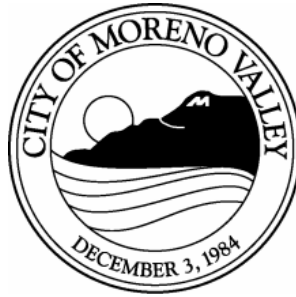

PLANNING COMMISSIONERS

PATRICIA KORZEC
Chairperson

RAY L. BAKER
Vice Chairperson

JEFFREY SIMS
Commissioner



ALVIN DEJOHNETTE
Commissioner

JOANN STEPHAN
Commissioner

ROBERT HARRIS
Commissioner

RAFAEL BRUGUERAS
Commissioner

PLANNING COMMISSION Regular Meeting

Agenda

Thursday, June 11, 2020 at 7:00 PM

TELECONFERENCED MEETING

[Pursuant to Governor Executive Order N-29-20]

There Will Not Be a Physical Location for Attending the Meeting

The Public May Observe the Meeting and Offer Public Comment As Follows:

STEP 1

Install the Free Zoom App or Visit the Free Zoom Website at [<https://zoom.us/>](https://zoom.us/)

STEP 2

Get Meeting ID Number and Password by emailing zoom@moval.org or calling (951) 413-3206

STEP 3

Select Audio Source

Computer Speakers/Microphone or Telephone

STEP 4

Public Comments May be Made Via Zoom

During the Meeting, the Chairperson Will Explain the Process for Submitting Public Comments

ALTERNATIVE

If you do not wish to make public comments, you can view the meeting on Channel MVTV-3, the City's website at www.moval.org or YouTube

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.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

PUBLIC COMMENTS PROCEDURE

During the public comment period for each item, as well as during the public comment period for items not on the agenda, the clerk will call upon each person who is on the Zoom application to ask if they wish to speak. Each member of the public wishing to speak will have a maximum of 3 minutes to speak on any agenda item, 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.

PUBLIC COMMENTS

CONSENT CALENDAR

All matters listed under Consent Calendar are considered to be routine and all will be enacted by one roll call vote. There will be no discussion of these items unless Members of the Planning Commission request specific items be removed from the Consent Calendar for separate action.

- 1. Planning Commission Minutes – Regular Meeting – May 28, 2020 7:00 PM

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

- 1. Case: PEN19-0154 – Plot Plan
- Applicant: Western States Engineering
- Property Owner: Royal Excel Enterprises
- Representative: Western States Engineering
- Location: Southwest corner Moreno Beach Drive and John F. Kennedy Drive
- Case Planner: Jeff Bradshaw
- Council District: 4
- Proposal: Plot Plan for a 19,234 square foot retail center comprised of two buildings on a 2.45-acre parcel

located at the southwest corner of Moreno Beach Drive and John F. Kennedy Drive.

2. Case: PEN20-0012 – Amended Conditional Use Permit
- Applicant: Gossett Development
- Property Owner: John and Jeff Gossett
- Representative: Gossett Development
- Location: The south side of John F. Kennedy Drive between Perris Boulevard and Vinehill Street
- Case Planner: Jeff Bradshaw
- Council District: 4
- Proposal: Amended Conditional Use Permit to expand the Moreno Valley Storage Facility by adding a 17,924 square foot second floor to Building G of an approved self-storage facility located on the south side of John F. Kennedy Drive between Perris Boulevard and Vinehill Street.

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

Planning Commission Regular Meeting, June 25, 2020 at 7:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.

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

**REGULAR MEETING – 7:00 PM
May 28, 2020**

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 Chairperson Korzec in the Council Chambers located at 14177 Frederick Street, Moreno Valley, California.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Stephan.

APPROVAL OF AGENDA

Motion to approve the agenda was made by Commissioner Sims and seconded by Commissioner DeJohnette.

Vote: 7-0

Ayes: Commissioner Sims, DeJohnette, Brugueras, Stephan, Harris, Vice Chairperson Baker and Chairperson Korzec

Action: Approved

PUBLIC COMMENTS PROCEDURE

PUBLIC COMMENTS

George Hague
Keri Then

CONSENT CALENDAR

1. Planning Commission - Regular Meeting - May 14, 2020 7:00 PM

Motion to approve the minutes of May 14, 2020 was made by Vice Chairperson Baker and seconded by Commissioner Stephan.

Public Speakers:

Tom Thornsley

Vote: 7-1

Ayes: Vice Chairperson Baker, Commissioner Stephan, Brugueras, DeJohnette, Sims and Chairperson Korzec

Abstain: Commissioner Harris

Action: Approved

NON-PUBLIC HEARING ITEMS

1. Discussion of Preliminary Draft Land Use Plan for the General Plan Update (Report of: Planning Commission)

The Planning Commission was generally supportive of the Preferred Plan Concept with the following comments:

- Agreed with Downtown as central focal point
- Particular attention is needed to the mall property to make sure it remains a focus; there was mention by at least two Commissioners that a venue or performing arts center would be a use to consider at this location
- Important to differentiate concept areas so that they do not compete with each other
- Additional residential units, which are needed to meet the State requirements for housing need, are important for the success of the growth concepts

Public Speakers

Roy Bleckert	David Slawson
Melody L.	Frank Sparks
Tom Thornsley	Chris Torres
Keri Then	Brandon Carn
George Hague	Debra Craig

PUBLIC HEARING ITEMS

1. A Tentative Tract Map (TTM 37580) to subdivide 2.18 acres of vacant land into 6 single-family residential lots and 1 lettered lot for water quality treatment facilities. (Report of: Planning Commission)
 - A. Staff recommends that the Planning Commission APPROVE Resolution No. 2020-04, and thereby:
 1. CERTIFY that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 32 Exemption (Section 15332, In-Fill Development Projects); and

2. APPROVE PEN18-0154 Tentative Tract Map 37580 subject to the conditions of approval included as Exhibit A.

Public Hearing Opened: 8:56 PM

No public speakers

Public Hearing Closed: 8:58

Motion to approve Resolution Number 2020-04 as amended was made by Vice Chairperson Baker and seconded by Commissioner Brugueras.

Vote: 7-0

Ayes: Vice Chairperson Baker, Commissioner Brugueras, Stephan, Harris, DeJohnette, Sims, Chairperson Korzec

Action: Approved

2. A Tentative Parcel Map (TPM 37429) to subdivide 1.39 acres of vacant land into 2 single-family residential lots and 2 lettered lots for street improvement purposes. (Report of: Planning Commission)

A. Staff recommends that the Planning Commission APPROVE Resolution No. 2020-19, and thereby:

1. CERTIFY that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), under CEQA Guidelines Section 15315 (Class 15) Minor Land Divisions; and
2. APPROVE PEN18-0042 Tentative Parcel Map 37429 subject to the conditions of approval included as Exhibit A.

Public Hearing Opened: 9:22 PM

No public speakers.

Public Hearing Closed: 9:23 PM

Motion to approve Resolution Number 2020-19 was made by Commissioner Sims and seconded by Commissioner Harris.

Vote: 7-0

Ayes: Commissioner Sims, Harris, Brugueras, Stephan, DeJohnette, Vice Chairperson Baker and Chairperson Korzec

Action: Approved

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

No items for discussion.

PLANNING COMMISSIONER COMMENTS

Commissioner Brugueras asked that we follow up on the request from Commissioner Sims in regards to the CEQA Exemptions in their staff reports.

Commissioner Sims stated that he would appreciate it if additional CEQA information was added for better clarification.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson Korzec adjourned the meeting at 9:30 PM.

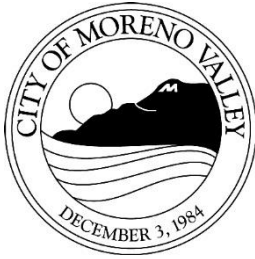
Submitted by:

Approved by:

Ashley Aparicio
Planning Commission Secretary

Patricia Korzec
Chairperson

Minutes Acceptance: Minutes of May 28, 2020 7:00 PM (CONSENT CALENDAR)



PLANNING COMMISSION

STAFF REPORT

Meeting Date: June 11, 2020

PLOT PLAN FOR A 19,324 SQUARE FOOT RETAIL CENTER COMPRISED OF TWO BUILDINGS ON A 2.45-ACRE PARCEL LOCATED AT THE SOUTHWEST CORNER OF MORENO BEACH DRIVE AND JOHN F. KENNEDY DRIVE

Case:	PEN19-0154 – Plot Plan
Applicant:	Western States Engineering
Property Owner	Royal Excel Enterprises
Representative	Western States Engineering
Location:	Southwest corner Moreno Beach Drive and John F. Kennedy Drive
Case Planner:	Jeff Bradshaw
Council District:	4
Proposal	Plot Plan for a 19,234 square foot retail center comprised of two buildings on a 2.45-acre parcel located at the southwest corner of Moreno Beach Drive and John F. Kennedy Drive.

SUMMARY

The applicant, Western States Engineering, on behalf of Royal Excel Enterprises, is requesting approval of a Plot Plan for the Moreno Beach Commercial Center, a 19,234 square retail center, on 2.45-acres at the southwest corner of Moreno Beach Drive and John F. Kennedy Drive. The property is currently zoned Specific Plan 193 Commercial (SP 193 C) District. The project as designed and conditioned is consistent with the goals, policies and objectives of the City's General Plan as well as the requirements of the Moreno Valley Ranch Specific Plan and the City's Municipal Code.

PROJECT DESCRIPTION

Background

In 2017, the applicant submitted applications to develop the project site, which included a Conditional Use Permit and Plot Plan for a proposed a retail center that included a service station with a convenience store / retail building and a drive-through car wash. On April 26, 2018, the Planning Commission, voted to deny the project finding that the proposed conditionally permitted uses were not compatible with existing established residential uses in proximity to the proposed project site.

The Planning Commission's denial action was appealed to the City Council and heard as part of the September 18, 2018 public hearing agenda. During the public hearing, the applicant requested to withdraw the appeal which was accepted by the City Council. As a result of the withdrawal, the Planning Commission's April 26, 2018 denial action was final.

Project

The applicant is requesting approval of a Plot Plan for the construction of a new 19,234 square foot retail center on a 2.45-acre site located within the Moreno Valley Ranch Specific Plan at the northeast corner of Moreno Beach Drive and John F. Kennedy Drive. The retail center will include a 13,524 square foot market and a 5,800 square foot multi-tenant building with tenant spaces for two restaurants and an office use.

As stated previously, the applicant's original proposal for this location included a retail center was comprised of a service station with a 7,616 square foot convenience store / retail building, a 3,520 square foot canopy cover at the 12 gas pumps and a 3,526 square foot drive-through car wash building.

The new retail center as proposed is significantly different from the original project with the elimination of the service station and drive-through car wash. The proposed market building and retail building are permitted uses not Conditional uses. The new site layout eliminates the driveway on Via Entrada with vehicular access limited to driveways on Moreno Beach Drive and John F. Kennedy Drive.

The market building is sited with the rear of the building facing Via Entrada and oriented with the entrance facing towards Moreno Beach Drive. The market building is 73 from the Via Sonata right-of-way. The retail building is located with the rear of the building along John F. Kennedy Drive and oriented with the entrances facing south. The queuing lane for the car wash has been replaced with an internal drive aisle and customer / employee parking. The project is conditioned to provide a screening tree row and enhanced landscaping along the south property line to screen the center from the adjacent single family homes.

The project, as presented, is consistent with the site's General Plan designation of Commercial, all applicable General Plan policies and the Commercial zoning district regulations of the Moreno Valley Ranch Specific Plan (SP 193) and City's Municipal Code.

Site \ Surrounding Area

The 2.45-acre project site is located at the southwest corner of John F. Kennedy Drive and Moreno Beach Drive within the Moreno Valley Ranch Specific Plan is currently zoned Specific Plan 193 Commercial (SP 193 C) District. Surrounding land uses included single-family residences to the north and south, multiple-family residences to the east, and a maintenance yard for the Moreno Valley Ranch Golf Club and Fairway Park to the east.

Access / Parking

The primary access to the proposed development will be from a driveway on Moreno Beach Drive near the southeast corner of the site. Moreno Beach Drive is a divided arterial with a raised median along the site's frontage, so turning movements at this driveway will be limited to right-in/right-out. The site can also be accessed from a driveway on John F. Kennedy Drive. Based on the combination of uses on the site, a total of 109 parking spaces are required; 115 parking spaces are proposed.

Staff has reviewed the driveways and interior drive aisles and found that adequate truck maneuvering and turnaround is provided for delivery vehicles, fire apparatus, and trash pick-up.

Design / Landscaping

The proposed 19,324 square foot retail center includes two buildings with a shared parking lot. Building A is a 13,234 square foot market, which backs to Via Entrada. Building B is a 5,800 square foot retail building that backs to John F. Kennedy Drive. There are no buildings proposed along the south property line, adjacent to the existing residences or the Via Sonata street frontage. In an effort to promote walkability the project includes a pedestrian connect between the residential neighborhood south of Via Sonata and the center.

The one-story buildings incorporate a contemporary Spanish Colonial architectural design. The design is consistent with the architectural guidelines of the Specific Plan as it includes varied building heights and tower elements, exposed wood rafters, decorative lighting, spandrel glass, and awnings, and incorporates durable quality materials including stucco, s-tile roofing, decorative tile and stone enhancements.

Perimeter landscape for the site is placed at the back of sidewalk, between the sidewalk and any retaining walls and in shared water quality treatment swales / landscape planters at the perimeter of the site's parking lot, around the buildings' exteriors and within the central courtyard. The on-site landscape consists of drought tolerant ground

cover, shrubs and trees. In order to screen the operations of the retail center from the adjacent residential uses the project has been conditioned to provide an eight-foot tall wall along the portion of south property line adjacent to the residence located at 15104 La Casa Drive and provided a six-foot tall wall along the remainder of the southern property line. A break in the six foot wall will be provided for the proposed pedestrian connection.

REVIEW PROCESS

In compliance with the Municipal Code, the Project Review Staff Committee (PRSC) reviewed this project and met with the applicant on August 6, 2019. The applicant has worked with staff, and modified the plans to be consistent with the development standards of Moreno Valley Ranch Specific Plan and the Municipal Code. Based on staff's review, it was determined that the project will be consistent with the General Plan and City requirements, subject to the conditions of approval in the attached Resolution.

ENVIRONMENTAL

Planning staff worked with the Altum Group in the preparation of an Initial Study Checklist and supporting technical studies for the categories of air quality, biological resources, cultural and paleontological resources, greenhouse gas, geotechnical, noise, traffic, and water quality and storm drainage. No impacts were noted and no mitigation was required or recommended in the conclusions of the project technical studies.

City staff has completed an independent review of the potential environmental impacts of the proposed project in accordance with the California Environmental Quality Act (CEQA) Guidelines and has determined the project does not have the potential for a significant effect on the environment. Therefore, staff recommends the Planning Commission Certify that the project is exempt from the requirements of the California Environmental Quality Act (CEQA) Guidelines as the project meets all five of the criteria outlined in Section 15332 (In-fill Development Projects) below.

- 1) The project is consistent with the site's General Plan designation of Commercial, all applicable General Plan policies and the Commercial zoning district regulations of the Moreno Valley Ranch Specific Plan (SP 193) and City's Municipal Code;
- 2) The project site is located within an urbanized area within the City limits and at 2.45-acre in size is less than 5-acres in size;
- 3) The project site is surrounded by urbanized development and has no value as habitat for endangered, rare or threatened species;
- 4) Based on the analysis described above, approval of the project will not result in any significant impacts relating to air quality, noise, traffic, or water quality; and

5) The site can be adequately served by all required utilities and public services.

NOTIFICATION

Public notice was sent to all property owners of record within 600 feet of the project on May 28, 2020. The public hearing notice for this project was also posted on the project site and published in the local newspaper on May 29, 2020.

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. 2020-23, and thereby:

1. **CERTIFY** that Plot Plan (PEN19-0154) is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 32 Exemption (Section 15332, In-fill Development Projects); and
2. **APPROVE** Plot Plan (PEN19-0154) subject to the attached Conditions of Approval included as Exhibit A to this Resolution.

Prepared by:
Jeffrey Bradshaw
Associate Planner

Approved by:
Patty Nevins
Planning Official

ATTACHMENTS

1. Resolution No. 2020-23
2. Exhibit A to Resolution 2020-23 - Conditions of Approval
3. Project Plans
4. Location Map
5. Zoning Map
6. Radius Map
7. Public Hearing Notice

PLANNING COMMISSION RESOLUTION NO. 2020-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING PLOT PLAN APPLICATION NO. PEN19-0154, FOR DEVELOPMENT OF A 19,324 SQUARE FOOT RETAIL CENTER ON 2.45 ACRES LOCATED AT THE SOUTHWEST CORNER OF MORENO BEACH DRIVE AND JOHN F. KENNEDY DRIVE

WHEREAS, on July 3, 2019, Western States Engineering on behalf of Royal Excel Enterprises, filed an application for the approval of Plot Plan application PEN19-0154 for development of a 19,3242 square foot retail center as described in the title above; and

WHEREAS, the City has reviewed this project and determined that it is consistent with the site's General Plan Commercial designation, all applicable General Plan policies and the Commercial zoning district of the Moreno Valley Ranch Specific Plan (SP 193); 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 May 29, 2020. Public notice was sent to all property owners of record within 600 feet of the project site on May 28, 2020. The public hearing notice for this project was also posted on the project site on May 29, 2020; and

WHEREAS, on June 11, 2020, the Planning Commission of the City of Moreno Valley conducted a hearing to consider the application; and

WHEREAS, on June 11, 2020, the Planning Commission of the City of Moreno Valley determined that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15332, In-fill Development Projects; 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 June 11, 2020, 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 General Plan Land Use designation for the project site is Commercial. General Plan Policy 2.4.1 states that the primary purpose of areas designated Commercial is to provide property for business purposes, including, but not limited to, retail stores, restaurants, banks, hotels, professional offices, personal services and repair services. The zoning regulations shall identify the particular uses permitted on each parcel of land, which could include compatible noncommercial uses.

The project as designed and conditioned will achieve the objectives of the City of Moreno Valley's General Plan. The proposed project is consistent with the General Plan and with its goals, objectives, policies, and programs established within the Plan.

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

FACT: The project proposes to develop the 2.45-acre site consistent with the development standards of the Commercial zoning district of the Moreno Valley Ranch Specific Plan.

The Commercial (C) zone defers to the Neighborhood Commercial (NC) District in the City's Municipal Code for permitted uses. As designed and conditioned, the project would be consistent with the purposes and intent of Title 9 and the Moreno Valley Ranch Specific Plan.

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 Plot Plan as designed and conditioned will provide acceptable levels of protection from natural and man-made hazards to life, health, and property consistent with General Goal 9.6.1. The project site is located approximately two and one half miles from Fire Station No. 91 located to the southwest on Lasselle Street near Iris Avenue. Therefore, adequate emergency services can be provided to the site consistent with General Plan Goal 9.6.2.

The proposed project as designed and conditioned will result in a development that will minimize the potential for loss of life and protect residents, workers, and visitors to the City from physical injury and property damage due to seismic ground shaking and flooding as provided for in General Plan Objective 6.1 and General Plan Objective 6.2.

Surrounding land uses included single-family residences to the north and south, multiple-family residences to the east, and a maintenance yard for the Moreno Valley Ranch Golf Club and Fairway Park to the east.

The project as designed is consistent with the Commercial zone of the Moreno Valley Ranch Specific Plan and the applicable development standards of City's Neighborhood Commercial zone per Municipal Code Section 9.04.

This project qualifies as exempt from the requirements of the California Environmental Quality Act (CEQA) Guidelines as provided for in Section 15332 (In-fill Development Projects). The project meets the following criteria of the In-fill Exemption: 1) The project is consistent with the site's Commercial General Plan designation and applicable General Plan policies as well the Commercial zone of the Moreno Valley Ranch Specific Plan and applicable zoning standards; 2) The proposed development is within the City limits and on a project site of no more than five acres in an urbanized area; 3) The project site has no value as habitat for endangered, rare or threatened species; 4) Approval of the project will not result in any significant impacts relating to traffic, noise, air quality or water quality; and 5) The site can be adequately served by all required utilities and public services.

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 is located at the southwest corner of Moreno Beach Drive and John F. Kennedy Drive within the Moreno Valley Ranch Specific Plan. Permitted uses for the 2.45-acre project site are the uses listed under the Commercial zone of the Moreno Valley Ranch Specific Plan and the City's Neighborhood Commercial (NC) District.

Surrounding land uses included single-family residences to the north and south, multiple-family residences to the east, and a maintenance yard for the Moreno Valley Ranch Golf Club and Fairway Park to the east.

The Commercial (C) zone of the Moreno Valley Ranch Specific Plan states that it is anticipated that the population generated by eventual build-out of Moreno Valley Ranch will be served by several commercial centers located within the village core neighborhood nodes. The project site is one the commercial center locations referenced in the Specific Plan.

The project as designed and conditioned is compatible with existing and proposed land uses in the vicinity.

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 PEN19-0154, 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. 2020-23, and:

1. **CERTIFY** that Plot Plan (PEN19-0154) is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 32 Exemption, CEQA Guidelines Section 15332 (In-fill Development Projects); and
2. **APPROVE** Plot Plan (PEN19-0154), based on the findings contained in this resolution and subject to the conditions of approval included as Exhibit A.

APPROVED this 11th day of June, 2020.

Patricia Korzec
Chair, Planning Commission

ATTEST:

APPROVED AS TO FORM:

Patty Nevins, Planning Official
Secretary to the Planning Commission

City Attorney

Exhibit A: Conditions of Approval

CONDITIONS OF APPROVAL

Plot Plan (PEN19-0154)

Page 1

CITY OF MORENO VALLEY
 CONDITIONS OF APPROVAL
 Plot Plan (PEN19-0154)

EFFECTIVE DATE:

EXPIRATION DATE:

COMMUNITY DEVELOPMENT DEPARTMENTPlanning Division

1. Plot Plan PEN19-0154 is approved for development of a 19,324 square foot retail center on 2.45-acres located at the southwest corner of Moreno Beach Drive and John F. Kennedy Drive. The retail center to include a 13,324 square market and a 5,800 square foot retail building and a total of 115 parking spaces.
2. Any expansion to this use or exterior alterations will require the submittal of a separate application(s) and shall be reviewed and approved under separate permit(s). (MC 9.02.080)
3. 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)
4. 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)
5. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
6. This project is located within the Moreno Valley Ranch Specific Plan (SP 193). The provisions of the specific plan, the design manual, their subsequent amendments, and the Conditions of Approval shall prevail unless modified herein. (MC 9.13)
7. 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)

CONDITIONS OF APPROVAL

Plot Plan (PEN19-0154)

Page 2

8. 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)
9. All site plans, grading plans, landscape and irrigation plans, fence/wall plans, lighting plans and street improvement plans shall be coordinated for consistency with this approval.
10. 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.

Special Conditions

11. The shopping center parking lot lighting shall be maintained in good repair and shall comply with the Municipal Code lighting standards.
12. Prior to grading permit issuance, the developer shall work with Planning, Transportation and Land Development to address design requirements for the bus bay on Moreno Beach Drive and related design changes to the adjacent street frontage, parkway and parking lot drive aisle. The design changes shall be completed to the satisfaction of the Community Development Director and Public Works Director.

Prior to Grading Permit

13. Prior to issuance of any grading permit, all Conditions of Approval shall be printed on the grading plans.
14. Prior to the issuance of grading permits, decorative (e.g. colored/scored concrete or as approve by the Planning Official) pedestrian pathways across circulation aisles/paths shall be provided throughout the development to connect dwellings with open spaces and/or recreational uses or commercial/industrial buildings with open space and/or parking. and/or the public right-of-way. The pathways shall be shown on the precise grading plan. (GP Objective 46.8, DG)
15. Prior to approval of any grading permits, final median enhancement/landscape/irrigation plans shall be submitted to the Planning Division and Public Works Department - Special Districts for review and approval by each division. (GP - Circulation Master Plan) Timing of installation shall be determined by PW-Special Districts.

