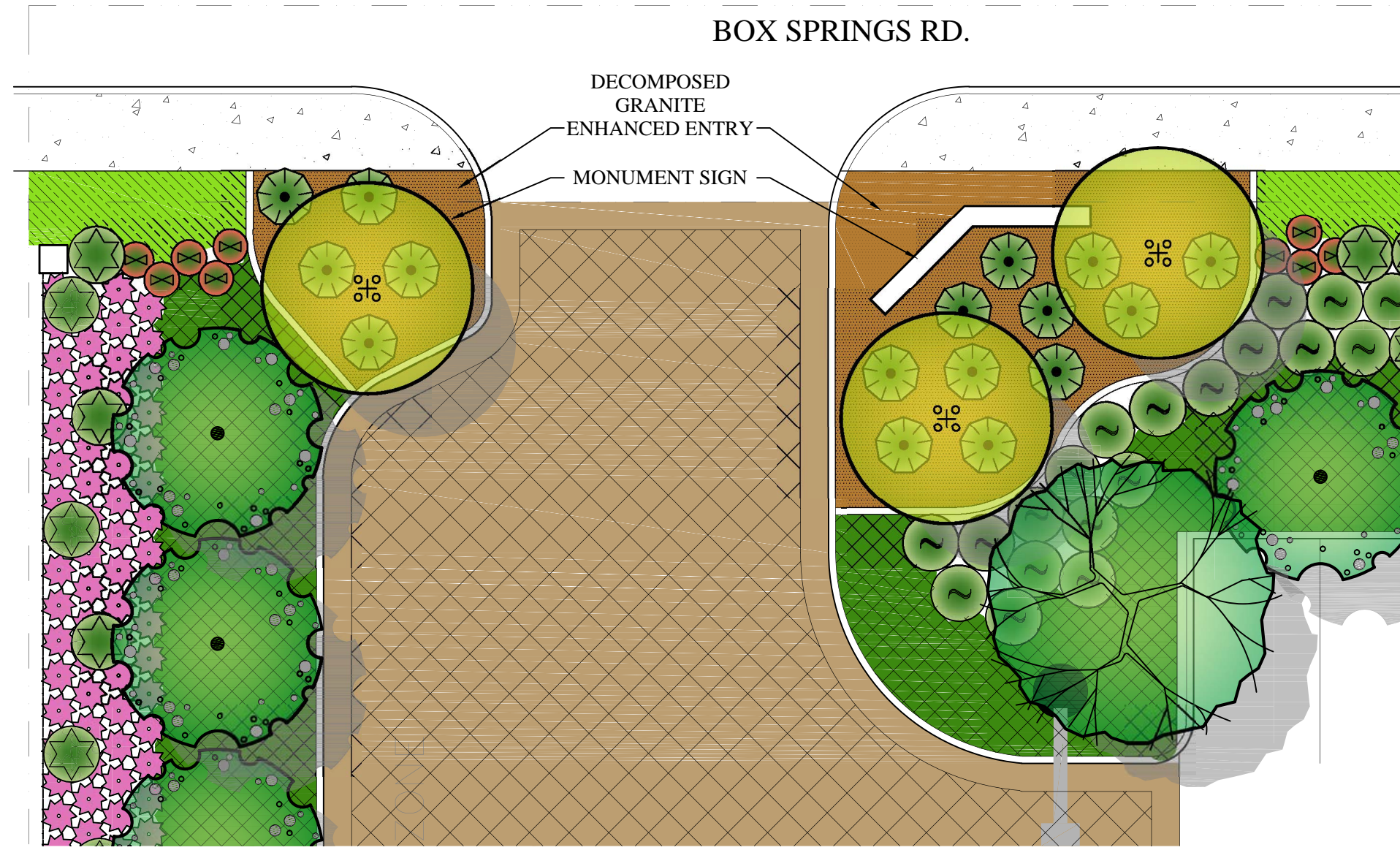
TREE CALCULATIONS

LINEAR FEET OF BUILDING 875 LF
 TREES REQUIRED= 29
 TREES PROVIDED= 158
 LINEAR FEET OF PARKING LOT 700 LF
 TREES REQUIRED= 23
 TREES PROVIDED= 25
 NUMBER OF EXISTING TREES BEING REMOVED= 6
 NUMBER OF REPLACEMENT TREES REQUIRED= 18
 NUMBER OF TREES PROVIDED= 158
 DUE TO SEVERE GRADING CONDITIONS NO ON SITE TREES COULD BE SAVED.

PLANT LEGEND					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
	AGAVE AMERICANA	CENTURY PLANT	15 GAL	44	LOW
	ALOE ARBORESCENS	TORCH ALOE	15 GAL	187	LOW
	ARBUTUS UNEDO	STRAWBERRY TREE	5 GAL	54	LOW
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	425	LOW
	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	15 GAL	125	LOW
	DASYLIRION LONGISSIMUM	MEXICAN GRASS TREE	5 GAL	44	LOW
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	50	LOW
	MELALEUCA NESOPHILA	PINK MELALEUCA	5 GAL	74	LOW
	MUHLENBERGIA 'REGAL MIST'	PINK MUHLY	5 GAL	560	LOW
	NANDINA DOMESTICA 'COMPACTA'	COMPACT HEAVENLY BAMBOO	5 GAL	96	LOW
	RHAMNUS 'EVE CASE'	COFFEEBERRY	5 GAL	266	LOW
	ACHILLEA 'PAPRIKA'	PAPRIKA YARROW	1 GAL @ 18" OC		LOW
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL @ 18" OC		LOW
	HEUCHERA 'PLUM PUDDING'	PLUM PUDDING CORAL BELLS	1 GAL @ 14" OC		LOW
	PENNISETUM SPATHIOLATUM	SLENDER VELDT GRASS	1 GAL @ 18" OC		LOW
	ROSMARINUS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL @ 30" OC		LOW

- LANDSCAPE NOTES**
- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
 - LANDSCAPING IS TO CONFORM TO ALL APPLICABLE CODES & ORDINANCES.
 - PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL ON-SITE LANDSCAPING AS SHOWN.
 - SHRUBS TO BE MAINTAINED AT 2' OR LESS AND TRIM TREE CANOPIES @ 6' OR HIGHER





