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**PLANNING COMMISSIONERS**

PATRICIA KORZEC  
Chairperson

ALVIN DEJOHNETTE  
Vice Chairperson

JEFFREY SIMS  
Commissioner



RAFAEL BRUGUERAS  
Commissioner

OMAR COBIAN  
Commissioner

VACANT  
Commissioner

VACANT  
Commissioner

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# PLANNING COMMISSION

## Regular Meeting

### Revised Agenda

**Monday, November 29, 2021 at 7:00 PM**  
**City Hall Council Chamber – 14177 Frederick Street**

#### CALL TO ORDER

#### ROLL CALL

#### PLEDGE OF ALLEGIANCE

#### APPROVAL OF AGENDA

#### PUBLIC COMMENTS PROCEDURE

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

#### PUBLIC COMMENTS

#### CONSENT CALENDAR

*All matters listed under Consent Calendar are considered to be routine and non-controversial, and may be enacted by one roll call vote. There will be no discussion of these items unless a member of the Planning Commission requests that an item be removed for separate action.*

1. Planning Commission Minutes – Regular Meeting – October 28, 2021 7:00 PM

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*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 the ADA Coordinator, at 951.413.3350 at least 48 hours before the meeting. The 48-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.*

## **NON-PUBLIC HEARING ITEMS**

No items for discussion.

## **PUBLIC HEARING ITEMS**

1. Case: PEN21-0167 Variance  
Applicant: Frontier Communities  
Property Owner: Frontier Communities  
Representative: Tara Mitchell  
Location: North side of Brodiaea Avenue west of Quincy Channel.  
Case Planner: Nader Khalil  
Council District: 3  
Proposal: Variance to allow an increase of on-site exterior retaining wall heights not exceeding six feet (6') in height within an approved 45 unit single-family residential project.
  
2. Case: PEN21-0095 Conditional Use Permit  
PEN21-0096 Plot Plan  
Applicant: LCG MVD, LLC  
Property Owner: LCG MVD, LLC  
Representative: Ryan Martin  
Location: Northeast corner of Heacock Street and Hemlock Avenue  
Case Planner: Julia Descoteaux  
Council District: 1  
Proposal: A Conditional Use Permit (PEN21-0095) and a Plot Plan (PEN21-0096) for the construction and operation of a 7-Eleven with a 16-pump fueling station and an approximately 4,088 square foot convenience store with alcohol sales.

## **OTHER COMMISSION BUSINESS**

No items for discussion.

## **STAFF COMMENTS**

## **PLANNING COMMISSIONER COMMENTS**

## **ADJOURNMENT**

To the next Planning Commission Regular Meeting, Thursday, December 09, 2021 at 7:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.

Date Posted: **November 19, 2021**

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

**REGULAR MEETING – 7:00 PM  
October 28, 2021**

**CALL TO ORDER**

This regular meeting of the Planning Commission of the City of Moreno Valley was called to order at 7:03 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
	Alvin DeJohnette	Vice Chairperson	Present
	Jeffrey Sims	Commissioner	Present
	Rafael Brugueras	Commissioner	Present
	Omar Cobian	Commissioner	Present

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Brugueras.

**APPROVAL OF AGENDA**

Motion to approve the Agenda was made by Commissioner Brugueras and seconded Commissioner Sims.

Vote: 5-0

Ayes: Commissioner Brugueras, Commissioner Sims, Commissioner Cobian, Vice Chairperson DeJohnette, and Chairperson Korzec

Action: **Approved**

**PUBLIC COMMENTS PROCEDURE**

**PUBLIC COMMENTS**

No Public Comments.

**CONSENT CALENDAR**

1. Planning Commission - Regular Meeting - Oct 14, 2021 7:00 PM  
Motion to approve the Agenda was made by Commissioner Cobian and seconded Commissioner Brugueras.

Vote: 5-0

Ayes: Commissioner Cobian, Commissioner Brugueras, Commissioner Sims, Vice Chairperson DeJohnette, and Chairperson Korzec

Action: **Approved**

## NON-PUBLIC HEARING ITEMS

No items for discussion.

## PUBLIC HEARING ITEMS

1. MORENO VALLEY TRADE CENTER, A PROPOSED GENERAL PLAN AMENDMENT, CHANGE OF ZONE, TENTATIVE PARCEL MAP 37836 TO MERGE 11 PARCELS INTO 1 PARCEL, AND PLOT PLAN FOR AN APPROXIMATELY 1,328,853 SQUARE FOOT WAREHOUSE/DISTRIBUTION BUILDING (Report of: Planning Commission)

**Public Hearing Opened:** 7:04 PM.

Motion to deny Resolution Number 2021-41 regarding the proposed General Plan Amendment was made by Commissioner Sims and seconded by Commissioner DeJohnette.

Vote: 4-0

Noes: Commissioner Sims, Vice Chairperson DeJohnette, Commissioner Brugueras and Chairperson Korzec.

Recused: Commissioner Cobian

Action: **Approved**

### Public Speaker:

Joe Bunker, opposes item.

Nathaly Oztiz, opposes item.

Emma Pacheco, opposes item.

Janet Bernabe, opposes item.

Alex Zamora, supports item.

Susan Zeitz, opposes item.

Lindsay Robinson, opposes item.

Bianca Blua, opposes item.

David Zeitz, opposes item.

**Public Hearing Closed:** 9:28 PM.

## OTHER COMMISSION BUSINESS

No items for discussion.

## STAFF COMMENTS

No items for discussion.

Minutes Acceptance: Minutes of Oct 28, 2021 7:00 PM (CONSENT CALENDAR)

**PLANNING COMMISSIONER COMMENTS**

Chairperson Korzec thank our City Attorney for moving us through this process and helping us stay on target.

**ADJOURNMENT**

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

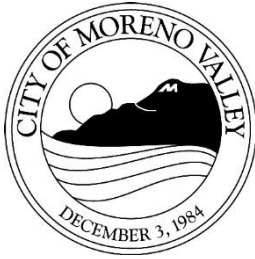
Submitted by:

Approved by:

\_\_\_\_\_  
Naudia Samuels  
Planning Commission Secretary

\_\_\_\_\_  
Patricia Korzec  
Chairperson

Minutes Acceptance: Minutes of Oct 28, 2021 7:00 PM (CONSENT CALENDAR)



## PLANNING COMMISSION

### STAFF REPORT

Meeting Date: November 29, 2021

VARIANCE APPLICATION TO INCREASE THE MAXIMUM HEIGHT OF ON-SITE EXTERIOR RETAINING WALLS NOT EXCEEDING SIX FEET (6') IN HEIGHT WITHIN AN APPROVED 45 UNIT SINGLE-FAMILY RESIDENTIAL PROJECT

Case: PEN21-0167– Variance

Applicant: Frontier Communities

Property Owner: Frontier Communities

Representative: Tara Mitchell

Location: North side of Brodiaea Avenue and on the west side of Quincy Street (478-080-014 & 478-080-015)

Case Planner: Nader Khalil (Contract Planner)

Council District: 3

Proposal: Variance to allow an increase of on-site exterior retaining wall heights not exceeding six feet (6') in height within an approved 45 unit single-family residential project.

#### **SUMMARY**

Frontier Communities (“Applicant”) is requesting approval of a Variance to increase the height of on-site retaining walls from three (3') feet to six feet (6') along the western and northern boundary of the project to remove a portion of the project from the Federal Emergency Management Agency (FEMA) Flood Hazard Zone A (Zone A) consistent with the approved Conditional Letter of Map Revision (CLOMR) issued by FEMA on July 30, 2020.

#### **BACKGROUND**

This item was continued from November 18, 2021.

In December 2018, the City Council approved a General Plan Amendment, Change of Zone, and Tentative Tract Map 37544 for the development of a 45 lot single-family residential development on 8.85 acres. The project is currently in grading and building review.

During the review process it was determined that approximately 50 percent of the Project Site must be removed from an area designated by FEMA as Flood Hazard Zone A. FEMA defines Zone A as:

“Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.”

In other words, property located within Zone A, is likely to flood approximately once every 100 years. The Applicant has proposed increasing the pad elevations of the lots within the Zone A areas in order to remove them from the Zone A designation. On July 30, 2020, FEMA approved a Conditional Letter of Map Revision (CLOMR) for the Project Site. This conditional letter confirms that if the proposed Project is constructed as proposed a future Letter of Map Revision (LOMR) will be issued for the property, identifying that the subject property is no longer situated within the Zone A designation. In order to remove the pads from Zone A the pad elevations must be increased through the use of retaining walls, between one and six feet in height. These walls will be constructed along the northern, western, and a 100-foot section of the southern boundaries of the Project Site.

## **PROJECT DESCRIPTION**

The applicant has requested a variance from the Municipal Code Standards to allow the construction of on-site exterior retaining walls that exceed the maximum three-foot height limitation. The variance will allow for the removal of approximately 50 percent of the Project Site from the Flood Hazard Zone A designation, consistent with the CLOMR issued by FEMA on July 30, 2020. The proposed retaining walls will vary in height between one and six feet. These walls will be constructed along the northern, western, and a 100-foot section of the southern boundaries of the Project Site. None of the proposed retaining walls directly abut any public right-of way. No other changes to the original approval are proposed as part of this application.

## **Project Site**

The Project Site consists of a single parcel located on the north side of Brodiaea Avenue east of the Quincy Channel. Surrounding uses include vacant and undeveloped land within the Residential 3 (R3) District to the north and east of the Project Site. There are existing single family residences to the south across Brodiaea Avenue in the Residential 5 (R5) District and Residential Single-Family 10 (RS10) district to the south

of the Project Site, and a 9.4 acres parcel to the east of the Project Site that is developed with a single modular home in the Residential 3 (R3) District.

### **Access/Parking**

The proposed variance will not modify the approved access points along Brodiaea Avenue, Whitney Street, and Quincy Street, or the on-site parking.

### **Variance Findings**

When considering a variance request, Municipal Code Section 9.03.100 (Variances) sets forth six findings that must be made when approving a variance. Those findings and justifications for each is provided below.

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship not otherwise shared by others within the surrounding area or vicinity.

**FINDINGS:** The strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty for the property owner. The proposed variance will allow for the construction of retaining walls up to six feet in height. Per Municipal Code Section 9.08.070, retaining walls located on the boundary between two residential parcels shall not exceed three feet in height. The proposed variance allows for retaining wall heights that exceed the maximum requirements of Municipal Code Section 9.08.070. This will removing approximately 50 percent of the Project Site from the Flood Hazard Zone A, through the increase in pad elevation heights, consistent with the Conditional Letter of Map Revision (CLOMR) approved by FEMA on July 30, 2020.

2. That there are exceptional or extraordinary circumstances or conditions applicable to the Project Site or to the intended use of the Project Site which do not apply generally to other properties in the vicinity and under the same zoning classification.

**FINDINGS:** The Project Site is unique in relation to the other properties in the vicinity of the Project Site and under the same zoning classification due to the fact that approximately 50 percent of the Project Site is located within Flood Hazard Zone A. In order to remove this portion of the Project Site from Flood Hazard Zone A the proposed variance is required since it will allow for retaining wall heights that exceed the maximum requirements of Municipal Code Section 9.08.070. The variance will allow for the pad elevations within the Project Site to be raised consistent with Conditional Letter of Map Revision (CLOMR) issued by FEMA on July 30, 2020, resulting in the removal of approximately 50 percent of the Project Site from the Flood Hazard Zone A.

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the vicinity and under the same zoning classification.



FINDINGS: The strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the vicinity. Strict interpretation of the Municipal Code would result in the underutilization of approximately 50 percent of the Project Site due to it being located within Flood Zone A.

4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on the other properties in the vicinity and under the same zoning classification.

FINDINGS: The granting of the Variance will not constitute the granting of a special privilege as the Variance would allow a wall height that is necessary to remove a portion of the Project Site from Flood Hazard Zone A consistent with the Conditional Letter of Map Revision (CLOMR) issued by FEMA on July 30, 2020.

5. That the granting of the variance will not be detrimental to public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

FINDINGS: The proposed Variance PEN21-0167 will not be detrimental to public health, safety or welfare or materially injurious to properties or improvements in the vicinity of the Project Site. Staff has evaluated the design and potential environmental impact of the proposed Project pursuant to 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 Negative Declaration or an Addendum is 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 Project's original Mitigated Negative Declaration that was approved by the City Council on December 11, 2018. Furthermore, the proposed walls will be designed in compliance with all applicable building codes.

6. That the granting of a variance is consistent with the objectives and policies of the General Plan and the intent of Title 9.

FINDINGS: The proposed use conforms with the existing surrounding residential uses. The location and design of the Project will also be consistent with the other existing residential uses in the immediate vicinity

## **REVIEW PROCESS**

The Project was reviewed by the Planning Division for consistency with the Municipal Code. Based on staff's review, and the recommended conditions of approval, staff believes that the project is consistent with all applicable City development and design standards and specifications, including without limitation the zoning of the Project Site and all applicable General Plan policies.

## **ENVIRONMENTAL**

The Project has been evaluated consistent with the criteria set forth in the California Environmental Quality Act (CEQA) and CEQA Guidelines Sections 15162 and 15164 and it has been determined that the proposed changes to the Project are consistent with, and will not require revisions to or further analysis of, the Mitigated Negative Declaration for Tentative Tract Map 37544; therefore, no subsequent environmental review is required.

### **NOTIFICATION**

Public notice was sent to all property owners of record within 600 feet of the Project Site. The public hearing notice for this Project was also posted on the Project Site and published in the local newspaper.

### **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2021-53 and thereby:

1. **FINDS AND DETERMINES** that Variance PEN21-0167 has been evaluated pursuant to criteria set forth in the California Environmental Quality Act (CEQA) and CEQA Guidelines Sections 15162 and 15164 and that preparation of a subsequent Negative Declaration or an Addendum is not required since the proposed changes to the Project are minor and that the Project remains consistent with the findings of the Project's original Mitigated Negative Declaration approved by the City Council on December 11, 2018; and
2. **APPROVE** Variance PEN21-0167 subject to the attached Conditions of Approval as Exhibit A to the Resolution.

Prepared by:  
Sean P Kelleher  
Planning Division Manager

Approved by:  
Sean P Kelleher  
Planning Division Manager

### **ATTACHMENTS**

1. Resolution No. 2021-53
2. Zoning Map
3. Development Plans
4. Mailing Notice
5. Radius Map

## RESOLUTION NUMBER 2021-56

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING A VARIANCE (PEN21-0167) FOR THE RETAINING WALL HEIGHT ALONG THE WESTERN AND NORTHERN BOUNDARY OF THE SITE LOCATED ON THE NORTH SIDE OF BRODIAEA AVENUE AND ON THE WEST SIDE OF QUINCY STREET (APN 478-080-014 & 478-080-015)

**WHEREAS**, the City of Moreno Valley (“City”) is a general law city and a municipal corporation of the State of California; and

**WHEREAS**, Frontier Communities (“Applicant”) has filed an application for the approval of a Variance PEN21-0167 (“Project”) to provide for an increase in the overall height along the western and northern boundary of the project due to flood hazards (478-080-014) (“Site”); and

**WHEREAS**, Section 9.08.070 (Fences and Walls) of the Moreno Valley Municipal Code states retaining walls within any side yard or rear yard shall not exceed six feet in height, except where they are located on the boundary between two residential parcels, in which case they shall not exceed three feet in height; and

**WHEREAS**, Section 9.01.100 (Variance) of the Moreno Valley Municipal Code acknowledges that the purpose of a variance is to provide for equity in use of property, and to prevent unnecessary hardships that might result from a strict or literal interpretation and enforcement of certain regulations prescribed by this title; and

**WHEREAS**, the Application has been evaluated in accordance with Section 9.02.100 (Variances) of the Municipal Code with consideration given to the City’s General Plan, Zoning Ordinance, and other applicable laws and regulations; and

**WHEREAS**, Section 9.02.100 of the Municipal Code imposes conditions of approval upon projects for which a Variance is required, which conditions may be imposed by the Planning Commission to address on-site improvements, off-site improvements, the manner in which the site is used and any other conditions as may be deemed necessary to protect the public health, safety and welfare to ensure that the proposed Project will be developed in accordance with the purpose and intent of Title 9 (Planning and Zoning) of the Municipal Code; and

**WHEREAS**, pursuant to the provisions of Section 9.02.200 (Public Hearing and Notification Procedures) of the Municipal Code and Government Code Section 65905, a public hearing was scheduled for November 18, 2021, and notice thereof was duly published and posted, and mailed to all property owners of record within 600 feet of the Site; and

**WHEREAS**, on November 15, 2021, a Notice of Cancellation of the Planning Commission was published identifying that all items would be heard at the next regular meeting of the Planning Commission to be held on November 29, 2021, and

**WHEREAS**, a new public hearing notice was mailed to all property owners of record within 600 feet of the Site on November 17, 2021 identifying that the project would be heard by the Planning Commission on November 29, 2021; and

**WHEREAS**, on November 29, 2021, the public hearing to consider the Project was duly conducted by the Planning Commission at which time all interested persons were provided with an opportunity to testify and to present evidence; and

**WHEREAS**, consistent with the requirements of Section 9.02.100 (Variances) of the Municipal Code, at the public hearing the Planning Commission considered Conditions of Approval to be imposed upon Variance PEN21-0167 ("Variance"), which conditions were prepared by Planning Division staff who deemed said conditions to be necessary to protect the public health, safety and welfare and to ensure the Project will be developed in accordance with the purpose and intent of Title 9 ("Planning and Zoning") of the Municipal Code; and

**WHEREAS**, at the public hearing, the Planning Commission reviewed and considered the Planning Division's recommendation that the Project has been evaluated pursuant to the criteria set forth in the California Environmental Quality Act (CEQA) and CEQA Guidelines Sections 15162 and 15164 and it has been determined that the Project is consistent with, and will not require revisions to or further analysis of, the Negative Declaration for Tentative Tract Map 37544; therefore, no subsequent environmental review is required.

**WHEREAS**, at the public hearing, the Planning Commission reviewed and considered whether each of the requisite findings specified in Section 9.02.100 of the Municipal Code and set forth herein could be made with respect to the Project as conditioned by the Conditions of Approval.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:**

**Section 1. Recitals and Exhibits**

That the foregoing Recitals and attached Exhibits are true and correct and are hereby incorporated by this reference.

**Section 2. Notice**

That pursuant to Government Code section 66020(d)(1), notice is hereby given that the Project is subject to certain fees, dedications, reservations, and other exactions as provided herein.

**Section 3. Evidence**

That the Planning Commission has considered all the evidence submitted into the administrative record for the proposed Variance, including, but not limited to, the following:

(a) Moreno Valley General Plan and all other relevant provisions contained therein;

- (b) Title 9 (Planning and Zoning) of the Moreno Valley Municipal Code and all other relevant provisions referenced therein;
- (c) Application for the approval of Variance PEN21-0167 and all documents, records and references contained therein;
- (d) Conditions of Approval for Variance PEN21-0167, attached hereto as Exhibit A;
- (e) Staff Report prepared for the Planning Commission's consideration and all documents, records and references related thereto, and Staff's presentation at the public hearing;
- (f) Staff's determination that the Project is consistent with, and will not require revisions to or further analysis of, the Negative Declaration for Tentative Tract Map 37544; therefore, no subsequent environmental review pursuant to the California Environmental Quality Act is required;
- (g) Testimony and/or comments from Applicant and its representatives during the public hearing; and
- (h) Testimony and/or comments from all persons that was provided in written format or correspondence, at, or prior to, the public hearing.

#### **Section 4. Findings**

That based on the content of the foregoing Recitals and the Evidence contained in the Administrative Record (including without limitation the contents of the Staff Report) as set forth above, the Planning Commission makes the following findings:

- (a) That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship not otherwise shared by others within the surrounding area or vicinity;
- (b) That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the vicinity and under the same zoning classification;
- (c) That strict or literal interpretation and enforcement of the specified regulation would of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the vicinity and under the same zoning classification;
- (d) That granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties in the vicinity and under the same zoning classification;
- (e) That the granting of the variance will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity; and
- (f) That granting of a variance is consistent with the objectives and policies of the general plan and the intent of Title 9.

#### **Section 5. Determination of CEQA**

That the Planning Commission hereby determines that the Project has been evaluated against criteria set forth in the California Environmental Quality Act (CEQA)

Guidelines (Sections 15162 and 15164) and that preparation of a subsequent Negative Declaration or an Addendum is not required since the Project is determined to be minor and that the Project is consistent with the findings of the original Mitigated Negative Declaration for this project that was approved by the City Council on December 11, 2018, and that the proposed walls will be designed in compliance with applicable building codes.

**Section 6. Approval**

That based on the foregoing Recitals, Administrative Record and Findings, the Planning Commission hereby approves Variance PEN21-0167 (“Project”) subject to the Conditions of Approval for Variance PEN21-0167 attached hereto as Exhibit A.

**Section 7. Repeal of Conflicting Provisions**

That all the provisions as heretofore adopted by the Planning Commission that conflict with the provisions of this Resolution are hereby repealed.

**Section 8. Severability**

That the Planning Commission declares that, should any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences, or words of this Resolution as hereby adopted shall remain in full force and effect.

**Section 9. Effective Date**

That this Resolution shall take effect immediately upon the date of adoption.

**PASSED AND ADOPTED THIS 29th day of November 2021.**

CITY OF MORENO VALLEY  
PLANNING COMMISSION

\_\_\_\_\_  
Patricia Korzec, Chairperson

ATTEST:

\_\_\_\_\_  
Sean P. Kelleher, Planning Official

APPROVED AS TO FORM:

\_\_\_\_\_  
Steven B. Quintanilla, Interim City Attorney

Exhibits:  
Exhibit A: Conditions of Approval

Attachment: Resolution No. 2021-53 (5605 : PEN21-0167 - Variance for Retaining Wall Height)

Exhibit A

CONDITIONS OF APPROVAL

Attachment: Resolution No. 2021-53 (5605 : PEN21-0167 - Variance for Retaining Wall Height)

**CONDITIONS OF APPROVAL**

Conditional Use Permit (PEN21-0167)

Page 6

CITY OF MORENO VALLEY  
 CONDITIONS OF APPROVAL  
 Variance (PEN21-0167)

EFFECTIVE DATE:

EXPIRATION DATE:

**COMMUNITY DEVELOPMENT DEPARTMENT**Planning Division

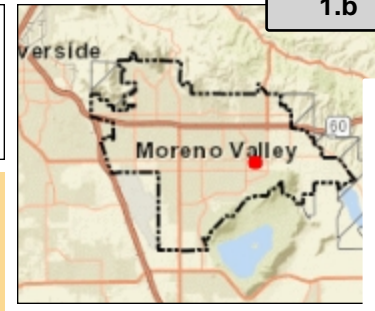
1. A change or modification to the land use or the approved site plans may require a separate approval. Prior to any change or modification, the property owner shall contact the City of Moreno Valley Community Development Department to determine if a separate approval is required.
2. The developer, or the developer's successor-in-interest, shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust. (MC 9.02.030)
3. Unless specifically superseded herein, these conditions of approval do not replace or supersede the final conditions of approval for approved project PEN18-0092, PEN18-0053, PEN18-0054, and PEN18-0055, Brodiaea Residential Project or any related projects or plan checks.
4. 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)
5. All site plans, grading plans, landscape and irrigation plans, fence/wall plans, lighting plans and street improvement plans shall be coordinated for consistency with this approval.

Special Conditions

6. The Variance for the increase in height to the proposed exterior walls to not more than six feet (6') along the western and northern boundary of the project. This does not apply to any wall along the frontage of Brodiaea Avenue or Quincy Street. A change or modification shall require separate approval.



# PEN21-0167 Zoning Map



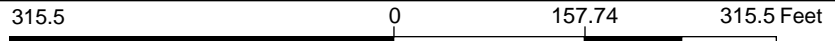
### Legend

- Parcels
- City Boundary
- Sphere of Influence
- Zoning**
- Commercial
- Center Mixed Use
- Downtown Center
- Corridor Mixed Use
- Industrial/Business Park
- Public Facilities
- Highway Office/Commercial
- Office
- Business Flex
- Large Lot Residential
- Residential Agriculture 2 DU/AC
- Residential 2 DU/AC
- Suburban Residential
- Multi-family
- Open Space/Park

Attachment: Zoning Map (5605 : PEN21-0167 - Variance for Retaining Wall Height)

### Notes

APN: 478-080-014, & 015



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Print Date: 10/28/2021

*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.*

Image Source: Nearmap



DECLARATION OF ENGINEER OF RECORD

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF MORENO VALLEY IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THESE LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY FACILITIES SHOWN AND ANY OTHER FACILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

WORK TO BE DONE

THESE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS, THE CURRENT MORENO VALLEY CITY STANDARDS, AND CONDITIONS OF APPROVAL, AND THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORK CONSTRUCTION.

SPECIAL NOTES

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS. THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTOR'S AND SUBCONTRACTOR'S COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTION FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

ARCHAEOLOGICAL RESOURCES NOTE

IF ANY SUSPECTED ARCHAEOLOGICAL RESOURCES ARE DISCOVERED DURING GROUND-DISTURBING ACTIVITIES AND THE ARCHAEOLOGICAL MONITOR OR TRIBAL REPRESENTATIVES ARE NOT PRESENT, THE CONSTRUCTION SUPERVISOR IS OBLIGATED TO HALT WORK IN A 100-FOOT RADIUS AROUND THE FIND AND CALL THE PROJECT ARCHAEOLOGICAL AND THE TRIBAL REPRESENTATIVES TO THE SITE TO ASSESS THE SIGNIFICANCE OF THE FIND.

LEGAL DESCRIPTION

PARCEL 1: APN 478-080-014 LOT 8 IN BLOCK 116 OF MAP NO. 1 OF THE BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 11 PAGE 10 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 8, SAID POINT BEING ON THE NORTHERLY LINE OF BRODIAEA STREET, AS SHOWN ON SAID MAP; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT, 67.6 FEET; THENCE NORTHERLY AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT, 135 FEET; THENCE WESTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT, 67.6 FEET; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT, 135 FEET TO THE POINT OF BEGINNING.

PARCEL 2: APN 478-080-015 AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHERLY 10 FEET OF A PARCEL OF LAND DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 8 IN BLOCK 116 OF MAP NO. 1 OF THE BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 11 PAGE 10 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, AND PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 8, SAID POINT BEING ON THE NORTHERLY LINE OF BRODIAEA STREET, AS SHOWN ON SAID MAP; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT, 67.6 FEET; THENCE NORTHERLY AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT, 135 FEET; THENCE WESTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT, 67.6 FEET; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT, 135 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING

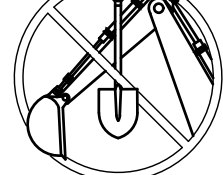
THE BASIS OF BEARING FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, NAD 83 (NSRS 2011) EPOCH 2010.00, COUNTY OF RIVERSIDE, ZONE 6, AS DETERMINED LOCALLY BY A TIE BETWEEN CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) "PPBF" AND "CRFP" AS SHOWN HEREON. (I.E. N19°09'18"E)

DISTANCES SHOWN HEREON ARE GROUND DISTANCES. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING GROUND DISTANCES BY 0.999934234, AVERAGE ELEVATION ABOVE MEAN SEA LEVEL = 1590'.

CONVERGENCE ANGLE = -0°30'10.90416" ABOUT POINT #2 SOUTHEAST CORNER OF SITE

NO WORK SHALL BE DONE ON THIS SITE UNTIL BELOW AGENCY IS NOTIFIED OF INTENTION TO GRADE OR EXCAVATE.