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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 5-days of the published finding to be given a reasonable 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 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.
20. Prior to issuance of grading permits, the developer shall submit wall /fence plans to the Planning Division for review and approval as follows:
 - a. An eight foot tall wall is required along the portion of south property line adjacent to the residence located at 15104 La Casa Drive. A six foot tall is

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required along the south property line along the project's Via Sonata frontage to screen the retail center from the homes across the street. These walls shall be solid decorative block with pilasters and a cap.

b. 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.

c. 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.

d. Walls and fences for visual screening are required when there are adjacent residential uses or residentially zone property. The height, placement and design will be based on a site specific review of the project. All walls are subject to the approval of the Planning Official. (MC 9.08.070)

21. 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.
22. Prior to issuance of grading permits, the location of the trash enclosure shall be included on the plans.
23. Prior to issuance of any building permit, all Conditions of Approval shall be printed on the building plans.
24. 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.
25. Prior to the issuance of building permits, proposed covered trash enclosures shall be included in the Planning review of the Fence and Wall plan or separate Planning submittal. The trash enclosure(s), including the roof materials, shall be compatible with the architecture, color and materials of the building (s) design. Trash enclosure areas shall include landscaping on three sides. Approved design plans shall be included in a Building submittal (Fence and Wall or building design plans). (GP Objective 43.6, DG)
26. Prior to or at building plan check submittal, the site plan shall include the designated shopping cart areas which shall be approved by the Planning Division prior to the

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issuance of building permits. The cart area(s) shall not include areas designated for parking within each individual parcel. If a cart storage area is to be provided near the building, a low decorative block wall to screen the carts shall be provided under separate review and approval by the Planning Division.

27. 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. Finger and end planters with required step outs and curbing shall be provided every 12 parking stalls as well as at the terminus of each aisle.
 - c. Diamond planters shall be provided every 3 parking stalls.
 - d. Drought tolerant landscape shall be used. Sod shall be limited to gathering areas.
 - e. Street trees shall be provided every 40 feet on center in the right of way.
 - f. 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.
 - g. Enhanced landscaping shall be provided at all driveway entries and street corner locations along with a screening tree row and landscape along the south property line. The review of all utility boxes, transformers etc. shall be coordinated to provide adequate screening from public view.
 - h. Landscaping on three sides of any trash enclosure.
 - i. All site perimeter and parking lot landscape and irrigation shall be installed prior to the release of certificate of any building final.
28. 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)

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29. 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)
30. 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.
31. 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)
32. 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 completely screened so as not to be visible from public view, and the screening shall be an integral part of the building.
33. Prior to issuance of building permits, proposed covered trash enclosure (s) shall be included in the Planning review of the Fence and Wall plans. The trash enclosure (s), including the roof materials, shall be compatible with the architecture, color and materials of the building(s) design. Trash enclosure areas shall include landscaping on three sides unless located within the truck loading area. Approved design plans shall be included in a Building submittal (Fence and walls or building design plans). (GP Objective 43.6, DG)

Prior to Building Final or Occupancy

34. Prior to building final, all required landscaping and irrigation shall be installed per plan, certified by the Landscape Architect and inspected by the Planning Division . (MC 9.03.040, MC 9.17).

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35. Prior to building final, Planning approved/stamped landscape plans shall be provided to the Community Development Department – Planning Division on a CD disk.
36. Prior to building final, all required and proposed fences and walls shall be constructed according to the approved plans on file in the Planning Division. (MC 9.080.070).
37. Prior to building final, The Shopping Cart Containment Plan shall be submitted to the Planning Division for review and approval. Compliance with Ordinance 838 regarding the Containment of Shopping Carts will be on file with the Community Development Department – Code Compliance.

Building Division

38. 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.
39. 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.
40. Contact the Building Safety Division for permit application submittal requirements.
41. Any construction within the city shall only be as follows: Monday through Friday seven a.m. to seven p.m.(except for holidays which occur on weekdays), eight a.m. to four p.m.; weekends and holidays (as observed by the city and described in the Moreno Valley Municipal Code Chapter 2.55), unless written approval is first obtained from the Building Official or City Engineer.
42. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.
43. The proposed development shall be subject to the payment of required development fees as required by the City's current Fee Ordinance at the time a building application is submitted or prior to the issuance of permits as determined by the City.
44. 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.

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45. 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.
46. 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).
47. 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.
48. 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)

49. New Moreno Valley businesses may work with the Economic Development Department to coordinate job recruitment fairs.
50. 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.
51. New Moreno Valley businesses are encouraged to hire local residents.
52. 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.
53. New Moreno Valley businesses 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

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FIRE DEPARTMENTFire Prevention Bureau

54. 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[I])
55. 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)
56. A fire extinguisher with a minimum rating of 3A:40BC shall be mounted in an accessible location within the cell site enclosure next to the fueled generator.
57. 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])
58. All Fire Department access roads or driveways shall not exceed 12 percent grade. (CFC 503.2.7 and MVMC 8.36.060[G])
59. 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)
60. The angle of approach and departure for any means of Fire Department access shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m), and the design limitations of the fire apparatus of the Fire Department shall be subject to approval by the AHJ. (CFC 503 and MVMC 8.36.060)
61. 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

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- Public Works Director and the Fire Prevention Bureau. (CFC 501.4)
62. 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)
 63. 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)
 64. Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3) a - After the local water company signs the plans, the originals shall be presented to the Fire Prevention Bureau for signatures. 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.
 65. 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.
 66. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)
 67. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet and an unobstructed vertical clearance of not less than the thirteen (13) feet six (6) inches. (CFC 503.2.1 and MVMC 8.36.060[E])
 68. Prior to issuance of the building permit for development, independent paved access to the nearest paved road, maintained by the City shall be designed and constructed by the developer within the public right of way in accordance with City Standards. (MVMC 8.36.060, CFC 501.4)
 69. 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)
 70. 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

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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)

71. Fire Department access driveways over 150 feet in length shall have a turn-around as determined by the Fire Prevention Bureau capable of accommodating fire apparatus. (CFC 503 and MVMC 8.36.060, CFC 501.4)
72. 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)
73. 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)
74. 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 B 105.1. 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)
75. Prior to construction, all traffic calming designs/devices must be approved by the Fire Marshal and City Engineer.
76. Prior to building construction, dead end roadways and streets which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5)
77. 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 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.

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FINANCIAL & MANAGEMENT SERVICES DEPARTMENTMoreno Valley Utility

78. This project requires the installation of electric distribution facilities . A non-exclusive easement shall be provided to Moreno Valley Utility and shall include the rights of ingress and egress for the purpose of operation, maintenance, facility repair, and meter reading.
79. This project requires the installation of electric distribution facilities. The developer shall submit a detailed engineering plan showing design, location and schematics for the utility system to be approved by the City Engineer. In accordance with Government Code Section 66462, the Developer shall execute an agreement with the City providing for the installation, construction, improvement and dedication of the utility system following recordation of final map and /or concurrent with trenching operations and other improvements so long as said agreement incorporates the approved engineering plan and provides financial security to guarantee completion and dedication of the utility system.

The Developer shall coordinate and receive approval from the City Engineer to install, construct, improve, and dedicate to the City all utility infrastructure including but not limited to, conduit, equipment, vaults, ducts, wires (including fiber optic cable), switches, conductors, transformers, and “bring-up” facilities including electrical capacity to serve the identified development and other adjoining, abutting, or benefiting projects as determined by Moreno Valley Utility – collectively referred to as “utility system”, to and through the development, along with any appurtenant real property easements, as determined by the City Engineer necessary for the distribution and/or delivery of any and all “utility services” to and within the project. For purposes of this condition, “utility services” shall mean electric, cable television, telecommunication (including video, voice, and data) and other similar services designated by the City Engineer. “Utility services” shall not include sewer, water, and natural gas services, which are addressed by other conditions of approval.

The City, or the City’s designee, shall utilize dedicated utility facilities to ensure safe, reliable, sustainable and cost effective delivery of utility services and maintain the integrity of streets and other public infrastructure. Developer shall, at developer's sole expense, install or cause the installation of such interconnection facilities as may be necessary to connect the electrical distribution infrastructure within the project to the Moreno Valley Utility owned and controlled electric distribution system.

80. Existing Moreno Valley Utility electrical infrastructure shall be preserved in place . The developer will be responsible, at developer’s expense, for any and all costs associated with the relocation of any of Moreno Valley Utility ’s underground electrical distribution facilities, as determined by Moreno Valley Utility, which may

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be in conflict with any developer planned construction on the project site.

81. This project is subject to a Reimbursement Agreement. The Developer is responsible for a proportionate share of costs associated with electrical distribution infrastructure previously installed that directly benefits the project. Payment shall be required prior to issuance of building permits.

PUBLIC WORKS DEPARTMENT**Land Development**

82. Aggregate slurry, as defined in Section 203-5 of Standard Specifications for Public Works Construction, shall be required prior to 90% security reduction or the end of the one-year warranty period of the public streets as approved by 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.
83. 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]
84. The final approved conditions of approval (COAs) issued and any applicable Mitigation Measures by the Planning Division shall be photographically or electronically placed on mylar sheets and included in the Grading and Street Improvement plans.
85. 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.

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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.

86. Drainage facilities (e.g., catch basins, water quality basins, etc.) with sump conditions shall be designed to convey the tributary 100-year storm flows. Secondary emergency escape shall also be provided.
87. 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)]
88. 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]
89. 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 grading permit issuance);
 - c. Public improvement plan (e.g., street/storm drain w/ striping, 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);
 - f. Legal documents (e.g., dedications, etc.) (prior to building permit issuance);
 - g. As-Built revision for all plans (prior to Occupancy release);

Prior to Grading Plan Approval

90. Resolution of all drainage issues shall be as approved by the City Engineer.
91. A final detailed drainage study (prepared by a registered/licensed civil engineer) shall be submitted for review and approved by the City Engineer. The study shall

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include, but not be limited to: existing and proposed hydrologic conditions as well as hydraulic calculations for all drainage control devices and storm drain lines. The study shall analyze 1, 3, 6 and 24-hour duration events for the 2, 5, 10 and 100-year storm events [MC 9.14.110(A.1)]. A digital (pdf) copy of the approved drainage study shall be submitted to the Land Development Division.

92. Emergency overflow areas shall be shown at all applicable drainage improvement locations in the event that the drainage improvement fails or exceeds full capacity.
93. A final project-specific Water Quality Management Plan (WQMP) shall be submitted for review and approved by the City Engineer, which:
- a. Addresses Site Design Best Management Practices (BMPs) such as minimizing impervious areas, maximizing permeability, minimizes directly connected impervious areas to the City's street and storm drain systems, and conserves natural areas;
 - b. Incorporates Source Control BMPs and provides a detailed description of their implementation;
 - c. Describes the long-term operation and maintenance requirements for BMPs requiring maintenance; and
 - d. Describes the mechanism for funding the long-term operation and maintenance of the BMPs.

A copy of the final WQMP template can be obtained on the City's Website or by contacting the Land Development Division. A digital (pdf) copy of the approved final project-specific Water Quality Management Plan (WQMP) shall be submitted to the Land Development Division.

94. The developer shall ensure compliance with the City Grading ordinance, these Conditions of Approval and the following criteria:
- a. The project street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area and outlet points. Unless otherwise approved by the City Engineer, lot lines shall be located at the top of slopes.
 - b. Any grading that creates cut or fill slopes adjacent to the street shall provide erosion control, sight distance control, and slope easements as approved by the City Engineer.
 - c. All improvement plans are substantially complete and appropriate clearance letters are provided to the City.
 - d. A soils/geotechnical report (addressing the soil's stability and geological conditions of the site) shall be submitted to the Land Development Division for review. A digital (pdf) copy of the soils/geotechnical report shall be submitted to the Land Development Division.
95. Grading plans (prepared by a registered/licensed civil engineer) shall be submitted for review and approved by the City Engineer per the current submittal

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requirements.

96. A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared in conformance with the State's current 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.
97. Any proposed trash enclosure shall include a solid cover (roof) and sufficient size for dual bin (one for trash and one for recyclables). The architecture shall be approved by the Planning Division and any structural approvals shall be made by the Building & Safety Division.
98. For projects that will result in discharges of storm water associated with construction with a soil disturbance of one or more acres of land, the developer shall submit a Notice of Intent (NOI) and obtain a Waste Discharger's Identification number (WDID#) from the State Water Quality Control Board (SWQCB) which shall be noted on the grading plans.

Prior to Grading Permit

99. 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)]
100. For non-subdivision projects, a copy of the Covenants, Conditions and Restrictions (CC&Rs) shall be submitted for review by the City Engineer. The CC&Rs shall include, but not be limited to, access easements, reciprocal access, private and /or public utility easements as may be relevant to the project.
101. A digital (pdf) copy of all approved grading plans shall be submitted to the Land Development Division.
102. Security, in the form of a cash deposit (preferable), bond 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)]
103. Security, in the form of a cash deposit (preferable), bond or letter of credit shall be submitted as a guarantee of the completion of the grading operations for the project. [MC 8.21.070]
104. The developer shall pay all applicable inspection fees.

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Prior to Improvement Plan Approval

105. 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. This also includes the pedestrian ramp at the NWC of Via Entrada/Via Sonata
106. The developer shall submit clearances from all applicable agencies, and pay all applicable plan check fees.
107. The street improvement plans shall comply with current City policies, plans and applicable City standards (i.e. MVS1-160 series, etc.) throughout this project.
108. Drainage facilities (i.e. catch basins, etc.) with sump conditions shall be designed to convey the tributary 100-year storm flows. Secondary emergency escape shall also be provided.
109. 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]
110. 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.
111. Any missing or deficient existing improvements along the project frontage 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.
112. 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

CONDITIONS OF APPROVAL

Plot Plan (PEN19-0154)

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all costs of any utility relocation.

113. All driveway approaches shall be designed per standard MVSI-112C-0.
114. The proposed bus turn-out on Moreno Beach Drive shall be designed per standard MVSI-161-0.

Prior to Encroachment Permit

115. A digital (pdf) copy of all approved improvement plans shall be submitted to the Land Development Division.
116. All applicable inspection fees shall be paid.
117. 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]
118. 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 may be allowed for emergency repairs or as specifically approved in writing by the City Engineer. Special requirements shall be imposed for repaving, limits to be determined by the City Engineer.
119. Any work performed within public right-of-way requires an encroachment permit.

Prior to Building Permit

120. 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 by the setting of "blue-top" markers installed by a registered land surveyor or licensed civil engineer.
121. 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]
122. 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.

CONDITIONS OF APPROVAL

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123. 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 ADA 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.
124. Certification to the line, grade, flow test and system invert elevations for the water quality control BMPs shall be submitted for review and approved by the City Engineer (excluding models homes).
125. Additional right-of-way shall be dedicated at the knuckle on Via Sonata per standard MVS1-162-0.

Prior to Occupancy

126. All outstanding fees shall be paid.
127. 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.
128. The final/precise grade certification shall be submitted for review and approved by the City Engineer.
129. 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 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.

CONDITIONS OF APPROVAL

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- 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]
130. 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 (MVU: SL-2), 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.
131. For commercial, industrial and multi-family projects, a “Stormwater Treatment Device and Control Measure Access and Maintenance Covenant”, "Maintenance Agreement for Water Quality Improvements located in the public right -of-way" and a "Declaration of Restrictive Covenants (encroachment on City easement)" 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 covenants and agreements can be obtained by contacting the Land Development Division.
132. 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 engineer. An original WQMP BMP Certification shall be submitted for review and approved by the City Engineer.
133. 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.

CONDITIONS OF APPROVAL

Plot Plan (PEN19-0154)

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- 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 Districts Division

134. 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.

135. This project is conditioned to provide a funding source for the following special financing program(s):

a. Street Lighting Services for capital improvements, energy charges, and maintenance.

CONDITIONS OF APPROVAL

Plot Plan (PEN19-0154)

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The Developer's responsibility is to provide a funding source for the capital improvements and the continued maintenance. The Developer shall satisfy this condition with one of the options below.

i. Participate in a special election (mail ballot proceeding) and pay all associated costs of the special election and formation, if any. Financing may be structured through a Community Services District zone, Community Facilities District, Landscape and Lighting Maintenance District, or other financing structure as determined by the City; or

ii. Establish a Property Owner's Association (POA) or Home Owner's Association (HOA) which will be responsible for any and all operation and maintenance costs

The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org of its selected financial option when submitting the application for building permit issuance. The option for participating in a special election requires approximately 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.

136. 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 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.)
137. 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

CONDITIONS OF APPROVAL

Plot Plan (PEN19-0154)

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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.)

138. The ongoing maintenance of any landscaping required to be installed behind the curb shall be the responsibility of the property owner.
139. Modification of existing irrigation systems for parkway improvements may be required per the direction of, approval by and coordination with the Special Districts Division. Please contact Special District Division staff at 951.413.3480 or specialdistricts@moval.org to coordinate the modifications.
140. Any damage to existing landscape areas maintained by the City of Moreno Valley due to project construction shall be repaired/replaced by the Developer, or Developer's successors in interest, at no cost to the City of Moreno Valley.
141. The removal of existing trees with four-inch or greater trunk diameters (calipers), shall be replaced, at a three to one ratio, with minimum twenty-four (24) inch box size trees of the same species, or a minimum thirty-six (36) inch box for a one to one replacement, where approved. (MC 9.17.030)
142. The parcel(s) associated with this project have been incorporated into the Moreno Valley Community Services District Zone A (Parks & Community Services) and Zone C (Arterial Street Lighting). All assessable parcels therein shall be subject to annual parcel taxes for Zone A and Zone C for operations and capital improvements.
143. MAJOR INFRASTRUCTURE FINANCING DISTRICT. This project has been identified to potentially be included in the formation of a special financing district for the construction and maintenance of major infrastructure improvements which may include but are not limited to thoroughfares, bridges, and certain flood control improvements. The property owner(s) shall participate in such district and pay any special tax, assessment, or fee levied upon the project property for such district. At the time of the public hearing to consider formation of or annexation into the district, the qualified elector(s) will not protest the formation or annexation, but will retain the right to object to any eventual tax/assessment/fee that is not equitable should the

CONDITIONS OF APPROVAL

Plot Plan (PEN19-0154)

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financial burden of the tax/assessment/fee not be reasonably proportionate to the benefit the affected property obtains from the improvements to be installed and /or maintained. The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org when submitting an application for the first building permit to determine whether the development will be subjected to this condition. If subject to the condition, the special election requires a minimum 90 day process in compliance with the provisions of Article 13C of the California Constitution.

144. NEW STREET LIGHT INSTALLATION FEES. Prior to the issuance of the first building permit for this project, the Developer shall pay New Street Light Installation Fees for all applicable Residential and Arterial Street Lights required for this development. Payment shall be made to the City of Moreno Valley and collected by the Land Development Division. Fees are based upon the Advanced Energy fee rate in place at the time of payment, as set forth in the current Listing of City Fees, Charges, and Rates adopted by City Council. The Developer shall provide a copy of the receipt to the Special Districts Division (specialdistricts@moval.org). Any change in the project which may increase the number of street lights to be installed will require payment of additional Advanced Energy fees at the then current fee . Questions may be directed to the Special Districts Division at 951.413.3480 or specialdistricts@moval.org.

Transportation Engineering Division

145. Conditions of approval may be modified if project is phased or altered from any approved plans.
146. All proposed on-site traffic signing and striping should be accordance with the latest California Manual on Uniform Traffic Control Devices (CAMUTCD).
147. Moreno Beach Drive is classified as a Divided Major Arterial at this location (134' RW/110'CC) per City Standard Plan No. MVSI-101A-0. Communication conduits along project frontage may be required per City Standard Plan No. MVSI-186-0. Any improvements undertaken by this project shall be consistent with the City's standards for this facility.
148. John F. Kennedy Drive is classified as a Minor Arterial (88'RW/64'CC) per City Standard Plan No. MVSI-105A-0. Any improvements undertaken by this project shall be consistent with the City's standards for this facility.
149. Via Entrada is classified as a Collector (66'RW/44'CC) per City Standard Plan No. MVSI-106B-0. Any improvements undertaken by this project shall be consistent with the City's standards for this facility.

CONDITIONS OF APPROVAL

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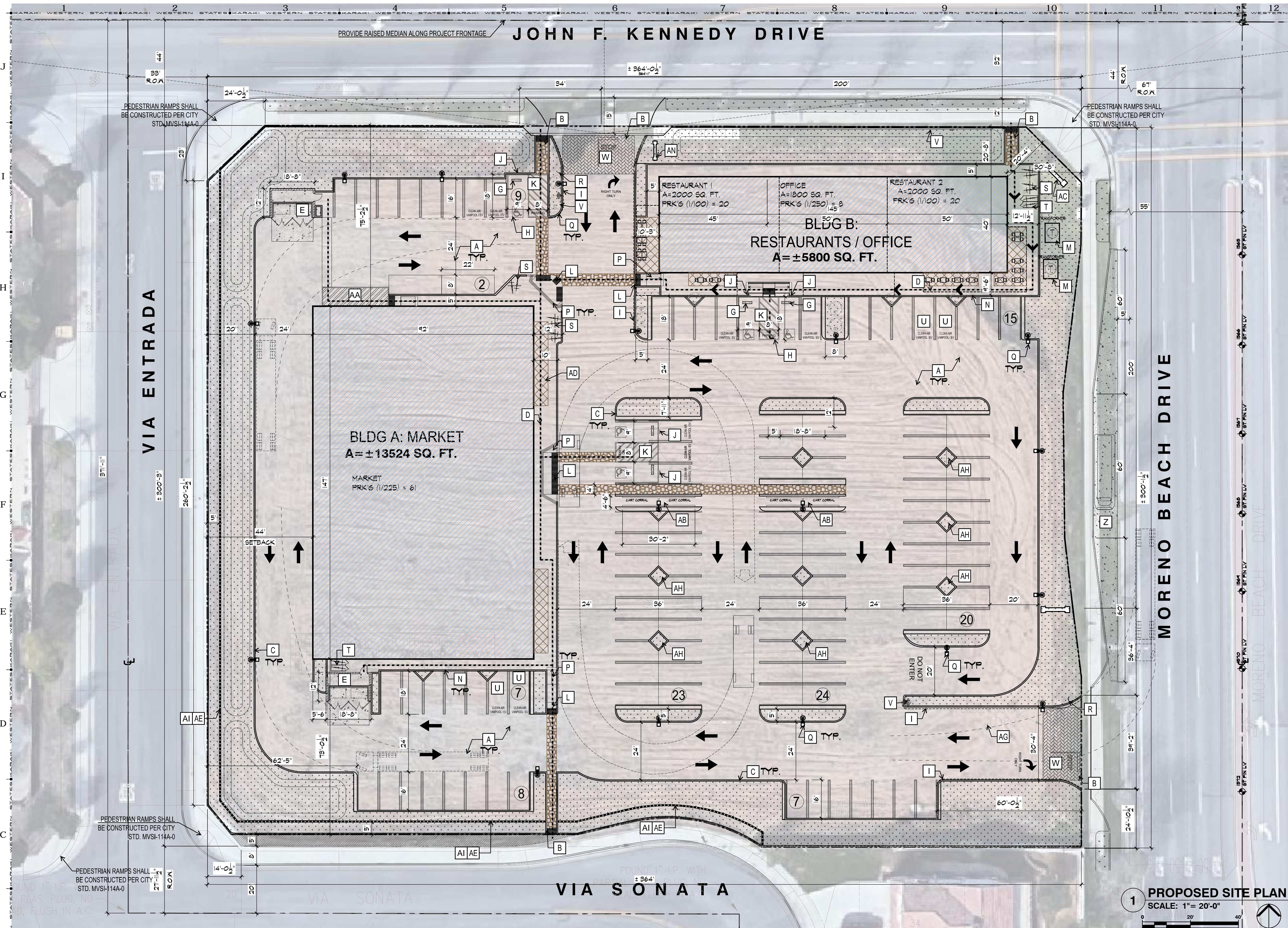
150. Via Sonata is classified as a residential street (60'RW/40'CC). Any improvements undertaken by this project shall be consistent with the City's standards for this facility.
151. The driveways shall conform to City of Moreno Valley Standard No. MVSI-112C-0 for Commercial Driveway Approaches. Access at the driveways shall be allowed as follows:
 - Moreno Beach Drive driveway: right turn in/out only.
 - John F. Kennedy Drive driveway: right turn in/out only.
152. 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 street sections along the project frontages.
153. Prior to the final approval of the street improvement plans, a median improvement plan shall be prepared by a registered civil engineer for a raised concrete median on John F. Kennedy Drive along the project frontage from Via Entrada to Moreno Beach Drive.
154. Prior to the final approval of the street improvement plans, a bus turnout shall be designed per the latest City of Moreno Valley Standard Plans for southbound traffic and shall be located on the west side of Moreno Beach Drive, between the project driveway and John F. Kennedy Drive.
155. Prior to issuance of an encroachment permit for work within the public right -of-way, construction traffic control plans prepared by a qualified, registered Civil or Traffic engineer shall be required for plan approval or as required by the City Traffic Engineer.
156. 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. MVSI-164A-0 through MVSI-164C-0. Trees, plants, shrubs, fence and monument signing shall not be located in an area that obstructs the drivers' line-of-sight.
157. Prior to issuance of Certificate of Occupancy, raised median improvement on John F. Kennedy Drive along the project frontage shall be completed and fully operational per the approved plans to the satisfaction of the City Engineer. Median construction shall include but not be limited to: paving, concrete curbs, signing and striping.
158. Prior to issuance of Certificate of Occupancy, a bus turnout shall be constructed for southbound traffic on the west side of Moreno Beach Drive, between the project driveway and John F. Kennedy Drive.