COMMUNITY MAIN ENTRY

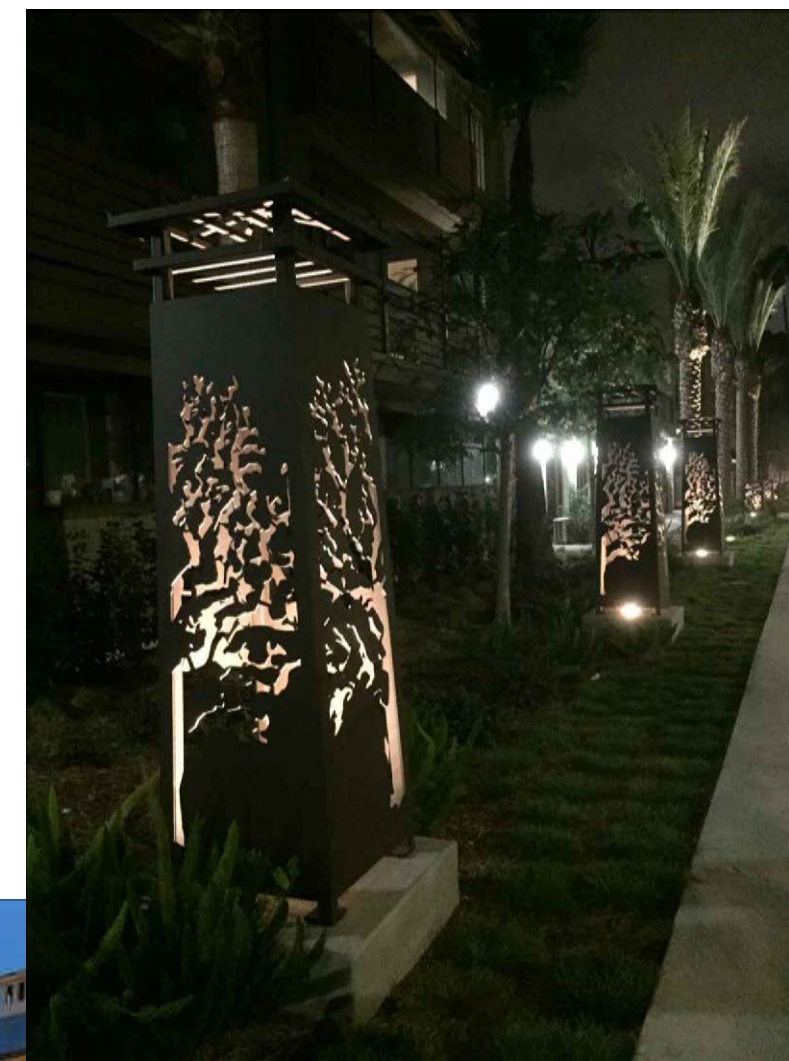


ENTRY PLANTING



ENTRY PLANTING

ACCENT LIGHTING



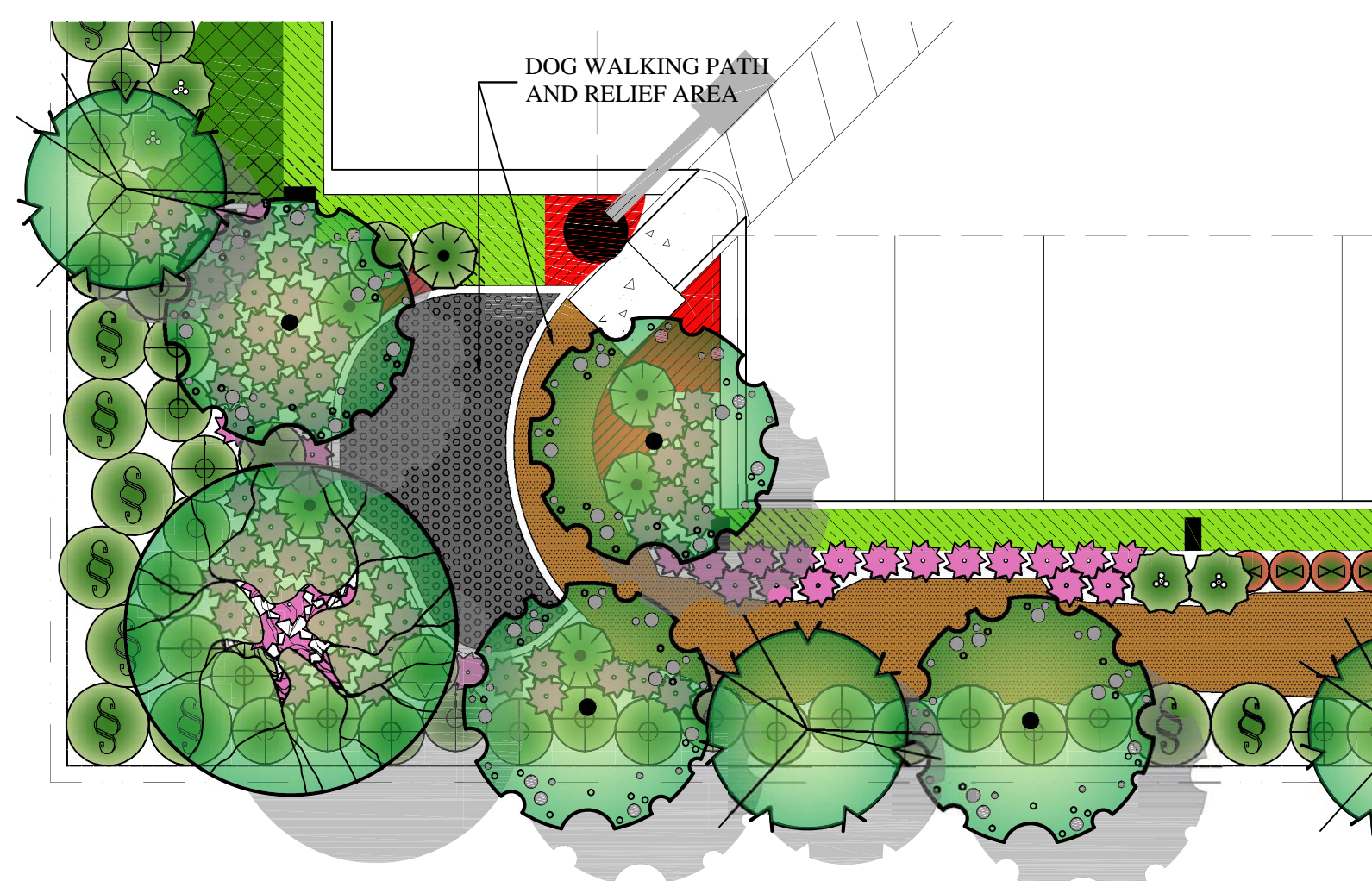
RECTANGULAR POOL



COURTYARD FOUNTAIN



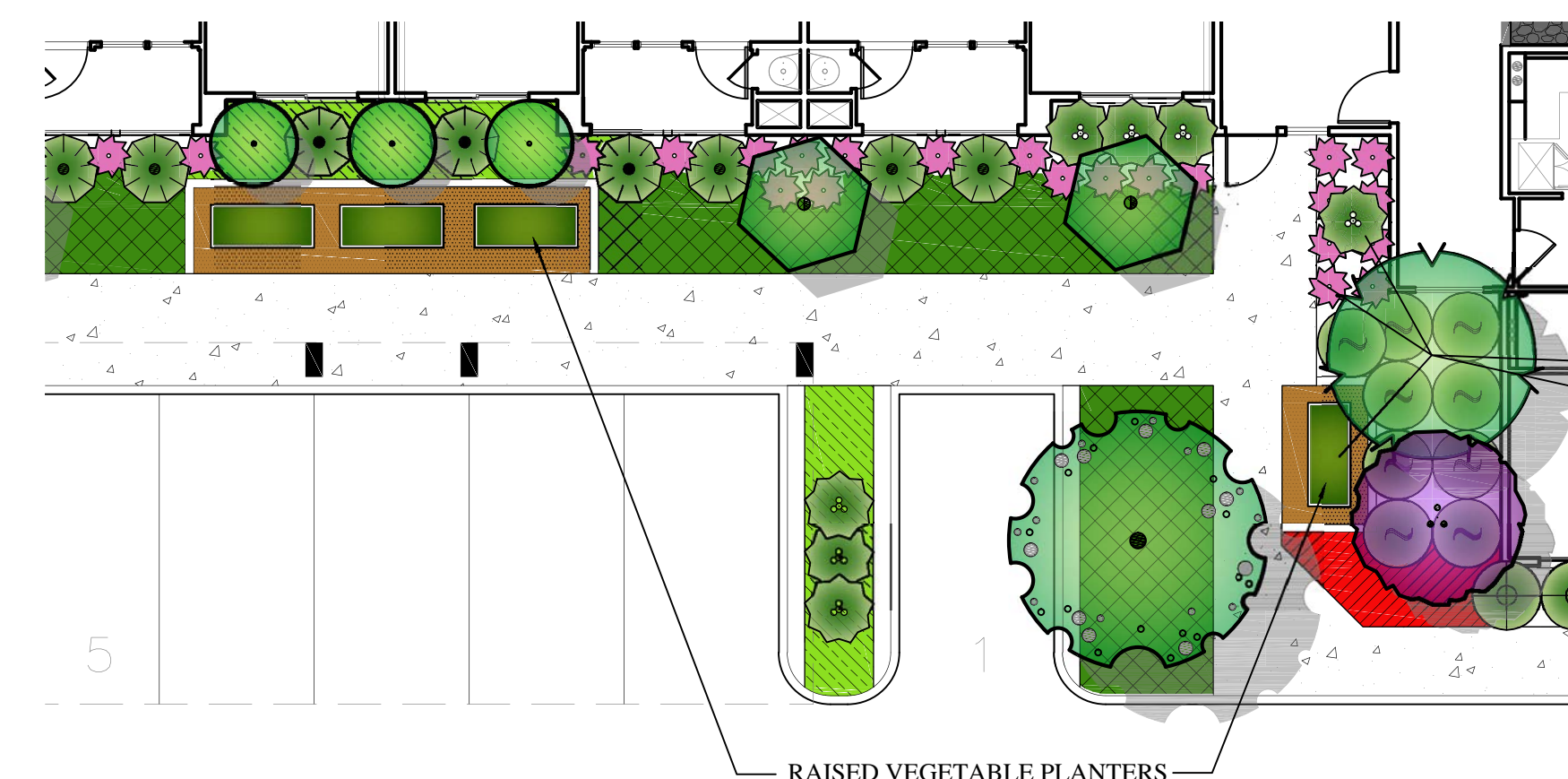
COMMUNITY ACTIVE COMMON AREAS



PET ACTIVITY AREA



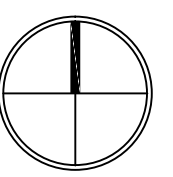
DOG WALKING PATH



COMMUNITY GARDENING AREAS



RAISED PLANTERS





HORIZONS AT MORENO VALLEY COURTYARD

Attachment: Rendering Courtyard (3545 : Conditional Use Permit PEN18-0205)

