

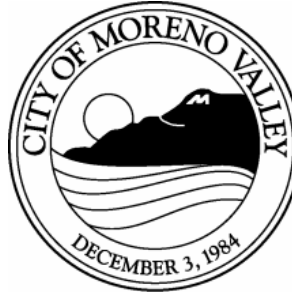
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**PLANNING COMMISSIONERS**

VACANT  
Chairperson

ALVIN DEJOHNETTE  
Vice Chairperson

JEFFREY SIMS  
Commissioner



OMAR COBIAN  
Commissioner

MATTHEW CHEN  
Commissioner

VACANT  
Commissioner

VACANT  
Commissioner

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# PLANNING COMMISSION

## Regular Meeting

### Agenda

Thursday, April 14, 2022 at 7:00 PM  
City Hall Council Chamber – 14177 Frederick Street

#### CALL TO ORDER

#### ROLL CALL

#### PLEDGE OF ALLEGIANCE

#### APPROVAL OF AGENDA

#### SELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON

1. Accept Nominations for and elect a New Chairperson
2. Accept Nominations for and elect a New Vice-Chairperson

#### 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

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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 72 hours before the meeting. The 72 hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.*

## 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 – December 9, 2021 7:00 PM
2. Planning Commission Minutes – Regular Meeting – January 13, 2022 7:00 PM
3. Planning Commission Minutes – Regular Meeting – January 27, 2022 7:00 PM
4. Planning Commission Minutes – Regular Meeting – February 10, 2022 7:00 PM
5. Planning Commission Minutes – Regular Meeting – February 24, 2022 7:00 PM
6. Planning Commission Minutes – Regular Meeting – March 24, 2022 7:00 PM

## NON-PUBLIC HEARING ITEMS

No items for discussion.

## PUBLIC HEARING ITEMS

1. Case: PEN21-0005 (Conditional Use Permit)  
Applicant: Moreno Valley Investments, LLC  
Property Owner: MV Sunnymead Inv.  
Representative: Erica Hsu  
Location: 24175 Sunnymead Boulevard (APN 481-120-008)  
Case Planner: Kirt Coury  
Council District: 1  
Proposal: Conditional Use Permit for a 3,589 square foot retail cannabis dispensary, "Sunnymead Retail," located at 24175 Sunnymead Boulevard.
2. Case: PEN21-0206 (Revised Tentative Tract Map 37725)  
PEN21-0300 (Variance)  
PEN22-0006 (Plot Plan)  
Applicant: Bryan Ingersoll  
Property Owner: PI Properties No. 67  
Location: SWC Perris Boulevard and Krameria Avenue  
Case Planner: Julia Descoteaux  
Council District: 4  
Proposal: Applicant is requesting approval of the following entitlements: 1) a Revised Tentative Tract Map 37725 (PEN21-0206) to provide for a gated community with private internal streets, 2) a Variance (PEN21-0300) for wall height along the south property line, and 3) A Plot Plan (PEN22-0006) for a community recreation area including a pool in an area zoned Residential 5 (R5) District.



**OTHER COMMISSION BUSINESS**

No items for discussion.

**STAFF COMMENTS**

**PLANNING COMMISSIONER COMMENTS**

**ADJOURNMENT**

Planning Commission Regular Meeting, Thursday, April 28, 2022 at 7:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.

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

**REGULAR MEETING – 7:00 PM  
March 24, 2022**

**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 Chair 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
	Matthew Chen	Commissioner	Present

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Chen.

**APPROVAL OF AGENDA**

**RESULT:** APPROVED [UNANIMOUS]  
**MOVER:** Rafael Brugueras, Commissioner  
**SECONDER:** Alvin DeJohnette, Vice Chairperson  
**AYES:** Rafael Brugueras, Alvin DeJohnette, Patricia Korzec, Jeffrey Sims, Omar Cobian, Matthew Chen

**PUBLIC COMMENTS PROCEDURE**

**PUBLIC COMMENTS**

Planning Official Sean Kelleher welcomed Senior Planner, Chris Ormsby, and extended a warm recognition for his retirement after 32 years with the City of Moreno Valley.

Senior Planner, Chris Ormsby stated it has been a pleasure working for the City and with the Planning Commission. He looks forward to the many great things the Planning Commission accomplishes in the years to come.

**CONSENT CALENDAR**

No items for discussion.

**NON-PUBLIC HEARING ITEMS**

No items for discussion.

## PUBLIC HEARING ITEMS

1. Master Plot Plan (Including Building A) and five (5) Plot Plans (Buildings B through F) for six light industrial buildings totaling 196,759 square feet (Report of: Planning Commission)

A. Staff recommends that the Planning Commission take the following actions:

1. **ADOPT** Resolution No. 2022-13, and thereby:
  - a) **CERTIFY** the Initial Study/Mitigated Negative Declaration prepared for the Proposed Project, consisting of Master Plot Plan (PEN21-0105), Plot Plan (PEN21-0106), Plot Plan (PEN21-0107), Plot Plan (PEN21-0108), Plot Plan (PEN21-0109), and Plot Plan (PEN21-0110), on file with the Community Development Department, incorporated herein by this reference, which was completed in compliance with CEQA and the CEQA Guidelines, and reflects that the Planning Commission reviewed and considered the information contained in the Initial Study/Mitigated Negative Declaration, and exercised its independent judgment and analysis of the proposed Project's potential environmental impacts, and adopting a Mitigated Negative Declaration; and
  - b) **APPROVE** the Mitigation Monitoring, and Reporting Program prepared for the Proposed Project, which consists of Master Plot Plan (PEN21-0105), Plot Plan (PEN21-0106), Plot Plan (PEN21-0107), Plot Plan (PEN21-0108), Plot Plan (PEN21-0109), and Plot Plan (PEN21-0110), pursuant to CEQA and the CEQA Guidelines; based on the findings set forth and/or referenced in Resolution 2022-13.
2. **ADOPT** Resolution No. 2022-14, and thereby:
  - a) **APPROVE** Master Plot Plan (PEN21-0105), Master Plot Plan and Building A, based on the Recitals, Evidence contained in the Administrative Record and Findings as set forth in Resolution No. 2022-14;
  - b) **APPROVE** Plot Plan (PEN21-0106), Building B, based on the Recitals, Evidence contained in the Administrative Record and Findings as set forth in Resolution No. 2022-14;
  - c) **APPROVE** Plot Plan (PEN21-0107), Building C, based on the Recitals, Evidence contained in the Administrative Record, and Findings set forth in Resolution No. 2022-14;
  - d) **APPROVE** Plot Plan (PEN21-0108), Building D, based on the Recitals, Evidence contained in the Administrative Record, and Findings set forth in Resolution No. 2022-14;

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- e) **APPROVE** Plot Plan (PEN21-0109), Building E, based on the Recitals, Evidence contained in the Administrative Record, and Findings set forth in Resolution No. 2022-14; and
- f) **APPROVE** Plot Plan (PEN21-0110), Building F, based on the Recitals, Evidence contained in the Administrative Record, and Findings set forth in Resolution No. 2022-14.

**Public Hearing Opened: 7:55 PM.**

Speakers

John P. McDermott  
 Denise Williams  
 Juan Serrato  
 Bill Quisenberry  
 Bob Palomarez  
 Louise Palomarez  
 Roy Bleckert  
 JoAnn Stephan

**Public Hearing Closed: 8:09 PM.**

**RESULT:** APPROVED [UNANIMOUS]  
**MOVER:** Jeffrey Sims, Commissioner  
**SECONDER:** Matthew Chen, Commissioner  
**AYES:** Jeffrey Sims, Matthew Chen, Patricia Korzec, Alvin DeJohnette, Rafael Brugueras, Omar Cobian

**OTHER COMMISSION BUSINESS**

No items for discussion.

**STAFF COMMENTS**

Planning Official, Sean Kelleher, once again recognized Chris Orsmy for his service and congratulated Commissioner Chen for his appointment.

City Attorney chimed in concurrence and congratulated Commissioner Chen for his appointment and continued public service.

**PLANNING COMMISSIONER COMMENTS**

Commissioner Brugueras submitted his resignation, effective immediately, due to family relocation.

Chair Korzec also submitted resignation as of April 1st, due to a conflicting schedule.

Commissioner Chen thanked staff for work on presentation and wished Commissioner Brugueras and Chair Korzec well in their future. Commissioner Chen provided a news

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update regarding a Marine Corp accident on March 18, where a MV22 crashed in Norway, killing 4 Marines: Captain Ross Reynolds, Captain Matthew Tomkiewicz, Gunnery Sergeant James Speedy, and Corporal Jacob Moore. Commissioner Chen extended his condolences to the families and members of the Marine Corp and asked that attendees remember to thank veterans and Marines for their service.

Commissioner Sims thanked Commissioner Brugueras and Chair Korzec for their work and stated despite disagreements he wishes them all the best.

**ADJOURNMENT**

There being no further business to come before the Planning Commission, Chair Korzec adjourned the meeting at 8:19 PM.

Submitted by:

Approved by:

\_\_\_\_\_  
Ashley Aparicio  
Planning Commission Secretary

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

Minutes Acceptance: Minutes of Mar 24, 2022 7:00 PM (CONSENT CALENDAR)

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

**REGULAR MEETING – 7:00 PM  
February 24, 2022**

**CALL TO ORDER**

This regular meeting of the Planning Commission of the City of Moreno Valley was called to order at 7:08 p.m., by Vice Chairperson DeJohnette 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	Absent
	Omar Cobian	Commissioner	Present
	Matthew Chen	Commissioner	Present

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Sims.

**APPROVAL OF AGENDA**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Patricia Korzec, Chairperson
<b>SECONDER:</b>	Omar Cobian, Commissioner
<b>AYES:</b>	Patricia Korzec, Omar Cobian, Alvin DeJohnette, Jeffrey Sims, Matthew Chen
<b>ABSENT:</b>	Rafael Brugueras

**PUBLIC COMMENTS PROCEDURE**

**PUBLIC COMMENTS**

Speakers  
George Hague  
Susan Zeitz  
David Zeitz

**CONSENT CALENDAR**

No items for discussion.

**NON-PUBLIC HEARING ITEMS**

Minutes Acceptance: Minutes of Feb 24, 2022 7:00 PM (CONSENT CALENDAR)

1. General Plan Annual Progress Report as required by Government Code 65400 (Report of: Planning Commission)

A. Staff recommends that the Planning Commission take the following actions:

1. **APPROVE** Resolution No. 2022-10, and thereby:

- a) **CERTIFY** the General Plan Annual qualifying for the common sense exemption in accordance with Section 15061 (b) (3) of the California Environmental Quality Act (CEQA) Guidelines; and
- b) **RECOMMEND** that the City Council find and conclude that the January 2021 to December 2021 General Plan Annual Report is consistent with the requirements of Government Code Section 65400 and direct staff to submit the Annual Report to the Office of Planning and Research and to the Department of Housing and Community Development by April 1, 2022.

**Public Hearing Opened:** 7:27 PM.

No public speakers.

**Public Hearing Closed:** 7:29 PM.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Omar Cobian, Commissioner
<b>SECONDER:</b>	Matthew Chen, Commissioner
<b>AYES:</b>	Omar Cobian, Matthew Chen, Patricia Korzec, Alvin DeJohnette, Jeffrey Sims
<b>ABSENT:</b>	Rafael Brugueras

## PUBLIC HEARING ITEMS

1. A Conditional Use Permit for the development of a Service Station with a market that includes fueling stations on a 2.4-acre portion of 6.9-acre parcel located at the southwest corner of Redlands Boulevard and Hemlock Avenue (Report of: Planning Commission)

A. Staff recommends that the Planning Commission take the following actions:

1. **ADOPT** Resolution No. 2022-11, and thereby:

- a) **APPROVE** the Mitigation Monitoring and Reporting Program prepared for the Proposed Project, which consists of Conditional Use Permit (PEN18-0038) pursuant to CEQA and the CEQA Guidelines; based on the findings set forth and/or referenced in Resolution 2022-11; and
- b) **CERTIFY** the Initial Study/Mitigated Negative Declaration prepared for Conditional Use Permit (PEN18-0038) on file with the Community

Development Department, incorporated herein by this reference, which was completed in compliance with CEQA and the CEQA Guidelines, and reflects that the Planning Commission reviewed and considered the information contained in the Mitigated Negative Declaration, and exercised its independent judgment and analysis of the Proposed Project's potential environmental impacts, based on the findings set forth and/or referenced in Resolution 2022-11.

2. **ADOPT** Resolution No. 2022-12, and thereby:

- a) **APPROVE** Conditional Use Permit (PEN18-0038), based on the Recitals, Evidence contained in the Administrative Record, and Findings as set forth and/or referenced in Resolution No. 2022-12.

**Public Hearing Opened: 8:06 PM.**

Speakers

George Hague  
Susan Zeitz  
David Zeitz  
Kendall Heron  
Sarah Hernandez-Solis  
Darric Contreras  
Alma Hernandez  
Tom Thornsley  
Angelina Huerta  
Paul Vanvuela  
Hailey Kenny  
Paul Hernandez  
Connie  
Bob Palomarez  
Elena Baca-Santa Cruz  
Louise Palomarez  
Roy Bleckert  
Elenor Thomas

**Public Hearing Closed: 8:55 PM.**

At 9:11 PM the Planning Commission took a brief recess and reconvened at 9:25 PM.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Patricia Korzec, Chairperson
<b>SECONDER:</b>	Omar Cobian, Commissioner
<b>AYES:</b>	Patricia Korzec, Omar Cobian, Matthew Chen, Alvin DeJohnette, Jeffrey Sims
<b>ABSENT:</b>	Rafael Brugueras

Minutes Acceptance: Minutes of Feb 24, 2022 7:00 PM (CONSENT CALENDAR)



2. Conditional Use Permit (PEN21-0192) for the operation of a Cannabis Microbusiness within and existing 27,786 square foot existing building. (Report of: Planning Commission)

A. Staff recommends that the Planning Commission take the following actions:

1. **APPROVE** Resolution No. 2022-09, and thereby:

- a) **FIND AND DETERMINE** that Conditional Use Permit PEN21-0192 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 1 Exemption (Section 15301, Existing Facilities); and
- b) **APPROVE** Conditional Use Permit PEN21-0192 subject to the attached Conditions of Approval as Exhibit A to the Resolution.

**Public Testimony Opened:** 9:45 PM.

Speakers

George Hague  
Laura Mojarro

**Public Testimony Closed:** 10:06 PM.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Patricia Korzec, Chairperson
<b>SECONDER:</b>	Jeffrey Sims, Commissioner
<b>AYES:</b>	Matthew Chen, Patricia Korzec, Omar Cobian, Alvin DeJohnette, Jeffrey Sims
<b>ABSENT:</b>	Rafael Brugueras

**OTHER COMMISSION BUSINESS**

No items for discussion.

**STAFF COMMENTS**

Planning Official briefly described the City’s collaborative process in identifying illegal cannabis businesses and their signage.

Interim City Attorney noted the City’s proactive efforts in shutting down illegal dispensaries with support of the Riverside County District Attorney’s Office.

**PLANNING COMMISSIONER COMMENTS**

Chairperson Korzec discussed the Point in Time Homeless Count within the City and encouraged others to participate in similar programs that help address the homeless crisis.

Vice Chairperson DeJohnette mentioned he concurs with public speakers to offer different avenues to attend public meetings.

Commissioner Chen elaborated on the growth of Moreno Valley on both the west and east side and asked residents to be patient as development enters the west side of town.

**ADJOURNMENT**

There being no further business to come before the Planning Commission, Vice Chairperson DeJohnette adjourned the meeting at 10:26 PM.

Submitted by:

Approved by:

\_\_\_\_\_  
Ashley Aparicio  
Planning Commission Secretary

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

Minutes Acceptance: Minutes of Feb 24, 2022 7:00 PM (CONSENT CALENDAR)

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

**REGULAR MEETING – 7:00 PM  
February 10, 2022**

**CALL TO ORDER**

This regular meeting of the Planning Commission of the City of Moreno Valley was called to order at 7:18 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
	Matthew Chen	Commissioner	Present

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Chen.

**APPROVAL OF AGENDA**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Rafael Brugueras, Commissioner
<b>SECONDER:</b>	Omar Cobian, Commissioner
<b>AYES:</b>	Rafael Brugueras, Omar Cobian, Patricia Korzec, Alvin DeJohnette, Jeffrey Sims, Matthew Chen

**PUBLIC COMMENTS PROCEDURE**

**PUBLIC COMMENTS**

Speakers

George Hague  
Susan Zeitz

**CONSENT CALENDAR**

No items for discussion.

**NON-PUBLIC HEARING ITEMS**

No items for discussion.

**PUBLIC HEARING ITEMS**

Minutes Acceptance: Minutes of Feb 10, 2022 7:00 PM (CONSENT CALENDAR)

1. Continued public hearing - A Conditional Use Permit for the development of a Travel Center that includes fast food, retail, fueling stations for passenger vehicles and trucks, and truck parking on a 17-acre parcel located at the northwest corner of Redlands Boulevard and Eucalyptus Avenue (Report of Planning Commission)

A. Staff recommends that the Planning Commission take the following actions:

1. **ADOPT** Resolution No. 2022-01, and thereby:
  - a) **APPROVE** the Mitigation Monitoring and Reporting Program prepared for the proposed project, which consists of Conditional Use Permit (PEN21-0077) pursuant to CEQA and the CEQA Guidelines; based on the findings set forth and/or referenced in Resolution 2022-01; and
  - b) **CERTIFY** the Initial Study/Mitigated Negative Declaration prepared for Conditional Use Permit (PEN21-0077) on file with the Community Development Department, incorporated herein by this reference, which was completed in compliance with CEQA and the CEQA Guidelines, and reflects that the Planning Commission reviewed and considered the information contained in the Mitigated Negative Declaration, and exercised its independent judgment and analysis of the proposed Project's potential environmental impacts, based on the findings set forth and/or referenced in Resolution 2022-01; and
2. **ADOPT** Resolution No. 2022-02, and thereby:
  - a) **APPROVE** Conditional Use Permit (PEN21-0077), based on the Recitals, Evidence contained in the Administrative Record, and Findings as set forth and/or referenced in Resolution No. 2022-02.

**Public Hearing Opened: 7:52 PM.**

Speakers

George Hague  
 Tom Thornsley  
 Susan Zeitz  
 David Zeitz  
 Darric V. Williams  
 Christina Torres  
 Louis Palomarez  
 Bob Palomarez

**Public Hearing Closed: 8:43 PM.**

<b>RESULT:</b>	<b>FAILED [2 TO 4]</b>
<b>MOVER:</b>	Jeffrey Sims , Commissioner
<b>SECONDER:</b>	Alvin DeJohnette, Commissioner
<b>AYES:</b>	Alvin DeJohnette, Rafael Brugueras
<b>NAYS:</b>	Patricia Korzec, Jeffrey Sims, Omar Cobian, Matthew Chen

Minutes Acceptance: Minutes of Feb 10, 2022 7:00 PM (CONSENT CALENDAR)

**OTHER COMMISSION BUSINESS**

No items for discussion.

**STAFF COMMENTS**

Planning Official welcomed new Planning Commissioner Matthew Chen and thanked everyone for their participation.

Interim City Attorney explained what vehicle miles traveled is.

**PLANNING COMMISSIONER COMMENTS**

Members of the Commission extended a warm welcome to new Planning Commissioner Matthew Chen.

**ADJOURNMENT**

There being no further business to come before the Planning Commission, Chairperson Korzec adjourned the meeting at 9:43 PM.

Submitted by:

Approved by:

\_\_\_\_\_  
Grace Espino-Salcedo  
Planning Commission Secretary

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

Minutes Acceptance: Minutes of Feb 10, 2022 7:00 PM (CONSENT CALENDAR)

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

**REGULAR MEETING – 7:00 PM  
January 27, 2022**

**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 DeJohette	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 Cobian.

**APPROVAL OF AGENDA**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Rafael Brugueras , Commissioner
<b>SECONDER:</b>	Jeffrey Sims, Commissioner
<b>AYES:</b>	Rafael Brugueras, Jeffrey Sims, Alvin DeJohette, Omar Cobian
<b>ABSENT:</b>	Patricia Korzec

**PUBLIC COMMENTS PROCEDURE**

**PUBLIC COMMENTS**

No items for discussion.

**CONSENT CALENDAR**

No items for discussion.

**NON-PUBLIC HEARING ITEMS**

No items for discussion.

**PUBLIC HEARING ITEMS**

Minutes Acceptance: Minutes of Jan 27, 2022 7:00 PM (CONSENT CALENDAR)

1. Conditional Use Permit for a Planned Unit Development and Tentative Tract Map No. 38123 for a 177-lot single-family residential subdivision on 33.57 gross acres (Report of: Planning Commission).

1. Staff recommends that the Planning Commission take the following actions:

1. **APPROVE** Resolution No. 2022-06, and thereby:

a) **APPROVE** the Initial Study/Mitigated Negative Declaration prepared for Conditional Use Permit for a Planned Unit Development (PEN21-0311) and Tentative Tract Map No. 38123 (PEN21-0136) on file with the Community Development Department, incorporated herein by this reference, which was completed in compliance with CEQA and the CEQA Guidelines, and reflects that the Planning Commission reviewed and considered the information contained in the Initial Study/Mitigated Negative Declaration, and exercised its independent judgment and analysis of the proposed Project's potential environmental impacts; and

b) **ADOPT** the Mitigation Monitoring and Reporting Program prepared for the Project, consists of Conditional Use Permit (PEN21-0311) and Tentative Tract Map No. 38123 (PEN21-0136) pursuant to CEQA and the CEQA Guidelines.

2. **ADOPT** Resolution No. 2022-07, and thereby:

a) **APPROVE** Conditional Use Permit (PEN21-0311) for a Planned Unit Development based on the Recitals, Evidence contained in the Administrative Records and Findings as set forth in Resolution No. 2022-07.

3. **ADOPT** Resolution No. 2022-08, and thereby:

a) **APPROVE** Tentative Tract Map No. 38123 (PEN21-0136) based on the Recitals, Evidence contained in the Administrative Records, and Findings set forth in Resolution No. 2022-08.

**Public Hearing Opened: 7:10 PM.**

Speakers

No public speakers.

**Public Hearing Closed: 7:52 PM.**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Jeffrey Sims, Commissioner
<b>SECONDER:</b>	Omar Cobian, Commissioner
<b>AYES:</b>	Jeffrey Sims, Omar Cobian, Alvin DeJohnette, Rafael Brugueras
<b>ABSENT:</b>	Patricia Korzec

Minutes Acceptance: Minutes of Jan 27, 2022 7:00 PM (CONSENT CALENDAR)

**OTHER COMMISSION BUSINESS**

No items for discussion.

**STAFF COMMENTS**

No items for discussion.

**PLANNING COMMISSIONER COMMENTS**

No items for discussion.

**ADJOURNMENT**

There being no further business to come before the Planning Commission, Chairperson Korzec adjourned the meeting at 7:53 PM.

Submitted by:

Approved by:

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

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

Minutes Acceptance: Minutes of Jan 27, 2022 7:00 PM (CONSENT CALENDAR)



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

**REGULAR MEETING – 7:00 PM  
January 13, 2022**

**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
	Rafael Brugueras	Commissioner	Present
	Omar Cobian	Commissioner	Present
	Alvin DeJohnette	Commissioner	Present
	Jeffrey Sims	Commissioner	Present

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Vice Chairperson DeJohnette.

**APPROVAL OF AGENDA**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Rafael Brugueras, Commissioner
<b>SECONDER:</b>	Omar Cobian, Commissioner
<b>AYES:</b>	Patricia Korzec, Rafael Brugueras, Omar Cobian, Alvin DeJohnette, Jeffrey Sims

**PUBLIC COMMENTS PROCEDURE**

**PUBLIC COMMENTS**

No items for discussion.

**CONSENT CALENDAR**

No items for discussion.

**NON-PUBLIC HEARING ITEMS**

No items for discussion.

**PUBLIC HEARING ITEMS**

1. Continued public hearing - A conditional use permit for the development of a travel center that includes fast food, retail, fueling stations for passenger vehicles

and trucks, and truck parking on a 17-acre parcel located at the northwest corner of Redlands Boulevard and Eucalyptus Avenue (Report of: Planning Commission)

A. Staff recommends that the Planning Commission take the following actions:

1. **APPROVE** Resolution No. 2022-01, and thereby:

- a) **APPROVE** the Mitigation Monitoring and Reporting Program prepared for the proposed project, which consists of Conditional Use Permit (PEN21-0077) pursuant to CEQA and the CEQA Guidelines; based on the findings set forth and/or referenced in Resolution 2022-01; and
- b) **CERTIFY** the Initial Study/Mitigated Negative Declaration prepared for Conditional Use Permit (PEN21-0077) on file with the Community Development Department, incorporated herein by this reference, which was completed in compliance with CEQA and the CEQA Guidelines, and reflects that the Planning Commission reviewed and considered the information contained in the Mitigated Negative Declaration, and exercised its independent judgment and analysis of the proposed Project's potential environmental impacts, based on the findings set forth and/or referenced in Resolution 2022-01; and

2. **ADOPT** Resolution No. 2022-02, and thereby:

- a) **APPROVE** Conditional Use Permit (PEN21-0077), based on the Recitals, Evidence contained in the Administrative Record, and Findings as set forth and/or referenced in Resolution No. 2022-02.

**Public Hearing Opened: 7:05 PM.**

Speakers

Joe Bunker  
Arlene Sims  
David Zeitz  
Richard Moreno  
Robert Then  
Nathaly Ortiz

**Public Hearing Closed: 8:59 PM.**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Rafael Brugueras, Commissioner
<b>SECONDER:</b>	Patricia Korzec, Chairperson
<b>AYES:</b>	Patricia Korzec, Rafael Brugueras, Omar Cobian, Alvin DeJohnette, Jeffrey Sims

Minutes Acceptance: Minutes of Jan 13, 2022 7:00 PM (CONSENT CALENDAR)

2. PEN21-0208-PEN21-0211 Perris and Iris commercial center a proposed master plot plan, plot plan, and two conditional use permits for a grocery store, tunnel car wash, and two drive through restaurants. (Report of: Planning Commission)

A. Staff recommends that the Planning Commission take the following actions:

1. **APPROVE** Resolution No. 2022-03, and thereby:

- a) **FIND AND DETERMINE** that Master Plot Plan PEN21-0208 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
- b) **APPROVE** Master Plot Plan PEN21-0208 subject to the attached Conditions of Approval included as Exhibit A; and

2. **APPROVE** Resolution No. 2022-04, and thereby:

- a) **FIND AND DETERMINE** that Plot Plan PEN21-0209 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
- b) **APPROVE** Plot Plan PEN21-0209 subject to the attached Conditions of Approval included as Exhibit A; and

3. **APPROVE** Resolution No. 2022-05, and thereby:

- a) **FIND AND DETERMINE** that Conditional Use Permits PEN21-0210 and PEN21-0211 are categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 32 Exemption (Section 15332, In-Fill Development Projects);and
- b) **APPROVE** Conditional Use Permits PEN21-0210 and PEN21-0211 subject to the attached Conditions of Approval included as Exhibit A and Exhibit B respectively.

**Public Hearing Opened:** 9:00 PM.

Speakers

No Public Speakers

**Public Hearing Closed:** 9:22 PM.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Jeffrey Sims, Commissioner
<b>SECONDER:</b>	Alvin DeJohnette, Vice Chairperson
<b>AYES:</b>	Patricia Korzec, Rafael Brugueras, Omar Cobian, Alvin DeJohnette, Jeffrey Sims

**OTHER COMMISSION BUSINESS**

No items for discussion.

**STAFF COMMENTS**

Planning Official informed Planning Commission City staff is considering moving meetings to be held via teleconference.

**PLANNING COMMISSIONER COMMENTS**

Commissioner DeJohnette asked staff to clarify when teleconference meetings will begin. Planning Official stated that it will be decided prior to the January 27, 2022 meeting and be announced in the agenda. Commissioner Sims wished staff a Happy New Year, noting there's a whole year ahead to get things done.

**ADJOURNMENT**

There being no further business to come before the Planning Commission, Chairperson Korzec adjourned the meeting at 9:25 PM.

Submitted by:

Approved by:

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

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

Minutes Acceptance: Minutes of Jan 13, 2022 7:00 PM (CONSENT CALENDAR)

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

**REGULAR MEETING – 7:00 PM  
December 9, 2021**

**CALL TO ORDER**

This regular meeting of the Planning Commission of the City of Moreno Valley was called to order at 7:01 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 Vice Chairperson DeJohnette.

**APPROVAL OF AGENDA**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Rafael Brugueras, Commissioner
<b>SECONDER:</b>	Alvin DeJohnette, Vice Chairperson
<b>AYES:</b>	Rafael Brugueras, Alvin DeJohnette, Patricia Korzec, Jeffrey Sims, Omar Cobian

**PUBLIC COMMENTS PROCEDURE**

**PUBLIC COMMENTS**

**Public Speaker:**

Thomas Thornsley

**CONSENT CALENDAR**

1. Planning Commission - Regular Meeting - November 29, 2021 7:00 P.M.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Rafael Brugueras, Commissioner
<b>SECONDER:</b>	Omar Cobian, Commissioner
<b>AYES:</b>	Rafael Brugueras, Omar Cobian, Patricia Korzec, Jeffrey Sims, Alvin DeJohnette

Minutes Acceptance: Minutes of Dec 9, 2021 7:00 PM (CONSENT CALENDAR)

2. Cancellation of December 23, 2021 Planning Commission Meeting (Report of: Planning Commission)

**RESULT:** APPROVED [UNANIMOUS]  
**MOVER:** Rafael Brugueras, Commissioner  
**SECONDER:** Omar Cobian, Commissioner  
**AYES:** Rafael Brugueras, Omar Cobian, Patricia Korzec, Alvin DeJohnette, Jeffrey Sims

### NON-PUBLIC HEARING ITEMS

No items for discussion.

### PUBLIC HEARING ITEMS

1. Continuance of a Conditional Use Permit for the development of a travel center that includes fast food, retail, fueling stations for passenger vehicles and trucks, and truck parking on a 17-acre parcel located at the northwest corner of Redlands Boulevard and Eucalyptus Avenue (Report of: Planning Commission)
  - A. Staff recommends that the Planning Commission take the following actions:
    - a) **CONTINUE** Conditional Use Permit (PEN21-0077) to the January 13, 2022 Planning Commission meeting.

**Public Hearing Opened:** 7:10 P.M.

**Public Speaker:**  
Thomas Thornsley

**Public Hearing Closed:** 7:13 P.M.

**RESULT:** APPROVED [UNANIMOUS]  
**MOVER:** Rafael Brugueras, Commissioner  
**SECONDER:** Alvin DeJohnette, Vice Chairperson  
**AYES:** Rafael Brugueras, Alvin DeJohnette, Patricia Korzec, Jeffrey Sims, Omar Cobian

2. Tentative Parcel Map 38209 - Finance Map for Finance and Conveyance purposes to subdivide an 11.49 acre parcel into two parcels, located at the southeast corner of Redlands Boulevard and Kalmia Avenue (Report of: Planning Commission)
  - A. Staff recommends that the Planning Commission take the following actions, and thereby:
    1. **APPROVE** Resolution No. 2021-55, and thereby:
      - a) **FIND AND DECLARE** that the proposed project Tentative Parcel Map 38209 (PEN21-0162) (Finance Map) is exempt from the provisions of

the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061.b.3 as the proposed project qualifies as an activity that is covered by the common sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; such activity is not subject to CEQA.

- b) **APPROVE** Tentative Parcel Map 38209 (PEN21-0162) (Finance Map) for Finance and Conveyance purposes only, subject to the attached Conditions of Approval included as Exhibit A.

**Public Hearing Opened:** 7:13 P.M.

No Public Speakers

**Public Hearing Closed:** 7:21 P.M.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Jeffrey Sims, Commissioner
<b>SECONDER:</b>	Alvin DeJohnette, Vice Chairperson
<b>AYES:</b>	Jeffrey Sims, Alvin DeJohnette, Patricia Korzec, Rafael Brugueras, Omar Cobian

- 3. PEN21-0112 through PEN21-0113: Courtyards at Cottonwood Phase II a proposed general plan amendment, change of zone, and plot plan for a 32-unit affordable residential development on 1.61 acres, located north of Cottonwood Avenue on the East Side of Indian Street (Report of: Planning Commission)

A. Staff recommends that the Planning Commission take the following actions, and thereby:

- 1. **ADOPT** Resolution No. 2021-48, attached hereto **RECOMMENDING** that the City Council:

- a) **ADOPT** the Mitigation Monitoring and Reporting Program prepared for the Proposed Project, which consists of General Plan Amendment (PEN21-0113), Change of Zone (PEN21-0114), and Plot Plan (PEN21-0112) on file with the Community Development Department, incorporated herein by this reference, and any necessary and corresponding amendments to the City's Zoning Atlas to reflect the proposed changes in the zoning classification and/or redistricting associated with the General Plan Amendment (PEN21- 0113) and Change of Zone (PEN21-0114), pursuant to CEQA and the CEQA Guidelines and based on the findings as set forth and/or referenced in Resolution No. 2021-48; and

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- b) **APPROVE** the Initial Study/Mitigated Negative Declaration prepared for the Proposed Project, which consist of a General Plan Amendment (PEN21- 0113), Change of Zone (PEN21-0114) and Plot Plan (PEN21-0112), on file with the Community Development Department, incorporated herein by this reference, and any necessary and corresponding amendment to the City’s Zoning Atlas to reflect the proposed changes in the zoning classification and/or redistricting associated with the General Plan Amendment (PEN21- 0113) and Change of Zone (PEN21-0114), which was completed in compliance with CEQA and the CEQA Guidelines, and reflects that the Planning Commission reviewed and considered the information contained in the Initial Study/Mitigated Negative Declaration, and exercised its independent judgment and analysis of the Proposed Project’s potential environmental impacts, based on the findings as set forth and/or referenced in Resolution No. 2021-48; and
- 2. **ADOPT** Resolution No. 2021-49 attached hereto, **RECOMMENDING** that the City Council
  - a) **APPROVE** General Plan Amendment (PEN21-0113) and any necessary and corresponding amendments to the City’s Zoning Atlas to reflect the proposed changes in the zoning classification and/or redistricting associated with the General Plan Amendment based on the findings set forth and/or referenced in Resolution No. 2021-49.
- 3. **ADOPT** Resolution No. 2021-50, attached hereto, **RECOMMENDING** that the City Council:
  - a) **APPROVE** Change of Zone (PEN21-0114) and any necessary and corresponding amendment to the City’s Zoning Atlas to reflect the proposed change in the zoning classification and/or redistricting associated with the Change of Zone (PEN21-0114) based on the findings as set forth and/or referenced in Resolution No. 2021-50.
- 4. **ADOPT** Resolution No. 2021-51, attached hereto, **RECOMMENDING** that the City Council:
  - a) **APPROVE** Plot Plan (PEN21-0112) based on the findings as set forth and/or referenced in Resolution No. 2021-51.

**Public Hearing Opened:** 7:21 P.M.

Public Speakers:  
Darrell Barnes  
Julio Ramos  
Angelina Ramos

**Public Hearing Closed:** 8:13 P.M.



**RESULT:** APPROVED [UNANIMOUS]  
**MOVER:** Jeffrey Sims, Commissioner  
**SECONDER:** Omar Cobian, Commissioner  
**AYES:** Jeffrey Sims, Omar Cobian, Patricia Korzec, Alvin DeJohnette Rafael Brugueras

4. Municipal Code amendments amending various sections of Title 9 Planning and Zoning including Chapter 9.02 Permits and Approvals, Chapter 9.03 Residential Districts, Chapter 9.05 Industrial Districts, Chapter 9.07 Special Districts, Chapter 9.08 General Development Standards, Chapter 9.09 Specific Use Development Standards, Chapter 9.11 Parking, Pedestrian and loading Requirements, Chapter 9.14 Land Divisions, Chapter 9.15 Definitions, Chapter 9.16 Design guidelines, and chapter 9.17 landscape and water efficiency requirements (Report of: Planning Commission)

A. Staff recommends that the Planning Commission take the following actions, and thereby:

1. **APPROVE** Resolution No. 2021-54, and thereby **RECOMMEND** that the City Council:

a) **APPROVE** the Municipal Code Amendments PEN21-0073, based on the findings contained set forth and/or referenced in this Resolution and **ADOPT** an ordinance to include the amendments included in this Resolution.

**Public Hearing Opened:** 8:13 P.M.

No Public Speakers

**Public Hearing Closed:** 8:45 P.M.

**RESULT:** APPROVED [UNANIMOUS]  
**MOVER:** Alvin DeJohnette, Vice Chairperson  
**SECONDER:** Rafael Brugueras, Commissioner  
**AYES:** Alvin DeJohnette, Rafael Brugueras, Patricia Korzec, Jeffrey Sims, Omar Cobian

**OTHER COMMISSION BUSINESS**

No items for discussion.

**STAFF COMMENTS**

Planning Official wishes everyone a Happy Holiday Season and looks forward to seeing everyone again in January.

**PLANNING COMMISSIONER COMMENTS**

Commissioner Brugueras wishes everyone, and City staff a Merry Christmas and a Happy New Year. To all the residents in Moreno Valley may you have a blessed holiday season, may you enjoy each of them in love and peace because here in the City of Moreno Valley we are trying to do that for everybody. He wishes his fellow Commissioners a Merry Christmas and Happy New Year.

Chairperson Korzec wants to wish the staff a Happy Holidays. She stated it has been a good year and believes there have been a few controversial actions on some items, but the commission continued to work as a team and the betterment for the city.

**ADJOURNMENT**

There being no further business to come before the Planning Commission, Chairperson

Korzec adjourned the meeting at 8:54 PM.

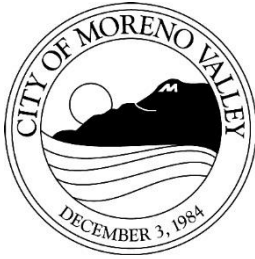
Submitted by:

Approved by:

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

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

Minutes Acceptance: Minutes of Dec 9, 2021 7:00 PM (CONSENT CALENDAR)



## PLANNING COMMISSION

### STAFF REPORT

Meeting Date: April 14, 2022

#### CONDITIONAL USE PERMIT (PEN21-0005) FOR A 3,589 SQUARE FOOT RETAIL CANNABIS DISPENSARY

Case:	PEN21-0005 (Conditional Use Permit)
Applicant:	Moreno Valley Investments, LLC
Property Owner	MV Sunnymead Inv.
Representative	Erica Hsu
Location:	24175 Sunnymead Boulevard (APN 481-120-008)
Case Planner:	Kirt Coury
Council District:	1
Proposal	Conditional Use Permit for a 3,589 square foot retail cannabis dispensary, "Sunnymead Retail," located at 24175 Sunnymead Boulevard.

#### **SUMMARY**

The Applicant, MV Investments, LLC., is requesting approval of a Conditional Use Permit (CUP) to allow a 3,589 square foot retail cannabis dispensary in the Village Specific Plan SP 204, Village Commercial Residential (VCR) District. The Village Specific Plan SP 204, Village Commercial Residential (VCR) District, incorporates the permitted and conditionally permitted uses within the Moreno Valley Municipal Code's Neighborhood Commercial (NC) District by reference. The proposed use of commercial retail sales of cannabis is a conditionally permitted use within the Neighborhood Commercial (NC) District. It, therefore, is also a conditionally permitted use in the Village Specific Plan SP 204, Village Commercial Residential (VCR) District.

#### **BACKGROUND**

##### **A. Previous Entitlement**

The Applicant previously received approval to reuse an existing commercial building on the subject site for a commercial cannabis dispensary in May 2020. Unfortunately, the structure was destroyed in a fire after obtaining the entitlement. Therefore, the Applicant was required to bring forward a new entitlement for the site that included a new commercial building described in this staff report.

**B. Maximum Number**

Section 9.09.293 of the Municipal Code provides that commercial cannabis land-use activities (such as the Proposed Project) are conditionally permitted on, but not limited to, lands zoned Community Commercial (CC) District. In other words, each type of activity must be located in a permitted zone within the City, as set forth in Title 9 (Planning and Zoning) of the Municipal Code. Each activity requires a CUP issued by the Planning Commission.

Currently, there are only two more outstanding CUPs that may be applied for under the City’s regulations for dispensaries. The table below identifies, amongst other things, 1) the maximum number of CUPs that may be issued for the entire City for each type of commercial cannabis business activity, and 2) the number of CUPs issued so far for each commercial cannabis business activity.

Types of Commercial Cannabis Activities	Number of Permits Allowed	Number of Provisional Business Permits Issued	Number of Conditional Use Permit Applications Submitted	Number of Conditional Use Permit Applications Pending Review	Number of Conditional Use Permit Applications Approved
Dispensaries	25	25	23	3	20
Testing Facilities	1	0	0	0	0
Cultivation	5	5	3	3	0
Microbusinesses	7	6	5	2	3
Distribution	2	2	2	1	1
Manufacturing	3	2	2	2	0

**C. Proposed Project**

**PROJECT DESCRIPTION**

The Applicant is requesting approval to construct a new 3,589 square foot, two-story commercial building for a commercial cannabis dispensary (retail sales only) at 24175 Sunnymead Boulevard on the south side of Sunnymead Boulevard between Heacock Street and Back Way (APN: 481-120-008). Building improvements include a lobby and reception area, sales floor, and Business offices. The hours of operation have been conditioned to be consistent with the provisions of State law (6:00 AM – 10:00 PM).

**Surrounding Area**

The proposed retail cannabis dispensary proposes a 3,589 square foot building. The proposed retail cannabis dispensary will be occupying the existing building in its entirety. Adjacent uses include a mix of retail and office uses to the north, a restaurant

to the east, an apartment complex to the south, and a vacant parcel to the west proposed to be developed with a new retail cannabis dispensary and associated medical office building.