CONDITIONS OF APPROVAL

Plot Plan (PEN19-0154)

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159. Prior to issuance of Certificate of Occupancy, all signing and striping shall be installed per current City Standards and the approved plans.



- SITE KEY NOTES**
- A ASPHALT CONCRETE PAVING - SEE CIVIL DWGS FOR FINISH GRADES, PAVING THICKNESS & UNDERLAYMENT, ETC.
 - B DECORATIVE PAVING @ SITE ENTRIES
 - C CONCRETE CURBS, 6"x6" TYP. U.N.O. SEE CIVIL & ARCH. DETAILS.
 - D ACCESSIBLE PATH OF TRAVEL SIGN, INDICATING PATH OF TRAVEL FROM WAY TO ACCESSIBLE BUILDING ENTRANCES.
 - E 2-BAY TRASH ENCLOSURE, DESIGN USING MATERIALS & COLORS TO COMPATIBLE WITH BUILDINGS. PROVIDE SOLID ROOF COVER COMPATIBLE WITH BUILDING.
 - F DECORATIVE RETAINING WALL, PROVIDE MIN 3 FEET HIGH IN FRONT OF PARKING AROUND PERIMETER OF SITE TO SCREEN AUTO HEAD LIGHTS.
 - G CONCRETE WHEELSTOP AT ALL ACCESSIBLE STALLS.
 - H 90° ACCESSIBLE PARKING STALL STRIPING PER TITLE 24 STANDARDS - 4" PAINTED STRIPES, "Y" INDICATE VAN ACCESS STALL.
 - I PAINT FIRE LANES RES PER LOCAL FIRE DEPARTMENT REQUIREMENTS.
 - J ACCESSIBLE PARKING STALL SIGN.
 - K PARKING STALL AT CURB PER TITLE 24 STANDARDS - 4" PAINTED STRIPES PER ARCHITECTURAL DETAIL.
 - L TRUNCATED DOMES ALONG PATH OF TRAVEL, TYP.
 - M ELECTRICAL TRANSFORMER PER ACE, INSTALL W/ BOLLARDS TYP. PER SCE STANDARD.
 - N NATURAL GRAY CONCRETE SIDEWALK - 4" THK. WITH THICKENED EDGE @ LANDSCAPED AREAS & 6"x6" - 10"x10" W.W.M. REINFORCING OR AIBARS @24" O.C. EACH WAY.
 - O ACCESSIBLE RAMP
 - P AREA LIGHT
 - Q UNAUTHORIZED PARKING SIGN TO BE INSTALLED @ SITE ENTRY.
 - R BIKE RACKS (CLASS-2, 3-BIKE CAPACITY) WITH BAKED ON POWDER COAT FINISH IN DARK BRONZE.
 - S BIKE LOCKER (CLASS-1, LONG-TERM)
 - T PARKING STALLS DESIGNATED FOR LOW-EMITTING, FUEL EFFICIENT, CARPOOL, / VAN POOL.
 - U FIRE HYDRANT LOCATION, CURBS SHALL BE PAINTED RED @ LEAST 15' IN EACH DIRECTION IN FRONT OF HYDRANT FOR A TOTAL LENGTH OF 30' OF RED CURB.
 - V STOP SIGN & PAINTED STOP.
 - W NEW BUS STOP & BUS STOP CONCRETE PAD
 - X STOP SIGN & PAINTED STOP.
 - AA STRIPED LOADING ZONE
 - AB SHOPPING CART RETURN
 - AC PROPOSED MONUMENT SIGN, UNDER SEPARATED PERMIT.
 - AD DECORATIVE SIDEWALK
 - AE 6' HIGH DECORATIVE CMU FENCE ADJ. TO (E) HOME
 - AF PROVIDE OUTDOOR TRASH RECEPTACLE FOR FASTFOOD RESTAURANT (PLUS ADDITIONAL RECEPTACLE FOR EVERY 10 REQUIRED PARKING SPACES)
 - AG TRUCK PATH OF TRAVEL
 - AH DIAMOND PLANTER WITHS S.F. MIN. INTERIOR LANDSCAPE AREA
 - AI 6 FOOT TALL DECORATIVE CMU WALL ALONG VIA SONATA & VIA ENTRADA
 - AJ HALF DIAMOND PLANTER AREA



4887 E. LA PALMA STE. 707
ANAHEIM, CA 92807
TEL: (714)959-9300 FAX: (714)959-1002
www.westernse.com

CONSULTANT/SEALS

SUBMITTAL

NO.	DESCRIPTION	BY	DATE
1			
2			
3			
4			

REVISIONS

NO.	DESCRIPTION	BY	DATE
Δ			
Δ			
Δ			
Δ			

OWNER NAME & ADDRESS
ROYAL EXCEL ENTERPRISES

PROJECT NAME & ADDRESS
MORENO BEACH COMMERCIAL CENTER

S.W.C. JFK & MORENO BEACH DRV
MORENO VALLEY, CA 92555

NOTE TO CONTRACTOR
CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES ON-SITE AND OFF-SITE PRIOR TO START OF CONSTRUCTION.

CONFIDENTIALITY STATEMENT
THESE DRAWINGS, WITH ITS ACCOMPANYING CONTRACT DOCUMENTS, ACTING HERE FOR AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THE DESIGNER. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS COMPLETED AND CONSTRUCTED OR NOT, THESE DOCUMENTS ARE NOT TO BE REPRODUCED, DISTRIBUTED, DISCLOSED, OR BE FURNISHED, IN PART OR IN WHOLE, FOR ANY INDIVIDUAL, CORPORATE ENTITY AND/ OR AGENCY WITHOUT EXPRESSED, LEGAL AUTHORIZATION FROM ITS OWNER/ AUTHOR. THEY ARE NOT TO BE USED BY THE OWNER NOR ANY OTHER ENTITY ON ANY PROJECT OR FOR ANY EXTENSIONS OR ACTIONS OR ALTERATIONS TO THE ORIGINAL PROJECT EXCEPT BY WRITTEN AUTHORIZATION AND PERMISSION FROM AND AGREEMENT WITH THE DESIGNER'S LEGAL/ AGENCY. USE OF THESE DOCUMENTS IS BOUND BY EXISTING PROPRIETARY RIGHTS ACT AND LAW OF THE STATE.

DESIGNED BY: WS
DRAWN BY: WS
CHECKED BY: JK
DATE DRAWN: 02.28.20
SCALE: 1" = 20'-0"
SHEET TITLE:

SITE PLAN

SHEET NUMBER
AS-1.0
JOB No: E97617
CUP No: PPA19-0002

ASSESSOR'S PARCEL NUMBER : 304-240-004

SCOPE OF WORK
TO ACQUIRE APPROVAL TO CONSTRUCT BUILDING A (MARKET), BUILDING B (RESTAURANTS & RETAIL), BUILDING C (RESTAURANT), BUILDING D (OFFICE) ON AN EXISTING VACANT 2.57 ACRE PROPERTY LOCATED AT SOUTHWEST OF MORENO BEACH DRIVE & JOHN F. KENNEDY DRIVE.

PARKING COMPUTATION

LEGAL DESCRIPTION
REAL PROPERTY IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
LOT 12 OF TRACT 22936 AS SHOWN BY THE MAP ON FILE IN BOOK 191, PAGES 98 THRU 104 INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

LEGENDS

1	NO. OF PARKING SPACES	CONCRETE PAVING AREA	AREA LIGHTS	(E) POWER POLE
2	ACCESSIBLE PARKING	DECORATIVE PAVING AREA	WALL MOUNTED DECORATIVE AREA LIGHTS	(W) WM (E) WATER METER
3	PROPERTY LINE	LANDSCAPED AREA	FH FIRE HYDRANT	(E) WATER POINT
4	ADA PATH OF TRAVEL	COMMUNITY TRAIL	(S) SEWER MANHOLE	(E) SIGN
5	DIRECTIONAL ARROW	STREET DEDICATION	(C) SEWER CLEANOUT	

PARKING STANDARDS

TYPE	SIZE	FORMULA	REQ'D	PROV'D
REGULAR	9'-0" X 18'-0"	101-150 PARKING SPACES	(5)	(5)
PARALLEL	9'-0" X 22'-0"	CLEAN AIR VEHICLE PARKING	REQ'D	
HANDICAP	17'-0" X 18'-0"	FORMULA CH 9, 11, 040 N.V. MUN CODE 101-150 PARKING SPACES	(11)	(11)

PARKING REQUIREMENTS

USE	FORMULA	REQ'D	PROV'D
BLDG A (1/225 S.F.)	61	65	
BLDG B (1/100 S.F.)	40	40	
BLDG B (1/250 S.F.)	8	10	
TOTAL PARKING REQ'D	109	115	

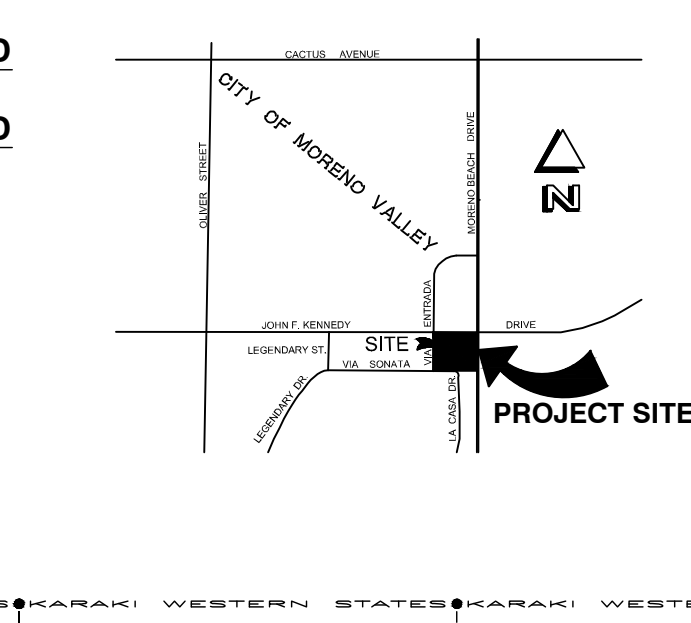
HANDICAP PARKING REQUIREMENTS

FORMULA
101-150 PARKING SPACES
CLEAN AIR VEHICLE PARKING
FORMULA
CH 9, 11, 040 N.V. MUN CODE
101-150 PARKING SPACES

OTHER PARKING REQUIREMENTS

BIKE PARKING:
CLASS 2 OR 3 (MIN OF TWO BICYCLE PARKING STALLS)
REQUIRED: 5% OF TOTAL REQ'D PARKING SP
LOADING SPACE
REQUIRED: 1 SP (0 - 29,999 TOTAL G.F.A.)

VICINITY



PROJECT DATA

ZONING	LAND USE	SPECIFIC PLAN	AREA OF SITE	BLDG SETBACKS	FRONT (NORTH)	REAR (SOUTH)	LEFT (WEST)	RIGHT (EAST)	LANDSCAPE AREA	FLOOR AREA RATIO	MAXIMUM HEIGHT	PARKING
CC - GENERAL COMMERCIAL	COMMERCIAL	SP 193	± 106,358 S.F. (± 2.45 ACRE)	REQUIRED	20'-0"	20'-0"	20'-0"	20'-0"	15% MIN	± 0.18	28'-0"	109
			PROPOSED		20'-8" (BLDG B)	75'-6" (BLDG A)	40'-0" (BLDG A)	30'-8" (BLDG B)	20,500 S.F. (19.27%)			115

BUILDING DATA

BLDG A:	AREA	OCCUPANCY	TYPE OF CONST	NUMBER OF STORY	BLDG HEIGHT	SPRINKLERS
	13,524 SF	M	V-B	1	28'-0"	YES
BLDG B:	AREA	OCCUPANCY	TYPE OF CONST	NUMBER OF STORY	BLDG HEIGHT	SPRINKLERS
	5,800 SF	A2 / B	V-B	1	28'-0"	YES
TOTAL AREA	19,324 SF					

MORENO BEACH NEIGHBORHOOD COMMERCIAL CENTER



BUILDING B
MARKET: 13,680 S.F.

BUILDING A
Office : 1,800 S.F.
RESTAURANT 1: 2,000 S.F.
RESTAURANT 2: 2,000 S.F.



ROYAL EXC
7033 CANOGA AVE. #2
CANOGA PARK, CA 91301

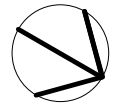


KARAKI WESTERN STATES
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714.695.0300
www.karakisw.com

S.W.C. JFK & MORENO BEACH DRV
Attachment: Project Plans (4058 : Moreno Beach Commercial - Moreno Beach Dr. and John F. Kennedy Dr.)

Moreno Beach Neighborhood Commercial Center

MALL VIEW





ROYAL EXC
7033 CANOGA AVE. #2
CANOGA PARK, CA 91301

Design-Builder:



KARAKI WESTERN STATES
4887 E. LA PALMA AVE
IRVINE, CA 92618
714.695.0300
www.karakisw.com

S.W.C. JFK & MORENO BEACH DRV
Attachment: Project Plans (4058 : Moreno Beach Commercial - Moreno Beach Dr. and John F. Kennedy Dr.)

Project Address:

Moreno Beach Neighborhood Commercial Center

Sheet Title:

BLDG A ELEVATION

Sheet:



1 BLDG B- EAST ELEVATION Copy 1
3/32" = 1'-0"



2 BLDG B- NORTH ELEVATION Copy 1
3/32" = 1'-0"



ROYAL EXC
7033 CANOGA AVE. #2
CANOGA PARK, CA 91301

Design-Builder:



KARAKI
WESTERN STATES
4887 E. LA PALMA AVE
ANAHEIM, CA 92808
714.695.0300
www.karakisw.com

S.W.C. JFK & MORENO BEACH DRV
Attachment: Project Plans (4058 : Moreno Beach Commercial - Moreno Beach Dr. and John F. Kennedy Dr.)

Project Address:

Moreno Beach
Neighborhood
Commercial Center

Sheet Title:

BLDG A
ELEVATION

Sheet:



2 BLDG B- WEST ELEVATION Copy 1
3/32" = 1'-0"



1 BLDG B- SOUTH ELEVATION Copy 1
3/32" = 1'-0"



ROYAL EXC
7033 CANOGA AVE. #2
CANOGA PARK, CA 91301

Design-Builder:



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ANAHEIM, CA 92808
714.695.0300
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S.W.C. JFK & MORENO BEACH DRV
Attachment: Project Plans (4058 : Moreno Beach Commercial - Moreno Beach Dr. and John F. Kennedy Dr.)

Moreno Beach Neighborhood Commercial Center

Sheet Title:

BLDG A
3D

Sheet:

D-4





ROYAL EXC

7033 CANOGA AVE. #2
CANOGA PARK, CA 913

Design-Builder:



KARAKI WESTERN STATES

4887 E. LA PALMA AVE
ANAHEIM, CA 92808
714.695.0300
www.karakisws.com

S.W.C. JFK & MORENO BEACH DRV
Attachment: Project Plans (4058 : Moreno Beach Commercial - Moreno Beach Dr. and John F. Kennedy Dr.)

Moreno Beach
Neighborhood
Commercial Center

BLDG E
ELEVATION

Sheet:

D-5



1 BLDG A - SOUTH ELEVATION
3/32" = 1'-0"



2 BLDG A- EAST ELEVATION
3/32" = 1'-0"



ROYAL EXC
7033 CANOGA AVE. #2
CANOGA PARK, CA 91301

Design-Builder:



KARAKI WESTERN STATES
4887 E. LA PALMA AVE
ANAHEIM, CA 92808
714.695.0300
www.karakisws.com

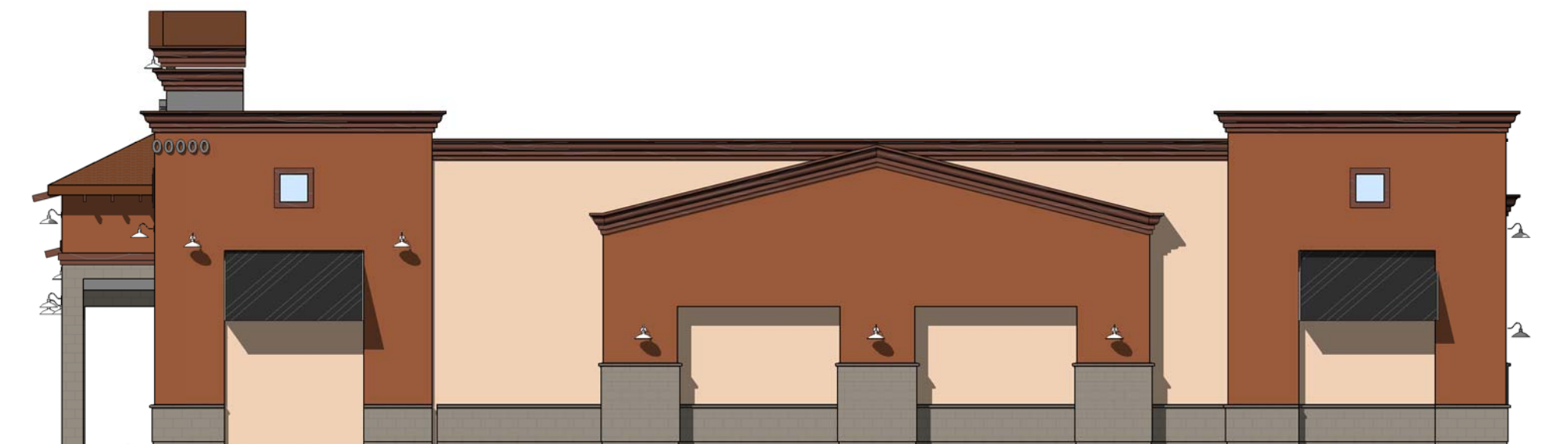
S.W.C. JFK & MORENO BEACH DRV
Attachment: Project Plans (4058 : Moreno Beach Commercial - Moreno Beach Dr. and John F. Kennedy Dr.)

Moreno Beach
Neighborhood
Commercial Center

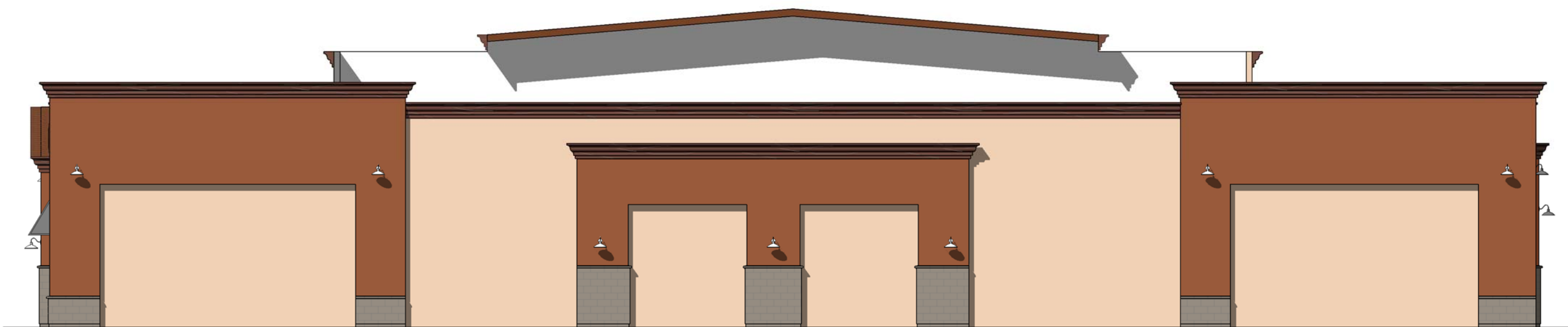
BLDG E
ELEVATIC

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D-6



1 BLDG A-NORTH ELEVATION Copy 1
3/32" = 1'-0"



2 BLDG A-STORE ELEVATION WEST
3/32" = 1'-0"



ROYAL EXC
ENTERPRISES
7033 CANOGA AVE. #2
CANOGA PARK, CA 91301



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STATES
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714.695.0300
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S.W.C. JFK & MORENO BEACH DRV
Attachment: Project Plans (4058 : Moreno Beach Commercial - Moreno Beach Dr. and John F. Kennedy Dr.)

Moreno Beach
Neighborhood
Commercial Center
Attachment: Project Plans (4058 : Moreno Beach Commercial - Moreno Beach Dr. and John F. Kennedy Dr.)

Sheet Title:
BLDG E
3D

Sheet:

D-7



ROYAL EXC
7033 CANOGA AVE. #2
CANOGA PARK, CA 91301

Design-Builder:



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ANAHEIM, CA 92808
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S.W.C. JFK & MORENO BEACH DRV
Attachment: Project Plans (4058 : Moreno Beach Commercial - Moreno Beach Dr. and John F. Kennedy Dr.)

Project Address:

Moreno Beach
Neighborhood
Commercial Center

Sheet Title:

COLOF
BOARI

Sheet:



BRICK VENEER-
CORONADO STONE
CLASSIC SERIES -
FRENCH LIMESTONE



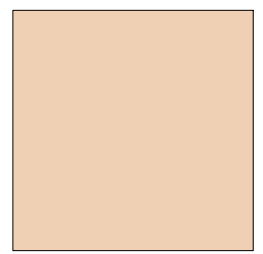
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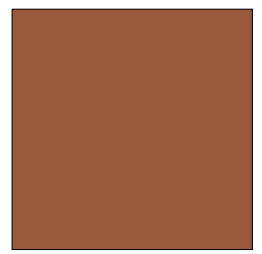
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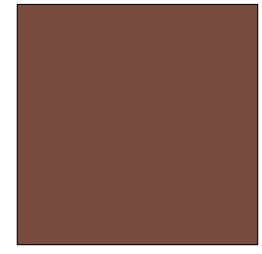
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BEHR PPU3-07 PALE
CORAL



STUCCO -PAINTED
BEHR 230D-7
CINNAMON BRANDY



PAINTED BEHR PPU2-19
ROYAL LIQUEUR





WESTERN STATES ENGINEERING
A DESIGN-BUILD COMPANY

4887 E. LA PALMA STE. 707
ANAHEIM, CA 92807
TEL: (714) 985-9300 FAX: (714) 983-1002
WWW.WESTERNSEC.COM

CONSULTANT/ SEALS



SUBMITTAL

NO.	DESCRIPTION	BY	DATE
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REVISIONS

NO.	DESCRIPTION	BY	DATE
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OWNER NAME & ADDRESS

ROYAL EXCEL
ENTERPRISES

7033 CANOGA AVE #2
CANOGA PARK, CA 91303

PROJECT NAME & ADDRESS

76 GAS STATION
C-STORE / Q.S.R.
CARWASH

S.W.C. JFK & MORENO BEACH DRV
MORENO VALLEY, CA 92555

NOTE TO CONTRACTOR

CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES ON-SITE AND OFF-SITE PRIOR TO START OF CONSTRUCTION.