BOX SPRINGS RESIDENCES

Notice of Exemption

Lead Agency:

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

Project Applicant:

AEGIS LLC
2 Park Plaza, Suite 700
Irvine, CA 92614

ENVIRONMENT | PLANNING | DEVELOPMENT SOLUTIONS, INC.

2 Park Plaza, Suite 1120
Irvine, CA 92614

March 2019

Attachment: Documentation of Exemption_3-22-19 [Revision 1] (3545 : Conditional Use Permit PEN18-0205)

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Attachment: Documentation of Exemption_3-22-19 [Revision 1] (3545 : Conditional Use Permit PEN18-0205)

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- A. Biological Study
- B. Noise Study
- C. Air Quality and Greenhouse Gas Study

Attachment: Documentation of Exemption_3-22-19 [Revision 1] (3545 : Conditional Use Permit PEN18-0205)

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Attachment: Documentation of Exemption_3-22-19 [Revision 1] (3545 : Conditional Use Permit PEN18-0205)

1 INTRODUCTION

AEGIS Development Services LLC (Applicant) is seeking approval of a Conditional Use Permit from the City of Moreno Valley to build and operate a three-story Transitional Care Senior Housing facility with 78 units (proposed project). The City of Moreno Valley is the Lead Agency for the proposed project. The Lead Agency will utilize this document as evidence that the proposed project qualifies for the Class 32 Infill Exemption, which is further described below.

1.1 PURPOSE OF NOTICE OF EXEMPTION

Article 19 of the California Environmental Quality Act (CEQA) Guidelines includes, as required by Public Resources Code Section 21084, a list of classes of projects which have been determined not to have a significant effect on the environment. This document demonstrates that the proposed project qualifies for a CEQA Exemption as an Infill Development Project (Class 32), consistent with the provisions of CEQA Guidelines Sections 15332 and 15300.2 and provides information for City decision-makers to find that the proposed project is exempt under CEQA.

The proposed project qualifies as a Class 32 Infill Exemption as defined by the CEQA Guidelines Section 15332 because the project is: (1) consistent with the General Plan designation and policies and Zoning regulations; (2) is located within the City limits, surrounded by urban uses and is less than 5 acres in size; (3) has no value for endangered, rare or threatened species; (4) would not result in any significant effects related to traffic, noise, air quality or water quality; and (5) can be adequately served by all required utilities and public services. Additionally, this document demonstrates that the project and its circumstances would not result in any exceptions identified in CEQA Guidelines Section 15300.2.

1.2 DOCUMENT ORGANIZATION

This Notice of Exemption (NOE) includes the following sections:

Section 1. Introduction

Provides information about CEQA, its requirements for environmental review, and explains the NOE that evaluates the potential impacts of the proposed project to the physical environment.

Section 2. Project Setting

Provides information about the proposed project's location, the project site, and background.

Section 3. Project Description

Includes a description of the proposed project's physical features and construction and operational characteristics.

Section 4. Discretionary Approvals

Describes anticipated approvals and permits needed for implementation of the proposed project.

Section 5. Class 32 Infill Exemption Requirements

Includes the NOE and evaluates the proposed project's potential to result in significant adverse effects to the physical environment.

2 PROJECT SETTING

2.1 PROJECT LOCATION

The proposed project is located at 21725 Box Springs Road, Moreno Valley, California 92557. Located at the western part of the City of Moreno Valley, and Box Springs Road makes up its northern boundary, with Day Street approximately 1,200 feet to the east, the Canyon Springs Plaza shopping center to the south. Regional access is provided by State Route 60 (SR-60) to the south via Day Street and Box Springs Road. The project is located on the Riverside East USGS quadrangle, in Section 3 east, Township 3 south, Range 4 west; and is identified as Assessor's Parcel Number (APN) 291-050-048. The project site is shown on Figure 1, *Regional Location*, and Figure 2, *Local Vicinity Map*.

2.2 EXISTING LAND USES AND REGULATORY SETTING OF THE PROJECT SITE

The 3.11-acre project site is currently a vacant lot with patches of bare ground, dry brush, and a few small trees. Chain-linked fencing surrounds the site. The site's topography slopes from the higher northeast corner of the site, to the lower west to south sides of the site. A dirt roadway easement and a bike lane (designated by a painted stripe) is located along Box Springs Road on the northern boundary of the site.

The Moreno Valley General Plan land use designation for the project site is Commercial. The zoning designation of the project site is Community Commercial (CC), which allows for assisted living facilities within three hundred (300) feet or less from a residential zone or use with approval of a Conditional Use Permit (CUP). The project site is adjacent to an existing residential use.