### **Access/Parking**

An existing driveway provides vehicle access to the site on Sunnymead Boulevard. The proposed retail cannabis dispensary must be parked at a ratio of 1 space for every 225 square feet of floor area. As the building is 3,589 square feet, 16 parking spaces would be required. As designed, the site plan provides for 19 parking spaces on-site; therefore meeting and exceeding the current Municipal Code standards within section 9.11.080 of the Municipal Code.

### **Design/Landscaping**

The proposed building has been designed with a contemporary architectural design that includes a combination of painted stucco, clay roof tiles, painted steel channel awning wood corbels, stacked stone veneer, and natural corten steel paneling. Other exterior improvements include storefront windows with frosted glass along the north (front) building elevation. In addition to the exterior modifications to the building, the Applicant has proposed to upgrade the project site in several different ways, including new exterior lighting, new landscaping, a new trash enclosure, and a new block wall along a portion of the southern property line, adjacent to existing single-family residential uses.

## **D. Project Entitlements**

### **Status of Provisional Commercial Cannabis Regulatory Permit**

On January 15, 2019, Moreno Valley Investments, LLC was issued a Provisional CCRP for cannabis dispensary use. The Applicant will apply for the micro-business license issued by the State Bureau of Cannabis Control once the Planning Commission approves the CUP application.

### **CONDITIONAL USE PERMIT APPLICATION**

The Applicant requests approval for a CUP to operate a 3,589 square-foot cannabis dispensary facility. All operations would be consistent with all applicable federal, state, and local requirements, including all applicable provisions of Moreno Valley Municipal Code Section 9.09.290 and Title 5.

- **Safety and Security Plans**

The proposed security measures are similar to other cannabis businesses and comply with Section 9.09.290 of the Moreno Valley Municipal Code. The Applicant provided a safety and security plan to the City, which provides that employees will be trained to learn the policies and proper procedures for the handling and disposing of cannabis products and how to handle site security for employees, customers, and the public. The plan also includes provisions for on-site security guards, installing external smoke alarms around the building, on-site

safety and security signage, parking lot lighting, a secured parking area for deliveries, a video surveillance system, and procedures for product transfer and currency. A condition of approval has also been included that requires the Applicant to provide all video recordings to the City's Police and Fire Departments upon request.

**C. Odor Control Plan**

An Odor Control Plan has been prepared in conformance with City requirements to ensure abatement of all potential odors that could emanate from the business. The plan provides that carbon filters shall be attached to the heating, ventilation, and air conditioning (HVAC) exhaust fans to address cannabis-related odors. This HVAC air purification system utilizes five-ton commercial units used in hospitals. The HVAC has a two-phase filtration and odor neutralizing system consisting of carbon filters and an entirely organic ozone-infused air filtration system to neutralize cannabis odors effectively. All grow rooms will be sealed, with no air entering or exiting, except when the door is opened for access by employees. The air filtration system for the building will be designed by a licensed Mechanical Engineer and reviewed by the Building & Safety Division staff as part of the tenant improvement plans for the heating, ventilation, and air conditioning (HVAC) systems for the business. In addition, staff requires that automatic closures shall be installed on all interior and exterior doors and that all roof venting, wall penetrations, panel joints, etc., be sealed to prevent odors from migrating outside of the business.

**Commercial Cannabis State License**

The Applicant plans to apply for the necessary State cannabis licenses if the City ultimately approves the CUP.

**Final Commercial Cannabis Regulatory Permits**

The Proposed Project's Provisional CCRP will become a Final CCRP and become effective upon such time that the Applicant: 1) obtains a CUP pursuant to Chapter 9.09.290 (Commercial Cannabis Activities); 2) obtains a City Business License pursuant to Chapter 5.02 (Business Licenses); 3) obtains a Certificate of Occupancy pursuant issued by the City's Building & Safety Department; 4) registers it commercial cannabis business with the City's Tax Administrator pursuant to Chapter 3.28 (Commercial Cannabis Activity Tax); 5) obtains the appropriate Commercial Cannabis State License issued by the California Department of Cannabis Control; 6) obtains (if necessary) all other relevant and necessary regulatory permits, licenses and regulations within the purview of the California Department of Food and Agriculture, the California Department of Public Health and any other relevant state agencies; and 7) obtains a State Sellers Permit from the California Department of Tax and Fee Administration.

**REVIEW PROCESS**

The Applicant has worked with staff and modified the proposed plans to the satisfaction of all City Departments. Based on staff's review, it was determined that the Proposed

Project will be consistent with the City's requirements, subject to the conditions of approval in the attached Resolution.

## **ENVIRONMENTAL**

Staff recommends that the Planning Commission find that the Proposed Project is exempt from the California Environmental Quality Act (CEQA) provisions under CEQA Guidelines as a Class 32 Exemption (Section 15332, In-Fill Development Projects). Pursuant to the California Code of Regulations, a Class 32 exemption 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. The Proposed Project meets all of the conditions of the Class 32 exemption, consistent with the applicable General Plan designation and policies. The site is on a parcel of land less than five acres in size, and it contains no valuable habitat. The project will not have significant environmental effects and will be adequately served by utilities and public services.

## **NOTIFICATION**

Consistent with the City's Municipal Code provisions, public notice was sent to all property owners of record within 600 feet of the Project Site, posted on the Project Site, and published in the Press-Enterprise Newspaper.

## **REVIEW AGENCY COMMENTS**

The Proposed Project's application materials were circulated for review by all appropriate City Departments and Divisions as well as applicable outside agencies.

## **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission APPROVE Resolution No. 2022-24, and thereby:

1. **CERTIFY** that Conditional Use Permit PEN21-0005 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 PEN21-0005 subject to the attached Conditions of Approval included as Exhibit A to the Resolution.

Prepared by:  
Kirt Coury  
Contract Planner

Approved by:  
Sean P Kelleher  
Planning Division Manager

## **ATTACHMENTS**



**To view large attachments, please click your “bookmarks” on the left hand side of this document for the necessary attachment.**

1. Resolution No. 2022-24 for Conditional Use Permit
2. Project Plans
3. Zoning Map



**RESOLUTION NUMBER 2022-24**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (PEN21-0005) FOR A CANNABIS DISPENSARY, "SUNNYMEAD RETAIL," LOCATED AT 24175, ON THE SOUTH SIDE OF SUNNYMEAD BOULEVARD BETWEEN HEACOCK STREET AND INDIAN STREET (APN 481-120-008)**

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

**WHEREAS**, Moreno Valley Investments, LLC ("Applicant") has filed an application for the approval of Conditional Use Permit PEN21-0005 ("Application") for the development of a new commercial (retail) cannabis dispensary ("Proposed Project") located at 24175 Sunnymead Boulevard ("Site"); and

**WHEREAS**, Section 9.09.290 (Commercial Cannabis Activities) provides that a limited number of commercial cannabis dispensaries may be allowed within the Community Commercial (CC), Neighborhood Commercial (NC), and Business Park-Mixed Use (BPX) zoning districts, with a properly secured conditional use permit approved through the Planning Commission; 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 Site, 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, Specific Plan 204, 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 Conditional Use Permit 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 April 14, 2022, 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 April 14, 2022, the public hearing to consider the Application was duly conducted by the Planning Commission, at which time all interested persons were provided with an opportunity to testify and 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 Conditions of Approval Nos. to be imposed upon Conditional Use Permit PEN21-0005, 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 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; 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 for the Proposed 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 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 considered all 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) Specific Plan 204 and all relevant provisions referenced therein;
- (d) Application for the approval of Conditional Use Permit PEN21-0005 and all documents, records, and references contained therein;
- (e) Conditions of Approval for Conditional Use Permit PEN21-0005 attached hereto as Exhibit A;
- (f) 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;
- (g) Staff's determination that the Proposed Project is categorically exempt in compliance with the California Environmental Quality Act (CEQA) and CEQA Guidelines;
- (h) Testimony and/or comments from Applicant and its representatives during the public hearing; and
- (i) Testimony and/or comments from all persons are 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 Proposed Project's location, design, and operation will be compatible with the vicinity's existing and planned land use.

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

The Planning Commission hereby determines that the Proposed Project is categorically exempt from the California Environmental Quality Act (CEQA) provisions 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 Conditional Use Permit PEN21-0005 subject to the Conditions of Approval for Conditional Use Permit PEN21-0005, attached hereto as Exhibit A.

**Section 8. Repeal of Conflicting Provisions**

That all the provisions as heretofore adopted by the Planning Commission that conflicts 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 14<sup>th</sup> day of April, 2022.**

CITY OF MORENO VALLEY  
PLANNING COMMISSION

\_\_\_\_\_  
Alvin Dejohnette, Vice-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. 2022-24 for Conditional Use Permit [Revision 3] (5751 : Conditional Use Permit for Cannabis Dispensary)

Exhibit A

CONDITIONS OF APPROVAL

**CONDITIONS OF APPROVAL**

Conditional Use Permit (PEN21-0005)

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CITY OF MORENO VALLEY  
 CONDITIONS OF APPROVAL  
 Conditional Use Permit (PEN21-0005)

EFFECTIVE DATE:

EXPIRATION DATE:

**COMMUNITY DEVELOPMENT DEPARTMENT**Planning Division

1. This approval shall expire three years after the approval date of this project unless used or extended as provided for by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever. Use means the beginning of substantial construction contemplated by this approval within the three-year period, which is thereafter pursued to completion, or the beginning of substantial utilization contemplated by this approval. (MC 9.02.230)
2. In the event the use hereby permitted ceases operation for a period of one (1) year or more, or as defined in the current Municipal Code, this permit may be revoked in accordance with provisions of the Municipal Code.
3. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
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. 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)
6. 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.
7. 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)

**CONDITIONS OF APPROVAL**

Conditional Use Permit (PEN21-0005)

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8. The Developer shall defend, indemnify and hold harmless the City, city council, commissions, boards, subcommittees and the 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 prior or current agreements by and among the City and the Developer; (ii) the current, concurrent and subsequent permits, licenses and entitlements approved by the City; (iii) any environmental determination made by the City in connection with the Project Site and the Project; and (iv) any proceedings or other actions undertaken by the City in connection with the adoption or approval of any of the above. In the event of any administrative, legal, equitable action or other proceeding instituted by any third party (including without limitation a governmental entity or official) challenging the legality, validity or adequacy of any of the above items or any portion thereof, the Parties shall mutually cooperate with each other in defense of said action or proceeding. Notwithstanding the above, the City, at its sole option, may tender the complete defense of any third party challenge as described herein. In the event the City elects to contract with special counsel to provide for such a defense, the City shall meet and confer with the Developer regarding the selection of counsel, and the Developer shall pay all costs related to retention of such counsel by the City.
9. This project is located within Specific Plan 204. The provisions of the specific plan, the design manual, their subsequent amendments, and the Conditions of Approval shall prevail unless modified herein. (MC 9.13)

Special Conditions

10. The site has been approved for a the construction of a 3,589 square foot commercial building, associated site improvements, and the operation commercial cannabis dispensary, located at 24175 Sunnymead Boulevard, per the approved plans and per the requirements of the City's Municipal Code (MC) Section 9.09.290 Commercial Cannabis activities, 9.09.293 Cannabis Business locations and use, and 5.05 Commercial Cannabis Activity. A change or modification to the interior design/set-up, exterior elevations or business process (including security procedures) shall require separate review and approval. For a Conditional Use Permit, violation may result in revocation of a Conditional Use Permit per MC Section 9.09.290 F and 9.02.260.
11. The commercial cannabis dispensary shall be consistent with all other applicable federal, state and local requirements including the Moreno Valley Municipal Code



**CONDITIONS OF APPROVAL**

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Title 5 and Title 9, and all related Municipal Code sections.

12. The cannabis licensee shall display its current valid Commercial Cannabis Business Permit under Chapter 5.05 of this Code and a Conditional Use Permit issued in accordance with this chapter inside the lobby or waiting area of the main entrance to the site. The permits shall be displayed at all times in a conspicuous place so that it may be readily seen by all persons entering the site. (MC 9.09.290 (D)(2)(c))
13. All City Fire, Police and Code personnel shall have unlimited and unrestricted property access for inspections of commercial cannabis businesses and facilities during business hours. (MC 9.09.290 (D)(2)(g))
14. Security surveillance cameras and a video recording system must be installed to monitor all doors into and out of the buildings on the site, the parking lot, loading areas, and all exterior sides of the property adjacent to the public rights -of-way. The camera and recording systems must be of adequate quality, color rendition, and resolution to allow the identification of any individual present on the site. The recording system must be capable of exporting the recorded video in standards MPEG formats to another common medium, such as a DVD or USB drive. (MC 9.09.290 (E)(12)(a))
15. All windows on the building that houses the Cannabis Facility shall be appropriately secured and all cannabis and marijuana securely stored.
16. A copy of all pages of these conditions shall be included in the construction drawing package.
17. The commercial cannabis operation shall have a valid Commercial Cannabis Business Permit and shall comply with all requirements of Moreno Valley Municipal Code Chapter 5.05 prior to issuance of occupancy permits
18. No person associated with this commercial cannabis dispensary shall cause or permit the sale, dispensing or consumption of alcoholic beverages or the sale of tobacco products on or within 50 feet of the premises of a cannabis business. (MC 9.09.290 (D)(2)(b))
19. All operations conducted and equipment used must be in compliance with all applicable state and local regulations, including all building, electrical and fire codes. (MC 9.09.290 (E)(7)(b))
20. Professionally and centrally monitored fire, robbery, and burglar alarm systems must be installed and maintained in good working condition. The alarm system must include a private security company that is required to respond to every alarm. (MC 9.09.290 (E)(12)(b))



**CONDITIONS OF APPROVAL**

Conditional Use Permit (PEN21-0005)

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21. A licensee conducting a commercial cannabis dispensary shall meet all applicable operational requirements for retail/commercial cannabis dispensaries. (MC 9.09.290 (E)(4))
22. No person shall smoke, ingest, or otherwise consume cannabis in any form on, or within twenty (20) feet of, the dispensary site. (MC 9.09.290 (E)(4)(f))
23. The commercial cannabis dispensary shall have designated locked storage on the dispensary property for after-hours storage of medical and adult use recreational cannabis and cannabis infused products. All cannabis and cannabis infused products shall be stored at the dispensary property in secured rooms that are completely enclosed or in a safe that is bolted to the floor (with accommodations in place at all times to allow for and facilitate unlimited/unrestricted access throughout the premises by emergency service personnel). (MC 9.09.290 (E)(4)(c))
24. Waste and storage and disposal of all cannabis and marijuana products shall meet all applicable state and local health regulation. (MC 9.09.290 (E)(13))
25. The cannabis license and the Conditional Use Permit, apply only to the 3,589 square foot building at 24175 Sunnymead Boulevard. No use of any other tenant space, outside of the 3,589 square foot existing building is allowed per Conditional Use Permit PEN21-0005.
26. Daily hours of operation for the dispensary may start no earlier than 6:00am and end no later than 10:00pm, Sunday through Saturday.
27. No commercial cannabis dispensary owner or employee shall: (i) cause or permit the sale, distribution, or consumption of alcoholic beverages on the dispensary property (ii) hold or maintain a license from the State Division of Alcoholic Beverage
28. No cannabis or marijuana materials or products shall be visible from the exterior of any structure, facility, or building in which commercial cannabis dispensaries are being conducted. All commercial cannabis dispensaries must take place within a fully enclosed, secured and permanent structure (with accommodations in place at all times to allow for and facilitate unlimited/unrestricted access throughout the premises by emergency service personnel). (MC 9.09.290 (E)(6)(c))
29. The premises must be equipped with an odor absorbing ventilation and exhaust system so that odor generated inside the Cannabis Business that is distinctive to its operation is not detected outside the Cannabis Business, anywhere on adjacent property or public rights-of-way, on or about any exterior or interior common area walkways, hallways, breeze-ways, foyers, lobby areas, or any other areas available for common use by tenants or the visiting public, or within any other unit located within the same building as the Cannabis Business. As such, Cannabis Businesses

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must install and maintain the following equipment or any other equipment which the Local Licensing Authority determines has the same or better effectiveness:

- a. An exhaust air filtration system with odor control that prevents internal odors from being emitted externally; or
  - b. An air system that creates negative air pressure between the Cannabis Businesses' interior and exterior so that the odors generated inside the Cannabis Business are not detectable outside the Cannabis Business.
30. All Cannabis heating, ventilation, air conditioning and odor control plans and blue prints shall be stamped by a Licensed HVAC Mechanical Engineer
  31. All window arrays, doors and associated framing systems shall be renovated to install new glazing compounds and seals
  32. Automatic closures on all interior and exterior doors shall be installed
  33. All interior and exterior door seals shall be replaced and adjusted
  34. All roof venting, wall penetrations, panel joints etc. shall be sealed
  35. Air curtains shall be installed on all exterior doors
  36. Two secured parking spaces, identified on a plot plan shall be located convenient the required secured area of each facility to be used by secured transfer vehicles involved in the couriering or dispensing of cannabis materials products to and from the facility and for use by any secured vehicle commissioned for the transfer of currency to and from the facility. (MC 9.09.290 (E)(9)(f))
  37. Licensee shall prohibit loitering by individuals outside the licensed premises or anywhere on the property. (MC 9.09.290 (E) (14) (c))
  38. Licensee shall remove any graffiti from the licensed premises within twenty -four (24) hours of its occurrence, or as requested by the city. (MC 9.09.290 (E) (14) (d))
  39. Exterior landscaping within ten (10) feet of a licensed premises shall be designed, installed and maintained free of locations which could reasonably be used by persons to conceal themselves and/or to enable undesirable activity. The design and maintenance practices shall give appropriate consideration to both natural and artificial illumination. (MC 9.09.290 (E)(8)(c))
  40. Prior to issuance of any building permits, final landscaping and irrigation plans shall be submitted for review and approval of any new or repaired landscaping by the Planning Division designed per the City's Municipal Code 9.17.

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41. Prior to issuance of Certificates of Occupancy or building final, the required landscaping and irrigation improvements shall be installed, and inspected and approved by the Planning Division. (DC 9.03.040)
42. The parking lot lighting shall be maintained in good repair and shall comply with the Municipal Code lighting standards and the Security Plan at all times.
43. The commercial cannabis operation shall comply with all requirements of Moreno Valley Municipal Code Chapter 5.05 prior to issuance of occupancy permits
44. Prior to Building Permit or Certificate of Occupancy, the process for any transfer of product or currency shall be identified in an updated Security Plan to be reviewed and approved by the Planning Division. (MC 9.09.290 (D)(2)(f))
45. The Security Plan on file with the City of Moreno Valley shall remain in effect as long as the established use is in operation. Any changes, additions, removal or modifications to the plan shall be submitted to the City for review and inclusion in the Conditional Use Permit file
46. Prior to approval of tenant improvement plans, the applicant shall submit plans detailing provisions for controlled/secured access into and out of the dispensary area.
47. Persons under the age of twenty-one (21) years shall not be allowed on the premises. It shall be unlawful and a violation of this chapter for any person to employ any person at a commercial cannabis business who is not at least twenty-one (21) years of age
48. All parking stalls shall be designed consistent with the design standards within section 9.11.080 of the Municipal Code

Prior to Grading Permit

49. Prior to issuance of grading permits, the developer shall submit wall/fence plans to the Planning Division for review and approval as follows:
  - a. A maximum 6 foot high solid decorative block perimeter wall with pilasters and a cap shall be required adjacent to all residential zoned areas.
  - b. 3-foot high decorative wall, solid hedge or berm shall be placed in any setback areas between a public right of way and a parking lot for screening.
  - c. Any proposed retaining walls shall also be decorative in nature, while the

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combination of retaining and other walls on top shall not exceed the height requirement.

d. Proposed screening walls for truck loading areas and required loading docks shall also include decorative block walls with pilasters with a height up to fourteen (14) feet to fully screen trucks (industrial and some situations with commercial uses).

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

50. 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.
51. Prior to the issuance of building permits, proposed covered trash enclosures shall be included in the Planning review of the Fence and Wall plan or separate Planning submittal. The trash enclosure(s), including the roof materials, shall be compatible with the architecture, color and materials of the building(s) design. Trash enclosure areas shall include landscaping on three sides. Approved design plans shall be included in a Building submittal (Fence and Wall or building design plans). (GP Objective 43.6, DG)
52. Prior to issuance of any building permits, final landscaping and irrigation plans shall be submitted for review and approved by the Planning Division. After the third plan check review for landscape plans, an additional plan check fee shall apply. The plans shall be prepared in accordance with the City's Landscape Requirements and shall include:
- a. A three (3) foot high decorative wall, solid hedge or berm shall be placed in any setback areas between a public right of way and a parking lot for screening.
  - b. Finger and end planters with required step outs and curbing shall be provided every 12 parking stalls as well as at the terminus of each aisle.
  - c. Diamond planters shall be provided every 3 parking stalls.
  - d. Drought tolerant landscape shall be used. Sod shall be limited to gathering

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areas. (or No sod shall be installed)

- e. Street trees shall be provided every 40 feet on center in the right of way.
  - f. On-site trees shall be planted at an equivalent of one (1) tree per thirty (30) linear feet of the perimeter of a parking lot and per thirty linear feet of a building dimension for the portions of the building visible from a parking lot or right of way. Trees may be massed for pleasing aesthetic effects.
  - g. Enhanced landscaping shall be provided at all driveway entries and street corner locations. The review of all utility boxes, transformers etc. shall be coordinated to provide adequate screening from public view.
  - h. Landscaping on three sides of any trash enclosure.
  - i. All site perimeter and parking lot landscape and irrigation shall be installed prior to the release of certificate of any occupancy permits for the site or pad in question (master plot plan). [only include items above that apply to the project]
53. Prior to issuance of building permits, the Planning Division shall review and approve the location and method of enclosure or screening of transformer cabinets, commercial gas meters and back flow preventers as shown on the final working drawings. Location and screening shall comply with the following criteria: transformer cabinets and commercial gas meters shall not be located within required setbacks and shall be screened from public view either by architectural treatment or landscaping; multiple electrical meters shall be fully enclosed and incorporated into the overall architectural design of the building(s); back-flow preventers shall be screened by landscaping. (GP Objective 43.30)
54. Prior to issuance of a building permit, the developer/property owner or developer's successor-in-interest shall pay all applicable impact fees due at permit issuance, including but not limited to Multi-species Habitat Conservation Plan (MSHCP) mitigation fees. (Ord)
55. 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)
56. 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.

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57. 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)
58. 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.
59. Prior to issuance of building permits, proposed covered trash enclosure(s) shall be included in the Planning review of the Fence and Wall plans. The trash enclosure(s), including the roof materials, shall be compatible with the architecture, color and materials of the building(s) design. Trash enclosure areas shall include landscaping on three sides unless located within the truck loading area. Approved design plans shall be included in a Building submittal (Fence and walls or building design plans). (GP Objective 43.6, DG)

Building Division

60. 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.
61. 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.
62. Contact the Building Safety Division for permit application submittal requirements.
63. 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.
64. Building plans submitted shall be signed and sealed by a California licensed design

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professional as required by the State Business and Professions Code.

65. 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.
66. 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.
67. 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.
68. The proposed non-residential project shall comply with 2016 California Green Building Standards Code, Section 5.106.5.3, mandatory requirements for Electric Vehicle Charging Station (EVCS).
69. 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.
70. Prior to permit issuance, every applicant shall submit a properly completed Waste Management Plan (WMP), as a portion of the building or demolition permit process. (MC 8.80.030)

**ECONOMIC DEVELOPMENT DEPARTMENT (EDD)**

71. New Moreno Valley businesses may work with the Economic Development Department to coordinate job recruitment fairs.
72. New Moreno Valley businesses may adopt a "First Source" approach to employee recruitment that gives notice of job openings to Moreno Valley residents for one week in advance of public recruitment.
73. New Moreno Valley businesses are encouraged to hire local residents.
74. New Moreno Valley businesses are encouraged to provide a job fair flyer and/or web announcement to the City in advance of job recruitments, so that the City can assist in publicizing these events.



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75. New Moreno Valley businesses may utilize the workforce recruitment services provided by the Moreno Valley Business & Employment Resource Center (“BERC”).

The BERC offers free assistance to Moreno Valley businesses recruiting and training potential employees. Complimentary services include:

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

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

76. 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)
77. 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)
78. 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)
79. Prior to issuance of building permits, plans specifying the required structural materials for building construction in high fire hazard severity zones shall be submitted to the Fire Prevention Bureau for approval. (CFC, 4905)
80. 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[!])
81. 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



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- 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.
82. Final fire and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.
  83. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a fire alarm system monitored by an approved Underwriters Laboratory listed central station based on a requirement for monitoring the sprinkler system, occupancy or use. Fire alarm panel shall be accessible from exterior of building in an approved location. Plans shall be submitted to the Fire Prevention Bureau for approval prior to installation. (CFC Chapter 9 and MVMC 8.36.100)
  84. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)
  85. 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])
  86. 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])
  87. 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)
  88. 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)
  89. The minimum number of fire hydrants required, as well as the location and spacing

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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)

90. Prior to issuance of Building Permits, plans for structural protection from vegetation fires shall be submitted to the Fire Prevention Bureau for review and approval. Measures shall include, but are not limited to: noncombustible barriers (cement or block walls), fuel modification zones, etc. (CFC Chapter 49)
91. 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)
92. The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering said waterflow for 2 hour(s) duration at 20-PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 507.3, Appendix B)

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

93. 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]
94. 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.
95. The developer shall monitor, supervise and control all construction related activities, so as to prevent these activities from causing a public nuisance, including but not limited to, insuring strict adherence to the following:
  - (a) Removal of dirt, debris, or other construction material deposited on any public street no later than the end of each working day.

**CONDITIONS OF APPROVAL**

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(b) Observance of working hours as stipulated on permits issued by the Land Development Division.

(c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.

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

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

96. 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.
97. 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 (e.g., street/storm drain w/ striping) (prior to encroachment permit issuance);
  - c. Final drainage study (prior to grading plan approval);
  - d. Final WQMP (prior to grading plan approval);
  - e. As-Built revision for all plans (prior to Occupancy release);

Prior to Grading Plan Approval

98. Resolution of all drainage issues shall be as approved by the City Engineer.
99. A final detailed drainage study (prepared by a registered/licensed civil engineer) shall be submitted for review and approved by the City Engineer. The study shall include, but not be limited to: existing and proposed hydrologic conditions as well as hydraulic calculations for all drainage control devices and storm drain lines. The study shall analyze 1, 3, 6 and 24-hour duration events for the 2, 5, 10 and 100-year storm events [MC 9.14.110(A.1)]. A digital (pdf) copy of the approved drainage study shall be submitted to the Land Development Division.
100. Emergency overflow areas shall be shown at all applicable drainage improvement locations in the event that the drainage improvement fails or exceeds full capacity.

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101. A final project-specific Water Quality Management Plan (WQMP) shall be submitted for review and approved by the City Engineer, which:
- a. Addresses Site Design Best Management Practices (BMPs) such as minimizing impervious areas, maximizing permeability, minimizes directly connected impervious areas to the City's street and storm drain systems, and conserves natural areas;
  - b. Incorporates Source Control BMPs and provides a detailed description of their implementation;
  - c. Describes the long-term operation and maintenance requirements for BMPs requiring maintenance; and
  - d. Describes the mechanism for funding the long-term operation and maintenance of the BMPs.
- A copy of the final WQMP template can be obtained on the City's Website or by contacting the Land Development Division. A digital (pdf) copy of the approved final project-specific Water Quality Management Plan (WQMP) shall be submitted to the Land Development Division.
102. 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.
103. 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.
104. 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.
105. The developer shall pay all remaining plan check fees.

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Prior to Grading Permit

106. 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)]
107. A digital (pdf) copy of all approved grading plans shall be submitted to the Land Development Division.
108. 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)]
109. 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]
110. The developer shall pay all applicable inspection fees.

Prior to Improvement Plan Approval

111. 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.
112. 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.
113. Any missing or deficient existing improvements along the project frontage shall be constructed or secured for construction. The City Engineer may require the ultimate structural section for pavement to half-street width plus 18 feet or provide core test results confirming that existing pavement section is per current City Standards; additional signing & striping to accommodate increased traffic imposed by the development, etc.
114. All dry and wet utilities shall be shown on the plans and any crossings shall be potholed to determine actual location and elevation. Any conflicts shall be identified and addressed on the plans. The pothole survey data shall be submitted to Land Development with the public improvement plans for reference purposes only. The developer is responsible to coordinate with all affected utility companies and bear

**CONDITIONS OF APPROVAL**

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all costs of any utility relocation.

Prior to Encroachment Permit

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

Prior to Building Permit

- 118. 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.
- 119. 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.
- 120. 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.

Prior to Occupancy

- 121. All outstanding fees shall be paid.
- 122. 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.
- 123. The final/precise grade certification shall be submitted for review and approved by the City Engineer.

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124. 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]
125. The developer shall complete all public improvements in conformance with current City standards, except as noted in the Special Conditions, including but not limited to the following:
- a. Street improvements including, but not limited to: pavement, base, curb and/or gutter, cross gutters, spandrel, sidewalks, drive approaches, pedestrian ramps, street lights (MVU: SL-2), signing, striping, under sidewalk drains, landscaping and irrigation, medians, pavement tapers/transitions and traffic control devices as appropriate.
  - b. Storm drain facilities including, but not limited to: storm drain pipe, storm drain laterals, open channels, catch basins and local depressions.
  - c. City-owned utilities.
  - d. Sewer and water systems including, but not limited to: sanitary sewer, potable water and recycled water.
  - e. Under grounding of all existing and proposed utilities adjacent to and on-site. [MC 9.14.130]
  - f. Relocation of overhead electrical utility lines including, but not limited to: electrical, cable and telephone.
126. For commercial projects, a “Stormwater Treatment Device and Control Measure Access and Maintenance Covenant”, shall be recorded to provide public notice of the maintenance requirements to be implemented per the approved final project-specific WQMP. A boilerplate copy of the covenants and agreements can



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be obtained by contacting the Land Development Division.

127. 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.
128. 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.
129. The developer shall be required to underground overhead utilities as required per City municipal code.

Special Districts Division

130. This project is conditioned for a proposed district to provide a funding source for the operation and maintenance of public improvements and/or services associated with new development in that territory. The Developer shall satisfy this condition with one of the options outlined below.
- a. Participate in a special election for maintenance/services and pay all associated costs of the election process and formation, if any. Financing may be structured through a Community Facilities District, Landscape and Lighting Maintenance District, or other financing structure as determined by the City; or
  - b. Establish an endowment fund to cover the future maintenance and/or service costs.

The Developer must notify the Special Districts Division at 951.413.3480 or at



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

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

131. Commercial (BP) If Land Development, a Division of the Public Works Department, requires this project to supply a funding source necessary to provide for, but not limited to, stormwater utilities services for the continuous operation, remediation and/or replacement, monitoring, systems evaluations and enhancement of on-site facilities and performing annual inspections of the affected areas to ensure compliance with state mandated stormwater regulations, a funding source needs to be established. The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org of its selected financial option for the National Pollution Discharge Elimination System (NPDES) program when submitting the application for the first building permit issuance (see Land Development's related condition). Participating in a special election the process requires a 90 day period prior to the City's issuance of a building permit. This allows adequate time to be in compliance with the provisions of Article 13D of the California Constitution. (California Health and Safety Code Sections 5473 through 5473.8 (Ord. 708 Section 3.1, 2006) & City of Moreno Valley Municipal Code Title 3, Section 3.50.050.)
132. This project has been identified to be included in the formation of a Community Facilities District (Mello-Roos) for Public Safety services, including but not limited to Police, Fire Protection, Paramedic Services, Park Rangers, and Animal Control services. The property owner(s) shall not protest the formation; however, they retain the right to object to the rate and method of maximum special tax. In compliance with Proposition 218, the property owner shall agree to approve the mail ballot proceeding (special election) for either formation of the CFD or annexation into an existing district. The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org when submitting the application for building permit issuance to determine the requirement for participation. If the first building permit is pulled prior to formation of the district, this condition will not apply. If the condition applies, the special election will require a minimum of 90 days prior to issuance of the first building permit. This allows adequate time to be in compliance with the provisions of Article 13C of the California Constitution. (California Government Code Section 53313 et. seq.)

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133. MAJOR INFRASTRUCTURE FINANCING DISTRICT. This project has been identified to potentially be included in the formation of a special financing district for the construction and maintenance of major infrastructure improvements which may include but are not limited to thoroughfares, bridges, and certain flood control improvements. The property owner(s) shall participate in such district and pay any special tax, assessment, or fee levied upon the project property for such district. At the time of the public hearing to consider formation of or annexation into the district, the qualified elector(s) will not protest the formation or annexation, but will retain the right to object to any eventual tax/assessment/fee that is not equitable should the financial burden of the tax/assessment/fee not be reasonably proportionate to the benefit the affected property obtains from the improvements to be installed and/or maintained. The Developer must notify the Special Districts Division at 951.413.3480 or at [specialdistricts@moval.org](mailto:specialdistricts@moval.org) when submitting an application for the first building permit to determine whether the development will be subjected to this condition. If subject to the condition, the special election requires a minimum 90-day process in compliance with the provisions of Article 13C of the California Constitution.
134. PARKS 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, and programs.

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.

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. The Developer must contact Special Districts Administration at 951.413.3470 or at [SDAdmin@moval.org](mailto:SDAdmin@moval.org) to satisfy this condition.

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135. The parcel(s) associated with this project have been incorporated into the Moreno Valley Community Services District Zone A (Parks & Community Services), Zone C (Arterial Street Lighting), and Zone S (Sunnymead Boulevard Maintenance). All assessable parcels therein shall be subject to annual parcel taxes for Zone A and Zone C and the annual parcel charge for Zone S for operations and capital improvements.
136. The ongoing maintenance of any landscaping required to be installed behind the curb shall be the responsibility of the property owner.
137. Any damage to existing landscape areas maintained by the City of Moreno Valley due to project construction shall be repaired/replaced by the Developer, or Developer's successors in interest, at no cost to the City of Moreno Valley.

Transportation Engineering Division

138. All project driveways shall conform to Section 9.11.080, and Table 9.11.080-14 of the City's Development Code – Design Guidelines and City of Moreno Valley Standard Plans No. MVSI-112C-0 for commercial driveway approaches.
139. All proposed on-site traffic signing and striping should be accordance with the latest California Manual on Uniform Traffic Control Devices (CAMUTCD).
140. Sight distance at the proposed roadways and driveways shall conform to City of Moreno Valley Standard No. MVSI-164A,B,C-0 at the time of preparation of final grading, landscape, and street improvement plans.
141. Prior to issuance of a construction permit, construction traffic control plans prepared by a qualified, registered Civil or Traffic engineer may be required for plan approval or as required by the City Traffic Engineer.
142. 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, B, C-0.



# SUNNYMEAD RETAIL

## MORENO VALLEY CA

### PROJECT INFORMATION

**BUILDING ADDRESS:** 24175 SUNNYMEAD BLVD.  
MORENO VALLEY CA 92553

**APN:** 481-120-008

**LEGAL DESCRIPTION:** THE NORTHERLY 135.00 FEET OF LOT 7 OF EDMONT GARDENS, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 15, PAGE 90 OF MAPS, RECORDS OF RIVERSIDE COUNTY, EXCEPTING NORTHERLY 10.00 FEET THEREOF CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED DECEMBER 5, 1938 IN BOOK 400, PAGE 181 OF OFFICIAL RECORDS. PARCEL 2 OF APN 481-120-009; A NON-EXCLUSIVE EASEMENT FOR ROAD PURPOSES OVER THE EASTERLY 25 FEET OF THE NORTHERLY 135 FEET OF LOT 7 OF EDMONT GARDENS, AS SHOWN BY MAP ON FILE IN BOOK 15, PAGE 90 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, EXCEPTING NORTHERLY 10.00 FEET THEREOF

**ZONING:** C1 (VCR)

**CONSTRUCTION TYPE:** V-B

**DESCRIPTION OF USE:** RETAIL / OFFICE

**OCCUPANCY CLASSIFICATION:** M / B

**OCCUPANCY LOAD:** RETAIL 1,422 SF/60 = 24 OCCUPANTS  
OFFICE 2,167 SF/150 = 15 OCCUPANTS  
TOTAL = 39 OCCUPANTS

**SPRINKLERED BUILDING:** NO

**FIRE ALARM SYSTEM REQUIRED:** NO

**NUMBER OF FLOORS:** 1 + MEZZANINE

**AREA OF WORK:** GROSS BUILDING AREA - 3,460 SF, USABLE AREA - 3,589 SF  
SITE AREA - 16,500 SF (132' X 125'), LOT COVERAGE 21%

**SCOPE OF WORK:** NEW ONE PLUS STORY COMMERCIAL BUILDING DEVELOPMENT CONSISTING OF RETAIL AND BUSINESS OFFICES WITH SURFACE OFF-STREET PARKING.

**ARCHITECT:** KAMUS + KELLER, INC.  
111 W OCEAN BLVD | SUITE 1750  
LONG BEACH CA 90802  
CONTACT: PAULA HARRIS | 562.216.5244

**CONSTRUCTION MANAGER:** DEADWOOD MANAGEMENT  
CONTACT: TODD SMITH | 714.240.1141

**BUILDING OWNER:** MORENO VALLEY INVESTMENT, LLC  
24175 SUNNYMEAD BLVD.  
MORENO VALLEY CA 92553

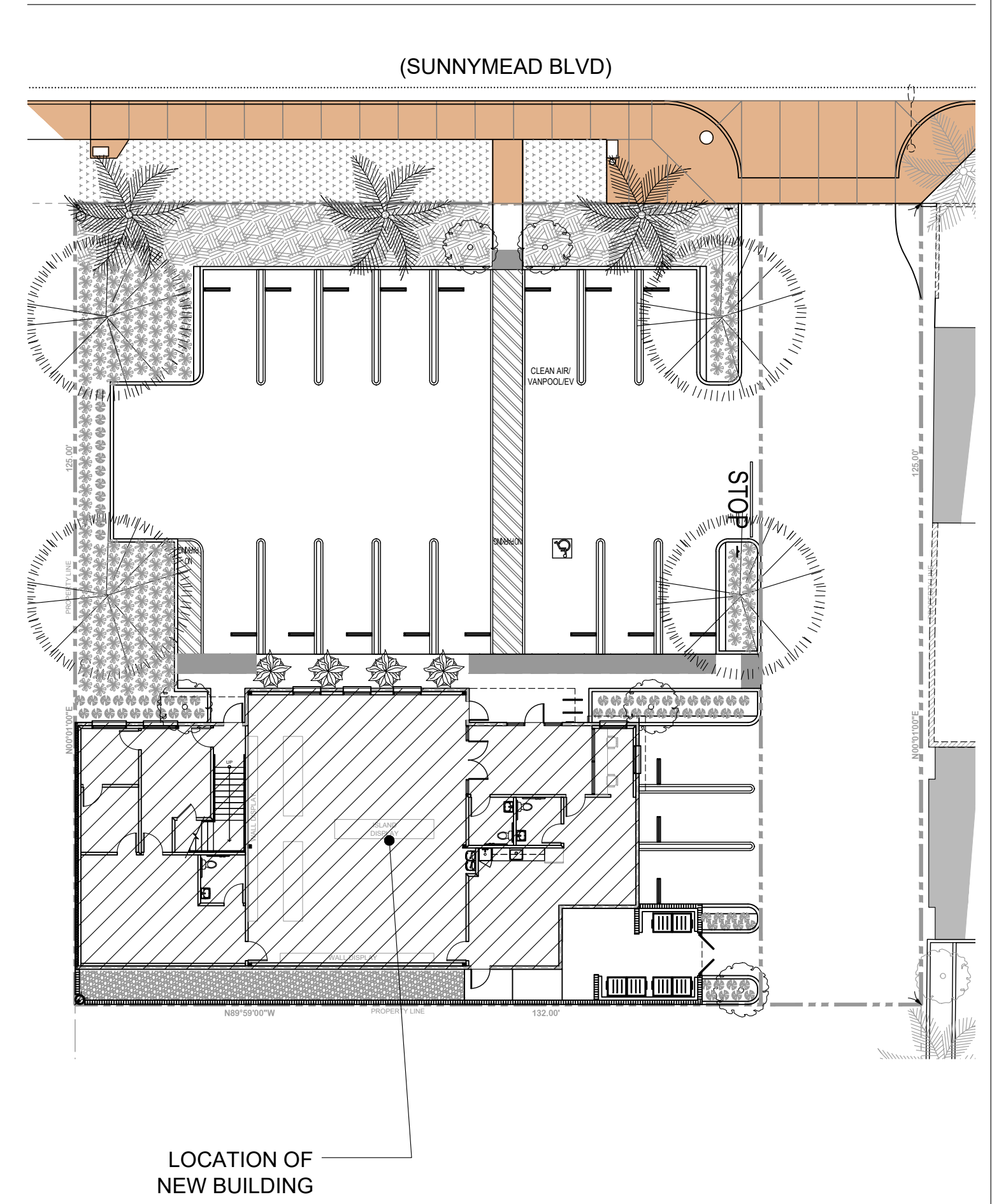
### CODE COMPLIANCE

- THE PROJECT SHALL COMPLY WITH CODES, ORDINANCES, OR LAWS HAVING JURISDICTION ON THE PROJECT, WHICH INCLUDE, BUT ARE NOT LIMITED TO:
  - 2019 CALIFORNIA ADMINISTRATIVE CODE "TITLE 24" (CAC)
  - 2019 CALIFORNIA BUILDING CODE (CBC)
  - 2019 CALIFORNIA MECHANICAL CODE (CMC)
  - 2019 CALIFORNIA ELECTRICAL CODE (CEC), INCL. 2019 CALIFORNIA ENERGY CODE
  - 2019 CALIFORNIA PLUMBING CODE (CPC)
- THE PROJECT SHALL COMPLY WITH CEC TITLE 24 FOR ENERGY COMPLIANCE.
- THE TENANT SPACE, THE MAIN ENTRANCES AND EXITS, PATH OF TRAVEL AND SANITARY FACILITIES SERVING THE TENANT SPACE SHALL BE ACCESSIBLE TO PERSONS WITH DISABILITIES PER CBC TITLE 24 DISABLED ACCESS COMPLIANCE.
- ALL AREAS OF NEWLY DESIGNED AND NEWLY CONSTRUCTED BUILDINGS AND FACILITIES AND ALTERED PORTIONS OF EXISTING BUILDINGS AND FACILITIES SHALL COMPLY WITH SECT. 11B-201.1.
- ALL EXTERIOR DOORS, WINDOWS AND ROOF OPENINGS SHALL COMPLY WITH THE UNIFORM BUILDING SECURITY CODE.