CONFIDENTIALITY STATEMENT

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DRAWN BY:

CHECKED BY:

DATE DRAWN:

SCALE:

SHEET TITLE

PRELIMINARY
GRADING
PLAN

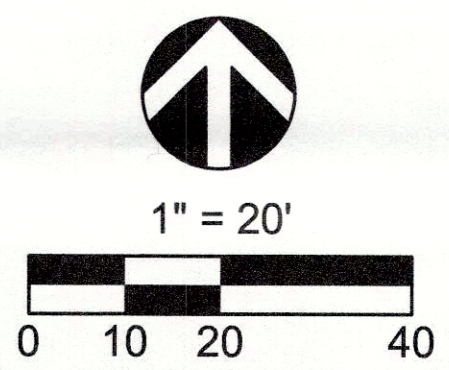
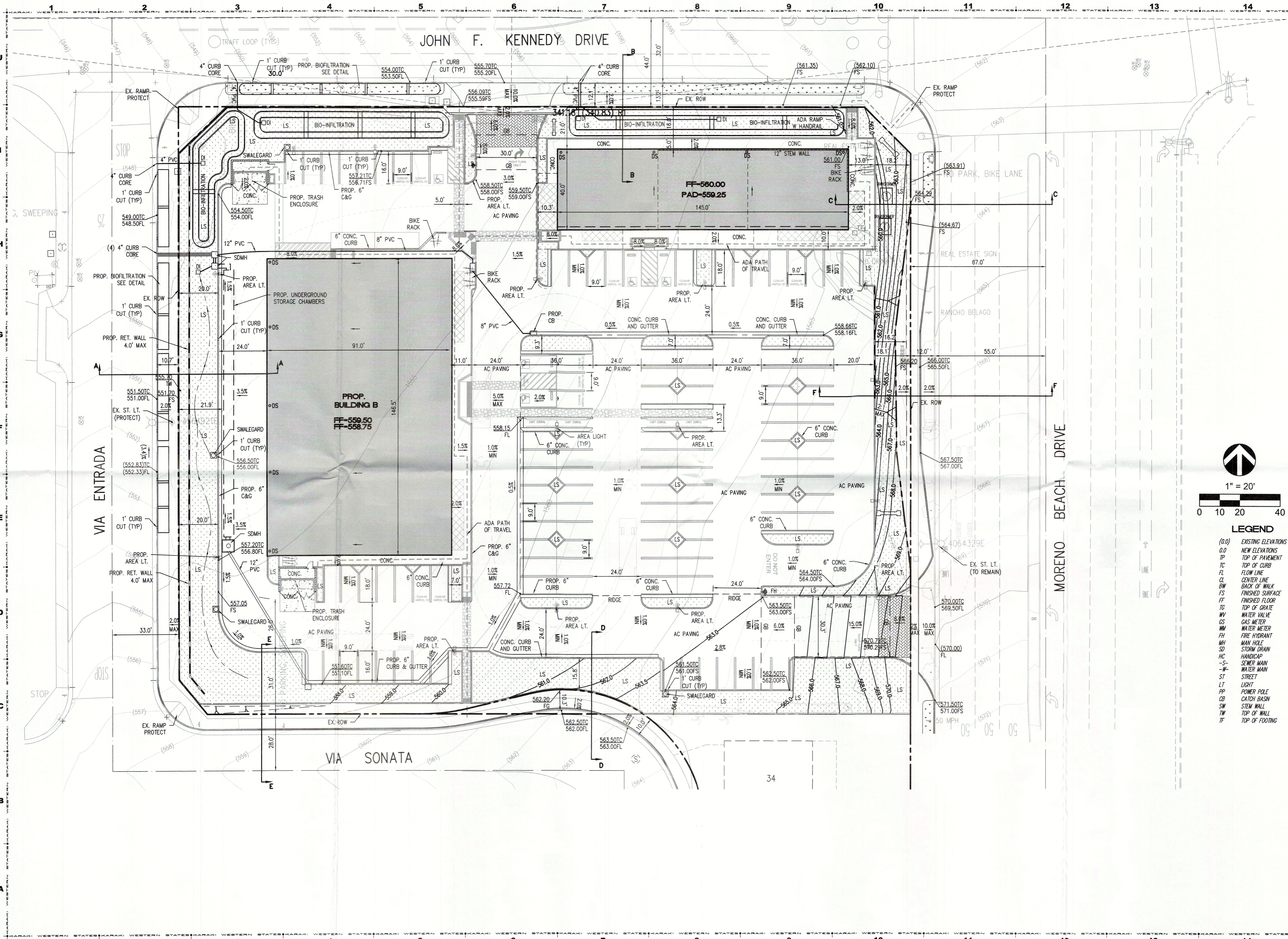
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JOB No

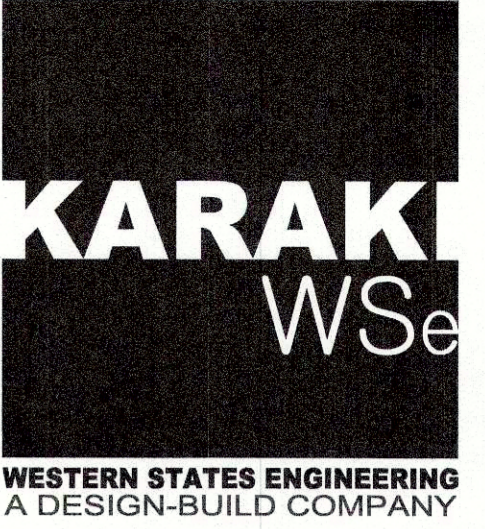
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E97617



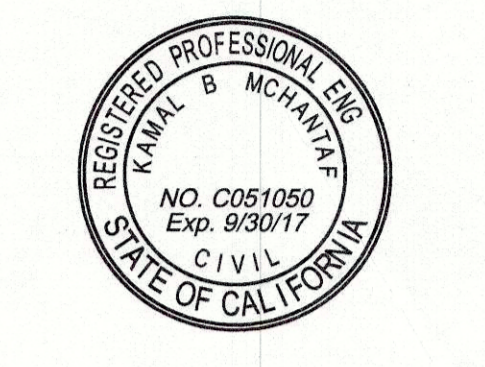
LEGEND

- (0.0) EXISTING ELEVATIONS
- 0.0 NEW ELEVATIONS
- TP TOP OF PAVEMENT
- TC TOP OF CURB
- FL FLOW LINE
- CL CENTER LINE
- BW BACK OF WALK
- FS FINISHED SURFACE
- FF FINISHED FLOOR
- TG TOP OF GRATE
- WV WATER VALVE
- GS GAS METER
- WM WATER METER
- FH FIRE HYDRANT
- MH MAN HOLE
- SD STORM DRAIN
- HC HANDICAP
- S-M SOWER MAIN
- W-M WATER MAIN
- ST STREET
- LT LIGHT
- PP POWER POLE
- CB CATCH BASIN
- SW SW
- TW TOP OF WALL
- TF TOP OF FOOTING



WESTERN STATES ENGINEERING
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ANAHEIM, CA 92807
TEL: (714)985-8300 FAX: (714)983-1007
www.westernse.com



SUBMITTAL

NO.	DESCRIPTION	BY	DATE
1			
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REVISIONS

NO.	DESCRIPTION	BY	DATE
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OWNER NAME & ADDRESS
ROYAL EXCEL ENTERPRISES
7033 CANOGA AVE #2
CANOGA PARK, CA 91303

PROJECT NAME & ADDRESS
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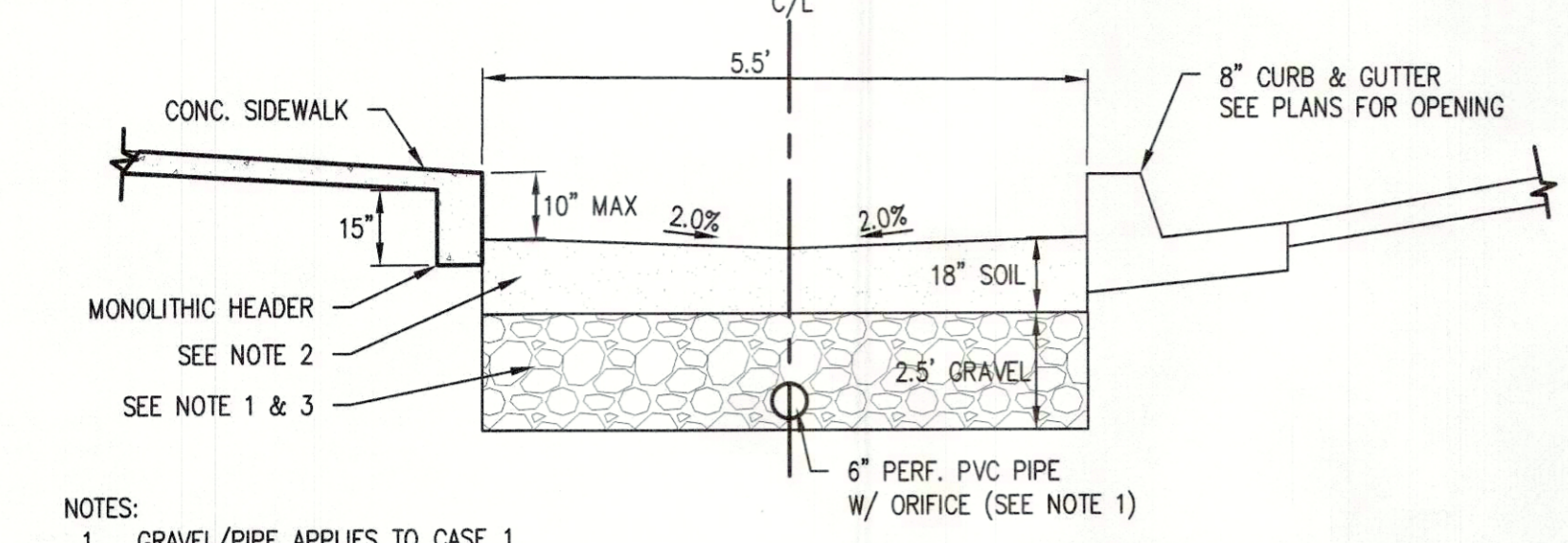
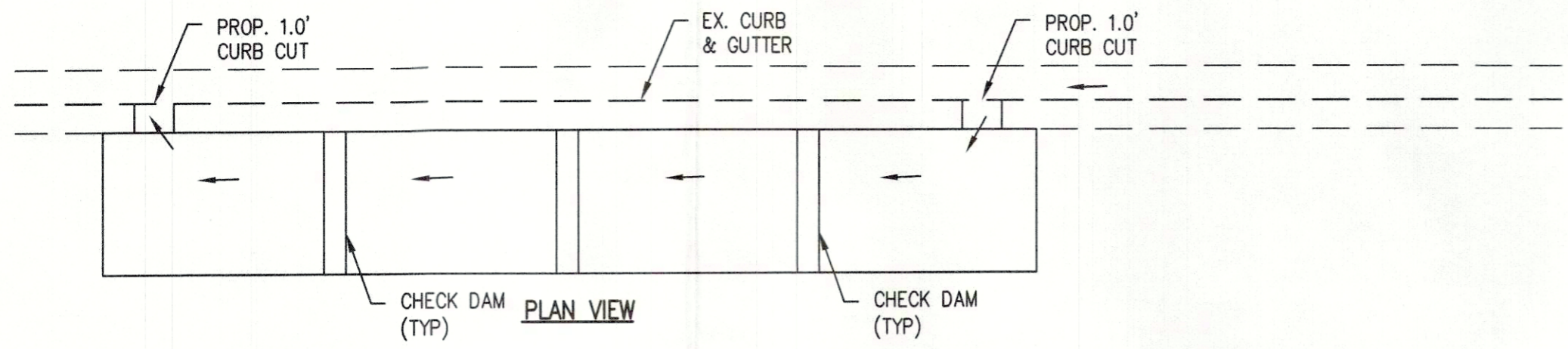
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DESIGNED BY:
DRAWN BY:
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DATE DRAWN:
SCALE:
SHEET TITLE

PRELIMINARY GRADING PLAN

SHEET NUMBER
2 OF 2

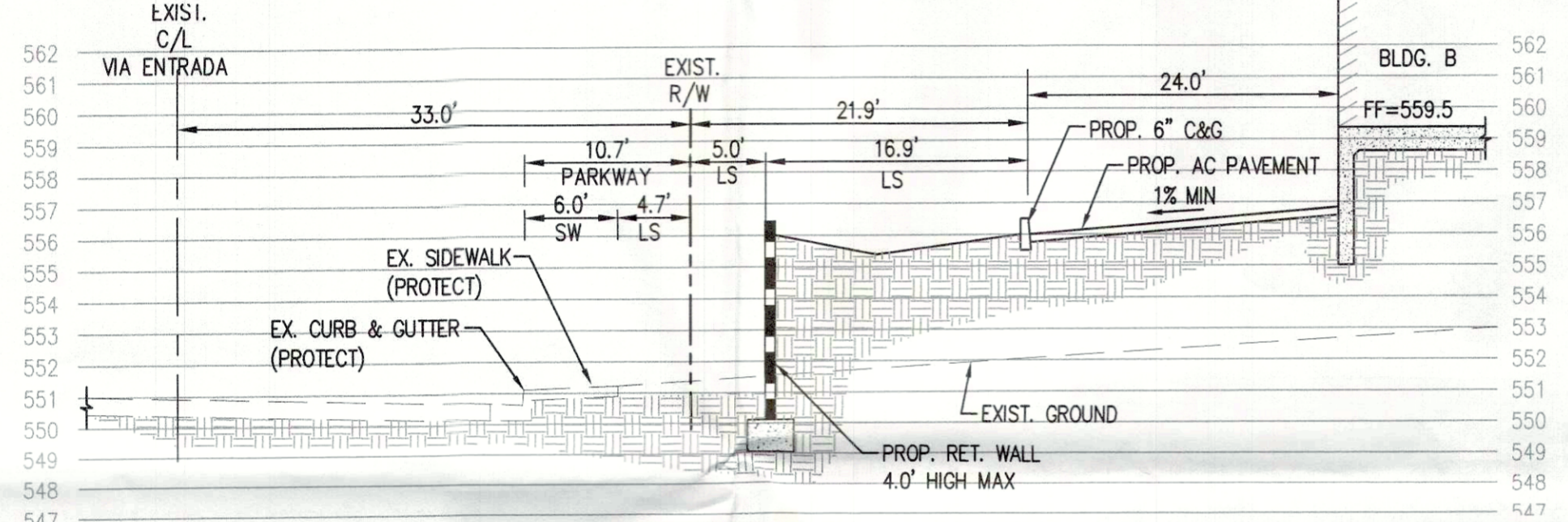
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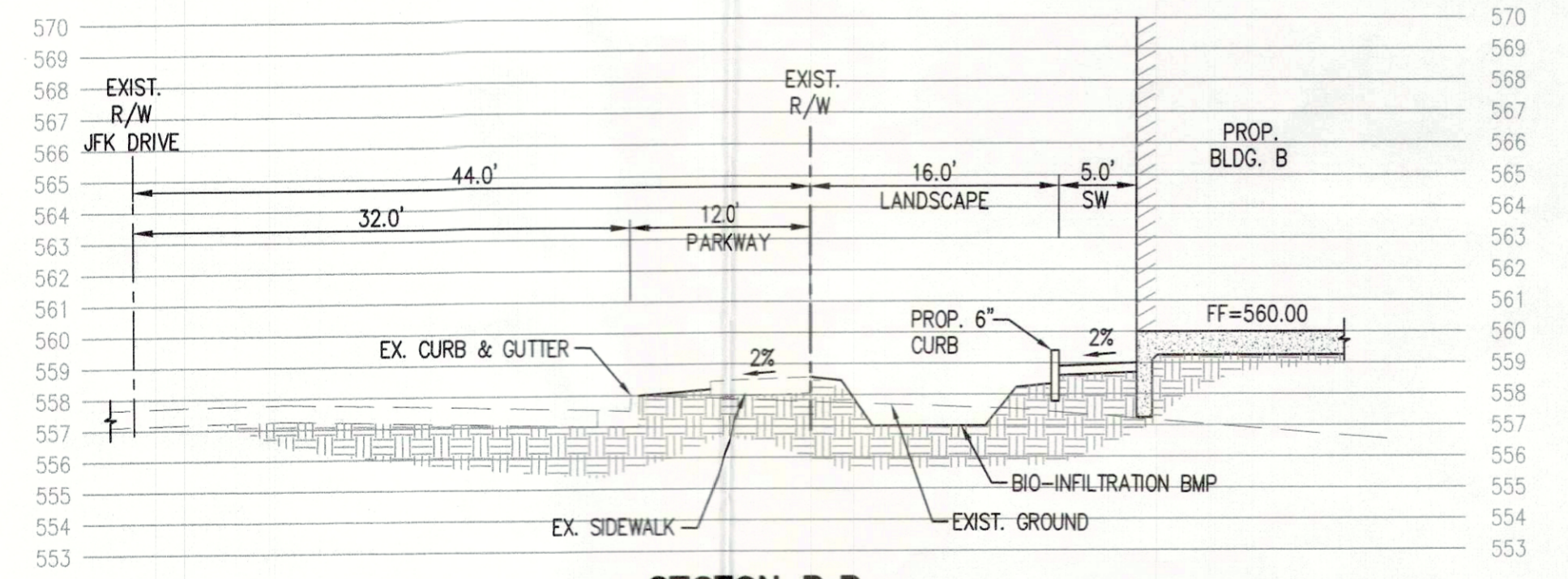
- NOTES:**
- GRAVEL/PIPE APPLIES TO CASE 1.
 - THE REQUIRED SOIL MIX IS SIMILAR TO A LOAMY SAND. IT MUST MAINTAIN A MINIMUM PERCOLATION RATE OF 5 INCHES PER HOUR THROUGHOUT THE LIFE OF THE FACILITY AND IT MUST BE SUITABLE FOR MAINTAINING PLANT LIFE. TYPICALLY, ON-SITE SOIL ARE UNSUITABLE.
 - GRAVEL LAYER SHALL BE "CLASS 2 PERMEABLE", CALTRANS SPECIFICATION 68.1.025. FILTER FABRIC SHALL NOT BE USED TO SEPARATE THE SOIL MIX FROM THE GRAVEL DRAINAGE LAYER FROM THE NATIVE SOIL.

BIOFILTRATION DETAIL

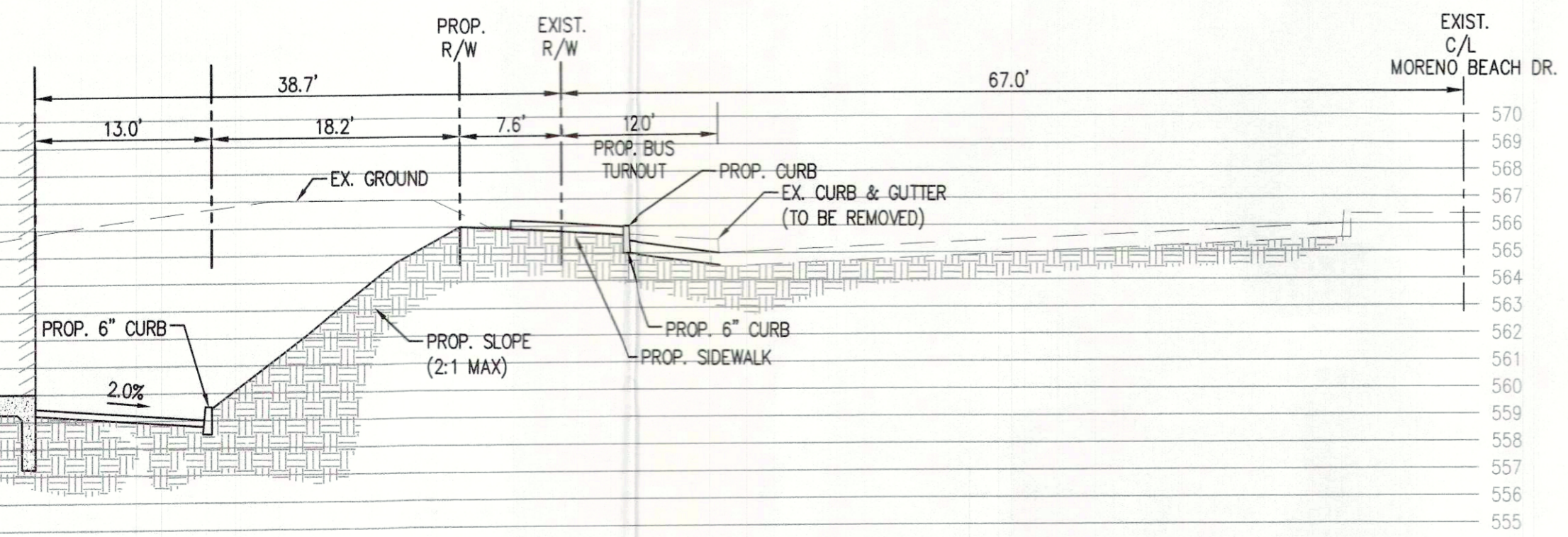
CASE 1: BIORETENTION BASIN
CASE 2: BIOSWALE



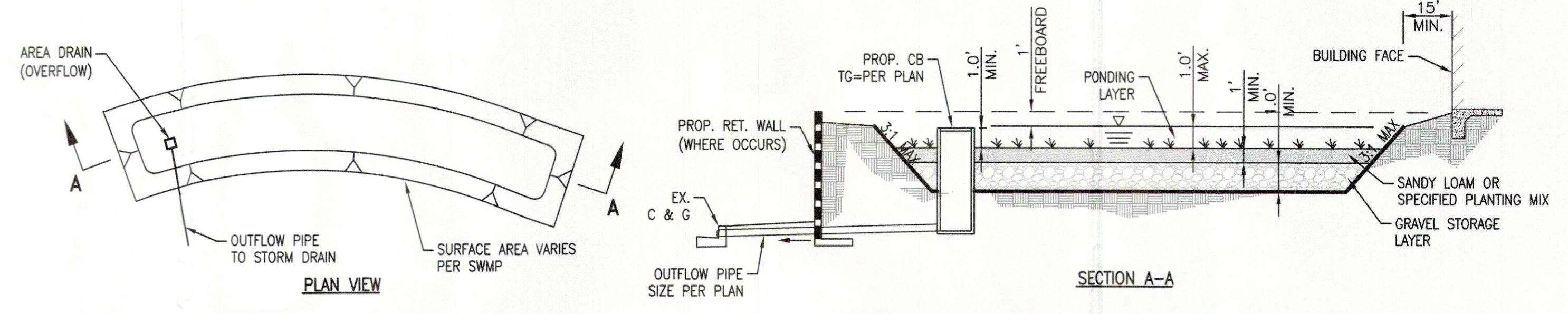
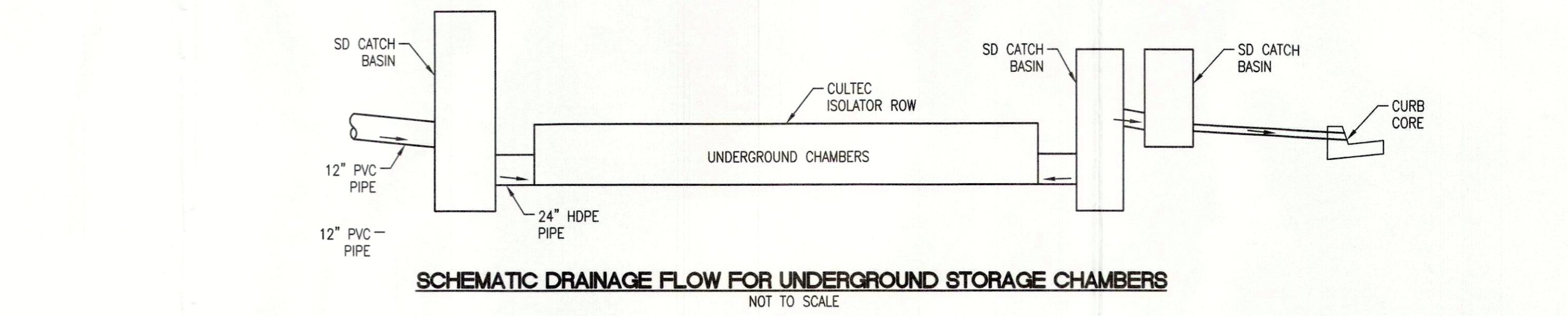
SECTION A-A
NOT TO SCALE