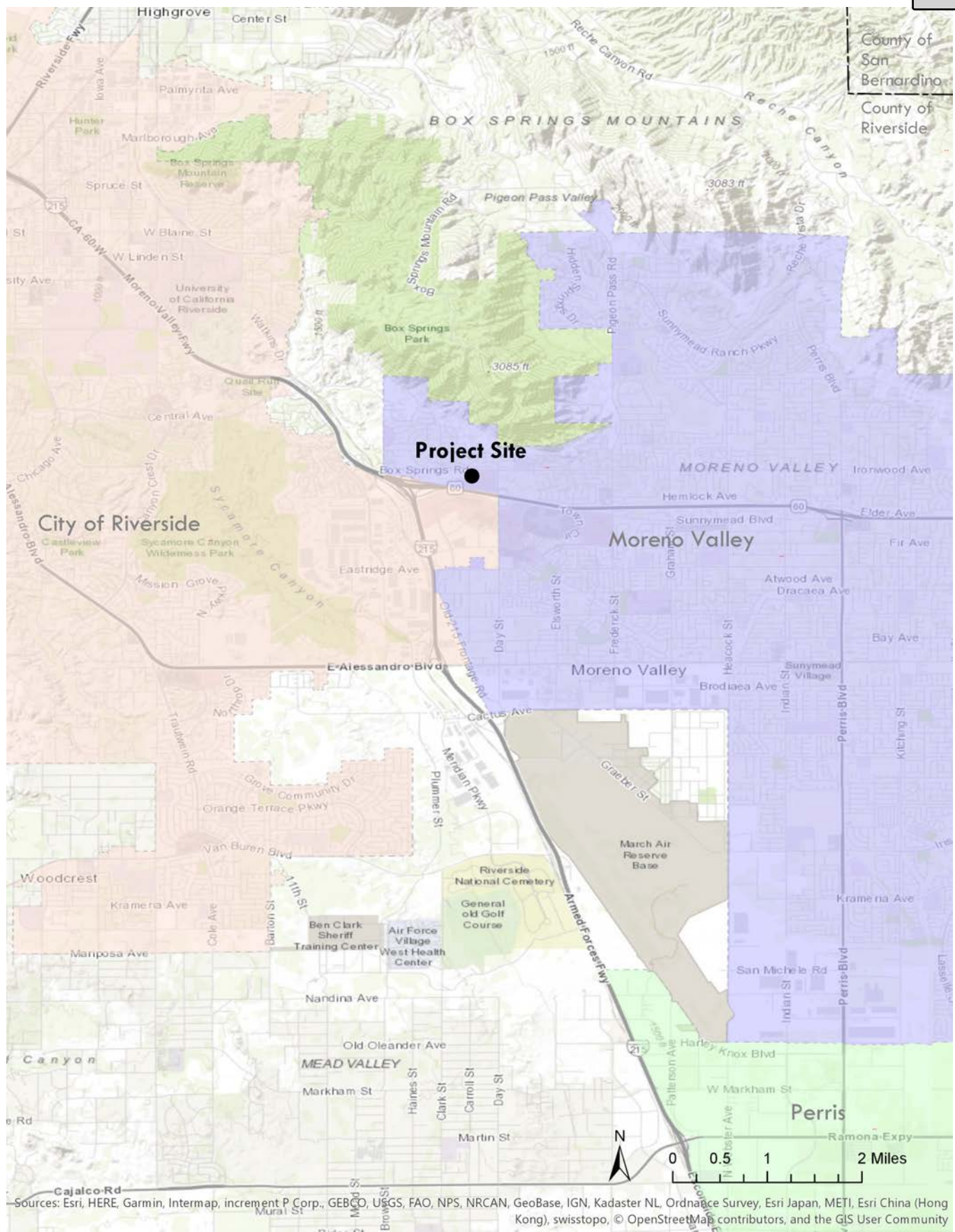
2.3 SURROUNDING LAND USES

The site is bound by the following land uses:

- NORTH:** Multifamily residential uses (Vista Springs Apartments), is located across Box Springs Road, as well as single-family residential to the slight northwest. The multifamily uses are designated Residential (20 du/ac) in the General Plan and zoned Multi-Family (R20); and a single-family residential subdivision designated as Residential (5du/ac) in the General Plan and zoned Suburban Residential (R5) The Box Springs Mountain Reserve Park is located to the north, beyond the residential uses.
- SOUTH:** The Canyon Springs Plaza which provides retail commercial uses is located directly south of the site and has a General Plan land use designation of Commercial and is zoned as Community Commercial (CC). This shopping center consists of one-story retail and office uses with associated surface parking and landscaping. SR-60 is located to the south of Canyon Springs Plaza. Additional retail uses are located to the south of SR-60, which are within the City of Riverside.
- EAST:** The Canyon Springs Plaza retail commercial uses are also located to the east of the project site, followed by Day Street, which provides access to SR-60.
- WEST:** Areas to the west of the site have a General Plan land use designation of Commercial and are zoned Community Commercial (CC). The adjacent parcel is developed with three one-story residential structures. The area further west is currently under construction with new multifamily residential uses.

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Attachment: Documentation of Exemption_3-22-19 [Revision 1] (3545 : Conditional Use Permit PEN18-0205)



Attachment: Documentation of Exemption_3-22-19 [Revision 1] (3545 : Conditional Use Permit PEN18-0205)

Box Springs Transitional Senior Care Facility
 Class 32 Categorical Exemption
 City of Moreno Valley

Figure 1
Regional Map

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

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Box Springs Transitional Senior Care Facility
 Class 32 Categorical Exemption
 City of Moreno Valley

Figure 2
Local Vicinity Map

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Attachment: Documentation of Exemption_3-22-19 [Revision 1] (3545 : Conditional Use Permit PEN18-0205)

3 PROJECT DESCRIPTION

3.1 PROPOSED PROJECT

The proposed project would develop and operate a transitional care senior housing facility that would consist of 78-units within a three-story building. The units would consist of one and two-bedroom units as shown on Table 1. The project site plan is shown on Figure 3, *Conceptual Site Plan*.

Table 1: Types of Units

Type of Unit	Number of Units	Square Feet of Units
One-Bedroom	60	753
Two-Bedroom	12	910
Two-Bedroom	6	1,152

The total proposed building area is approximately 83,000 square feet in size. The building would be three stories and 42 feet tall. The building setbacks range from 65 feet to 82 feet from the property line that would be demarcated with six-foot masonry walls along the side and rear of the site.

The residential amenities include a fitness/wellness center, pool and spa, lounge and club room, community gardens, offices for the assisted living services contractor, exterior open space with barbeque and seating. The project would also provide regular shuttle to various community and neighborhood commercial uses. Trash would be collected in two trash bins that would be emptied every three days through a contract for commercial solid waste services.

The project would be assessable by a driveway along Box Springs Road that would be developed along with sidewalks across the frontage of the site. The project would provide 99 parking spaces distributed throughout the exterior of the site that would include 4 Americans with Disability Act (ADA) stalls and 3 electrical vehicle charging spaces. The project also includes a loading area on the northwest corner of the site. A total of 99 parking spaces are provided.

3.2 CONSTRUCTION

Construction activities are expected to begin third quarter 2019 and take approximately 18 months. Project construction would include site preparation, grading, building construction, architectural coating, and paving. No demolition is required on the site as it is vacant land. Onsite water and sewer lines would connect to existing lines in Box Springs Road.

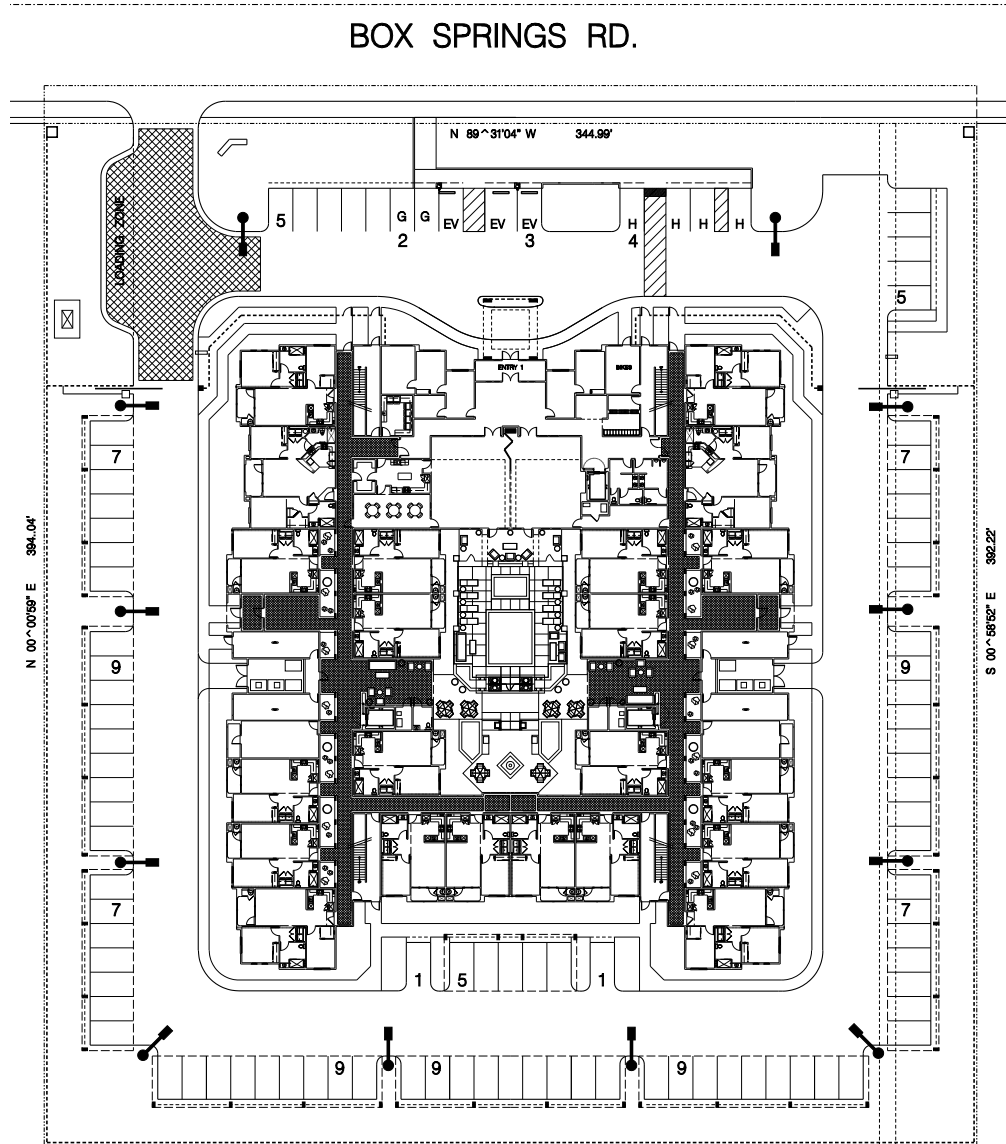
The project's anticipated opening year is 2021. The approximate construction schedule is shown in Table 2.