### SHEET INDEX

- ARCHITECTURAL**
- CS COVER SHEET
  - A-0.1 SITE PLAN
  - A-0.2 SITE DETAILS
  - A-2.1 GROUND FLOOR PLAN
  - A-2.2 MEZZANINE + PARTIAL ROOF PLAN
  - A-2.3 ROOF PLAN
  - A-3.1 EXTERIOR PERSPECTIVES
  - A-3.2 EXTERIOR ELEVATIONS
  - A-3.3 EXTERIOR ELEVATIONS
  - A-3.4 BUILDING SECTION
- SECURITY**
- SEC-1 SECURITY PLAN - GROUND FLOOR
  - SEC-2 SECURITY PLAN - MEZZANINE
- CIVIL**
- 1 GRADING PLAN
  - 2 GRADING PLAN
- LANDSCAPE**
- L-1.1 LANDSCAPE PLAN
- SITE LIGHTING**
- CS-1 CONCEPTUAL LIGHTING PLAN
  - CS-2 SPECIFICATION SHEET

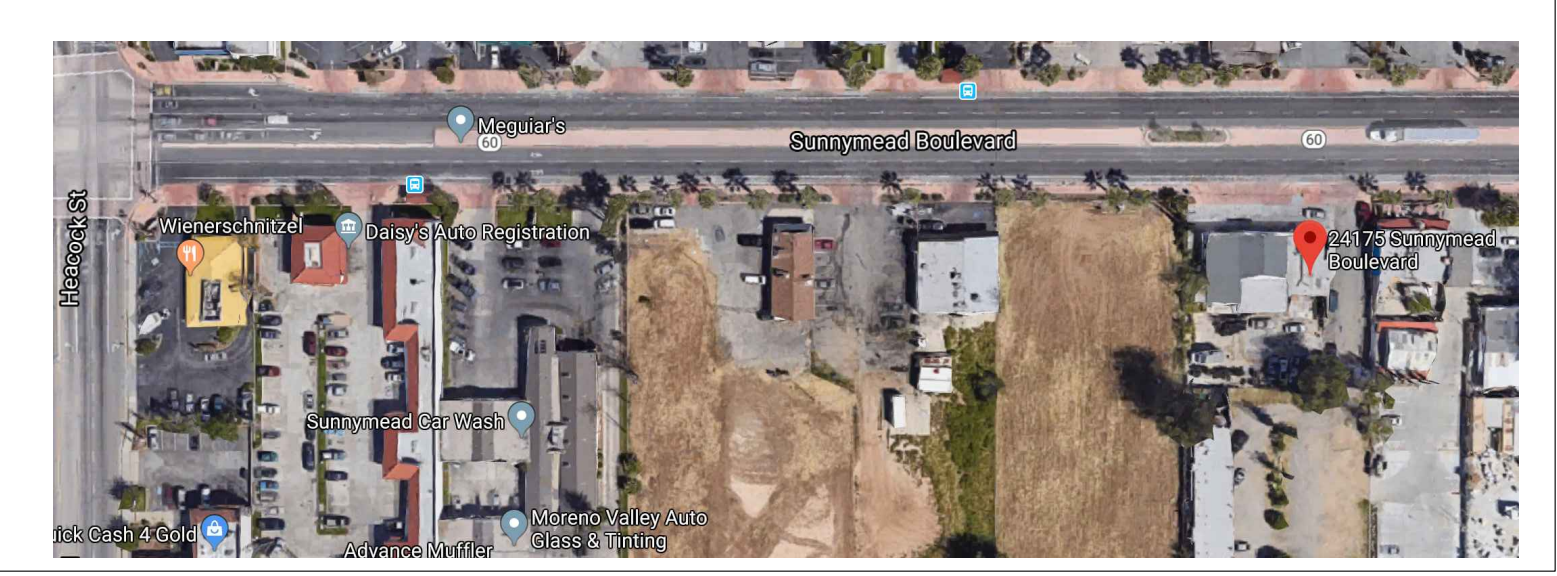
### KEY PLAN



### SUPPLEMENTAL NOTES

- POLICE DEPARTMENT NOTES**
- P1 TREE BRANCHES MUST BE PRUNED TO HAVE AT LEAST SIX-FOOT CLEARANCE FROM THE BUILDING TO PREVENT ROOF ACCESSIBILITY BY POTENTIAL BURGLARS.
  - P2 BUSINESS TO HAVE AN ALARM SYSTEM THAT IS MONITORED BY A DESIGNATED PRIVATE ALARM COMPLY TO NOTIFY THE MORENO VALLEY POLICE DEPARTMENT OF ANY INTRUSIONS.
- LAND DEVELOPMENT NOTES**
- LD1 PER MVMC 9.14.130, OVERHEAD POWER LINES SHALL BE REQUIRED TO BE UNDERGROUNDED. IN ADDITION, ONSITE POWER POLES SHALL BE UNDERGROUNDED.
- FIRE DEPARTMENT NOTES**
- F1 DELAYED EGRESS SHALL NOT AND WILL NOT BE INSTALLED AT THIS FACILITY AT ANY TIME. IN ACCORDANCE WITH THE CALIFORNIA BUILDING AND FIRE CODE CHAPTERS 9 AND 10, BUILDINGS WITH DELAYED EGRESS LOCKS SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM AND AN APPROVED AUTOMATIC SMOKE DETECTION SYSTEM. INSTALLATION OF DELAYED EGRESS AT THIS FACILITY WITHOUT SPRINKLERS AND DETECTION WILL RESULT IN IMMEDIATE BUSINESS CLOSURE.

### LOCATION PLAN



**SUNNYMEAD RETAIL**  
24175 SUNNYMEAD BLVD  
MORENO VALLEY CA 92553

**[PROJECT NO: 20.0208]**

FOR REVIEW	DATE	BY
FOR PLANNING REVIEW	10.02.20	JJ
REVIEW SUBMITTAL	12.18.20	PH
04.19.21 COMMENT CORRECTIONS	03.16.21	JJ
07.07.21 COMMENT CORRECTIONS	06.08.21	PH
	08.31.21	JJ

SHEET TITLE  
**COVER SHEET**

SHEET NO.  
**C.S.**



FOR REVIEW	DATE	DESCRIPTION	BY
FOR PLANNING REVIEW	10.02.20		JJ
REVIEW SUBMITTAL	12.18.20		PH
04.19.21 COMMENT CORRECTIONS	03.16.21		JJ
07.07.21 COMMENT CORRECTIONS	06.08.21		PH
	08.31.21		JJ

**# EXISTING SITE PLAN KEYNOTES**

EXISTING SITE ELEMENTS TO REMAIN. PROTECT DURING CONSTRUCTION.

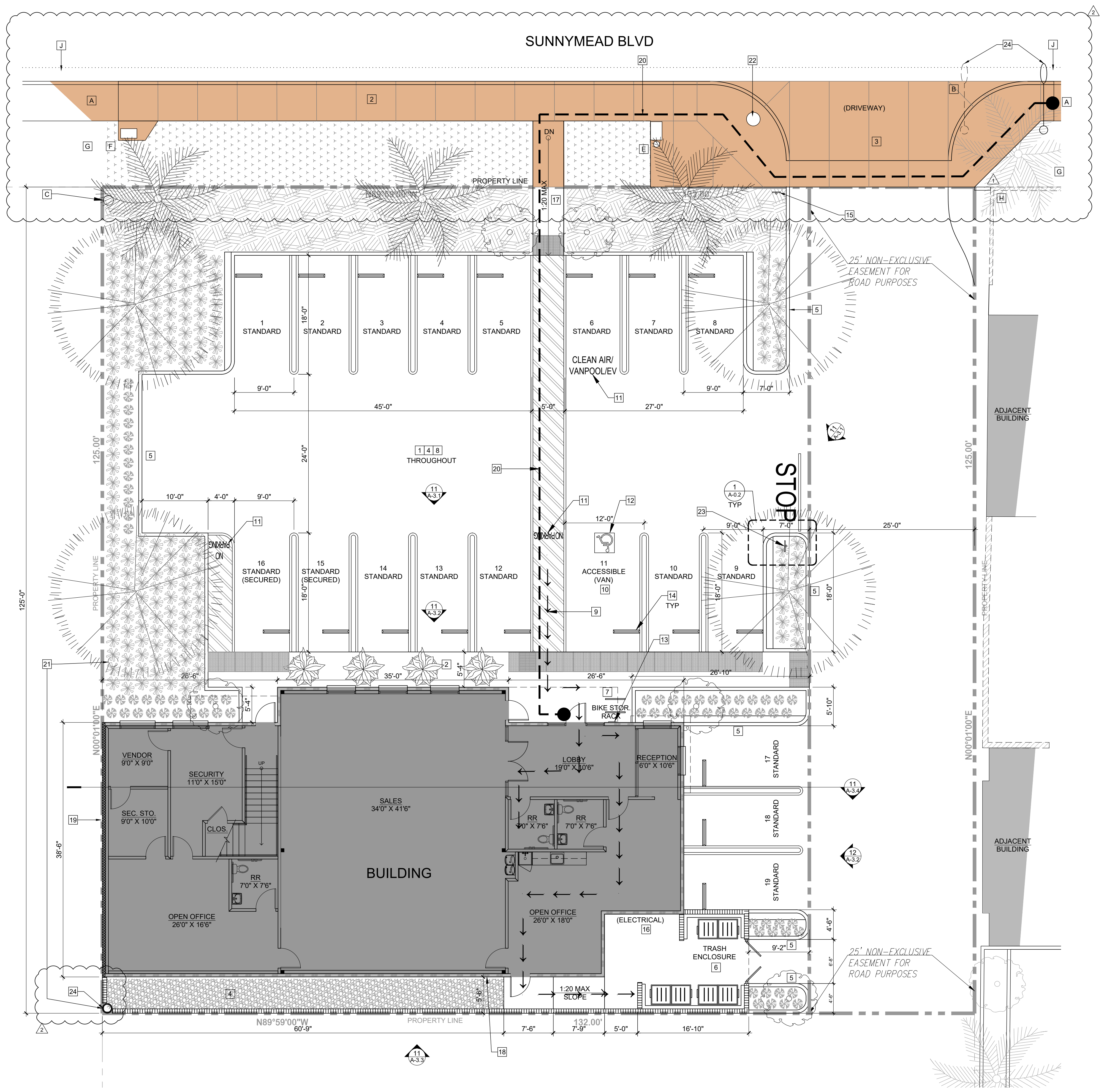
- A SIDEWALK
- B STREET LIGHT
- C POWER POLE
- D MANHOLE/SEWER
- E WATER METER & VALVE
- F MAILBOX
- G PLANTER
- H STUCCO LOW WALL
- I DRIVEWAY
- J GUTTER

**# NEW SITE PLAN KEYNOTES**

- 1 PROVIDE NEW DRIVING SURFACE THROUGHOUT. SLOPE NOT TO EXCEED 5% IN ANY DIRECTION. REFER TO CIVIL DRAWINGS.
- 2 FORM AND POUR NEW CONCRETE SIDEWALK. CROSS SLOPE NOT TO EXCEED 1:40 (2%) IN ANY DIRECTION. U.O. MATCH COLOR WITH EXISTING PUBLIC SIDEWALK.
- 3 DRIVEWAY APPROACH PER MVSI-112C-0. MODIFY AS REQUIRED TO COMPLY. STAINED TO MATCH SUNNYMEAD REVITALIZATION PROJECT.
- 4 NEW LANDSCAPE W/ SITE LIGHTING TO BE PROVIDED. SEE CS-1 FOR SITE LIGHTING.
- 5 FORM AND POUR NEW CONCRETE PLANTER W/ 6" CURB ABOVE PAVED SURFACE.
- 6 PROVIDE NEW TRASH ENCLOSURE WITH CORRUGATED METAL ROOF.
- 7 PROVIDE AND INSTALL 'U' SHAPED BIKE RACK
- 8 NEW 4" WIDE PAINTED PARKING STRIPES THROUGHOUT, U.O.N. 1st AND 2nd COAT HIGHWAY WHITE.
- 9 ACCESSIBLE PATH OF TRAVEL.
- 10 4" WIDE PAINTED STRIPES, 1st COAT HIGHWAY WHITE, 2nd COAT HIGHWAY BLUE AT ACCESSIBLE PARKING STALL.
- 11 12" HIGH WHITE LETTERS MIN.
- 12 IAS WHEELCHAIR SYMBOL
- 13 ACCESSIBLE PARKING SIGNAGE.
- 14 WHEEL STOP. TO BE PAINTED BLUE AT ACCESSIBLE PARKING STALL
- 15 PROVIDE OFF-STREET PARKING SIGN.
- 16 NEW ELECTRICAL SERVICE EQUIPMENT.
- 17 FORM AND POUR NEW CONCRETE WALKWAY FOR PUBLIC RIGHT OF WAY ACCESS TO THE SITE. SLOPE NOT TO EXCEED 1:20 IN DIRECTION OF TRAVEL W/ CROSS SLOPE NOT TO EXCEED 1:40 (2%).
- 18 BUILDING SETBACK FROM SOUTH PROPERTY LINE TO BE 5'-6".
- 19 BUILDING SETBACK FROM WEST PROPERTY LINE TO BE 0'-0".
- 20 PUBLIC RIGHT OF WAY
- 21 POWER POLE TO BE REMOVED/RELOCATED AND LINES TO BE RUN UNDERGROUND.
- 22 MANHOLE/SEWER LOCATION TO BE MAINTAINED. HEIGHT TO BE ADJUSTED FOR NEW SIDEWALK/CURB.
- 23 STOP SIGN & LETTERING ON PAVEMENT.
- 24 REMOVE/RELOCATE STREET LIGHT INTO PLANTER.

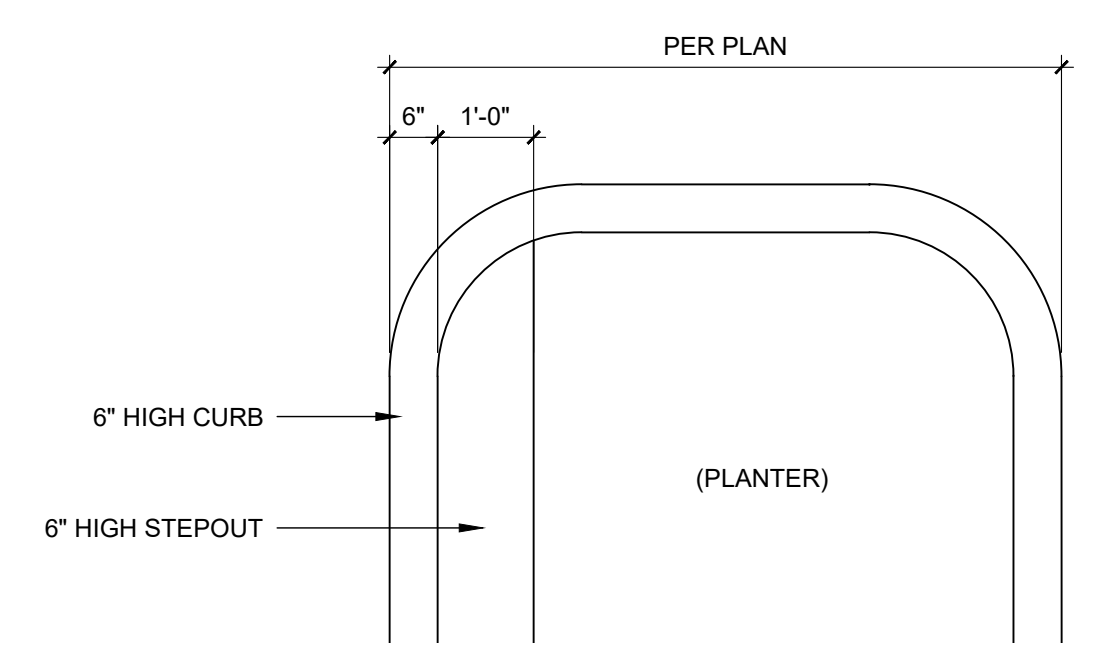
**PARKING ANALYSIS**

USAGE & CALCULATIONS	REQUIRED	PROVIDED
RETAIL 3,589 SF/225 =	16	19
- INCLUDES 2 SECURED (CAMERA SURVEILLED) SPACES		
VAN ACCESSIBLE	1	1
CLEAN AIR/VANPOOL/EV	1	1

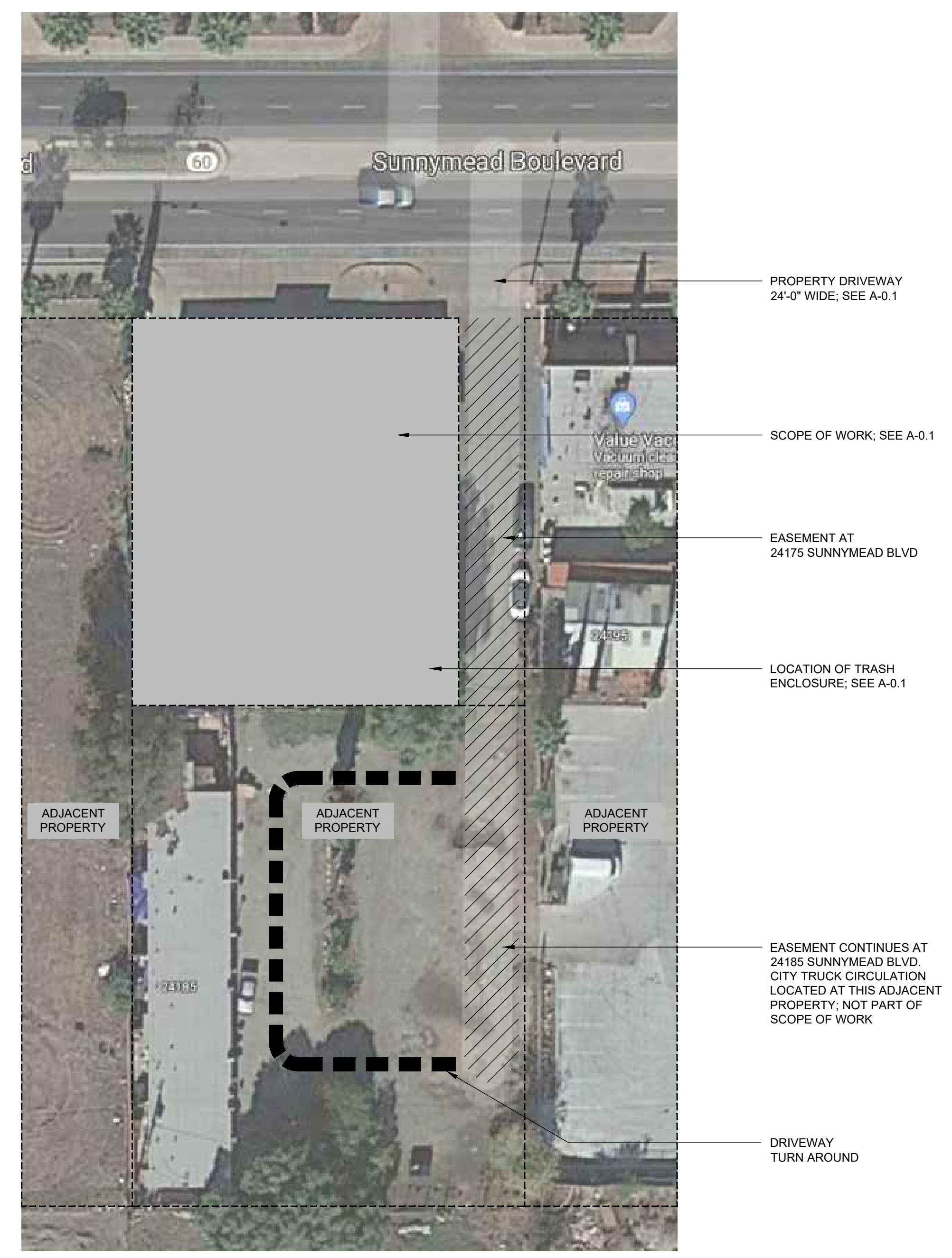


**12 SITE PLAN**  
Scale : 1/8" = 1'-0"





**1** TYPICAL STEP-OUT DETAIL  
 Scale : 1/2" = 1'-0"

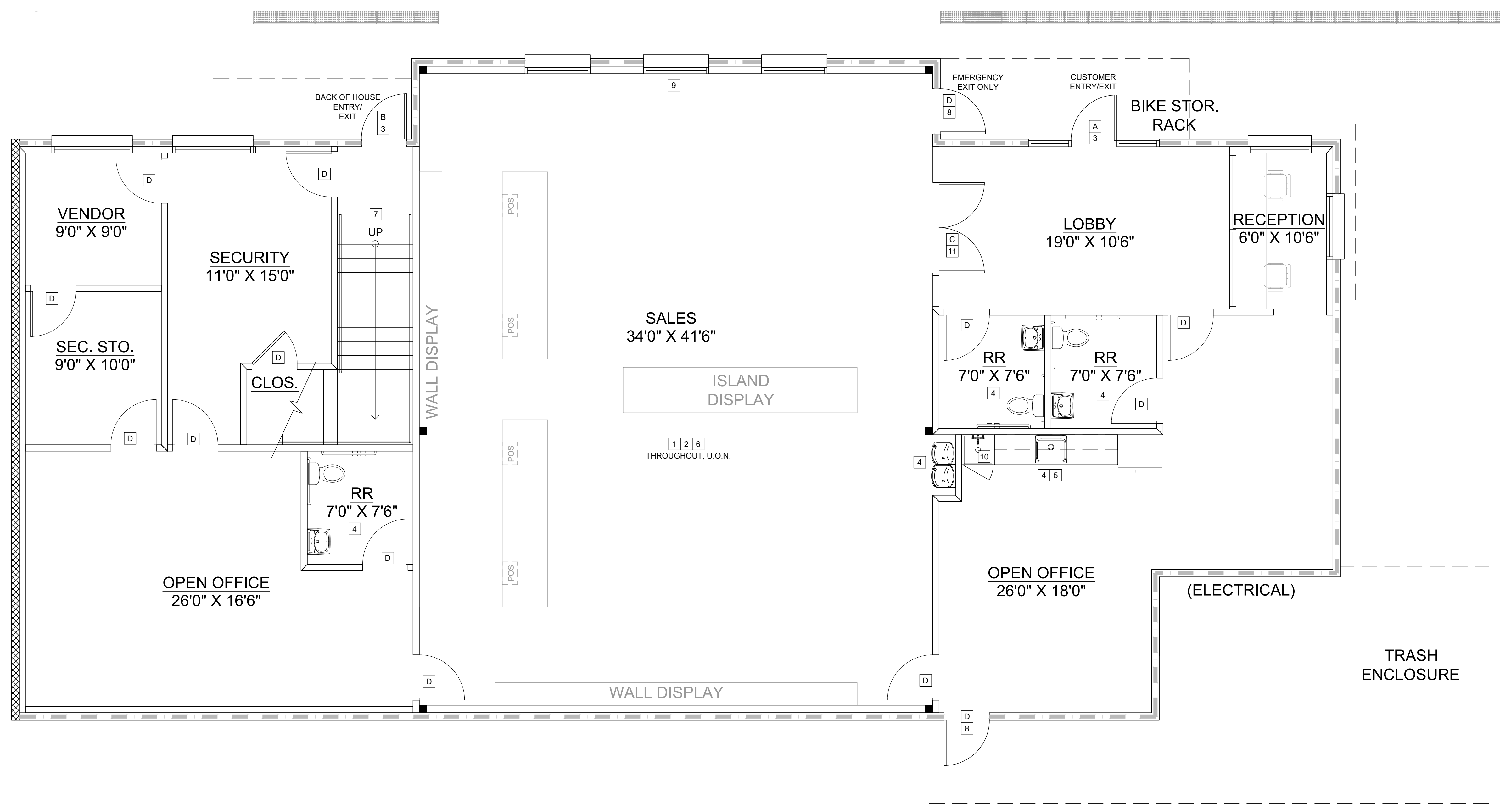


**6** SITE PLAN EASEMENT  
 NTS

**SUNNYMEAD RETAIL**  
 24175 SUNNYMEAD BLVD  
 MORENO VALLEY CA 92553  
 [PROJECT NO: 20.0208]

FOR REVIEW	DATE	BY
FOR PLANNING REVIEW	10.02.20	JJ
REVIEW SUBMITTAL	12.18.20	PH
04.19.21 COMMENT CORRECTIONS	03.16.21	JJ
07.07.21 COMMENT CORRECTIONS	06.08.21	PH
	08.31.21	JJ

SHEET TITLE  
 SITE DETAILS  
 SHEET NO.  
**A-0.2**



**11 GROUND FLOOR**  
Scale : 1/4" = 1'-0"

**PARTITION GENERAL NOTES**

- A USE 5/8" THICK TYPE "X" GYPSUM BOARD THROUGHOUT, UNO.
- B ALL GLASS USED IN PROJECT SHALL BE TEMPERED AND ALL EXPOSED EDGES POLISHED.
- C PROVIDE EXTRA STUDS AS REQUIRED TO MOUNT ELECTRICAL OR MECHANICAL CONTROLS.
- D ALL PENETRATIONS THROUGH RATED WALLS MUST BE FIRE SEALED PER UL METHODS.
- E CONTROLS AT SINK SHALL COMPLY WITH ACCESSIBILITY STANDARD PER 2019 CBC. SHALL BE OPERABLE WITH ONE HAND AND NOT REQUIRE GRASPING, PINCHING, OR TWISTING OF THE WRIST. SHALL NOT REQUIRE MORE THAN 5 LBS. FORCE TO ACTIVATE AND SHALL BE LEVER TYPE HANDLES.
- F PROVIDE TACTILE EXIT SIGNAGE THAT COMPLIES WITH 2019 CBC 1013.4.
- G PROVIDE BACKING IN WALLS FOR ALL WALL HUNG FIXTURES, TVS/MONITORS & MILLWORK.

**DOOR SCHEDULE**

- A 3'X9'; STOREFRONT GLASS DOOR W/ GRID; TINTED.
- B 3'X8'; STOREFRONT GLASS DOOR W/ GRID; TINTED.
- C 6'X8'; STOREFRONT GLASS DOOR; FROSTED.
- D 3'X8'; HOLLOW METAL DOOR; PAINTED.



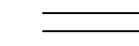

**FIRE DEPARTMENT NOTES**

DELAYED EGRESS SHALL NOT AND WILL NOT BE INSTALLED AT THIS FACILITY AT ANY TIME. IN ACCORDANCE WITH THE CALIFORNIA BUILDING AND FIRE CODE CHAPTERS 9 AND 10, BUILDINGS WITH DELAYED EGRESS LOCKS SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM AND AN APPROVED AUTOMATIC SMOKE DETECTION SYSTEM. INSTALLATION OF DELAYED EGRESS AT THIS FACILITY WITHOUT SPRINKLERS AND DETECTION WILL RESULT IN IMMEDIATE BUSINESS CLOSURE.

**PARTITION KEYNOTES**

- 1 NEW GRIDDED GLAZING W/ 5% TINT UNO.
- 2 NEW INTERIOR SOLID CORE WOOD DOOR, UNO.
- 3 NEW GRIDDED GLASS DOOR W/ 5% TINT.
- 4 NEW PLUMBING FIXTURES, AS SHOWN.
- 5 NEW MILLWORK, AS SHOWN.
- 6 NEW FURNITURE & EQUIPMENT BY TENANT.
- 7 STAIRS TO MEZZANINE. REFER TO A-2.2.
- 8 NEW PAINTED METAL DOOR.
- 9 NEW GRIDDED/FROSTED GLAZING AT SALES AREA.
- 10 NEW MOP SINK INSIDE MILLWORK.
- 11 NEW GLAZING & GLASS DOUBLE DOORS W/FROSTED WINDOW FILM.

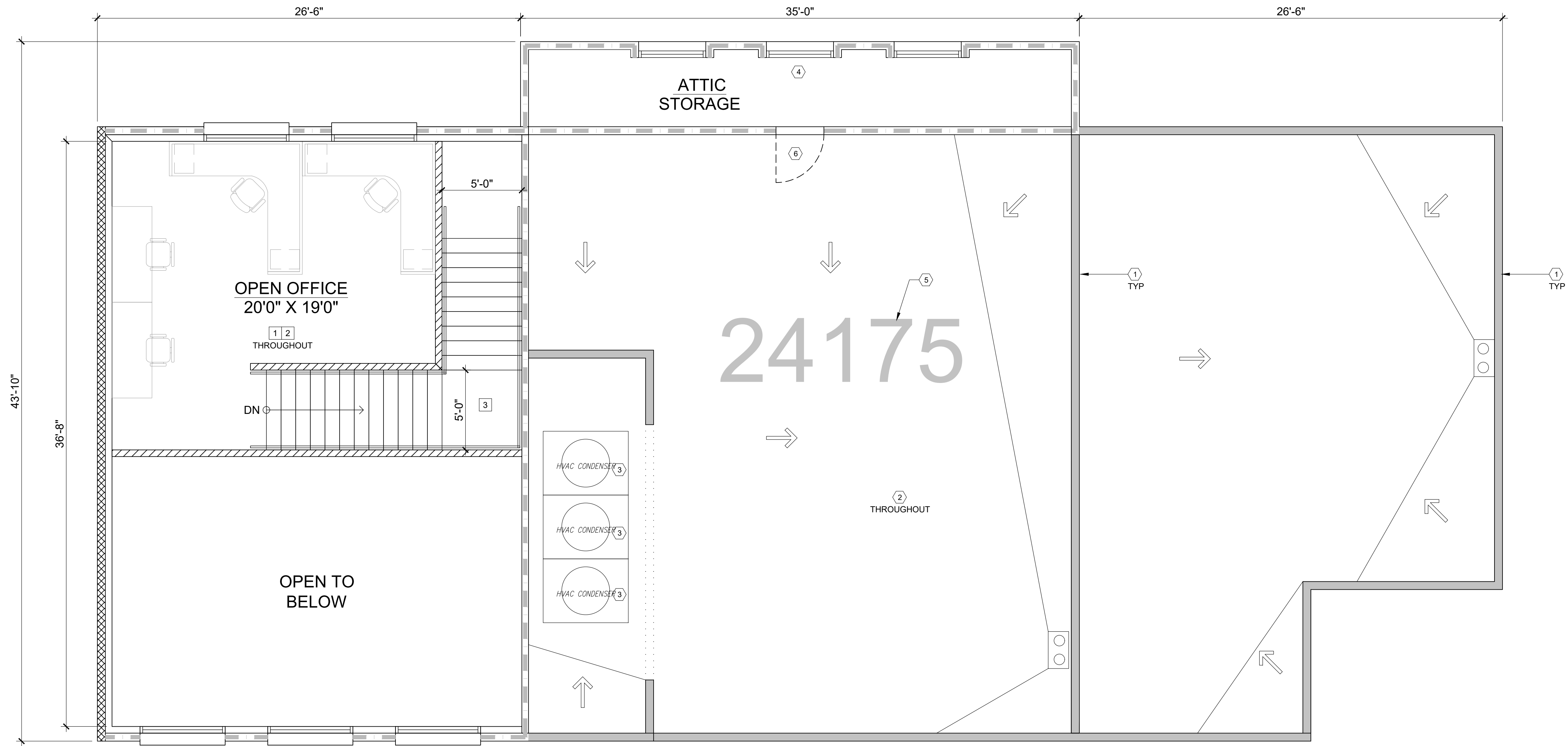
**PARTITION LEGEND**

-  NEW EXTERIOR PARTITION; WOOD STUD FRAMING
-  NEW EXTERIOR PARTITION; CMU BLOCK
-  NEW INTERIOR PARTITION; FLOOR TO UNDERSIDE OF CEILING
-  NEW WINDOW

**SUNNYMEAD RETAIL**  
24175 SUNNYMEAD BLVD  
MORENO VALLEY CA 92553  
[PROJECT NO: 20.0208]

FOR REVIEW	DATE	BY
FOR PLANNING REVIEW	10.02.20	JJ
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	08.31.21	JJ

SHEET TITLE  
**GROUND FLOOR**  
SHEET NO.  
**A-2.1**



**11 MEZZANINE & PARTIAL ROOF PLAN**  
 Scale : 1/4" = 1'-0"



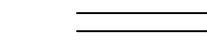
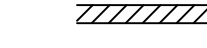
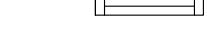
**# ROOF KEYNOTES**

- 1 NEW PARAPET AT ROOF PERIMETER.
- 2 NEW ROLLED ROOF.
- 3 NEW ROOF TOP UNIT ON NEW CURB. EXACT LOCATION TBD.
- 4 NEW GRIDDED/FROSTED GLAZING TO MATCH BELOW.
- 5 ADDRESS NUMBERS TO BE PAINTED AT ROOF. SIZE & TYPE PER POLICE DEPARTMENT REQUIREMENTS.
- 6 24"X24" WATERPROOF ACCESS PANEL.

**# PARTITION KEYNOTES**

- 1 NEW GRIDDED GLAZING, 5% TINT.
- 2 NEW FURNITURE & EQUIPMENT BY TENANT.
- 3 NEW STAIR TO EXIT.

**PARTITION LEGEND**

-  NEW EXTERIOR PARTITION; WOOD STUD FRAMING
-  NEW EXTERIOR PARTITION; CMU BLOCK
-  NEW INTERIOR PARTITION; FLOOR TO UNDERSIDE OF CEILING
-  NEW LOW PARTITION; FLOOR TO 48" AFF
-  NEW WINDOW

**SUNNYMEAD RETAIL**  
 24175 SUNNYMEAD BLVD  
 MORENO VALLEY CA 92553  
 [PROJECT NO: 20.0208]

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SHEET TITLE  
 MEZZANINE & PARTIAL ROOF PLAN  
 SHEET NO.  
**A-2.2**





**11** NORTH - EAST PERSPECTIVE  
 NTS



**12** NORTH PERSPECTIVE  
 NTS

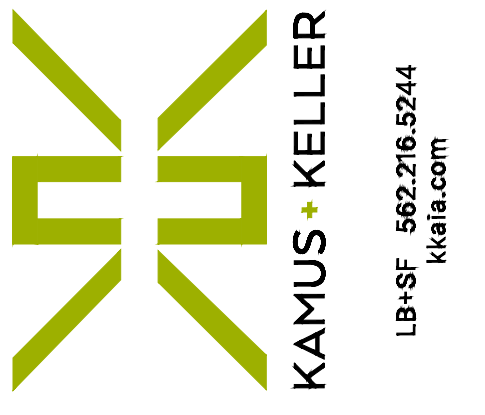
**SUNNYMEAD RETAIL**  
 24175 SUNNYMEAD BLVD  
 MORENO VALLEY CA 92553  
 [PROJECT NO: 20.0208]

Attachment: Project Plans [Revision 1] (5751 - Conditional Use Permit for Cannabis Dispensary)

REV	DESCRIPTION	DATE	BY
1	FOR PLANNING REVIEW	10.02.20	JJ
2	FOR PLANNING REVIEW	12.18.20	PH
3	REVIEW SUBMITTAL	03.16.21	JJ
4	04.19.21 COMMENT CORRECTIONS	06.08.21	PH
5	07.07.21 COMMENT CORRECTIONS	08.31.21	JJ

SHEET TITLE  
**EXTERIOR PERSPECTIVES**  
 SHEET NO.  
**A-3.1**





# BUILDING MATERIAL LEGEND

- 1 NATURAL POURED CONCRETE CURB
- 2 PAINTED STEEL CHANNEL AWNING
- 3 NATURAL CORTEN STEEL PANELING
- 4 GLAZING W/ TINTED GLASS
- 5 PAINTED STUCCO
- 6 CLAY ROOF TILES
- 7 STACKED STONE VENEER
- 8 STONE LEDGER
- 9 NATURAL WOOD TOP CAP
- 10 WOOD FASCIA BOARD, NATURAL OR PAINTED
- 11 PAINTED WOOD CORBEL DETAIL
- 12 WOOD WINDOW SILL PLATE, NATURAL OR PAINTED
- 13 NATURAL CORTEN STEEL PLANTER
- 14 CLAY ATTIC VENT TUBE
- 15 GLAZING W/ FROSTED GLASS
- 16 U-SHAPED BIKE RACK
- 17 LOCATION OF BUILDING ADDRESS. EXACT SPECS TBD.



11 NORTH ELEVATION  
NTS



12 EAST ELEVATION  
NTS

SUNNYMEAD RETAIL  
 24175 SUNNYMEAD BLVD  
 MORENO VALLEY CA 92553  
 [PROJECT NO: 20.0208]

Attachment: Project Plans [Revision 1] (5751 - Conditional Use Permit for Cannabis Dispensary)

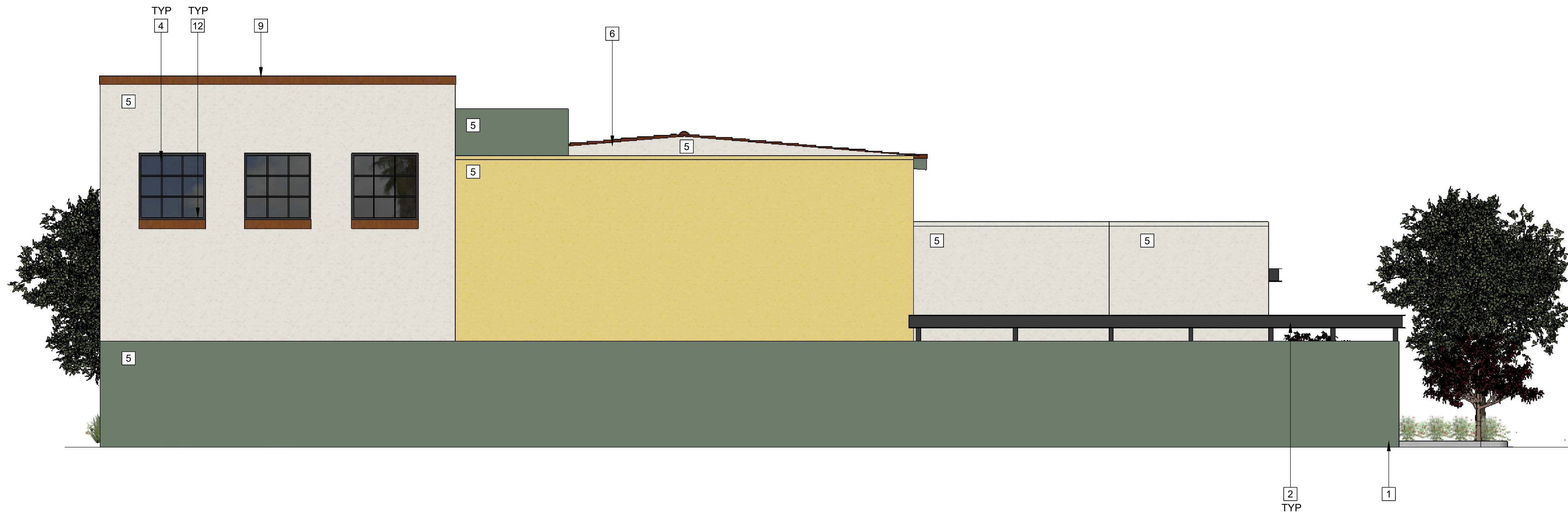
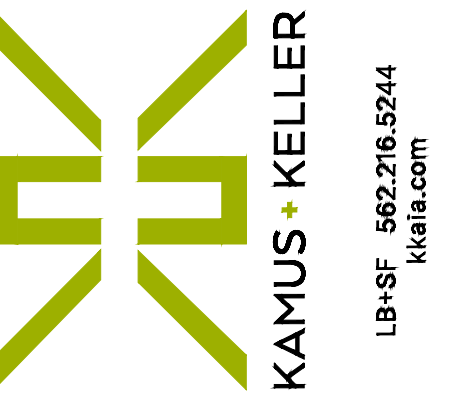
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REVIEW SUBMITTAL	03.16.21	JJ		
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07.07.21 COMMENT CORRECTIONS	08.31.21	JJ		

SHEET TITLE  
 EXTERIOR ELEVATIONS  
 SHEET NO. **A-3.2**

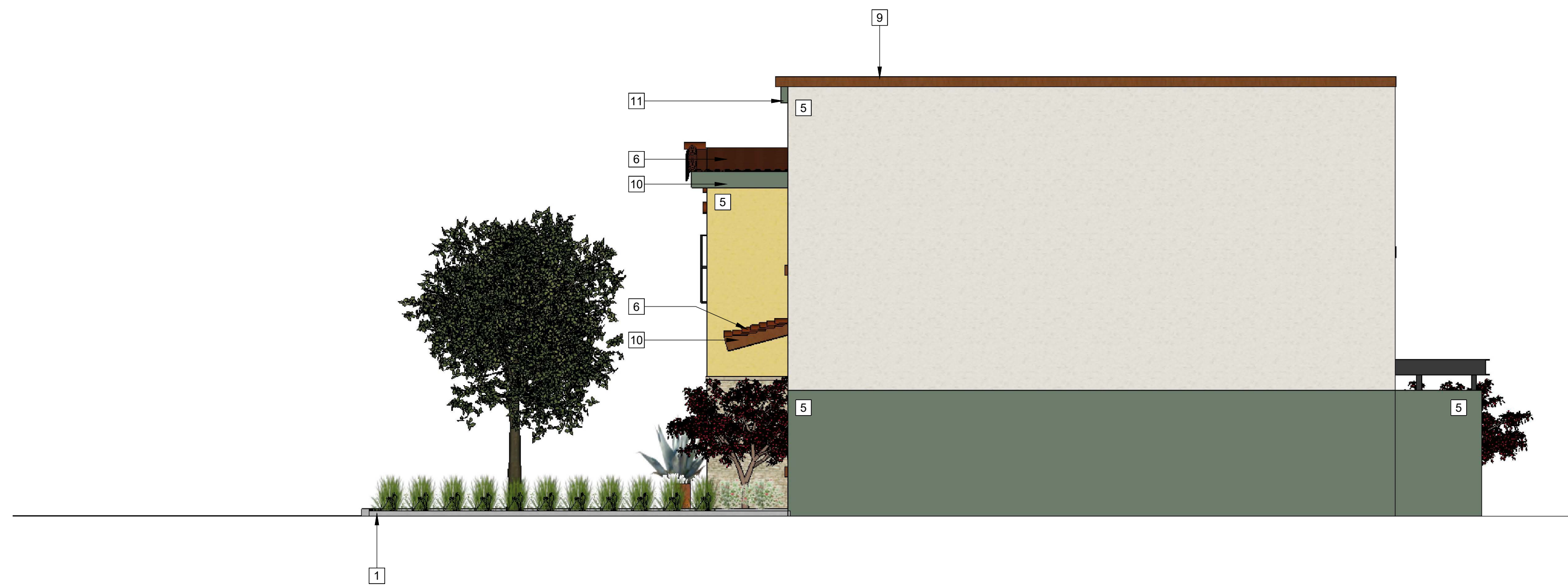


# BUILDING MATERIAL LEGEND

SEE SHEET A-3.2 FOR LEGEND.