SECTION B-B
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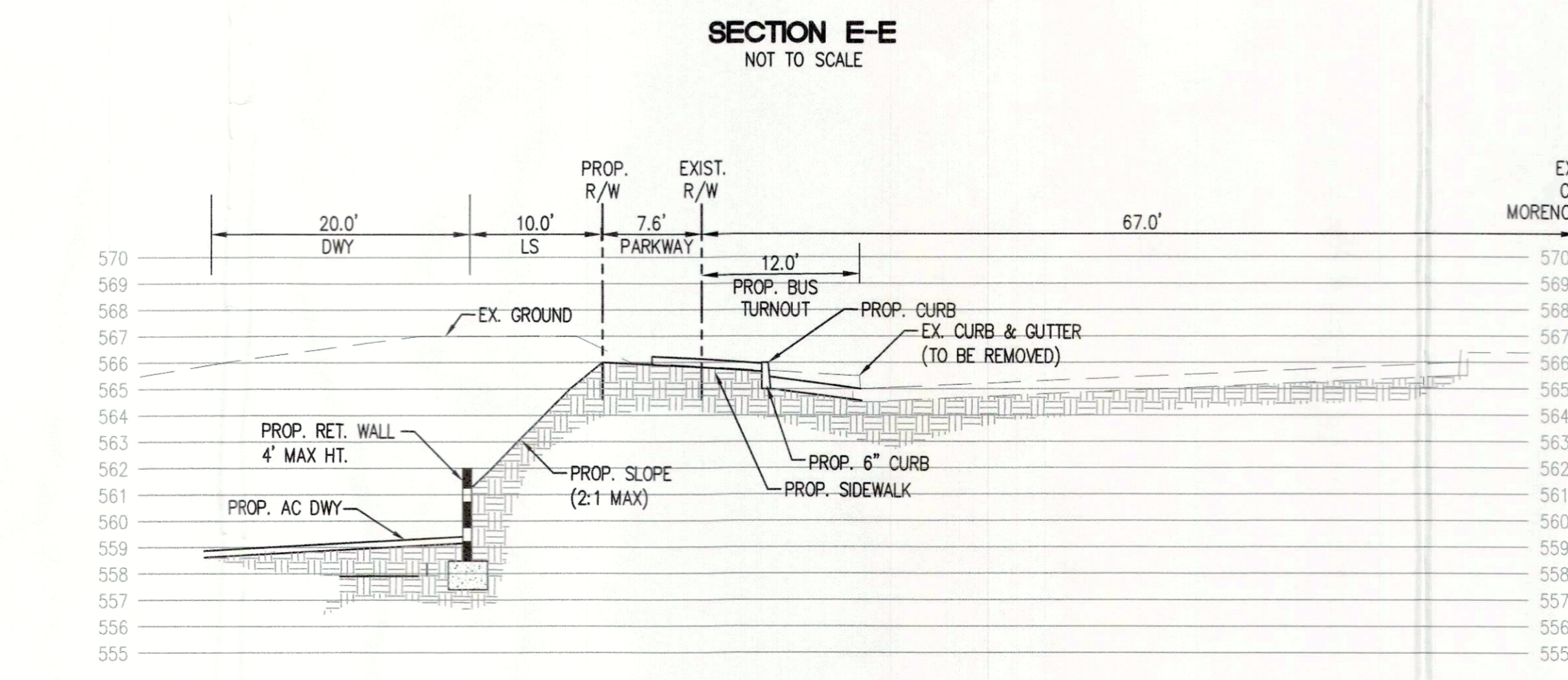
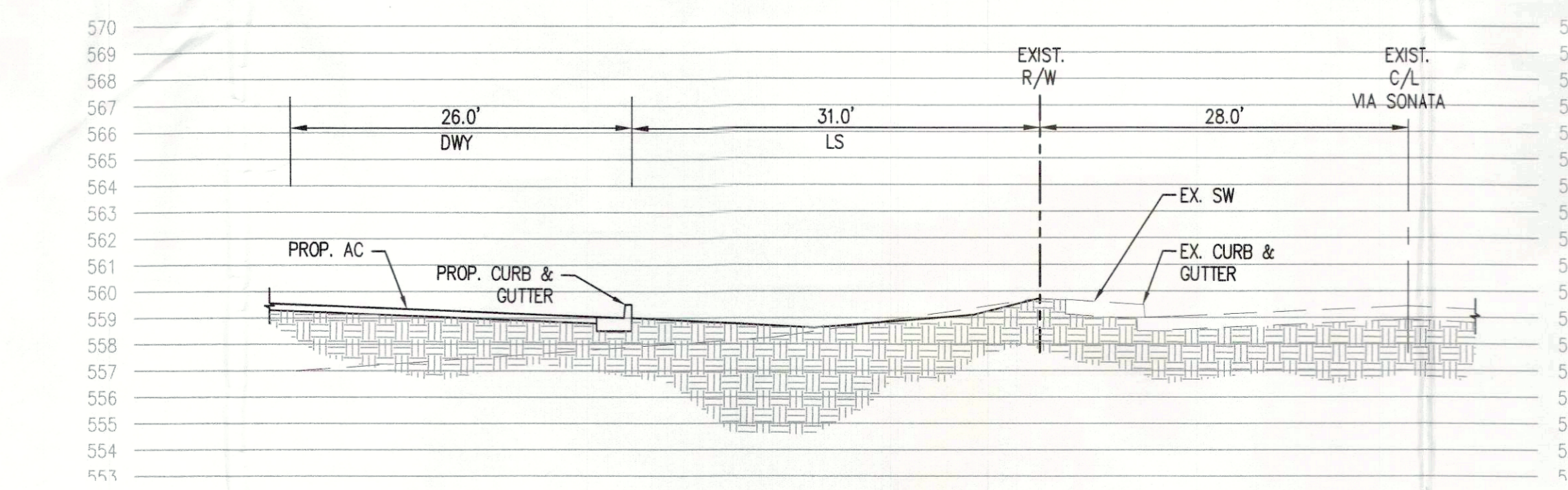
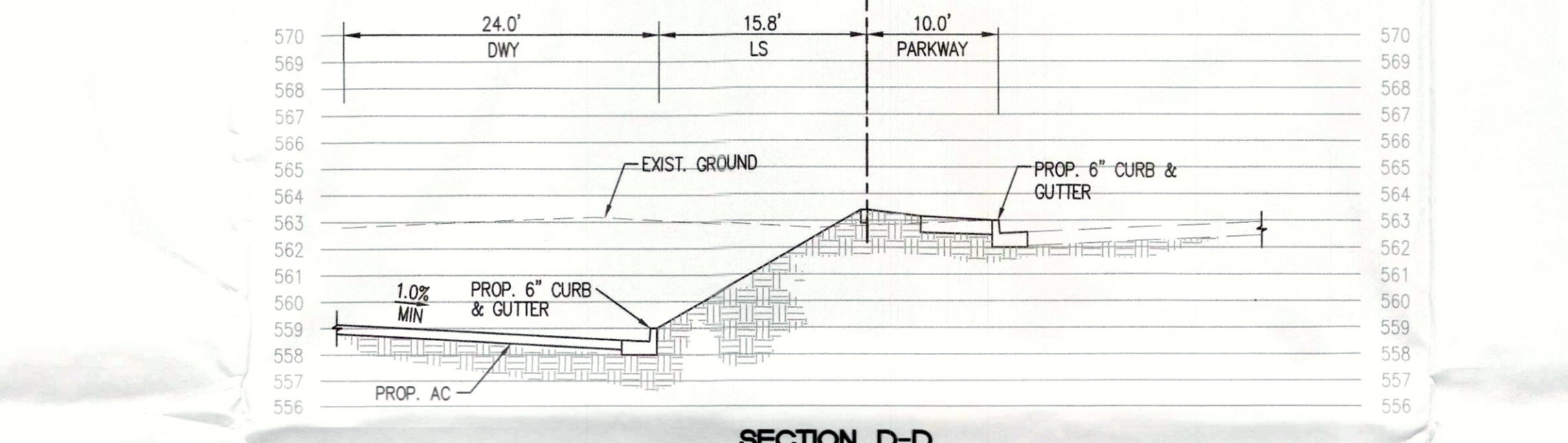


SECTION C-C
NOT TO SCALE



TYPICAL INFILTRATION BASIN DETAIL

NOT TO SCALE



SECTION F-F
NOT TO SCALE

PEN19-0154 - Location Map

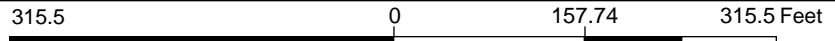


Legend

- Master Plan of Trails
 - Bridge
 - Improved
 - Multiuse
 - Proposed
 - Regional
 - State
- Road Labels
- Parcels
- ▭ City Boundary
- ▭ Sphere of Influence

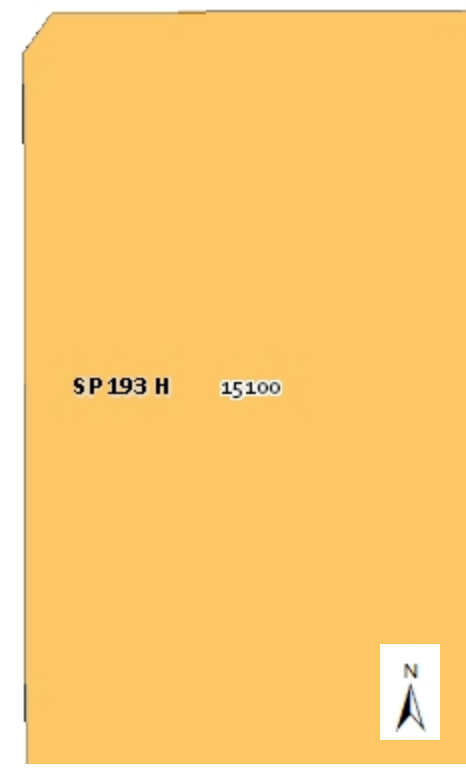
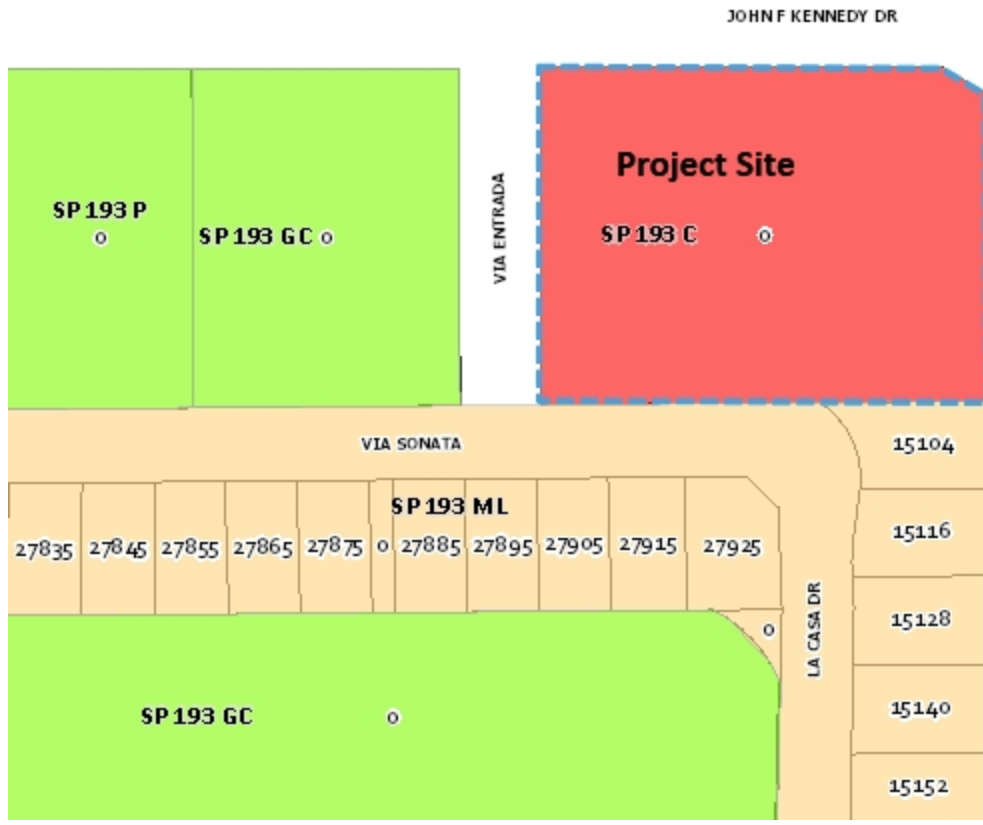
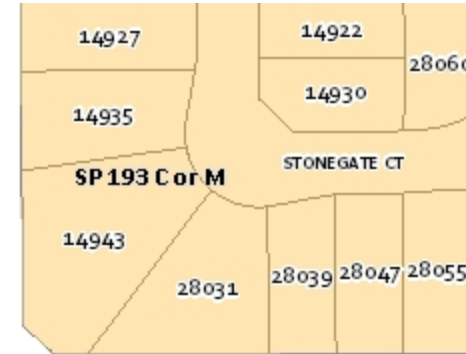
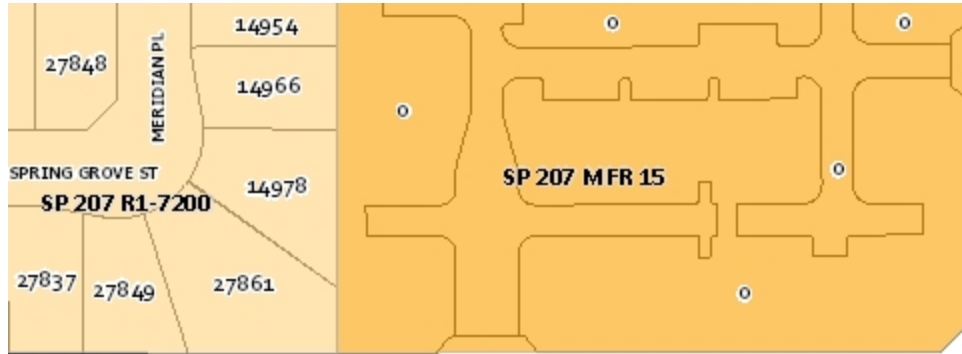
Image Source: Nearmap

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.

PEN19-0154 - Zoning Map



Legend

Zoning

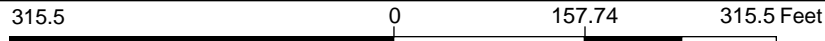
- Commercial
- Industrial/Business Park
- Public Facilities
- Office
- Planned Development
- Large Lot Residential
- Residential Agriculture 2 DU/AC
- Residential 2 DU/AC
- Suburban Residential
- Multi-family
- Open Space/Park

Master Plan of Trails

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

Road Labels

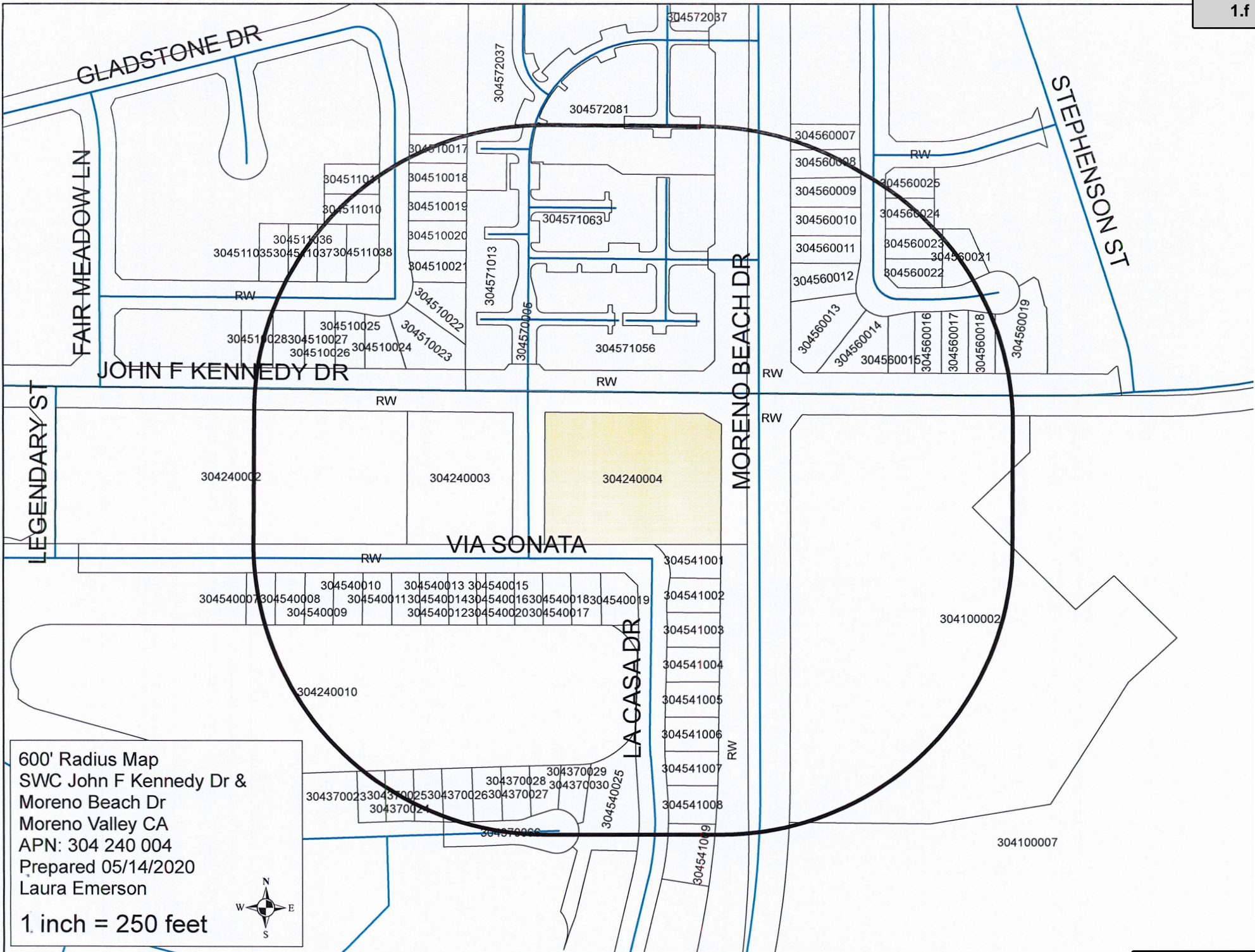
- Parcels
- City Boundary
- Sphere of Influence



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Notes:

Attachment: Zoning Map (4058 : Moreno Beach Commercial - Moreno Beach Dr. and John F. Kennedy Dr.)



600' Radius Map
 SWC John F Kennedy Dr &
 Moreno Beach Dr
 Moreno Valley CA
 APN: 304 240 004
 Prepared 05/14/2020
 Laura Emerson

1. inch = 250 feet

Attachment: Radius Map (4058 : Moreno Beach Commercial - Moreno Beach Dr. and John F. Kennedy Dr.)



City of Moreno Valley
 Community Development Department
 Planning Division
 City Hall Council Chamber
 14177 Frederick Street
 Moreno Valley, CA 92553

NOTICE OF PUBLIC HEARING (VIA TELECONFERENCE ONLY)

PURSUANT TO COVID-19 GOVERNOR EXECUTIVE ORDER N-29-20



Notice of Teleconferenced Public Hearing before the Planning Commission of City of Moreno Valley:

DATE & TIME: June 11, 2020 at 7:00 P.M. **VIA TELECONFERENCE ONLY**

COVID-19 TELECONFERENCE INSTRUCTIONS:

For Teleconference Meeting public participation instructions, please see agency <http://morenovalleyca.iqm2.com/Citizens/default.aspx>

PROJECT LOCATION: Southwest corner of Moreno Beach Drive and John F. Kennedy Drive (APN: 304-240-004), District 4.

CASE NUMBER(s): PEN19-0154

CASE PLANNER: Jeff Bradshaw, Associate Planner (951) 413-3224
jeffreyb@moval.org

<APN>
 <Property Owner>
 <Street Address>
 <City, State, Zip>

NOTICE OF PUBLIC HEARING

1.g

PROPOSAL: Plot Plan for a 19,324 square foot retail center on a 2.45-acre parcel. Retail center to include a 13,524 square foot market and a 5,800 square foot retail building for restaurant and office uses.

ENVIRONMENTAL DETERMINATION: The project has been evaluated against criteria set forth in the California Environmental Quality Act (CEQA) Guidelines and it was determined that the project is exempt from the provisions of CEQA as a Class 3 Categorical Exemption in accordance with CEQA Guidelines Section 15332 for In-fill Development Projects.

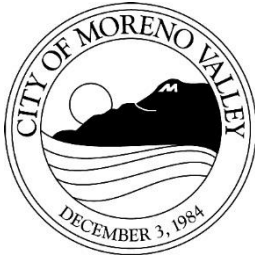
PUBLIC HEARING: All interested parties will be provided an opportunity to submit oral testimony during the teleconference Public Hearing and/or provide written testimony during or prior to the teleconferenced Public Hearing. The application file and related environmental documents may be inspected by appointment at the Community Development Department at 1417 Frederick Street, Moreno Valley, California by calling (951) 413-3206 during normal business hours (7:30 a.m. to 5:30 p.m. Monday through Thursday).

COVID-19 – IMPORTANT NOTICES: Please note that due to the COVID-19 pandemic situation, staff will attempt to make reasonable arrangements to ensure accessibility to inspect the aforementioned records. **In addition, special instructions on how to effectively participate in the teleconferenced Public Hearing, as approved by Governor Executive Order N-25-20 will be posted at <http://morenovalleyca.igq2.com/Citizens/default.aspx> and will be described in the Planning Commission agenda.**

PLEASE NOTE: The Planning Commission may consider and approve changes to the proposed items under consideration during the teleconferenced Public Hearing.

GOVERNMENT CODE § 65009 NOTICE: If you challenge any of the proposed actions taken by the Planning Commission in court, you may be limited to raising only those issues you or someone else raised during the teleconferenced Public Hearing described in this notice, or in written correspondence delivered to the Planning Division of the City of Moreno Valley during or prior to the teleconferenced Public Hearing.

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.



PLANNING COMMISSION

STAFF REPORT

Meeting Date: June 11, 2020

AMENDED CONDITIONAL USE PERMIT TO EXPAND THE MORENO VALLEY STORAGE FACILITY BY ADDING A 17,942 SQUARE FOOT SECOND FLOOR TO BUILDING G IN AN APPROVED SELF-STORAGE FACILITY LOCATED ON THE SOUTH SIDE OF JOHN F. KENNEDY DRIVE BETWEEN PERRIS BOULEVARD AND VINEHILL STREET.

Case: PEN20-0012 – Amended Conditional Use Permit

Applicant: Gossett Development

Property Owner: John and Jeff Gossett

Representative: Gossett Development

Location: The south side of John F. Kennedy Drive between Perris Boulevard and Vinehill Street

Case Planner: Jeff Bradshaw

Council District: 4

Proposal: Amended Conditional Use Permit to expand the Moreno Valley Storage Facility by adding a 17,924 square foot second floor to Building G of an approved self-storage facility located on the south side of John F. Kennedy Drive between Perris Boulevard and Vinehill Street.

SUMMARY

The applicant, Gossett Development, is requesting approval of an Amended Conditional Use Permit to expand the 4.47-acre Moreno Valley Storage facility, currently under construction, through the addition of a second floor to Building G. The second story addition will increase the gross building floor area of Building G by 17,942 square-feet for a total 36,242 square feet and will add 134 new storage units to the self-storage

facility. The proposed addition to Building G will increase the total building square foot of the overall facility to 109,145 square feet and provide for a total of 672 storage units. The self-storage facility is located on the south side of John F. Kennedy Drive between Perris Boulevard and Vinehill Street. The property is currently zoned Community Commercial (CC) District. The project as designed and conditioned is consistent with the goals, policies and objectives of the City's General Plan as well as the requirements of the City's Municipal Code.

PROJECT DESCRIPTION

Background

The City Council approved Conditional Use Permit (PEN17-0135) along with an associated Zone Change for the Moreno Valley Storage facility on August 21, 2018 for the construction of approximately 90,941 square foot self-storage facility that included 538 self-storage units, a 600 square foot office, and a 1,500 square foot caretakers residence within a combination of one- and two-story buildings.

The self-storage facility is currently under construction. During plan check, the overall square footage of the self-storage facility increased by approximately 350 square feet as a result of a minor increase in the size of the office caretakers residence which was determined by the Planning Division to be in substantial conformance with the original approval.

Project

The current proposal is to add a second floor to Building G, which will increase the gross building G floor area by 17,942 square-feet for a total 36,242 square feet and add 134 new storage units increasing the size of the self-storage facility to 109,145 square feet and 672 storage units in the facility. Building G is located in the center of the site and is separated from existing residences to the west by Buildings B and C and separated from the homes to south by Building D.

The project, as presented, is consistent with the site's General Plan designation of Commercial, all applicable General Plan policies and the Community Commercial (CC) District regulations of the City's Municipal Code.

Site / Surrounding Area

The project site is located westerly of the southwest corner of Perris Boulevard and John F. Kennedy Drive. The site is located between the rear of existing commercial development and the backyards of existing single-family tract homes.

Surrounding land uses include a mobile home park to the north, retail businesses to the east, and single family residences to the south and west. Overall, the proposed amendment to the self-storage facility remains compatible with objectives outlined in the City's General Plan as well as with existing and planned land uses in the project area.

Access/Parking

The proposed amendment to the Conditional Use Permit will not modify the approved site access or parking. The primary access to the self-storage facility will be provided from driveways on John F. Kennedy Drive to the parking lot at the entrance to the facility. Vehicle access to the interior of the self-storage facility from the parking lot will be controlled by a gate. The addition of 134 storage units does not require additional parking; therefore, the seven spaces that were originally approved are adequate to serve the site.

Design

The proposed second story addition to Building G has been designed to be consistent with the approved architectural design of the storage facility through variation in the roof line to create tower elements, spandrel glass, metal canopies, and stucco. Two different stucco colors are proposed to differentiate the tower elements from the rest of the building.