DIGALERT



CALL 811 or 1-800-422-4133 2 Working Days Before You Dig www.call811.com

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR GRADING PERMIT HAS BEEN ISSUED.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY OF DESIGN AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

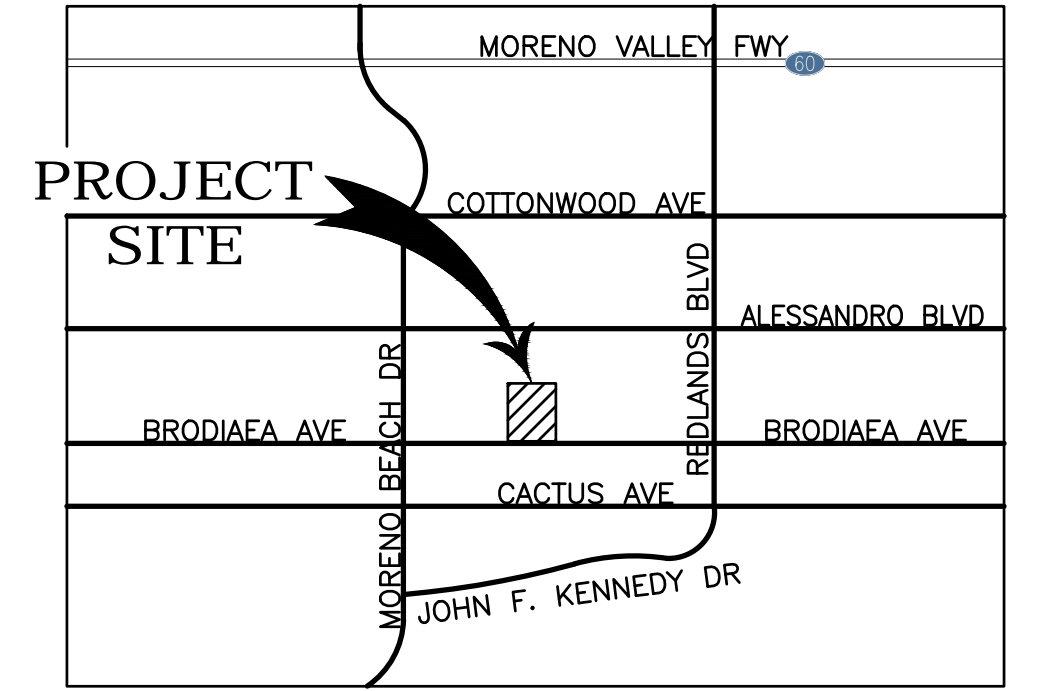
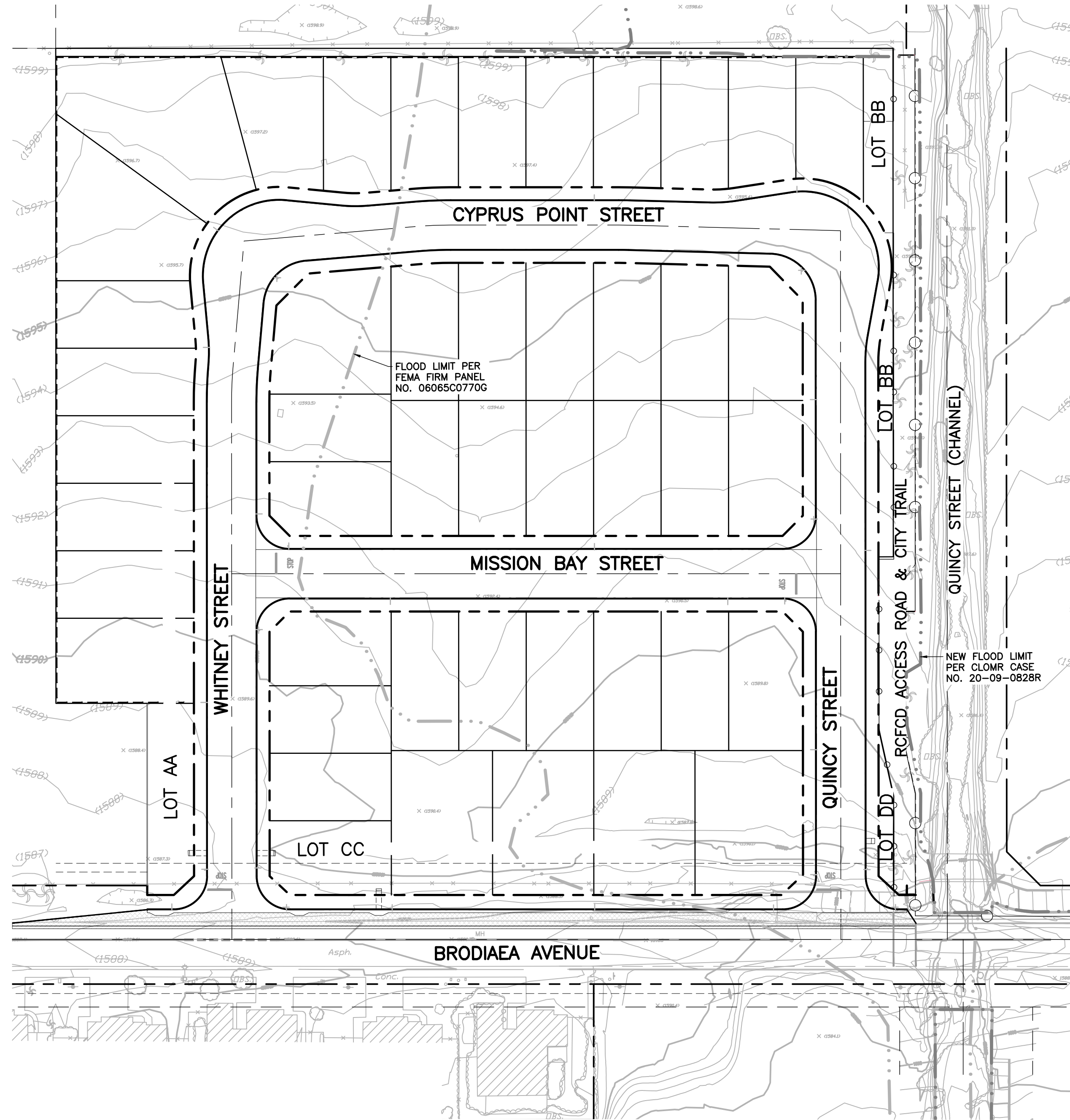
CAUTION: EXACT LOCATION OF EXISTING UNDERGROUND FACILITIES IS UNKNOWN. CONTRACTOR TO VERIFY IN FIELD.

THE GRADING PLANS ARE APPROVED FOR A PERIOD OF TWO (2) YEARS FROM THE DATE SIGNED BY THE CITY ENGINEER. AFTER THE TWO (2) YEAR PERIOD HAS LAPSED, THE ENGINEER OF RECORD MAY BE REQUIRED TO SUBMIT AND PROCESS FOR CITY ENGINEER APPROVAL, UPDATED PLANS THAT COMPLY WITH THE MOST CURRENT CITY STANDARDS, PRACTICES, AND POLICIES.

ACREAGE DISTURBED AREA: 10.0 AC NET AREA: 9.8 AC GROSS ACREAGE: 8.7 AC

FEMA FLOOD ZONE DESIGNATION THE SITE IS LOCATED IN ZONE A, PER MAP NUMBER 06065C0770G, EFFECTIVE AUGUST 28, 2008.

TRACT 37544, BRODIAEA 45 ROUGH GRADING PLANS



VICINITY MAP NTS

ENGINEER OF WORK: RICK ENGINEERING COMPANY, 2525 EAST BIDWELL STREET, FOLSOM, CA 95630, PHONE: 916-638-8200. OWNER/APPLICANT: FH II LLC, 2151 E. CONVENTION CENTER WAY, SUITE 114, ONTARIO, CA 91764, 909-354-8000.

TOPOGRAPHY

RICK ENGINEERING COMPANY, 1770 IOWA AVENUE, SUITE 100, RIVERSIDE, CA 92507, PHONE: 951-782-0707

CONTOURS & ELEVATIONS PROVIDED BY MICHAEL BAKER INTERNATIONAL VIA THE OWNER/DEVELOPER AND THEN VERIFIED AND ADJUSTED IN CONFORMANCE WITH THE U.S. MAP ACCURACY STANDARD BY RICK ENGINEERING COMPANY.

GRADING TOLERANCE NOTE

GRADING SHALL BE DONE WITHIN A TOLERANCE OF 0.1' OF THE GRADES AND ELEVATIONS SHOWN ON THESE PLANS. ALL SLOPES SHALL BE CONSTRUCTED WITHIN 0.5' OF THE LOCATION SHOWN ON THESE PLANS. IN NO WAY DO THE ABOVE TOLERANCES RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF PROVIDING A FINISHED SURFACE THAT WILL NOT POND.

UTILITY COMPANIES EMERGENCY NUMBERS

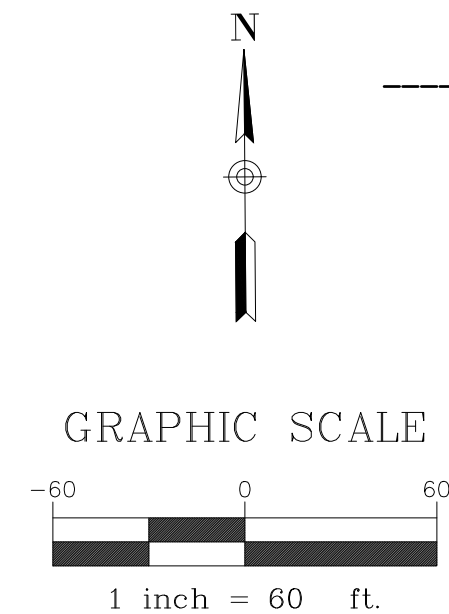
Table listing utility companies and their emergency numbers: BOX SPRINGS MUTUAL WATER COMPANY (951) 653-6419, CHARTER SPECTRUM (877) 906-9121, CROWN CASTLE (855) 913-4237, EASTERN MUNICIPAL WATER DIST (951) 928-3777, EDGE MONT COMMUNITY SERVICES DISTRICT (951) 784-2632, FRONTIER COMMUNICATION (800) 921-8101, MORENO VALLEY SPECIAL DISTRICTS (951) 413-3480, MORENO VALLEY UTILITY (951) 413-3500, RIVERSIDE TRANSIT AGENCY (951) 565-5000, SOUTHERN CA EDISON (800) 655-4555, SOUTHERN CA GAS COMPANY (800) 427-2200, TRAFFIC SIGNAL MAINTENANCE (CITY) (951) 413-3140, UNDERGROUND SERVICE ALERT (800) 422-4133, VERIZON WIRELESS (800) 922-0204.

GEOTECH AND GEOLOGIST CERTIFICATION

THIS GRADING PLAN HAS BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AS OUTLINED IN THE FOLLOWING SOILS AND GEOLOGICAL REPORT FOR THIS PROJECT. REPORT TITLE: GEOTECHNICAL EVALUATION & INFILTRATION STUDY. REPORT DATE: FEBRUARY 12, 2014 (UPDATED JANUARY 24, 2020). FIRM NAME: GEOTEK, INC.

BY: GEOTECHNICAL ENGINEER OR ENGINEERING GEOLOGIST. DATE.

SHEET LIST TABLE with columns SHEET NO. and TITLE. Lists sheets 1 through 11 including Title Sheet, Notes, Legend & Details Sheet, Overall Rough Grading Plan, Rough Grading Plan (South Half), Rough Grading Plan (North Half), Detention Basins Detail, Erosion Control Plan, Erosion Control Details, Conditions of Approval, and Conditions of Approval.



QUANTITIES table with columns EARTHWORK, CUT, and FILL. Totals: SUBTOTAL PROJECT EARTHWORK QUANTITIES (72,590 CY CUT, 132,980 CY FILL); TOTAL PROJECT EARTHWORK QUANTITIES (72,590 CY CUT, 72,590 CY FILL).

PEN18-0092

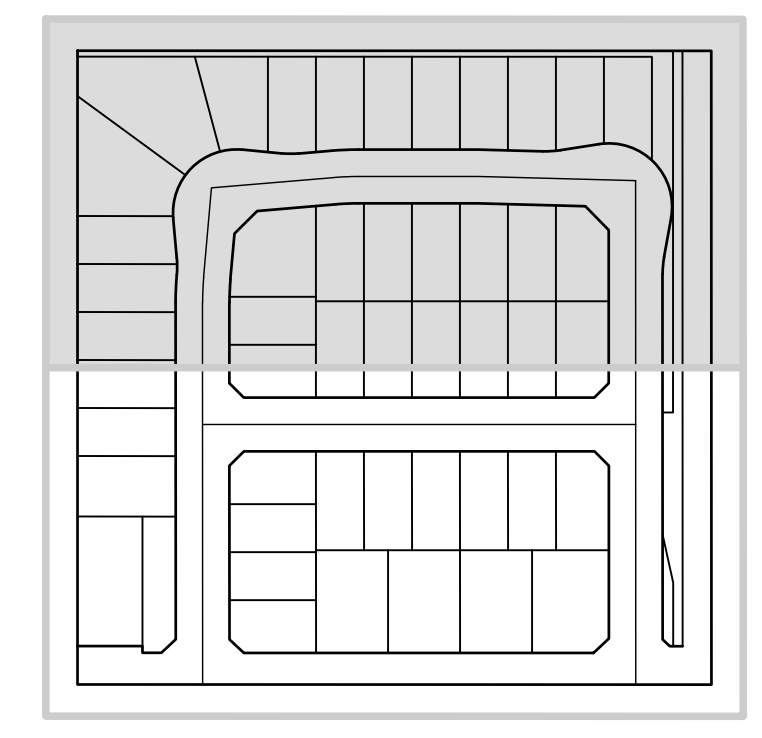
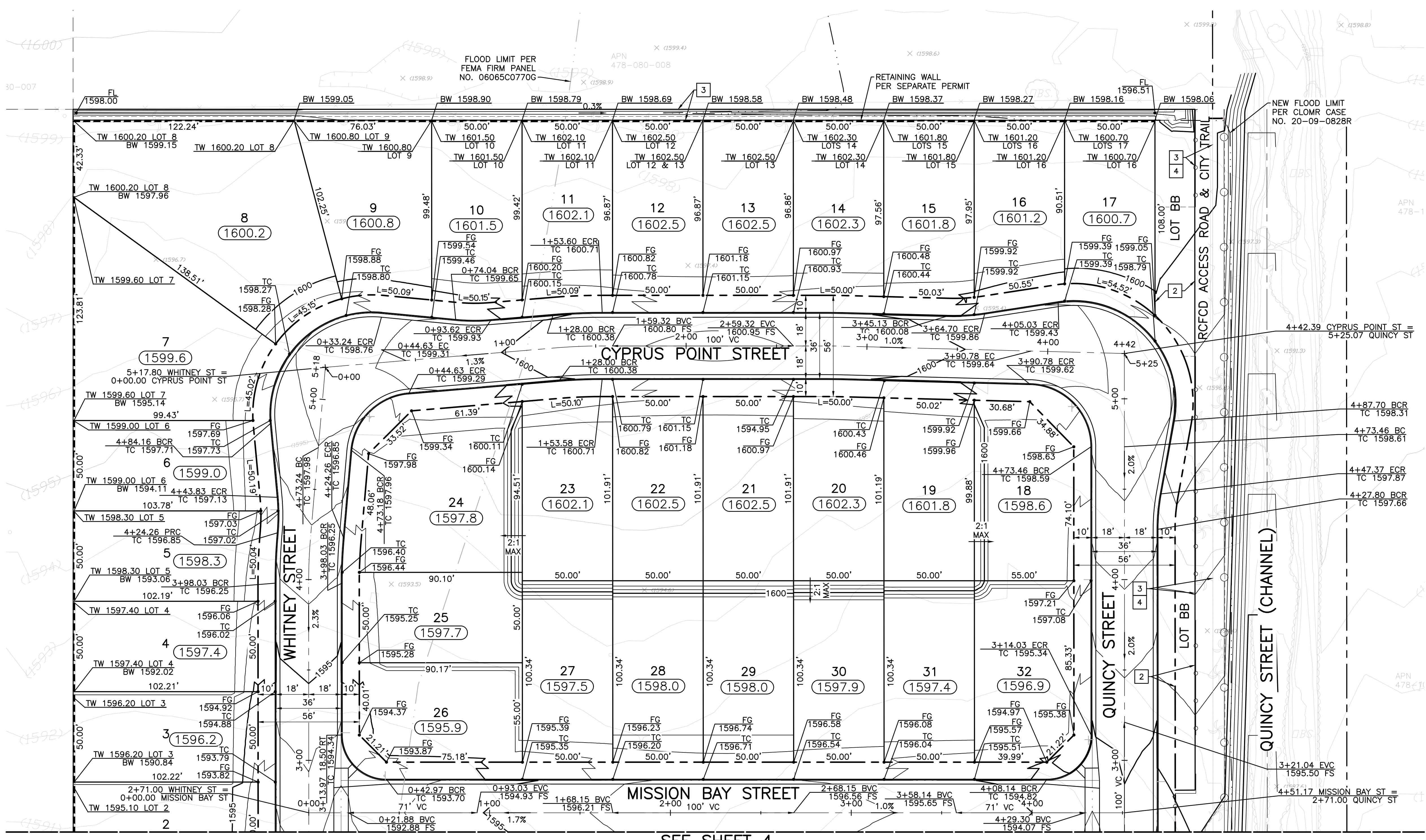
WDID No 833C390637 WQMP No LWQ19-0032

Approval and signature block containing: REVIEW BY CITY STAFF, BENCHMARK (NGS BENCHMARK DESIGNATION BM IVF 48, ELEV=1580.10, YEAR LEVELED 1994), BASIS OF BEARING (SEE ABOVE), CITY OF MORENO VALLEY ACCEPTED BY, ENGINEER OF RECORD'S SEAL (RICK ENGINEERING COMPANY), CITY OF MORENO VALLEY ROUGH GRADING PLANS TRACT 37544, BRODIAEA 45 TITLE SHEET, SHEET 1 OF 11, CITY ID No LGR21-0014.









KEY MAP  
NTS

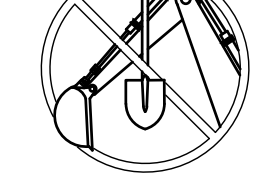
EASEMENT NOTES

- 1 AN EASEMENT FOR RIGHT-OF-WAY WITH RIGHT OF INGRESS AND EGRESS FOR PIPELINES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY AND SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA RECORDED 9/13/1947 IN BOOK 863, PAGE 371 O.R.
- 2 A PRIVATE LANDSCAPE AND MAINTENANCE EASEMENT ACROSS LOTS AA THROUGH DD, INCLUSIVE. REFER TO FINAL MAP.
- 3 AN EASEMENT FOR TRAIL USE PURPOSES DEDICATED HEREON LYING WITHIN LOT A. REFER TO FINAL MAP.
- 4 AN EASEMENT FOR RIGHT-OF-WAY AND ACCESS PURPOSES FOR CONSTRUCTION AND MAINTENANCE OF FLOOD CONTROL FACILITIES LYING WITHIN LOT A. REFER TO FINAL MAP.

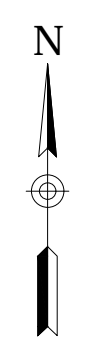
SEE SHEET 4

NO WORK SHALL BE DONE ON THIS SITE UNTIL BELOW AGENCY IS NOTIFIED OF INTENTION TO GRADE OR EXCAVATE.

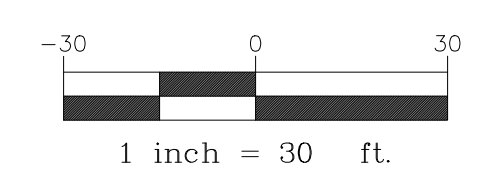
**DIGALERT**



CALL 811 or 1-800-422-4133 2 Working Days Before You Dig WWW.CALL811.COM



GRAPHIC SCALE



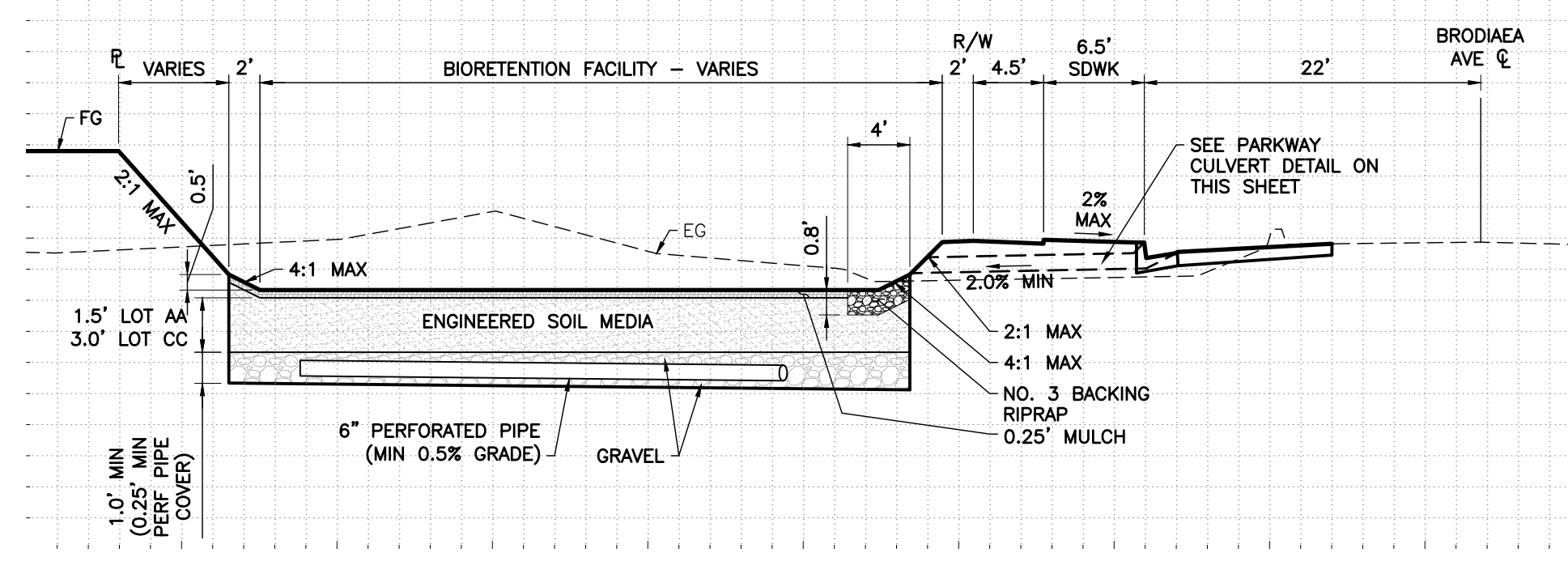
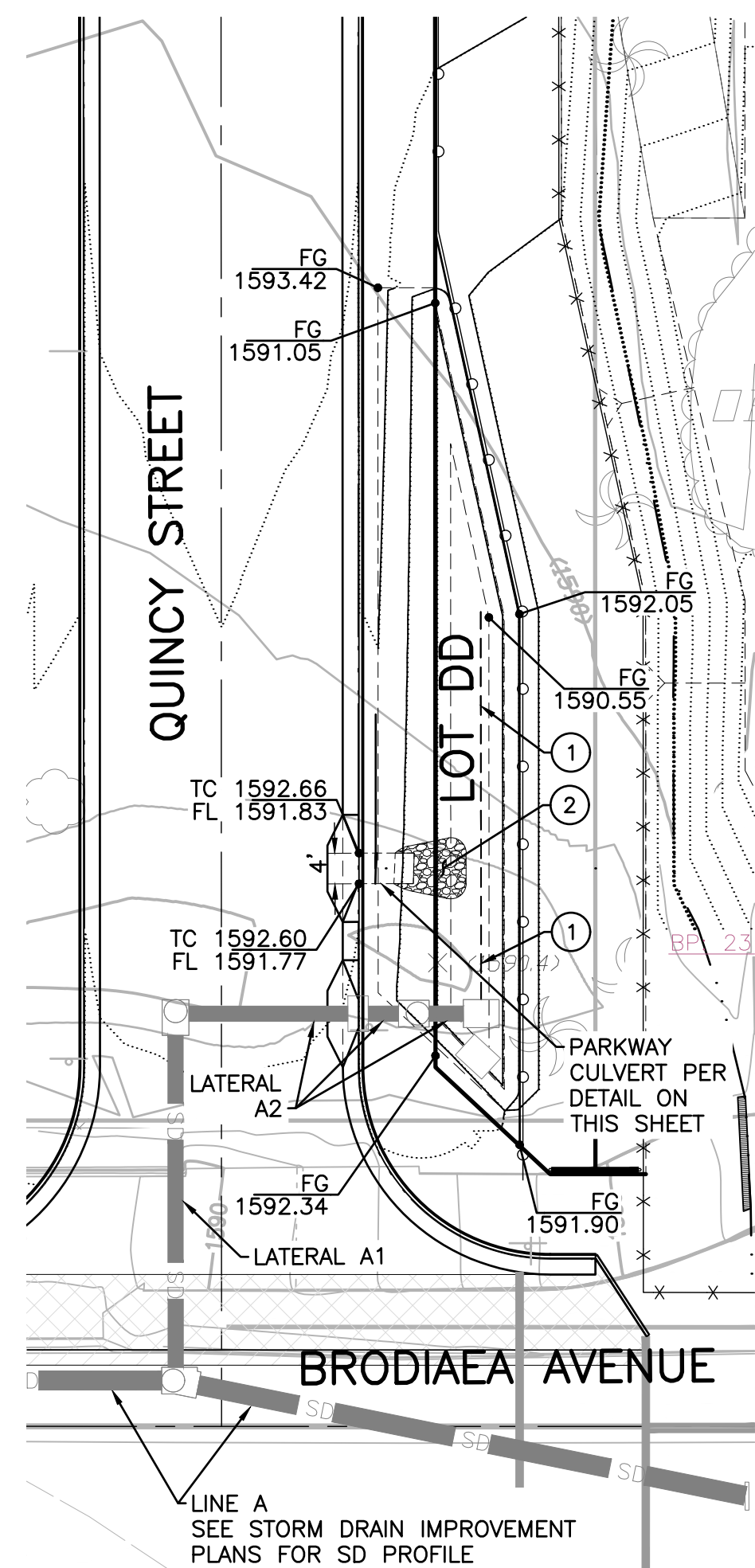
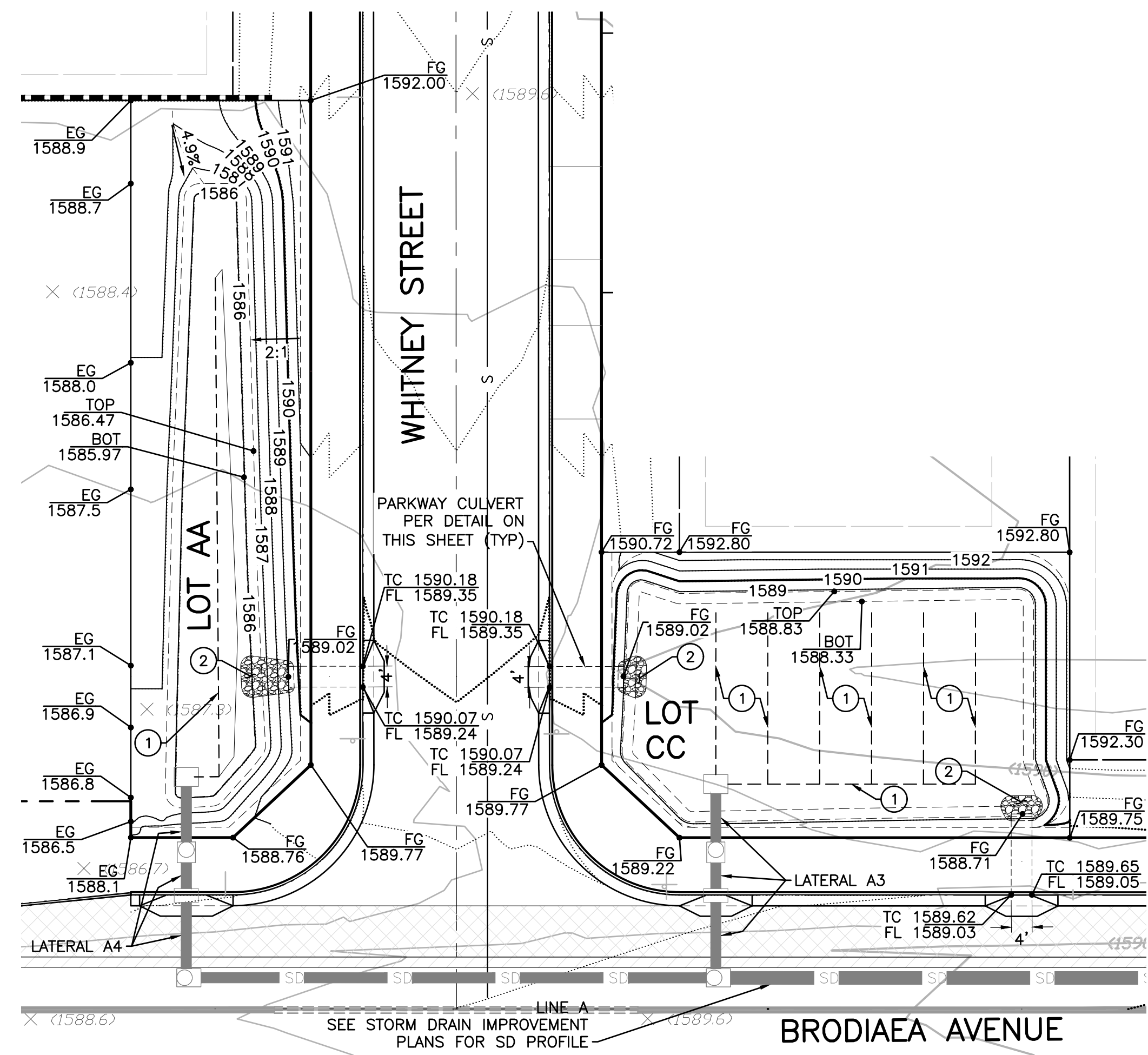
REVIEW BY CITY STAFF	BENCHMARK NGS BENCHMARK DESIGNATION BM IVF 48 ELEV=1580.10 (NAVD88) YEAR LEVELED 1994	BASIS OF BEARING SEE TITLE SHEET	CITY OF MORENO VALLEY ACCEPTED BY:				ENGINEER OF RECORD'S SEAL <b>RICK</b> ENGINEERING COMPANY 2525 EAST BIDWELL STREET FOLSOM, CA 95630 916.638.8200 (FAX)916.934.5144	CITY OF MORENO VALLEY	
			MARK	DATE	INITIAL	DESCRIPTION	REC	APPR	DATE
					EOR	REVISION			
						UNDER THE SUPERVISION OF: M. SCOTT LILLIBRIDGE, P.E. RCE 52504	ROUGH GRADING PLANS TRACT 37544, BRODIAEA 45 ROUGH GRADING PLAN (NORTH HALF)		SHEET 5 OF 11 CITY ID No LGR21-0014