11 SOUTH ELEVATION  
Scale : 1/4" = 1'-0"



12 WEST ELEVATION  
Scale : 1/4" = 1'-0"

SUNNYMEAD RETAIL  
24175 SUNNYMEAD BLVD  
MORENO VALLEY CA 92553  
[PROJECT NO: 20.0208]

Attachment: Project Plans [Revision 1] (5751 - Conditional Use Permit for Cannabis Dispensary)

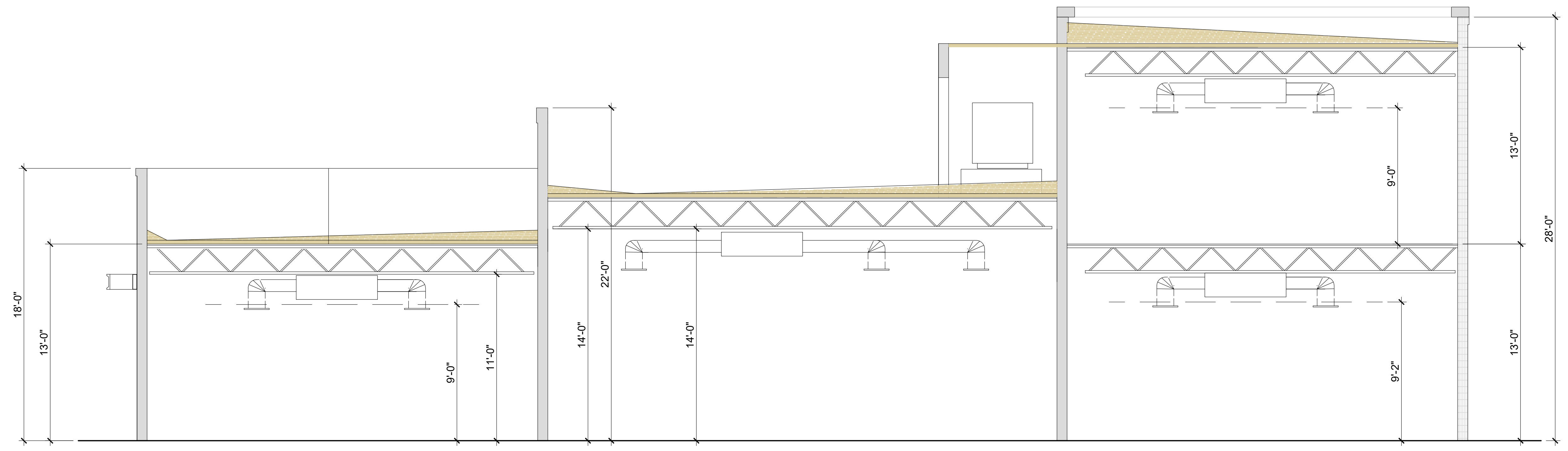
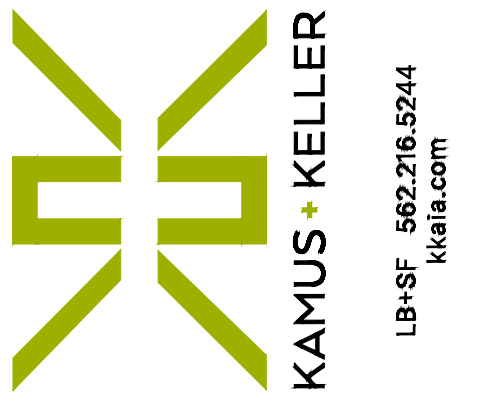
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	08.31.21	JJ

SHEET TITLE  
EXTERIOR ELEVATIONS

REV DESCRIPTION DATE BY

1  
2

SHEET NO.  
**A-3.3**



11 BUILDING SECTION  
Scale : 1/4" = 1'-0"

SUNNYMEAD RETAIL  
24175 SUNNYMEAD BLVD  
MORENO VALLEY CA 92553  
[PROJECT NO: 20.0208]

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REV	DESCRIPTION	DATE	BY
1			
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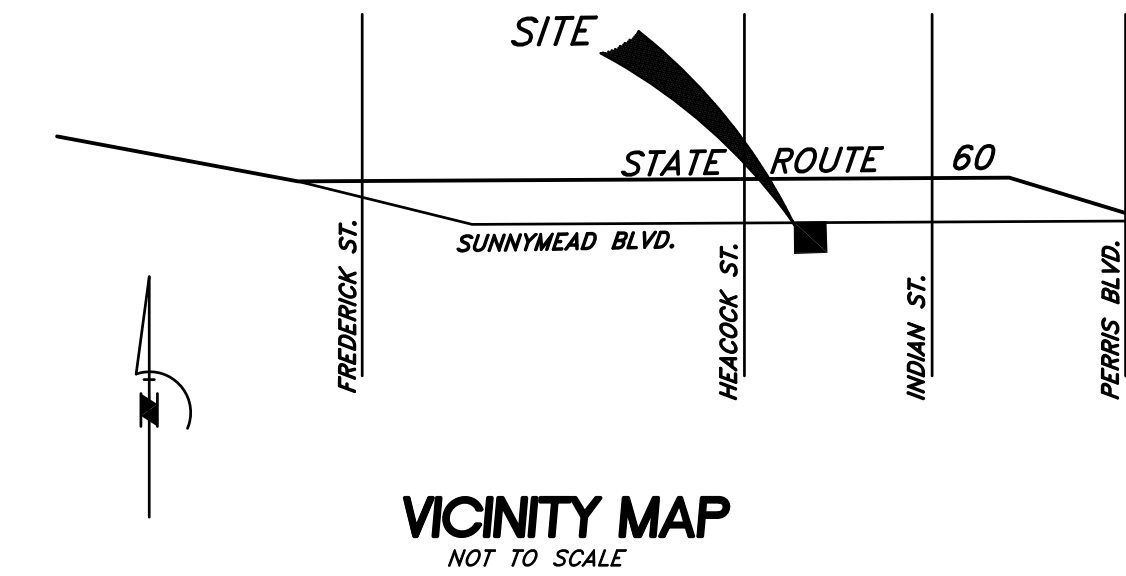
SHEET TITLE  
BUILDING SECTION  
SHEET NO. **A-3.4**



IN THE CITY OF MORENO VALLEY, CALIFORNIA  
**MORENO VALLEY INVESTMENT, LLC**  
**GRADING PLAN**  
**24175 SUNNYMEAD BLVD.**  
 APN 481-120-008

**GENERAL NOTES**

- 1.) ALL WORK CALLED FOR ON THE PLANS SHALL BE IN COMPLIANCE WITH CURRENT CITY STANDARD PLANS ADOPTED BY THE CITY COUNCIL.
- 2.) A CONSTRUCT/ON PERMIT MUST BE OBTAINED FROM THE LAND DEVELOPMENT DIVISION COUNTER BY THE CONTRACTOR PRIOR TO GRADING AND/OR CONSTRUCT/ON WORK OF ANY TYPE WITHIN THE PUBLIC RIGHT-OF-WAY.
- 3.) AN ENCROACHMENT PERMIT IS REQUIRED IN ALL CASES WHERE WORK WILL INTERFERE WITH EITHER VEHICULAR OR PEDESTRIAN TRAFFIC.
- 4.) CITY INSPECTION OF THE WORK CALLED FOR ON THE PLANS SHALL NOT IN ANYWAY RELIEVE THE CONTRACTOR AND I OR THE DEVELOPER OF THEIR OBLIGATION TO PERFORM THE WORK IN COMPLIANCE WITH THE PLANS.
- 5.) ANY ALTERATIONS OR VARIANCES FROM THE PLANS, EXCEPT MINOR ADJUSTMENTS IN THE FIELD TO MEET EXISTING CONDITIONS, SHALL BE REQUESTED IN WRITING AND MAY NOT BE INSTITUTED UNTIL APPROVED BY THE CITY ENGINEER OR DESIGNATED REPRESENTATIVE ACTING SPECIFICALLY ON HIS/HER INSTRUCTIONS.
- 6.) THE GRADING AND/OR IMPROVEMENT 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 THE CITY ENGINEER APPROVAL, UPDATED PLANS THAT COMPLY WITH THE MOST CURRENT CITY STANDARDS, PRACTICES AND POLICIES.
- 7.) ALL ELEVATIONS SHOWN ON THE PLAN ARE ESTABLISHED BY LOCAL BENCH MARK. SURVEY MONUMENTS SHALL BE PROTECTED IN PLACE.
- 8.) QUANTITIES AS SHOWN ON THE PLAN ARE ESTIMATED AND THE CONTRACTOR IS ADVISED THAT ALL FINAL QUANTITIES OF MATERIAL AND WORK IN PLACE MAY BE SOMEWHAT GREATER OR LESS THAN THOSE INDICATED ON THE PLANS.
- 9.) CONCRETE GUTTERS, ALLEY APPROACHES, DRIVEWAYS AND OTHER CONCRETE ITEMS SUBJECT TO VEHICULAR TRAFFIC SHALL BE BARRICADED WITH NO VEHICULAR TRAFFIC PERMITTED FOR A PERIOD NO LESS THAN SEVEN DAYS FOLLOWING THE PLACEMENT OF SAID CONCRETE ITEM(S). WHEN THE GENERAL PROVISIONS CALL FOR THE USE OF SAID CONCRETE ITEM(S) FOR VEHICULAR TRAFFIC EARLIER THAN THE SEVENTH DAY FOR CONVENIENCE OF OPERATION OR WHEN THE CONTRACTOR SO DESIRES, CONCRETE CONTAINING EIGHT SACKS OF CEMENT PER CUBIC YARD SHALL BE USED UNDER THE DIRECTION OF THE CITY ENGINEER TO ALLOW TRAFFIC AFTER 72 HOURS OF PLACEMENT OF CONCRETE.
- 10.) /RR/GA TION LINE WITHIN ANY CITY STREET SHALL HAVE A THIRTY INCH MINIMUM COVER FROM FINISH SURFACE UNLESS SAID /RR/GA TION LINE IS ENCASED IN CONCRETE OR BEDDED IN A SPECIAL CONCRETE CRADLE.
- 11.) THE CONTRACTOR SHALL OPERATE IN A MANNER COMPLIANT WITH ALL APPLICABLE SECTIONS OF THE MUNICIPAL CODE AND COMPLIANT WITH ALL APPLICABLE CITY COUNCIL RESOLUTIONS.
- 12.) THE LOCATION OF UNDERGROUND UTILITY OR /RR/GA TION LINES AS SHOWN ON THE PLANS, IS APPROXIMATE, AND SINCE THE ACTUAL LOCATION MAY BE SOMEWHAT DIFFERENT FROM THAT SHOWN, THE CONTRACTOR IS REQUIRED TO CONTACT THE INTERESTED UTILITY OR WATER COMPANY BEFORE EXCAVATING IN THE VICINITY OF ANY SUCH LINES.
- 13.) PARKWAY TREES INSTALLED BY THE DEVELOPER SHALL BE PLANTED AND MAINTAINED IN COMPLIANCE WITH THE APPROPRIATE CITY STANDARD.
- 14.) ALL STREET NAME AND TRAFFIC REGULATORY SIGNS INDICATED ON THE PLANS WILL BE INSTALLED BY THE DEVELOPER IN ACCORDANCE WITH THE APPROPRIATE CITY STANDARDS.
- 15.) IF THE STREETS LIGHTS INDICATED ON THE PLANS ARE SERVICED BY SOUTHERN CALIFORNIA EDISON (SCE), THE STREET LIGHTS SHALL BE INSTALLED BY SCE. IF THE STREET LIGHTS INDICATED ON THE PLANS ARE SERVICED BY MORENO VALLEY UTILITY (MVU), THE STREET LIGHTS SHALL BE INSTALLED BY THE DEVELOPER. THE DEVELOPER SHALL WORK DIRECTLY WITH THE CORRESPONDING UTILITY PURVEYOR WHEN THE LIGHTS ARE TO BE SERVED FROM AN UNDERGROUND SYSTEM.
- 16.) AN APPROVED WEED KILLER SHALL BE APPLIED TO THE PREPARED BASE PRIOR TO ASPHALT PAVING IN ALL AREAS WHERE THERE IS ANY EVIDENCE OF HUMUS OR ORGANIC MATERIAL PRESENT IN THE BASE (EITHER NATIVE OR IMPORTED) MATERIAL. ALL WEED KILLERS SHALL BE APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
- 17.) PROVISIONS SHALL BE MADE BY THE CONTRACTOR FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
- 18.) WHEN APPLICABLE, ALL ANTI-GRAFFITI GOATING SHALL BE VITROCEM HI-BUILD GRAFFITI GLAZED GOATING FOR CONCRETE BLOCK OR AN EQUAL APPROVED BY THE CITY ENGINEER.
- 19.) HOURS OF OPERATION ARE 7:00 AM - 7:00 PM MONDAY - FRIDAY; 8:00 AM - 4:00 PM (RESIDENTIAL), SATURDAY BY PRIOR APPOINTMENT ONLY. NO WORK ON SUNDAY OR PUBLIC HOLIDAY WITHOUT PRIOR CITY APPROVAL.



CONSTRUCTION NOTES		QTY. EST.
①	ADJUST EXIST MANHOLE TO GRADE PER WFE-321A-0	1 EA
②	REMOVE AND DISPOSE OF EXIST CONCRETE PAVEMENT	3000 SF
③	REMOVE AND DISPOSE OF EXIST AC PAVEMENT	3200 SF
④	POWER POLE TO BE REMOVED AND RELOCATED PER PLAN	1 EA
⑤	RELOCATE EXISTING STREET LIGHT	1 EA
⑥	CONSTRUCT 6" SIDEWALK PER MWSI-115A-0	110 LF
⑦	CONSTRUCT TYPE 6A CURB PER MWSI-121A-0	475 LF
⑧	CONSTRUCT TYPE 6 CURB & GUTTER PER MWSI-120A-0	167 LF
⑨	CONSTRUCT 3" WIDE VALLEY GUTTER PER DETAIL SHEET 2	135 LF
⑩	CONSTRUCT 4" P.C.C. CONCRETE FLATWORK OVER 2" SAND	895 SF
⑪	CONSTRUCT 4" PERMEABLE PAVERS OVER 2" SAND, OVER 18" AGG. BASE	8800 SF
⑫	INSTALL STRIPING AND PAVEMENT MARKINGS PER MWT-430B-0	700 SF
⑬	INSTALL WHEEL STOP	23 EA
⑭	INSTALL DETECTABLE WARNING SURFACE PER MWSI-114C-2	228 SF
⑮	INSTALL SIGN PER PLAN	2 EA
⑯	CONSTRUCT COMMERCIAL DRIVEWAY PER MWSI-112C-0	420 SF

NOTE: QUANTITIES SHOWN ARE FOR PERMIT PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR HIS/HER OWN QUANTITIES

BUILDING ADDRESS:  
 24175 SUNNYMEAD BLVD.  
 MORENO VALLEY CA 92553  
 APN: 481-120-008

LEGAL DESCRIPTION: THE NORTHERLY 135.00 FEET OF LOT 7 OF EDMONT GARDENS, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 15, PAGE 90 OF MAPS, RECORDS OF RIVERSIDE COUNTY, EXCEPTING NORTHERLY 10.00 FEET THEREOF CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED DECEMBER 5, 1938 IN BOOK 400, PAGE 181 OF OFFICIAL RECORDS.

ARCHITECT: KAMUS + KELLER, INC.  
 617 WEST 7TH STREET | SUITE 500  
 CONTACT: PAULA HARRIS | 310.499.2444

CONSTRUCTION MANAGER: DEADWOOD MANAGEMENT  
 CONTACT: TODD SMITH | 714.240.1141

BUILDING OWNER: MORENO VALLEY INVESTMENT, LLC  
 24175 SUNNYMEAD BLVD.  
 MORENO VALLEY CA 92553

**PRIVATE ENGINEER'S NOTES**  
 1. QUANTITIES SHOWN ARE FOR PERMIT PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR HIS OWN ESTIMATE OF QUANTITIES.  
 2. THIS COMPANY ACCEPTS NO RESPONSIBILITY FOR ALTERATIONS OF THE DRAINAGE SYSTEM DESIGN AS SHOWN HEREON.  
 3. THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITY PIPES, LINES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO OTHER EXISTING UTILITIES EXCEPT THOSE SHOWN HEREON. THE CONTRACTOR DESIGNED THIS DESIGN AND SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND OTHER LINES NOT SHOWN ON THIS DESIGN.  
 4. CONTRACTOR 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 RESPONSIBILITY SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT HE SHALL CONTINUE TO BE RESPONSIBLE AND HOLD THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH WORK PERFORMED ON THIS PROJECT, EXCEPTING FOR LIABILITY FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.  
 5. THE REGISTERED PROFESSIONAL PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

**DIG ALERT**



**Underground Service Alert**

Section 4216/4216.9 of the Government Code requires a DIG ALERT Identification Number be issued before a "Permit to Excavate" will be valid. For your Dig Alert I.D. Number Call Underground Service Alert 811 two working days before you dig

**LEGEND**

- F.F. INDICATES FINISHED FLOOR
- P.E. INDICATES PAD ELEVATION
- INDICATES PROPERTY LINE
- T.C. INDICATES TOP OF CURB
- F.L. INDICATES FLOW LINE
- T.G. INDICATES TOP OF GRATE
- INV. INDICATES INVERT ELEVATION
- F.G. INDICATES FINISHED GRADE
- F.S. INDICATES FINISHED SURFACE
- G.B. INDICATES GRADE BREAK
- H.P. INDICATES HIGH POINT
- R/W INDICATES RIGHT OF WAY
- E.G. INDICATES EXISTING GROUND
- T.P. INDICATES TOP OF PAVEMENT

- NOTE: 1) CONTRACTOR SHALL POTHOLE THE SEWER LATERAL, WATER SERVICE AND GAS SERVICE AND REPORT THE EXACT LOCATIONS OF EACH UTILITY TO THE ARCHITECT AND ENGINEER PRIOR TO START OF GRADING.  
 2) SEE LANDSCAPE ARCHITECT'S PLANS FOR SPECIFICATIONS AND LAYOUT OF HARDSCAPE  
 3) A SEPARATE ENCROACHMENT PERMIT WILL BE REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT OF WAY.  
 4) A SEPARATE BUILDING PERMIT WILL BE REQUIRED FOR ANY BLOCK WALLS OR RETAINING WALLS..

BENCHMARK	BASIS OF BEARING	REVIEW BY CITY STAFF		CITY OF MORENO VALLEY APPROVALS				ENGINEER OF RECORD'S SEAL	HOY CIVIL ENGINEERING	CITY OF MORENO VALLEY	
M-59-69 ALUMINUM DISK ON TOP SOUTHEAST CURB RETURN AT THE INTERSECTION OF FREDERICK STREET AND SUNNYMEAD	N89°59'00"E FOR CENTER LINE OF SUNNYMEAD BLVD. AS SHOWN ON MB 15/90	OFFICE	APP. DATE	RECOMMENDED:					78-365 HIGHWAY 111, #435 LA QUINTA CA. 92253 JHOY@HOYCIVILENG.COM 760-238-1540	GRADING PLAN 24175 SUNNYMEAD BLVD. APN 481-120-008	
ELEVATION 1641.16				APPROVED BY:	DATE	DATE	PREPARED UNDER THE SUPERVISION OF:				
		REV	NAME	DATE	DESCRIPTION	REC.	APPR.	DATE	JONATHAN DAVID HOY RCE 63526	DATE	IN SECTION 6, TOWNSHIP 3 SOUTH, RANGE 3 WEST, S.B.M.
		<b>REVISION</b>									



**LEGEND**

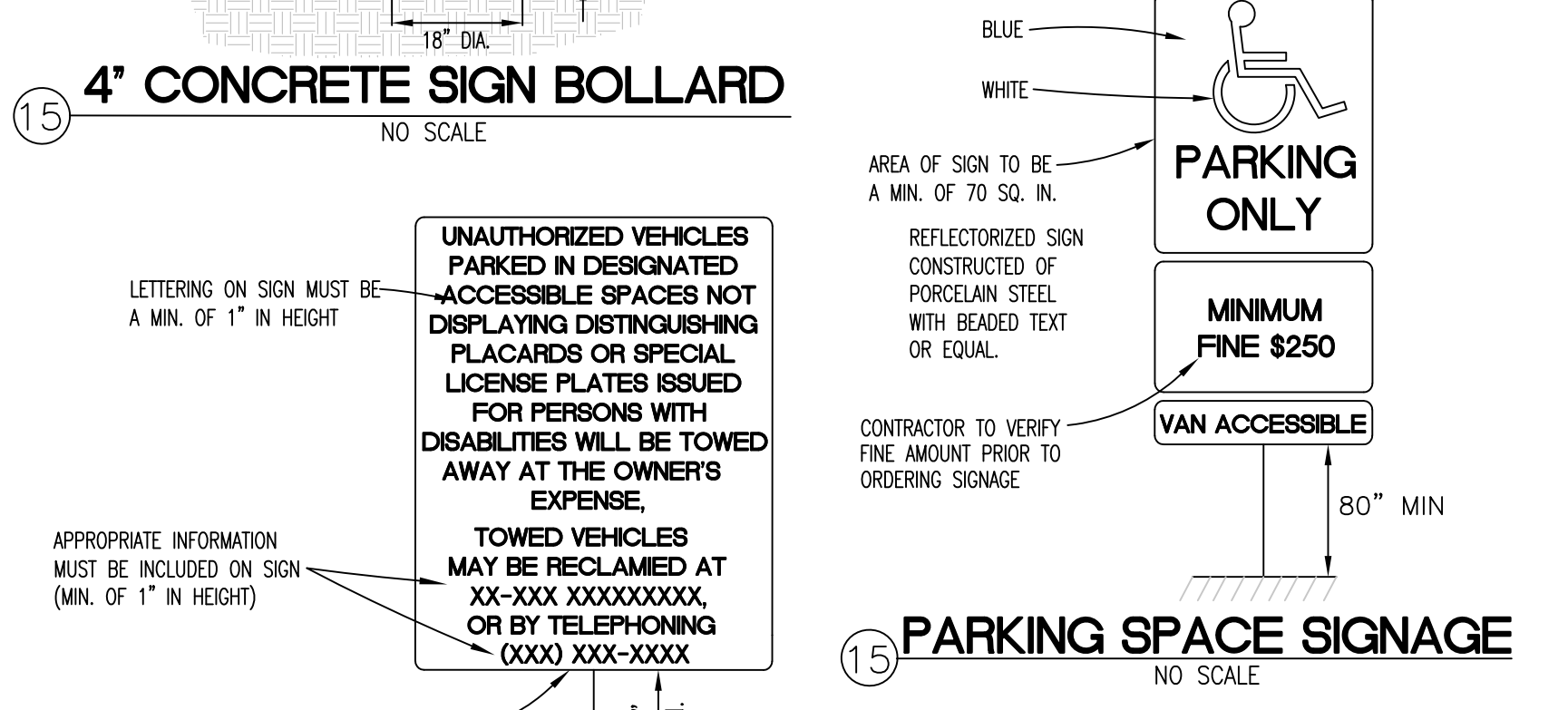
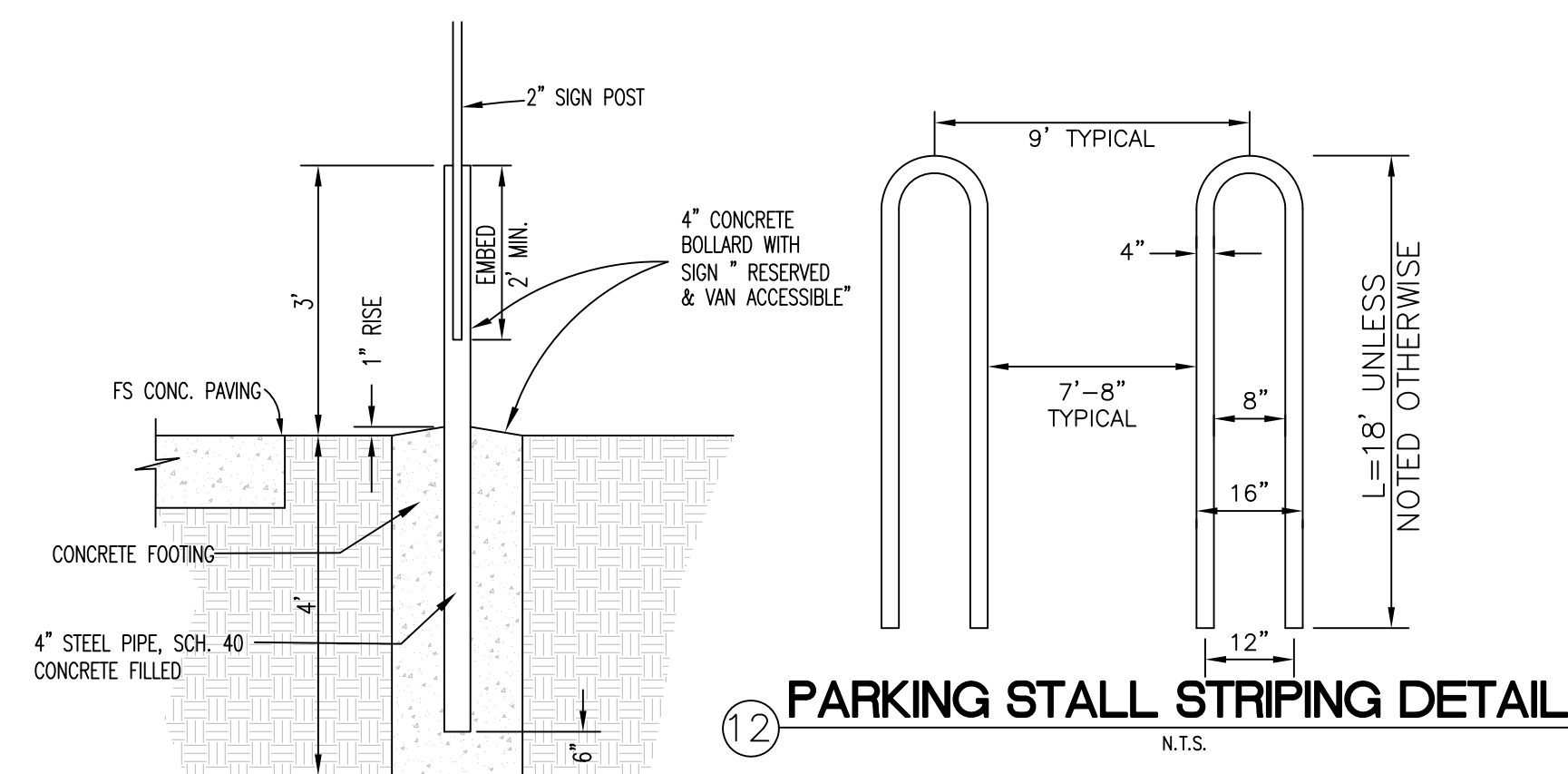
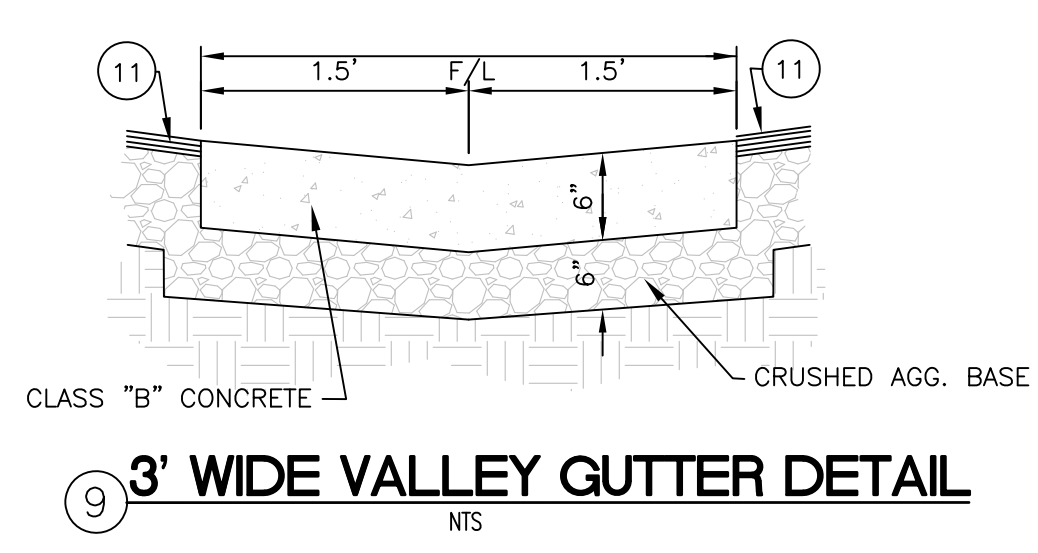
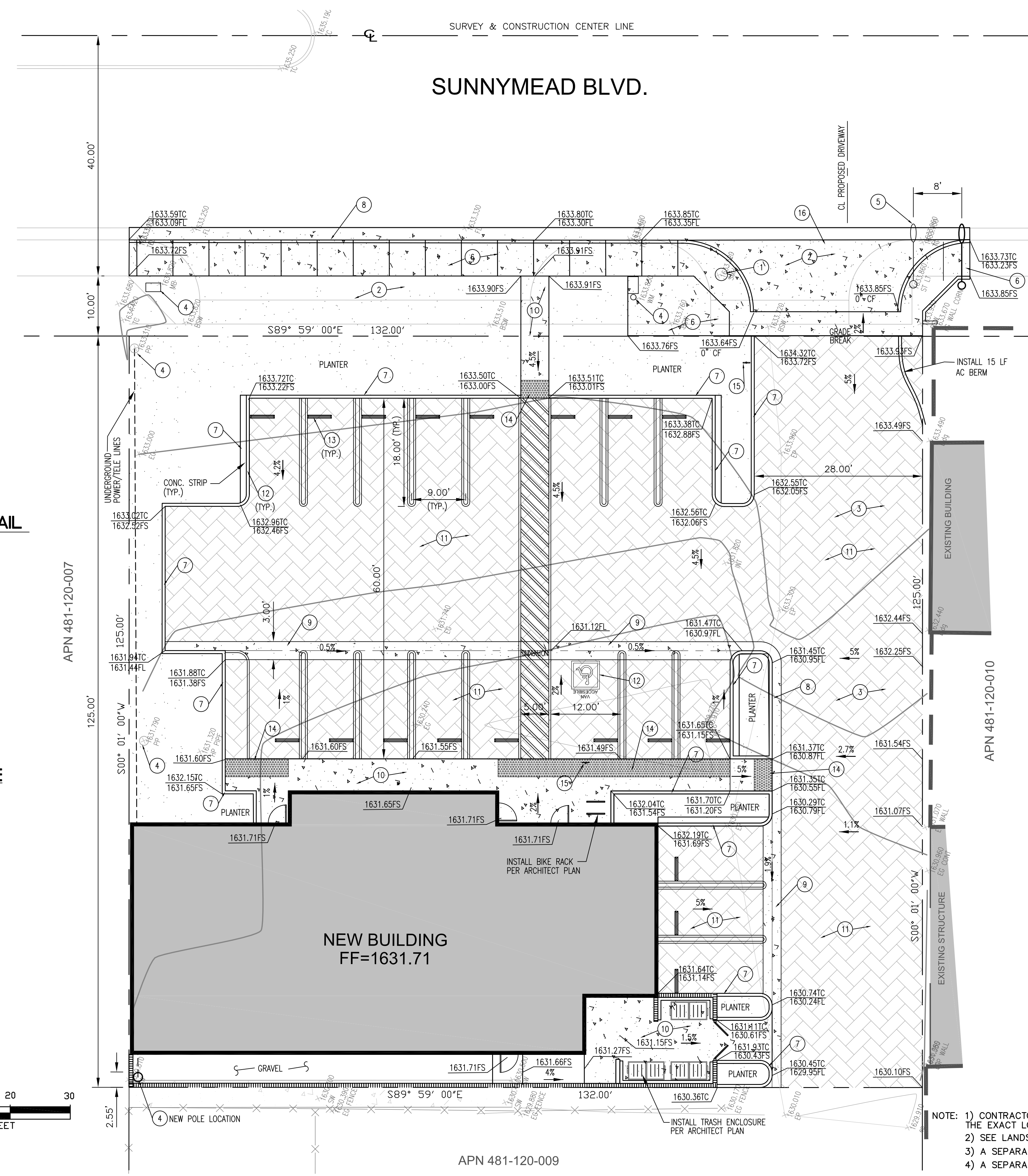
F.F.	INDICATES FINISHED FLOOR
P.E.	INDICATES PAD ELEVATION
P	INDICATES PROPERTY LINE
T.C.	INDICATES TOP OF CURB
F.L.	INDICATES FLOW LINE
T.G.	INDICATES TOP OF GRATE
INV.	INDICATES INVERT ELEVATION
F.G.	INDICATES FINISHED GRADE
F.S.	INDICATES FINISHED SURFACE
G.B.	INDICATES GRADE BREAK
H.P.	INDICATES HIGH POINT
R/W	INDICATES RIGHT OF WAY
E.G.	INDICATES EXISTING GROUND
T.P.	INDICATES TOP OF PAVEMENT

- CONSTRUCT AC PAVEMENT
- CONSTRUCT PERMEABLE PAVEMENT
- CONSTRUCT PCC CONCRETE PAVEMENT
- PLANTER PER LANDSCAPE ARCHITECT PLAN

CONSTRUCTION NOTES	QTY. EST.
1 ADJUST EXIST MANHOLE TO GRADE PER MVE-321A-0	1 EA
2 REMOVE AND DISPOSE OF EXIST CONCRETE PAVEMENT	3000 SF
3 REMOVE AND DISPOSE OF EXIST AC PAVEMENT	3200 SF
4 POWER POLE TO BE REMOVED AND RELOCATED PER PLAN	1 EA
5 RELOCATE EXISTING STREET LIGHT	1 EA
6 CONSTRUCT 6" SIDEWALK PER MVS1-115A-0	110 LF
7 CONSTRUCT TYPE 6A CURB PER MVS1-121A-0	475 LF
8 CONSTRUCT TYPE 6 CURB & GUTTER PER MVS1-120A-0	167 LF
9 CONSTRUCT 3' WIDE VALLEY GUTTER PER DETAIL SHEET 2	135 LF
10 CONSTRUCT 4" P.C.C. CONCRETE FLATWORK OVER 2" SAND	895 SF
11 CONSTRUCT 4" PERMEABLE PAVERS OVER 2" SAND, OVER 18" AGG. BASE	8800 SF
12 INSTALL STRIPING AND PAVEMENT MARKINGS PER MVL-430B-0	700 SF
13 INSTALL WHEEL STOP	23 EA
14 INSTALL DETECTABLE WARNING SURFACE PER MVS1-114C-2	228 SF
15 INSTALL SIGN PER PLAN	2 EA
16 CONSTRUCT COMMERCIAL DRIVEWAY PER MVS1-112C-0	420 SF

NOTE: QUANTITIES SHOWN ARE FOR PERMIT PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR HIS/HER OWN QUANTITIES

- NOTE: 1) CONTRACTOR SHALL POTHOLE THE SEWER LATERAL, WATER SERVICE AND GAS SERVICE AND REPORT THE EXACT LOCATIONS OF EACH UTILITY TO THE ARCHITECT AND ENGINEER PRIOR TO START OF GRADING.  
 2) SEE LANDSCAPE ARCHITECT'S PLANS FOR SPECIFICATIONS AND LAYOUT OF HARDSCAPE  
 3) A SEPARATE ENCROACHMENT PERMIT WILL BE REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT OF WAY.  
 4) A SEPARATE BUILDING PERMIT WILL BE REQUIRED FOR ANY BLOCK WALLS OR RETAINING WALLS..



**DIG ALERT**  
 Underground Service Alert  
 Section 4216/4216.5 of the Government Code requires a DIG ALERT Identification Number be issued before a "Permit to Excavate" will be valid. For your Dig Alert I.D. Number Call Underground Service Alert 811 two working days before you dig

**PRIVATE ENGINEER'S NOTES**  
 1. QUANTITIES SHOWN ARE FOR PERMIT PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR HIS OWN ESTIMATE OF QUANTITIES.  
 2. THIS COMPANY ACCEPTS NO RESPONSIBILITY FOR ALTERATIONS OF THE DRAINAGE SYSTEM DESIGN AS SHOWN HEREON.  
 3. THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITY PIPES, LINES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE. WHERE HELD TO EXIST, UTILITIES EXCEPTED FROM THE CONTRACTOR'S RESPONSIBILITY TO BE RELOCATED OR PROTECTED BY THE CONTRACTOR'S DESIGN AND OTHER MEANS NOT BE HELD ON THE SHOWN OF THESE PLANS.  
 4. CONTRACTOR 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 RESPONSIBILITY SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL OBTAIN AND HOLD THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH WORK PERFORMED ON THIS PROJECT, EXCEPTING FOR LIABILITY FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.  
 5. THE CONTRACTOR'S PROFESSIONAL PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

BENCHMARK	BASIS OF BEARING	REVIEW BY CITY STAFF
M-59-69 ALUMINUM DISK ON TOP SOUTHEAST CURB RETURN AT THE INTERSECTION OF FREDERICK STREET AND SUNNYMEAD  ELEVATION 1641.16	N89°59'00"E FOR CENTER LINE OF SUNNYMEAD BLVD. AS SHOWN ON MB 15/90	OFFICE _____ APP. _____ DATE _____

REV	NAME	DATE	DESCRIPTION	REC. APPR.	DATE
<b>REVISION</b>					

**CITY OF MORENO VALLEY APPROVALS**

RECOMMENDED: \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_

**ENGINEER OF RECORD'S SEAL**

**HOY CIVIL ENGINEERING**  
 78-365 HIGHWAY 111, #435  
 LA QUINTA CA. 92253  
 JHOY@HOYCIVILENG.COM  
 760-238-1540

PREPARED UNDER THE SUPERVISION OF:  
 JONATHAN DAVID HOY RCE 63526 \_\_\_\_\_ DATE \_\_\_\_\_

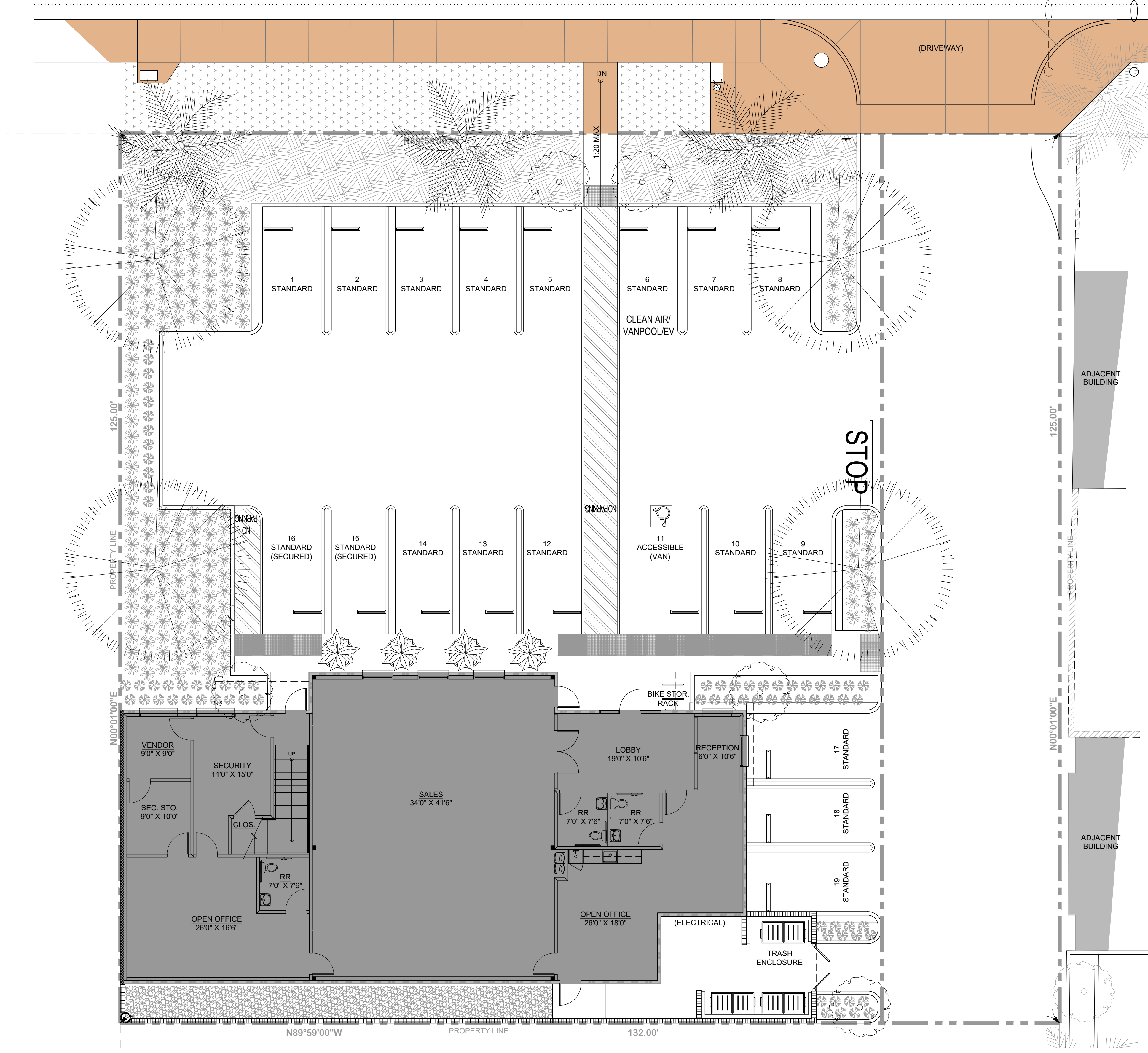
**CITY OF MORENO VALLEY**

*GRADING PLAN*  
 24175 SUNNYMEAD BLVD.  
 APN 481-120-008

SHEET 2 OF 2  
 CITY FILE # \_\_\_\_\_

IN SECTION 6, TOWNSHIP 3 SOUTH, RANGE 3 WEST, S.B.M.