Table 2: Construction Schedule

Phase Name	Estimated Duration
Site Preparation	5 days
Grading	1 month
Building Construction	13 months
Architectural Coating	3 months
Paving	2 weeks

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Attachment: Documentation of Exemption_3-22-19 [Revision 1] (3545 : Conditional Use Permit PEN18-0205)



Box Springs Transitional Senior Care Facility
 Class 32 Categorical Exclusion
 City of Moreno Valley

Figure 3
Site Plan

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Attachment: Documentation of Exemption_3-22-19 [Revision 1] (3545 : Conditional Use Permit PEN18-0205)

4 DISCRETIONARY APPROVALS

The Applicant requests City of Moreno Valley's approval of the following discretionary actions to implement the proposed project:

- Approval of Class 32 Infill Exemption
- Conditional Use Permit (CUP)

The proposed project is subject to a CUP pursuant to Municipal Code Section 9.02.020-1, which states that assisted living uses are permitted within three hundred (300) feet or less from a residential zone are permitted with a CUP. The project site is adjacent to a residential use; and therefore, approval of a CUP is required for the project.

5 CLASS 32 INFILL EXEMPTION REQUIREMENTS

Article 19 of the California Environmental Quality Act (CEQA Guidelines Sections 15300 to 15333), includes a list of classes of projects that have been determined to not have a significant effect on the environment and as a result, are exempt from review under CEQA.

Class 32 Infill Exemption

One of the classes of projects exempt from CEQA review are projects that are specified as urban infill development. CEQA Guidelines Section 15332 defines the Class 32 Infill Exemption as a project that meets the following five requirements:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c) The project site has no value as habitat for endangered, rare or threatened species.
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e) The site can be adequately served by all required utilities and public services.

Exceptions

In addition to meeting the five requirements stated above, the CEQA Guidelines Section 15300.2 provides specific instances where exceptions apply to a project that would otherwise meet the requirements for an exemption. These exceptions are:

- a) Location: Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.
- b) Cumulative Impact: All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.
- c) Significant Effects: A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.
- d) Scenic Highways: A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.
- e) Hazardous Waste Sites: A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
- f) Historical Resources: A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resources.

5.1 PROPOSED PROJECT CEQA EXEMPTION

The analysis below provides substantial evidence that the project properly qualifies for an exemption under CEQA Guidelines Section 15332 (i.e., Class 32) and, as a result, would not have a significant effect on the environment. Additionally, the analysis shows there are no exceptions to qualifying for the categorical exemption, as identified in CEQA Guidelines Section 15300.2.

a. Criterion Section 15332(a): General Plan and Zoning Consistency: The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The City of Moreno Valley General Plan land use designation for the project site is Commercial, and the existing zoning designation of the site is Community Commercial (CC). The CC district allows for convalescent homes and assisted living facilities within 300 feet or less from a residential zone or residential use with approval of a CUP (Municipal Code Section 9.02.020). Here, the project site is adjacent to a residential use; thus, a CUP is required. With approval of a CUP, the project would be consistent with the applicable zoning designation.

In addition, site development minimum standards for the CC district are included in Municipal Code Section 9.040.040 and require a minimum of a 1-acre site with at least a 200-foot site width and a 175-foot depth. In addition, the front and side building setbacks are required to be a minimum of 15 feet with the proposed 42-foot tall building. The proposed project would exceed the building setbacks by providing a setback of 80 feet to the north, 65 feet to the south, 67.6 feet to the east, and 67.6 feet to the west. The setbacks for the onsite parking are a minimum of 20-feet along the front and 15-feet along the side. The proposed project would meet the parking setback requirements. Therefore, the project would be consistent with the applicable zoning regulations.

b. Criterion Section 15332(b): Project Location, Size, and Context: The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project is within the city limits of the City of Moreno Valley, on a 3.11-acre site. As shown on Figure 2 and detailed in Section 2.3, the site is surrounded by urban development on all sides. The site is located on Box Springs Road, and multifamily and single-family residential uses are located across the street from the site. Existing commercial development is located adjacent to the east and south of the site. The west of the site is bound by a single-family residence, followed by a new multifamily residential development that is under construction. As the project site is less than five acres and substantially surrounded by urban uses, it meets the criteria of CEQA Guidelines Section 15332(b).

c. Criterion Section 15332(c): Endangered, Rare, or Threatened Species: The project site has no value as habitat for endangered, rare or threatened species.

The 3.11-acre project site is undeveloped but surrounded by developed areas. As described by the biological study (MCC 2019) (Appendix A), the site contains disturbed areas, annual brome grassland, and scattered non-native trees. The biological study determined that no protected vegetation or wildlife species are located on or adjacent to the site, and that the site does not contain habitat to support protected vegetation and wildlife found in the area (MCC 2019). The

small area of annual brome grasslands on the site that is surrounded by developed areas is not expected to support burrowing owl (*Athene cunicularia*). Therefore, the project site has no value as habitat for endangered, rare or threatened species. However, the following Condition of Approval that is required by the City pursuant to the California Fish and Wildlife Code and the Migratory Bird Treaty Act would be implemented:

- Within thirty (30) days prior to any grading or other land disturbance, a pre-construction survey for Burrowing Owls shall be conducted pursuant to the established guidelines of Multiple Species Habitat Conservation Plan. The pre-construction survey shall be submitted to the Planning Division prior to any disturbance of the site and/or grading permit issuance.

The site is located in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) area but is not within or adjacent to an area conserved or targeted for conservation by the MSHCP and is required to pay the standard MSHCP fees. Therefore, implementation of the project would not affect any conservation goals of the MSHCP with implementation of the following Standard Condition of Approval:

- Prior to issuance of a building permit, the developer/property owner or developer's successor-in-interest shall pay all applicable impact fees due at permit issuance, including but not limited to Multi-species Habitat Conservation Plan (MSHCP) mitigation fees.

Migratory birds, which are protected under the Migratory Bird Treaty Act, may use vegetation, including existing scattered non-native trees, on or near the project site for nesting. Implementation of the following Standard Condition of Approval that is required by the City pursuant to the California Fish and Wildlife Code and the Migratory Bird Treaty Act would ensure that impacts to nesting birds and raptors during construction would not occur:

- To avoid take of nesting birds, vegetation removal and initial ground disturbance should occur outside the nesting bird breeding season (February through August). If project activities occur during the nesting season, a nesting bird survey should be conducted by a qualified biologist at a maximum of one (1) week prior to start of construction activities. If active nests of protected native species are located, construction work should avoid the nest with an appropriate buffer (as determined by a qualified biologist) or be delayed until after the nest is inactive. Construction near an active nest should be conducted at the discretion of a biological monitor utilizing appropriate buffers and other methods to minimize potential impacts.

For the reasons described above, the proposed project meets the criteria of CEQA Guidelines Section 15332(c).

d. Criterion Section 15332(d): Significant Effects: Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

TRAFFIC

The project proposes the construction of a 78-unit transitional care senior housing facility on the undeveloped site. The project trip generation was prepared using trip rates from the Institute of Transportation Engineers (ITE) *Trip Generation*, 10th Edition (2017).

As shown in Table 3, the operation of the proposed project would generate 289 daily trips including 16 trips during the a.m. peak hour and 20 trips during the p.m. peak hour. Exhibit A of the City of

Moreno Valley *Traffic Impact Analysis Preparation Guide* describes that projects that generate fewer than 100 vehicle trips during the peak hours are exempt from the requirement to prepare a traffic impact analysis and would not result in a significant impact. As the project would generate a maximum of 20 trips in a peak hour, the project would not result in a significant effect relating to traffic.