**NOTES**

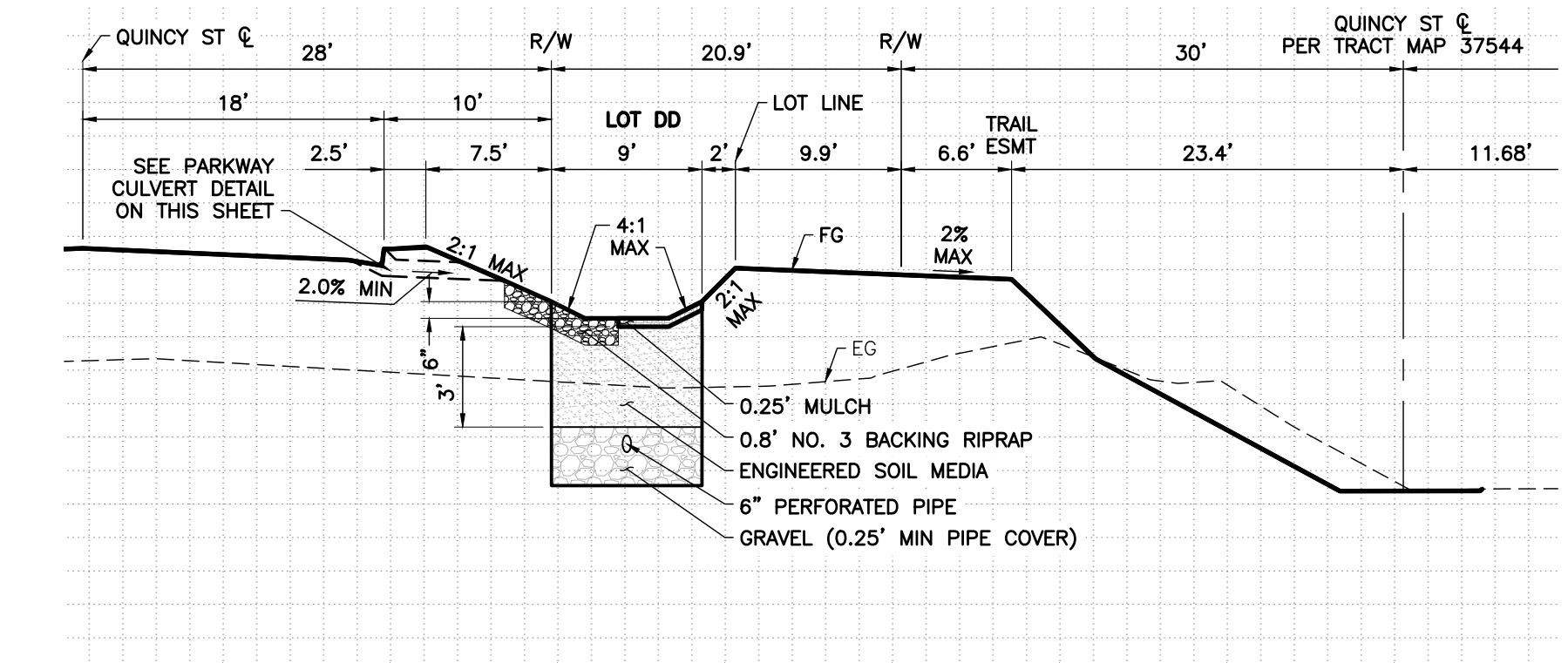
1. ALL MATERIALS FOR BIORETENTION FACILITIES TO BE APPROVED BY THE CITY OF MORENO VALLEY.

**CONSTRUCTION NOTES**

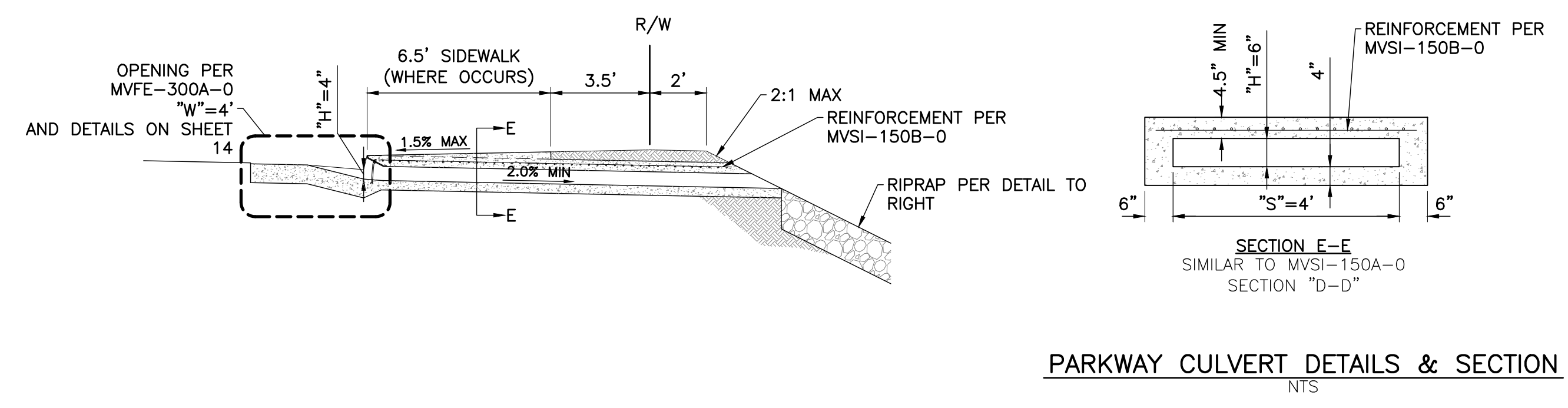
- ① INSTALL 6" PERFORATED PVC SCHEDULE 40 PIPE, PROVIDE CLEANOUTS WITH WATER TIGHT CAP AT ENDS, TEES, ELBOWS, AND WITH A MAXIMUM SPACING OF 50'.
- ② INSTALL NO. 3 BACKING RIPRAP PER DETAIL, THIS SHEET.



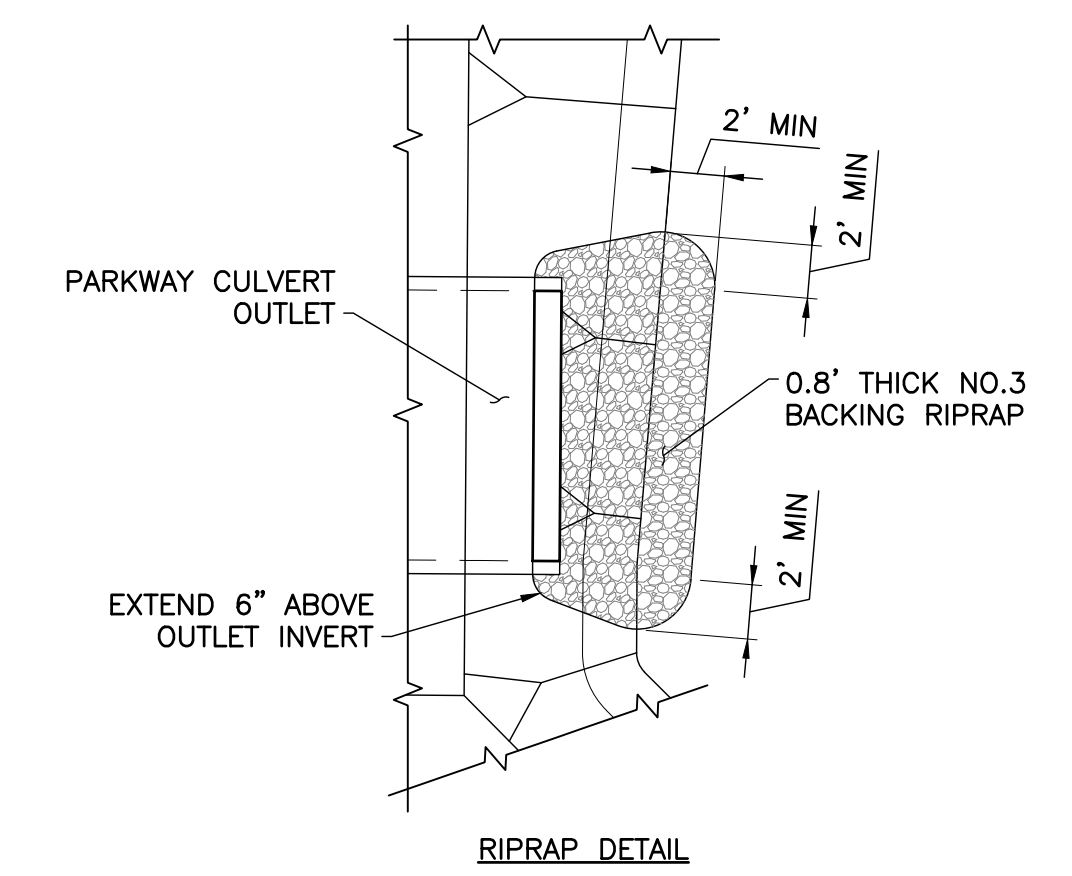
BIORETENTION FACILITY SECTION DETAIL (LOTS AA, CC)  
NTS



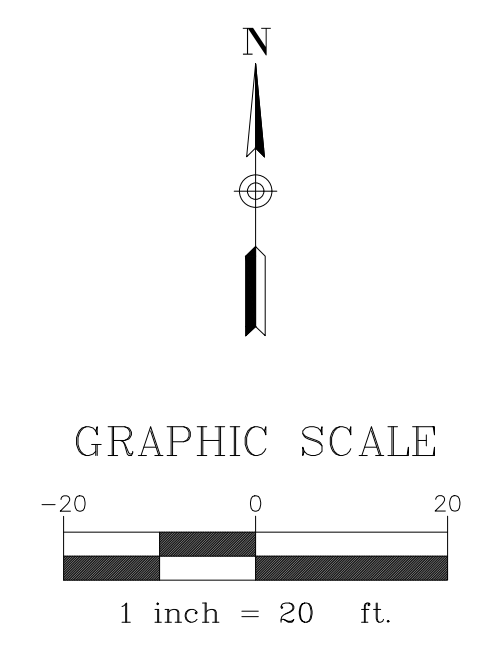
BIORETENTION FACILITY SECTION DETAIL (LOT DD)  
NTS



PARKWAY CULVERT DETAILS & SECTION  
NTS



RIPRAP DETAIL



NO WORK SHALL BE DONE ON THIS SITE UNTIL BELOW AGENCY IS NOTIFIED OF INTENTION TO GRADE OR EXCAVATE.

**DIGALERT**

CALL 811 or 1-800-422-4133 2 Working Days Before You Dig WWW.CALL811.COM

REVIEW BY CITY STAFF	BENCHMARK NGS BENCHMARK DESIGNATION BM IVF 48 ELEV=1580.10 (NAVD88) YEAR LEVELED 1994	BASIS OF BEARING SEE TITLE SHEET	CITY OF MORENO VALLEY ACCEPTED BY:				ENGINEER OF RECORD'S SEAL RICK ENGINEERING COMPANY 2525 EAST BIDWELL STREET FOLSOM, CA 95630 916.638.8200 (FAX)916.934.5144	CITY OF MORENO VALLEY ROUGH GRADING PLANS TRACT 37544, BRODIAEA 45 DETENTION BASINS DETAIL		SHEET 6 OF 11 CITY ID No LGR21-0014
			MARK	DATE	INITIAL	DESCRIPTION	REC	APPR	DATE	
					EOR	REVISION				



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

## NOTICE OF PUBLIC HEARING



Notice of Public Hearing before the Planning Commission of City of Moreno Valley for the following item(s):

**MEETING INFORMATION:** November 29, 2021 at 7:00 P.M.  
 Moreno Valley Council Chamber, 14177 Frederick Street

**PROJECT LOCATION:** North side of Brodiaea Avenue, west Quincy Channel (APN: 478-080-014), District 3

**CASE NUMBER(s):** PEN21-0167

**CASE PLANNER:** Nader Khalil, Contract Planner (951) 4 3241 or naderk@moval.org

«APN»

«NAME »

«ADDRESS»

«CITY\_STATE\_ZIP»

Attachment: Mailing Notice (5605 : PEN21-0167 - Variance



# NOTICE OF PUBLIC HEARING

1.d

**PROPOSAL:** Variance to allow an increase of on-site retaining wall heights to not more than six feet (6') for exterior wall within an approved 45 unit single-family residential project.

**ENVIRONMENTAL DETERMINATION:** The project has been evaluated against criteria set forth in the California Environmental Quality Act (CEQA) and CEQA Guidelines Sections 15162 and 15164. The proposed changes to the project are consistent with, and will not require revisions to or further analysis of, the Negative Declaration for Tentative Tract Map 37544; therefore no subsequent environmental review is required.

**PUBLIC HEARING:** All interested parties will be provided an opportunity to submit oral testimony during the Public Hearing and/or provide written testimony during or prior to the Public Hearing. The application file and related environmental documents may be inspected at the Community Development Department at 14177 Frederick Street, Moreno Valley, California during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday, and 7:30 a.m. to 4:30 p.m. Friday).

**PLEASE NOTE:** The Planning Commission may consider and approve changes to the proposed items under consideration during the 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 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 James Verdugo, ADA Coordinator, at 951.413.3350 at least 48 hours before the meeting. The 48-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.*

POR. NW 1/4 SEC. 14, T.3S., R.3W.  
POR. NE 1/4 SEC. 15

TRA 021-011  
021-010

478-08  
11-12

ALESSANDRO BLVD

QUINCY ST

07  
9.10 AC ML

08  
6.69 AC ML

03  
2.09 AC ML

02  
6.58 AC ML

116

478-08

478-10

12  
9.40 AC

14  
8.76 AC ML

22  
3.78 AC GR

23  
3.29 AC GR

24  
1.26 AC ML

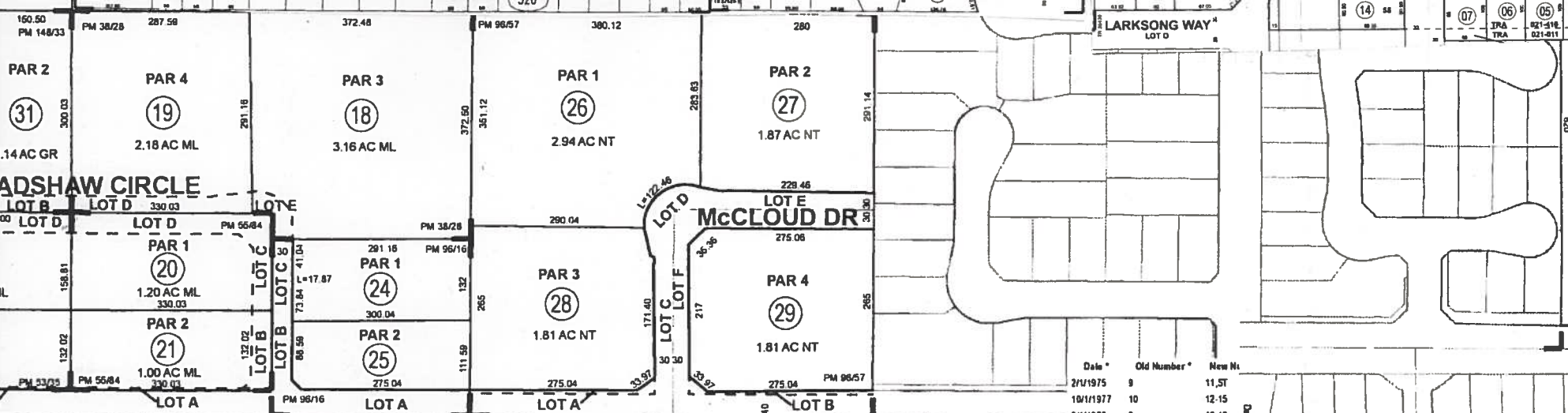
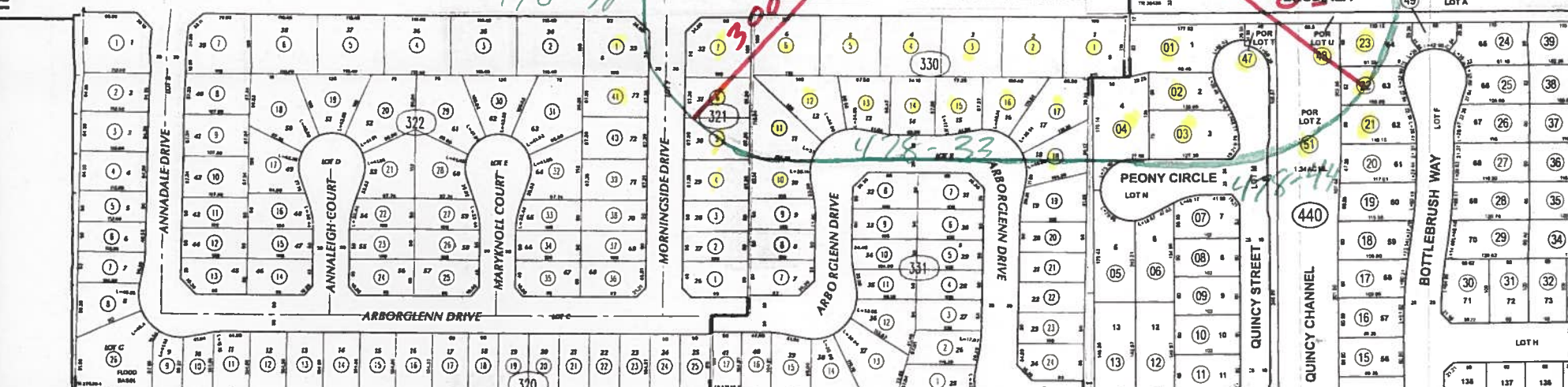
25  
1.10 AC ML

478-37

478-33

478-44

440



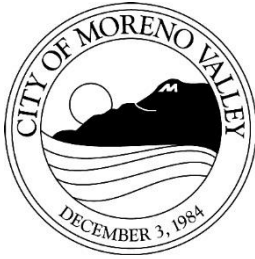
**Map Reference \***

- PM 53/35 PARCEL MAP NO. 11496
- MB 11/10 - 0 S.B. BEAR VALLEY AND ALESSANDRO DEV. CO.
- PM 36/96 PARCEL MAP NO 8115
- PM 38/28 PARCEL MAP NO 8114
- PM 55/84 PARCEL MAP NO 11822
- PM 96/16 PARCEL MAP NO 16636
- PM 96/57-58 PARCEL MAP NO. 17535
- PM 148/33-34 PARCEL MAP NO. 22460

Feb 2018

Date *	Old Number *	New No
2/1/1975	9	11,5T
10/1/1977	10	12-15
2/1/1978	8	16-19
12/1/1978	16	20-21
5/1/1979	14	22-23
10/1/1981	17	24-25
10/1/1981	6	26-29
2/1/1988	13	30-31
6/1/2004	2	32-33
6/1/2004	3,32	34
6/1/2004	1	35,36
6/1/2004	33,35	37
6/1/2004	34	PG.32
6/1/2004	37	PG.33
1/4/2018	35,100-10	38
1/4/2018	7,100-34	39
1/4/2018	38	PG.44
1/4/2018	39	PG.45

Attachment: Radius Map (5605 : PEN21-0167 - Variance for Retaining Wall Height)



## PLANNING COMMISSION

### STAFF REPORT

Meeting Date: November 29, 2021

A CONDITIONAL USE PERMIT (PEN21-0095) AND PLOT PLAN (PEN21-0096) FOR THE CONSTRUCTION AND OPERATION OF A 7-ELEVEN WITH A 16-PUMP FUELING STATION AND AN APPROXIMATELY 4,088 SQUARE FOOT CONVENIENCE STORE WITH ALCOHOL SALES

Case: PEN21-0095 Conditional Use Permit  
PEN21-0096 Plot Plan

Applicant: LCG MVD, LLC

Property Owner: LCG MVD, LLC

Representative: Ryan Martin

Location: Northeast corner of Heacock Street and Hemlock Avenue

Case Planner: Julia Descoteaux

Council District: 1

Proposal: A Conditional Use Permit (PEN21-0095) and a Plot Plan (PEN21-0096) for the construction and operation of a 7-Eleven with a 16-pump fueling station and an approximately 4,088 square foot convenience store with alcohol sales.

#### **SUMMARY**

LCG MVD, LLC. ("Applicant") is requesting approval of the following applications: 1) Conditional Use Permit (PEN21-0095) for the convenience store use, including the sale of beer and wine for off-site consumption (ABC Type 20) within 300 feet of a residential zone, and the fueling station use; and 2) Plot Plan (PEN21-0096) for the construction of a new 7-Eleven convenience store and fueling station on an 1.31 acre site located at

the northeast corner of Heacock Street and Hemlock Avenue in the Community Commercial (CC) District.

## **BACKGROUND**

This item was continued from November 18, 2021.

## **PROJECT DESCRIPTION**

### **Project**

The Project includes a Conditional Use Permit for the convenience store use, including the sale of beer and wine for off-site consumption (ABC Type 20) within 300 feet of a residential zone, and the fueling station use and a Plot Plan for overall site development.

### **Conditional Use Permit**

The Municipal Code allows for convenience stores with alcohol sales and fueling stations in the Community Commercial (CC) District with the approval of a Conditional Use Permit when located within 300 feet of existing residences or a residential zoning district. As previously noted there are single family residences and single family residential zoning within 300 feet of the project site, but the project site is separated from those properties by an existing commercial center and Heacock Street.

A Conditional Use Permit allows the City to impose special development requirements to ensure that certain uses will not be detrimental to a project's surrounding properties. Conditional uses may be appropriate at one location but not at another because of the potential for impacts on surrounding properties. The following summarizes the Project's design elements that will minimize impacts on residential uses.

1. A 15-foot wide landscape setback is included along the frontage of Heacock Street and Hemlock Avenue.
2. The trash enclosure for the Project is located in the interior of the site away from all residential uses. The trash enclosure would be fully screened and include a covered roof.
3. The canopy for the fueling station is more than 200 feet from any residential use and more than 260 feet from a residential zone.

The Conditional Use Permit has been evaluated based on commercial uses which calls for commercial areas within the City to be conveniently located, efficient, attractive, and to have safe and easy pedestrian and vehicular circulation in order to serve the retail and service commercial needs of Moreno Valley residents and businesses.

### **Plot Plan**

The Plot Plan includes the construction of a 4,088 square foot convenience store and fueling station on the 1.13 acre site. The fueling station is designed to include a canopy with eight fueling pumps (16 stations) on the westerly portion of the Project Site directly west of the convenience store. On-site improvements include the parking area with landscaping, drive aisles, and water quality management facilities. Off-site improvements will include modifications to the existing street, sidewalks, and ADA pedestrian ramps for compliance.

### Site/ Surrounding Area

The approximate 1.13 acre Project Site is located on the northeast corner of Heacock Street and Hemlock Avenue. The Project Site is currently developed with an office/retail building which will be demolished upon approval of the Project.

The area surrounding the Project Site includes existing warehousing uses to the north and west within Specific Plan 205 Mixed Use designation; and retail commercial uses to the south and west in the Community Commercial (CC) District and Specific Plan 205 Commercial Retail designation. Single family residences within the Residential 5 (R5) District are located approximately 260 feet west of the Project Site, beyond the existing commercial center at the northwest corner of Heacock Street and Hemlock Avenue. The nearest residential use to the Project Site is within the Office Commercial (OC) District on Heacock Street approximately 150 feet north east of the project site.

### Access/Parking

Ingress/egress for the Project Site will be situated at a northerly driveway on Heacock Street and a right-in, right-out driveway only on Hemlock Avenue. Required parking will be located adjacent to the convenience store building which will include water hoses, air pumps and bicycle parking located on the northerly side of the Project Site.

### Design/Landscaping

The architectural design of the proposed Project will consist of a contemporary single-story building that includes a combination of stucco, and clad siding treatments, veneer stone with glass and metal accent features using brown and tan color combinations.

The Project has been designed to meet the required design landscape standards and objectives set forth in the Municipal Code that include frontage landscape with street trees, onsite trees and shrubs within the parking lot.

## **REVIEW PROCESS**

The Project has been considered by all appropriate agencies within and outside of the City, consistent with the standard review process required for these types of development applications. The Project was reviewed by the Project Review Staff Committee as required by the Municipal Code. Following subsequent revisions and review by various staff, the Project's entitlement package was deemed complete for processing for Planning Commission review and consideration, and staff is

recommending approval of the Project as designed and conditioned.

### **ENVIRONMENTAL**

The Project has been evaluated under the criteria set forth in the California Environmental Quality Act (CEQA) and the CEQA Guidelines. As designed and conditioned, the proposed Project is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines 15332 for In-Fill Development. The Project is consistent with the site's General Plan designation and all applicable policies, occurs on a site that is less than five acres, the site has no valuable habitat for rare or endangered species, the Project will not result in significant effects related to traffic, noise, air quality, or water quality and the site is adequately served by utilities and public services.

### **NOTIFICATION**

Public notice was sent to all property owners of record within 600' of the Project Site. The public hearing notice for this Project was also posted on the Project Site and published in the local newspaper. As of the date of report preparation, staff has received 6 phone calls and 5 email correspondence in response to the noticing for this Project.

### **REVIEW AGENCY COMMENTS**

The Project's application materials were circulated for review by all appropriate City departments and divisions, as well as applicable outside agencies/entities.

### **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission:

- A. **APPROVE** Resolution No. 2021-46 and thereby:
  - 1. **FIND AND DETERMINE** PEN21-0095 Conditional Use Permit 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** Conditional Use Permit PEN21-0095 subject to the attached Conditions of Approval included as Exhibit A to the Resolution.
- B. **APPROVE** Resolution No. 2021-47 and thereby:
  - 1. **FIND AND DETERMINE** PEN21-0096 Plot Plan 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 PEN21-0096 subject to the attached Conditions of Approval included as Exhibit A to the Resolution.