The original approval for the mini-storage facility included a two-story store-front for the portion of Building E that is visible from the John F. Kennedy Drive. This two-story portion of Building E included a first floor office area and a caretakers residence on the second floor. The remainder of Building E is single-story with storage units.

REVIEW PROCESS

In compliance with the Municipal Code, the Project Review Staff Committee (PRSC) reviewed this project and met with the applicant on February 7, 2020. The applicant has worked with staff, and modified the plans to be consistent with the development standards of the Municipal Code. Based on staff's review, it was determined that the project will be consistent with the General Plan and City requirements, subject to the conditions of approval in the attached Resolution.

ENVIRONMENTAL

Prior to the City Council's action to approve Conditional Use Permit (PEN17-0135) for the Moreno Valley Storage facility on August 21, 2018, they made a determination to adopt and certified a Mitigated Negative Declaration for the project in compliance with the California Environmental Quality Act (CEQA). In order to determine if any additional environmental review was required for the project the City evaluated Amended Conditional Use Permit (PEN20-0012) against criteria set forth in the California Environmental Quality Act (CEQA) Guidelines Section 15162 "Subsequent EIR'S and Negative Declarations" and Section 15164 "Addendum to an EIR or Negative Declaration." As part of this review City staff requested the original environmental consultant, Lilburn Corporation, analyze the traffic and noise impacts associated with the proposed project.

The analysis concluded that the proposed second story addition falls within the scope of the 2018 Mitigated Negative Declaration (MND) for the project and that no new impacts would result. Therefore, no modification to the 2018 Mitigated Negative Declaration/Initial Study would be required. Therefore, it has been determined that preparation of a subsequent Mitigated Negative Declaration or an Addendum was not required since the proposed changes to the project were determined to be minor and that the project is consistent with the findings of the original Mitigated Negative Declaration for this project.

NOTIFICATION

Public notice was sent to all property owners of record within 600' of the project on May 28, 2020. The public hearing notice for this project was also posted on the project site and a notice was published in the local newspaper on May 29, 2020.

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. 2020-24, and thereby:

1. **RECOGNIZE** that Amended Conditional Use Permit PEN20-0012 has been evaluated against criteria set forth in the California Environmental Quality Act (CEQA) Guidelines (Sections 15162 and 15164) and it has been determined that preparation of a subsequent Mitigated Negative Declaration or an Addendum was not required since the proposed changes to the project were determined to be minor and that the project is consistent with the findings of the original Mitigated Negative Declaration for this project that was certified by the City Council on August 21, 2018; and
2. **APPROVE** Amended Conditional Use Permit PEN20-0012 subject to the attached Conditions of Approval included as Exhibit A.

Prepared by:
Jeffrey Bradshaw
Associate Planner

Approved by:
Patty Nevins
Planning Official

ATTACHMENTS

1. Resolution No. 2020-24

2. Exhibit A to Resolution 2020-24 - Conditions of Approval
3. Site Plan - Floor Plan
4. Proposed Building G Elevations
5. Previously Approved Building G Elevations
6. Previously Approved Building E Elevations
7. Zoning Map
8. Location Map
9. Public Hearing Notice
10. Radius Map

PLANNING COMMISSION RESOLUTION NO. 2020-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING AMENDED CONDITIONAL USE PERMIT APPLICATION NO. PEN20-0012, FOR A SECOND FLOOR ADDITION TO BUILDING G OF AN APPROVED SELF-STORAGE FACILITY LOCATED NEAR THE SOUTHWEST CORNER OF PERRIS BOULEVARD AND JOHN F. KENNEDY DRIVE

WHEREAS, on February 7, 2020, Gossett Development, filed an application for the approval of Amended Conditional Use Permit application PEN20-0012 for the addition of a second floor to Building G for the approved Moreno Valley Storage project as described in the title above; and

WHEREAS, the application has been evaluated in accordance with established City of Moreno Valley (City) procedures, the Municipal Code, the 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 May 29, 2020 and public notice was sent to all property owners of record within 600 feet of the project site on May 28, 2020. The public hearing notice for this project was also posted on the project site on May 29, 2020; and

WHEREAS, on June 11, 2020, the Planning Commission held a Public Hearing to consider the application; and

WHEREAS, on June 11, 2020, the Planning Commission of the City of Moreno Valley determined that the project is consistent with the findings of the original Mitigated Negative Declaration for the Moreno Valley Storage project that was certified by the City Council on August 21, 2018. The City has evaluated Conditional Use Permit PEN20-0012 against criteria set forth in the California Environmental Quality Act (CEQA) Guidelines (Sections 15162 and 15164) and it has been determined that preparation of a subsequent Mitigated Negative Declaration or an Addendum is not required; 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 June 11, 2020, 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 General Plan Land Use designation for the project site is Commercial. General Plan Policy 2.4.1 states that the primary purpose of areas designated Commercial is to provide property for business purposes, including, but not limited to, retail stores, restaurants, banks, hotels, professional offices, personal services and repair services.

The proposed modification to the self-storage facility project as designed and conditioned will achieve the objectives of the City of Moreno Valley's General Plan. The proposed project is consistent with the General Plan and with its goals, objectives, policies, and programs established within the Plan.

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

FACT: The project site is currently zoned Community Commercial (CC) District. A self-storage facility is allowed in the CC zone subject to approval of a Conditional Use Permit.

The proposed second floor addition to the approved self-storage facility is designed in accordance with the provisions of Chapter 9.04 Commercial Districts, Chapter 9.09.140 Self Storage Warehouse, and Chapter 9.16.150 Commercial Design Guidelines of the City's Municipal Code. The project as designed and conditioned would comply with all applicable zoning and other regulations.

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 Amended Conditional Use Permit as designed and conditioned will provide acceptable levels of protection from natural and man-made hazards to life, health, and property consistent with General Goal 9.6.1. The project site is located

approximately one half mile from Fire Station No. 65 located to the west at John F. Kennedy Park. Therefore, adequate emergency services can be provided to the site consistent with General Plan Goal 9.6.2.

The project as designed is consistent with the City's Municipal Code Section 9.09.140 Self Storage Warehouse and will satisfy all City requirements related to light and noise. Prior to the City Council approving the original project a Mitigated Negative Declaration. This proposed amendment to the project has been evaluated against criteria set forth in the California Environmental Quality Act (CEQA) Guidelines (Sections 15162 and 15164) and it has been determined that preparation of a subsequent Mitigated Negative Declaration or an Addendum was not required since the proposed changes to the project were determined to be minor and that the project is consistent with the findings of the original Mitigated Negative Declaration.

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 proposes to develop a second floor addition to Building G in an approved self-storage facility located within the Community Commercial zone. Self-storage is allowed in the Community Commercial zone with the approval of a Conditional Use Permit. This project seeks to amend the original approval by adding a second floor to one building. The project has been designed and conditioned for compatibility with the original design and to provide architectural embellishments for the more visible second floor.

Surrounding land uses include a mobile home park to the north, retail businesses to the east, and single family residences to the south and west.

Municipal Code Section 9.04.020 Commercial Districts states that the primary purpose of the Community Commercial (CC) District is to provide for the general shopping needs of area residents and workers with a variety of business, retail, personal and related or similar services which includes self-storage facilities. These uses must be compatible with the surrounding residential communities. As designed and conditioned, and with implementation of mitigation measures, the project is compatible with existing and proposed land uses in the vicinity.

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 PEN20-0012, 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. 2020-24, and:

1. **RECOGNIZE** that the Amended Conditional Use Permit (PEN20-0012) has been evaluated against criteria set forth in the California Environmental Quality Act (CEQA) Guidelines (Sections 15162 and 15164) and it has been determined that preparation of a subsequent Mitigated Negative Declaration or an Addendum was not required since the proposed changes to the project were determined to be minor and that the project is consistent with the findings of the original Mitigated Negative Declaration for this project that was certified by the City Council on August 21, 2018; and
2. **APPROVE** Amended Conditional Use Permit (PEN20-0012) subject to the attached Conditions of Approval included as Exhibit A.

APPROVED this 11th day of June, 2020.

Patricia Korzec
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 No. 2020-24 [Revision 2] (4060 : Moreno Valley Storage - 2nd Floor Addition)

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN20-0012)

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CITY OF MORENO VALLEY
 CONDITIONS OF APPROVAL
 Conditional Use Permit (PEN20-0012)

EFFECTIVE DATE:

EXPIRATION DATE:

COMMUNITY DEVELOPMENT DEPARTMENTPlanning Division

1. Amended Conditional Use Permit PEN20-0012 has been approved for the addition of a second floor to Building G. The addition to include a gross building floor area of 17,942 square feet and 134 storage units.
2. Any expansion to this use or exterior alterations will require the submittal of a separate application(s) and shall be reviewed and approved under separate permit(s). (MC 9.02.080)
3. 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)
4. Unless specifically superseded herein, these conditions of approval do not replace or supersede the final conditions of approval for approved project PEN17-0135 or any related projects or plan checks.
5. The expiration date of this modification does not extend the expiration of any related project or activity.
6. 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)
7. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
8. 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

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN20-0012)

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Approval shall be completed to the satisfaction of the Planning Official. (MC 9.14.020)

9. 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)
10. All site plans, grading plans, landscape and irrigation plans, fence/wall plans, lighting plans and street improvement plans shall be coordinated for consistency with this approval.
11. 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.

Prior to Building Permit

12. Prior to building permit issuance, the elevations for Building G shall be designed per the approved entitlement plans on file for this project.

Prior to Building Final or Occupancy

13. Prior to building final, Building G shall be constructed per the approved entitlement plans for this project.

Building Division

14. 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.
15. Contact the Building Safety Division for permit application submittal requirements.
16. 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 2019 California Green Building Standards Code, sections 5.410.2 - 5.410.2.6 must be met.

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN20-0012)

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17. Any construction within the city shall only be as follows: Monday through Friday seven a.m. to seven p.m.(except for holidays which occur on weekdays), eight a.m. to four p.m.; weekends and holidays (as observed by the city and described in the Moreno Valley Municipal Code Chapter 2.55), unless written approval is first obtained from the Building Official or City Engineer.
18. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.
19. The proposed development shall be subject to the payment of required development fees as required by the City's current Fee Ordinance at the time a building application is submitted or prior to the issuance of permits as determined by the City.
20. 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.
21. 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 2019 CBC.
22. 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 2019 California Plumbing Code, Table 422.1. The occupant load and occupancy classification shall be determined in accordance with the California Building Code.
23. 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**

24. 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)

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN20-0012)

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25. 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)
26. 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)
27. 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)
28. Prior to issuance of building permits, plans specifying the required structural materials for building construction in high fire hazard severity zones shall be submitted to the Fire Prevention Bureau for approval. (CFC, 4905)
29. 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[I])
30. Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3) a - After the local water company signs the plans, the originals shall be presented to the Fire Prevention Bureau for signatures. 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.
31. 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.
32. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)
33. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet and an unobstructed vertical clearance of not less than thirteen (13) feet six (6) inches. (CFC 503.2.1 and MVMC 8.36.060[E])
34. Prior to issuance of Certificate of Occupancy or Building Final, the

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN20-0012)

Page 5

- 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])
35. 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)
 36. 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)
 37. Fire Department access driveways over 150 feet in length shall have a turn-around as determined by the Fire Prevention Bureau capable of accommodating fire apparatus. (CFC 503 and MVMC 8.36.060, CFC 501.4)
 38. 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)
 39. Prior to construction, all traffic calming designs/devices must be approved by the Fire Marshal and City Engineer.
 40. 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 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.

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Conditional Use Permit (PEN20-0012)

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41. Automatic opener. New motorized gates shall be provided with means to be automatically opened remotely by emergency vehicle in accordance with Riverside County Fire Department Standards and Policies, as may be amended from time to time. * (If gated access is proposed).
42. 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)

PUBLIC WORKS DEPARTMENT**Special Conditions**

43. All Conditions of Approval for PEN17-0135 shall apply.

Special Districts Division

44. NEW STREET LIGHT INSTALLATION FEES. Prior to the issuance of the first building permit for this project, the Developer shall pay New Street Light Installation Fees for all applicable Residential and Arterial Street Lights required for this development. Payment shall be made to the City of Moreno Valley and collected by the Land Development Division. Fees are based upon the Advanced Energy fee rate in place at the time of payment, as set forth in the current Listing of City Fees, Charges, and Rates adopted by City Council. The Developer shall provide a copy of the receipt to the Special Districts Division (specialdistricts@moval.org). Any change in the project which may increase the number of street lights to be installed will require payment of additional Advanced Energy fees at the then current fee. Questions may be directed to the Special Districts Division at 951.413.3480 or specialdistricts@moval.org.
45. 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

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN20-0012)

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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.

46. 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.)
47. The ongoing maintenance of any landscaping required to be installed behind the curb shall be the responsibility of the property owner.
48. Any damage to existing landscape areas maintained by the City of Moreno Valley due to project construction shall be repaired/replaced by the Developer, or Developer's successors in interest, at no cost to the City of Moreno Valley.
49. MAJOR INFRASTRUCTURE FINANCING DISTRICT. This project has been identified to potentially be included in the formation of a special financing district for the construction and maintenance of major infrastructure improvements which may include but are not limited to thoroughfares, bridges, and certain flood control improvements. The property owner(s) shall participate in such district and pay any

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Conditional Use Permit (PEN20-0012)

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special tax, assessment, or fee levied upon the project property for such district. At the time of the public hearing to consider formation of or annexation into the district, the qualified elector(s) will not protest the formation or annexation, but will retain the right to object to any eventual tax/assessment/fee that is not equitable should the financial burden of the tax/assessment/fee not be reasonably proportionate to the benefit the affected property obtains from the improvements to be installed and/or maintained. The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org when submitting an application for the first building permit to determine whether the development will be subjected to this condition. If subject to the condition, the special election requires a minimum 90-day process in compliance with the provisions of Article 13C of the California Constitution.

50. Street Light Authorization forms for all street lights that are conditioned to be installed as part of this project must be submitted to the Special Districts Division for approval, prior to street light installation. The Street Light Authorization form can be obtained from the utility company providing electric service to the project, either Moreno Valley Utility or Southern California Edison. For questions, contact the Special Districts Division at 951.413.3480 or specialdistricts@moval.org.
51. The parcel(s) associated with this project have been incorporated into the Moreno Valley Community Services District Zone A (Parks & Community Services) and Zone C (Arterial Street Lighting). All assessable parcels therein shall be subject to annual parcel taxes for Zone A and Zone C for operations and capital improvements.
52. This project is conditioned to provide a funding source for the following special financing program(s):
 - a. Street Lighting Services for capital improvements, energy charges, and maintenance.

The Developer's responsibility is to provide a funding source for the capital improvements and the continued maintenance. The Developer shall satisfy this condition with one of the options below.

- i. Participate in a special election (mail ballot proceeding) and pay all associated costs of the special election and formation, if any. Financing may be structured through a Community Services District zone, Community Facilities District, Landscape and Lighting Maintenance District, or other financing structure as determined by the City; or

- ii. Establish a Property Owner's Association (POA) or Home Owner's Association (HOA) which will be responsible for any and all operation and maintenance costs

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN20-0012)

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The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org of its selected financial option when submitting the application for building permit issuance. The option for participating in a special election requires approximately 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.

53. 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 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.)

PROJECT DATA

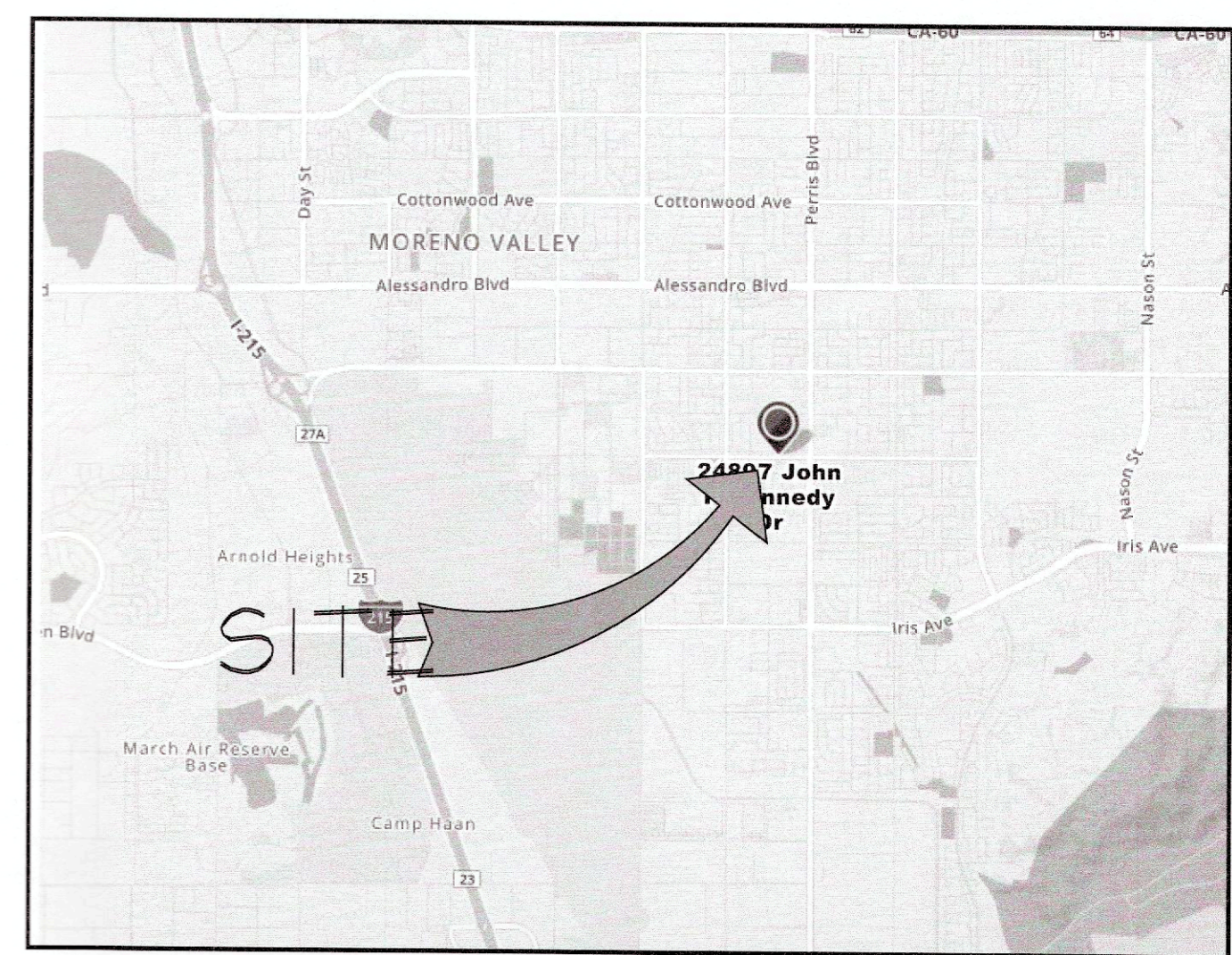
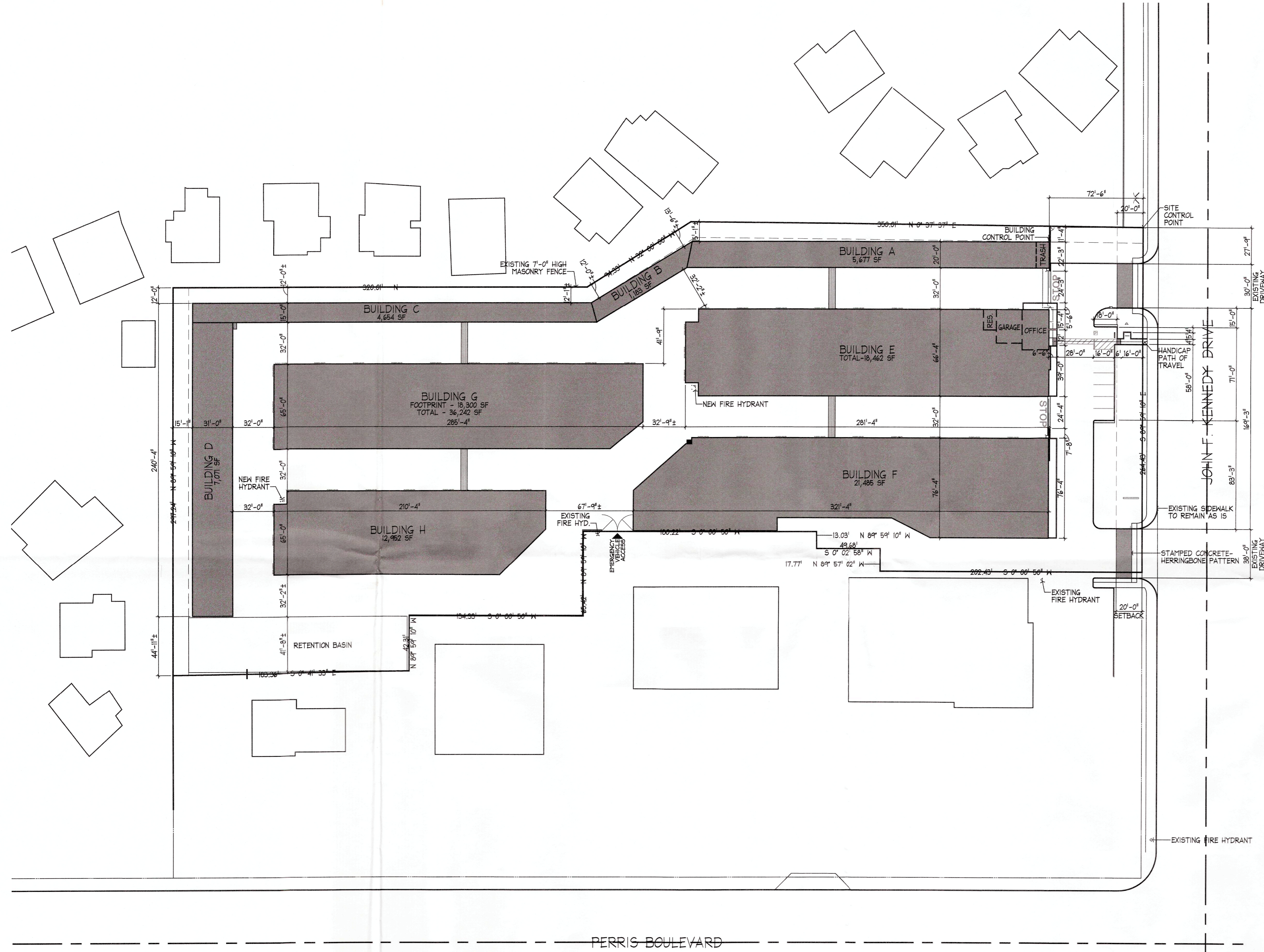
SITE SQUARE FOOTAGES	
BUILDING SITE COVERAGE	90,759 SQUARE FEET (46.6%)
LANDSCAPE SITE COVERAGE	20,861 SQUARE FEET (10.7%)
HARDSCAPE SITE COVERAGE	76,271 SQUARE FEET (39.1%)
RETENTION BASIN COVERAGE	7,078 SQUARE FEET (3.6%)
GROSS SITE AREA	(4.5 ACRES) 194,969 SQUARE FEET (100.0%)

PARKING DATA	
PARKING - REQUIRED	
STORAGE (1 SPACE PER 100 UNITS)	7 SPACES
CARETAKER UNIT (APARTMENT)	2 SPACES
TOTAL PARKING REQUIRED	9 SPACES
PARKING - PROVIDED	
STANDARD SPACES	6 SPACES
HANDICAP SPACES	1 SPACE
COVERED SPACES	2 SPACES
TOTAL PARKING PROVIDED	9 SPACES

BUILDING DATA	
CONSTRUCTION TYPE	TYPE V-B SPRINKLERED
ZONING	COMMUNITY COMMERCIAL
OCCUPANCY GROUP	S-1 (STORAGE)
NUMBER OF EMPLOYEES	4 MAXIMUM
ASSESSOR'S PARCEL NUMBER	485-081-037, 485-081-043
PROJECT TYPE	PERSONAL STORAGE FACILITY