**LEGEND**

-  WASHINGTONIA ROBUSTA  
MEXICAN FAN PALM; 10FT; BROWN TRUNK
-  PROSOPIS CHILENSIS  
THORNLESS CHILEAN MESQUITE
-  LAGERSTROEMIA INDICA X  
CRAPE MYRTLE 'TUSCARORA'
-  LEUCODENDRON X HYBRID  
RED GEM
-  ANIGOZANTHOS X HYBRID  
KANGAROO PAW HARMONY
-  AGAVE AMERICANA  
CENTURY PLANT  
(PLANTER)
-  JUNIPERUS HORIZONTALIS  
'BLUE RUG'
-  MYOPORUM PARVIFOLIUM  
PROSTRATUM
-  CRUSHED ROCK; DESERT BEIGE KRC ROCK

**LANDSCAPE DATA**

LOT SIZE: 16,500 SF  
LANDSCAPED AREA: 2,981 SF  
COVERAGE: 18 %

**SUNNYMEAD RETAIL**  
24175 SUNNYMEAD BLVD  
MORENO VALLEY CA 92553  
[PROJECT NO: 20.0208]

Attachment: Project Plans [Revision 1] (5751 - Conditional Use Permit for Cannabis Dispensary)

FOR REVIEW	DATE	BY
FOR PLANNING REVIEW	10.02.20	JJ
REVIEW SUBMITTAL	12.18.20	PH
04.19.21 COMMENT CORRECTIONS	03.16.21	JJ
07.07.21 COMMENT CORRECTIONS	06.08.21	PH
	08.31.21	JJ

SHEET TITLE  
LANDSCAPE PLAN  
SHEET NO.  
**L-1.1**



# Zoning



## Legend

### 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

### Road Labels

- Parcels

Image Source: Nearmap

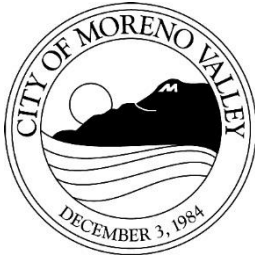
## Notes:

PEN21-0005

372.8 0 186.38 372.8 Feet

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





## PLANNING COMMISSION

### STAFF REPORT

Meeting Date: April 14, 2022

REVISED TENTATIVE TRACT MAP 37725 FOR A PRIVATE GATED COMMUNITY, A VARIANCE FOR WALL HEIGHT ON THE, AND A PLOT PLAN FOR A COMMUNITY RECREATION AREA

Case: PEN21-0206 (Revised Tentative Tract Map 37725)  
 PEN21-0300 (Variance)  
 PEN22-0006 (Plot Plan)

Applicant: Bryan Ingersoll

Property Owner: PI Properties No. 67

Location: SWC Perris Boulevard and Krameria Avenue

Case Planner: Julia Descoteaux

Council District: 4

Proposal: Applicant is requesting approval of the following entitlements: 1) a Revised Tentative Tract Map 37725 (PEN21-0206) to provide for a gated community with private internal streets, 2) a Variance (PEN21-0300) for wall height along the south property line, and 3) A Plot Plan (PEN22-0006) for a community recreation area including a pool in an area zoned Residential 5 (R5) District.

#### **SUMMARY**

PI Properties No. 67 (“Applicant”) is requesting approval of the following entitlements: 1) a Revised Tentative Tract Map 37725 (PEN21-0206) to provide for a gated community with private internal streets, 2) a Variance (PEN21-0300) to allow for 10-foot high walls along the south property line, and 3) a Plot Plan for a Community Recreation area (PEN22-0006) for future homebuyers. (“Proposed Project”) The proposed project is

located on the southwest corner of Perris Boulevard and Krameria Avenue within the Residential 5 (R5) District (“Proposed Site”).

## **PROJECT DESCRIPTION**

### **Project**

#### Revised Tentative Tract Map 37725

Tentative Tract Map 37725 was approved in September 2020 for sixty-six (66) residential lots on 20.18 acres. The Applicant is requesting that the current map be revised to allow for a gated community with private internal streets and the addition of a recreation building and pool area. To accommodate these amenities, the Applicant is also requesting that the current map be revised to reduce the number of lots from 66 to 64. Lots along Tarano Street will not be included in the gated area, as they will be constructed on an existing city street.

### **Variance**

The Applicant is also requesting a variance in order to construct walls up to ten feet (10’) in height along the Project Site’s south property line. The walls will include retaining walls, free-standing walls, along with tubular steel sections. The variance is required since 10-foot high walls exceed the maximum heights set forth in Municipal Code Section 9.08.070. Per Section 9.08.070, walls in the rear yard may not exceed six (6’) feet, and retaining walls may not exceed three (3’) feet when located on the property line. 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 are 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.

**FINDING:** Since the Project Site is adjacent to existing development with established grades that cannot be modified, the application of Section 9.08.070 would result in practical difficulty and present an unnecessary hardship for the Applicant, that is not otherwise shared by others within the surrounding area or vicinity, in that walls shorter than 10 feet would not afford prospective homebuyers or existing property owners with the privacy and sense of security.

2. 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.

**FINDING:** Since the topography of the Project Site in relation to the adjacent development’s established grades that cannot be modified, the strict application of Section 9.08.070 would deprive the Applicant of privileges (ensuring privacy for

future homebuyers and existing adjacent homeowners) enjoyed by the owners of other properties in the vicinity and under the same zoning classification.

3. 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.

FINDING: The variance will not constitute the granting of a special privilege to the Applicant since the 10-foot walls will not only provide prospective homebuyers with the privacy expected of a gated community but will also benefit the existing adjacent development. The 10-foot high, combination free-standing and retaining wall, which is needed due to the unique topography of the Project Site.

4. 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.

FINDING: The variance will not be detrimental to public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity, since the 10-foot walls will provide privacy for both the Proposed Project's prospective homeowners and the adjacent development. The 10-foot-high wall will also benefit surrounding properties and improvements since the purpose of the retaining wall is to prevent sudden erosion in the area.

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

FINDING: The variance will not change the Project Site's permitted uses or permitted density under the Municipal Code and Zoning Atlas; hence, even with the variance, the Proposed Project will remain consistent with the objectives and policies of the General Plan

### Plot Plan

A Plot Plan for the proposed community recreation building and pool area will be located in the northeast corner of the Project Site. The Spanish-designed 2,426 square foot community recreation building (clubhouse) will include a gym and leasing office. The Proposed Project will also include a community pool, and picnic and lounging areas.

### Site and Surrounding Area

The Project Site is currently vacant and consists of five (5) parcels located on the southwest corner of Perris Boulevard and Krameria Avenue within the Residential 5 (R5) District. The Project Site is generally surrounded by Single-family residential development in the Residential 5 (R5) and Residential Single-Family 10 (RS10) Districts. Northeast of the Project Site is an existing shopping center within the Corridor Mixed Use (COMU) District.

### Access/Parking

The main access to the Proposed Project will be from a new street off of Krameria Avenue with lots one through eight (1-8) fronting on Tarano Lane, which is an existing street.

### **Design/Landscaping**

The design of the tract is consistent with the goals and objectives of the City's General Plan, as the development provides an additional variation of housing opportunities. As designed, the project is consistent with the provisions of Chapter 9.03 Residential Districts, Section 9.16.130 Design Guidelines, and Section 9.14 Land Divisions of the Municipal Code. All zoning and development guidelines have been satisfied.

Through appropriate conditions of approval applied to the project, the developer must create a homeowner's association (HOA) prior to recordation of the final map. The purpose of the HOA, at a minimum, will be to accept ownership and maintenance responsibility in perpetuity of water quality treatment facilities.

Fences and walls for the Proposed Project are conditioned to be consistent with the provisions for walls and fences stated in the Municipal Code, with the exception of the wall heights. Maintenance responsibility for the walls and fences shall be borne by the respective homeowner or may be included in the responsibility of the HOA at the discretion of the Applicant. Perimeter block walls (six (6') feet in height) surrounding the track are required. A height modification on the southern property line is required due to existing grades. This modification is designed to include a four-foot (4') retaining wall, a four-foot (4') solid free-standing wall, and a two-foot (2') steel fence creating a six-foot (6') high wall from the top of the slope along the Project Site's south property line.

Perimeter landscaping will be required per the Municipal Code requirements. Street and parkway landscaping on Perris Boulevard at the southerly edge of the Project Site shall be designed to ensure the line-of-site is maintained for the southerly residents.

### **REVIEW PROCESS**

The Proposed 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 Proposed Project is consistent with all applicable City development and design standards and specifications.

### **ENVIRONMENTAL**

The Proposed Project has been evaluated against 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 original project are consistent with, and will not require revisions to or further analysis of, the Negative Declaration for Tentative Tract Map 37725; 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 the Proposed Project was also posted on the Proposed Project site and published in the Press-Enterprise Newspaper.

### **STAFF RECOMMENDATION**

- A. Staff recommends that the Planning Commission **APPROVE** Resolution No. 2022-21, and thereby:
1. **FIND AND DETERMINE** that Revised Tentative Tract Map PEN21-0206 has been evaluated against criteria set forth in the California Environmental Quality Act (CEQA) and CEQA Guidelines Sections 15161 and 15164 and that preparation of a subsequent Negative Declaration or an Addendum is not required since the proposed changes to the original project are minor and that the Proposed Project is consistent with the findings of Negative Declaration approved by the Planning Commission on September 10, 2020, for the original project; and
  2. **APPROVE** Revised Tentative Tract Map PEN21-0206 subject to the attached Conditions of Approval, attached to the Resolution as Exhibit A.
- B. Staff recommends that the Planning Commission **APPROVE** Resolution No. 2022-22, and thereby:
1. **FIND AND DETERMINE** that Variance PEN21-0300 has been evaluated against criteria set forth in the California Environmental Quality Act (CEQA) and CEQA Guidelines Sections 15161 and 15164 and that preparation of a subsequent Negative Declaration or an Addendum is not required since the proposed changes to the original project are minor and that the Proposed Project is consistent with the findings of Negative Declaration approved by the Planning Commission on September 10, 2020, for the original project; and
  2. **APPROVE** Variance PEN21-0300 subject to the attached Conditions of Approval, attached to the Resolution as Exhibit A.
- C. Staff recommends that the Planning Commission **APPROVE** Resolution No. 2022-23, and thereby:
1. **FIND AND DETERMINE** that Plot Plan PEN22-0006 has been evaluated against criteria set forth in the California Environmental Quality Act (CEQA) and CEQA Guidelines Sections 15161 and 15164 and that preparation of a subsequent Negative Declaration or an Addendum is not required since the proposed changes to the original project are minor and that the Proposed Project is consistent with the findings of Negative Declaration approved by the Planning Commission on September 10, 2020, for the original project; and

2. **APPROVE** Plot Plan PEN22-0006 subject to the attached Conditions of Approval, attached to the Resolution as Exhibit A.

Prepared by:  
Julia Descoteaux  
Associate Planner

Approved by:  
Sean P Kelleher  
Planning Division Manager

### **ATTACHMENTS**

To view large attachments, please click your “bookmarks”  on the left hand side of this document for the necessary attachment.

1. Resolution No. 2022-21 (PEN21-0206) for Revised TTM 37725
2. Exhibit A to 2022-21 (PEN21-0206) COA with MMRP
3. Resolution 2022-22 (PEN21-0300) Variance
4. Exhibit A to 2022-22 (PEN21-0300) Variance
5. Resolution 2022-23 (PEN22-0006) for Plot Plan - Community Area
6. Exhibit A to 2022-23 (PEN22-0006) Plot Plan
7. Project Plans for Revised Tentative Tract Map 37725 (PEN21-0206)
8. PEN21-0300 Plans for Variance
9. PEN22-0006 Plans for Community Recreation Building
10. MMRP (PEN21-0206)
11. Zoning Map

## RESOLUTION NUMBER 2022-21

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING REVISED TENTATIVE TRACT MAP 37725 TO SUBDIVIDE APPROXIMATELY 20.18 ACRES INTO SIXTY-FOUR SINGLE-FAMILY RESIDENTIAL LOTS AND LETTERED LOTS FOR WATER QUALITY AND OPEN SPACE RECREATION AREA PURPOSES (ASSESSOR PARCEL NUMBERS 316-110-005, 006, 022, 023, AND 024)**

**WHEREAS**, the City of Moreno Valley (“City”) is a general law city and a municipal corporation of the State of California, and the lead agency for the preparation and consideration of environmental documents for local projects that are subject to requirements of the California Environmental Quality Act (CEQA) and CEQA Guidelines; and

**WHEREAS**, PI Properties No. 67 LLC., (“Applicant”) has filed an application for the approval of Revised Tentative Tract Map 37725 (PEN21-0206) (“Application”) for the subdivision of a 20.18-acre site into sixty-four single-family lots (“Proposed Project”) located on the southwest corner of Krameria Avenue and Perris Boulevard (APN’s 316-110-005, 006, 022, 022, 023, and 024) (“Project Site”); and

**WHEREAS**, the Application has been evaluated in accordance with Chapter 9.14 (Land Divisions) of the Municipal Code with consideration given to the City’s General Plan, Zoning Ordinance, and other applicable laws and regulations; and

**WHEREAS**, Chapter 9.14 of the Municipal Code imposes conditions of approval upon projects for which a Revised Tentative Tract Map is required, which conditions may be imposed by the Planning Commission to address on-site improvements, off-site improvements, the manner in which the Project 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**, the Conditions of Approval attached to this Resolution, as Exhibit A, have been deemed by staff to be 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 April 14, 2022, 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 April 14, 2022, a public hearing to consider the Application was duly conducted by the Planning Commission, at which time all interested persons were provided with an opportunity to testify and present evidence; and

**WHEREAS**, consistent with the requirements of Chapter 9.14 (Land Divisions) of the Municipal Code, at the public hearing, the Planning Commission considered the attached Conditions of Approval to be imposed upon Revised Tentative Tract Map 37725 (PEN21-0206), which staff has deemed 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 9.14.070 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**, on April 14, 2022, at the public hearing, the Planning Commission reviewed and considered the Planning Division’s recommendation that the Proposed Project has been evaluated against criteria set forth in the California Environmental Quality Act (CEQA) and CEQA Guidelines Sections 15162 and 15164 and it has been determined that no subsequent environmental review is required since the Proposed Project is consistent with, and will not require revisions to or further analysis of, the Mitigated Negative Declaration for Tentative Tract Map 37725 approved September 10, 2020.

**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.

**Section 3. Evidence**

That the Planning Commission has considered all of the evidence submitted into the administrative record for the proposed Revised Tentative Tract Map 37725 (PEN21-0206), 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 Revised Tentative Tract Map 37725 (PEN21-0206) and all documents, records, and references contained therein;



- (d) Conditions of Approval for Revised Tentative Tract Map 37725 (PEN21-0206), 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; and
- (f) Testimony and/or comments from Applicant and its representatives during the public hearing; and
- (g) Testimony and/or comments from all persons are provided in written format or correspondence 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 Revised Tentative Tract Map 37725 (PEN21-0206).

- (a) That the proposed map is consistent with the applicable policies and standards of the General Plan, applicable Specific Plan and the zoning ordinance;
- (b) That the design or improvement of the proposed subdivision is consistent with the applicable policies and standards of the General Plan, applicable Specific Plan;
- (c) That the Project Site is physically suitable for the type of development;
- (d) That the Project Site of the proposed land division is physically suitable for the proposed density of the development;
- (e) That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
- (f) That the design of the subdivision or type of improvements is not likely to cause serious public health problems;
- (g) That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision;
- (h) That the proposed land division is not subject to the Williamson Act pursuant to the California Land Conservation Act of 1965.
- (i) That the proposed land division and the associated design and improvements are not consistent with applicable ordinances of the City.
- (j) That the design of the land division provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision.
- (k) That the effect of the proposed land division on the region's housing needs was considered and balanced against the public service needs of the residents of Moreno Valley and available fiscal and environmental resources.

#### **Section 5. Approval**

That based on the foregoing Recitals, Evidence contained in the Administrative Record, and Findings set forth above, the Planning Commission approves Revised Tentative Tract Map 37725 (PEN21-0206) subject to the Conditions of Approval for Revised Tentative Tract Map 37725 (PEN21-0206) attached hereto as Exhibit A.

**Section 6. Repeal of Conflicting Provisions**

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

**Section 7. 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 8. Effective Date**

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

**Section 9. Certification**

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

**PASSED AND ADOPTED THIS 14<sup>th</sup> day of April 2022**

CITY OF MORENO VALLEY  
PLANNING COMMISSION

\_\_\_\_\_  
Alvin DeJohnette, Vice-Chairperson

ATTEST:

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

APPROVED AS TO FORM:

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

Exhibits:  
Exhibit A: Conditions of Approval PEN21-0206

Attachment: Resolution No. 2022-21 (PEN21-0206) for Revised TTM 37725 [Revision 1] (5736 : Revised Tentative Tract Map 37725 with a Plot

Exhibit A

CONDITIONS OF APPROVAL PEN21-0206

Attachment: Resolution No. 2022-21 (PEN21-0206) for Revised TTM 37725 [Revision 1] (5736 : Revised Tentative Tract Map 37725 with a Plot

**CONDITIONS OF APPROVAL**

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CITY OF MORENO VALLEY  
 CONDITIONS OF APPROVAL  
 Tentative Tract Map (PEN21-0206)

EFFECTIVE DATE:

EXPIRATION DATE:

**COMMUNITY DEVELOPMENT DEPARTMENT****Special Conditions**

1. All site plans, grading plans, landscape and irrigation plans, and street improvement plans shall be coordinated for consistency with this approval.
2. Prior to grading plan approval, Basin fencing shall include wrought iron fencing with pilasters
3. Prior to building final, a basin maintained by an HOA or other private entity, landscape (trees, shrubs and groundcover) and irrigation shall be installed, and maintained by the HOA or other private entity with documentation provided to the Planning Division.
4. Prior to issuance of building permits, final front and street side yard landscape and irrigation plans, and slope landscape plans and basin landscape plans, shall be approved.
5. This approval shall comply with all applicable requirements of the City of Moreno Valley Municipal Code.
6. Prior to grading plan approval, decorative block walls shall be provided along the street side for all corner lots. (MC 9.08.070)
7. 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)
8. Prior to the issuance of grading permits, final erosion control landscape and irrigation plans for all cut or fill slopes over 3 feet in height shall be submitted to and approved by the Planning Division. The plans shall be designed in accordance with the slope erosion plan as required by the City Engineer. Man-made slopes greater than 10 feet in height shall be "land formed" to conform to the natural terrain and shall be landscaped and stabilized to minimize visual scarring. (GP Objective 1.5, MC 9.08.080, DG)

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9. Prior to recordation of the final map, final median enhancement/landscape/irrigation plans shall be submitted to and approved by the Planning Division, and Public Works Department - Special Districts Division for review and approval by each division. (GP - Circulation Master Plan)
10. Prior to the issuance of grading permits, grading plans shall be submitted to and approved by the Planning Division to ascertain that development and grading of all lots have been designed to reduce the extent of cut and fill and loss of coastal scrub vegetation. Grading plans shall incorporate multiple level foundations, custom foundations and/or split level pads in accordance with the City's Municipal Code. (MC 9.03.030)
11. All landscaped areas in perpetuity shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
12. Prior to issuance of building permit issuance, landscape plans (trees, shrubs and groundcover) for basins maintained by an HOA or other private entity shall be submitted to and approved by the Planning Division for the sides and/or slopes. A hydroseed mix w/irrigation is acceptable for the bottom of all the basin areas. All detention basins shall include trees, shrubs and groundcover up to the concreted portion of the basin. A solid decorative (e.g. split face, color variation, pattern variation, or as approved by the Planning Official) wall with pilasters, tubular steel fence with pilasters or other fence or wall approved by the Planning Official is required to secure all water quality and detention basins more than 18 inches in depth.
13. This tentative map shall expire three years after the approval date of this tentative map unless extended as provided by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever in the event the applicant or any successor in interest fails to properly file a final map before the date of expiration. (MC 9.02.230, 9.14.050, 080)
14. Prior to the issuance of grading permits, mitigation measures contained in the Mitigation Monitoring Program approved with PEN19-0188, shall be implemented as provided therein.
15. Prior to any site disturbance and/or grading plan submittal, and or final map recordation, a mitigation monitoring fee, as provided by City ordinance, shall be paid by the applicant/owner. No City permit or approval shall be issued until such fee is paid. (CEQA)
16. Prior to final map recordation, or building permit issuance, subdivision phasing (including any proposed common open space or improvement phasing, if applicable), shall be subject to a separate Phasing Plan submittal for Planning

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- Division approval. Any proposed phasing shall provide for adequate vehicular access to all lots in each phase as determined by the City Transportation Engineer or designee and shall substantially conform to all intent and purpose of the subdivision approval. (MC 9.14.080)
17. Within thirty (30) days prior to any grading or other land disturbance, a pre-construction survey for Burrowing Owls shall be conducted pursuant to the established guidelines of Multiple Species Habitat Conservation Plan. The pre-construction survey shall be submitted to the Planning Division prior to any disturbance of the site and/or grading permit issuance.
  18. Prior to building final, all required and proposed fences and walls shall be constructed/installed per the approved plans on file in the Planning Division. (MC 9.080.070)
  19. 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: The name and address of the development and the developer's name and address to include a 24-hour emergency phone number.
  20. Prior to approval of any grading permits, plans for any security gate system shall be submitted to and approved by to the Planning Division.
  21. Separate Administrative Plot Plans, including, Design Review (product approval), Model Home Complex or custom home reviews are required for approval of the design of the future single-family homes for Tentative Tract Map 37725.
  22. Single-family projects of 5 or more units in the R5, R3, R2 and RA2 or density districts. Prior to approval of a precise grading plan, final front and street side yard landscape and irrigation plans shall be submitted to and approved by the Planning Division. The plans shall be prepared in accordance with the City's Municipal Code Landscape Requirements, and include required street trees.
  23. Prior to issuance of grading permits, the developer shall pay the applicable Stephen's' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee.
  24. Prior to building final, slope landscape and irrigation shall be installed, certified by the Landscape Architect with documentation provided to the Planning Division with an inspection performed and approved by the Planning Division. Landscaping on lots not yet having dwelling units shall be maintained by the developer weed and disease free. (MC 9.03.040)
  25. Prior to recordation of the final subdivision map, the following documents shall be submitted to and approved by the Planning Division which shall demonstrate that

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the project will be developed and maintained in accordance with the intent and purpose of the approval:

- a. The document to convey title
- b. Deed restrictions, easements, or Covenants, Conditions and Restrictions to be recorded

The approved documents shall be recorded at the same time that the subdivision map is recorded. The documents shall contain provisions for general maintenance of the site, joint access to proposed parcels, open space use restrictions, conservation easements, guest parking, feeder trails, water quality basins, lighting, landscaping and common area use items such as general building maintenance (apartments, condominiums and townhomes) tot lot/public seating areas and other recreation facilities or buildings. The approved documents shall also contain a provision, which provides that they may not be terminated and/or substantially amended without the consent of the City and the developer's successor-in-interest. (MC 9.14.090)

In addition, the following deed restrictions and disclosures shall be included within the document and grant deed of the properties:

- a. The developer and homeowners association shall promote the use of native plants and trees and drought tolerant species.
  - b. All lots designated for open space and or detention basins, shall be included as an easement to, and maintained by a Homeowners Association (HOA) or other private maintenance entity. All reverse frontage landscape areas shall also be maintained by the onsite HOA. Language to this effect shall be included and reviewed within the required Covenant Conditions and Restrictions (CC&Rs) prior to the approval of the final map.
  - c. Maintenance of any and all common facilities.
  - d. A conservation easement for lettered lots shall be recorded on the deed of the property and shown on the final map. Said easement shall include access restrictions prohibiting motorized vehicles from these areas.
  - e. Oleander plants or trees shall be prohibited on open space lots adjacent to multi-use trails.
26. Prior to approval of any grading permit, a tree plan shall be submitted to and approved by the Planning Division. The plan shall identify all mature trees (4 inch trunk diameter or larger) on the subject property and City right-of-way. Using the grading plan as a base, the plan shall indicate trees to be relocated, retained, and removed. Replacement trees shall be shown on the plan, be a minimum size of 24 inch box, and meet a ratio of three replacement trees for each mature tree removed or as approved by the Planning Official. (GP Objective 4.4, 4.5, DG)
27. All undeveloped portions of the site in perpetuity shall be maintained in a manner

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- that provides for the control of weeds, erosion and dust. (MC 9.02.030)
28. 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.
  29. Prior to grading plan approval, wall and fence plans shall be submitted to and approved by the Planning Division subject to the City's Municipal Code including the following:
    - a. Side and rear yard fences/walls (not adjacent to a right of way) shall be constructed of decorative block, poly-vinyl or wood.
    - b. A solid decorative (e.g. split face, color variation, pattern variation, or as approved by the Planning Official) block wall with pilasters and a cap is required along the perimeter of the tract adjacent to any right of way or reverse frontage location and along any right of way within the interior of the tract (all corner lots).
    - c. A solid wall combined with view fencing is required along the southerly property lines of the tract at the rear of the southerly parcels starting with Lot 30 through Lot 34 to address the grade change. Walls will be designed with the approved Variance (PEN22-0006), to include a four foot (4') retaining wall, with a maximum five foot (5') solid block wall topped by a one foot (1') tubular steel fence on top not to exceed ten feet (10') in overall height.
    - d. A six (6') foot high combination wall with pilasters is required at top of slope along an open space area or adjacent to a park and/or the community building and pool area.
    - e. Decorative open iron or steel fencing with pilasters is required adjacent to open space areas or view lots. (View lots are defined as lots where there is more than 15 foot difference in pad elevation).
    - f. All walls are subject to approval of the Planning Official (MC 9.08.070).
  30. The site has been approved for Revised Tentative Tract Map 37725, to subdivide approximately 20.18 acres into sixty-four (64) single family residential lots, as a gated community with private streets, a Community Recreation and pool area with required reverse frontage requirements, water quality requirements, off-site improvements and perimeter block walls as approved with PEN19-0188, PEN21-0300 Variance, and PEN22-0006, Plot Plan. A change or modification shall require separate approval.
  31. The site shall be developed in accordance with the approved tentative map on file in the Community Development Department -Planning Division, the Municipal Code regulations, General Plan, and the conditions contained herein. (MC 9.14.020)
  32. A drought tolerant landscape palette shall be utilized throughout the tract in compliance with the City's Landscape Requirements. (9.17)
  33. Prior to issuance of a building permit, the developer/property owner or developer's



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successor-in-interest shall pay all applicable impact fees due at permit issuance, including but not limited to Multi-species Habitat Conservation Plan (MSHCP) mitigation fees. (Ord.)

34. Parkway landscaping including street trees, site trees, shrubs and ground cover design and installation shall take into consideration the line-of-site along Perris Boulevard for the existing driveways to the south (west side of Perris Boulevard).

Prior to Grading Permit

35. 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).

Building Division

36. 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. EMWD shall provide utility services each parcel within the approved parcel map. Required utility easements shall be recorded to ensure service of repairs of utility lines and services within the proposed development. Contact the water district at 951.928.3777 for specific details.
37. All new structures shall be designed in conformance to the latest design standards

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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.

38. 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.
39. Contact the Building Safety Division for permit application submittal requirements.
40. 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.
41. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.
42. The proposed 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.
43. Prior to permit issuance, every applicant shall submit a properly completed Waste Management Plan (WMP), as a portion of the building or demolition permit process. (MC 8.80.030)

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

44. All Fire Department access roads or driveways shall not exceed 12 percent grade. (CFC 503.2.7 and MVMC 8.36.060[G])
45. 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)
46. 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

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- the fire apparatus of the Fire Department shall be subject to approval by the AHJ. (CFC 503 and MVMC 8.36.060)
47. 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)
  48. 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)
  49. Prior to issuance of Certificate of Occupancy or Building Final, "Blue Reflective Markers" shall be installed to identify fire hydrant locations in accordance with City specifications. (CFC 509.1 and MVLT 440A-0 through MVLT 440C-0)
  50. 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.
  51. Final fire and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.
  52. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)
  53. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet and an unobstructed vertical clearance of not less than thirteen (13) feet six (6) inches. (CFC 503.2.1 and MVMC 8.36.060[E])
  54. 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])
  55. 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

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- 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)
56. 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)
  57. Fire Department access driveways over 150 feet in length shall have a turn-around as determined by the Fire Prevention Bureau capable of accommodating fire apparatus. (CFC 503 and MVMC 8.36.060, CFC 501.4)
  58. During phased construction, dead end roadways and streets which have not been completed shall have a turn-around capable of accommodating fire apparatus. (CFC 503.1 and 503.2.5)
  59. 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)
  60. The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering said waterflow for 2 hour(s) duration at 20-PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 507.3, Appendix B)
  61. Prior to issuance of Certificate of Occupancy or Building Final, all residential dwellings shall display street numbers in a prominent location on the street side of the residence in such a position that the numbers are easily visible to approaching emergency vehicles. The numbers shall be located consistently on each dwelling throughout the development. The numerals shall be no less than four (4) inches in height and shall be low voltage lighted fixtures. (CFC 505.1, MVMC 8.36.060[1])
  62. Single Family Dwellings. Schedule "A" fire prevention approved standard fire hydrants (6" x 4" x 2 ½") shall be located at each intersection of all residential streets. Hydrants shall be spaced no more than 500 feet apart in any direction so that no point on the street is more than 250 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 1 hour duration of 20 PSI. Where new water mains are

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extended along streets where hydrants are not needed for protection of structures or similar fire problems, serving one and two-family residential developments, standard fire hydrants shall be provided at spacing not to exceed 1000 feet along the tract boundary for transportation hazards. (CFC 507.3, Appendix B, MVMC 8.36.060).

63. Prior to construction, all traffic calming designs/devices must be approved by the Fire Marshal and City Engineer.
64. 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.

**FINANCIAL & MANAGEMENT SERVICES DEPARTMENT****Moreno Valley Utility**

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

The Developer shall coordinate and receive approval from the City Engineer to install, construct, improve, and dedicate to the City all utility infrastructure including but not limited to, conduit, equipment, vaults, ducts, wires, switches, conductors, transformers, and "bring-up" facilities including electrical capacity to serve the identified development and other adjoining, abutting, or benefiting projects as

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determined by Moreno Valley Utility – collectively referred to as “utility system”, to and through the development, along with any appurtenant real property easements, as determined by the City Engineer necessary for the distribution and/or delivery of any and all “utility services” to and within the project. For purposes of this condition, “utility services” shall mean electric, cable television, telecommunication (including video, voice, and data) and other similar services designated by the City Engineer. “Utility services” shall not include sewer, water, and natural gas services, which are addressed by other conditions of approval.

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

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

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

68. Aggregate slurry, as defined in Section 203-5 of Standard Specifications for Public Works Construction, shall be required prior to 90% security reduction or the end of the one-year warranty period of the public streets as approved by the City Engineer. If slurry is required, a slurry mix design shall be submitted for review and approved by the City Engineer. The latex additive shall be Ultra Pave 70 (for anionic) or Ultra Pave 65 K (for cationic) or an approved equal per the geotechnical report. The latex shall be added at the emulsion plant after weighing the asphalt and before the addition of mixing water. The latex shall be added at a rate of two to two-and-one-half (2 to 2½) parts to one-hundred (100) parts of emulsion by volume. Any existing striping shall be removed prior to slurry application and replaced per City standards.
69. 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]



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70. 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.
71. The developer shall monitor, supervise and control all construction related activities, so as to prevent these activities from causing a public nuisance, including but not limited to, insuring strict adherence to the following:
- (a) Removal of dirt, debris, or other construction material deposited on any public street no later than the end of each working day.
  - (b) Observance of working hours as stipulated on permits issued by the Land Development Division.
  - (c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.
  - (d) All dust control measures per South Coast Air Quality Management District (SCAQMD) requirements during the grading operations.
- Violation of any condition, restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedy as noted in City Municipal Code 8.14.090. In addition, the City Engineer or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.
72. 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.
73. If improvements associated with this project are not initiated within two (2) years of the date of approval of the Public Improvement Agreement (PIA), the City Engineer may require that the engineer's estimate for improvements associated with the project be modified to reflect current City construction costs in effect at the time of request for an extension of time for the PIA or issuance of a permit. [MC 9.14.210(B)(C)]
74. All Conditions of Approval from previously approved PEN19-0188 shall continue to apply unless otherwise indicated herein.
75. 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]
76. For single family residential subdivisions, all lots shall drain to the street at a minimum surface grade of 2.0% and on-site drainage shall be conveyed onto the

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street with subsurface drains at a minimum grade of 0.5% per current City Standards MVSI-152 and MVSI-153A. No cross-lot or over the sidewalk drainage shall be allowed.

77. 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. Final (tract) Map (recordation prior to building permit issuance);
  - b. Rough grading w/ erosion control plan (prior to grading permit issuance);
  - c. Precise grading w/ erosion control plan (prior to grading permit issuance);
  - d. Public improvements (e.g., street/storm drain w/ striping, etc.) (prior to map approval);
  - e. Final drainage study (prior to grading plan approval);
  - f. Final WQMP (prior to grading plan approval);
  - g. As-Built revision for all plans (prior to Occupancy release);
78. 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

79. Resolution of all drainage issues shall be as approved by the City Engineer.
80. A final detailed drainage study (prepared by a registered/licensed civil engineer) shall be submitted for review and approved by the City Engineer. The study shall include, but not be limited to: existing and proposed hydrologic conditions as well as hydraulic calculations for all drainage control devices and storm drain lines. The study shall analyze 1, 3, 6 and 24-hour duration events for the 2, 5, 10 and 100-year storm events [MC 9.14.110(A.1)]. A digital (pdf) copy of the approved drainage study shall be submitted to the Land Development Division.
81. Emergency overflow areas shall be shown at all applicable drainage improvement locations in the event that the drainage improvement fails or exceeds full capacity.



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82. 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. 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.
83. 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

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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.

84. 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.
85. 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.
86. The developer shall pay all remaining plan check fees.
87. 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.
88. For projects that will result in discharges of storm water associated with construction with a soil disturbance of one or more acres of land, the developer shall submit a Notice of Intent (NOI) and obtain a Waste Discharger's Identification number (WDID#) from the State Water Quality Control Board (SWQCB) which shall be noted on the grading plans.

Prior to Grading Permit

89. 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)]
90. If the developer chooses to construct the project in phases, a Construction Phasing Plan for the construction of on-site public or private improvements shall be submitted for review and approved by the City Engineer.
91. A digital (pdf) copy of all approved grading plans shall be submitted to the Land Development Division.
92. 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)]
93. Security, in the form of a cash deposit (preferable), bond or letter of credit shall be

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submitted as a guarantee of the completion of the grading operations for the project. [MC 8.21.070]

94. The developer shall pay all applicable inspection fees.
95. Prior to the payment of the Development Impact Fee (DIF), the developer may enter into a DIF Improvement Credit Agreement to secure credit for the construction of applicable improvements. If the developer fails to complete this agreement prior to the timing specified above, credits may not be given. 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 Map Approval

96. All proposed street names shall be submitted for review and approved by the City Engineer, if applicable. [MC 9.14.090(E.2.k)]
97. A copy of the Covenants, Conditions and Restrictions (CC&R's) shall be submitted for review and approved by the City Engineer. The CC&R's shall include, but not be limited to, access easements, reciprocal access, private and/or public utility easements as may be relevant to the project. In addition, for single-family residential development, bylaws and articles of incorporation shall also be included as part of the maintenance agreement for any water quality BMPs.
98. After recordation, a digital (pdf) copy of the recorded map shall be submitted to the Land Development Division.
99. Resolution of all drainage issues shall be as approved by the City Engineer.
100. If the project involves the subdivision of land, maps may be developed in phases with the approval of the City Engineer. Financial security shall be provided for all public improvements associated with each phase of the map. The boundaries of any multiple map increment shall be subject to the approval of the City Engineer. If the project does not involve the subdivision of land and it is necessary to dedicate right-of-way/easements, the developer shall make the appropriate offer of dedication by separate instrument. In either case, the City Engineer may require the dedication and construction of necessary utility, street or other improvements beyond the project boundary, if the improvements are needed for circulation, parking, access, or for the welfare or safety of the public. This approval must be obtained prior to the Developer submitting a Phasing Plan to the California Bureau of Real Estate. [MC 9.14.080(B)(C), GC 66412 & 66462.5]
101. Maps (prepared by a registered civil engineer and/or licensed surveyor) shall be submitted for review and approved by the City Engineer per the current submittal

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requirements.

102. 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. Establish a Home Owners Association (HOA) to finance the maintenance of the "Water Quality BMPs". Any lots which are identified as "Water Quality BMPs" shall be owned in fee by the HOA.
  - b. Dedicate a maintenance easement to the City of Moreno Valley.
  - c. Execute a maintenance agreement between the City of Moreno Valley and the HOA, which shall be approved by City Council.
  - d. Provide a certificate of insurance per the terms of the maintenance agreement.
  - e. 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 Residential NPDES Regulatory Rate Schedule and pay all associated costs with the ballot process, or
    - ii. Establish an endowment to cover future maintenance costs for the Residential NPDES Regulatory Rate Schedule.
  - f. Notify the Special Districts Division of the intent to record the final map 90 days prior to City Council action authorizing recordation of the final map and the financial option selected. The final option selected shall be in place prior to the issuance of certificate of occupancy. [California Government Code & Municipal Code]
103. The developer shall guarantee the completion of all related improvements required for this project by executing a Public Improvement Agreement (PIA) with the City and posting the required security. [MC 9.14.220]
104. All public improvement plans required for this project shall be approved by the City Engineer in order to execute the Public Improvement Agreement (PIA).
105. Prior to map approval, the developer shall dedicate 30' of right-of-way on the easterly side of Tarano Lane along the project's frontage. In addition, dedicate 44' of right-of-way on the southerly side of Krameria Avenue along the project's frontage.

Prior to Improvement Plan Approval

106. The developer is required to bring any existing access ramps adjacent to and fronting the project to current ADA (Americans with Disabilities Act) requirements.

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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.

107. The developer shall submit clearances from all applicable agencies, and pay all applicable plan check fees.
108. The street improvement plans shall comply with current City policies, plans and applicable City standards (i.e. MVSI-160 series, etc.) throughout this project.
109. The hydrology study shall be designed to accept and properly convey all off-site drainage flowing onto or through the site. In the event that the City Engineer permits the use of streets for drainage purposes, the provisions of current City standards shall apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, as in the case where one travel lane in each direction shall not be used for drainage conveyance for emergency vehicle access on streets classified as minor arterials and greater, the developer shall provide adequate facilities as approved by the City Engineer. [MC 9.14.110 A.2]
110. All public improvement plans (prepared by a licensed/registered civil engineer) shall be submitted for review and approved by the City Engineer per the current submittal requirements.
111. Any missing or deficient existing improvements along the project frontage shall be constructed or secured for construction. The City Engineer may require the ultimate structural section for pavement to half-street width plus 18 feet or provide core test results confirming that existing pavement section is per current City Standards; additional signing & striping to accommodate increased traffic imposed by the development, etc.
112. 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.
113. 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.
114. Drainage facilities (i.e. catch basins, etc.) with sump conditions shall be designed to

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convey the tributary 100-year storm flows. Secondary emergency escape shall also be provided.