Prepared by:  
Sean P Kelleher  
Planning Division Manager

Approved by:  
Sean P Kelleher  
Planning Division Manager

### **ATTACHMENTS**

1. Resolution 2021-46
2. Resolution 2021-47
3. Development Plans
4. Zoning Map
5. Mailing Notice
6. Radius Map
7. Public Comments

**RESOLUTION NUMBER 2021-46**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT PEN21-0095 FOR A 7-ELEVEN FUELING STATION AND CONVENIENCE STORE INCLUDING BEER AND WINE ALCOHOL SALES FOR OFF-SITE CONSUMPTION LOCATED ON THE NORTHEAST CORNER OF HEACOCK STREET AND HEMLOCK AVENUE (APN 481-020-036)**

**WHEREAS**, the City of Moreno Valley (“City”) is a general law city and a municipal corporation of the State of California; and

**WHEREAS**, LCG MVD, LLC. (“Applicant”) has filed an application for the approval of a Conditional Use Permit PEN21-0095 (“Application”) for the use, a Fueling Station and Convenience store with alcohol sales, (“Project”) within 300-feet of a residential zone, located at the northeast corner of Heacock Street and Hemlock Avenue (APN 481-020-036) (“Project Site”); and

**WHEREAS**, Section 9.02.060 (Conditional Use Permits) of the Moreno Valley Municipal Code acknowledges that the purpose of conditional use permits is to allow the establishment of uses that may have special impacts or uniqueness such that their effect on the surrounding environment cannot be determined in advance of the use being proposed for a particular location and that the conditional use permit application process involves the review of location, design and configuration of improvements related to the project, and the potential impact of the project on the surrounding area based on fixed and established standards; and

**WHEREAS**, the Application has been evaluated in accordance with Section 9.02.060 (Conditional Use Permits) of the Municipal Code with consideration given to the City’s General Plan, Zoning Ordinance, and other applicable laws and regulations; and

**WHEREAS**, Section 9.02.060 of the Municipal Code imposes conditions of approval upon projects for which a CUP is required, which conditions may be imposed by the Planning Commission to address on-site improvements, off-site improvements, the manner in which the site is used and any other conditions as may be deemed necessary to protect the public health, safety and welfare to ensure that the proposed Project will be developed in accordance with the purpose and intent of Title 9 (Planning and Zoning) of the Municipal Code; and

**WHEREAS**, pursuant to the provisions of Section 9.02.200 (Public Hearing and Notification Procedures) of the Municipal Code and Government Code Section 65905, a public hearing was scheduled for November 18, 2021, and notice thereof was duly published and posted, and mailed to all property owners of record within 600 feet of the Site; and



**WHEREAS**, on November 15, 2021, a Notice of Cancellation of the Planning Commission was published identifying that all items would be heard at the next regular meeting of the Planning Commission to be held on November 29, 2021, and

**WHEREAS**, a new public hearing notice was mailed to all property owners of record within 600 feet of the Site on November 17, 2021 identifying that the project would be heard by the Planning Commission on November 29, 2021; and

**WHEREAS**, on November 29, 2021, the public hearing to consider the Project was duly conducted by the Planning Commission at which time all interested persons were provided with an opportunity to testify and to present evidence; and

**WHEREAS**, consistent with the requirements of Section 9.02.060 (Conditional Use Permits) of the Municipal Code, at the public hearing the Planning Commission considered the proposed Conditions of Approval set forth in Conditional Use Permit PEN21-0095 ("CUP"), which conditions were prepared by Planning Division staff who deemed said conditions to be necessary to protect the public health, safety and welfare and to ensure the proposed Project will be developed in accordance with the purpose and intent of Title 9 (Planning and Zoning) of the Municipal Code; and

**WHEREAS**, at the public hearing, the Planning Commission reviewed and considered whether each of the requisite findings specified in Section 9.02.060 of the Municipal Code and set forth herein could be made with respect to the proposed Project as conditioned by the Conditions of Approval; and

**WHEREAS**, at the public hearing, the Planning Commission reviewed and considered the Planning Division's recommendation that the proposed Project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) as set forth in Public Resources Code Sections 21000 – 21177 and the CEQA Guidelines as set forth in 14 California Code of Regulations Sections 15000-15387, under CEQA Guidelines<sup>1</sup> Section 15332 (In-Fill Development Projects) which can be applied to a project when the project is: 1) consistent with the applicable General Plan designation and applicable policies; 2) occurs on a site that is less than five acres in size; 3) the site has no valuable habitat for rare or endangered species; 4) the project will not result in significant effects related to traffic, noise, air quality, or water quality; and 5) the site is adequately served by utilities and public services.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:**

**Section 1. Recitals and Exhibits**

That the foregoing Recitals and attached Exhibits are true and correct and are hereby incorporated by this reference.

<sup>1</sup> 14 California Code of Regulations §§15000-15387

## **Section 2. Notice**

That pursuant to Government Code section 66020(d)(1), notice is hereby given that the proposed Project is subject to certain fees, dedications, reservations and other exactions as provided herein.

## **Section 3. Evidence**

That the Planning Commission has considered all of the evidence submitted into the Administrative Record for the proposed CUP, including, but not limited to, the following:

- (a) Moreno Valley General Plan and all other relevant provisions contained therein;
- (b) Title 9 (Planning and Zoning) of the Moreno Valley Municipal Code and all other relevant provisions referenced therein;
- (c) Application for the approval of Conditional Use Permit (CUP) PEN21-0095 and all documents, records and references contained therein;
- (d) Conditions of Approval for CUP PEN21-0095, attached hereto as Exhibit A;
- (e) Staff Report prepared for the Planning Commission's consideration and all documents, records and references related thereto, and Staff's presentation at the public hearing;
- (f) Staff's determination that the proposed Project is categorically exempt under the California Environmental Quality Act (CEQA) and CEQA Guidelines;
- (g) Testimony and/or comments from Applicant and its representatives during the public hearing; and
- (h) Testimony and/or comments from all persons that was provided in written format or correspondence, at, or prior to, the public hearing.

## **Section 4. Findings**

That based on the content of the foregoing Recitals and the Evidence contained in the Administrative Record as set forth above, the Planning Commission makes the following findings:

- (a) The proposed Project is consistent with the goals, objectives, policies and programs of the General Plan;
- (b) The proposed Project complies with all applicable zoning and other regulations;
- (c) The proposed Project will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity; and
- (d) The location, design and operation of the proposed Project will be compatible with existing and planned land uses in the vicinity.

## **Section 5. Determination of Categorical Exemption**

That the Planning Commission hereby determines that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15332 (In-Fill Development Projects).

## **Section 6. Notice of Exemption**

That the Planning Division is hereby directed to prepare, execute, and file a Notice of Exemption as required by Section 5.2 (Noticing Requirements) of the City’s Rules and Procedures for the Implementation of the California Environmental Quality Act and CEQA Guidelines Section 15062.

**Section 7. Approval**

That based on the foregoing Recitals, Administrative Record and Findings, the Planning Commission hereby approves CUP PEN21-0095 subject to the Conditions of Approval for CUP PEN21-0095, attached hereto as Exhibit A.

**Section 8. Repeal of Conflicting Provisions**

That all the provisions as heretofore adopted by the Planning Commission that are in conflict with the provisions of this Resolution are hereby repealed.

**Section 9. Severability**

That the Planning Commission declares that, should any provision, section, paragraph, sentence or word of this Resolution be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this Resolution as hereby adopted shall remain in full force and effect.

**Section 10. Effective Date**

That this Resolution shall take effect immediately upon the date of adoption.

**PASSED AND ADOPTED THIS 29<sup>th</sup> day of November, 2021.**

CITY OF MORENO VALLEY  
PLANNING COMMISSION

\_\_\_\_\_  
Patricia Korzec, Chairperson

ATTEST:

\_\_\_\_\_  
Sean P. Kelleher, Planning Official

APPROVED AS TO FORM:

\_\_\_\_\_  
Steven B. Quintanilla, Interim City Attorney

Exhibits:  
Exhibit A: Conditions of Approval PEN21-0095

Attachment: Resolution 2021-46 (5606 : PEN21-0095 & PEN21-0096 PROPOSED PLOT PLAN/CONDITIONAL USE PERMIT)

Exhibit A

CONDITIONS OF APPROVAL

Attachment: Resolution 2021-46 (5606 : PEN21-0095 & PEN21-0096 PROPOSED PLOT PLAN/CONDITIONAL USE PERMIT)

**CONDITIONS OF APPROVAL**

Conditional Use Permit (PEN21-0095)

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CITY OF MORENO VALLEY  
 CONDITIONS OF APPROVAL  
 Conditional Use Permit (PEN21-0095)

EFFECTIVE DATE:

EXPIRATION DATE:

**COMMUNITY DEVELOPMENT DEPARTMENT**Planning Division

1. 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)
2. The developer, or the developer's successor-in-interest, shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust. (MC 9.02.030)
3. This approval shall expire three years after the approval date of this project unless used or extended as provided for by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever. Use means the beginning of substantial construction contemplated by this approval within the three-year period, which is thereafter pursued to completion, or the beginning of substantial utilization contemplated by this approval. (MC 9.02.230)
4. In the event the use hereby permitted ceases operation for a period of one (1) year or more, or as defined in the current Municipal Code, this permit may be revoked in accordance with provisions of the Municipal Code. (applicable to CUP's)
5. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
6. 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)
7. 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)
8. Applicant/Developer shall defend, indemnify and hold harmless City, city council, commissions, boards, subcommittees and City's elected and appointed officials, commissioners, board members, officers, agents, consultants and employees ("City Parties") from and against any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorneys' fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to the legality, validity or adequacy of any of the following items: ( i) any agreements by and among City and Developer including without limitation any Development Agreement, (ii) any and all permits, licenses and entitlements approved by City; (iii) any environmental determination made by City in connection with the Project Site or Project; and (iv) any proceedings or other actions undertaken by City in connection with the

**CONDITIONS OF APPROVAL**

Conditional Use Permit (PEN21-0095)

Page 7

adoption or approval of any of the above.

**Special Conditions**

9. The Conditional Use Permit is approved for a fueling station with an approximately 4,088 square foot convenience store with off-site beer and wine sales designed per the approved plans. A change or modification shall require separate approval. For a Conditional Use Permit, violation may result in revocation of the Conditional Use Permit.

**Prior to Grading Permit**

10. Prior to issuance of any grading permit, all Conditions of Approval shall be printed on the grading plans.
11. Prior to issuance of any building permit, all Conditions of Approval shall be printed on the building plans.

**PUBLIC WORKS DEPARTMENT****Special Districts Division**

12. Maintenance Responsibility. The ongoing maintenance of any landscaping required to be installed behind the curb shall be the responsibility of the property owner.

**RESOLUTION NUMBER 2021-47**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING PLOT PLAN PEN21-0096 FOR THE CONSTRUCTION OF A 7-ELEVEN FUELING STATION AND CONVENIENCE STORE LOCATED ON THE NORTHEAST CORNER OF HEACOCK STREET AND HEMLOCK AVENUE (APN 481-020-036)**

**WHEREAS**, the City of Moreno Valley (“City”) is a general law city and a municipal corporation of the State of California; and

**WHEREAS**, LCG MVD, LLC., (“Developer”) has filed an application for the approval Plot Plan PEN21-0096 (“Application”) which includes the approval a Plot Plan PEN21-0096 for the construction of a 7-Eleven, 16-pump fueling station and an approximately 4,088 square foot convenience store with associated public improvements (“Project”) located on the northeast corner of Heacock Street and Hemlock Avenue (APN 481-020-036) (“Project Site”); and

**WHEREAS**, Section 9.02.070 (Plot Plan) of the Moreno Valley Municipal Code acknowledges that the purpose of plot plan is to provide a mechanism by which all new construction of industrial, commercial or multiple-family residential can be reviewed when not subject to other discretionary review processes which have review authority over project design; and

**WHEREAS**, the Application has been evaluated in accordance with Section 9.02.070 (Plot Plan) of the Municipal Code with consideration given to the City’s General Plan, Zoning Ordinance, and other applicable laws and regulations; and

**WHEREAS**, Section 9.02.070 of the Municipal Code imposes conditions of approval upon projects for which a Plot Plan is required, which conditions may be imposed by the City to address on-site improvements, off-site improvements, the manner in which the site is used and any other conditions as may be deemed necessary to protect the public health, safety and welfare and ensure that the proposed Project will be developed in accordance with the purpose and intent of Title 9 (Planning and Zoning) of the Municipal Code; and

**WHEREAS**, pursuant to the provisions of Section 9.02.200 (Public Hearing and Notification Procedures) of the Municipal Code and Government Code section 65905, a public hearing was scheduled for November 18, 2021, and notice thereof was duly published and posted, and mailed to all property owners of record within 600 feet of the Project Site; and

**WHEREAS**, on November 15, 2021, a Notice of Cancellation of the Planning Commission was published identifying that all items would be heard at the next regular meeting of the Planning Commission to be held on November 29, 2021, and

**WHEREAS**, a new public hearing notice was mailed to all property owners of record within 600 feet of the Site on November 17, 2021 identifying that the project would be heard by the Planning Commission on November 29, 2021; and

**WHEREAS**, on November 29, 2021, the public hearing to consider the Project was duly conducted by the Planning Commission at which time all interested persons were provided with an opportunity to testify and to present evidence; and

**WHEREAS**, consistent with the requirements of Section 9.02.070 (Plot Plan) of the Municipal Code, at the public hearing the Planning Commission considered Conditions of Approval to be imposed upon Plot Plan PEN21-0096, which conditions were prepared by Planning Division staff who deemed said conditions to be necessary to protect the public health, safety and welfare and to ensure the proposed Project will be developed in accordance with the purpose and intent of Title 9 (Planning and Zoning) of the Municipal Code; and

**WHEREAS**, at the public hearing, the Planning Commission considered whether each of the requisite findings specified in Section 9.02.070 of the Municipal Code and set forth herein could be made with respect to the proposed Project as conditioned by Conditions of Approval; and

**WHEREAS**, at the public hearing, the Planning Commission reviewed and considered the Planning Division's recommendation that the proposed Project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) as set forth in Public Resources Code Sections 21000 – 21177 and the CEQA Guidelines as set forth in 14 California Code of Regulations Sections 15000-15387, under CEQA Guidelines<sup>1</sup> Section 15332 (In-Fill Development Projects) which can be applied to a project when the project is: 1) consistent with the applicable General Plan designation and applicable policies; 2) occurs on a site that is less than five acres in size; 3) the site has no valuable habitat for rare or endangered species; 4) the project will not result in significant effects related to traffic, noise, air quality, or water quality; and 5) the site is adequately served by utilities and public services.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:**

**Section 1. Recitals and Exhibits**

That the foregoing Recitals and attached Exhibits are true and correct and are hereby incorporated by this reference.

**Section 2. Notice**

That pursuant to Government Code section 66020(d)(1), notice is hereby given that the proposed Project is subject to certain fees, dedications, reservations and other exactions as provided herein.

<sup>1</sup> 14 California Code of Regulations §§15000-15387



### **Section 3. Evidence**

That the Planning Commission has considered all of the evidence submitted into the administrative record for the proposed Plot Plan, including, but not limited to, the following:

- (a) Moreno Valley General Plan and all other relevant provisions contained therein;
- (b) Title 9 (Planning and Zoning) of the Moreno Valley Municipal Code and all other relevant provisions referenced therein;
- (c) Application for the approval of Plot Plan PEN21-0096 and all documents, records and references contained therein;
- (d) Conditions of Approval for Plot Plan PEN21-0096, attached hereto as Exhibit A;
- (e) Staff Report prepared for the Planning Commission's consideration and all documents, records and references related thereto, and Staff's presentation at the public hearing;
- (f) Testimony and/or comments from Applicant and its representatives during the public hearing; and
- (g) Testimony and/or comments from all persons that was provided in written format or correspondence, at, or prior to, the public hearing.

### **Section 4. Findings**

That based on the foregoing Recitals and the Evidence contained in the Administrative Record as set forth above, the Planning Commission makes the following findings in approving Plot Plan PEN21-0096

- (a) The proposed Project is consistent with the goals, objectives, policies and programs of the General Plan;
- (b) The proposed Project complies with all applicable zoning and other regulations;
- (c) The proposed Project will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity;
- (d) The location, design and operation of the proposed Project will be compatible with existing and planned land uses in the vicinity.

### **Section 5. Determination of Categorical Exemption**

That the Planning Commission hereby determines that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15332 (In-Fill Development Projects).

### **Section 6. Notice of Exemption**

That the Planning Division is hereby directed to prepare, execute, and file a Notice of Exemption as required by Section 5.2 (Noticing Requirements) of the City's Rules and Procedures for the Implementation of the California Environmental Quality Act and CEQA Guidelines Section 15062.

**Section 7. Approval**

That based on the foregoing Recitals, Evidence contained in the Administrative Record and Findings set forth above, the Planning Commission hereby approve Plot Plan PEN21-0096 subject to the Conditions of Approval for Plot Plan PEN21-0096 attached hereto as Exhibit A.

**Section 8. Repeal of Conflicting Provisions**

That all the provisions as heretofore adopted by the Planning Commission that are in conflict with the provisions of this Resolution are hereby repealed.

**Section 9. Severability**

That the Planning Commission declares that, should any provision, section, paragraph, sentence or word of this Resolution be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this Resolution as hereby adopted shall remain in full force and effect.

**Section 10. Effective Date**

That this Resolution shall take effect immediately upon the date of adoption.

**Section 11. Certification**

That the Secretary of the Planning Commission shall certify to the passage of this Resolution.

**PASSED AND ADOPTED THIS 29th day of November, 2021**

CITY OF MORENO VALLEY  
PLANNING COMMISSION

\_\_\_\_\_  
Patricia Korzec, Chairperson

ATTEST:

\_\_\_\_\_  
Sean P. Kelleher, Planning Official

APPROVED AS TO FORM:

\_\_\_\_\_  
Steven B. Quintanilla, Interim City Attorney

Exhibits:  
Exhibit A: Conditions of Approval

Attachment: Resolution 2021-47 (5606 : PEN21-0095 & PEN21-0096 PROPOSED PLOT PLAN/CONDITIONAL USE PERMIT)

Exhibit A

CONDITIONS OF APPROVAL

Attachment: Resolution 2021-47 (5606 : PEN21-0095 & PEN21-0096 PROPOSED PLOT PLAN/CONDITIONAL USE PERMIT)

**CONDITIONS OF APPROVAL**

Plot Plan (PEN21-0096)

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CITY OF MORENO VALLEY  
 CONDITIONS OF APPROVAL  
 Plot Plan (PEN21-0096)

EFFECTIVE DATE:

EXPIRATION DATE:

**COMMUNITY DEVELOPMENT DEPARTMENT**Planning Division

1. 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)
2. The developer, or the developer's successor-in-interest, shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust. (MC 9.02.030)
3. This approval shall expire three years after the approval date of this project unless used or extended as provided for by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever. Use means the beginning of substantial construction contemplated by this approval within the three-year period, which is thereafter pursued to completion, or the beginning of substantial utilization contemplated by this approval. (MC 9.02.230)
4. Applicant/Developer shall defend, indemnify and hold harmless City, city council, commissions, boards, subcommittees and City's elected and appointed officials, commissioners, board members, officers, agents, consultants and employees ("City Parties") from and against any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorneys' fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to the legality, validity or adequacy of any of the following items: (i) any agreements by and among City and Developer including without limitation any Development Agreement, (ii) any and all permits, licenses and entitlements approved by City; (iii) any environmental determination made by City in connection with the Project Site or Project; and (iv) any proceedings or other actions undertaken by City in connection with the adoption or approval of any of the above.
5. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
6. 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)
7. 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)
8. 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.

**CONDITIONS OF APPROVAL**

Plot Plan (PEN21-0096)

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9. In the event the use hereby permitted ceases operation for a period of one (1) year or more, or as defined in the current Municipal Code, this permit may be revoked in accordance with provisions of the Municipal Code. (applicable to CUP's)

Special Conditions

10. To reduce single event noise impacts to below the level of 55 dBA beyond the boundaries of the property, delivery operations shall be limited to between the hours of 7a.m. and 8 p.m. Loading or unloading activities shall be conducted from the designated loading area. (MC 9.10.140.)
11. Prior to the start of any construction, temporary security fencing shall be erected. The fencing shall be a minimum of six (6) feet high with locking, gated access and shall remain through the duration of construction. Security shall remain in place until the project is completed or the above conditions no longer exist. (Security fencing is required if there is: construction, unsecured structures, unenclosed storage of materials and/or equipment, and/or the condition of the site constitutes a public hazard).
12. The Plot Plan is approved for the construction of a fueling station canopy with an approximately 4,088 square foot convenience store designed per the approved plans. A change or modification shall require separate approval.
13. One outdoor trash receptacle shall be provided shall be provided for every ten (10) required parking spaces, with a minimum of one receptacle provided to be located front portion of the site for use by patrons. (MC 9.09.080 C 5.)

Prior to Grading Permit

14. Prior to issuance of any grading permit, all Conditions of Approval shall be printed on the grading plans.
15. 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).

16. 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

**CONDITIONS OF APPROVAL**

Plot Plan (PEN21-0096)

Page 8

- development for all driveway ingress /egress locations of the project. [apply to commercial and multi-family project, and major entry driveways for industrial]
17. 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.
  18. Prior to issuance of any building permit, all Conditions of Approval shall be printed on the building plans.
  19. 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.
  20. Prior to the issuance of building permits, proposed covered trash enclosures shall be included in the building plan review of the Fence and Wall plan. 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. . (GP Objective 43.6, DG)
  21. 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 9.17, which includes street trees and on-site landscaping.
  22. 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)
  23. Detailed, on-site, computer generated, point-by-point comparison lighting plan, including exterior building, parking lot, and landscaping lighting, shall be included in the Building Plans for review by the Planning Division. 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)
  24. 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.
  25. 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.
  26. Prior to issuance of building permits, the Planning Division shall review and approve the location and method of enclosure or screening of transformer cabinets, commercial gas meters and back flow preventers as shown on the final working drawings. Location and screening

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shall comply with the following criteria : transformer cabinets and commercial gas meters shall not be located within required setbacks and shall be screened from public view either by architectural treatment or landscaping; multiple electrical meters shall be fully enclosed and incorporated into the overall architectural design of the building (s); back-flow preventers shall be screened by landscaping. (GP Objective 43.30)

Prior to Building Final or Occupancy

27. 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).
28. Prior to building final, Planning approved/stamped landscape plans shall be provided to the Community Development Department – Planning Division on a CD disk.

Building Division

29. 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.
30. Contact the Building Safety Division for permit application submittal requirements.
31. 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.
32. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.
33. 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.
34. 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.
35. 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.
36. The proposed non-residential project shall comply with California Green Building Standards Code, Section 5.106.5.3, mandatory requirements for Electric Vehicle Charging Station (EVCS).
37. 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 California Plumbing Code, Table 422.1. The occupant load and occupancy classification shall be determined in accordance with the California Building Code.

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38. 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)
39. 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.

**FIRE DEPARTMENT****Fire Prevention Bureau**

40. 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)
41. 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)
42. 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)
43. 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)
44. 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 MVL 440A-0 through MVL 440C-0)
45. 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[II])
46. Prior to issuance of Certificate of Occupancy, approval shall be required from the County of Riverside Community Health Agency (Department of Environmental Health) and Moreno Valley Fire Prevention Bureau to maintain, store, use, handle materials, or conduct processes which produce conditions hazardous to life or property, and to install equipment used in connection with such activities. (CFC 105)
47. 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.
48. 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



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- (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.
49. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)
  50. 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 the thirteen (13) feet six (6) inches. (CFC 503.2.1 and MVMC 8.36.060[E])
  51. 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])
  52. 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)
  53. 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)
  54. 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)
  55. 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)
  56. 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)
  57. Prior to construction, all traffic calming designs/devices must be approved by the Fire Marshal and City Engineer.
  58. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall be responsible for obtaining underground and /or above ground tank permits for the storage of combustible liquids, flammable liquids, or any other hazardous materials from both the County of Riverside Community Health Agency Department of Environmental Health and the Fire Prevention Bureau. (CFC 105)

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59. 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.

**PUBLIC WORKS DEPARTMENT****Land Development**

60. 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]
61. 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.
62. 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:
- Removal of dirt, debris, or other construction material deposited on any public street no later than the end of each working day.
  - Observance of working hours as stipulated on permits issued by the Land Development Division.
  - The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.
  - All dust control measures per South Coast Air Quality Management District (SCAQMD) requirements during the grading operations.

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

63. 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.
64. In the event right-of-way or offsite easements are required to construct offsite improvements necessary for the orderly development of the surrounding area to meet the public health and safety needs, the developer shall make a good faith effort to acquire the needed right-of-way in accordance with the Land Development Division's administrative policy. If unsuccessful, the Developer shall enter into an agreement with the City to acquire the necessary right-of-way or offsite easements and complete the improvements at such time the City acquires the right -of-way or offsite easements which will permit the improvements to be made. The developer shall be responsible for all costs associated with the right -of-way or easement acquisition. [GC

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66462.5]

65. 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]
66. The maintenance responsibility of the proposed storm drain line shall be clearly identified. Storm drain lines within private property will be privately maintained and those within public streets will be publicly maintained.
67. 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. Precise grading w/ erosion control plan (prior to grading permit issuance);
  - b. Public improvement Plan ( prior to encroachment permit issuance);
  - c. Final WQMP (prior to grading plan approval);
  - d. Offers of Dedication (prior to building permit issuance);
  - e. As-Built revision for all plans (prior to occupancy release)
68. Water quality best management practices (BMPs) designed to meet Water Quality Management Plan (WQMP) requirements for single-family residential development shall not be used as a construction BMP. Water quality BMPs shall be maintained for the entire duration of the project construction and be used to treat runoff from those developed portions of the project. Water quality BMPs shall be protected from upstream construction related runoff by having proper best management practices in place and maintained. Water quality BMPs shall be graded per the approved design plans and once landscaping and irrigation has been installed, it and its maintenance shall be turned over to an established Homeowner's Association (HOA). The Homeowner's Association shall enter into an agreement with the City for basin maintenance.

Prior to Grading Plan Approval

69. Resolution of all drainage issues shall be as approved by the City Engineer.
70. Emergency overflow areas shall be shown at all applicable drainage improvement locations in the event that the drainage improvement fails or exceeds full capacity.
71. 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.

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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.

72. The final project-specific Water Quality Management Plan (WQMP) shall be consistent with the approved P-WQMP, as well as in full conformance with the document: "Water Quality Management Plan - A Guidance Document for the Santa Ana Region of Riverside County" dated October 22, 2012. The F-WQMP shall be submitted and approved prior to application for and issuance of grading permits. At a minimum, the F-WQMP shall include the following: Site Design BMPs; Source Control BMPs, Treatment Control BMPs, Operation and Maintenance requirements for BMPs and sources of funding for BMP implementation.
- a. The Applicant has proposed to incorporate the use of bioretention basins. Final design and sizing details of all BMPs must be provided in the first submittal of the F-WQMP. The Applicant acknowledges that more area than currently shown on the plans may be required to treat site runoff as required by the WQMP guidance document.
  - b. The Applicant shall substantiate the applicable Hydrologic Condition of Concerns (HCOC) in Section F of the F-WQMP.
  - c. All proposed LID BMP's shall be designed in accordance with the RCFC&WCD's Design Handbook for Low Impact Development Best Management Practices, dated September 2011.
  - d. The proposed LID BMP's as identified in the project-specific P-WQMP shall be incorporated into the Final WQMP.
  - e. The NPDES notes per City Standard Drawing No. MVFE-350-0 shall be included in the grading plans.
  - f. Post-construction treatment control BMPs, once placed into operation for post-construction water quality control, shall not be used to treat runoff from construction sites or unstabilized areas of the site.
  - g. Prior to precise grading plan approval, the grading plan shall show any proposed trash enclosure to include a cover (roof) and sufficient size for dual bin (1 for trash and 1 for recyclables). The architecture shall be approved by the Planning Division and any structural approvals shall be made by the Building and Safety Division.
73. 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.
74. Grading plans (prepared by a registered/licensed civil engineer) shall be submitted for review and approved by the City Engineer per the current submittal requirements.
75. The developer shall select Low Impact Development (LID) Best Management Practices (BMPs) designed per the latest version of the Water Quality Management Plan (WQMP) - a guidance document for the Santa Ana region of Riverside County.

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76. The developer shall pay all remaining plan check fees.
77. 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.
78. 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.
79. The proposed private storm drain system will connect to the existing catch basin on the north side of Hemlock Avenue, east of Heacock Street. The storm drain shall be privately maintained by the property owner. A storm drain manhole or cleanout shall be placed just outside the public right of way, on private property, for maintenance purposes.

Prior to Grading Permit

80. 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)]
81. A digital (pdf) copy of all approved grading plans shall be submitted to the Land Development Division.
82. 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)]
83. 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]
84. The developer shall pay all applicable inspection fees.
85. The developer shall pay current TUMF fees adopted by the City Council. [Ord. 835 § 2.1, 2012] [MC 3.44.060]
86. The developer shall pay current DIF fees adopted by the City Council. [Ord. 695 § 1.1 (part), 2005] [MC 3.38.030, 040, 050]

Prior to Improvement Plan Approval

87. 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 project will be required to remove and replace the access ramps, per City Standard MVS1-114A-2, at the northeast and southeast corners of the intersection of Heacock Street and Hemlock Avenue if current ramps do not meet City Standards and ADA requirements.
88. The developer shall submit clearances from all applicable agencies, and pay all applicable plan check fees.

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89. The street improvement plans shall comply with current City policies, plans and applicable City standards (i.e. MVSI-160 series, etc.) throughout this project.
90. 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.
91. Any missing or deficient existing improvements along the project frontage, within Heacock Street and Hemlock Avenue, 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.
92. For non-subdivision projects, all street dedications shall be free of encumbrances, irrevocably offered to the public and shall continue in force until the City accepts or abandons such offers, unless otherwise approved by the City Engineer.
93. 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.
94. All dry and wet utilities shall be shown on the plans and any crossings shall be potholed to determine actual location and elevation. Any conflicts shall be identified and addressed on the plans. The pothole survey data shall be submitted to Land Development with the public improvement plans for reference purposes only. The developer is responsible to coordinate with all affected utility companies and bear all costs of any utility relocation.

Prior to Encroachment Permit

95. A digital (pdf) copy of all approved improvement plans shall be submitted to the Land Development Division.
96. All applicable inspection fees shall be paid.
97. Any work performed within public right-of-way requires an encroachment permit.