Table 3: Project Trip Generation

	Daily Trip Rate	A.M. Peak Hour			P.M. Peak Hour		
		In	Out	Total	In	Out	Total
ITE Trip Rate for Senior Attached ¹	3.70 per DU	0.07	0.13	0.2	0.143	0.117	0.26
Proposed Project: 78 DU	289	6	10	16	11	9	20

DU= Dwelling Unit

ITE= Institute of Transportation Engineer

¹Trip rates from the Institute of Transportation Engineers, Trip Generation, 10th Edition, 2017. Land Use Code 252 - Senior Attached.

The site is also adjacent to an existing bicycle route and sidewalks exists along Box Spring Road to the east and across the street from the site. Development of the site includes construction of sidewalks across the frontage, along Box Springs Road. Thus, the project would not conflict with pedestrian or bicycle facilities. Public transit in the project vicinity is provided by Riverside Transit Agency, which provides a bus route (Route 16) that travels along Box Spring Road that would be available to transit users to and from the project site.

Overall, the proposed transitional care senior housing facility would not result in any significant effects relating to traffic; therefore, the proposed project meets the traffic related criteria of CEQA Guidelines Section 15332(d).

NOISE

Noise Regulations: The Moreno Valley General Plan Implementation Policy 6.3.6 prohibits construction between 8 p.m. and 6 a.m. during the week and 8 p.m. and 7 a.m. weekends and holidays (Moreno Valley Final Programmatic EIR, 2006).

General Plan Implementation Policy 6.3.1.a requires consideration of noise mitigation for usable outdoor space at sensitive uses where the projected exterior noise level would exceed 65 dB CNEL. In addition, the interior CNEL of 45 dBA is mandated by the State of California Noise Insulation Standards (CCR, Title 24, Part 6, Section T25 28) for living spaces.

To evaluate whether the project will generate potentially significant construction noise levels at off-site sensitive receiver locations, a construction-related noise level threshold is adopted from the Criteria for Recommended Standard: Occupational Noise Exposure prepared by the National Institute for Occupational Safety and Health (NIOSH). A division of the U.S. Department of Health and Human Services, NIOSH identifies a noise level threshold based on the duration of exposure to the source. For the purposes of this analysis, the lowest, more conservative construction noise level threshold of 85 dBA Leq is used as an acceptable threshold for construction noise at the nearby sensitive receiver locations.

Construction Noise: The closest off-site sensitive receptor is approximately 105 feet west of the proposed construction activities. At this distance, noise from construction could be as high as 75 dBA Leq when a grader is used during construction. However, this level of noise would be at the closest point to construction, which would occur for a limited amount of time and this level of noise would not be constant throughout the construction day, and equipment would be turned off when not in use. The typical operating cycle for a piece of construction equipment involves one or two minutes

of full power operation followed by three or four minutes at lower power settings. Furthermore, the City of Moreno Valley prohibits construction between 8 p.m. and 6 a.m. during the week and 8 p.m. and 7 a.m. weekends and holidays. The highest construction noise levels at the potentially impacted receiver to the north is expected to approach 75 dBA Leq and is below the NIOSH 85 dBA Leq significance threshold during temporary project construction (grading) activities which are anticipated to last 1 month. Therefore, construction noise, given the temporary nature of the construction activities in conjunction with existing City regulations related to the allowable hours of construction activity, would not result in a significant effect related to noise.

Exterior Operational Noise: The Noise Study (Appendix B) completed for the project identified that the existing noise along Box Spring Road is approximately 68 dBA. The proposed building is setback from the roadway centerline by approximately 100-feet, which would reduce the noise volume to 65 dBA CNEL. In addition, the proposed balconies are partially recessed into the building, which would reduce directional roadway noise and the balconies would only be exposed to partial roadway exposure for which a -3 dBA credit can be taken. Therefore, the exterior noise level on Project balconies fronting Box Springs Road would be approximately 62 dBA, which is less than the recommended noise compatibility threshold of 65 dBA CNEL. In addition, the proposed courtyard, atrium, and lounge would be located interior to the building and would be shielded by the building itself which would provide that noise volumes would be less than the recommended noise compatibility threshold of 65 dBA CNEL.

Existing noise from the adjacent shopping center is approximately 69 dBA. However, the shopping center only operates in the daytime. The closest project façade is setback 65 feet from the shopping center area and the project includes development of a 6-foot concrete wall along the perimeter. The combination of setback and noise barrier would provide a 7 dBA noise reduction. Thus, noise at the project site would be approximately 62 dBA, which is less than the recommended compatibility threshold of 65 dBA CNEL.

Interior Operational Noise: As described above, the existing exterior noise levels are approximately 69 dBA. Use of dual-paned windows is required by the California Building Code for energy conservation in new residential construction. The interior noise standard of 45 dBA would readily be met with the use of standard closed dual-paned windows that have a Sound Transmission Class (or STC) rating of 27. Thus, interior noise impacts would not occur.

Aircraft Noise: The project site is located approximately 3.3 miles north of the nearest runway at March Air Reserve Base. The project is not within the March Air Reserve Base/Inland Port Land Use Plan or within 2 miles of an airport and airstrip. Thus, impacts related to aircraft noise would not occur on the project site.

Ground-borne Vibration. Ground-borne vibration can be generated from construction activities such as blasting, pile driving, and operating heavy earthmoving equipment. Construction of the proposed project would involve grading, site preparation, and construction activities but would not involve the use of construction equipment that would result in substantial ground-borne vibration or ground-borne noise on properties adjacent to the project site. No pile driving or blasting are proposed, and the site is relatively level, so substantial grading activities are not required. Thus, construction of the project would not generate significant effects relating to construction vibration.

In addition, operation of the transitional care senior housing facility does not include any activities or equipment that would not generate substantial ground-borne noise and vibration. Therefore, the

project would not result in the exposure of persons to or generation of excessive ground-borne noise and vibration.

Overall, the proposed transitional care senior housing facility would not result in any significant effects relating to noise; therefore, the proposed project meets the noise related criteria of CEQA Guidelines Section 15332(d).

AIR QUALITY

Air Quality Management Plan. The project site is located in the South Coast Air Basin, which is under the jurisdictional boundaries of the South Coast Air Quality Management District (SCAQMD). The SCAQMD and Southern California Association of Governments (SCAG) are responsible for preparing the Air Quality Management Plan (AQMP), which addresses federal and state Clean Air Act (CAA) requirements. The AQMP details goals, policies, and programs for improving air quality in the Basin. In preparation of the AQMP, SCAQMD and SCAG use land use designations contained in General Plan documents to forecast, inventory, and allocate regional emissions from land use and development-related sources. For purposes of analyzing consistency with the AQMP, if a proposed project would have a development density and vehicle trip generation that is substantially greater than what was anticipated in the General Plan, then the proposed project would conflict with the AQMP. On the other hand, if a project's density is consistent with the General Plan, its emissions would be consistent with the assumptions in the AQMP, and the project would not conflict with SCAQMD's attainment plans. In addition, the SCAQMD considers projects consistent with the AQMP if the project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation.

The Moreno Valley General Plan land use designation for the project site is Commercial. The zoning designation of the project site is CC, which allows for assisted living facilities with approval of a CUP. Thus, the proposed transitional care senior housing facility would be consistent with the existing land use and zoning designations. As a result, the proposed project would also be consistent with the assumptions in the AQMP and would not conflict with SCAQMD's attainment plans.

Construction Emissions. Construction activities associated with the proposed project would generate pollutant emissions from the following: (1) site preparation, grading, and excavation; (2) construction workers traveling to and from project site; (3) delivery and hauling of construction supplies to, and debris from, the project site; (4) fuel combustion by onsite construction equipment; (5) building construction; application of architectural coatings; and paving. The amount of emissions generated on a daily basis would vary, depending on the intensity and types of construction activities occurring.