Prior to Encroachment Permit

115. A digital (pdf) copy of all approved improvement plans shall be submitted to the Land Development Division.
116. All applicable inspection fees shall be paid.
117. 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.
118. Any work performed within public right-of-way requires an encroachment permit.
119. The developer shall coordinate and obtain an encroachment permit from the Riverside County Flood Control District for connection of the project's storm drain into their MDP line A-1 located in Northern Dancer Drive.
120. The developer shall be required to construct a curb inlet on the southside of Krameria Avenue, east of the tract's entrance. The curb inlet shall connect to an existing storm drain in Krameria Avenue.

Prior to Building Permit

121. 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.
122. For all subdivision projects, the map shall be recorded (excluding model homes). [MC 9.14.190]
123. A walk through with a Land Development Inspector shall be scheduled to inspect existing improvements within public right of way along project frontage. Any missing, damaged or substandard improvements including ADA access ramps that do not meet current City standards shall be required to be installed, replaced and/or repaired. The applicant shall post security to cover the cost of the repairs and

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complete the repairs within the time allowed in the public improvement agreement used to secure the improvements.

124. Certification to the line, grade, flow test and system invert elevations for the water quality control BMPs shall be submitted for review and approved by the City Engineer (excluding models homes).

Prior to Occupancy

125. All outstanding fees shall be paid.
126. 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.
127. The final/precise grade certification shall be submitted for review and approved by the City Engineer.
128. The developer shall complete all public improvements in conformance with current City standards, except as noted in the Special Conditions, including but not limited to the following:
- a. Street improvements including, but not limited to: pavement, base, curb and/or gutter, cross gutters, spandrel, sidewalks, drive approaches, pedestrian ramps, street lights (MVU: SL-2), signing, striping, under sidewalk drains, landscaping and irrigation, medians, pavement tapers/transitions and traffic control devices as appropriate.
  - b. Storm drain facilities including, but not limited to: storm drain pipe, storm drain laterals, open channels, catch basins and local depressions.
  - c. City-owned utilities.
  - d. Sewer and water systems including, but not limited to: sanitary sewer, potable water and recycled water.
  - e. Under grounding of all existing and proposed utilities adjacent to and on-site. [MC 9.14.130]
  - f. Relocation of overhead electrical utility lines including, but not limited to: electrical, cable and telephone.
129. For commercial, industrial and multi-family projects, a "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.
130. The applicant shall ensure the following, pursuant to Section XII. I. of the 2010



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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.

131. 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

132. Street Light Coordination/Advanced Energy Fees. Prior to the issuance of the 1st Building Permit for this project, the Developer shall pay New Street Light Installation Fees for all street lights required to be installed for this development. Payment will be collected by the Land Development Division. Fees are based on the street light administration/coordination and advanced energy fees as set forth in the City Fees, Charges, and Rates as adopted by City Council and effective at the time of payment. Any change in the project which increases the number of street lights to be installed requires payment of the fees at the then current fee. Questions may be directed to the Special Districts Administration at 951.413.3470 or SDAdmin@moval.org.

133. Landscape Construction. Parkway, open space, traffic circle and/or median landscaping specified in the project's Conditions of Approval shall be constructed consistent with the City of Moreno Valley Public Works Design Guidelines and completed prior to the issuance of Certificate of Occupancy for 25% (or 16) of the dwelling units for this tract or 12 months from the issuance of the first Certificate of Occupancy, whichever comes first. In cases where a phasing plan is submitted, the actual percentage of Certificate of Occupancies issued prior to the completion of the landscaping shall be subject to the review of the construction phasing plan.



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134. Approved Landscape Plans. For those areas to be maintained by the City and prior to the issuance of the 1st Building Permit, Planning, Landscape Services and Transportation Engineering staff, at a minimum, shall review and approve the final median, parkway, slope, traffic circle and/or open space landscape/irrigation plans as designated on the tentative map or in these Conditions of Approval.
135. 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 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.
136. 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

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(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.

137. 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 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

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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.

138. Bioretention Basin Maintenance. The ongoing maintenance of any bioretention basin, or other like water quality BMP constructed in the public right of way, shall be the responsibility of a property owner association or the property owner.
139. Maintenance Period. The Developer, or the Developer's successors or assignees shall be responsible for all parkway, traffic circle, open space and/or median landscape maintenance and utility costs, etc. for a period no less than one (1) year commencing from the time all items of work have been completed to the satisfaction of Landscape Services staff as per the City of Moreno Valley Public Works Department Landscape Design Guidelines, or until such time as the City accepts maintenance responsibilities.
140. Independent Utilities. Parkway, median, slope, traffic circle and/or open space landscape areas included within a special financing district are required to have independent utility systems, including but not limited to water, electric, and telephone services. An independent irrigation controller and pedestal will also be required. Combining utility systems with existing or future landscape areas that are not within the same CFD 2014-01 tax rate layers or funding program (e.g. NPDES) will not be permitted.
141. Landscape Inspection Fees. Inspection fees for the monitoring of landscape installation associated with the City of Moreno Valley maintained landscaping are due prior to the required pre-construction meeting. (MC 3.32.040)
142. Landscape Guidelines. Plans for parkway, median, slope, traffic circle, and/or open space landscape areas designated in the project's Conditions of Approval for incorporation into a City Coordinated landscape maintenance program, shall be prepared and submitted in accordance with the City of Moreno Valley Public Works Department Landscape Design Guidelines. The guidelines are available on the City's website at [www.moval.org](http://www.moval.org) or from Landscape Services (951.413.3480 or SDLandscape@moval.org).
143. Easement Termination. In the event the City of Moreno Valley determines that funds authorized by any Proposition 218 mail ballot proceeding, Landowner Petition, etc. are insufficient to meet the costs for parkway, slope, and/or open space maintenance and utility charges, the City shall have the right, at its option, to terminate the grant of any or all parkway, slope, and/or open space maintenance easements. This power of termination, should it be exercised, shall be exercised in the manner provided by law to quit claim and abandon the property so conveyed to the City, and to revert to the Developer or the Developer's successors in interest, all rights, title, and interest in said parkway, slope, and/or open space areas, including

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but not limited to responsibility for perpetual maintenance of said areas.

144. Landscape Plan Check Fees. Plan check fees for review of parkway/median, open space, and/or traffic circle landscape plans for improvements that shall be maintained by the City of Moreno Valley are due upon the first plan submittal. (MC 3.32.040)
145. Damage. Any damage to existing landscape areas maintained by the City of Moreno Valley due to project construction shall be repaired/replaced by the Developer, or Developer's successors in interest, at no cost to the City of Moreno Valley.
146. 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.
147. CFD 2014-01. Prior to City Council action authorizing the recordation of the map, the qualified elector (e.g. property owner) must initiate the process (i.e. pay the annexation fee, form an association to fund the services or fund an endowment) to provide an ongoing funding source for a) Street Lighting Services for capital improvements, energy charges, and maintenance and/or b) Landscape Maintenance Services for public parkway, traffic circle, open space, and/or median landscaping on Perris Boulevard and/or Krameria Avenue and/or c) street and storm drain maintenance.

This condition must be fully satisfied prior to issuance of the 1st Building Permit. 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.

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Alternatively, the condition can be satisfied by the Developer forming a property owner association that will be responsible for the improvements and any and all operation and maintenance costs for the improvements or by 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.

148. Landscape Easements. Prior to the recordation of the final map, the Developer shall provide all necessary documents to convey to the City the required easements for parkway and/or slope maintenance as specified on the tentative map or in these Conditions of Approval.
149. Easement Area. Easements for reverse frontage parkway and slope landscape areas abutting Krameria Ave. shall be 6ft. and abutting Perris Blvd. shall be 10ft. or to top of parkway facing slope or to face of perimeter tract wall, whichever is greater. Easements shall be dedicated to the City of Moreno Valley for landscape maintenance purposes, and shall be depicted on the final map, and an offer of their dedication made thereon.
150. NPDES Funding. Prior to City Council action authorizing recordation of the final map for the development 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 Building Permit. 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. (City of Moreno Valley Municipal Code Title 3, Section 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

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Districts Admin staff. The Developer must contact Special Districts Administration at 951.413.3470 or at SAdmin@moval.org to satisfy this condition.

151. Park Maintenance Funding. Prior to City Council action authorizing the recordation of the map, 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 Building Permit. 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.

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 SAdmin@moval.org to satisfy this condition.

152. Mylars of the landscape and irrigation plans shall be submitted on hanging tab to Landscape Services.

Transportation Engineering Division

153. Conditions of approval may be modified or added if a phasing plan is submitted for this development.
154. All proposed on-site traffic signing and striping should be accordance with the latest California Manual on Uniform Traffic Control Devices (CAMUTCD).
155. Perris Boulevard is designated as a 6-Lane Divided Arterial (110'RW/86'CC) per City Standard Plan No. MVSI-103C-0.



**CONDITIONS OF APPROVAL**

Tentative Tract Map (PEN21-0206)

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Per the General Plan, a raised landscaped median is planned along the project frontage on Perris Boulevard and this project will be required to construct the raised median. Any other improvements undertaken by this project shall be consistent with the City's standards for this facility or as approved by the City Engineer.

156. All project driveways shall conform to Section 9.11.080, and Table 9.11.080-14 of the City's Development Code – Design Guidelines and City of Moreno Valley Standard Plans No. MVSI-111A-0 for residential driveway approaches.
157. During construction activity, developer is responsible for regularly scheduled street sweeping per approved street sweeping schedule. Failure to provide regularly scheduled street sweeping during construction activity at the approved times shall result in re inspection fees (amounts to be determined by City Engineer) and/or project suspension until street sweeping is provided.
158. The 40-foot curb-to-curb width of Tarano Lane should be maintained along the project frontage to be consistent with the existing street cross section.
159. Tarano Lane shall be improved to provide a total of 40 feet from curb to curb, 20 feet from centerline to easterly curb face.
160. Sight distance at the proposed roadways and driveways shall conform to City of Moreno Valley Standard No. MVSI-164A,B,C-0 at the time of preparation of final grading, landscape, and street improvement plans. Line of Sight shall be clearly identified for the following intersections: Krameria Avenue and Perris Boulevard, Krameria Avenue and Street "E" (Private Street), and Krameria Avenue and Tarano/Emma Lane.

**PARKS & COMMUNITY SERVICES DEPARTMENT**

161. This project is subject to current Development Impact Fees.
162. This project is subject to current Quimby Fees.

City of Moreno Valley  
Community Development Department

Mitigation Monitoring and Reporting Program for  
the Krameria Avenue TTM 37725 Project

State Clearinghouse No. 2020060101  
August 12, 2020



This document is designed for double-sided printing to conserve natural resources.

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## MITIGATION MONITORING AND REPORTING PROGRAM

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This Mitigation Monitoring and Reporting Program (MMRP) identifies Mitigation Measures incorporated into the Krameria Avenue Tentative Tract Map (TTM) 37725 Project. For each Mitigation Measure, the MMRP identifies the potentially significant impact, the related mitigation measure, the implementation entity, the monitoring and verification entity, and timing requirements.

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IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
<i>BIOLOGICAL RESOURCES</i>						
Potential Impacts on Nesting Birds.	<b>BIO-1 Pre-Construction Burrowing Owl Survey.</b> Burrowing owl pre-construction surveys shall be conducted within thirty (30) days prior to ground disturbance to avoid direct take of burrowing owls. Pre-construction surveys will follow the guidance outlined in Burrowing Owl Survey Instructions for the Western Riverside MSHCP (2006).	Project Proponent	Community Development Department	Prior to issuance of grading/site disturbance permits.		
Potential Impacts on Nesting Birds.	<b>BIO-2 Pre-Construction Nesting Bird Survey.</b> If vegetation removal is scheduled during the nesting season (typically February 1 to September 1), then a focused survey for active nests shall be conducted by a qualified biologist (as determined by a combination of academic training and professional experience in biological sciences and related resource management activities) no more than five (5) days prior to the beginning of project-related activities (including but not limited to equipment mobilization and staging, clearing, grubbing, vegetation removal, and grading). Surveys shall be conducted in proposed work areas, staging and storage areas, and soil, equipment, and material stockpile areas. For passerines and small raptors, surveys shall be conducted within a 250-foot radius surrounding the work area (in areas where access is feasible). For larger raptors, such as those from the genus <i>Buteo</i> ,	Project Proponent	Community Development Department	Prior to and throughout construction activities.		

Mitigation Monitoring and Reporting Program

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	<p>the survey area shall encompass a 500-foot radius. Surveys shall be conducted during weather conditions suited to maximize the observation of possible nests and shall concentrate on areas of suitable habitat. If a lapse in project-related work of five (5) days or longer occurs, an additional nest survey shall be required before work can be reinitiated. If nests are encountered during any preconstruction survey, a qualified biologist shall determine if it may be feasible for construction to continue as planned without impacting the success of the nest, depending on conditions specific to each nest and the relative location and rate of construction activities. If the qualified biologist determines construction activities have potential to adversely affect a nest, the biologist shall immediately inform the construction manager to halt construction activities within minimum exclusion buffer of 50 feet for songbird nests, and 200 to 500 feet for raptor nests, depending on species and location. Active nest(s) within the Project Site shall be monitored by a qualified biologist during construction if work is occurring directly adjacent to the established no-work buffer. Construction activities within the no-work buffer may proceed after a qualified biologist determines the nest is no longer active due to natural causes (e.g. young have fledged, predation, or other non-anthropogenic nest failure).</p>					

Attachment: Exhibit A to 2022-21 (PEN21-0206) COA with MMRP [Revision 2] (5736 : Revised Tentative

Mitigation Monitoring and Reporting Program

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
Potential Impacts on State or Federally Protected Wetlands.	<b>BIO-3 Regulatory Agency Permits.</b> A “No Permit Required Letter” shall be obtained from the United States Army Corps of Engineers (USACE) prior to ground disturbing activities. A Section 401 Water Quality Certification or Waste Discharge Requirement (WDR) shall be obtained from the Regional Water Quality Control Board (RWQCB) prior to ground disturbing activities. A Section 1602 Lake and Streambed Alteration Agreement (LSAA) shall be obtained from the California Department of Fish and Wildlife (CDFW) prior to ground-disturbing activities.	Project Proponent	Community Development Department	Prior to issuance of grading/site disturbance permits.		
Potential Impacts on MSHCP Riparian/Riverine Resources.	<b>BIO-4 MSHCP Riparian/Riverine Resources.</b> In order to mitigate impacts to onsite MSHCP riparian (0.010 ac) and riverine (0.108 ac) resources, the applicant shall purchase an equivalent, or superior level, of 0.118 acres of re-establishment credits at the Riverpark Mitigation Bank (1:1 mitigation ratio). Prior to issuance of grading/site disturbance permits, the applicant shall provide proof of the purchase of mitigation credits to the City of Moreno Valley Community Development Department.	Project Proponent	Community Development Department	Prior to issuance of grading/site disturbance permits.		
Potential Impacts on Stephen’s Kangaroo Rat.	<b>BIO-5 SKR Fee Area.</b> The Project Site is located within the Stephens’ kangaroo rat (SKR) HCP Fee Area which is administered by the RCHCA. The SKR Fee is established at \$500 per acre. Based on a Project site size of 20.18 acres, the applicant shall pay an SKR Fee in the amount of \$10,090.	Project Proponent	Community Development Department	Prior to issuance of grading/site disturbance permits.		

Mitigation Monitoring and Reporting Program

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
<i>CULTURAL RESOURCES</i>						
Adverse Change in the Significance of an Archaeological Resource.	<p><b>CUL-1</b> Prior to the issuance of a grading permit, the Developer shall retain a professional archaeologist to conduct monitoring of all mass grading and trenching activities. The Project Archaeologist shall have the authority to temporarily redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. The Project Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) in consultation pursuant to Assembly Bill 52 (AB52) to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB52 consultation process, and has completed AB 52 consultation with the City as provided for in California Public Resources Code Section 21080.3.2(b)(1) of AB52. Details in the CRMP shall include:</p> <ul style="list-style-type: none"> <li>a. Project grading and development scheduling;</li> <li>b. The Project archeologist and the Consulting Tribes(s) as defined in CUL-1 shall attend the pre-grading meeting with the City, the construction manager and any contractors and</li> </ul>	Project Proponent	Community Development Department	Prior to issuance of grading/site disturbance permits.		

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	<p>will conduct a mandatory Cultural Resources Worker Sensitivity Training for those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis;</p> <p>c. The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.</p>					

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IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
Adverse Change in the Significance of an Archaeological Resource.	<b>CUL-2</b> Prior to the issuance of a grading permit, the Developer shall secure agreements with the Rincon Band of Luiseño Indians, Pechanga Band of Luiseño Indians and Soboba Band of Luiseño Indians for tribal monitoring. The Developer is also required to provide a minimum of 30 days advance notice to the tribes of all mass grading and trenching activities. The Native American Tribal Representatives shall have the authority to temporarily halt and redirect earth moving activities in the affected area in the event that suspected archaeological resources are unearthed. If the Native American Tribal Representatives suspect that an archaeological resource may have been unearthed, the Project Archaeologist or the Tribal Representatives shall immediately redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource. In consultation with the Native American Tribal Representatives, the Project Archaeologist shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2.	Project Proponent	Community Development Department	Prior to issuance of grading/site disturbance permits.		
Adverse Change in the Significance of an Archaeological Resource.	<b>CUL-3</b> In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:	Project Proponent	Community Development Department	Throughout grading/site disturbance activities.		

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IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	<p>a) One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the City of Moreno Valley Planning Department:</p> <ul style="list-style-type: none"> <li>i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place they were found with no development affecting the integrity of the resources.</li> <li>ii. Onsite reburial of the discovered items as detailed in the treatment plan required pursuant to Mitigation Measure CUL-1. This shall include measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed. No recordation of sacred items is permitted without the written consent of all Consulting Native American Tribal Governments as defined in CUL-1.</li> </ul>					
Adverse Change in the Significance of an Archaeological Resource.	<b>CUL-4</b> The City shall verify that the following note is included on the Grading Plan:	Project Proponent	Community Development Department	Prior to issuance of grading/site disturbance permits.		

Mitigation Monitoring and Reporting Program

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	“If any suspected archaeological resources are discovered during ground-disturbing activities and the Project Archaeologist or Native American 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 Archaeologist and the Tribal Representatives to the site to assess the significance of the find.”					
Adverse Change in the Significance of an Archaeological Resource.	<b>CUL-5</b> If potential historic or cultural 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 (36 CFR 61), Tribal Representatives, and all site monitors per the Mitigation Measures, shall be consulted by the City to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, or prehistoric 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 Consulting Native American Tribes as defined in CUL-1 before any further work commences in the affected area.	Project Proponent	Community Development Department	Throughout grading/site disturbance activities.		

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IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
Potential Disturbance of Buried Human Remains.	<b>CUL-6</b> If human remains are discovered, no further disturbance shall occur in the affected area until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within 24 hours of the published finding to be given a reasonable 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).	Project Proponent	Community Development Department	Throughout construction activities.		
<b>GEOLOGY AND SOILS</b>						
Adverse Change in the Significance of a Paleontological Resource.	<b>GEO-1 Conduct Paleontological Sensitivity Training for Construction Personnel.</b> The applicant shall retain a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology and shall conduct a paleontological sensitivity training for construction personnel prior to commencement of excavation activities. The training will include a handout and will focus on how to identify paleontological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event, the duties of paleontological monitors, notification and other procedures to follow upon discovery of resources, and the general steps a	Project Proponent	Community Development Department	Prior to issuance of grading/site disturbance permits.		

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Mitigation Monitoring and Reporting Program

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		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	qualified professional paleontologist would follow in conducting a salvage investigation if one is necessary.					
Adverse Change in the Significance of a Paleontological Resource.	<b>GEO-2 Conduct Periodic Paleontological Spot Checks during Grading and Earth-moving Activities.</b> The applicant shall retain a professional paleontologist who meets the qualifications set forth by the Society of Vertebrate Paleontology and shall conduct periodic Paleontological Spot Checks beginning at depths below six feet to determine if construction excavations have extended into older Quaternary deposits. After the initial paleontological spot check, further periodic checks will be conducted at the discretion of the qualified paleontologist. If the qualified paleontologist determines that construction excavations have extended into the older Quaternary deposits, construction monitoring for paleontological resources will be required. The applicant shall retain a qualified paleontological monitor, who will work under the guidance and direction of a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology. The paleontological monitor shall be present during all construction excavations (e.g., grading, trenching, or clearing/grubbing) into the older Pleistocene alluvial deposits. Multiple earth-moving construction activities may require multiple paleontological monitors. The frequency of monitoring shall be	Project Proponent	Community Development Department	Throughout grading/site disturbance activities.		

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IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
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	based on the rate of excavation and grading activities, proximity to known paleontological resources and/or unique geological features, the materials being excavated (native versus artificial fill soils), and the depth of excavation, and if found, the abundance and type of paleontological resources and/or unique geological features encountered. Full-time monitoring can be reduced to part-time inspections if determined adequate by the qualified professional paleontologist.					
Adverse Change in the Significance of a Paleontological Resource.	<b>GEO-3 Cease Ground-Disturbing Activities and Implement Treatment Plan if Paleontological Resources Are Encountered.</b> If paleontological resources and or unique geological features are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 50 feet shall be established around the find where construction activities shall not be allowed to continue until appropriate paleontological treatment plan has been approved by the applicant and the County. Work shall be allowed to continue outside of the buffer area. The applicant and County shall coordinate with a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology, to develop an appropriate treatment plan for the resources. Treatment may include implementation of paleontological salvage	Project Proponent	Community Development Department	Throughout grading/site disturbance activities.		

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	excavations to remove the resource along with subsequent laboratory processing and analysis or preservation in place. At the paleontologist's discretion and to reduce construction delay, the grading and excavation contractor shall assist in removing rock samples for initial processing.					
Adverse Change in the Significance of a Paleontological Resource.	<b>GEO-4 Prepare Report Upon Completion of Paleontological Monitoring or Salvage Services.</b> Upon completion of monitoring and/or salvage activities (if required by Mitigation Measures GEO-2 or GEO-3), the professional paleontologist shall prepare a report summarizing the results of the monitoring and salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected and their significance. The report shall be submitted to the applicant, the City, the Natural History Museum of Los Angeles County, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures.	Project Proponent	Community Development Department	Upon completion of Paleontological monitoring and salvage services.		
<b>NOISE</b>						
Generation of Substantial Temporary Increase in Ambient Noise During Construction.	<b>NOI-1</b> The following measures are required to ensure that project-related short-term construction noise levels are reduced to less-than-significant levels. Prior to issuance of demolition permits, a noise mitigation plan verifying that compliance with the following measures would reduce construction noise to within the allowable levels of 60 dBA for	Project Proponent	Community Development Department	Throughout construction activities.		

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	<p>residential uses. Should construction noise exceed allowable levels after implementation of the following measures, the use of sound curtains or other noise barriers shall be required. The noise mitigation plan shall identify the type and location of sound curtains or other noise barriers to be utilized to reduce construction noise to within allowable levels.</p> <ul style="list-style-type: none"> <li>• Stationary construction noise sources such as generators or pumps must be located at least 100 feet from sensitive land uses, as feasible, or at maximum distance when necessary to complete work near sensitive land uses. This mitigation measure must be implemented throughout construction and may be periodically monitored by a contracted noise monitor. Datasheets completed by the contracted construction noise monitor may be submitted to the Planning Official, or designee during routine inspections.</li> <li>• Construction staging areas must be located as far from noise sensitive land uses as feasible. This mitigation measure must be implemented throughout construction and may be periodically monitored by a contracted construction noise monitor, by the Planning Official or designee during routine inspections.</li> <li>• Throughout construction, the contractor shall ensure all construction equipment is equipped</li> </ul>					



Mitigation Monitoring and Reporting Program

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	<p>with included noise attenuating devices and are properly maintained. This mitigation measure shall be periodically monitored by a contracted construction noise monitor, the Planning Official, or designee during routine inspections.</p> <ul style="list-style-type: none"> <li>• Idling equipment must be turned off when not in use. This mitigation measure may be periodically monitored by a contracted construction noise monitor the Planning Official, or designee during routine inspections.</li> <li>• Equipment must be maintained so that vehicles and their loads are secured from rattling and banging. This mitigation measure may be periodically monitored by a contracted construction noise monitor, the Planning Official, or designee during routine inspections.</li> </ul>					
<i>TRIBAL CULTURAL RESOURCES</i>						
Adverse Change in the Significance of a Tribal Cultural Resource.	<b>CUL-1</b> Prior to the issuance of a grading permit, the Developer shall retain a professional archaeologist to conduct monitoring of all mass grading and trenching activities. The Project Archaeologist shall have the authority to temporarily redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. The Project Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) in	Project Proponent	Community Development Department	Prior to issuance of grading/site disturbance permits.		

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	<p>consultation pursuant to Assembly Bill 52 (AB52) to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB52 consultation process, and has completed AB 52 consultation with the City as provided for in California Public Resources Code Section 21080.3.2(b)(1) of AB52. Details in the CRMP shall include:</p> <ul style="list-style-type: none"> <li>a. Project grading and development scheduling;</li> <li>b. The Project archeologist and the Consulting Tribes(s) as defined in CUL-1 shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training for those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new</li> </ul>					

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	<p>construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis;</p> <p>c. The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.</p>					
Adverse Change in the Significance of a Tribal Cultural Resource.	<p><b>CUL-2</b> Prior to the issuance of a grading permit, the Developer shall secure agreements with the Rincon Band of Luiseño Indians, Pechanga Band of Luiseño Indians and Soboba Band of Luiseño Indians for tribal monitoring. The Developer is also required to provide a minimum of 30 days advance notice to the tribes of all mass grading and trenching activities. The Native American Tribal Representatives shall have the authority to temporarily halt and redirect earth moving activities in the affected area in the event that suspected archaeological resources are unearthed. If the Native American Tribal Representatives suspect that an archaeological resource may have been</p>	Project Proponent	Community Development Department	Prior to issuance of grading/site disturbance permits.		

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	<p>unearthed, the Project Archaeologist or the Tribal Representatives shall immediately redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource. In consultation with the Native American Tribal Representatives, the Project Archaeologist shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2.</p>					
<p>Adverse Change in the Significance of a Tribal Cultural Resource.</p>	<p><b>CUL-3</b> In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:</p> <p>a) One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the City of Moreno Valley Planning Department:</p> <p>i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place they were found with no development affecting the integrity of the resources.</p> <p>ii. Onsite reburial of the discovered items as detailed in the treatment plan required</p>	<p>Project Proponent</p>	<p>Community Development Department</p>	<p>Throughout grading/site disturbance activities.</p>		

Mitigation Monitoring and Reporting Program

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	pursuant to Mitigation Measure CUL-1. This shall include measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed. No recordation of sacred items is permitted without the written consent of all Consulting Native American Tribal Governments as defined in CUL-1.					
Adverse Change in the Significance of a Tribal Cultural Resource.	<b>CUL-4</b> The City shall verify that the following note is included on the Grading Plan:  "If any suspected archaeological resources are discovered during ground-disturbing activities and the Project Archaeologist or Native American 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 Archaeologist and the Tribal Representatives to the site to assess the significance of the find."	Project Proponent	Community Development Department	Prior to issuance of grading/site disturbance permits.		
Adverse Change in the Significance of a Tribal Cultural Resource.	<b>CUL-5</b> If potential historic or cultural 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 (36 CFR 61), Tribal Representatives, and all site monitors per the Mitigation Measures,	Project Proponent	Community Development Department	Throughout grading/site disturbance activities.		

Attachment: Exhibit A to 2022-21 (PEN21-0206) COA with MMRP [Revision 2] (5736 : Revised Tentative



Mitigation Monitoring and Reporting Program

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	shall be consulted by the City to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, or prehistoric 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 Consulting Native American Tribes as defined in CUL-1 before any further work commences in the affected area.					

Attachment: Exhibit A to 2022-21 (PEN21-0206) COA with MMRP [Revision 2] (5736 : Revised Tentative

## RESOLUTION NUMBER 2022-22

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING A VARIANCE (PEN21-0300) FOR THE RETAINING WALL AND WALL HEIGHT STARTING AT THE SOUTHEAST PROPERTY LINE MOVING WEST WITHIN THE PROJECT REVISED TENTATIVE TRACT MAP 37725 LOCATED AT ON THE SOUTHWEST CORNER OF PERRIS BOULEVARD AND KRAMERIA AVENUE (APN's 316-110-005, 006, 022, 022, 023, and 024).**

**WHEREAS**, the City of Moreno Valley ("City") is a general law city and a municipal corporation of the State of California, and the lead agency for the preparation and consideration of environmental documents for local projects that are subject to requirements of the California Environmental Quality Act (CEQA) and CEQA Guidelines; and

**WHEREAS**, PI Properties No. 67 LLC., ("Applicant") has filed an application for the approval of a Variance (PEN21-0300), for the retaining wall and wall height associated with Revised Tentative Tract Map 37725 (PEN21-0206) and Plot Plan (PEN22-0006), ("Proposed Project") to provide for an increase in the overall height of the retaining and site walls due to the topography on the Project Site located on the southwest corner of Krameria Avenue and Perris Boulevard (APN's 316-110-005, 006, 022, 022, 023, and 024) ("Site"); and

**WHEREAS**, Section 9.08.070 (Fences and Walls) of the Moreno Valley Municipal Code states any walls and fences shall not exceed six feet in height (6') or a combination of eight feet of solid surface; 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 the use of the 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, how 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 April 14, 2022, 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 April 14, 2022, the public hearing to consider the Proposed Project was duly conducted by the Planning Commission, at which time all interested persons were provided with an opportunity to testify and 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 PEN21-0300, 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 9.02.100 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**, on April 14, 2022, at the public hearing, the Planning Commission reviewed and considered the Planning Division’s recommendation that the Proposed Project has been evaluated against criteria set forth in the California Environmental Quality Act (CEQA) and CEQA Guidelines Sections 15162 and 15164 and it has been determined that no subsequent environmental review is required since the Proposed Project is consistent with, and will not require revisions to or further analysis of, the Mitigated Negative Declaration for Tentative Tract Map 37725 approved on September 10, 2020.

**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 (PEN21-0300) and all documents, records, and references contained therein;
- (d) Conditions of Approval for Variance (PEN21-0300), 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 37725; 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 are 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 in approving Variance (PEN21-0300):

- (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 does not generally apply to other properties in the vicinity and under the same zoning classification;
- (c) That strict or literal interpretation and enforcement of 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. CEQA Determination**

That the Planning Commission hereby determines that the Proposed 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 Mitigated Negative Declaration or an Addendum is not required since the Proposed Project is determined to be minor and that the Proposed Project is consistent with the findings of the original Negative Declaration for the original project that was approved by the Planning Commission September 10, 2020.

**Section 6. Approval**

That based on the foregoing Recitals, Evidence contained in the Administrative Record and Findings set forth above, the Planning Commission hereby approves Variance (PEN21-0300) (“Project”) subject to the Conditions of Approval for Variance (PEN21-0300) 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.

**Section 10. Certification**

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

**PASSED AND ADOPTED THIS 14<sup>th</sup> day of April 2022.**

CITY OF MORENO VALLEY  
PLANNING COMMISSION

\_\_\_\_\_  
Alvin Dejohnette, Vice-Chairperson

ATTEST:

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

APPROVED AS TO FORM:



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Steven B. Quintanilla, Interim City Attorney

Exhibits:

Exhibit A: Conditions of Approval Variance (PEN21-0300)

Attachment: Resolution 2022-22 (PEN21-0300) Variance (5736 : Revised Tentative Tract Map 37725 with a Plot Plan and a Variance)

Exhibit A

**CONDITIONS OF APPROVAL  
VARIANCE (PEN21-0300)**

Attachment: Resolution 2022-22 (PEN21-0300) Variance (5736 : Revised Tentative Tract Map 37725 with a Plot Plan and a Variance)

**CONDITIONS OF APPROVAL**

Variance (PEN21-0300)

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CITY OF MORENO VALLEY  
 CONDITIONS OF APPROVAL  
 Variance (PEN21-0300)

EFFECTIVE DATE:

EXPIRATION DATE:

**COMMUNITY DEVELOPMENT DEPARTMENT**Planning Division

1. This approval shall expire three years after the approval date of this project unless used or extended as provided for by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever. Use means the beginning of substantial construction contemplated by this approval within the three-year period, which is thereafter pursued to completion, or the beginning of substantial utilization contemplated by this approval. (MC 9.02.230)
2. The Developer shall defend, indemnify and hold harmless the City, city council, commissions, boards, subcommittees and the 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 prior or current agreements by and among the City and the Developer; (ii) the current, concurrent and subsequent permits, licenses and entitlements approved by the City; (iii) any environmental determination made by the City in connection with the Project Site and the Project; and (iv) any proceedings or other actions undertaken by the City in connection with the adoption or approval of any of the above. In the event of any administrative, legal, equitable action or other proceeding instituted by any third party (including without limitation a governmental entity or official) challenging the legality, validity or adequacy of any of the above items or any portion thereof, the Parties shall mutually cooperate with each other in defense of said action or proceeding. Notwithstanding the above, the City, at its sole option, may tender the complete defense of any third party challenge as described herein. In the event the City elects to contract with special counsel to provide for such a defense, the City shall meet and confer with the Developer regarding the selection of counsel, and the Developer shall pay all costs related to retention of such counsel by the City.
3. The site shall be developed in accordance with the approved plans on file in the

**CONDITIONS OF APPROVAL**

Variance (PEN21-0300)

Page 2

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)

4. 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.
5. 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.
6. 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)

Special Conditions

7. The Variance is approved for the increase in height of the proposed perimeter wall to a maximum of ten feet (10') solid (four foot maximum retaining wall and five foot maximum free standing wall) with one foot (1') tubular steel on top, where necessary on the easterly southern property line with the wall height reducing westerly per the approved plans. A change or modification shall require separate approval.

Building Division

8. Contact the Building Safety Division for permit application submittal requirements.
9. 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.
10. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.
11. 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

## RESOLUTION NUMBER 2022-23

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING PLOT PLAN PEN22-0006 FOR THE CONSTRUCTION OF A COMMUNITY RECREATION AREA AND POOL WITHIN REVISED TENTATIVE TRACT MAP 37725 LOCATED ON THE SOUTHWEST CORNER OF PERRIS BOULEVARD AND KRAMERIA AVENUE (APN's 316-110-005, 006, 022, 022, 023, and 024). (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**, PI Properties No. 67 LLC., ("Applicant") has filed an application for the approval of a Community Recreation Area and Pool within Revised Tentative Tract Map 37725 (PEN22-0006) ("Proposed Project") located in the northeast portion of Revised Tentative Tract Map 37725, at Krameria Avenue and Perris Boulevard (APN's 316-110-005, 006, 022, 022, 023, and 024) ("Project Site"); and

**WHEREAS**, Section 9.02.070 (Plot Plan) of the Moreno Valley Municipal Code acknowledges that the purpose of a 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 the City may impose conditions 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 April 14, 2022, 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 April 14, 2022, the public hearing to consider the Proposed 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 the attached Conditions of Approval to be imposed upon Plot Plan (PEN22-0006), which staff has deemed 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**, on April 14, 2022, at the public hearing, the Planning Commission reviewed and considered the Planning Division’s recommendation that the Proposed Project has been evaluated against criteria set forth in the California Environmental Quality Act (CEQA) and CEQA Guidelines Sections 15162 and 15164 and it has been determined that no subsequent environmental review is required since the Proposed Project is consistent with, and will not require revisions to or further analysis of, the Mitigated Negative Declaration for Tentative Tract Map 37725 approved September 10, 2020.

**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.

**Section 3. Evidence**

That the Planning Commission has considered all evidence submitted into the administrative record for the proposed Plot Plans, 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 (PEN22-0006) and all documents, records, and references contained therein;

- (d) Conditions of Approval for Plot Plan (PEN22-0006), 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 are 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 (PEN22-0006):

- (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 Proposed Project's location, design, and operation will be compatible with the vicinity's existing and planned land use.

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

That the Planning Commission has determined that the Proposed Project has been evaluated against criteria outlined in the California Environmental Quality Act (CEQA) Guidelines (Sections 15162 and 15164) and that preparation of a subsequent Mitigated Negative Declaration or an Addendum is not required since the Proposed Project is determined to be minor and that the Proposed Project is consistent with the findings of the Negative Declaration for the original project that was approved by the Planning Commission on September 10, 2020.

#### **Section 6. Approval**

That based on the foregoing Recitals, Evidence contained in the Administrative Record, and Findings set forth above, the Planning Commission hereby approves Plot Plan (PEN22-0006) subject to the Conditions of Approval for the Plot Plan (PEN22-0006) 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.

**Section 10.                  Certification**

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

**PASSED AND ADOPTED THIS 14<sup>th</sup> day of April 2022.**

CITY OF MORENO VALLEY  
PLANNING COMMISSION

\_\_\_\_\_  
Alvin DeJohnette, Vice-Chairperson

ATTEST:

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

APPROVED AS TO FORM:

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

Exhibits:  
Exhibit A:     Conditions of Approval (PEN22-0006)

Attachment: Resolution 2022-23 (PEN22-0006) for Plot Plan - Community Area (5736 : Revised Tentative Tract Map 37725 with a Plot Plan and a

Exhibit A  
**CONDITIONS OF APPROVAL**  
**Plot Plan (PEN22-0006)**

**CONDITIONS OF APPROVAL**

Plot Plan (PEN22-0006)

Page 1

CITY OF MORENO VALLEY  
 CONDITIONS OF APPROVAL  
 Plot Plan (PEN22-0006)

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. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
5. The site shall be developed in accordance with the approved plans on file in the Community Development Department - Planning Division, the Municipal Code regulations, General Plan, and the conditions contained herein. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Official. (MC 9.14.020)
6. 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.
7. The expiration date of this modification does not extend the expiration of any related project or activity.
8. The Developer shall defend, indemnify and hold harmless the City, city council,



**CONDITIONS OF APPROVAL**

Plot Plan (PEN22-0006)

Page 2

commissions, boards, subcommittees and the 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 prior or current agreements by and among the City and the Developer; (ii) the current, concurrent and subsequent permits, licenses and entitlements approved by the City; (iii) any environmental determination made by the City in connection with the Project Site and the Project; and (iv) any proceedings or other actions undertaken by the City in connection with the adoption or approval of any of the above. In the event of any administrative, legal, equitable action or other proceeding instituted by any third party (including without limitation a governmental entity or official) challenging the legality, validity or adequacy of any of the above items or any portion thereof, the Parties shall mutually cooperate with each other in defense of said action or proceeding. Notwithstanding the above, the City, at its sole option, may tender the complete defense of any third party challenge as described herein. In the event the City elects to contract with special counsel to provide for such a defense, the City shall meet and confer with the Developer regarding the selection of counsel, and the Developer shall pay all costs related to retention of such counsel by the City.

9. Any signs indicated on the submitted plans are not included with this approval. Any signs, whether permanent (e.g. wall, monument) or temporary (e.g. banner, flag), require separate application and approval by the Planning Division. No signs are permitted in the public right of way. (MC 9.12)

Special Conditions

10. The site has been approved for the Community Clubhouse and Pool facility with guest parking located within Tract 37725 with the approval of the Revised Tract Map 37725 for a gated community. The proposed Clubhouse and Pool/Area shall be developed with the proposed track with completion prior to the issuance of the twenty-fifth (25) building permit. A change or modification shall require separate approval.

Prior to Grading Permit

11. Prior to issuance of any grading permit, all Conditions of Approval Approval shall be printed on the grading plans.
12. Prior to issuance of grading permits, the developer shall pay the applicable

**CONDITIONS OF APPROVAL**

Plot Plan (PEN22-0006)

Page 3

- Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee. (Ord)
13. Within thirty (30) days prior to any grading or other land disturbance, a pre-construction survey for Burrowing Owls shall be conducted pursuant to the established guidelines of Multiple Species Habitat Conservation Plan. The pre-construction survey shall be submitted to the Planning Division prior to any disturbance of the site and/or grading permit issuance.
  14. Prior to approval of any grading permits, plans for any security gate system shall be submitted to and approved by the Planning Division.
  15. Prior to issuance of grading permits, the developer shall submit wall/fence plans to the Building Division for Planning Division review and approval. All walls are subject to the approval of the Planning Official. (MC 9.08.070)
  16. 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.
  17. Prior to issuance of any building permit, all Conditions of Approval and Mitigation Measures shall be printed on the building plans.
  18. 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.
  19. Prior to the issuance of building permits, landscape and irrigation plans for areas maintained by the Homeowner's Association shall be submitted to the Planning Division. All landscape plans shall be approved by the Planning Division prior to the release of any building permits for the site. The plans shall be prepared in accordance with the City's Landscape Development Guidelines. Landscaping is required for the sides and or slopes of all water quality basin and drainage areas, while a hydroseed mix with irrigation is acceptable for the bottom of the basin areas. All detention basins shall include trees, shrubs and groundcover up to the concreted portion of the basin. A solid decorative wall with pilasters, tubular steel fence with pilasters or other fence or wall approved by the Planning Official is required to secure all water quality and detention basins.
  20. 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

**CONDITIONS OF APPROVAL**

Plot Plan (PEN22-0006)

Page 4

check review for landscape plans, an additional plan check fee shall apply. The plans shall be prepared in accordance with the City's Landscape Requirements and shall include:

- a. A three (3) foot high decorative wall, solid hedge or berm shall be placed in any setback areas between a public right of way and a parking lot for screening.
  - b. Finger and end planters with required step outs and curbing shall be provided every 12 parking stalls as well as at the terminus of each aisle.
  - c. Diamond planters shall be provided every 3 parking stalls.
  - d. Drought tolerant landscape shall be used. Sod shall be limited to gathering areas. (or No sod shall be installed) E. Street trees shall be provided every 40 feet on center in the right of way.
  - f. On-site trees shall be planted at an equivalent of one (1) tree per thirty (30) linear feet of the perimeter of a parking lot and per thirty linear feet of a building dimension for the portions of the building visible from a parking lot or right of way. Trees may be massed for pleasing aesthetic effects.
  - g. Enhanced landscaping shall be provided at all driveway entries and street corner locations The review of all utility boxes, transformers etc. shall be coordinated to provide adequate screening from public view.
  - h. Landscaping on three sides of any trash enclosure.
  - i. All site perimeter and parking lot landscape and irrigation shall be installed prior to the release of certificate of any occupancy permits for the site or pad in question (master plot plan). [only include items above that apply to the project]
21. Prior to issuance of a building permit, the developer/property owner or developer's successor-in-interest shall pay all applicable impact fees due at permit issuance, including but not limited to Multi-species Habitat Conservation Plan (MSHCP) mitigation fees. (Ord)
  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

**CONDITIONS OF APPROVAL**

Plot Plan (PEN22-0006)

Page 5

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.