Prior to Building Permit

98. 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.
99. 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.
100. For non-subdivision projects, all street dedications shall be free of encumbrances, irrevocably offered to the public and shall continue in force until the City accepts or abandons such offers, unless otherwise approved by the City Engineer.

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101. 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.
102. 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).

Prior to Occupancy

103. All outstanding fees shall be paid.
104. 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.
105. The final/precise grade certification shall be submitted for review and approved by the City Engineer.
106. 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.
  - 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]
107. 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 / SCE: LS-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.

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- 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.
108. 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.
109. 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.
110. The Developer shall comply with the following water quality related items:
- a. Notify the Land Development Division prior to construction and installation of all structural BMPs so that an inspection can be performed.
  - b. Demonstrate that all structural BMPs described in the approved final project-specific WQMP have been constructed and installed in conformance with the approved plans and specifications;
  - c. Demonstrate that Developer is prepared to implement all non -structural BMPs described in the approved final project-specific WQMP; and
  - d. Demonstrate that an adequate number of copies of the approved final project-specific WQMP are available for future owners/occupants.
  - e. Clean and repair the water quality BMP's, including re-grading to approved civil drawing if necessary.
  - f. Obtain approval and complete installation of the irrigation and landscaping.

Special Districts Division

111. Major Infrastructure SFD Major Infrastructure Financing District. Prior to applying for the 1st Building Permit, the qualified elector (e.g. property owner) must initiate the process (i.e. pay the annexation fee or use the alternative identified at the time of the special financing district formation) to provide an ongoing funding source for the construction and maintenance of major infrastructure improvements, which may include but is not limited to thoroughfares, bridges, and certain flood control improvements. This condition will be applicable provided said district is under development at the time this project applies for the 1st Building Permit. This condition must be fully satisfied prior to issuance of the 1st Certificate of Occupancy. This condition will be satisfied with the successful annexation /formation (i.e. special election process) into a special financing district and payment of all costs associated with the special election process. Annexation into a special financing district requires an annual payment of the annual special tax, assessment, or fee levied against the property tax bill, or other lawful means, of the parcels of the project for such district. At the time of the public hearing to consider annexation into or formation of the district, the qualified elector(s) will not protest the annexation or formation, but



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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 receives from the improvements to be installed and/or maintained or services provided. The special election requires a minimum 90-day process in compliance with the provisions of Article 13C of the California Constitution, Proposition 218, or other applicable legislation, and consistent with the scheduling for City Council meetings. An alternative to satisfying this condition will be identified at such time as a special financing district has been established. At the time of development, the developer must contact Special Districts Administration at 951.413.3470 or at SDAdmin@moval.org to determine if this condition is applicable.

112. NPDES Funding. Prior to applying for the 1st Building Permit and if the Land Development Division requires this project to provide a funding source for the City's National Pollutant Discharge Elimination System (NPDES) program, the qualified elector (e.g. property owner) must initiate the process (i.e. pay the balloting/annexation fee or fund an endowment) to provide an ongoing funding source for the NPDES program. This condition must be fully satisfied prior to issuance of the 1st Certificate of Occupancy. This condition will be satisfied with the successful special election process into the NPDES program, or other special financing district, and payment of all costs associated with the special election process. Participation in the NPDES program requires an annual payment of the annual special tax, assessment, rate or fee levied against the property tax bill, or other lawful means, of the parcels of the project for such district. At the time of the City Council action to consider the ballot/annexation into or formation of the district, the qualified elector(s) will not protest the ballot/annexation or formation, but will retain the right to object to any eventual tax/assessment/rate/fee that is not equitable should the financial burden of the tax/assessment/rate/fee not be reasonably proportionate to the benefit the affected property receives from the improvements to be installed and/or maintained or services provided. The special election requires a minimum 90-day process in compliance with the provisions of Article 13C of the California Constitution, Proposition 218, or other applicable legislation, and consistent with the scheduling for City Council meetings. (MC 3.50.050). Alternatively, the condition can be satisfied by the Developer funding an endowment in an amount sufficient to yield an annual revenue stream that meets the annual obligation, as calculated by Special Districts Admin staff. The Developer must contact Special Districts Administration at 951. 413. 3470 or at SDAdmin@moval.org to satisfy this condition.
113. Park Maintenance Funding. Prior to applying for the 1st Building Permit, the qualified elector (e.g. property owner) must initiate the process (i.e. pay the annexation fee or fund an endowment) to provide an ongoing funding source for the continued maintenance, enhancement, and/or retrofit of parks, open spaces, linear parks, and/or trails systems.

This condition must be fully satisfied prior to issuance of the 1st Certificate of Occupancy. This condition will be satisfied with the successful annexation /formation (i.e. special election process) into a special financing district and payment of all costs associated with the special election process. Annexation into a special financing district requires an annual payment of the annual special tax, assessment, or fee levied against the property tax bill, or other lawful means, of the parcels of the project for such district. At the time of the public hearing to consider annexation into or formation of the district, the qualified elector(s) will not protest the annexation or formation, 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 receives from the improvements to be installed and/or maintained or services provided. The special election requires a minimum 90-day process in compliance with the provisions of Article 13C of the California Constitution,

**CONDITIONS OF APPROVAL**

Plot Plan (PEN21-0096)

Page 20

Proposition 218, or other applicable legislation, and consistent with the scheduling for City Council meetings.

Alternatively, the condition can be satisfied by the Developer funding an endowment in an amount sufficient to yield an annual revenue stream that meets the annual obligation, as calculated by Special Districts Admin staff. The Developer must contact Special Districts Administration at 951. 413. 3470 or at SDAdmin@moval.org to satisfy this condition.

114. Maintenance Services Funding. Prior to applying for the 1st Building Permit, the qualified elector (e.g. property owner) must initiate the process (i.e. pay the annexation fee or use the alternative identified at the time of the special financing district formation) to provide an ongoing funding source for the operation and maintenance of public improvements and/or services associated with impacts of the development. This condition will only be applicable provided said district is under development at the time this project applies for the 1st Building Permit.

This condition must be fully satisfied prior to issuance of the 1st Certificate of Occupancy. This condition will be satisfied with the successful annexation /formation (i.e. special election process) into a special financing district and payment of all costs associated with the special election process. Annexation into a special financing district requires an annual payment of the annual special tax, assessment, or fee levied against the property tax bill, or other lawful means, of the parcels of the project for such district. At the time of the public hearing to consider annexation into or formation of the district, the qualified elector(s) will not protest the annexation or formation, 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 receives from the improvements to be installed and/or maintained or services provided. The special election requires a minimum 90-day process in compliance with the provisions of Article 13C of the California Constitution, Proposition 218, or other applicable legislation, and consistent with the scheduling for City Council meetings.

An alternative to satisfying this funding source will be identified at such time as a special financing district has been established. At the time of development, the developer must contact Special Districts Administration at 951.413.3470 or at SDAdmin@moval.org to determine if this condition is applicable.

115. Public Safety Funding. Prior to applying for the 1st Building Permit, the qualified elector (e.g. property owner) must initiate the process (i.e. pay the annexation fee or use the alternative identified at the time of the special financing district formation) to provide an ongoing funding source for Public Safety services, which may include but is not limited to Police, Fire Protection, Paramedic Services, Park Rangers, and Animal Control services. This condition will only be applicable provided said district is under development at the time this project applies for the 1st Building Permit.

This condition must be fully satisfied prior to issuance of the 1st Certificate of Occupancy. This condition will be satisfied with the successful annexation /formation (i.e. special election process) into a special financing district and payment of all costs associated with the special election process. Annexation into a special financing district requires an annual payment of the annual special tax, assessment, or fee levied against the property tax bill, or other lawful means, of the parcels of the project for such district. At the time of the public hearing to consider annexation into or formation of the district, the qualified elector(s) will not protest the annexation or formation, 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

**CONDITIONS OF APPROVAL**

Plot Plan (PEN21-0096)

Page 21

proportionate to the benefit the affected property receives from the improvements to be installed and/or maintained or services provided. The special election requires a minimum 90-day process in compliance with the provisions of Article 13C of the California Constitution, Proposition 218, or other applicable legislation, and consistent with the scheduling for City Council meetings.

An alternative to satisfying this condition will be identified at such time as a special financing district has been established. At the time of development, the developer must contact Special Districts Administration at 951.413.3470 or at SDAdmin@moval.org to determine if this condition is applicable.

116. Maintenance Responsibility. The ongoing maintenance of any landscaping required to be installed behind the curb shall be the responsibility of the property owner.
117. Zones A and C. The parcel(s) associated with this project is included in Moreno Valley Community Services District Zone A (Parks & Community Services) and Zone C (Arterial Street Lighting). Zone A is levied on the property tax bill on a per parcel or dwelling unit basis. Zone C is levied on the property tax bill on a per parcel basis. Zone A and Zone C are levied against all assessable parcels, and any subdivision thereof.

Transportation Engineering Division

118. The driveways shall conform to City of Moreno Valley Standard Plans No. MVSI-112A-0 for Commercial Driveway Approaches. Access at the driveways shall be allowed as follows:
- Hemlock Avenue driveway: Right-turn in/out only;
  - Heacock Street driveway: Right-turn in/out only;
- A R6-1 ("One Way") sign shall be installed on the existing median on Hemlock Avenue. A R5-3R ("Right Turn Only") sign shall be installed on the Heacock Street driveway.
119. All proposed on-site traffic signing and striping should be accordance with the latest California Manual on Uniform Traffic Control Devices (CAMUTCD).
120. Prior to final approval of any landscaping or monument sign plans, the project plans shall demonstrate that sight distance at the project driveways conforms to City Standard Plan No. MVSI-164A-0 through MVSI-164C-0. Trees, plants, shrubs, and monument sign shall not be located in an area that obstructs the drivers' line-of-sight.
121. 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 Heacock Street and Hemlock Avenue.
122. Prior to issuance of an encroachment permit, 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.
123. Prior to issuance of Certificate of Occupancy, all approved street improvements shall be installed to the satisfaction of the City Engineer.
124. Prior to issuance of Certificate of Occupancy, all approved signing and striping shall be installed per current City Standards.
125. Heacock Street is classified as an Arterial (100' RW/76' CC) per City Standard Plan No. MVSI-104A-0. Any improvements undertaken by this project shall be consistent with the City's standards for this facility or as approved by the City Engineer.

**CONDITIONS OF APPROVAL**

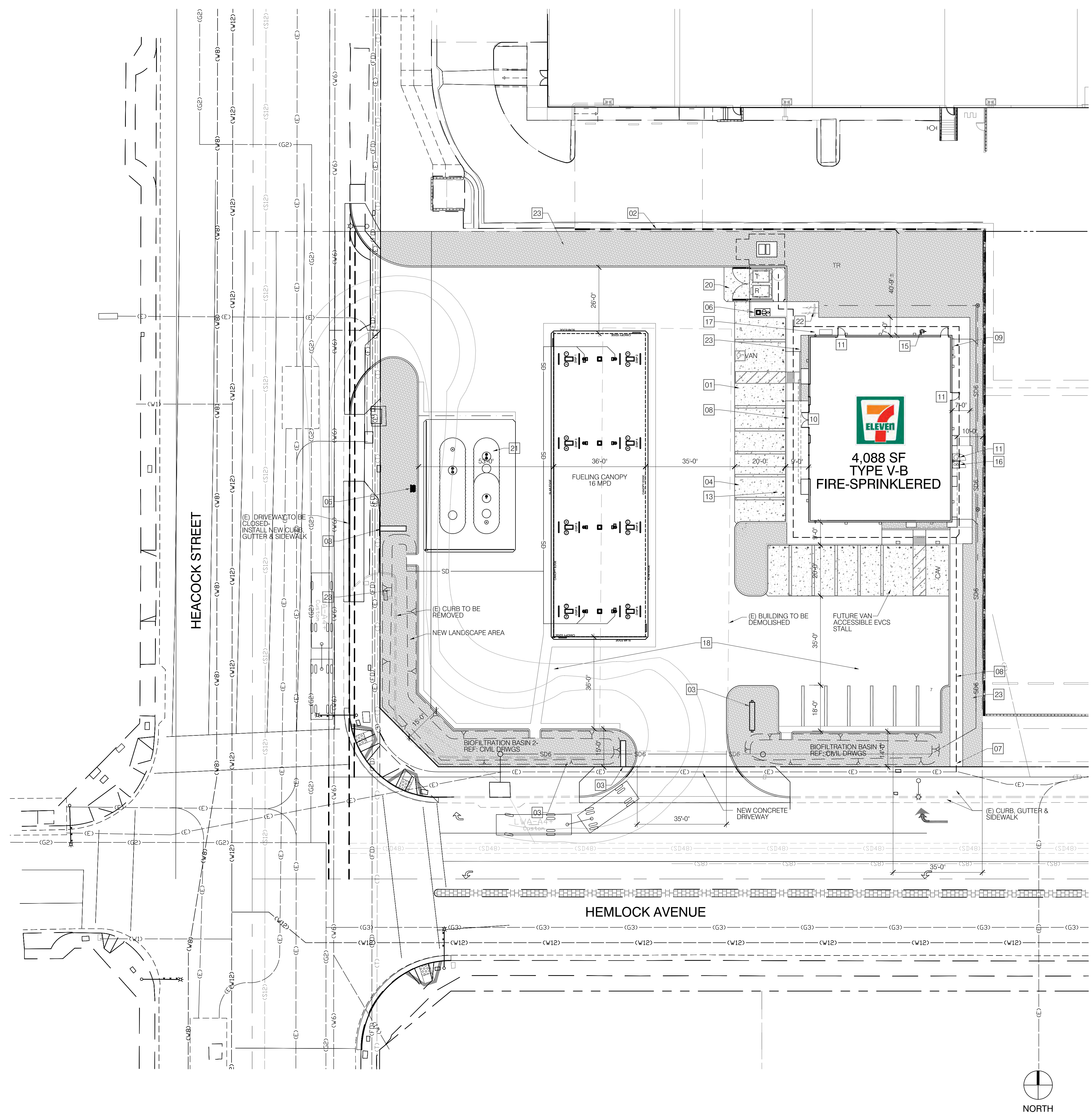
Plot Plan (PEN21-0096)

Page 22

- 126. Hemlock Avenue is classified as a Minor Arterial (88' RW/64' CC) per City Standard Plan No. MVS1-105A-1. Any improvements undertaken by this project shall be consistent with the City's standards for this facility or as approved by the City Engineer.

Attachment: Resolution 2021-47 (5606 : PEN21-0095 & PEN21-0096 PROPOSED PLOT PLAN/CONDITIONAL USE PERMIT)

PRINTED BY: GIERCE  
DRAWING NAME: 20140 SE 1047366 HEACOCK-A1.0 SP.DWG  
PRINT DATE: Nov 06, 2021 - 8:40am



### SITE PLAN KEYNOTES

- 01 HANDICAP STALL AND RAMP.
- 02 PROPERTY LINE; REF CIVIL SHEETS.
- 03 MONUMENT OR PYLON SIGNAGE UNDER SEPARATE PERMIT.
- 04 PARKING (CONCRETE PAVED)
- 05 FUEL VENTS
- 06 AIR/ VACUUM EQUIPMENT
- 07 ACCESSIBLE PEDESTRIAN PUBLIC RIGHT OF WAY SITE ACCESS; REF CIVIL SHEETS.
- 08 ACCESSIBLE PATH OF TRAVEL FOR DISABLED ACCESSIBLE PARKING STALL AND PUBLIC WAY TO PUBLIC ENTRANCE.
- 09 ELECTRICAL PANELS; REF ELECTRICAL SHEETS
- 10 MAIN ENTRY DOOR.
- 11 EXIT DOOR.
- 12 CO2 TANK/CAGE INSTALLED/ANCHORED PER MANUFACTURER SPECS BY GC. PROVIDE SHUT OFF WHERE CO2 SUPPLY LINES PENETRATE THE BUILDING. LABEL PROVIDED BY NUOCO.
- 13 CONCRETE FILLED PIPE BOLLARDS; REF CIVL SHEETS
- 14 FUTURE ACCESSIBLE EVCS STALL
- 15 GAS METER
- 16 NITROGEN TANKS/CAGE INSTALLED/ANCHORED PER MANUFACTURER SPECS BY GC. PROVIDE SHUT OFF WHERE NITROGEN SUPPLY LINES PENETRATE THE BUILDING.
- 17 PROPANE CAGE
- 18 AC PAVING
- 19 CONCRETE SIDEWALK
- 20 CONCRETE PAD
- 21 UNDERGROUND FUEL STORAGE TANKS
- 22 BICYCLE RACKS
- 23 LANDSCAPE AREA- REF: LANDSCAPE DRAWINGS
- 24 PROPOSED MONUMENT SIGN UNDER SEPARATE PERMIT- REF: SIGN DESIGN GUIDELINES

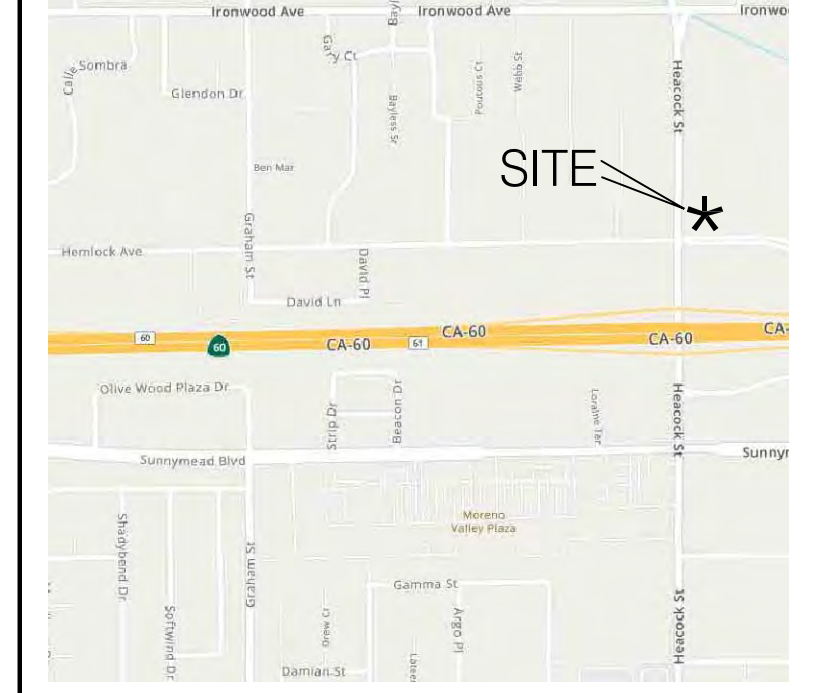
### LEGEND & SYMBOLS

- VAN VAN ACCESSIBLE PARKING SPACE
- CAV CLEAN AIR VEHICLE PARKING SPACE- SPACES SHALL BE IDENTIFIED IN 12" LETTERING, "CLEAN AIR/ VAN POOL/ EV" PER 2019 CAL GREEN 5.106.5.2.1 SUCH THAT THE LOWER EDGE OF THE LAST WORD ALIGNS WITH THE END OF THE STALL STRIPING.
- EVCS FUTURE ACCESSIBLE ELECTRICAL VEHICLE CHARGING PARKING SPACE
- DDC DOUBLE DETECTOR CHECK VALVE- REF: CIVIL DRAWINGS
- FDC FIRE DEPARTMENT CONNECTION- REF: CIVIL DRAWINGS
- FH FIRE HYDRANT- REF: CIVIL DRAWINGS PROVIDE BLUE REFLECTOR @ CL DRIVEWAY PER FIRE DEPT REQUIREMENTS
- GM GAS METER LOCATION- REF: PLUMBING & GAS UTILITY DRAWINGS
- PV POST INDICATOR VALVE- REF: CIVIL DRAWINGS
- RV RECYCLE DUMPSTER
- T TRASH DUMPSTER
- TR TRANSFORMER- REF ELECTRICAL UTILITY DRAWINGS
- WM WATER METER- REF: CIVIL DRAWINGS
- SS STOP SIGN
- AP ACCESSIBLE PATH SIGN
- SE SITE ENTRANCE SIGN

### FIRE SPRINKLER NOTE

FIRE SPRINKLERS SHALL BE INSTALLED AT THE PROJECT IN ACCORDANCE WITH CITY OF MORENO VALLEY MUNICIPAL CODE FOR BUILDINGS EXCEEDING 3,600 SQUARE FEET.

### VICINITY



### LEGAL

PROJECT ADDRESS: 12246 HEACOCK STREET  
ASSESSORS PARCEL NUMBER: 481-020-036

### ZONING

GENERAL PLAN: COMMERCIAL  
ZONING: CC (COMMUNITY COMMERCIAL)

BUILDING SETBACKS: 10'  
FRONT: 10'  
SIDE STREET: 10'  
PARKING SETBACKS: 20'  
FRONT STREET: 15'  
SIDE STREET: 15'

MAXIMUM BUILDING HEIGHT: 35'  
MAXIMUM BUILDING COVERAGE: -

### PROJECT SUMMARY

LAND AREA: 1.13 AC(49,395 SF ± )

RETAIL (CONVENIENCE STORE): 4,088 SF  
FUELING CANOPY: 3,500 SF

TOTAL BUILDING AREA: 7,588 SF  
BUILDING COVERAGE (F.A.R.): 15.4%

### PARKING

REQUIRED PARKING: 18 STALLS  
GENERAL RETAIL (1:225): 18 STALLS

TOTAL PARKING PROVIDED: 22 STALLS  
ACCESSIBLE SPACES REQUIRED: 1

STANDARD PARKING SPACE DIMENSIONS: 9' X 18'  
MINIMUM DRIVE AISLE WIDTH: 24'

### CLEAN AIR VEHICLE PARKING

2019 CAL GREEN TABLE 5.106.5.2

TOTAL NUMBER OF PARKING SPACES	TOTAL NUMBER OF PARKING SPACES
0-9	0
10-25	1

TOTAL PARKING PROVIDED: 22 STALLS  
TOTAL CAV PARKING REQUIRED: 1 STALLS  
TOTAL CAV PARKING PROVIDED: 1 STALLS

\*\* (CAL GREEN 5.106.5.3.5: FUTURE EVCS SPACES QUALIFY AS DESIGNATED PARKING FOR CLEAN AIR VEHICLES)

### FUTURE ELECTRICAL VEHICLE CHARGING STATIONS

2019 CAL GREEN TABLE 5.106.5.3.3

TOTAL NUMBER OF PARKING SPACES	TOTAL NUMBER OF EVCS SPACES
0-9	0
10-25	1

### 2019 CBC TABLE 11B-228.3.2.1

TOTAL NUMBER OF EVCS AT A FACILITY	VAN ACCESSIBLE	STANDARD ACCESSIBLE	AMBULATORY ACCESSIBLE
1-4	1	0	0
5-25	1	1	0

TOTAL PARKING PROVIDED: 22 STALLS  
FUTURE EVCS SPACES REQUIRED: 2 STALLS  
FUTURE ACCESSIBLE SPACES REQ'D (OF TOTAL):  
VAN ACCESSIBLE: 1 STALL  
STANDARD ACCESSIBLE: 1 STALL  
AMBULATORY: 0 STALLS

FUTURE EVCS SPACES PROVIDED: 2 STALLS  
FUTURE STANDARD EVCS SPACES: 1 STALLS  
FUTURE VAN ACCESSIBLE EVCS: 1 STALLS  
FUTURE STANDARD ACCESSIBLE EVCS: 0 STALLS  
FUTURE AMBULATORY EVCS: 0 STALLS

TOTAL FUTURE EVCS SPACES PROVIDED: 2 STALLS  
FUTURE EVCS NOTES:

- ALL CLEAN AIR VEHICLE PARKING SPACES SHALL BE PROVIDED WITH INFRASTRUCTURE FOR THE ADDITION OF FUTURE ELECTRIC VEHICLE CHARGING STATIONS.
- FUTURE ACCESSIBLE EVCS STALLS SHALL BE CONSTRUCTED TO MEET CURRENT ACCESSIBILITY STANDARDS ALONG ACCESSIBLE ROUTES OR HAVE THE ABILITY TO BE MODIFIED WITHOUT AFFECTING REQUIRED PARKING SPACE QUANTITIES.

### BICYCLE PARKING

BICYCLE PARKING SHALL BE IN COMPLIANCE WITH CAL GREEN SECTION 5.106.4.1

VISITOR PARKING REQUIRED (60%): 18 STALLS  
TENANT PARKING REQUIRED (20%): 4 STALLS

SHORT TERM BICYCLE PARKING REQ'D (5% VISITOR PARKING): 1 BICYCLES  
LONG TERM BICYCLE PARKING REQ'D (5% TENANT PARKING): 0 BICYCLES

SHORT TERM BICYCLE PARKING PROVIDED: 2 RACKS  
LONG TERM BICYCLE PARKING PROVIDED: 0 LOCKERS

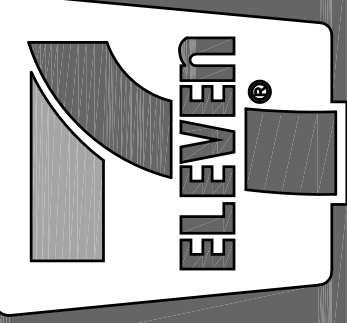


PROTO 02-28-2019

7-ELEVEN, INC.  
3200 HACKBERRY ROAD, IRVING, TEXAS 75063

7-ELEVEN #1047366  
12234 HEACOCK AVENUE-MORENO VALLEY, CA

DIMENSIONED FLOOR PLAN &  
INTERIOR WALL TYPES



PIERCE  
ARCHITECTS

3 OVERTURE  
ALISO VIEJO, CA 92656  
T 949.344.2710  
F 949.344.2720

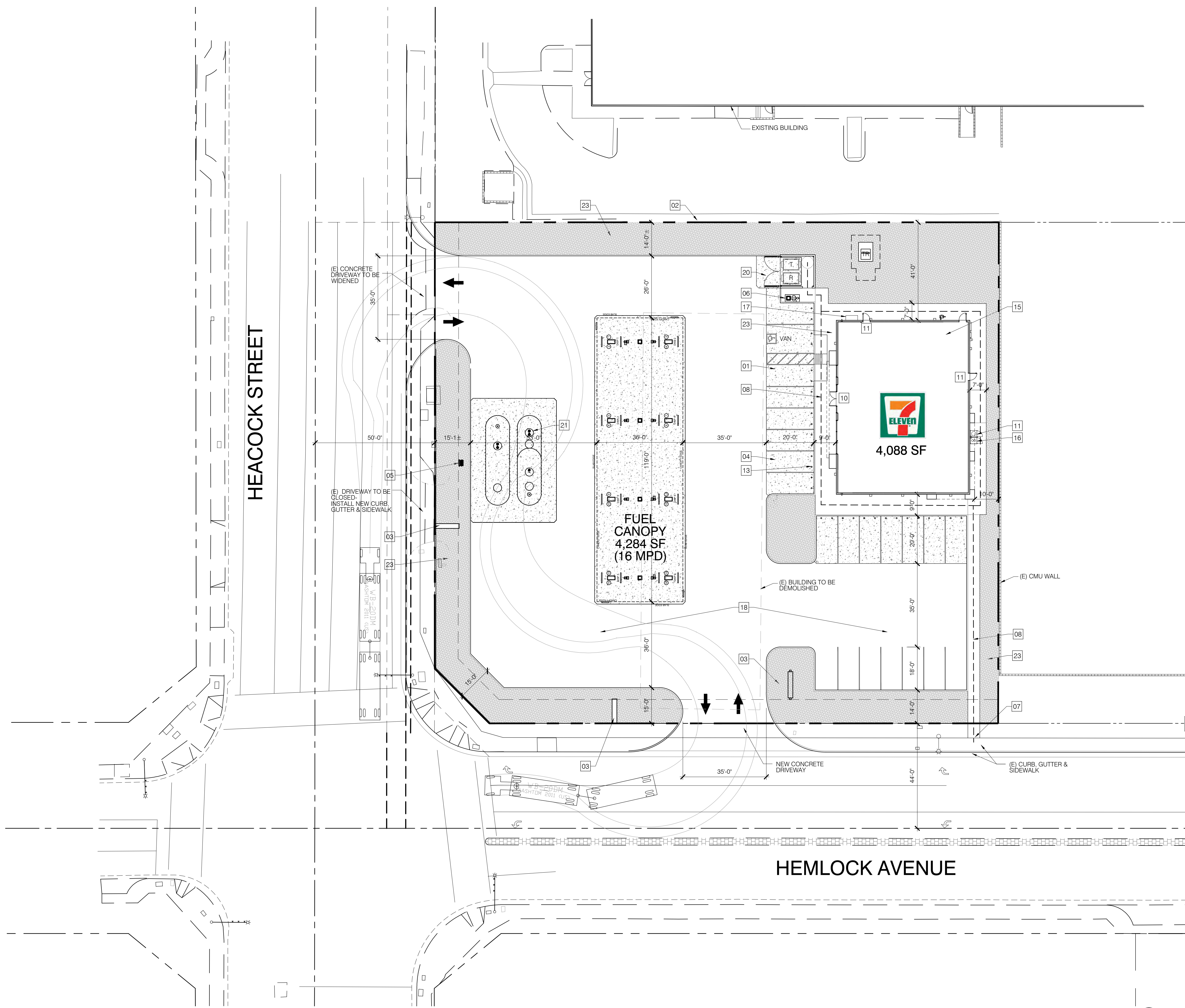
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Date: 08 NOV 2021  
Drawn By: AJM  
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PRINT DATE: Oct 07, 2020 - 3:19pm