BUILDING SQUARE FOOTAGES		
BUILDINGS	FOOTPRINT	TOTAL AREA
BUILDING A (EXISTING)	5,677 SF	5,677 SF
BUILDING B (EXISTING)	1,183 SF	1,183 SF
BUILDING C (EXISTING)	4,654 SF	4,654 SF
BUILDING D (EXISTING)	7,071 SF	7,071 SF
BUILDING E (EXISTING)		
GROUND FLOOR		
STORAGE (1500 SF GROSS)	17,156 SF	17,156 SF
OFFICE (130 SF GROSS)	634 SF	634 SF
APARTMENT (N/A)	157 SF	1,576 SF
GARAGE (N/A)	513 SF	513 SF
BUILDING E AREA - TOTAL	19,880 SF	19,880 SF
BUILDING F (EXISTING)	18,462 SF	21,485 SF
BUILDING G (NEW)	21,485 SF	36,242 SF
BUILDING H (EXISTING)	18,300 SF	12,952 SF
BUILDING AREA - TOTAL	12,952 SF	64,784 SF
		104,146 SF

PROJECT DIRECTORY
 APPLICANT/OWNER: GARRETT GOSSETT / GOSSETT DEVELOPMENT INC., 207 MONARCH BAY, DANA POINT, CALIFORNIA 92629, TELEPHONE: (949) 735-6041, E-MAIL: GARRETTGOSSETT@GMAIL.COM
 ARCHITECT: KEN CARRELL / ARE ASSOCIATES, 25422 TRABUCO ROAD, SUITE 105-A, LAKE FOREST, CALIFORNIA 92630, TELEPHONE: (949) 305-4752, EMAIL: KEN@AREASSOCIATES.COM



VICINITY MAP



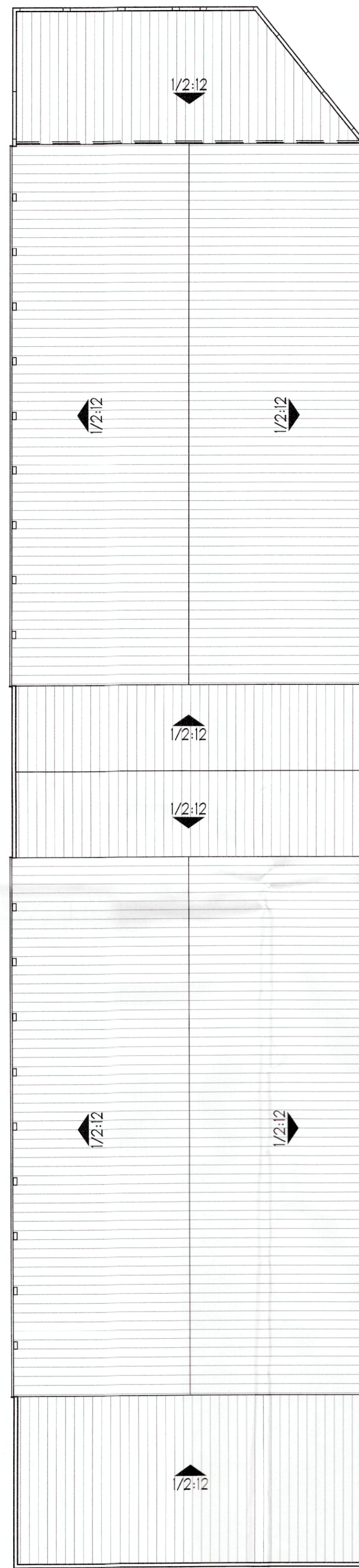
JOB NUMBER: 18100
 DRAWN BY: KKC
 SCALE: 1"=40'-0"
 DATE: 20 JAN 28
 REVISION: REV1/10/17

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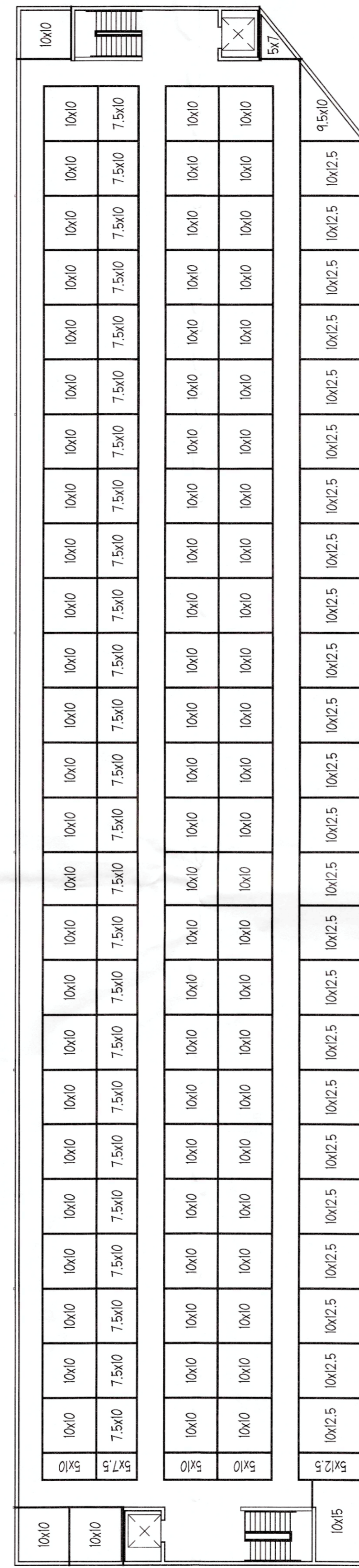
SITE PLAN

MORENO VALLEY SELF STORAGE

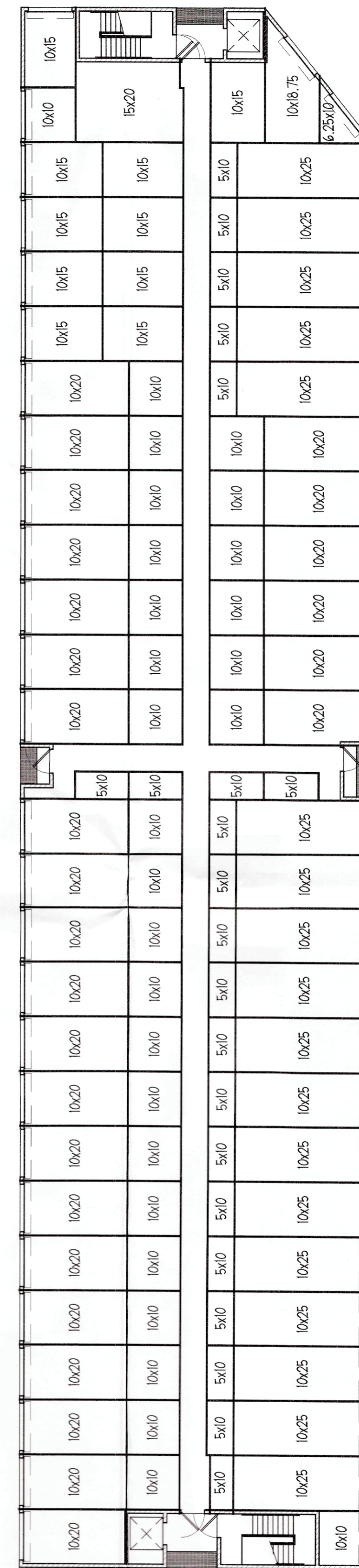
24897 JOHN F. KENNEDY DRIVE, MORENO VALLEY, CALIFORNIA



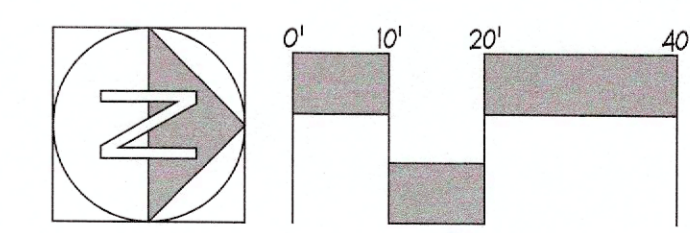
ROOF PLAN



SECOND LEVEL

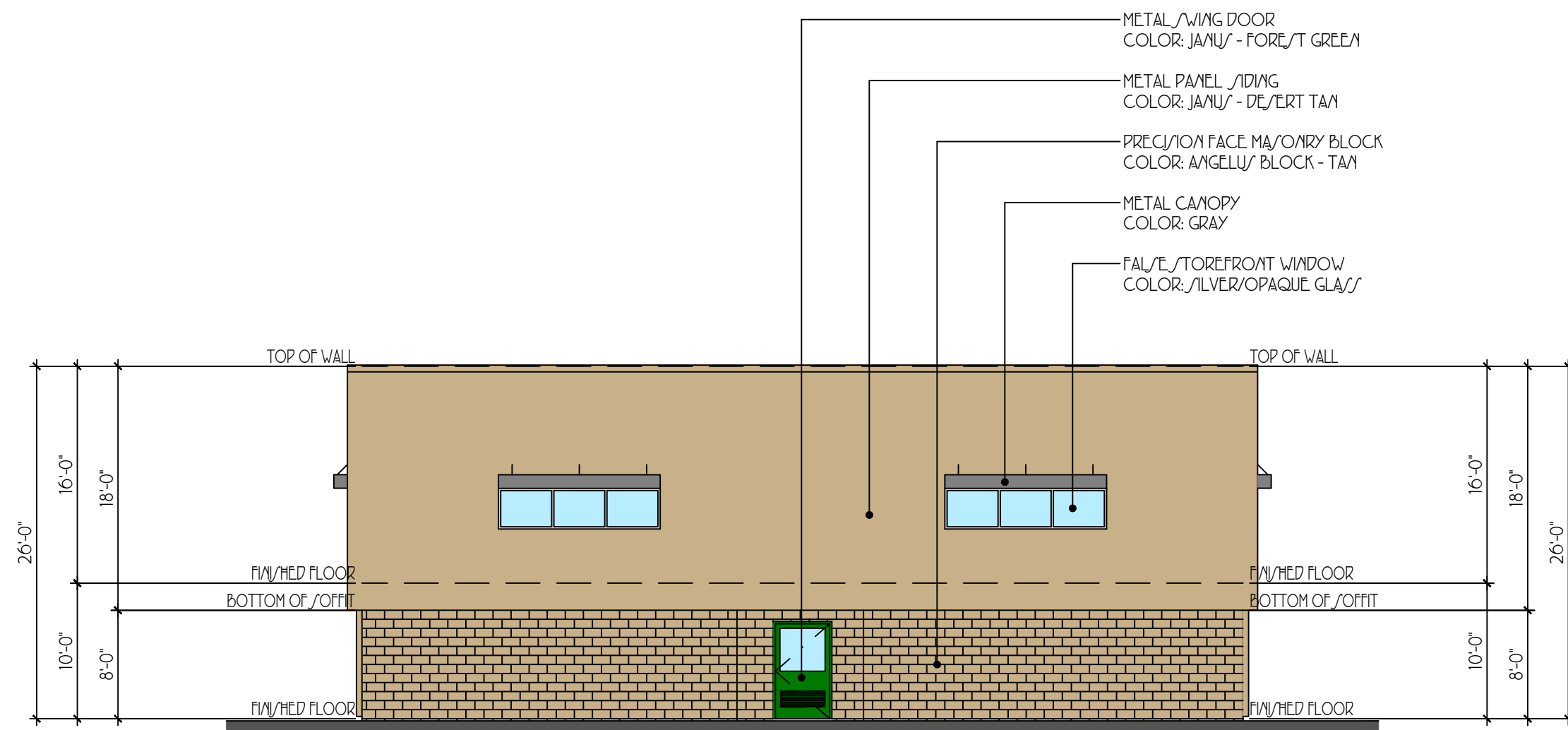


GROUND LEVEL

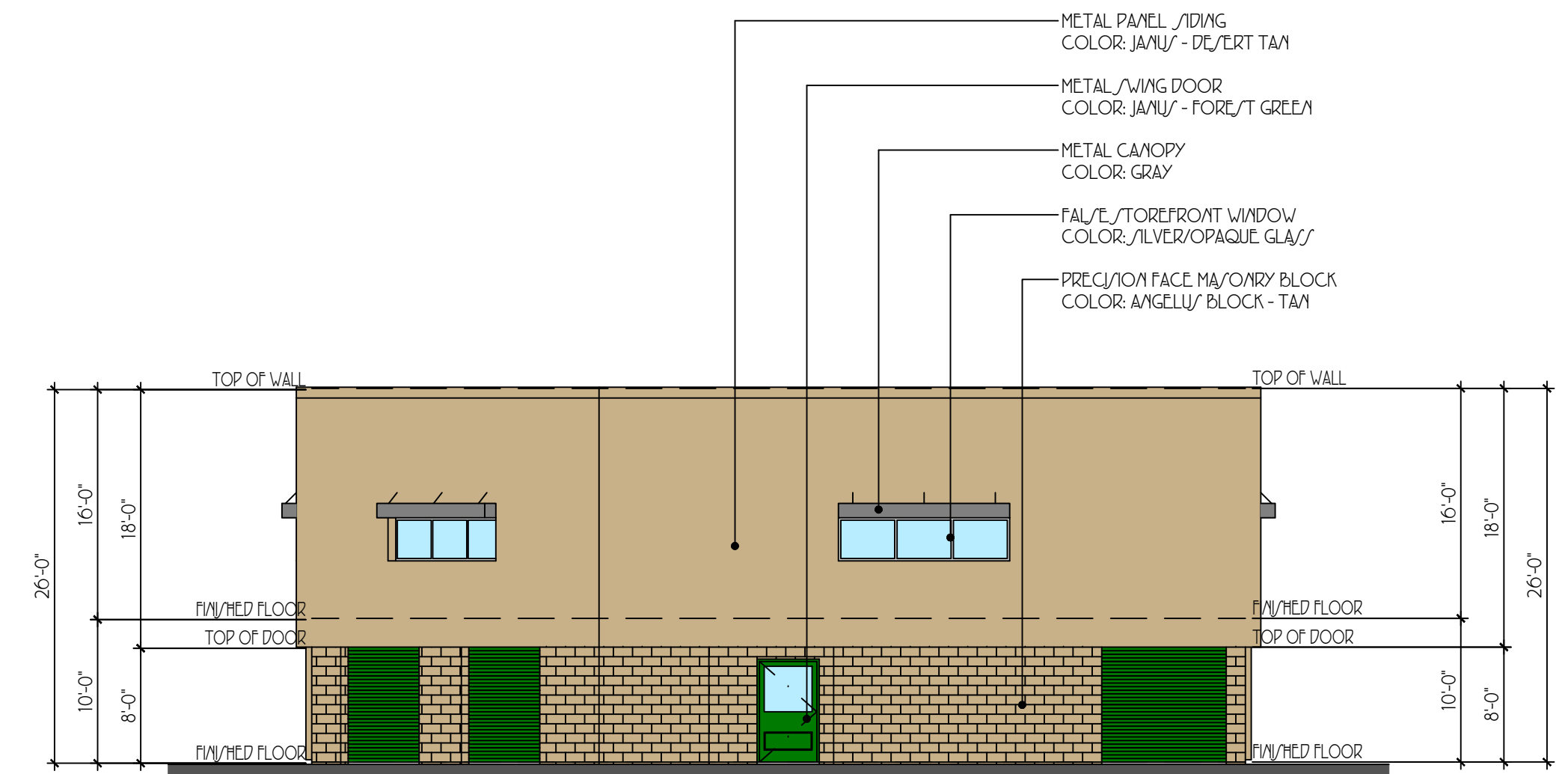




EAST ELEVATION



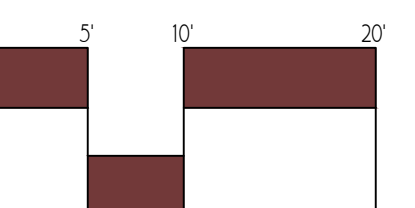
SOUTH ELEVATION

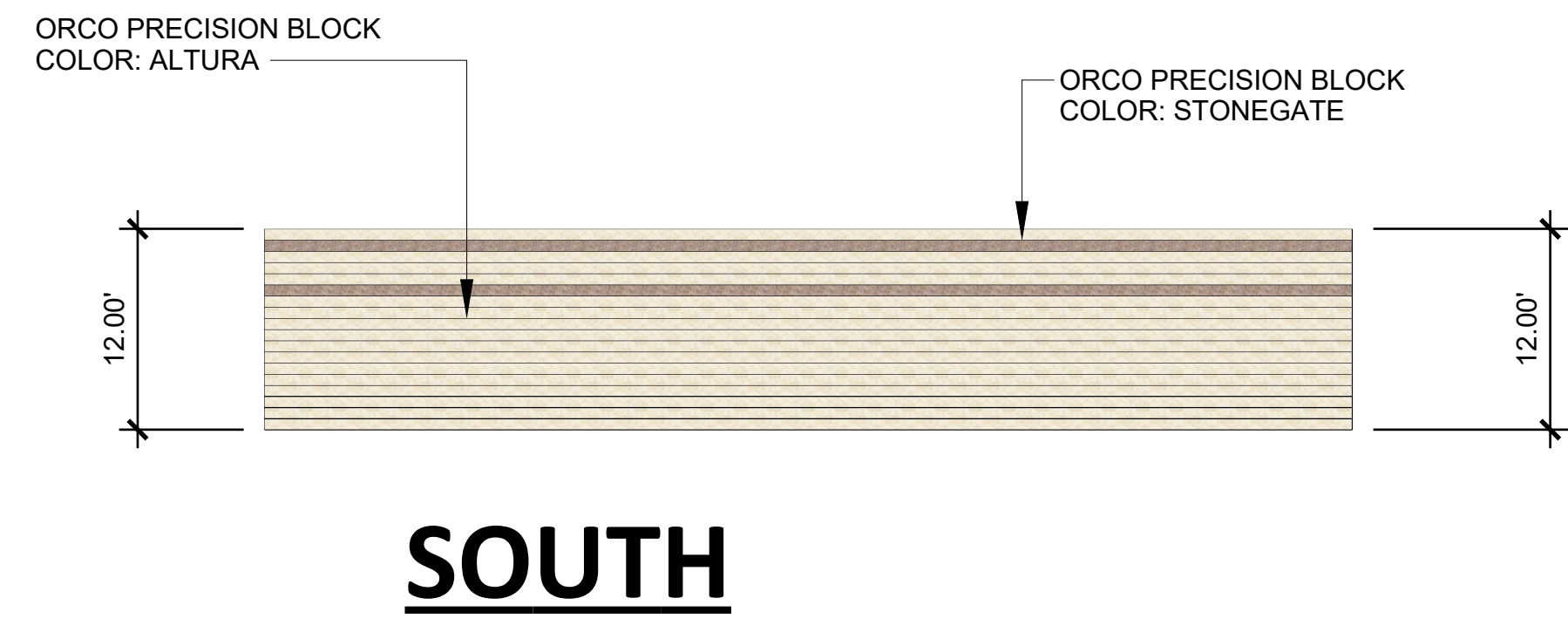
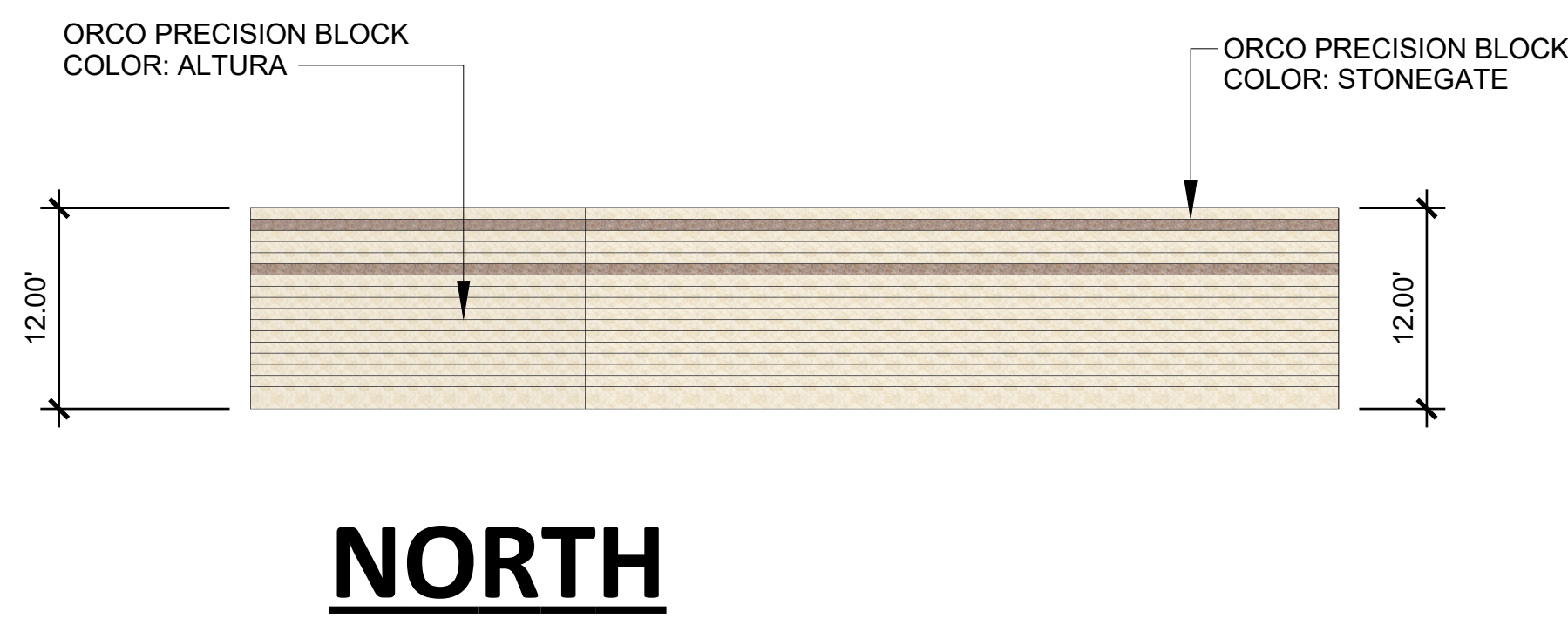
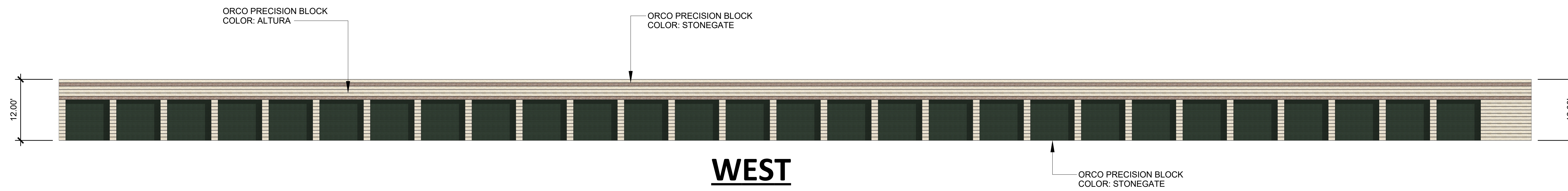


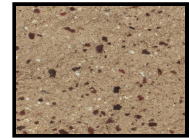
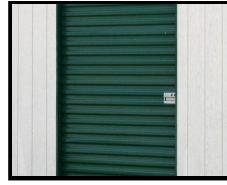

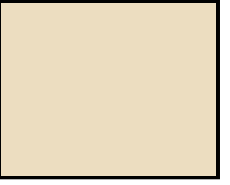

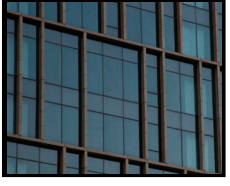
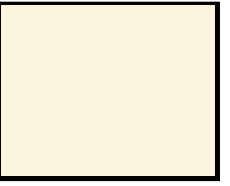