Prior to Building Final or Occupancy

25. 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).
26. Prior to building final, Planning approved/stamped landscape plans shall be provided to the Community Development Department – Planning Division on a CD disk.
27. Prior to building final, all required and proposed fences and walls shall be constructed according to the approved plans on file in the Planning Division. (MC 9.080.070).

Building Division

28. 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.
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.

**CONDITIONS OF APPROVAL**

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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 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.
37. Prior to permit issuance, every applicant shall submit a properly completed Waste Management Plan (WMP), as a portion of the building or demolition permit process. (MC 8.80.030)

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

38. All Fire Department access roads or driveways shall not exceed 12 percent grade. (CFC 503.2.7 and MVMC 8.36.060[G])
39. 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)
40. 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



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- the fire apparatus of the Fire Department shall be subject to approval by the AHJ. (CFC 503 and MVMC 8.36.060)
41. 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)
  42. 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)
  43. Prior to issuance of Certificate of Occupancy or Building Final, "Blue Reflective Markers" shall be installed to identify fire hydrant locations in accordance with City specifications. (CFC 509.1 and MVLT 440A-0 through MVLT 440C-0)
  44. 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[!])
  45. 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.
  46. Final fire and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.
  47. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a fire alarm system monitored by an approved Underwriters Laboratory listed central station based on a requirement for monitoring the sprinkler system, occupancy or use. Fire alarm panel shall be accessible from exterior of building in an approved location. Plans shall be submitted to the Fire Prevention Bureau for approval prior to installation. (CFC Chapter 9 and MVMC 8.36.100)
  48. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)

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49. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet and an unobstructed vertical clearance of not less than thirteen (13) feet six (6) inches. (CFC 503.2.1 and MVMC 8.36.060[E])
50. 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])
51. 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)
52. 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)
53. 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)
54. During phased construction, dead end roadways and streets which have not been completed shall have a turn-around capable of accommodating fire apparatus. (CFC 503.1 and 503.2.5)
55. If construction is phased, each phase shall provide an approved emergency vehicular access way for fire protection prior to any building construction. (CFC 501.4)
56. 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)
57. The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water

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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)

58. Dead-end streets and/or fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround for fire apparatus.
59. Prior to construction, all traffic calming designs/devices must be approved by the Fire Marshal and City Engineer.
60. 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.

**FINANCIAL & MANAGEMENT SERVICES DEPARTMENT****Moreno Valley Utility**

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

The Developer shall coordinate and receive approval from the City Engineer to install, construct, improve, and dedicate to the City all utility infrastructure including but not limited to, conduit, equipment, vaults, ducts, wires, switches, conductors,

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transformers, and “bring-up” facilities including electrical capacity to serve the identified development and other adjoining, abutting, or benefiting projects as determined by Moreno Valley Utility – collectively referred to as “utility system”, to and through the development, along with any appurtenant real property easements, as determined by the City Engineer necessary for the distribution and/or delivery of any and all “utility services” to and within the project. For purposes of this condition, “utility services” shall mean electric, cable television, telecommunication (including video, voice, and data) and other similar services designated by the City Engineer. “Utility services” shall not include sewer, water, and natural gas services, which are addressed by other conditions of approval.

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

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

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

64. Street Light Coordination/Advanced Energy Fees. Prior to the issuance of the 1st Building Permit for this project, the Developer shall pay New Street Light Installation Fees for all street lights required to be installed for this development. Payment will be collected by the Land Development Division. Fees are based on the street light administration/coordination and advanced energy fees as set forth in the City Fees, Charges, and Rates as adopted by City Council and effective at the time of payment. Any change in the project which increases the number of street lights to be installed requires payment of the fees at the then current fee. Questions may be directed to the Special Districts Administration at 951.413.3470 or SDAdmin@moval.org.
65. Landscape Construction. Parkway, open space, traffic circle and/or median landscaping specified in the project’s Conditions of Approval shall be constructed consistent with the City of Moreno Valley Public Works Design Guidelines and completed prior to the issuance of Certificate of Occupancy for 25% (or 16) of the

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dwelling units for this tract or 12 months from the issuance of the first Certificate of Occupancy, whichever comes first. In cases where a phasing plan is submitted, the actual percentage of Certificate of Occupancies issued prior to the completion of the landscaping shall be subject to the review of the construction phasing plan.

66. **Approved Landscape Plans.** For those areas to be maintained by the City and prior to the issuance of the 1st Building Permit, Planning, Landscape Services and Transportation Engineering staff, at a minimum, shall review and approve the final median, parkway, slope, traffic circle and/or open space landscape/irrigation plans as designated on the tentative map or in these Conditions of Approval.
67. **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 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](mailto:SDAdmin@moval.org) to determine if this condition is applicable.
68. **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



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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.

69. **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 proportionate to the benefit the affected property receives from the improvements to be installed and/or maintained or services provided. The special

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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.

70. CFD 2014-01. Prior to City Council action authorizing recordation of the final map for the development, the qualified elector (e.g. property owner) must initiate the process (i.e. pay the annexation fee, form an association to fund the services or fund an endowment) to provide an ongoing funding source for a) Street Lighting Services for capital improvements, energy charges, and maintenance and/or b) Landscape Maintenance Services for public parkway, traffic circle, open space, and/or median landscaping on Perris Blvd. and/or Krameria Ave.

This condition must be fully satisfied prior to issuance of the 1st Building Permit. 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.

Alternatively, the condition can be satisfied by the Developer forming a property owner association that will be responsible for the improvements and any and all operation and maintenance costs for the improvements or by 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.

71. Landscape Easements. Prior to the recordation of the final map, the Developer shall provide all necessary documents to convey to the City the required easements for parkway and/or slope maintenance as specified on the tentative map or in these

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## Conditions of Approval.

72. Easement Area. Easements for reverse frontage parkway and slope landscape areas abutting Krameria Ave. shall be 6 ft. and Perris Blvd. shall be 10 ft. or to top of parkway facing slope or to face of perimeter tract wall, whichever is greater. Easements shall be dedicated to the City of Moreno Valley for landscape maintenance purposes, and shall be depicted on the final map, and an offer of their dedication made thereon.
73. NPDES Funding. Prior to City Council action authorizing recordation of the final map for the development 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 Building Permit. 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. (City of Moreno Valley Municipal Code Title 3, Section 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.
74. Park Maintenance Funding. Prior to City Council action authorizing the recordation of the map, 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 Building Permit. This condition will be satisfied with the successful annexation/formation (i.e. special

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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.

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.

75. Mylars of the landscape and irrigation plans shall be submitted on hanging tab to Landscape Services.
76. Bioretention Basin Maintenance. The ongoing maintenance of any bioretention basin, or other like water quality BMP constructed in the public right of way, shall be the responsibility of a property owner association or the property owner.
77. Maintenance Period. The Developer, or the Developer's successors or assignees shall be responsible for all parkway, traffic circle, open space and/or median landscape maintenance and utility costs, etc. for a period no less than one (1) year commencing from the time all items of work have been completed to the satisfaction of Landscape Services staff as per the City of Moreno Valley Public Works Department Landscape Design Guidelines, or until such time as the City accepts maintenance responsibilities.
78. Independent Utilities. Parkway, median, slope, traffic circle and/or open space landscape areas included within a special financing district are required to have independent utility systems, including but not limited to water, electric, and telephone services. An independent irrigation controller and pedestal will also be required. Combining utility systems with existing or future landscape areas that are not within the same CFD 2014-01 tax rate layers or funding program (e.g. NPDES) will not be permitted.
79. Landscape Inspection Fees. Inspection fees for the monitoring of landscape

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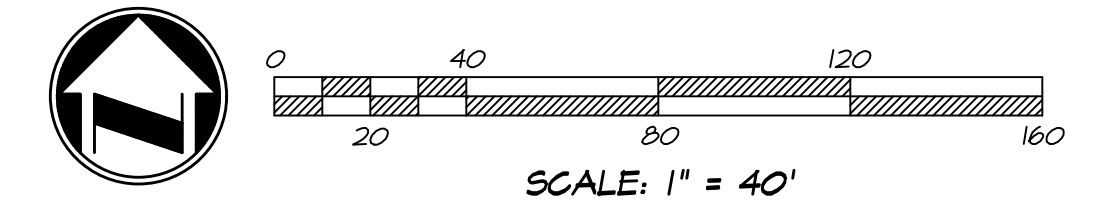
- installation associated with the City of Moreno Valley maintained landscaping are due prior to the required pre-construction meeting. (MC 3.32.040)
80. Landscape Guidelines. Plans for parkway, median, slope, traffic circle, and/or open space landscape areas designated in the project's Conditions of Approval for incorporation into a City Coordinated landscape maintenance program, shall be prepared and submitted in accordance with the City of Moreno Valley Public Works Department Landscape Design Guidelines. The guidelines are available on the City's website at [www.moval.org](http://www.moval.org) or from Landscape Services (951.413.3480 or [SDLandscape@moval.org](mailto:SDLandscape@moval.org)).
  81. Easement Termination. In the event the City of Moreno Valley determines that funds authorized by any Proposition 218 mail ballot proceeding, Landowner Petition, etc. are insufficient to meet the costs for parkway, slope, and/or open space maintenance and utility charges, the City shall have the right, at its option, to terminate the grant of any or all parkway, slope, and/or open space maintenance easements. This power of termination, should it be exercised, shall be exercised in the manner provided by law to quit claim and abandon the property so conveyed to the City, and to revert to the Developer or the Developer's successors in interest, all rights, title, and interest in said parkway, slope, and/or open space areas, including but not limited to responsibility for perpetual maintenance of said areas.
  82. Landscape Plan Check Fees. Plan check fees for review of parkway/median, open space, and/or traffic circle landscape plans for improvements that shall be maintained by the City of Moreno Valley are due upon the first plan submittal. (MC 3.32.040)
  83. Damage. Any damage to existing landscape areas maintained by the City of Moreno Valley due to project construction shall be repaired/replaced by the Developer, or Developer's successors in interest, at no cost to the City of Moreno Valley.
  84. 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.

**PARKS & COMMUNITY SERVICES DEPARTMENT**

85. This project is subject to current Development Impact Fees.
86. This project is subject to current Quimby Fees.



# LOT DATA



MARK	REVISIONS	APPR.	DATE	PLOT PLAN

DESIGNED BY MA	DRAWN BY EAA	CHECKED BY MA/BI	<b>adkan ENGINEERS</b> <small>Civil Engineering • Surveying • Planning</small> <small>8875 Airport Drive, Perris, CA 92570</small> <small>Tel: (951) 688-0241 Fax: (951) 688-0599</small>	<b>SHEET</b> <b>2 OF 3</b>
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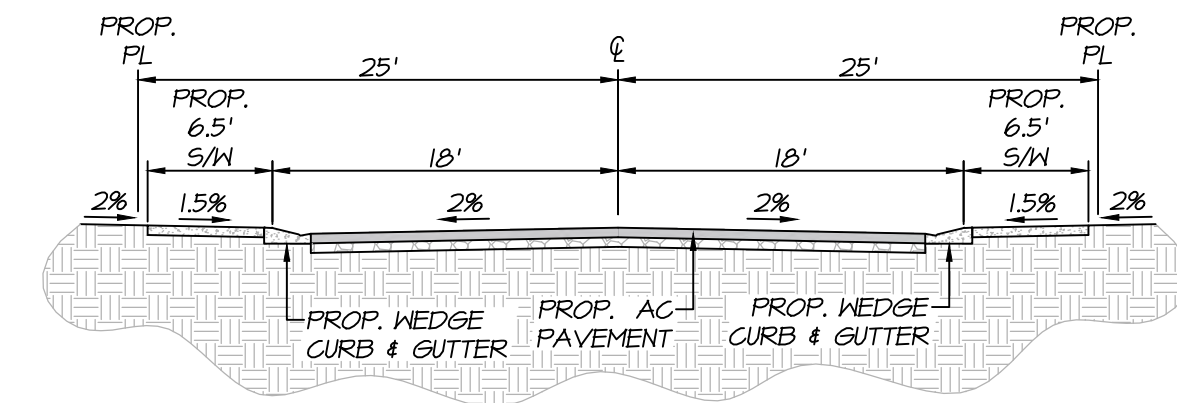
Attachment: Project Plans for Revised Tentative Tract Map 37725 (PE021-0206) [Revision 1] (5736 - Revised Tentative Tract Map 37725 with a Plot Plan and a Variance)



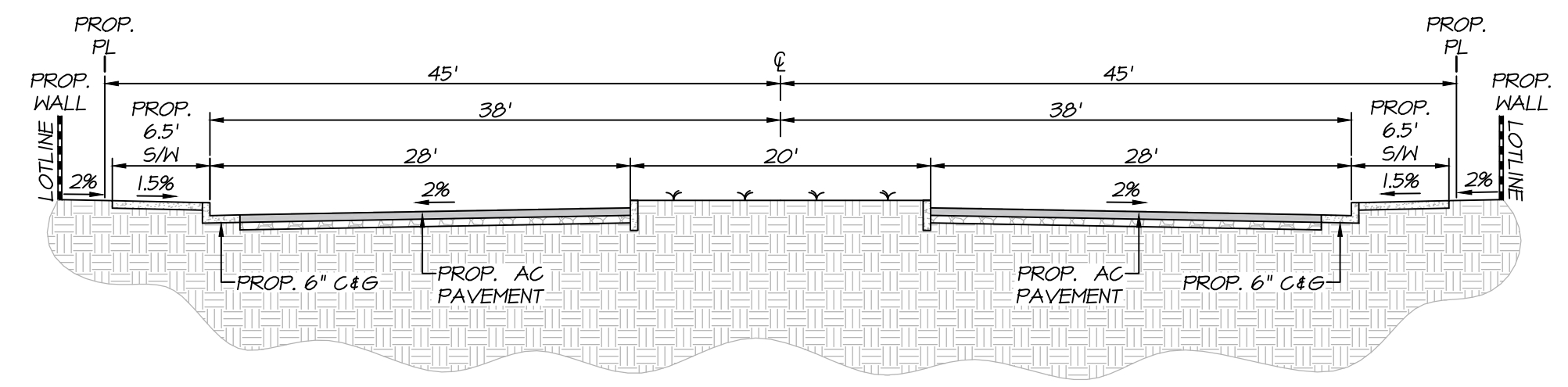
LOT MATRIX					
LOT #	PLAN	LOT (SF)	HOUSE FOOTPRINT (SF)	ADU (SF)	% COVERAGE
1	2	7,663	1,591	1,018	34.0
2	1	7,213	1,348	1,018	32.8
3	3	7,218	1,981	1,018	41.5
4	2	7,224	1,591	1,018	36.1
5	1	7,231	1,348	1,018	32.7
6	3	7,238	1,981	1,018	41.4
7	1	7,246	1,348	1,018	32.7
8	2	7,254	1,591	1,018	36.0
9	1	7,699	1,348	1,018	30.7
10	3	7,595	1,981	1,200	41.9
11	2	7,842	1,591	1,200	35.4
12	1	7,842	1,348	1,018	30.0
13	3	8,760	1,981	1,018	34.2
14	2	12,407	1,591	1,200	22.5
15	3	11,178	1,348	1,018	21.2
16	2	7,886	1,591	1,018	33.1
17	1	8,190	1,348	1,018	28.9
18	3	8,190	1,981	1,200	38.8
19	2	8,190	1,591	1,200	34.1
20	1	8,190	1,348	1,018	28.9
21	3	8,190	1,981	1,018	36.6
22	1	8,190	1,348	1,018	28.9
23	2	9,417	1,591	1,200	29.6
24	1	8,793	1,348	1,018	26.9
25	3	8,315	1,981	1,018	36.1
26	3	9,249	1,981	1,018	32.4
27	2	9,273	1,591	1,200	30.1
28	1	9,796	1,348	1,200	26.0
29	3	1,132	1,981	1,018	264.9
30	2	16,097	1,591	1,200	17.3
31	1	9,362	1,348	1,018	25.3
32	3	8,296	1,981	1,018	36.1

LOT MATRIX (CONTINUED)					
LOT #	PLAN	LOT (SF)	HOUSE FOOTPRINT (SF)	ADU (SF)	% COVERAGE
33	2	8,346	1,591	1,200	33.4
34	1	8,336	1,348	1,200	30.6
35	3	8,328	1,981	1,200	38.2
36	2	8,441	1,591	1,200	33.1
37	1	8,434	1,348	1,200	30.2
38	3	8,309	1,981	1,018	36.1
39	2	8,302	1,591	1,200	33.6
40	1	8,295	1,348	1,018	28.5
41	3	8,347	1,348	1,018	28.3
42	1	7,746	1,348	1,018	30.5
43	2	7,771	1,591	1,200	35.9
44	3	7,770	1,981	1,200	40.9
45	3	10,010	1,981	1,200	31.8
46	2	10,011	1,591	1,200	27.9
47	1	10,012	1,348	1,200	25.4
48	3	10,013	1,981	1,200	31.8
49	2	10,014	1,591	1,200	27.9
50	1	10,015	1,348	1,200	25.4
51	3	10,016	1,981	1,200	31.8
52	2	10,017	1,591	1,200	27.9
53	3	7,780	1,348	1,018	30.4
54	2	8,046	1,981	1,200	39.5
55	1	8,219	1,348	1,018	28.8
56	2	8,372	1,591	1,200	33.3
57	2	10,010	1,591	1,200	27.9
58	1	10,010	1,348	1,200	25.5
59	1	10,010	1,348	1,200	25.5
60	2	10,010	1,591	1,200	27.9
61	3	10,010	1,981	1,200	31.8
62	1	10,010	1,348	1,200	25.5
63	2	10,010	1,591	1,200	27.9
64	3	10,010	1,981	1,200	31.8

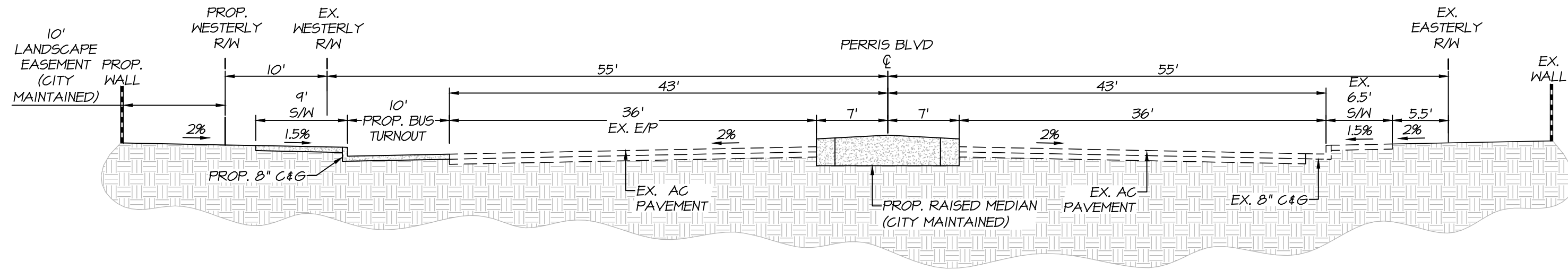
LOT MATRIX (CONTINUED)	
LOT	AREA (SF)
LOT A - BIORETENTION AREA	10,977
LOT B - BIORETENTION AREA	4,212
LOT C - RECREATION AREA	29,091
PRIVATE DRIVES	86,625
ASSOCIATION LANDSCAPE	385,359
CONCRETE	42,569



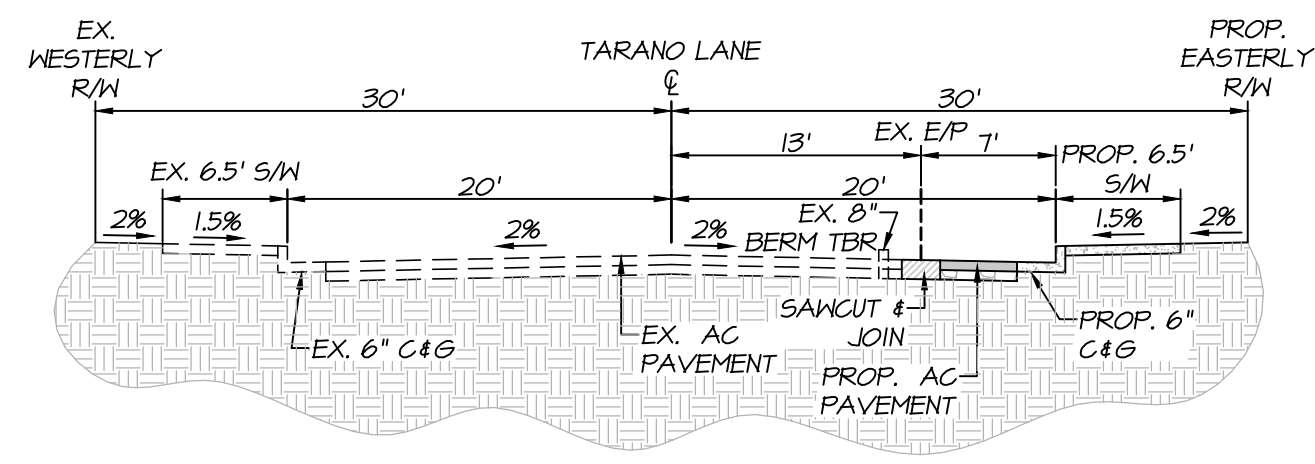
PRIVATE LOCAL STREET  
TYPICAL SECTION  
SCALE: 1"=10'  
STREETS A, B, C, D



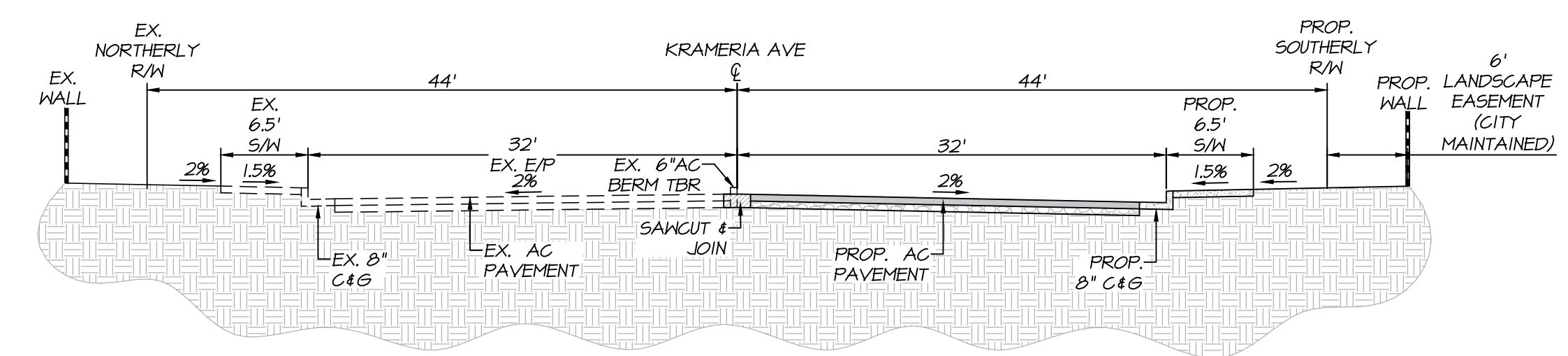
PRIVATE ENTRANCE SECTION  
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STREET E



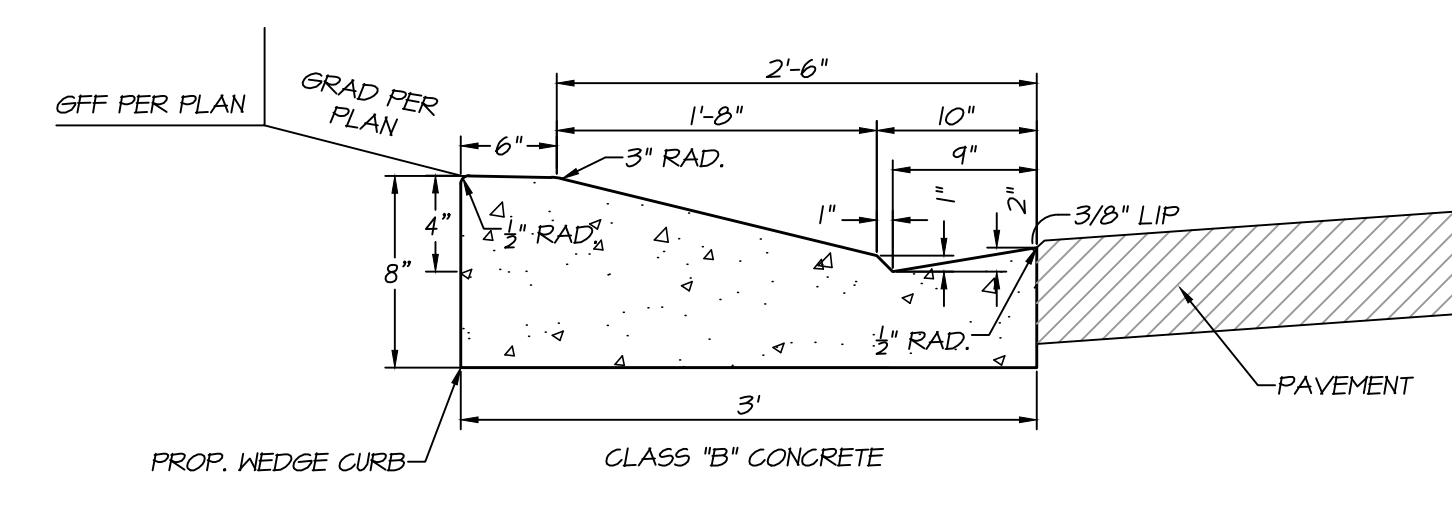
PERRIS BLVD @  
BUS TURNOUT  
SCALE: 1"=10'  
NOTE: 6-LANE DIVIDED ARTERIAL



TARANO LANE  
TYPICAL SECTION  
SCALE: 1"=10'



KRAMERIA AVE  
TYPICAL SECTION  
SCALE: 1"=10'  
NOTE: MINOR ARTERIAL



WEDGE CURB & GUTTER DETAIL  
NTS

MARK	REVISIONS	APPR.	DATE	PLOT PLAN	
				SHEET 3 OF 3	
DESIGNED BY MA				DRAWN BY EAA	
CHECKED BY MA/BI					

CIVIL ENGINEERING - SURVEYING - PLANNING
   
 6875 Airport Blvd., Riverside, CA 92504
   
 Tel: (951) 688-0241 Fax: (951) 688-0599

Attachment: Project Plans for Revised Tentative Tract Map 37725 (P-EN21-0206) [Revision 1] (5736 - Revised Tentative Tract Map 37725 with a Plot Plan and a Variance)

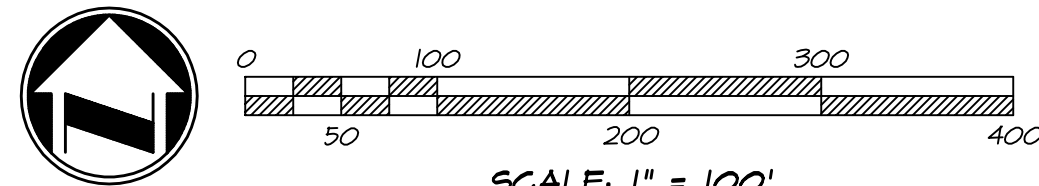
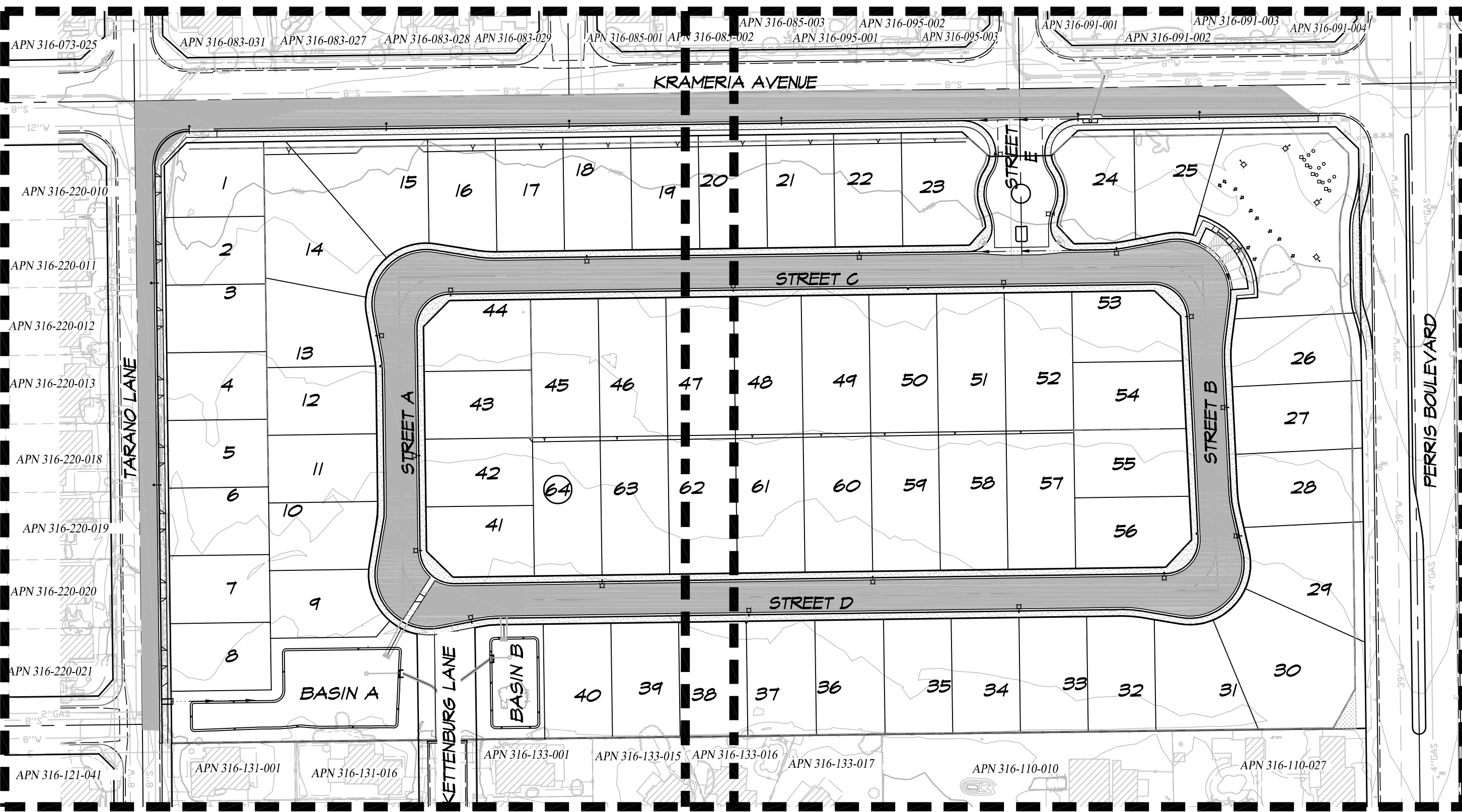
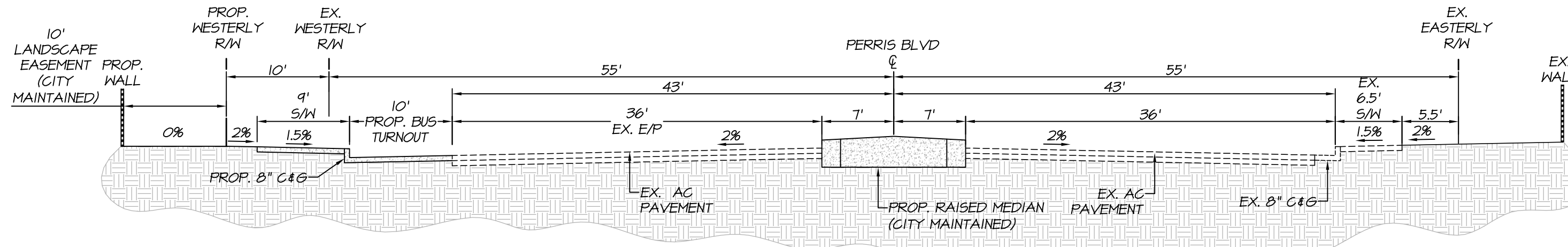
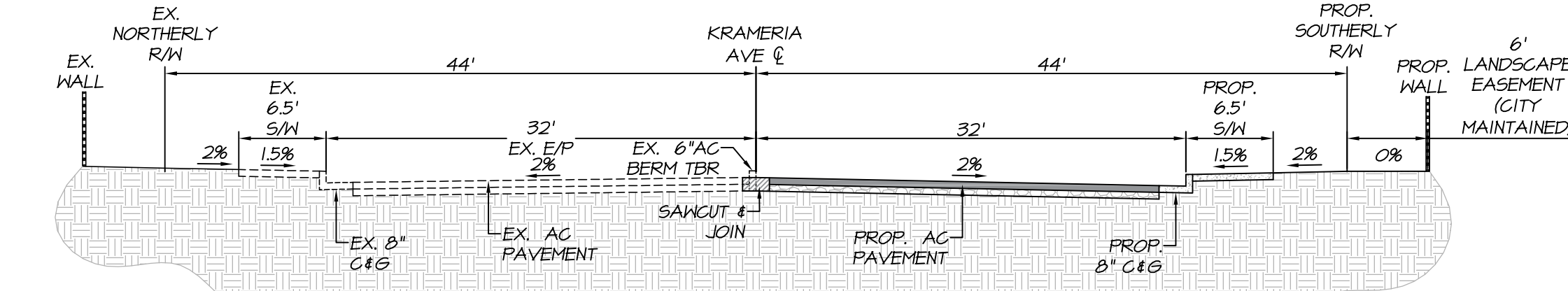
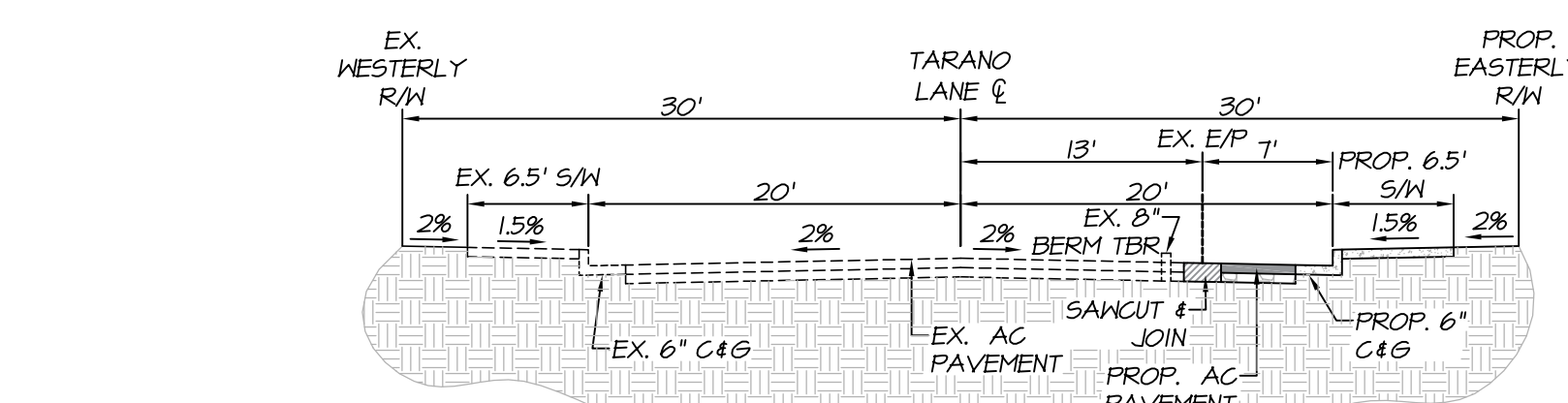
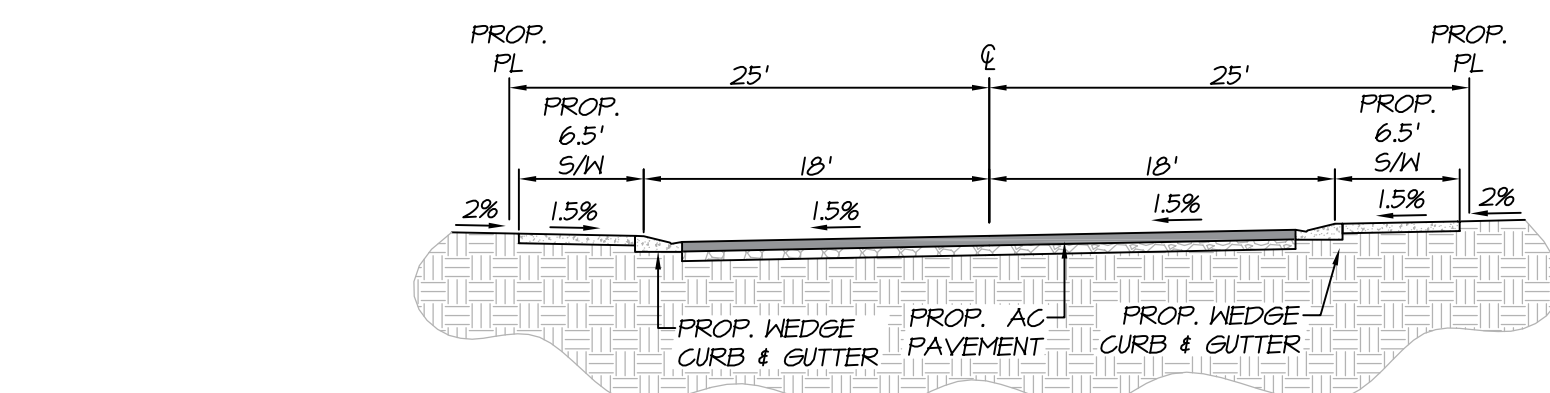
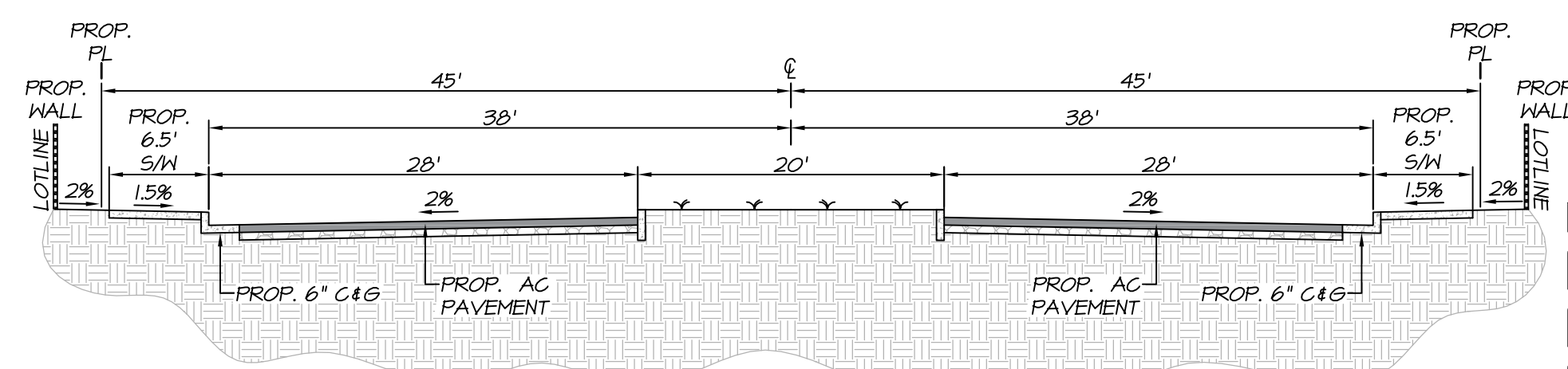


IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# TRACT MAP NO. 37725 CONCEPTUAL GRADING

SEE SHEET 2

SEE SHEET 3



### CONSTRUCTION NOTES AND QUANTITIES

THESE QUANTITIES SHOWN BELOW ARE FOR BONDING PURPOSES ONLY. THE CONTRACTOR IS TO CONSTRUCT IS TO CONSTRUCT PROJECT PER THESE PLANS AND SUBMIT BID BASED ON THEIR OWN QUANTITY "TAKE-OFF"

- INSTALL 0.35' AC OVER 0.1' CAB PER SOILS REPORT DATED APRIL 30, 2019 ..... 83,321 SF
- INSTALL 0.45' AC OVER 0.75' CAB PER CITY OF MORENO VALLEY STD. PLAN MVSI-105A-1 ..... 30,804 SF
- CONSTRUCT WEDGE CURB & GUTTER PER DETAIL ON SHEET 2 ..... 4,291 LF
- CONSTRUCT CROSS GUTTER AND SPANDREL PER CITY OF MORENO VALLEY STD. PLAN MVSI-127-1 ..... 857 SF
- CONSTRUCT RESIDENTIAL DRIVEWAY APPROACH PER CITY OF MORENO VALLEY STD. PLAN MVSI-111A-0 ..... 1,536 SF
- CONSTRUCT 6.5' SIDEWALK ..... 6,586 LF
- CONSTRUCT RET. WALL PER SEPARATE PLAN ..... 584 LF
- CONSTRUCT TYPE 6 INTEGRAL CURB & GUTTER PER CITY OF MORENO VALLEY STD. PLAN MVSI-120A-0 ..... 1,058 LF
- CONSTRUCT TYPE 8 INTEGRAL CURB & GUTTER PER CITY OF MORENO VALLEY STD. PLAN MVSI-120B-0 ..... 1,022 LF
- CONSTRUCT TYPE 6A CURB MVSI-121A-0 ..... 234 LF
- CONSTRUCT BUS TURNOUT PER CITY OF MORENO VALLEY STD. PLAN MVSI-161-0 ..... 1 EA

### LEGEND

TC	TOP OF CURB	TW	TOP OF WALL
FL	FLOW LINE	TF	TOP OF FOOTING
FS	FINISHED SURFACE	FE	PAID ELEVATION
CL	CENTERLINE	PROP.	PROPOSED
FG	FINISHED GROUND	EX.	EXISTING
HP	HIGH POINT	S/W	SIDEWALK
LP	LOW POINT	C&G	CURB & GUTTER
OS	OPEN SPACE	R/W	RIGHT OF WAY
TY	TYPICAL	T.E.	TRASH ENCLOSURE
DWY	DRIVEWAY	TBR	TO BE REMOVED
N.T.S.	NOT TO SCALE	PL	PROPERTY LINE

<b>ENGINEER</b> ADKAN ENGINEERS 6879 AIRPORT DRIVE RIVERSIDE, CA 92504 TELEPHONE: (951) 688-0241 BINGERSOLL@ADKAN.COM	<b>ASSESSORS PARCEL NUMBERS</b> 316-110-005, 316-110-006, 316-110-022, 316-110-023, 316-110-024
<b>OWNER/DEVELOPER</b> FPG SUN MORENO VALLEY 66, LLC 21271 LAS RAMBLAS, SUITE 100 MISSION VIEJO, CA 92691 714-122-1170 BBERGERON@FOREMOSTPACIFIC.COM	<b>UTILITIES PURVEYORS</b> 316-110-005, 316-110-006, 316-110-022, 316-110-023, 316-110-024
<b>UTILITIES</b> <b>ELECTRIC:</b> MORENO VALLEY ELECTRIC UTILITY 14177 FREDERICK STREET MORENO VALLEY, CA 92552 (951) 413-3000	<b>SOILS ENGINEER</b> GEOSOLS, INC. 10451 COLLIER AVENUE, SUITE A LAKE ELSINORE, CA 92530 951-471-0700 TGREER@GEOSOLSINC.COM
<b>TELEPHONE</b> VERIZON 9 SOUTH 4TH STREET RECORDS, CA 92513 (909) 748-6676	<b>WATER/SEWER:</b> EASTERN MUNICIPAL WATER DISTRICT 2210 TRUMBULE ROAD FERRIS, CA 92510 (951) 428-3177
<b>CABLE</b> CHARTER COMMUNICATIONS 13371 CENTRAL AVENUE RIVERSIDE, CA 92504 (951) 406-1666	<b>GAS:</b> SOUTHERN CALIFORNIA GAS COMPANY 1981 WEST LUSONIA AVENUE REDLANDS, CA 92373 (909) 335-7750
	<b>SCHOOL DISTRICT:</b> MORENO VALLEY UNIFIED SCHOOL DISTRICT 25634 ALESSANDRO BLVD MORENO VALLEY, CA 92553 (951) 571-7500

### LEGAL DESCRIPTION

THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:  
THE NORTH HALF OF THE NORTH HALF OF LOT 17 IN BLOCK 2 OF RIVERSIDE ALFALFA ACRES, AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE 21 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THAT PORTION OF LAND CONVEYED TO THE CITY OF MORENO VALLEY BY DEED RECORDED AUGUST 24, 1992 AS INSTRUMENT NO. 315033.