**SITE PLAN KEYNOTES**

- 01 HANDICAP STALL AND RAMP.
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  - SS STOP SIGN
  - AP ACCESSIBLE PATH SIGN
  - SE SITE ENTRANCE SIGN
- ACCESSIBLE PEDESTRIAN PATHWAY

SITE PLAN 1" = 20.00' 1

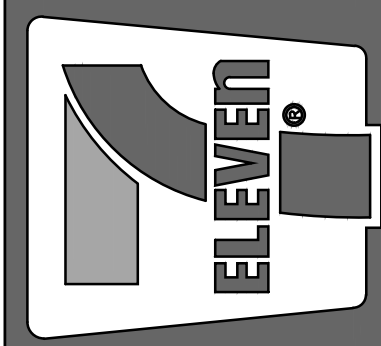
**CORE STATES GROUP**  
 1505 Beck Ave., Suite 402  
 Orange, CA 92668  
 Phone (949) 487-8835  
 T3enna@core-states.com

PROTO 02-28-2019

**7-ELEVEN, INC.**  
 3200 HACKBERRY ROAD, IRVING, TEXAS 75063

**7-ELEVEN #1047366**  
 12234 HEACOCK AVENUE-MORENO VALLEY, CA

SITE PLAN



**KPIERCE ARCHITECTS**  
 3 OVERTURE  
 ALISO VIEJO, CA 92656  
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 F 949.344.2720

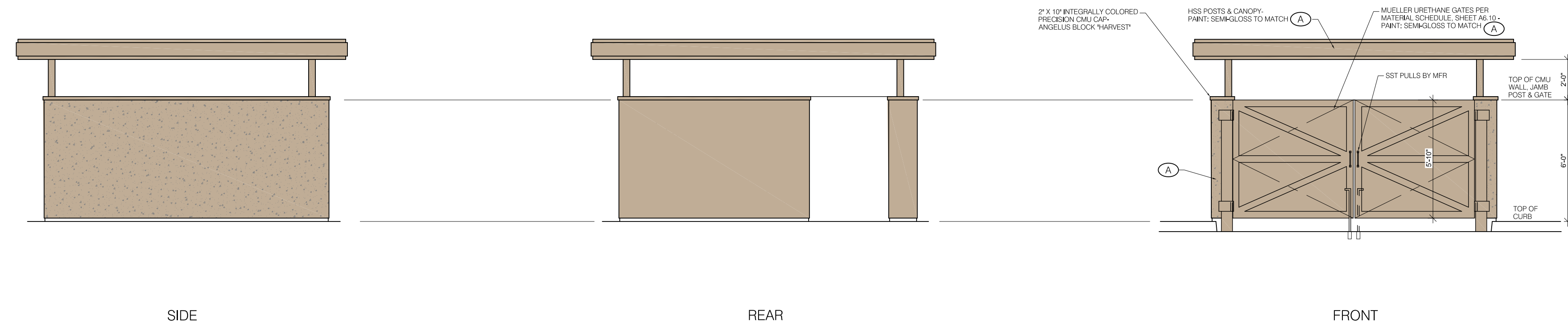
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 Checked By: GPK

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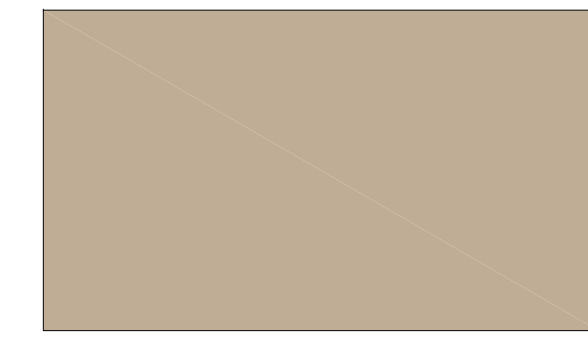


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Attachment: Development Plans (5606 : PEN21-0095 & PEN21-0096 PROPOSED PLOT PLAN/CONDITIONAL USE PERMIT)



(A) EXTERIOR CEMENT PLASTER SYSTEM O/ CMU  
 PAINT COLOR: TO MATCH SHERWIN WILLIAMS SW 9111 "ANTLER VELVET"



SHERWIN WILLIAMS SW 9111  
 "ANTLER VELVET"

TRASH ENCLOSURE  
 EXTERIOR ELEVATION 1/4" = 1'-0" 1

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 DRAWING NAME: 20140 SE 1047366 HEACOCK A1.1 ENCL.DWG PRINT DATE: Oct 06, 2020 - 9:12am

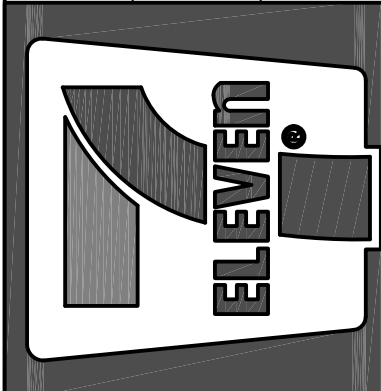
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 THESE SPECIFICATIONS SHALL CONSTITUTE  
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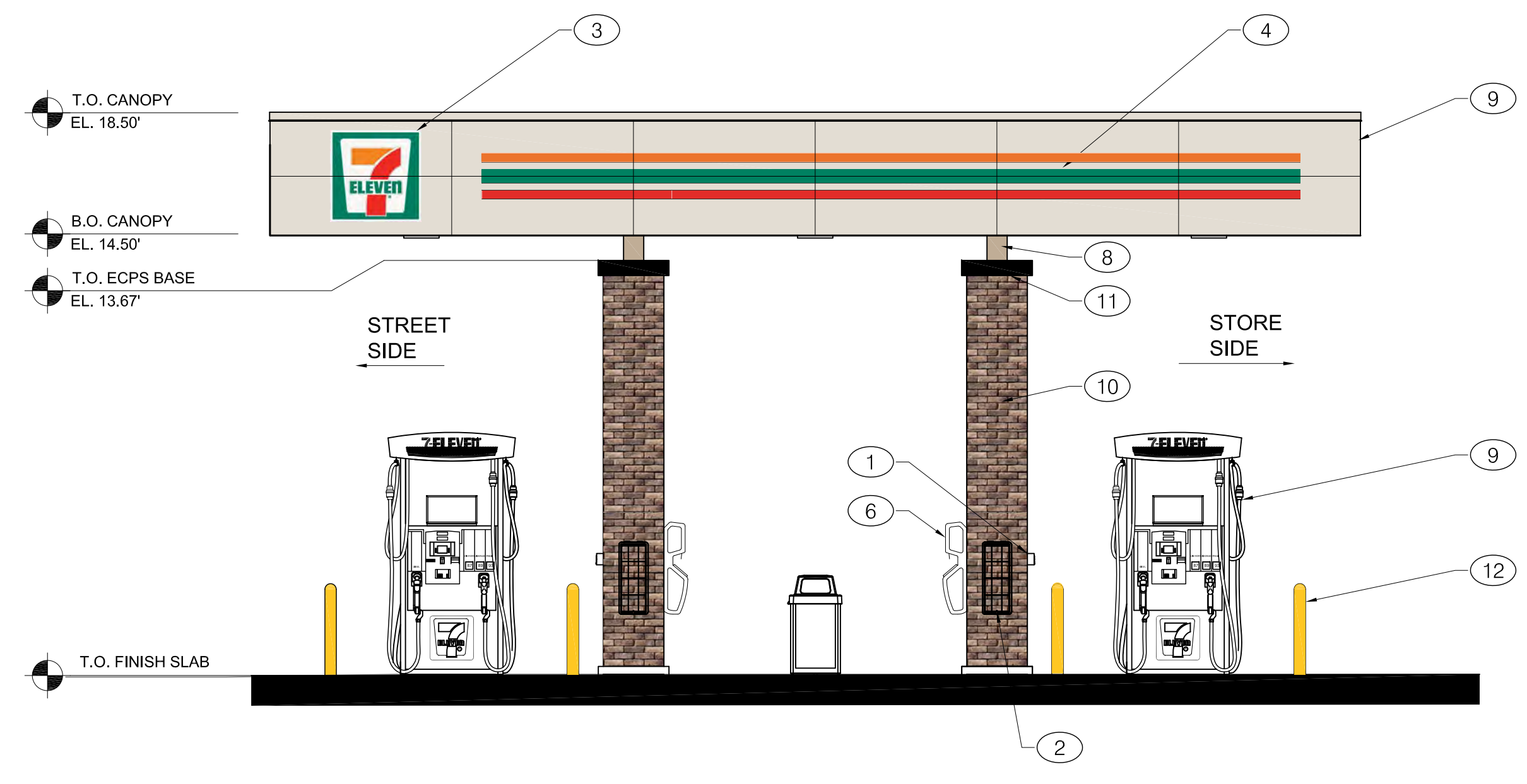


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 3200 HACKBERRY ROAD, IRVING, TEXAS 75063  
**7-ELEVEN #1047366**  
 12234 HEACOCK AVENUE - MORENO VALLEY, CA  
 DUMPSTER ENCLOSURE

PROTO 02-28-2019

**CORE STATES**  
 GROUP  
 1545 East Lincoln Street, Suite 402  
 Orange, CA 91761  
 Phone: (949) 487-8935  
 TShema@core-states.com

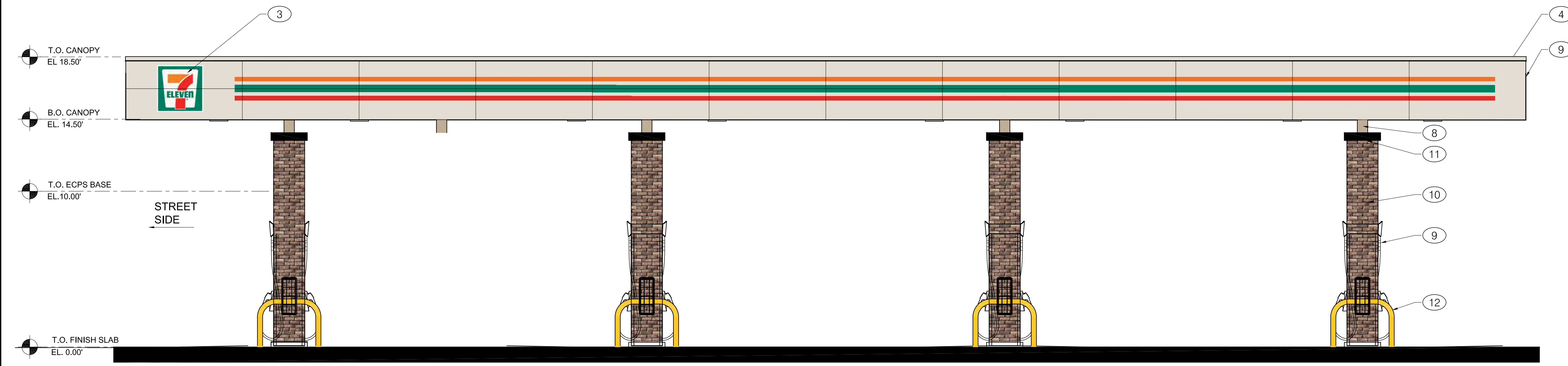
Attachment: Development Plans (5606 : PEN21-0095 & PEN21-0096 PROPOSED PLOT PLAN/CONDITIONAL USE PERMIT)



EXTERIOR MATERIALS & FINISHES

- 1 INTERCOM CALL BOX- MECHANICALLY FASTENED TO COLUMN. MOUNT AT 48" MAX ABOVE SLAB TO BUTTON
- 2 FIRE EXTINGUISHER
- 3 ILLUMINATED LOGO SIGN- UNDER SEPARATE PERMIT
- 4 TATEYAMA IMAGE STRIPE (NON-ILLUMINATED)
- 5 OVERFLOW PROTECTION AS REQUIRED- REF: CANOPY DRAWINGS & SPECIFICATIONS
- 6 WASH BUCKET/ PAPER TOWEL DISPENSER- MOUNT AT 48" MAX DEQM SLAB TO PAPER TOWEL OPENING
- 7 GAS DISPENSER
- 8 CANOPY COLUMN (PAINTED) COLOR: TO MATCH SHERWIN WILLIAMS SW 9111 'ANTLER VELVET'
- 9 ACM CANOPY FASCIA & REVEALS (PAINTED) COLOR: TO MATCH SHERWIN WILLIAMS SW7035 'AESTHETIC WHITE'
- 10 MANUFACTURED BRICK VENEER MFR: CORONADO STONE PATTERN/ COLOR: SPECIAL USED BRICK- 'COUNTRY' (1/2" SMOOTH BRUSHED JOINT)
- 11 ALUMINUM CORNICE- COLOR: ANODIZED DARK BRONZE
- 12 PIPE GUARD (PAINTED COLOR: SAFETY YELLOW)

FUELING CANOPY EXTERIOR ELEVATION 1/4" = 1'-0" 1



SHERWIN WILLIAMS SW 7035 'AESTHETIC WHITE'

SHERWIN WILLIAMS SW 9111 'ANTLER VELVET'

MANUFACTURED BRICK VENEER

ANODIZED DARK BRONZE

FUELING CANOPY EXTERIOR ELEVATION 1/4" = 1'-0" 2

PRINTED BY: GPIERCE DRAWING NAME: 20140 SE 1047366 HEACOCK-A1.3 FUEL CANOPY ELEVATIONS.DWG PRINT DATE: Jul 27, 2021 - 11:48am

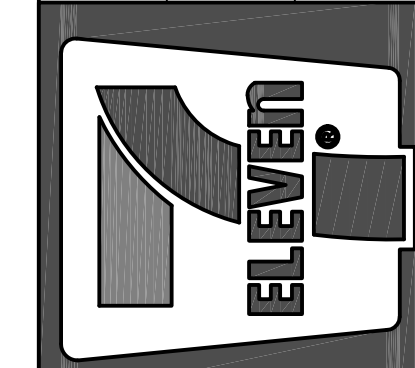
**CORE STATES GROUP**  
 1540 East Avenue Street, Suite 402  
 Orange, CA 92668  
 Phone: (909) 487-8835  
 T3enna@core-states.com

PROTO 02-28-2019

7-ELEVEN, INC.  
 3200 HACKBERRY ROAD, IRVING, TEXAS 75063

7-ELEVEN #1047366  
 12234 HEACOCK AVENUE-MORENO VALLEY, CA

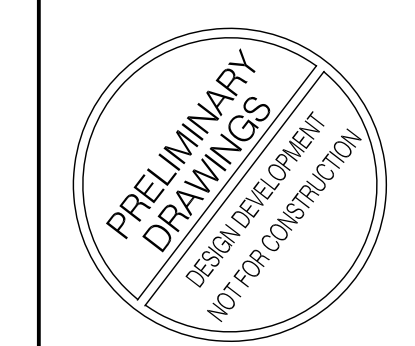
FUEL CANOPY



**GPIERCE ARCHITECTS**  
 3 OVERTURE  
 ALISO VIEJO, CA 92656  
 T 949.344.2710  
 F 949.344.2720

Job#: 20140.10  
 Scale: AS NOTED  
 Date: 26 JULY 2021  
 Drawn By: AJM  
 Checked By: GPK

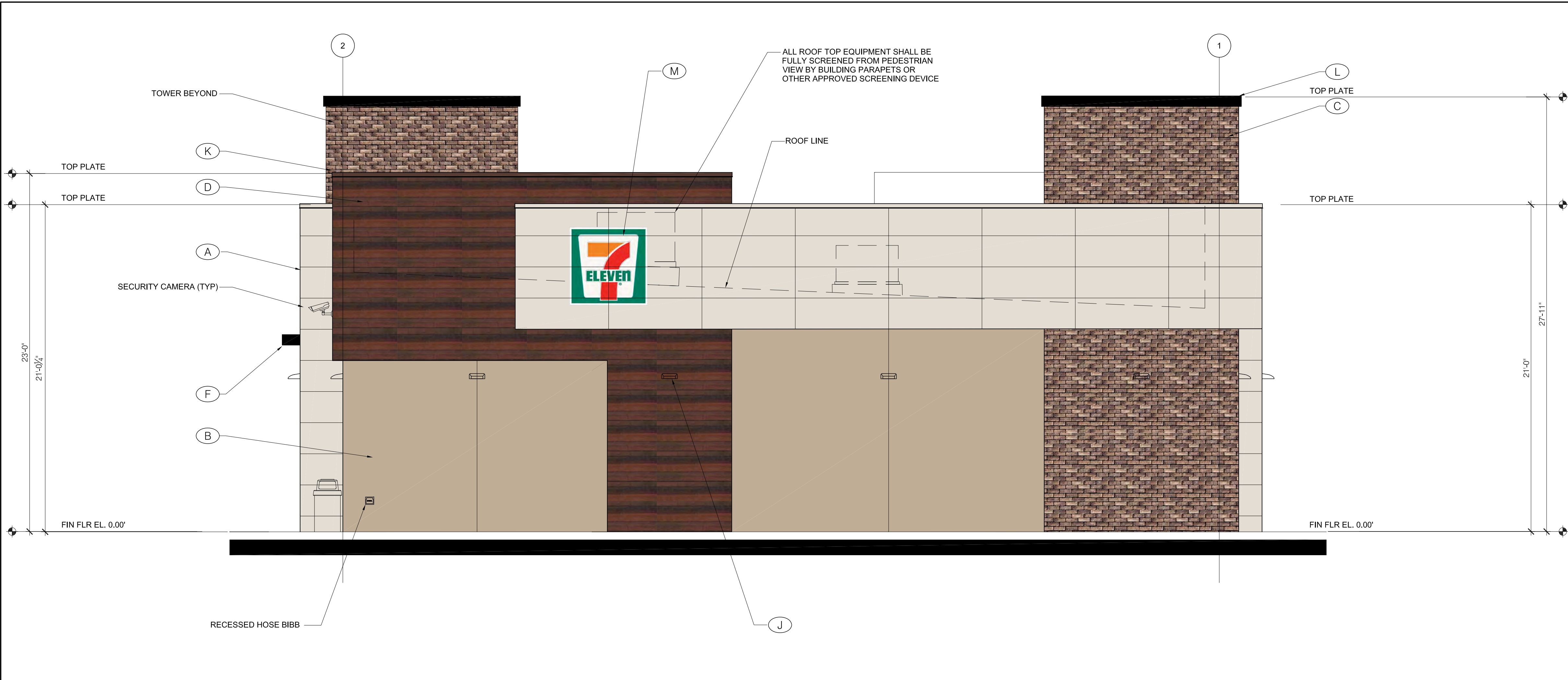
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SHEET: A1.3

Attachment: Development Plans (5606 : PEN21-0095 & PEN21-0096 PROPOSED PLOT PLAN/CONDITIONAL USE PERMIT)





SOUTH (HEMLOCK AVENUE)  
EXTERIOR ELEVATION 1  
Scale: 1/4" = 1'-0"  
0 4'



WEST (HEACOCK AVENUE)  
EXTERIOR ELEVATION 2  
Scale: 1/4" = 1'-0"  
0 4'

EXTERIOR MATERIALS & FINISHES

- (A) EXTERIOR CEMENT PLASTER SYSTEM (ECPS)-  
FINISH: FINE SAND  
COLOR: TO MATCH SHERWIN WILLIAMS SW 7035 "AESTHETIC WHITE"
- (B) EXTERIOR CEMENT PLASTER SYSTEM (ECPS)-  
FINISH: FINE SAND  
COLOR: TO MATCH SHERWIN WILLIAMS SW 9111 "ANTLER VELVET"
- (C) MANUFACTURED BRICK VENEER  
MFR: CORONADO STONE  
PATTERN/ COLOR: SPECIAL USED BRICK "COUNTRY"  
(1/2" SMOOTH BRUSHED JOINT)
- (D) COMPOSITE SIDING  
MFR: FIBERON HORIZON  
FINISH: 60% IPE/ 40% TUDOR BROWN
- (E) ALUMINUM STOREFRONT SYSTEM-  
COLOR: ANODIZED DARK BRONZE
- (F) ALUMINUM CANOPY-  
MFR: MAPES, INC  
COLOR: ANODIZED DARK BRONZE
- (G) METAL DOORS & FRAMES- PAINTED  
COLOR: TO MATCH ADJACENT SURFACE
- (H) NOT USED
- (J) WALL PACK LIGHT FIXTURE-  
MANUFACTURER: CREE  
MODEL: XSPW LED COLOR: BZ (BRONZE)  
REF: ELECTRICAL DRAWINGS FOR COMPLETE SPECIFICATION  
REF: STRUCTURAL FOR ALLOWABLE CORING OF BEAMS
- (K) GALVANIZED SHEET METAL COPING-  
PAINT TO MATCH ADJACENT SURFACE
- (L) ALUMINUM CORNICE-  
COLOR: ANODIZED DARK BRONZE

SHERWIN WILLIAMS SW 7035 "AESTHETIC WHITE"

SHERWIN WILLIAMS SW 9111 "ANTLER VELVET"

MANUFACTURED BRICK VENEER  
MFR: CORONADO STONE  
PATTERN/ COLOR: SPECIAL USED BRICK "COUNTRY"  
(1/2" SMOOTH BRUSHED JOINT)

COMPOSITE SIDING  
MFR: FIBERON HORIZON  
FINISH: 60% IPE/ 40% TUDOR BROWN

ANODIZED DARK BRONZE

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 DRAWING NAME: SE 1047366 HEACOCK-A3.0 EXT ELEV.DWG  
 PRINT DATE: Jul 26, 2021 - 12:56pm

**CORE STATES GROUP**

1545 East Avenue, Suite 402  
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Phone: (909) 867-8835  
13ernia@core-states.com

7-ELEVEN, INC.  
3200 HACKBERRY ROAD, IRVING, TEXAS 75063

7-ELEVEN #1047366  
12234 HEACOCK AVENUE-MORENO VALLEY, CA

EXTERIOR ELEVATIONS

PROTO 02-28-2019

**GPIERCE ARCHITECTS**

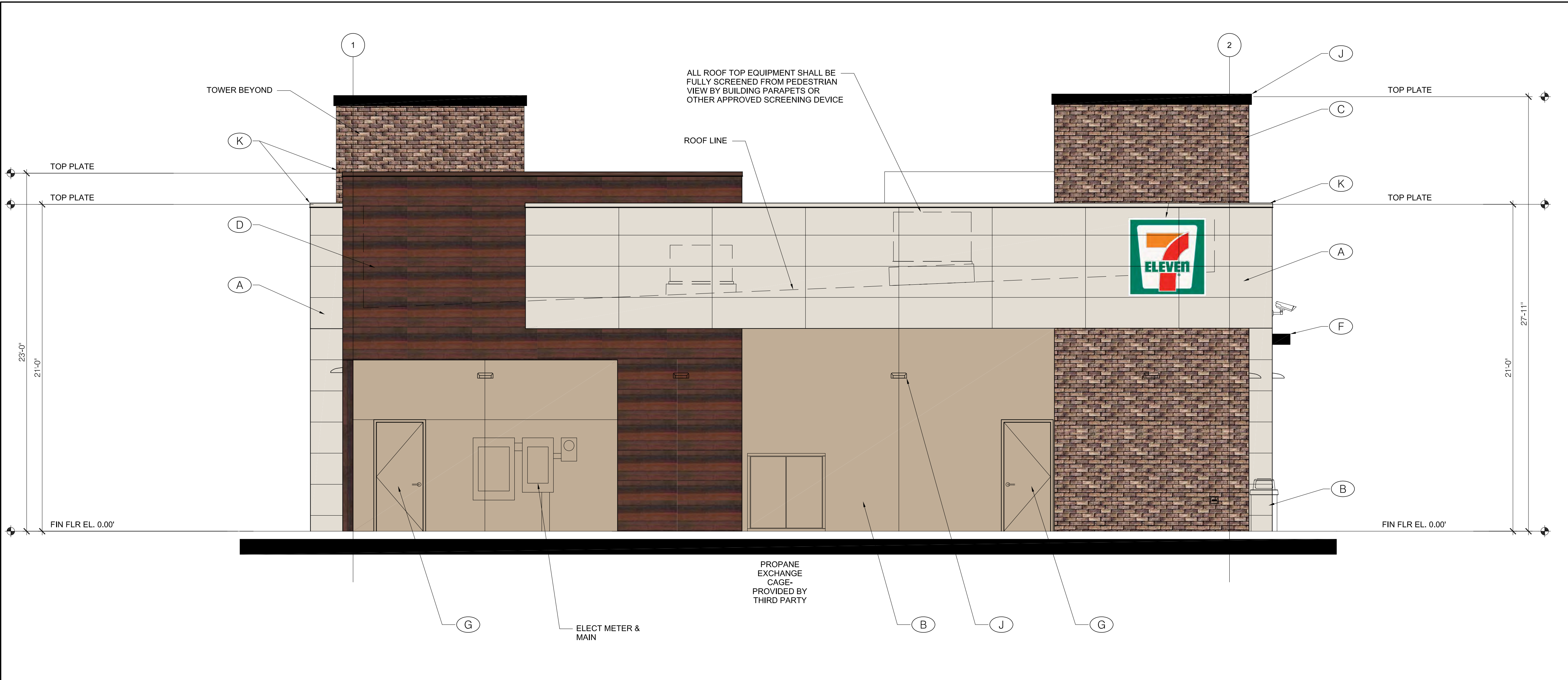
3 OVERTURE  
ALISO VIEJO, CA 92656  
T 949.344.2710  
F 949.344.2720

Job#:	20140.10
Scale:	AS NOTED
Date:	26 JULY 2021
Drawn By:	AJM
Checked By:	GPK

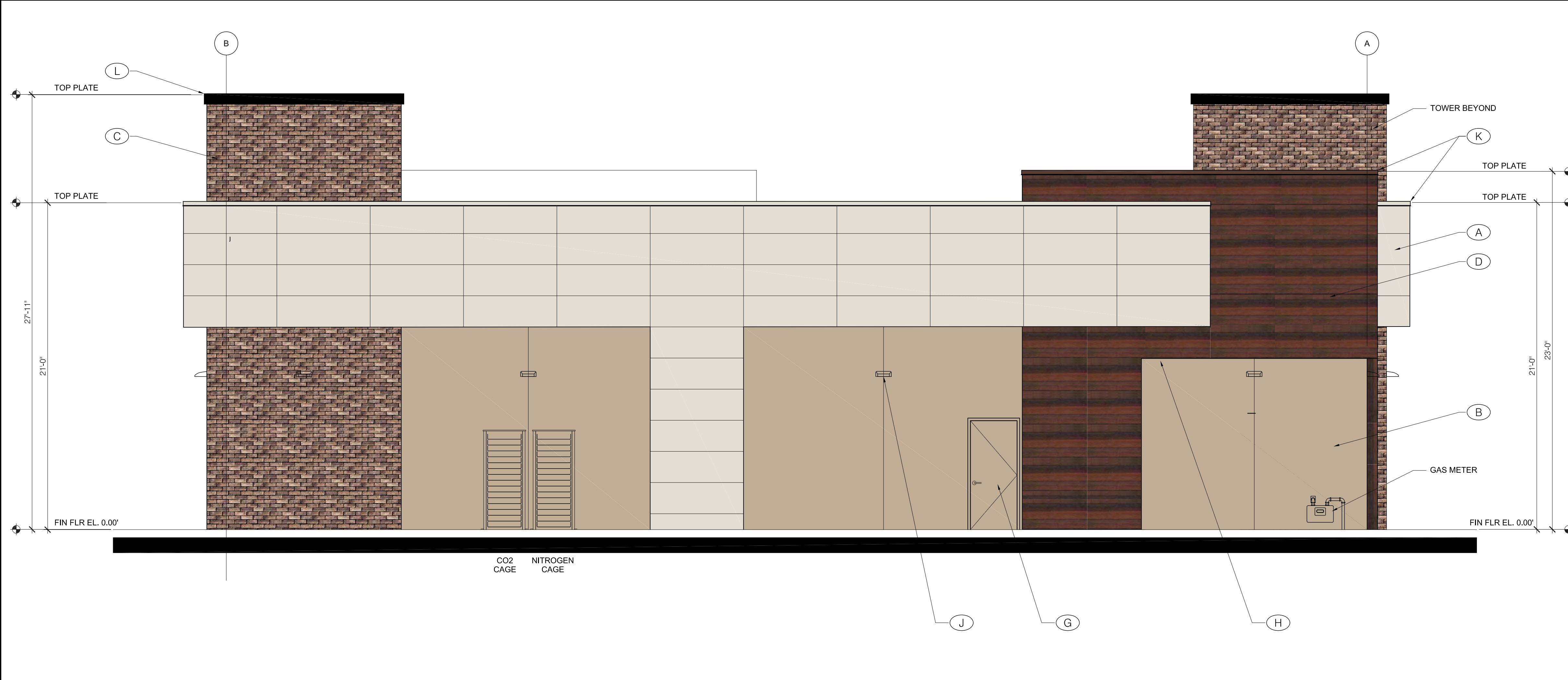
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PRELIMINARY  
DRAWINGS  
SERVED FOR DEVELOPMENT  
NOT FOR CONSTRUCTION