It is mandatory for all construction projects to comply with several SCAQMD Rules, including Rule 403 for controlling fugitive dust, PM₁₀, and PM_{2.5} emissions from construction activities. Rule 403 requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the proposed project site, covering all trucks hauling soil with a fabric cover and maintaining a freeboard height of 12-inches, and maintaining effective cover over exposed areas. Compliance with Rule 403 was accounted for in the construction emissions modeling.

Table 4: Construction Emissions Summary

Year	Emissions (pounds per day)					
	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
2019	2.8	28.4	20.9	0.0	4.1	2.6
2020	28.0	11.9	13.1	0.0	0.9	0.7
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

Source: Giroux, 2019 (Appendix C)

As shown in Table 4 the construction emissions generated by the proposed project would not exceed SCAQMD regional thresholds. Therefore, construction activities would result in a less than significant impact.

Operational Emissions. Implementation of the proposed transitional care senior housing facility would result in long-term regional emissions of criteria air pollutants and ozone precursors associated with area sources, such as natural gas consumption, landscaping, applications of architectural coatings, and consumer products. However, operational vehicular emissions would generate a majority of the emissions generated from the project.

Operational emissions associated with the proposed project were modeled using CalEEMod and are presented in Table 5. As shown, the proposed project would result in long-term regional emissions of the criteria pollutants that would be below the SCAQMD's applicable thresholds. Therefore, the project's operational emissions would not result in a significant effect related to regional emissions.

Table 5: Operations Emissions Summary (lbs/day)

Source	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Area	22.3	1.7	46.1	0.1	6.0	6.0
Energy	0.0	0.3	0.1	0.0	0.0	0.0
Mobile	0.6	3.0	7.9	0.0	2.1	0.6
Total	22.9	5.0	54.1	0.1	8.1	6.6
SCAQMD Threshold	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Source: Giroux, 2019 (Appendix C)

In addition, the SCAQMD recommends the evaluation of localized NO_x, CO, PM₁₀, and PM_{2.5} construction-related impacts to sensitive receptors in the immediate vicinity of the project site. Such an evaluation is referred to as a localized significance threshold (LST) analysis. The impacts were analyzed pursuant to the SCAQMD's Final Localized Significance Threshold Methodology (SCAQMD 2008). SCAQMD has developed Local Significance Thresholds (LSTs) that represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standards, and thus would not cause or contribute to localized air quality impacts. LSTs are developed based on the ambient concentrations of NO_x, CO, PM₁₀, and PM_{2.5} pollutants for each of the 38 source receptor areas (SRAs) in the SCAB. The project site is located in SRA 24, Perris Valley.

The project would disturb a maximum of 1-acre daily. As shown in Table 6, with implementation of SCAQMD Rule 403, the maximum daily construction emissions from the proposed project would not exceed any of the applicable SCAQMD LST thresholds. Therefore, the project's operational emissions would not result in a significant effect related to localized emissions.

Table 6: Localized Emissions Summary (lbs/day)

	CO	NO _x	PM ₁₀	PM _{2.5}
2019	21	28	4	3
2020	20	21	2	1
LST Thresholds	602	118	4	3
Exceeds Threshold?	No	No	No	No

Source: Giroux, 2019 (Appendix C)

Greenhouse Gas Emissions: The analysis methodologies from SCAQMD are used in evaluating potential impacts related to greenhouse gas (GHG) emissions from implementation of the proposed project. SCAQMD does not have approved thresholds; however, does have draft thresholds that provides a tiered approach to evaluate GHG impacts, which includes:

- Tier 1: determine whether or not the project qualifies for any applicable exemption under CEQA
- Tier 2: determine whether the project is consistent with a greenhouse gas reduction plan, which would mean that it does not have significant greenhouse gas emissions.
- Tier 3: determine if the project would be below screening values; if a project's GHG emissions are under one of the following screening thresholds, then the project is less than significant:
 - o All land use types: 3,000 MTCO_{2e} per year
 - o Residential: 3,500 MTCO_{2e} per year
 - o Commercial: 1,400 MTCO_{2e} per year
 - o Mixed use: 3,000 MTCO_{2e} per year

In addition, SCAQMD methodology for project's construction are to average them over 30-years and then add them to the project's operational emissions to determine if the project would exceed the screening values listed above.

Construction activities produce combustion emissions from various sources, such as site excavation, grading, utility engines, heavy-duty construction vehicles onsite, equipment hauling materials to and from the site, asphalt paving, and motor vehicles transporting the construction crew. Exhaust emissions from onsite construction activities would vary daily as construction activity levels change.

In addition, operation of the proposed transitional care senior housing facility would result in area and indirect sources of operational GHG emissions that would primarily result from vehicle trips, electricity and natural gas consumption, water transport (the energy used to pump water), and solid waste generation. GHG emissions from electricity consumed by the building would be generated off-site by fuel combustion at the electricity provider. GHG emissions from water transport are also indirect emissions resulting from the energy required to transport water from its source.

The estimated operational GHG emissions that would be generated from implementation of the proposed project are shown in Table 7. Additionally, in accordance with SCAQMD recommendation, the project's amortized construction-related GHG emissions are added to the operational emissions estimate in order to determine the project's total annual GHG emissions.

Table 7: Greenhouse Gas Emissions

Emission Source	CO₂E (metric tons per year)
Area Sources	26.3
Energy Utilization	180.3
Mobile Source	434.6
Waste	35.8
Water	39.5
Construction	15.1
Total	731.6
Threshold	3,000
Exceeds Threshold?	No

Source: Giroux, 2019 (Appendix C)

As shown on Table 7, the project would result in approximately 731.6 MTCO₂e per year; which would not exceed the screening threshold of 3,000 MTCO₂e per year (Giroux, 2019). Therefore, greenhouse gas emissions from the project would not result in a significant effect.

The proposed project would result in a new transitional care senior housing facility the project site. The design of the building would comply with the California Title 24, California Energy Code, and the CALGreen Code, which would provide efficient energy and water consumption. In addition, the City of Moreno Valley regulates GHG emissions through implementation of the City's Energy Efficiency and Climate Action Strategy. The primary goal of the City's Climate Action Strategy is to reduce GHG emissions to comply with Assembly Bill (AB) 32. The Climate Action Strategy outlines 76 reduction measures that seek to reduce the City's GHG emissions. The proposed project would comply with these measures that include Title 24 Energy Code measures, Low Impact Development requirements, and recycling measures, as a condition of approval. Overall, the proposed project would not result in a substantial increase in GHG emissions and would not generate emissions that would exceed the SCAQMD screening threshold. Therefore, the proposed project would not result in a conflict with plans, policies, or regulations adopted for the purpose of reducing GHG emissions.

Overall, the proposed transitional care senior housing facility would not result in any significant effects relating to air quality or greenhouse gas emissions; therefore, the proposed project meets the air quality related criteria of CEQA Guidelines Section 15332(d).

WATER QUALITY

The project site is within the Santa Ana River watershed and under the jurisdiction of the Santa Ana RWQCB, which sets water quality standards for all ground and surface waters within its region. Water quality standards are defined under the Clean Water Act (CWA) to include both the beneficial uses of specific water bodies and the levels of water quality that must be met and maintained to protect those uses (water quality objectives). Water quality standards for all ground and surface waters overseen by the Santa Ana RWQCB are documented in its Basin Plan, and the regulatory program of the Santa Ana RWQCB is designed to minimize and control discharges to surface and groundwater, largely through permitting, such that water quality standards are effectively attained.

Construction. Construction of the proposed project would require grading and excavation of soils, which would loosen sediment, and then have the potential to mix with surface water runoff and degrade water quality. Additionally, construction would require the use of heavy equipment and construction-related chemicals, such as concrete, cement, asphalt, fuels, oils, antifreeze, transmission fluid, grease, solvents and paints. These potentially harmful materials could be accidentally spilled

or improperly disposed of during construction and, if mixed with surface water runoff could wash into and pollute waters.

These types of water quality impacts during construction of the project would be prevented through implementation of a grading and erosion control plan that is required by the Construction Activities General Permit (State Water Resources Board Order No. 2012-0006-DWQ, NPDES No. CAS000002) and the City's Municipal Code Section 8.21.170, which requires preparation of a Stormwater Pollution Prevention Plan (SWPPP) by a Qualified SWPPP Developer. The SWPPP is required for plan check and approval by the City's Building and Safety Division, prior to provision of permits for the project. Adherence to the existing requirements would ensure that activities associated with construction would not result in any significant effects relating to water quality.