NORTH ELEVATION



WEST ELEVATION



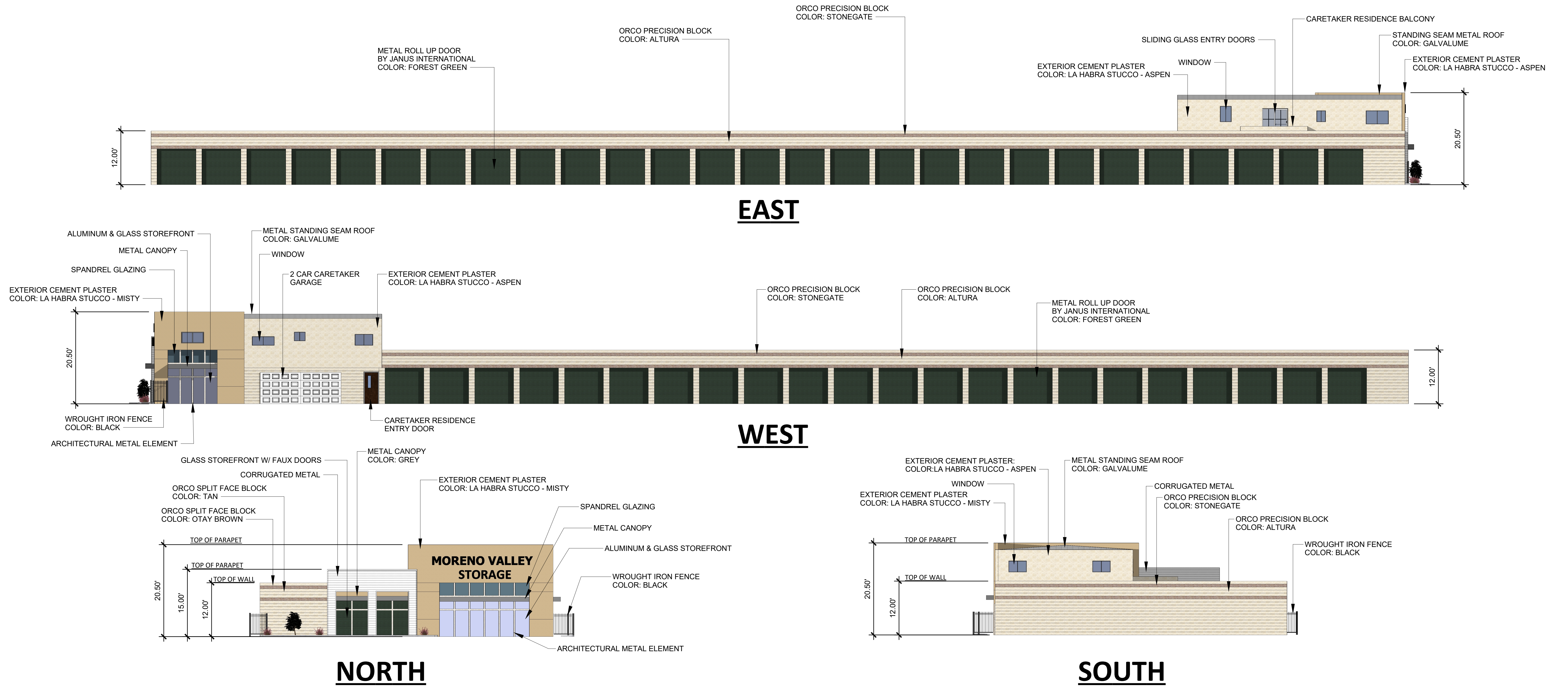


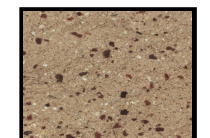
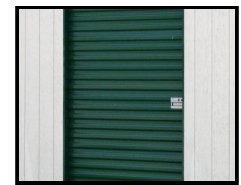

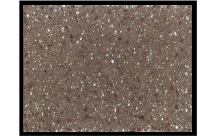
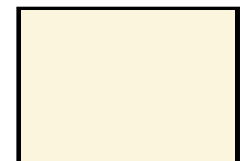

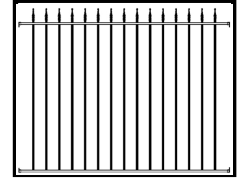


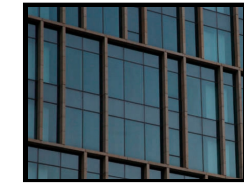

CMU	ARCHITECTURAL ELEMENT	ARCHITECTURAL ELEMENT	OTHER ITEMS		
 <p>ORCO BLOCK 8X8X16 SPLIT FACE COLOR: "TAN" WEIGHT: MEDIUM OR SIMILAR</p>	 <p>JANUS INTERNATIONAL ROLL UP DOOR STANDARD PAINT COLOR: LG (FOREST) GREEN</p>	 <p>CORRUGATED METAL</p>	 <p>LA HABRA: ROUGH STUCCO FINISH "MISTY" COLOR BEIGE OR SIMILAR</p>		
 <p>ORCO BLOCK 8X8X16 SPLIT FACE COLOR: "OTAY BROWN" WEIGHT: MEDIUM OR SIMILAR</p>				 <p>SPANDREL GLAZING EXACT BRAND/SPECIFICS TBD</p>	 <p>LA HABRA: ROUGH STUCCO FINISH "ASPEN" COLOR BEIGE OR SIMILAR</p>
 <p>ORCO BLOCK 8X8X16 PRECISION BLOCK COLOR: "ALTURA" WEIGHT: MEDIUM OR SIMILAR</p>					
 <p>ORCO BLOCK 8X8X16 PRECISION BLOCK COLOR: "STONEGATE" WEIGHT: MEDIUM OR SIMILAR</p>					

MORENO VALLEY SELF STORAGE
JOHN F. KENNEDY DRIVE, MORENO VALLEY, CA

PRELIMINARY ELEV BLDG. 'G'

PROJECT: PEN17-0135
SCALE: 1" = 10'-0"
DATE: 7/2/18



CMU	ARCHITECTURAL ELEMENT	ARCHITECTURAL ELEMENT	OTHER ITEMS
	ORCO BLOCK 8X8X16 SPLIT FACE COLOR: "TAN" WEIGHT: MEDIUM OR SIMILAR		
	ORCO BLOCK 8X8X16 SPLIT FACE COLOR: "OTAY BROWN" WEIGHT: MEDIUM OR SIMILAR	JANUS INTERNATIONAL ROLL UP DOOR STANDARD PAINT COLOR: LG (FOREST) GREEN	
	ORCO BLOCK 8X8X16 PRECISION BLOCK COLOR: "ALTURA" WEIGHT: MEDIUM OR SIMILAR		
	ORCO BLOCK 8X8X16 PRECISION BLOCK COLOR: "STONEGATE" WEIGHT: MEDIUM OR SIMILAR		
			
			
			

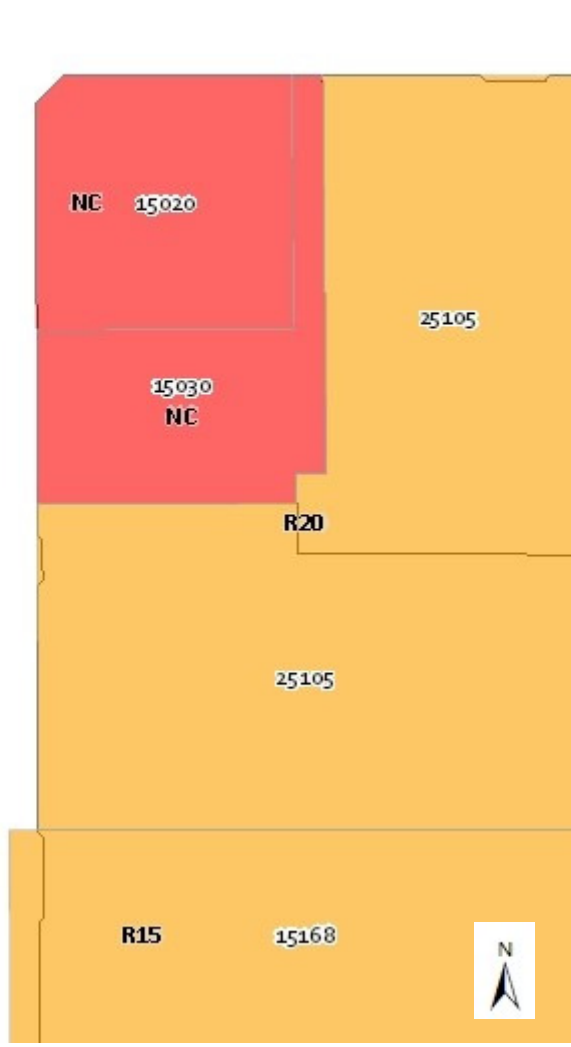
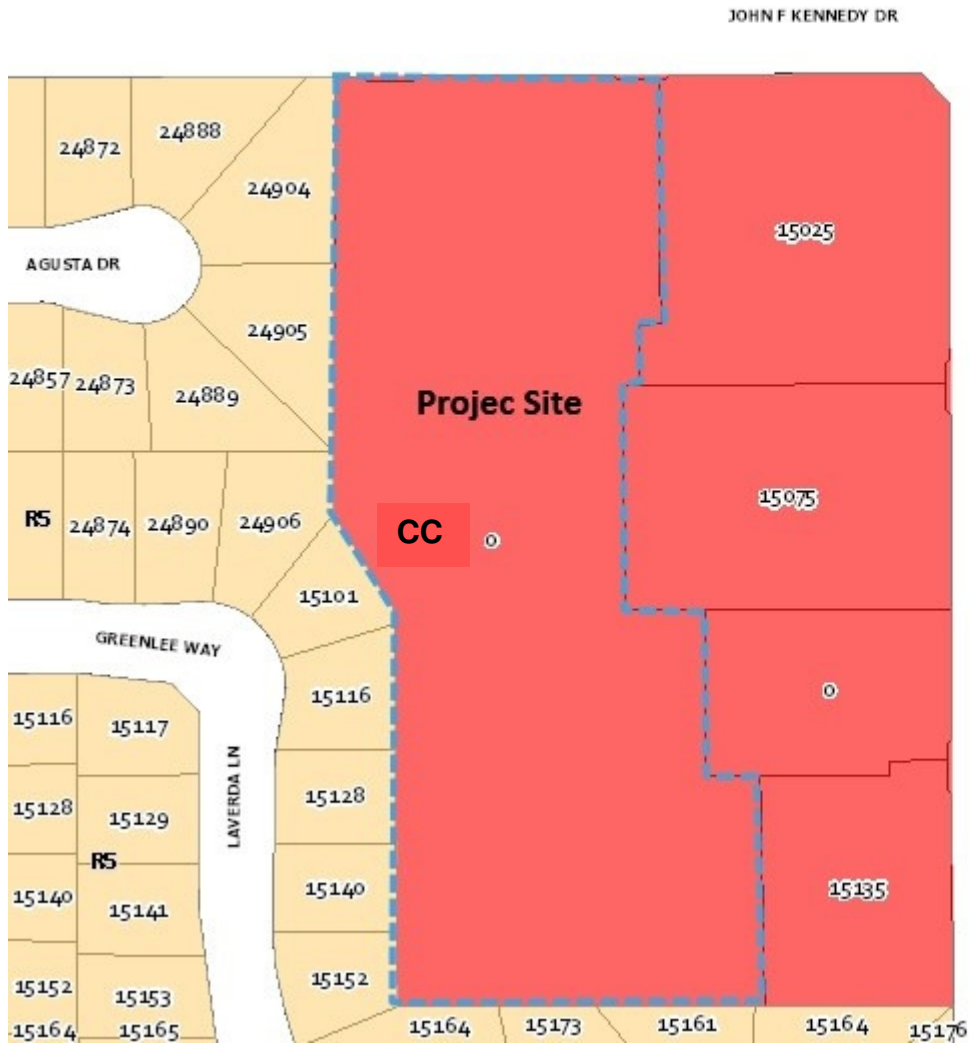
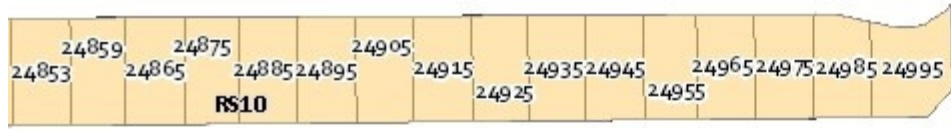
MORENO VALLEY SELF STORAGE
JOHN F. KENNEDY DRIVE, MORENO VALLEY, CA

PRELIMINARY ELEV BLDG. 'E'

PROJECT: PEN17-0135
 SCALE: 1" = 10'-0"
 DATE: 7/2/18



PEN 20-0012 - Zoning Map



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

Road Labels

- Parcels
- City Boundary
- Sphere of Influence

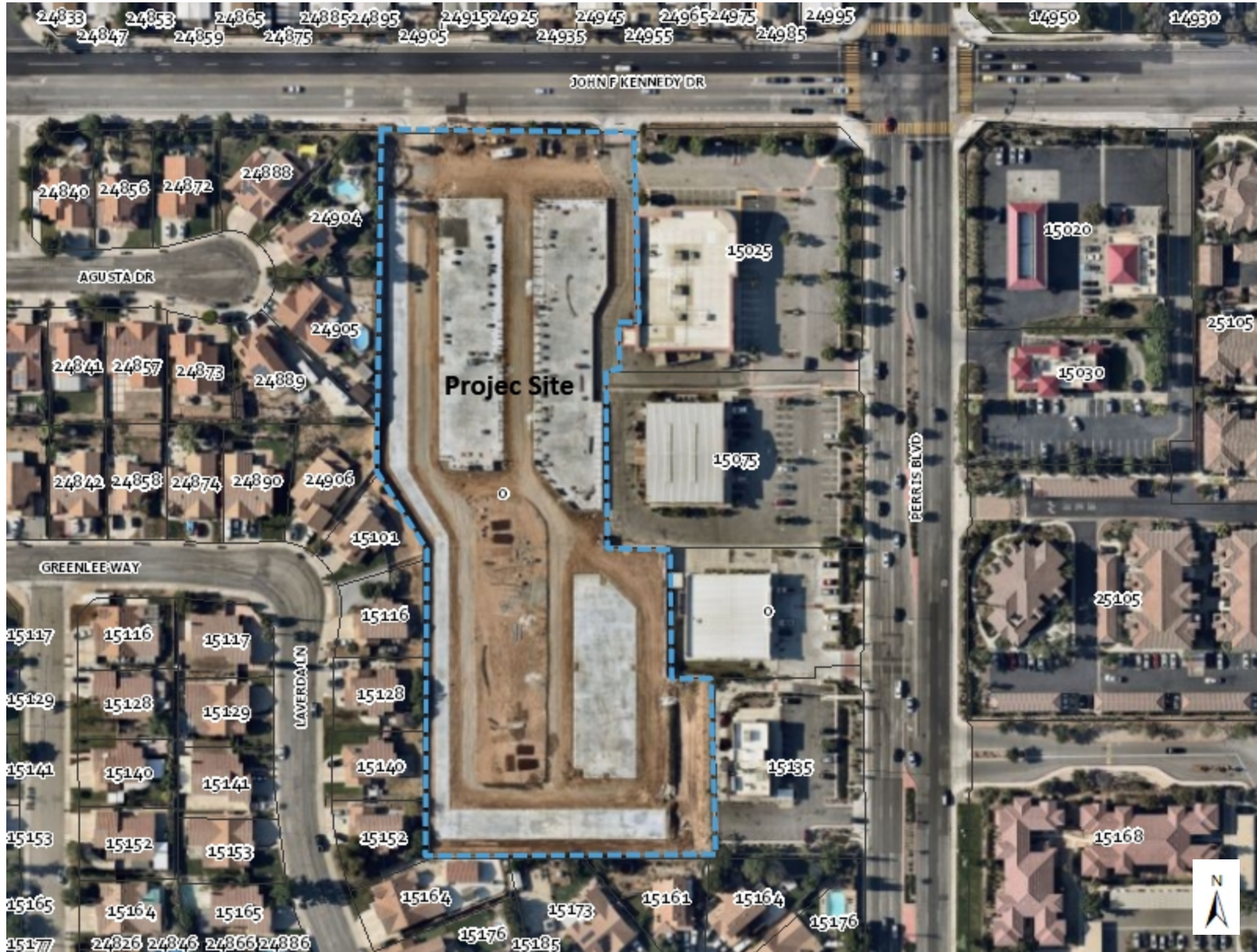
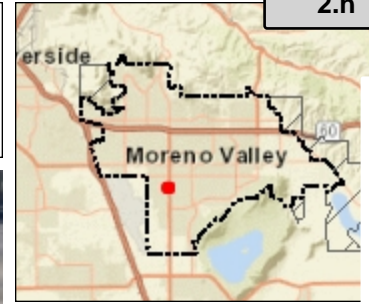


DISCLAIMER: The information shown on this map was compiled from the City of Moreno Valley GIS and Riverside County GIS. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Riverside County and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

Notes:
APN's: 485-801-037 & -043

Attachment: Zoning Map [Revision 2] (4060 : Moreno Valley Storage - 2nd Floor Addition)

PEN 20-0012 - Location Map



Legend

- Master Plan of Trails**
- Bridge
 - Improved
 - Multiuse
 - Proposed
 - Regional
 - State
- Road Labels**
- Parcels
 - City Boundary
 - Sphere of Influence

Image Source: Nearmap

Notes:

APN's: 485-801-037 & -043

315.5 0 157.74 315.5 Feet

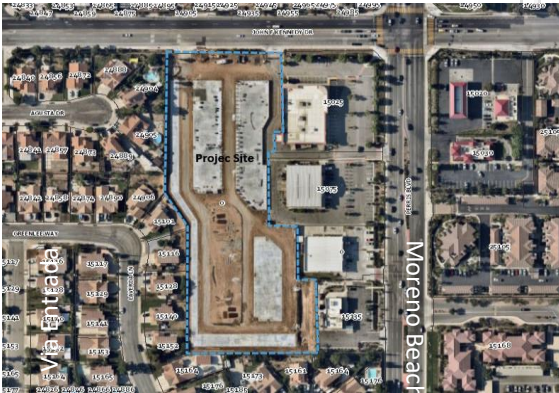
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City of Moreno Valley
 Community Development Department
 Planning Division
 City Hall Council Chamber
 14177 Frederick Street
 Moreno Valley, CA 92553

NOTICE OF PUBLIC HEARING (VIA TELECONFERENCE ONLY)

PURSUANT TO COVID-19 GOVERNOR EXECUTIVE ORDER N-29-20



Notice of Teleconferenced Public Hearing before the Planning Commission of City of Moreno Valley:

DATE & TIME: June 11, 2020 at 7:00 P.M. **VIA TELECONFERENCE ONLY**

COVID-19 TELECONFERENCE INSTRUCTIONS:

For Teleconference Meeting public participation instructions, please see agency <http://morenovalleyca.iqm2.com/Citizens/default.aspx>

PROJECT LOCATION: Near the southwest corner of Perris Blvd. and John Kennedy Dr. (APN: 485-801-037 and 043), District 4.

CASE NUMBER: PEN20-0012

CASE PLANNER: Jeff Bradshaw, Associate Planner (951) 413-3224
jeffreyb@moval.org

<APN>
 <Property Owner>
 <Street Address>
 <City, State, Zip>

NOTICE OF PUBLIC HEARING

2.i

PROPOSAL: Amended Conditional Use Permit to add a second floor to Building G of an approved mini-storage facility, which will increase the gross building floor area in Building G by 17,942 square-feet and add 134 new storage units for a total of 109,145 square feet and 67 storage units in the facility. The original approval was for a storage facility of 89,784 square feet and 538 storage units.

ENVIRONMENTAL DETERMINATION: The project has been evaluated against criteria set forth in the California Environmental Quality Act (CEQA) Guidelines (Sections 15162 and 15164) and it was determined that preparation of a subsequent Mitigated Negative Declaration or an Addendum was not required since the proposed changes to the project were determined to be minor and that the project is consistent with the findings of the original Mitigated Negative Declaration for this project that was certified by the City Council on August 21, 2018.

PUBLIC HEARING: All interested parties will be provided an opportunity to submit oral testimony during the teleconferenced Public Hearing and/or provide written testimony during or prior to the teleconferenced Public Hearing. The application file and related environmental documents may be inspected by appointment at the Community Development Department at 14177 Frederick Street, Moreno Valley, California by calling (951) 413-3206 during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday).

COVID-19 – IMPORTANT NOTICES: Please note that due to the COVID-19 pandemic situation, staff will attempt to make reasonable arrangements to ensure accessibility to inspect the aforementioned records. **In addition, special instructions on how to effectively participate in the teleconferenced Public Hearing, as approved by Governor Executive Order N-25-20 will be posted at <http://morenovalleyca.iqm2.com/Citizens/default.aspx> and will be described in the Planning Commission agenda.**

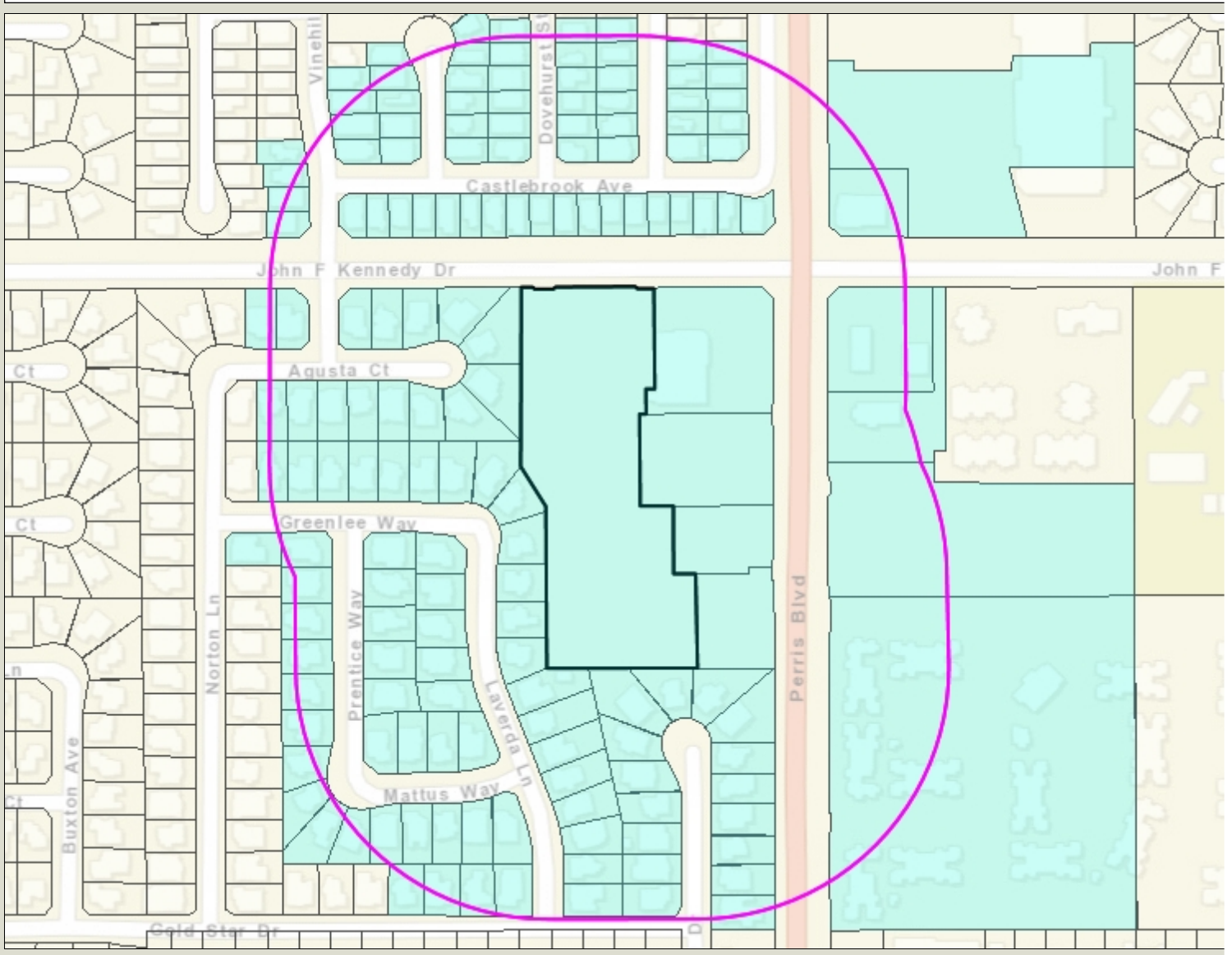
PLEASE NOTE: The Planning Commission may consider and approve changes to the proposed items under consideration during the teleconferenced Public Hearing.

GOVERNMENT CODE § 65009 NOTICE: If you challenge any of the proposed actions taken by the Planning Commission or court, you may be limited to raising only those issues you or someone else raised during the teleconferenced Public Hearing described in this notice, or in written correspondence delivered to the Planning Division of the City of Moreno Valley during or prior to the teleconferenced Public Hearing.

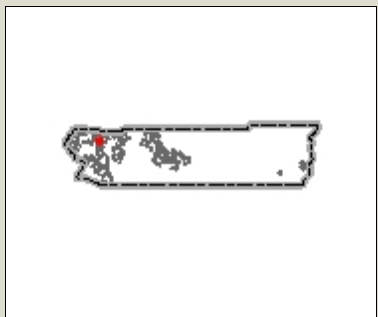
Upon request and in compliance with the Americans with Disabilities Act of 1990, any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to Guy Pegan, ADA Coordinator, at 951.413.3120 at least 48 hours before the meeting.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

Riverside County GIS Mailing Labels

APN: 485-081-044 (600 feet buffer)



Attachment: Radius Map [Revision 1] (4060 : Moreno Valley Storage - 2nd Floor Addition)



Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes



0 376 752 Feet

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 4/29/2020 3:09:14 PM

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