SHEET:  
**A3.0**



NORTH  
EXTERIOR ELEVATION  
1/4" = 1'-0"  
0 4'



EAST  
EXTERIOR ELEVATION  
1/4" = 1'-0"  
0 4'

EXTERIOR MATERIALS & FINISHES

- (A) EXTERIOR CEMENT PLASTER SYSTEM (ECPS)-  
FINISH: FINE SAND  
COLOR: TO MATCH SHERWIN WILLIAMS SW 7035 "AESTHETIC WHITE"
- (B) EXTERIOR CEMENT PLASTER SYSTEM (ECPS)-  
FINISH: FINE SAND  
COLOR: TO MATCH SHERWIN WILLIAMS SW 9111 "ANTLER VELVET"
- (C) MANUFACTURED BRICK VENEER  
MFR: CORONADO STONE  
PATTERN/ COLOR: SPECIAL USED BRICK- "COUNTRY"  
(1/2" SMOOTH BRUSHED JOINT)
- (D) COMPOSITE SIDING  
MFR: FIBERON HORIZON  
FINISH: 60% IPE/ 40% TUDOR BROWN
- (E) ALUMINUM STOREFRONT SYSTEM-  
COLOR: ANODIZED DARK BRONZE
- (F) ALUMINUM CANOPY-  
MFR: MAPES, INC  
COLOR: ANODIZED DARK BRONZE
- (G) METAL DOORS & FRAMES- PAINTED  
COLOR: TO MATCH ADJACENT SURFACE
- (H) NOT USED
- (J) WALL PACK LIGHT FIXTURE-  
MANUFACTURER: CREE  
MODEL: XSPW LED COLOR: BZ (BRONZE)  
REF: ELECTRICAL DRAWINGS FOR COMPLETE SPECIFICATION  
REF: STRUCTURAL FOR ALLOWABLE CORING OF BEAMS
- (K) GALVANIZED SHEET METAL COPING-  
PAINT TO MATCH ADJACENT SURFACE
- (L) ALUMINUM CORNICE-  
COLOR: ANODIZED DARK BRONZE

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7-ELEVEN, INC.  
3200 HACKBERRY ROAD, IRVING, TEXAS 75063  
7-ELEVEN #1047366  
12234 HEACOCK AVENUE-MORENO VALLEY, CA  
EXTERIOR ELEVATIONS  
PROTO 02-28-2019

**GPIERCE ARCHITECTS**  
3 OVERTURE  
ALISO VIEJO, CA 92656  
T 949.344.2710  
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Job#: 20140.10  
Scale: AS NOTED  
Date: 26 JULY 2021  
Drawn By: AJM  
Checked By: GKP

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NOT FOR CONSTRUCTION

SHEET:  
**A3.1**

PRINTED BY: GPIERCE  
DRAWING NAME: SE 1047366 HEACOCK-A3.0 EXT ELEV.DWG  
PRINT DATE: Jul 26, 2021 - 12:58pm

### LAYOUT INFORMATION

#### GENERAL

- ROLLER GRILLS 02
- SANDWICH CASE 9' OAC
- VAULT DOORS 12
- LOW TEMP DOORS 02
- ICE MERCH DOORS 01
- NOVELTY CASE 01
- BAKERY CASE 01
- SLURPEE BARRELS 08
- FUELING Y
- BEER Y
- WINE Y
- LIQUOR N
- FOOD PROGRAM N
- COUNTY RIVERSIDE

#### MERCHANDISE

- GONDOLA UNITS 34
- END CAPS 14
- LOW WALLS 00
- HIGH WALLS 00
- TOTAL 48
- POWER WINGS 16

#### BACKROOM

- OVERHEAD SHELVING 48'
- FLOOR SHELVING 67'

#### BUILDING

- TOTAL AREA 4,088 SQFT
- SALES FLOOR 316 SQFT = 02 PERSONS
- MERCHANDISE 2,004 SQFT = 34 PERSONS
- BACKROOM 425 SQFT = 02 PERSONS
- OFFICE 49 SQFT = 01 PERSONS
- RESTROOM 248 SQFT = 00 PERSONS
- STORAGE 307 SQFT = 02 PERSONS
- COOLER VAULT 397 SQFT = 00 PERSONS

#### OCCUPANCY LOAD 41 PERSONS

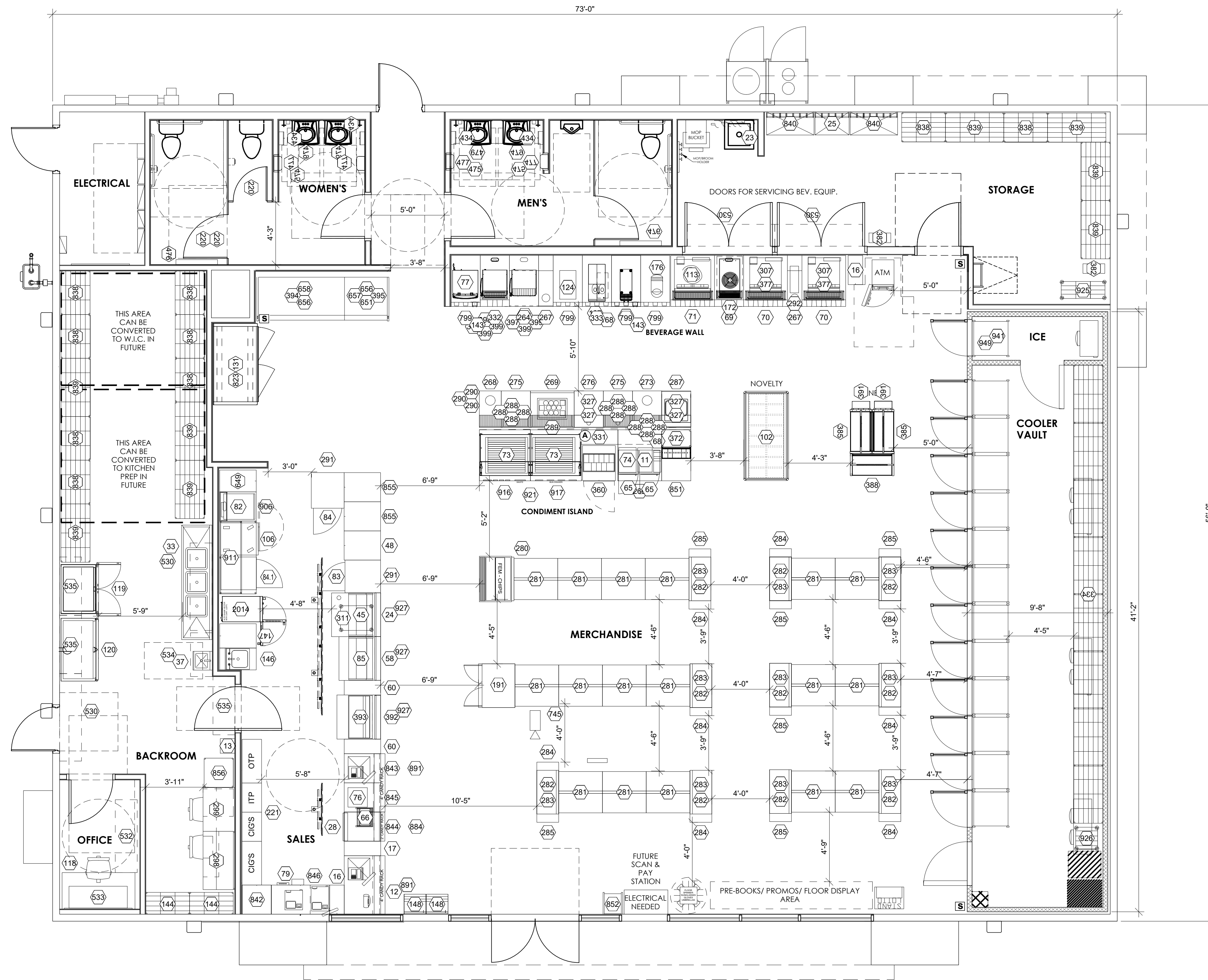
- TRAVEL DISTANCE (<200') 106'10"
- COMMON PATH (<75') 64'-10"
- RESTROOMS REQ'D 01
- EXITS REQ'D 02
- DRINKING FOUNTAINS N
- REFRIGERATION REMOTE

#### DEVIATIONS

- ALTO SHAAM PER RIVERSIDE COUNTY HEALTH CODE
- COOLER VAULT LESS THAN 400SF
- ROOF ACCESS
- STAND ALONE LOW TEMP

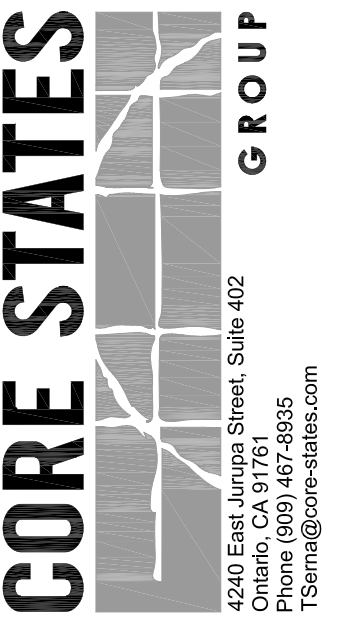
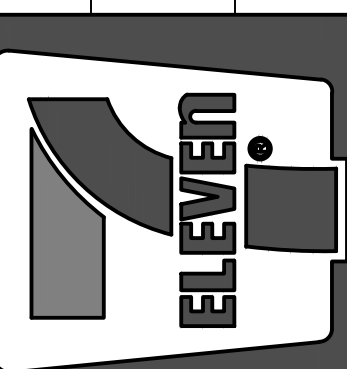
#### WALL TYPES

- ▬ NEW INTERIOR WALL CONSTRUCTION
- ▬ COOLER VAULT WALL
- ▬ NEW EXTERIOR WALL



Rev. #	Date	Description
PROTO 2019.02: 10.23		

7-ELEVEN, INC.  
 3200 HACKBERRY ROAD, IRVING, TEXAS 75063  
 7-11 #1047366  
 12234 HEACOCK ST. @ HEMLOCK AVE.  
 MORENO VALLEY, CA 92557



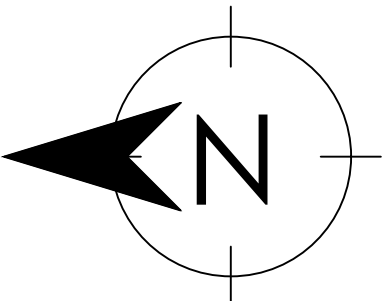
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 Scale: 1/4" = 1'-0"  
 Date: 05/05/2020  
 Drawn By: K.YERRY  
 Checked By: J.TOOKE

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LAYOUT #  
**2.0**

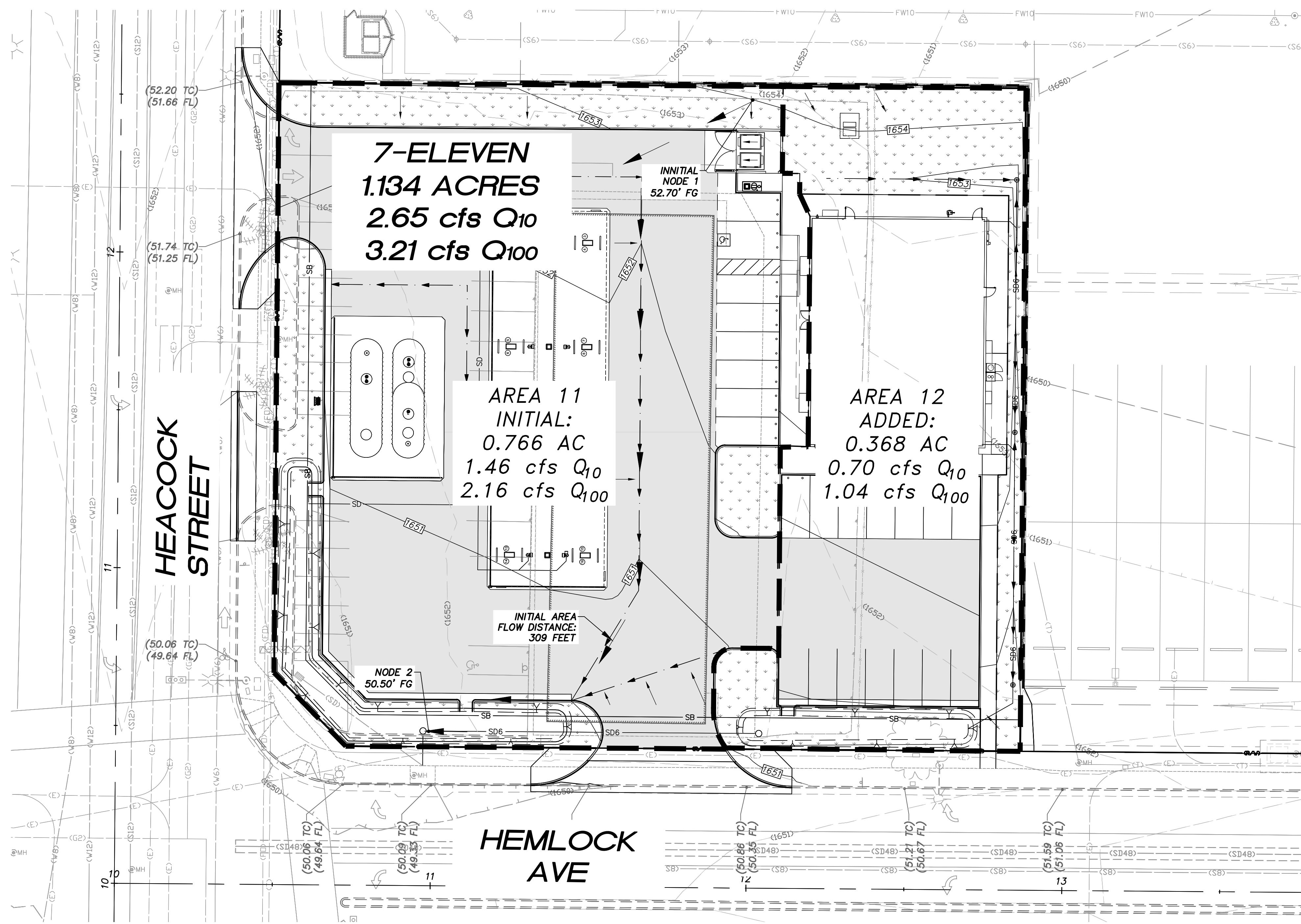
# 1047366 MORENO VALLEY, CA - GROUND UP

APPROVED 05.14.2020 NOT APPROVED



PRINTED BY: HERNANDEZ, DRAWING NAME: APPROVED 2020 0514 - 1047366 MORENO VALLEY, CA - LAYOUT 2.DWG, PRINT DATE: Oct 07, 2020 - 3:16pm

Attachment: Development Plans (6006 - PEN21-0095 & PEN21-0096 PROPOSED PLOT PLAN/CONDITIONAL USE PERMIT)



### NARRATIVE DRAINAGE REPORT

#### JURISDICTION AND SCOPE OF DRAINAGE REPORT

Stormwater impacts associated with the 7-Eleven Convenience Store and Fueling Station redevelopment project is within the jurisdiction of the City of Moreno Valley. The City requires that hydrologic analyses be performed according to methodologies prescribed by the Riverside County Flood Control and Water Conservation District (RCFC&WCD).

The scope of this preliminary report quantifies the proposed 100- and 10-year peak flows generated from the site.

#### PROJECT DESCRIPTION, ANALYSIS AND CONCLUSION

The 1.134 acre project is located at the northeast corner of Hemlock Avenue and Heacock Street in the City of Moreno Valley, County of Riverside

Please reference Preliminary Drainage Map for project location, hereon.

The project will replace the existing retail commercial building and parking area with a new convenience store, fueling area, and parking area. All the existing structures and surface improvements will be demolished and removed. The new development will provide approximately the same impervious area at the same elevations as the existing site. The two public driveway entrances will be replaced with new curb, gutter and sidewalk, and two new driveway entrances will be installed.

The existing site drains to a private drain box located near the intersection of Hemlock Avenue and Heacock Street. A pipe connects the drain box to the back of a public curb inlet structure on Hemlock Avenue 20' east of Heacock Street. The curb inlet connects to a 48" RCP storm drain (RCFC&WPD Line H-4, Drawing No. 4-525, Sheets 8-12) that conveys runoff to the Indian Street (regional detention) Basin, located 1,600 feet northeast of the project. The 48" line is namedly. Beyond the regional detention basin, flow continues south in RCFC&WCD Line H and connects to Sunnymead Channel, which continues south to Canyon Lake and Lake Elsinore.

The proposed redevelopment will drain to the same location as the existing site, will enter a biofiltration basin, and will flow offsite in the same drain pipe the connects to the back of the curb inlet structure. The storm water runoff from the developed site is estimated from RCFC&WCD rational method calculations hereon.

The 10-yr, 1-hr flow is 2.2 cfs and the 100-yr, 1-hr flow is 3.2 cfs.

The proposed development will generate approximately the same runoff as the existing development because they both have about the same impervious surface area.

Riverside County Rational Hydrology Program  
CIVILCAD/CIVILDESIGN Engineering Software, (c) 1989 - 2005 Version 7.1  
Rational Hydrology Study Date: 05/19/21 File:75882rmp10.out

**76885**  
**7-ELEVEN**  
**RATIONAL METHOD HYDROLOGY**  
**10-year 1-hour storm**

\*\*\*\*\* Hydrology Study Control Information \*\*\*\*\*  
English (in-lb) Units used in input data file

Program License Serial Number 6241

Rational Method Hydrology Program based on  
Riverside County Flood Control & Water Conservation District  
1978 hydrology manual

Storm event (year) = 10.00 Antecedent Moisture Condition = 2  
Standard intensity-duration curves data (Plate D-4.1)  
For the (Sunymead/Moreno) area used:  
10 year storm 10 minute intensity = 2.010 (in/hr)  
15 year storm 60 minute intensity = 0.820 (in/hr)  
100 year storm 10 minute intensity = 2.940 (in/hr)  
100 year storm 60 minute intensity = 1.200 (in/hr)

Storm event year = 10.0  
Calculated rainfall intensity data:  
1 hour intensity = 0.820 (in/hr)  
Slope of intensity duration curve = 0.500

\*\*\*\*\* INITIAL AREA EVALUATION \*\*\*\*\*  
Process from Point/Station 1.000 to Point/Station 2.000  
\*\*\*\*\* INITIAL AREA EVALUATION \*\*\*\*\*

Initial area flow distance = 309.000 (ft.)  
Top (of initial area) elevation = 52.700 (ft.)  
Bottom (of initial area) elevation = 50.500 (ft.)  
Difference in elevation = 2.200 (ft.)  
Slope = 0.00712 (percent) = 0.71  
TC = 10.300 \* [(length^3) / (elevation change)]^0.2  
Initial area time of concentration = 7.993 min.  
Rainfall intensity = 2.247 (in/hr) for a 10.0 year storm  
COMMERCIAL subarea type

Runoff Coefficient = 0.850  
Decimal fraction soil group A = 1.000  
Decimal fraction soil group B = 0.000  
Decimal fraction soil group C = 0.000  
Decimal fraction soil group D = 0.000  
RI index for soil (AMC 2) = 32.00  
Pervious area fraction = 0.100; Impervious fraction = 0.900  
Initial subarea runoff = 1.463 (cfs)  
Total initial stream area = 0.766 (Ac.)  
Pervious area fraction = 0.100

\*\*\*\*\* SUBAREA FLOW ADDITION \*\*\*\*\*  
Process from Point/Station 12.000 to Point/Station 2.000  
\*\*\*\*\* SUBAREA FLOW ADDITION \*\*\*\*\*

COMMERCIAL subarea type  
Runoff Coefficient = 0.850  
Decimal fraction soil group A = 1.000  
Decimal fraction soil group B = 0.000  
Decimal fraction soil group C = 0.000  
Decimal fraction soil group D = 0.000  
RI index for soil (AMC 2) = 32.00  
Pervious area fraction = 0.100; Impervious fraction = 0.900  
Time of concentration = 7.99 min.  
Rainfall intensity = 2.247 (in/hr) for a 10.0 year storm  
Subarea runoff = 0.703 (cfs) for 0.368 (Ac.)  
Total runoff = 2.166 (cfs) Total area = 1.134 (Ac.)  
End of computations, total study area = 1.13 (Ac.)  
The following figures may be used for a unit hydrograph study of the same area.  
Area averaged pervious area fraction (Ap) = 0.100  
Area averaged RI index number = 32.0

Riverside County Rational Hydrology Program  
CIVILCAD/CIVILDESIGN Engineering Software, (c) 1989 - 2005 Version 7.1  
Rational Hydrology Study Date: 05/19/21 File:76882rmp100.out

**76885**  
**7-ELEVEN**  
**RATIONAL METHOD HYDROLOGY**  
**100-YEAR 1-HOUR PEAK FLOW**

\*\*\*\*\* Hydrology Study Control Information \*\*\*\*\*  
English (in-lb) Units used in input data file

Program License Serial Number 6241

Rational Method Hydrology Program based on  
Riverside County Flood Control & Water Conservation District  
1978 hydrology manual

Storm event (year) = 100.00 Antecedent Moisture Condition = 2  
Standard intensity-duration curves data (Plate D-4.1)  
For the (Sunymead/Moreno) area used:  
10 year storm 10 minute intensity = 2.010 (in/hr)  
15 year storm 60 minute intensity = 0.820 (in/hr)  
100 year storm 10 minute intensity = 2.940 (in/hr)  
100 year storm 60 minute intensity = 1.200 (in/hr)

Storm event year = 100.0  
Calculated rainfall intensity data:  
1 hour intensity = 1.200 (in/hr)  
Slope of intensity duration curve = 0.500

\*\*\*\*\* INITIAL AREA EVALUATION \*\*\*\*\*  
Process from Point/Station 1.000 to Point/Station 2.000  
\*\*\*\*\* INITIAL AREA EVALUATION \*\*\*\*\*

Initial area flow distance = 309.000 (ft.)  
Top (of initial area) elevation = 52.700 (ft.)  
Bottom (of initial area) elevation = 50.500 (ft.)  
Difference in elevation = 2.200 (ft.)  
Slope = 0.00712 (percent) = 0.71  
TC = 10.300 \* [(length^3) / (elevation change)]^0.2  
Initial area time of concentration = 7.993 min.  
Rainfall intensity = 3.288 (in/hr) for a 100.0 year storm  
COMMERCIAL subarea type

Runoff Coefficient = 0.850  
Decimal fraction soil group A = 1.000  
Decimal fraction soil group B = 0.000  
Decimal fraction soil group C = 0.000  
Decimal fraction soil group D = 0.000  
RI index for soil (AMC 2) = 32.00  
Pervious area fraction = 0.100; Impervious fraction = 0.900  
Initial subarea runoff = 1.463 (cfs)  
Total initial stream area = 0.766 (Ac.)  
Pervious area fraction = 0.100

\*\*\*\*\* SUBAREA FLOW ADDITION \*\*\*\*\*  
Process from Point/Station 12.000 to Point/Station 2.000  
\*\*\*\*\* SUBAREA FLOW ADDITION \*\*\*\*\*

COMMERCIAL subarea type  
Runoff Coefficient = 0.850  
Decimal fraction soil group A = 1.000  
Decimal fraction soil group B = 0.000  
Decimal fraction soil group C = 0.000  
Decimal fraction soil group D = 0.000  
RI index for soil (AMC 2) = 32.00  
Pervious area fraction = 0.100; Impervious fraction = 0.900  
Time of concentration = 7.99 min.  
Rainfall intensity = 3.288 (in/hr) for a 100.0 year storm  
Subarea runoff = 1.039 (cfs) for 0.368 (Ac.)  
Total runoff = 2.502 (cfs) Total area = 1.134 (Ac.)  
End of computations, total study area = 1.13 (Ac.)  
The following figures may be used for a unit hydrograph study of the same area.  
Area averaged pervious area fraction (Ap) = 0.100  
Area averaged RI index number = 32.0

#### OWNER

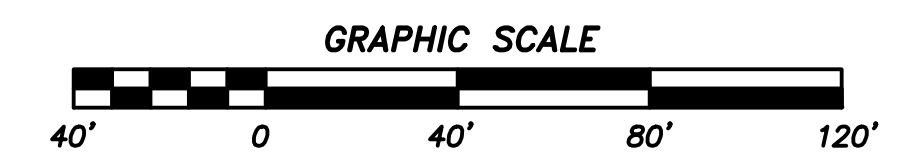
**LEDO CAPITAL GROUP**  
670 LEDO WAY  
LOS ANGELES, CA 94009  
CONTACT: RYAN MARTIN  
PHONE: (303) 419-6780

#### APN

481-020-036

#### LEGEND

- LIMITS OF ONSITE TRIBUTARY AREA
- SUB-AREA BOUNDARY
- DIRECTION OF SURFACE DRAINAGE



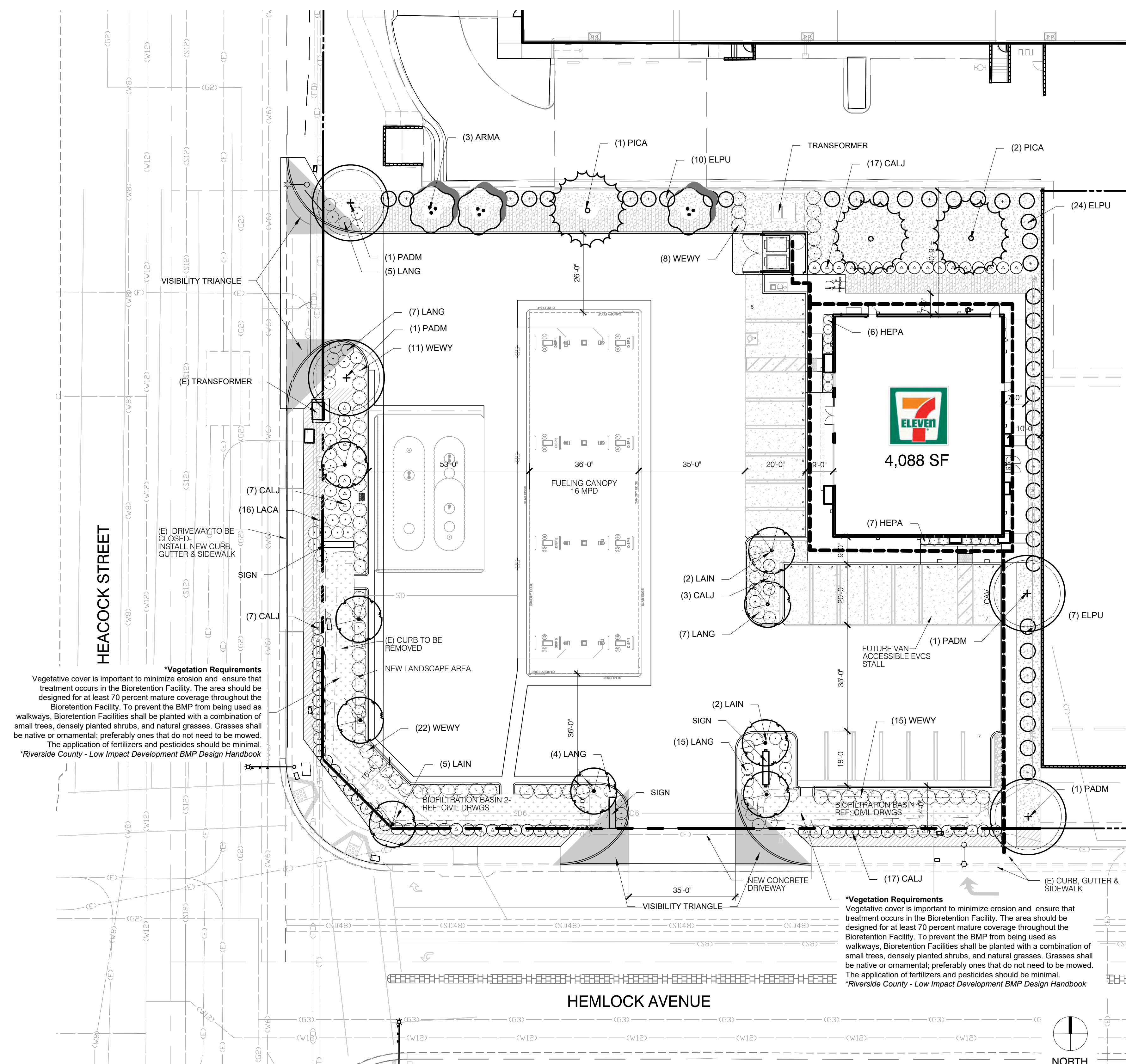
SCALE: 1" = 20'

# DRAINAGE REPORT

## 7-ELEVEN

SHEET 1 OF 1

FINAL 5/19/2021 75882.25



**Vegetation Requirements**  
Vegetative cover is important to minimize erosion and ensure that treatment occurs in the Bioretention Facility. The area should be designed for at least 70 percent mature coverage throughout the Bioretention Facility. To prevent the BMP from being used as walkways, Bioretention Facilities shall be planted with a combination of small trees, densely planted shrubs, and natural grasses. Grasses shall be native or ornamental; preferably ones that do not need to be mowed. The application of fertilizers and pesticides should be minimal.  
\*Riverside County - Low Impact Development BMP Design Handbook

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\*Riverside County - Low Impact Development BMP Design Handbook

**LANDSCAPE PLANTING PLAN**

**ROOT BARRIERS**

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

**MULCHES**

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

**IRRIGATION CONCEPT**

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

**PLANTING LEGEND**

SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	QUANTITY	WUCOLS	REMARKS
<b>TREES</b>						
ARMA	Arbutus 'Marina'	Marina Strawberry Tree	24" Box	3	Moderate	2" cal., 6'-8" high, low-branching
LAIN	Lagerstroemia indica	Crepe Myrtle	24" Box	9	Moderate	2" cal., 6'-8" high, low-branching
PADM	Parkinsonia 'Desert Museum'	Desert Museum Palo Verde	24" Box	4	Low	2" cal., 10'-12" high
PICA	Pinus canariensis	Canary Island Pine	24" Box	3	Moderate	8'-10" high
<b>SHRUBS</b>						
CALJ	Callistemon viminalis 'Little John'	Little John Bottlebrush	5 gallon	78	Low	Bio-filtration basin
ELPU	Elaeagnus pungens	Silverberry	5 gallon	41	Low	
HEPA	Hesperaloe parviflora	Red Yucca	5 gallon	13	Low	
WEWY	Westringia 'Wynabbie Gem'	Coast Rosemary	5 gallon	64	Low	Bio-filtration basin, Shall not be hedged
<b>PERENNIALS</b>						
LACA	Lantana 'New Gold'	New Gold Lantana	#1 cont.	47	Low	Maintain at 18" high
<b>GROUND COVERS</b>						
	Myoporum parvifolium 'Pink'	Pink Myoporum	Flats	12" O.C.	Low	
	Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary	Flats	12" O.C.	Low	
	Juncus patens	California Gray Rush	1 gallon	24" O.C.	Low	Bio-filtration basin, does not require mowing

**LANDSCAPE CALCULATIONS**

TOTAL SITE AREA: 49,386 SF  
LANDSCAPE AREA PROVIDED: 11,305 SF (22.9% OF SITE AREA)

**STREET TREES**  
HEACOCK STREET FRONTAGE LENGTH: ±200 LF  
STREET TREES REQUIRED: 5 TREES (1 PER 40 LF OF FRONTAGE)  
STREET TREES PROVIDED: 5 TREES (2 PARKINSONIA, 3 LAGERSTROEMIA)  
HEMLOCK AVENUE FRONTAGE LENGTH: ±212 LF  
STREET TREES REQUIRED: 5.3 TREES (1 PER 40 LF OF FRONTAGE)  
STREET TREES PROVIDED: 5 TREES (1 PARKINSONIA, 4 LAGERSTROEMIA)

**TREES REQUIRED IN PARKING AREAS:**  
WITHIN A MAX. OF 10 YEARS, PARKING LOT TREES SHALL SHADE A MIN. OF 50% OF PARKING SPACE PAVEMENT DURING THE SUMMER MONTHS, BETWEEN 1:00 AND 4:00 IN THE AFTERNOON.