Operations. The proposed project would operate a transitional care senior housing facility on the project site, which would introduce the potential for pollutants such as, chemicals from cleaners, pesticides and sediment from landscaping, trash and debris, and oil and grease from vehicles. These pollutants could potentially discharge into surface waters and result in degradation of water quality. However, in accordance with State Water Resources Board Order No. 2012-0006-DWQ, NPDES No. CAS000002 the proposed project would be required to incorporate a Water Quality Management Plan (WQMP) with post-construction (or permanent) Low Impact Development (LID) site design, source control, and treatment control Best Management Practices (BMPs). The LID site design would to minimize impervious surfaces and provide infiltration of runoff into landscaped areas.

The source control BMPs would minimize the introduction of pollutants that may result in water quality impacts; and treatment control BMPs that would treat stormwater runoff. The proposed project would install an onsite infiltration system to treat stormwater, which remove coarse sediment, trash, and pollutants (i.e., sediments, nutrients, heavy metals, oxygen demanding substances, oil and grease, bacteria, and pesticides). With implementation of the operational source and treatment control BMPs that are outlined in a WQMP and required by the City during the project permitting and approval process, potential pollutants would be reduced to the maximum extent feasible. Adherence to the existing requirements would ensure that activities associated with operation of the proposed project would not result in any significant effects relating to water quality.

Overall, the proposed transitional care senior housing facility would not result in any significant effects relating to water quality; therefore, the proposed project meets the water quality related criteria of CEQA Guidelines Section 15332(d).

e. Criterion Section 15332(e): Utilities: The site can be adequately served by all required utilities and public services.

The utilities necessary to construct and operate the proposed project (electric, natural gas, trash, water, and sewage) would be adequately provided by existing utility service systems. The project site is located in an urbanized and developed area. The proposed project would connect existing utility service lines within Box Springs Road. Trash collection services would be arranged prior to the issuance of building permits. All service confirmations will be addressed prior to occupancy. School public services will not be impacted by the project since it is a transitional senior care facility with a minimum age requirement of 55 years old. Given the project size and its location within an area that is currently served by utilities, the site can be adequately served by all required utilities

and public services. Therefore, the proposed project meets the criteria of CEQA Guidelines Section 15332(e).

5.2 EXCEPTIONS FOR EXEMPTIONS

In addition to investigating the applicability of CEQA Guidelines Section 15332 (Class 32), this CEQA document also assesses whether any of the exceptions to qualifying for the Class 32 categorical exemption for an Infill Project are present. The following analysis compares the criteria of CEQA Guidelines Section 15300.2 (Exceptions) to the project.

a. Criterion 15300.2(a): Location: Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

The project does not qualify for an exemption under Classes 3, 4, 5, 6 or 11. The project is located within an urban developed area and is not located within a sensitive environment. In addition, the project would not result in any impacts on an environmental resource of hazardous or critical concern. Therefore, the exception under criterion 15300.2(a) is not applicable.

b. Criterion 15300.2(b): Cumulative Impact: All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The effects of the proposed project would generally be beneficial, as the proposed project would a transitional care senior housing facility for aging residents that need care. The proposed project would develop a vacant lot that is surrounded by developed areas that is already served by utilities and public services, as well as transportation. Any construction effects would be temporary, confined to the project vicinity, and reduced to a less-than-significant level by implementing existing applicable regulatory requirements. No successive projects of the same type in the same place are known or expected to occur over time that would result in cumulatively considerable impacts. Therefore, the exception under CEQA Guidelines Section 15300.2 (b) does not apply to the project.

c. Criterion 15300.2(c): Significant Effects: A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

There are no known unusual circumstances that are applicable to the project and which may result in a significant effect on the environment. The proposed project consists of the construction of a transitional care senior housing facility within a developed area that is served by utilities and transportation. The project site would be consistent with the City's General Plan and Zoning with approval of a CUP. The provision of a transitional care senior housing facility for aging residents that need care would not introduce a new activity to the area that could result in a significant effect on the environment. Therefore, the exception under CEQA Guidelines Section 15300.2(c) does not apply to the project.

d. Criterion 15300.2(d): Scenic Highways: Scenic Highways: A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

The project site is not located along an officially designated scenic highway corridor. The closest Officially Designated State Scenic Highway is Highway 243, located approximately 24 miles east of the project site. However, State Highway 74, approximately 16 miles south of the project site, is an Eligible State Scenic Highway – Not Officially Designated. The project site is not visible from either Highway 243 or State Highway 71. Thus, development of the project site would not result in impacts related to any scenic highway corridor. Therefore, the exception under CEQA Guidelines Section 15300.2(d) does not apply to the project.

e. Criterion 15300.2(e): Hazardous Waste Sites: Hazardous Waste Sites: A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

The site is not on any list pursuant to Section 65962.5 of the Government Code or any other list compiled for purposes related to identifying the prior release of hazardous materials. The site is vacant and undeveloped. A Phase I Environmental Site Assessment for the site was prepared, which did not identify any historic hazardous waste releases on site through both a database check and site visit. The project is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code. Therefore, the exception under CEQA Guidelines Section 15300.2(e) does not apply to the project.

f. Criterion 15300.2(f): Historical Resources: A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resources.

The project site is undeveloped and vacant. There are no historical resources within the site. The project would not destroy, demolish, or alter known historic resources. All construction would be confined to the project site. Project construction would not impair the significance of any historic structures. Therefore, the exception under CEQA Guidelines Section 15300.2(e) does not apply to the project.

On the basis of the evidence provided above, the project is eligible for a Class 32 Categorical Exemption in accordance with Section 15332, Infill Development Projects, of the CEQA Guidelines. Because the proposed project meets the criteria for categorically exempt infill development projects listed in CEQA Guidelines Section 15332 and it would not have a significant effect on the environment, this analysis finds that a Notice of Exemption may be prepared for the project.

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Attachment: Documentation of Exemption_3-22-19 [Revision 1] (3545 : Conditional Use Permit PEN18-0205)

ROOF TILE

1

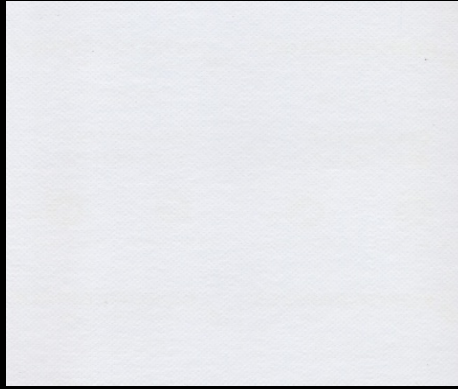
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SANTA BARBARA BLEND



PLASTER

2

MERLEX P-100 WHITE
"SANTA BARBARA BLEND"



WINDOWS

3

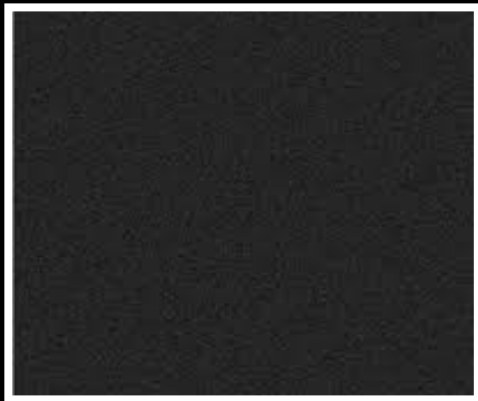
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MILGARD DOORS, BROWN



WROUGHT IRON

4

PAINTED BLACK



STONE

5

EL DORADO 'WHISKEY CREEK'
MOUNTAIN LEDGE PANELS



PLASTER ACCENT

6

MERLEX P-18 FRENCH TOAST
"SANTA BARBARA BLEND"



HORIZONS AT MORENO VALLEY

21725 BOX SPRINGS ROAD, MORENO VALLEY, CA 92553
MATERIALS & COLORS BOARD