**GENERAL GRADING AND PLANTING NOTES**

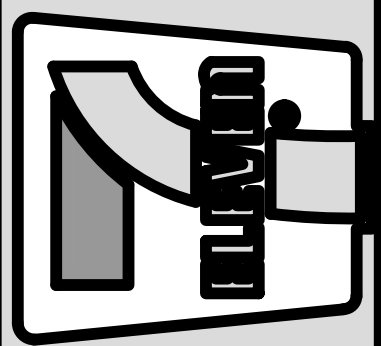
1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ AND WILL COMPLY WITH THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.  
a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.  
b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.  
c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.  
d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH GRADE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.  
e. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.  
f. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).  
g. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.  
h. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.  
i. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.



**CORE STATES GROUP**  
4240 East Juniper Street, Suite 402  
Chino, CA 91710  
Tel: 951-699-1111  
www.corestates.com

PROTO 02-28-2019

**7-ELEVEN, INC.**  
3200 HACKBERRY ROAD, IRVING, TEXAS 75063  
**7-ELEVEN #1047366**  
12234 HEACOCK AVENUE, MORENO VALLEY, CA  
**LANDSCAPE PLANTING PLAN**



**PIERCE ARCHITECTS**  
3 OVERTURE  
ALISO VIEJO, CA 92656  
T 949.344.2710  
F 949.344.2720

Job#: 20140.10  
Scale: AS NOTED  
Date: 14 OCT 2020  
Drawn By: DB  
Checked By: RM

NOT FOR CONSTRUCTION  
THESE DRAWINGS AND SPECIFICATIONS ARE PRELIMINARY AND SHALL REMAIN THE PROPERTY OF PIERCE ARCHITECTS, INC. AND OR 7-ELEVEN, INC. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS). THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.



SHEET: **LP-1**

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	24	CPY-FLAT-13L	SINGLE	1.000	12825	91	CPY250-B-DM-F-13L-UL-57K-WH-HZ
	4	CPY-FLAT-C	SINGLE	1.000	4520	31	CPY250-B-DM-F-C-UL-57K-WH-HZ
	5	XSPLG-4ME	SINGLE	1.000	23800	184	XSPLG-D-HT-4ME-24L-57K7-UL-BZ-N
	2	XSPLG-4ME-2	2 @ 90°	1.000	23600	184	XSPLG-D-HT-4ME-24L-57K7-UL-BZ-N
	10	XSPW	WALL MOUNT	1.000	4270	31	XSPW-B-WM-3ME-4L-57K-UL-BZ

**BOM: Complete Part Description**

24 CPY250-B-DM-F-13L-UL-WH-57K-HZ  
 04 CPY250-B-DM-F-C-UL-WH-57K-HZ  
 09 XSPLG-D-HT-4ME-24L-57K-UL-BZ-N  
 10 XSPW-B-WM-3ME-4L-57K-UL-BZ  
 07 SSS-4-11-17-CW-BS-OT-N-BZ  
 05 PD-1H4BZ  
 02 PD-2H4(90)BZ

**Pole Schedule**  
 (7) SSS-4-11-17-CW-BS-OT-N-BZ (17' X 4" X 11ga STEEL SQUARE POLE)  
 Poles mounted on 3' concrete base  
 Proposed poles meet 140 MPH sustained winds.

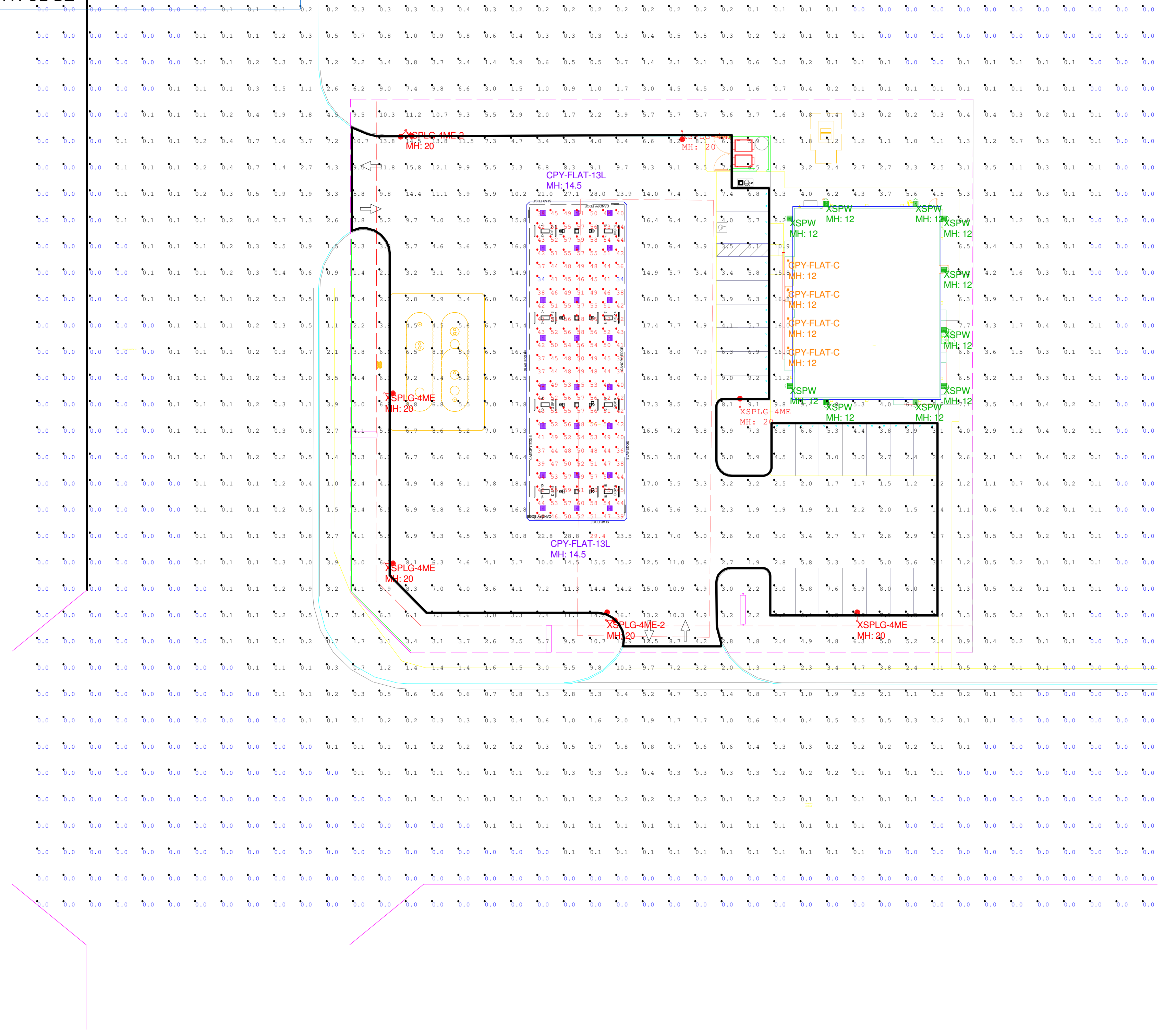
**Additional Equipment:**  
 (5) PD-1H4BZ  
 (2) PD-2H4(90)BZ

Customer to verify tenon mounting hardware needed to mount over provided poles.

\*\*\* CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER \*\*\*

**Calculation Summary (Footcandles calculated using predicted lumen values @ 50K hrs of operation)**

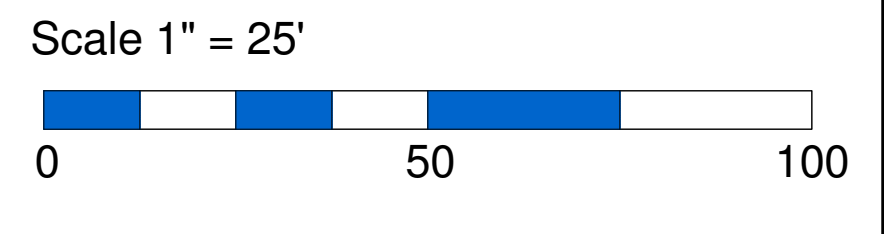
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Calc Pts	Fc	2.30	29.4	0.0	N.A.	N.A.
Gas Canopy	Fc	48.61	61	34	1.43	1.79
PAVEMENT	Fc	23.37	61.0	1.2	19.48	50.83



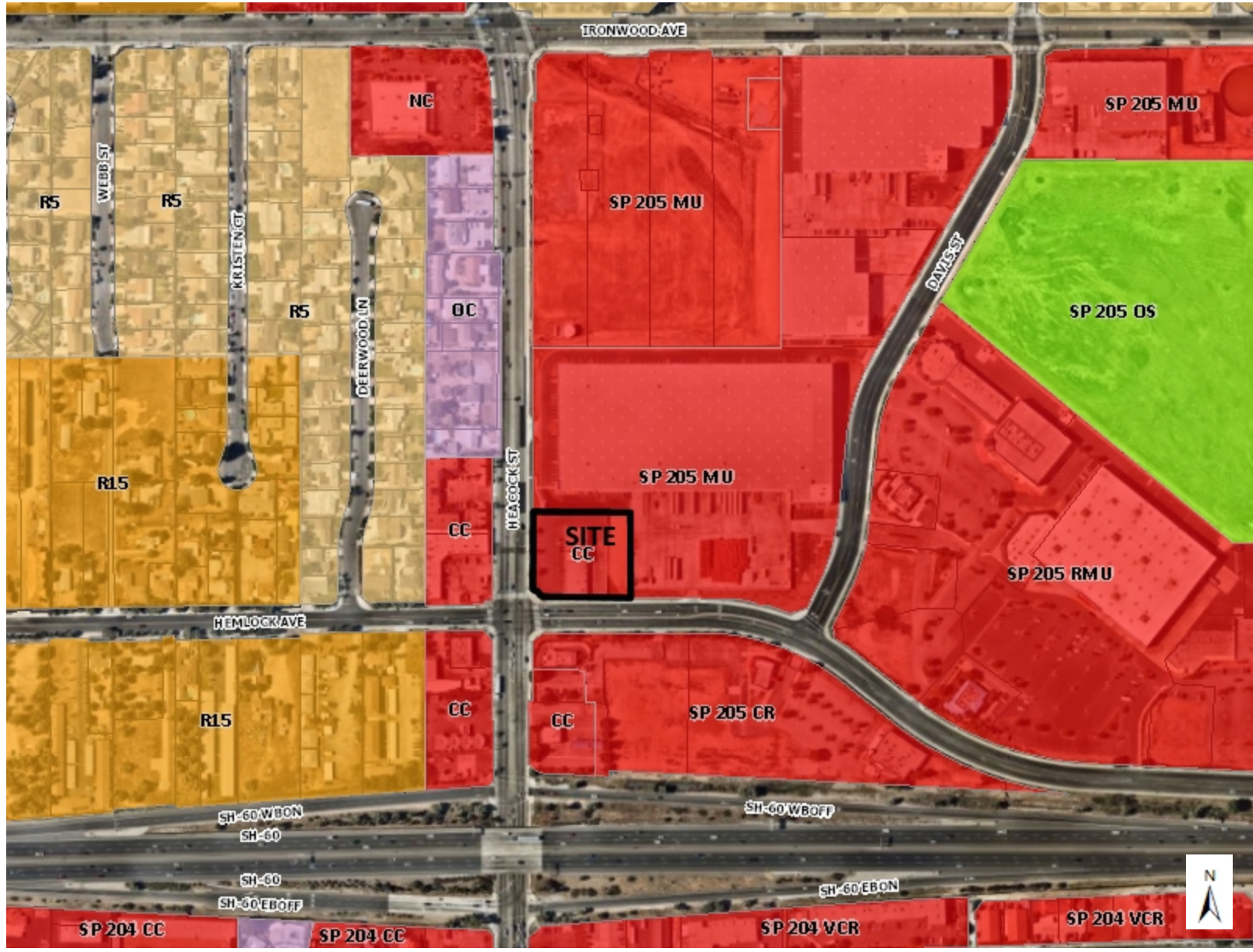
illumination results shown on this lighting design are based on project parameters provided to Cree Lighting used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.

Project Name: 7-11 #1047366 (41820) Moreno Valley  
 SR-33097 || Footcandles calculated at grade

Layout By: Nicholas Passeri  
 Date: 10/9/2020  
 Filename: 711-201009MVCANRP.AGI



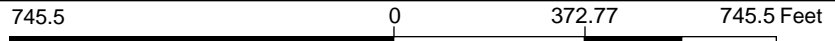
# Zoning



- ### 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

Image Source: Nearmap

Notes:  
 PEN21-0095 (CUP) & PEN21-0096 (Plot Plan)



*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.*

Attachment: Zoning Map (5606 : PEN21-0095 & PEN21-0096 PROPOSED PLOT PLAN/CONDITIONAL USE



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

## NOTICE OF PUBLIC HEARING



Notice of Public Hearing before the Planning Commission of City of Moreno Valley for the following item(s):

**MEETING INFORMATION:** November 29, 2021 at 7:00 P.M.  
 Moreno Valley Council Chamber, 14177 Frederick Street

**PROJECT LOCATION:** Northeast corner of Heacock Street & Hemlock Avenue (481-020-036), District 1

**CASE NUMBER(s):** PEN21-0095 Conditional Use Permit & PEN21-0096 Plot Plan

**CASE PLANNER:** Julia Descoteaux, Associate Planner  
 (951) 413 3209 or juliad@moval.org

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

Attachment: Mailing Notice (5606) : PEN21-0095 & PEN21-



# NOTICE OF PUBLIC HEARING

2.e

**PROPOSAL:** Applicant is requesting approval of a Conditional Use Permit and a Plot Plan for a 4,088 square foot Convenience Store and a Fueling Station on a 1.61 acre site.

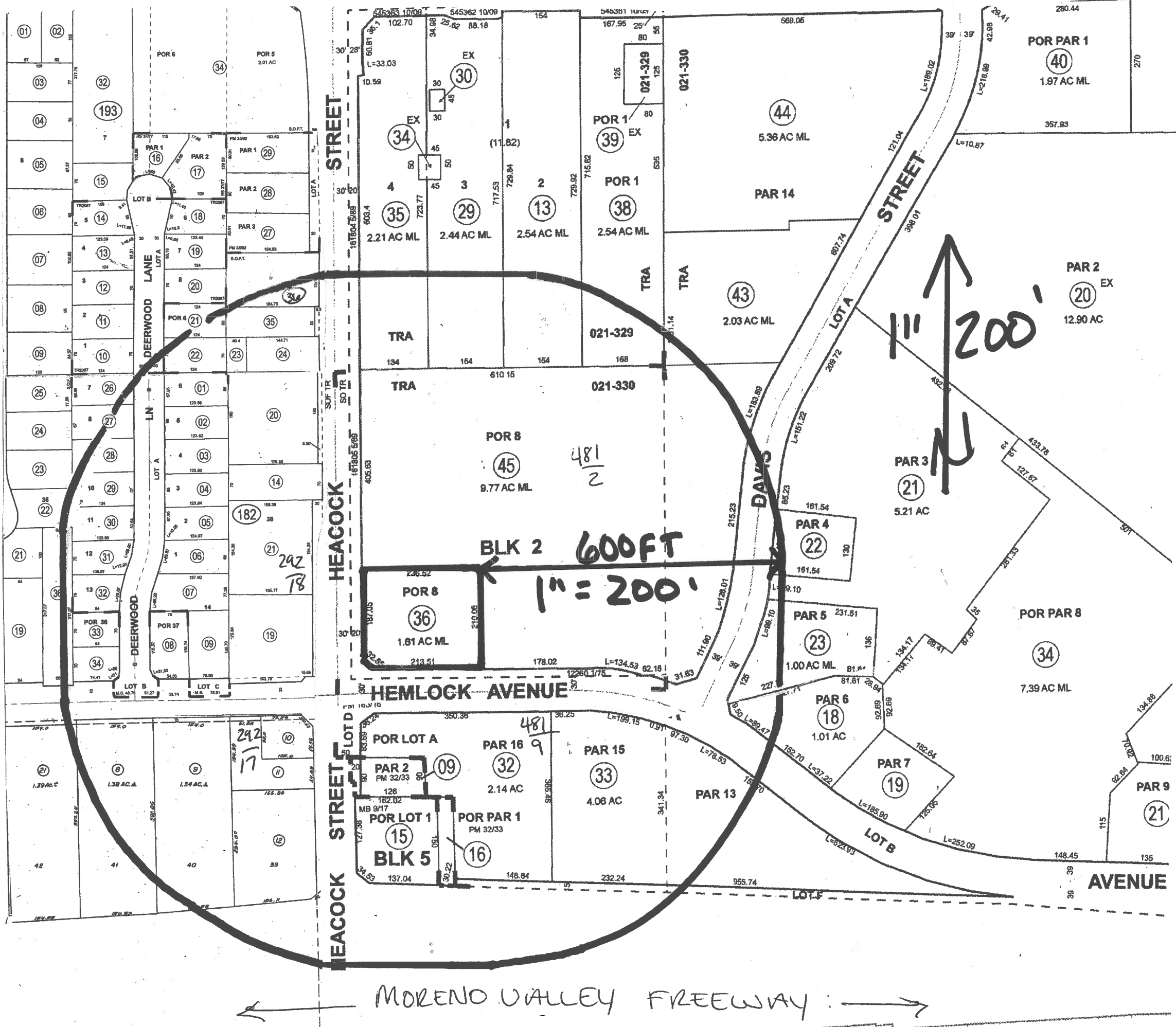
**ENVIRONMENTAL DETERMINATION:** The project has been evaluated against criteria set forth in the California Environmental Quality Act (CEQA) Guidelines and it was determined that the project will not have a significant effect on the Environment. Finding that the project is exempt from the provisions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

**PUBLIC HEARING:** All interested parties will be provided an opportunity to submit oral testimony during the Public Hearing and/or provide written testimony during or prior to the Public Hearing. The application file and related environmental documents may be inspected at the Community Development Department at 14177 Frederick Street, Moreno Valley, California during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday, and 7:30am to 4:30pm Friday).

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

**GOVERNMENT CODE § 65009 NOTICE:** If you challenge any of the proposed actions taken by the Planning Commission court, you may be limited to raising only those issues you or someone else raised during the 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 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 James Verdugo, ADA Coordinator, at 951.413.3350 at least 48 hours before the meeting. The 48-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.*



Attachment: Radius Map (5606 : PEN21-0095 & PEN21-0096 PROPOSED PLOT PLAN/CONDITIONAL USE PERMIT)

**Julia Descoteaux**

---

**From:** Tom Behrens <tom\_behrens@hotmail.com>  
**Sent:** Tuesday, November 16, 2021 12:55 PM  
**To:** Julia Descoteaux  
**Cc:** Tom Behrens  
**Subject:** PEN-0095 & PEN-0096

Warning: External Email – Watch for Email Red Flags!

Julia Descoteaux,

Just a couple of comments on PEN-0095 & PEN-0096. Not sure if a 7 Eleven is the best choice for this location for the following reasons.

1. The traffic signals at Heacock & Hemlock and Heacock & HWY 60 freeway ramps are not synchronized with each other this will cause more traffic congestion.
2. People will be trying to turn south on Heacock from the Heacock driveway (this happens at the Shell station and KFC now even though there are signs for no left turn)
3. There will be a lot of added traffic to a already congested area.
4. The 7 Eleven will be another congregating location for homeless persons(there is already many that are at the business at the corners of Heacock & Hemlock)
5. There are already 3 existing service stations within 100 yards or the proposed location

Tom Behrens  
24040 Kernwood Drive  
Moreno Valley CA 92557

**Julia Descoteaux**

---

**From:** Darrell Herron <herronsnestus@gmail.com>  
**Sent:** Tuesday, November 16, 2021 12:58 PM  
**To:** Julia Descoteaux  
**Subject:** Proposed Gas Station on the corner of Hemlock and Heacock.

**Warning: External Email – Watch for Email Red Flags!**

Dear Julia, I'd like to challenge you to spend some time in the parking lot located opposite the MZP liquor store and the proposed site for this gas station. This area is already over congested between Sunnymead Blvd. up to Hemlock Ave. You will also notice the daily gathering of drunk, homeless, and drug dealers regularly ensconced on both corners of that intersection. Today as the trash truck came to empty the dumpster at MZP it had to honk to clear the area, at which point people started running, and two vehicles quickly bolted out the drive making a dangerous left turn onto the wrong side of the road to move around waiting traffic at the signal, and cut across to the parking lot by Porkys Pizza, essentially moving their 'office' of business across the street. Please do not put this gas station at that location, it will only expand their 'business' and make this neighborhood less safe than it already is, and cause further congestion which is dangerous due to increased traffic and crime all day and night. I'll gladly drive elsewhere in town to an established station for gas and we do not need more noise in our neighborhood.

Sincerely,  
Laurie Herron  
12074 Deerwood Ln  
Moreno Valley, CA 92557

## Julia Descoteaux

---

**From:** Bryan Alberre <info@alberreproperties.com>  
**Sent:** Wednesday, November 17, 2021 10:47 AM  
**To:** Julia Descoteaux  
**Subject:** NEC of Heacock Steet and Hemlock Ave - PEN21-0095

**Warning: External Email – Watch for Email Red Flags!**

Hi Julia, I just noticed a proposed sign for a gas station at this intersection and I am emailing you to voice my opposition to this project. I have some major concerns listed below:

1. Homeless, Loiters, and Panhandlers - As you may know, we own and operate the liquor store on Ironwood and Heacock.
  2. We are having such a hard time with homelessness in this area and adding a 24-hour fuel station will only
  3. increase our problems. This will become another destination for crime and attract unwanted patron.
  4. The amount of homeless that roam the streets is ridiculous. Most travel up and down Heacock to our
  5. store and it's getting out of hand. Having a gas station is only going to attract more homeless, loiters,
  6. and panhandlers to this area. In addition, the city already approved a marijuana store across from this
  7. proposed development which definitely hurt this area in terms of all the issues above. I am not sure
  8. why the city is not taking into account what businesses are coming in into a geographical and effects
  9. it is having on the area.
2. Competition - In the immediate trade area in less than half a mile radius, we already have two high grade fueling stations
  3. a Shell gas station north of the 60, a Chevron gas station south of the 60. We also have two low grade stations, the AmPm
  4. south of the 60 and a fast trip south of the 60. In addition, we have two liquor stores and a convience store in within 500 yards.
  5. Adding another competing business will only hurt the existing businesses, especially during these hard times. It should
  6. be the city's goal to protect from businesses from going out of business and creating eye soars with boarded up commercial, specially
  7. like those businesses on Sunnymead boulevard.

I hope the city will sway the developer to attracts a high-end restaurant, fast-food business, a starbucks, or high end uses which would accommodate the Sprouts development. Thank you for your time, Julia. I hope enough people protest this and the city takes into account our concerns.

1.

Bryan Alberre  
Cell: (951) 961-8183

Attachment: Public Comments (5606 : PEN21-0095 & PEN21-0096 PROPOSED PLOT PLAN/CONDITIONAL USE PERMIT)

**Julia Descoteaux**

---

**From:** Candy McChR <miralex1@live.com>  
**Sent:** Wednesday, November 17, 2021 2:38 PM  
**To:** Julia Descoteaux  
**Subject:** Project on Heacock- Hemlock

**Warning: External Email – Watch for Email Red Flags!**

Hi Julia, i am sending this email because i am Completely Agains the project they making on Heacock and Hemlock (gas station). It will be destroying my business witch is the only support i have as a single Mom. I been working very hard every day for my store since years. Please help us to stop this project. Thank you

Sent from my T-Mobile 5G Device  
Get [Outlook for Android](#)

Attachment: Public Comments (5606 : PEN21-0095 & PEN21-0096 PROPOSED PLOT PLAN/CONDITIONAL USE PERMIT)

**Julia Descoteaux**

---

**From:** Ali Said <alisaid2007@yahoo.com>  
**Sent:** Thursday, November 18, 2021 8:55 AM  
**To:** Julia Descoteaux  
**Subject:** Case # pen21-0095

Warning: External Email – Watch for Email Red Flags!

Good morning Julie ,

I own the liquor store across the street . I just recently found out about this and I am clearly opposed . For many years we have had trouble with homeless people and more competition would damage / destroy my business . Another location that sells alcohol will only add to the problems . Is the meeting still on for this evening at 7:00 pm ? I would like to attend if it is , please let me know . Thank you

Best Regards

Alex Halawi

Sent from my iPhone

Attachment: Public Comments (5606 : PEN21-0095 & PEN21-0096 PROPOSED PLOT PLAN/CONDITIONAL USE PERMIT)