PARCEL 2:  
THE SOUTH ONE HALF OF THE NORTH ONE HALF OF LOT 17, BLOCK 2 OF RIVERSIDE ALFALFA ACRES, AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE 21 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 3:  
THE SOUTH HALF OF LOT 17 IN BLOCK 2 OF RIVERSIDE ALFALFA ACRES, AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE 21 OF MAPS, RECORDS OF RIVERSIDE COUNTY CALIFORNIA;

EXCEPTING FROM BOTH PARCELS ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER OR THAT MAY BE PRODUCED FROM A DEPTH OF 500 FEET BELOW THE SURFACE OF SAID LAND, WITHOUT RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND FOR THE PURPOSE OF MINING, DRILLING, EXPLORING OR EXTRACTING SUCH OIL, GAS AND OTHER HYDROCARBON SUBSTANCES OR OTHER USE OR RIGHTS IN OR TO ANY PORTION OF THE SURFACE OF SAID LAND TO A DEPTH OF 500 FEET BELOW THE SURFACE THEREOF, BUT WITH THE RIGHT TO DRILL INTO, LOCATE WELLS AND PRODUCE OIL, GAS AND OTHER HYDROCARBON SUBSTANCES FROM ANY PORTION OF SAID LAND, WHICH LIES BELOW 500 FEET FROM THE SURFACE THEREOF.

### PROJECT NOTES

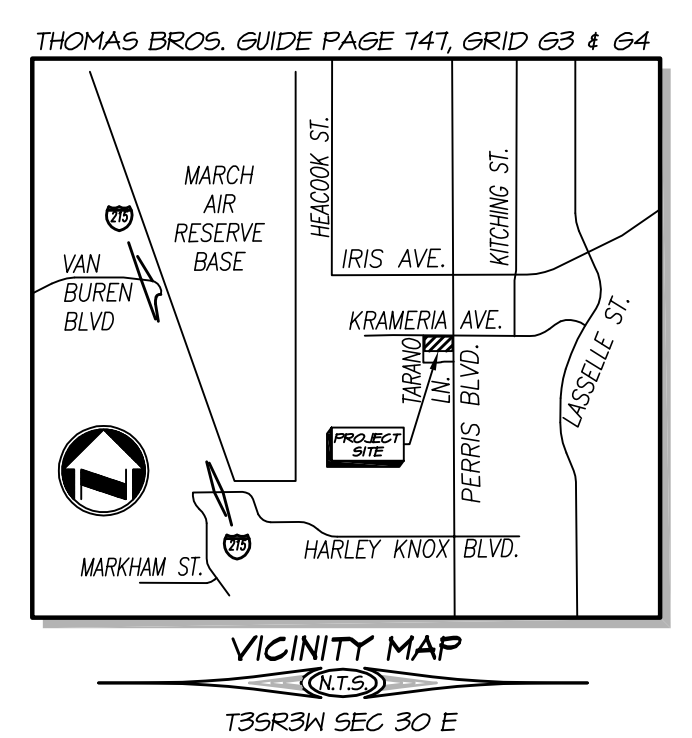
- ASSESSORS PARCEL NUMBERS: 316-110-005, 006, 022, 023, & 024
- GROSS AREA: 20.18 AC  
EXISTING NET AREA: 19.08 AC  
PROPOSED NET AREA: 17.59 AC  
AREA OF DEDICATION: 1.49 AC
- EXISTING NUMBER OF LOTS: 5
- PROPOSED NUMBER OF LOTS: 64 SINGLE FAMILY LOTS, 3 LETTERED LOTS, & 4 PRIVATE STREETS
- EXISTING/PROPOSED ZONING DESIGNATION: R5, SUBURBAN RESIDENTIAL.
- EXISTING USE: VACANT
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL  
A. MINIMUM LOT WIDTH: 10'  
B. MINIMUM LOT DEPTH: 100'  
C. MINIMUM INTERIOR SIDE YARD SETBACK: 15'  
D. MINIMUM REAR YARD SETBACK: 15'  
E. MINIMUM FRONT YARD SETBACK: 20'  
F. MINIMUM DISTANCE BETWEEN BUILDINGS: 10'  
G. MAXIMUM LOT COVERAGE: 40%
- PROJECT SITE IS LOCATED WITHIN FEMA ZONE 'X'; AREA OF MINIMAL FLOOD HAZARD PER MAP PANEL NO. 06085C0765G, DATED AUGUST 28, 2009
- THE TENTATIVE TRACT MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
- NO EXISTING STRUCTURES ON SITE.
- SLOPES GREATER THAN 2 FEET IN HEIGHT ARE SHOWN ON THIS PLAN.
- ADDITIONAL R/W WILL BE DEDICATED ALONG FERRIS BOULEVARD TO ACCOMMODATE NEW BUS TURNOUT.
- ALL EXISTING FENCING ON ADJACENT PROPERTY TO REMAIN.
- ALL OVERHEAD UTILITIES SHALL BE UNDERGROUNDED PER CITY MUNICIPAL CODE.

### PROJECT DESCRIPTION

THE PROJECT PROPOSES TO SUBDIVIDE 20.18 GROSS ACRES (19.08 NET ACRES) INTO SIXTY-FOUR (64) SINGLE-FAMILY RESIDENTIAL LOTS RANGING IN SIZE FROM 1,212 SF TO 15,450 SF, THREE LETTERED LOTS, AND 4 PRIVATE STREETS.

### SHEET INDEX

SHEET 1:	TITLE SHEET
SHEET 2-3:	CONCEPTUAL GRADINGS & SECTIONS



REVIEW BY CITY STAFF	BENCHMARK CITY OF MORENO VALLEY M-31 SET 3-1/4" ALUMINUM DISK STAMPED RIV. CO. SURVEYOR M-31 RESET APRIL 1996, FLUSH AT THE SW COR. OF BRIDGE ON TOP OF SIDEWALK NEAR FACE OF CURB LOCATED AT THE CROSSING OF FERRIS BLVD. AND RIV. CO. FLOOD CONTROL CHANNEL (PERRIS LATERAL "A"), 43' W OF THE CENTERLINE OF FERRIS BLVD. & 4.5' E OF CONCRETE BRIDGE BARRIER. (EDGE OF BRIDGE) ELEVATION = 1474.674'	BASIS OF BEARING CENTERLINE OF KRAMERIA STREET BETWEEN TARANO LN. AND FERRIS BLVD. BEARING BEING N89°12'04"E PER TRACT NO. 20404-1 MB 169/1-5.	MARK	DATE	INITIAL	DESCRIPTION	REC	APPR	DATE
						REVISION			

CITY OF MORENO VALLEY  
ACCEPTED BY:



PLANS PREPARED BY:  
**adkan ENGINEERS**  
Civil Engineering • Surveying • Planning  
6879 Airport Drive, Riverside, CA 92504  
Tel: (951) 688-0241 • Fax: (951) 688-0599

Under the supervision of:  
Richard Dail Reeves, R.C.E. 80614 Exp. 03.31.23 Date:

CITY OF MORENO VALLEY

CONCEPTUAL GRADING PLAN

TRACT MAP NO. 37725

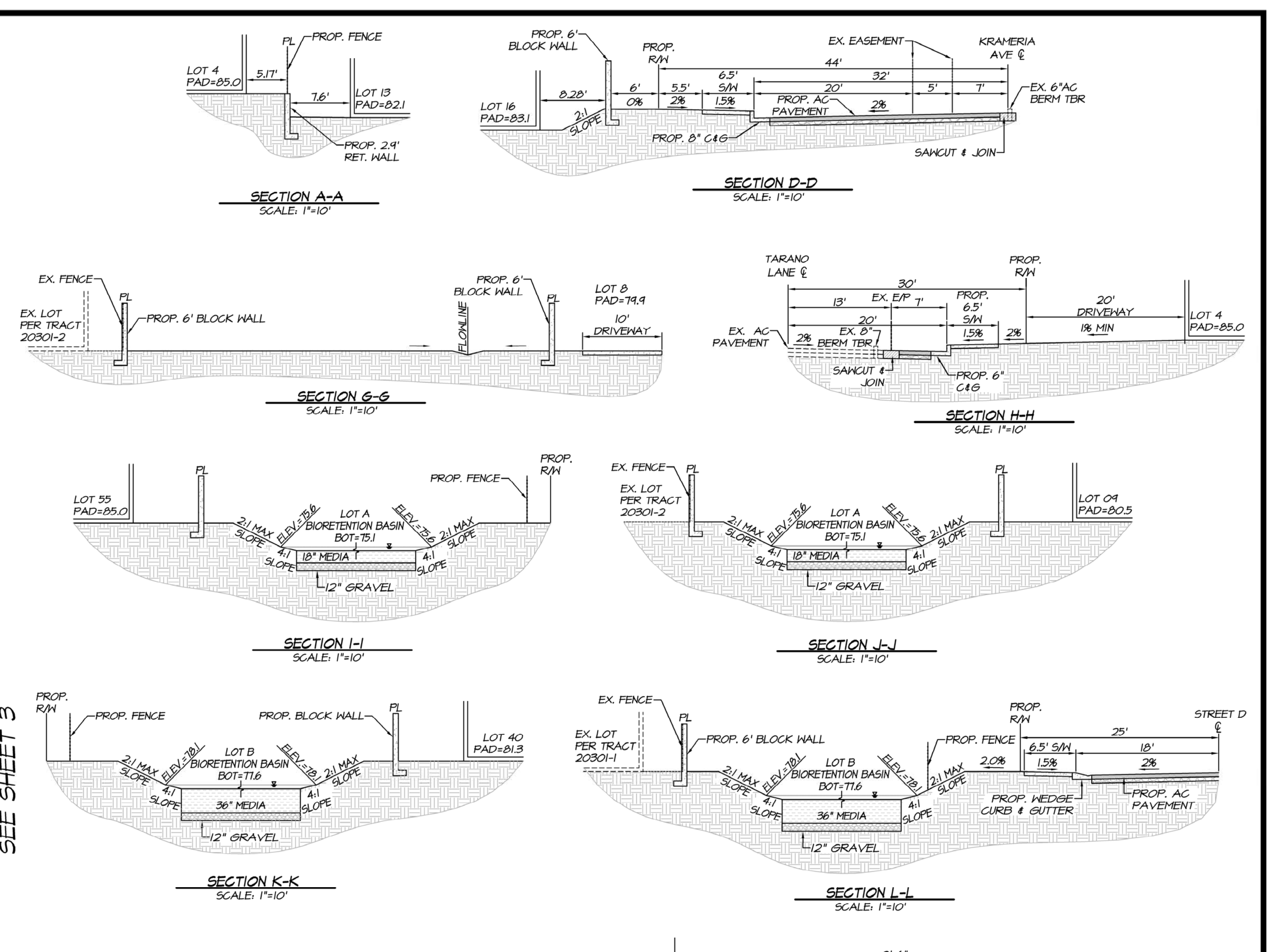
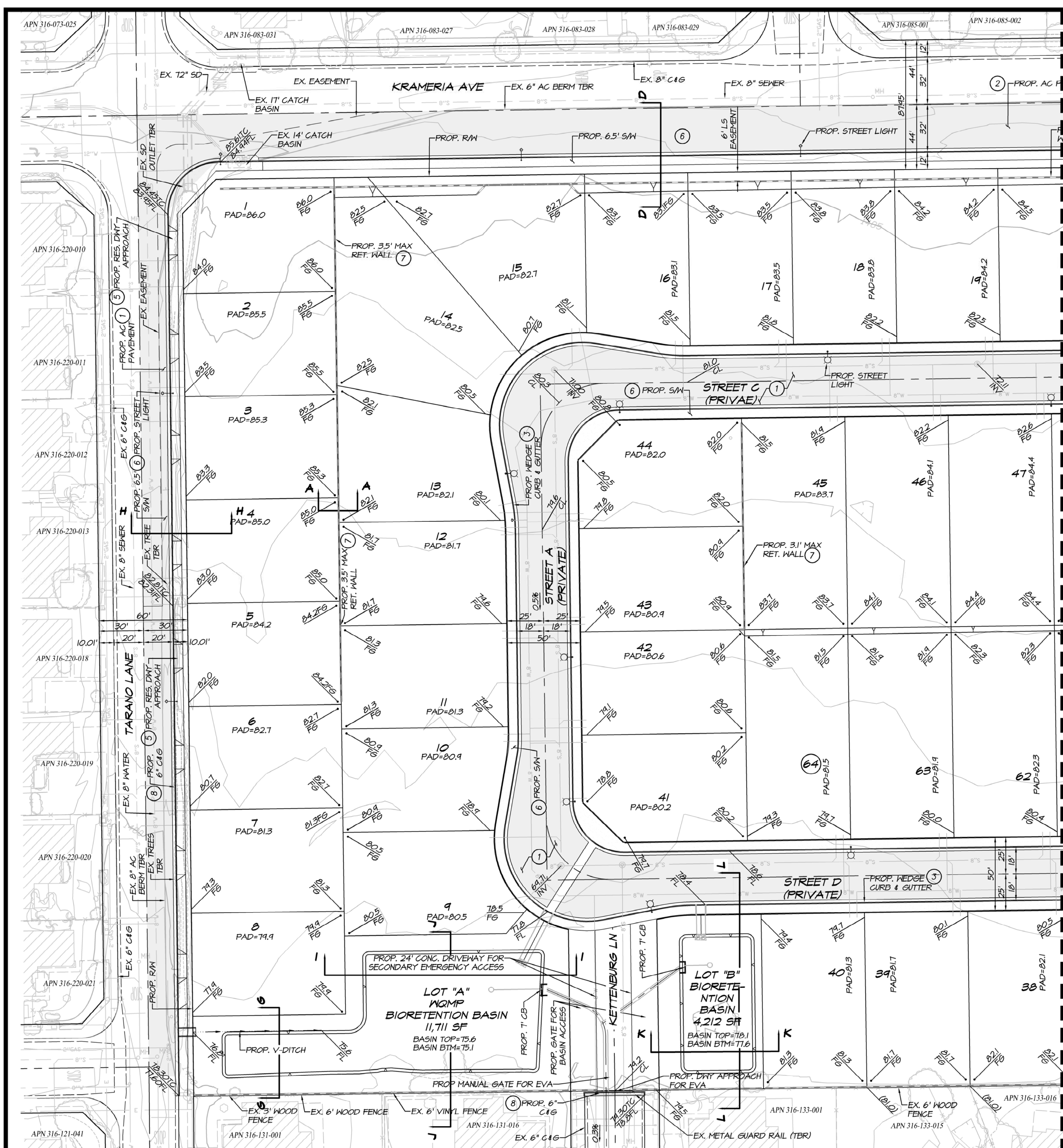
TITLE SHEET

**S-1**

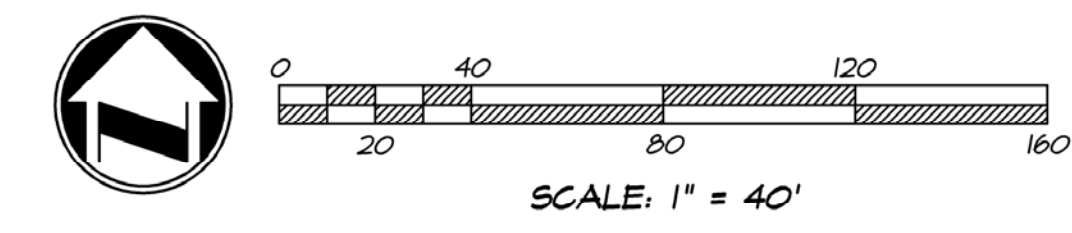
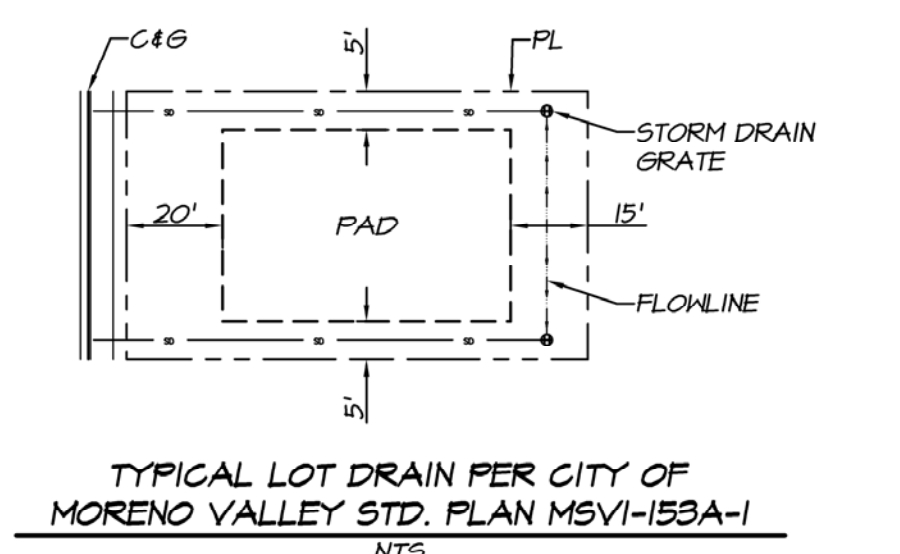
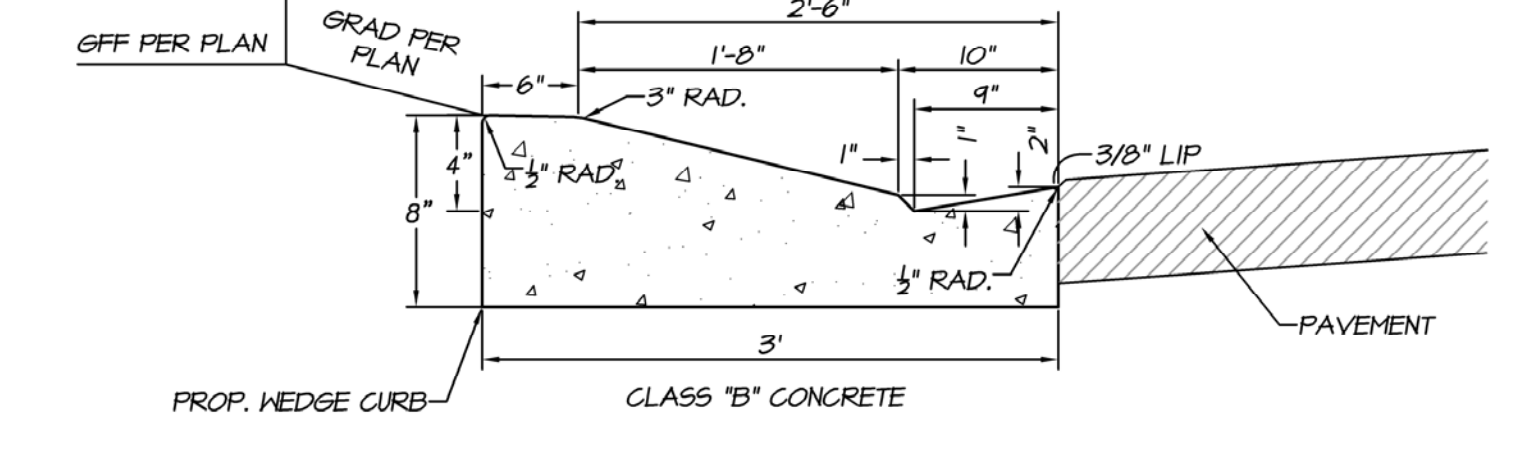
SHEET 1 OF 3

CITY ID No





- CONSTRUCTION NOTES**
- INSTALL 0.35' AC OVER 0.10' CAB PER SOILS REPORT DATED APRIL 30, 2019
  - INSTALL 0.45' AC OVER 0.15' CAB PER CITY OF MORENO VALLEY STD. PLAN MVS1-105A-1
  - CONSTRUCT WEDGE CURB & GUTTER PER DETAIL ON SHEET 2
  - CONSTRUCT CROSS GUTTER AND SPANDREL PER CITY OF MORENO VALLEY STD. PLAN MVS1-121-1
  - CONSTRUCT RESIDENTIAL DRIVEWAY APPROACH PER CITY OF MORENO VALLEY STD. PLAN MVS1-111A-0
  - CONSTRUCT 6.5' SIDEWALK
  - CONSTRUCT RET. WALL PER SEPARATE PLAN
  - CONSTRUCT TYPE 6 INTEGRAL CURB & GUTTER PER CITY OF MORENO VALLEY STD. PLAN MVS1-120A-0
  - CONSTRUCT TYPE 8 INTEGRAL CURB & GUTTER PER CITY OF MORENO VALLEY STD. PLAN MVS1-120B-0
  - CONSTRUCT TYPE 6A CURB MVS1-121A-0
  - CONSTRUCT BUS TURNOUT PER CITY OF MORENO VALLEY STD. PLAN MVS1-161-0



REVIEW BY CITY STAFF	BENCHMARK	BASIS OF BEARING	CITY OF MORENO VALLEY			
CITY OF MORENO VALLEY M-31 SE1 3-1/4" ALUMINUM DISK STAMPED RIV. CO. SURVEYOR M-31 RESET APRIL 1996, FLUSH AT THE SW COR. OF BRIDGE ON TOP OF SIDEWALK NEAR FACE OF CURB LOCATED AT THE CROSSING OF PERRIS BLVD. AND RIV. CO. FLOOD CONTROL CHANNEL (PERRIS LATERAL "A"). 43' W OF THE CENTERLINE OF PERRIS BLVD. & 4.5' E OF CONCRETE BRIDGE BARRIER. (EDGE OF BRIDGE) ELEVATION = 1474.674'	CENTERLINE OF KRAMERIA STREET BETWEEN TARANO LN. AND PERRIS BLVD. BEARING BEING N89°12'04"E PER TRACT NO. 20404-1 MB 169/1-5.		ACCEPTED BY:			
MARK	DATE	INITIAL	DESCRIPTION	REC	APPR	DATE
		EOR	REVISION			

REGISTERED PROFESSIONAL ENGINEER  
RICHARD DALL ROOSES  
NO. 80614  
EXP. 03/31/2023  
CIVIL  
STATE OF CALIFORNIA

PLANS PREPARED BY:  
**adkan ENGINEERS**  
Civil Engineering • Surveying • Planning  
6879 Airport Drive, Riverside, CA 92504  
Tel: (951) 688-0241 • Fax: (951) 688-0599

Under the supervision of:  
Richard Dall Rooses, R.C.E. 80614 Exp. 03.31.23 Date:

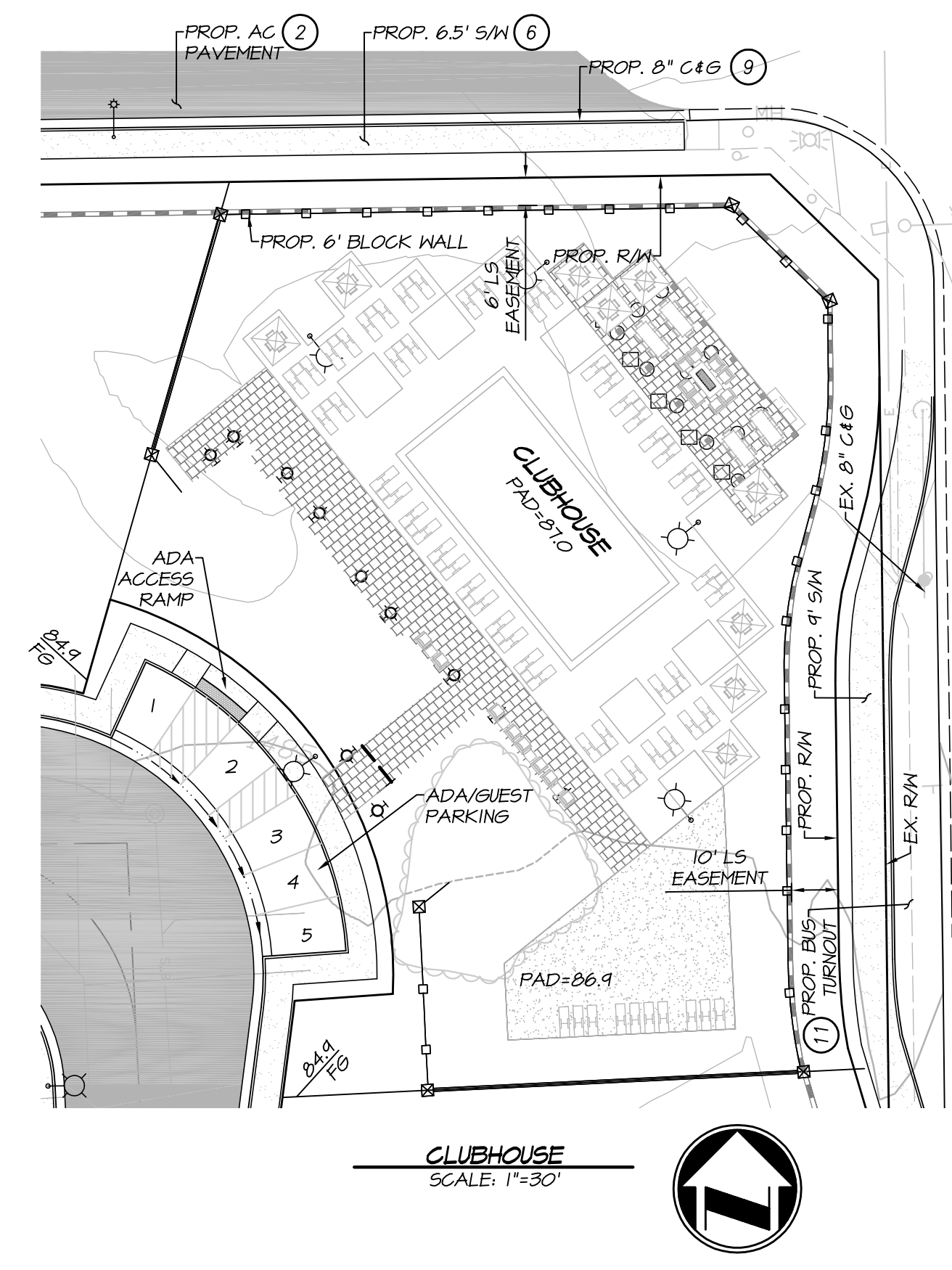
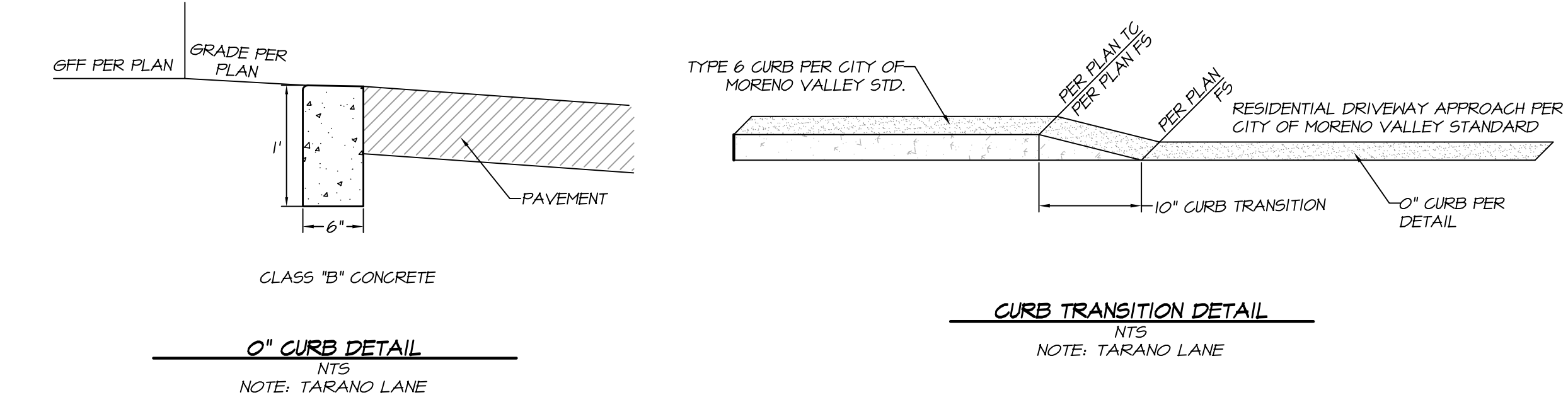
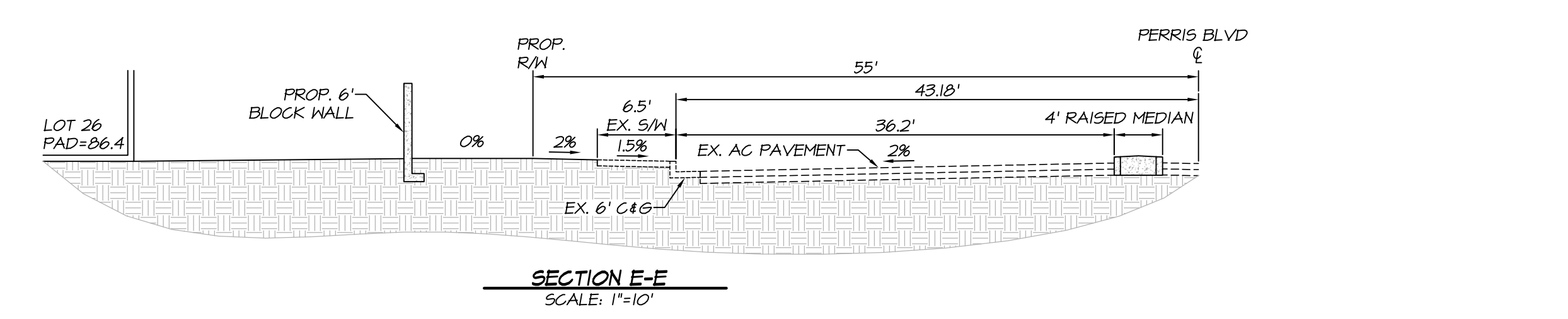
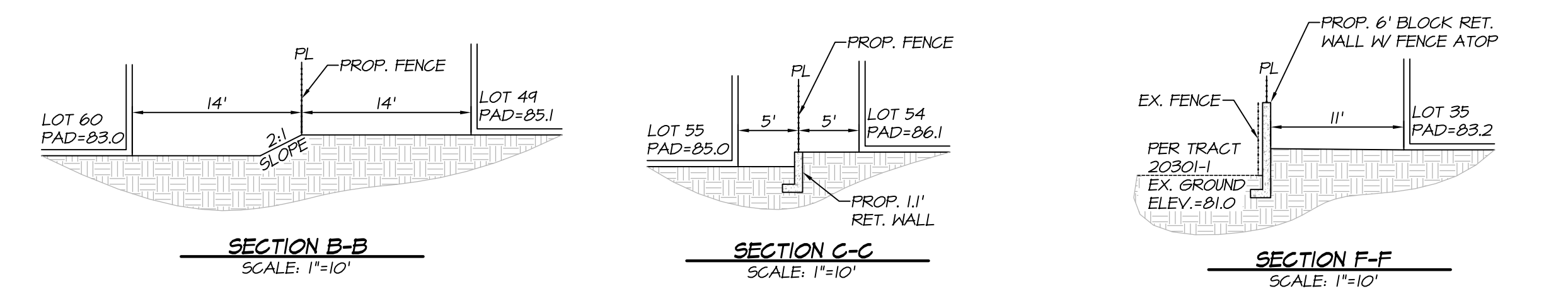
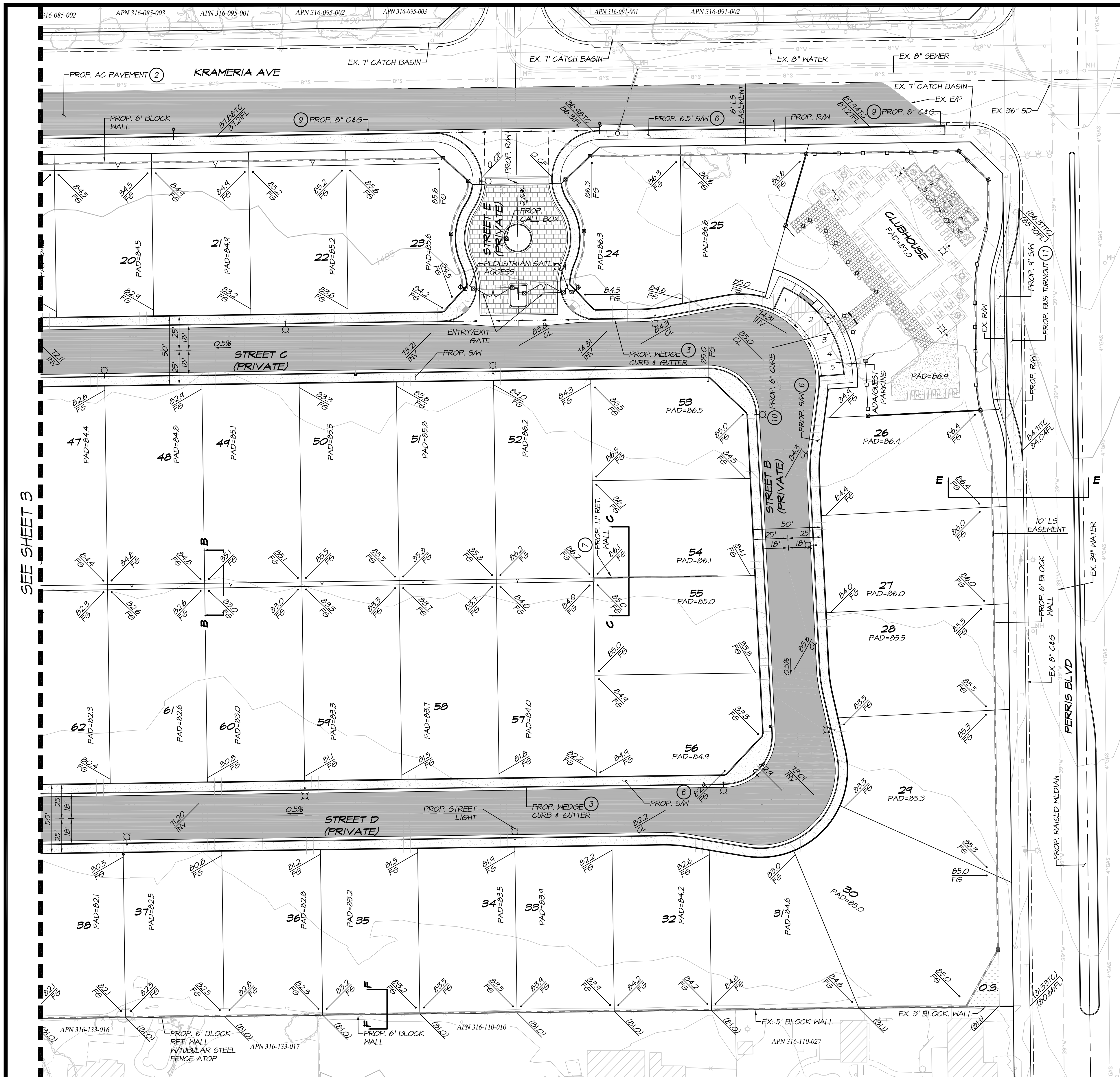
CITY OF MORENO VALLEY

CONCEPTUAL GRADING PLAN  
TRACT MAP NO. 37725  
CONCEPTUAL GRADING & SECTIONS

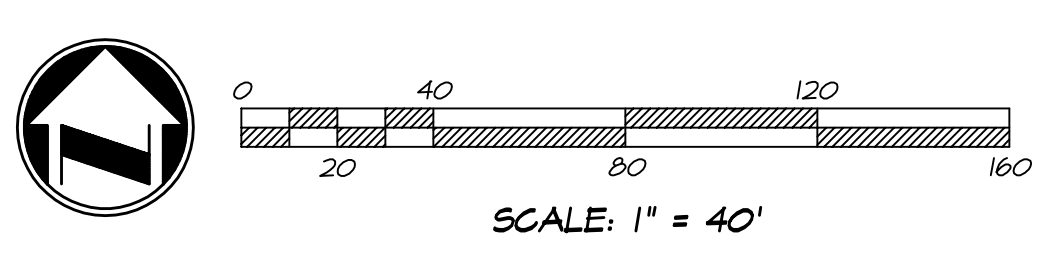
**S-2**  
SHEET 2 OF 3  
CITY ID No

Attachment: Project Plans for Revised Tentative Tract Map 37725 (PE021-0206) [Revision 1] (5736 - Revised Tentative Tract Map 37725 with a Plot Plan and a Variance)





- CONSTRUCTION NOTES**
- INSTALL 0.35' AC OVER 0.70' GAB PER SOILS REPORT DATED APRIL 30, 2019
  - INSTALL 0.45' AC OVER 0.75' GAB PER CITY OF MORENO VALLEY STD. PLAN MYSI-105A-1
  - CONSTRUCT WEDGE CURB & GUTTER PER DETAIL ON SHEET 2
  - CONSTRUCT CROSS GUTTER AND SPANDREL PER CITY OF MORENO VALLEY STD. PLAN MYSI-127-1
  - CONSTRUCT RESIDENTIAL DRIVEWAY APPROACH PER CITY OF MORENO VALLEY STD. PLAN MYSI-111A-0
  - CONSTRUCT 6.5' SIDEWALK
  - CONSTRUCT RET. WALL PER SEPARATE PLAN
  - CONSTRUCT TYPE 6 INTEGRAL CURB & GUTTER PER CITY OF MORENO VALLEY STD. PLAN MYSI-120A-0
  - CONSTRUCT TYPE 8 INTEGRAL CURB & GUTTER PER CITY OF MORENO VALLEY STD. PLAN MYSI-120B-0
  - CONSTRUCT TYPE 6A CURB MYSI-121A-0
  - CONSTRUCT BUS TURNOUT PER CITY OF MORENO VALLEY STD. PLAN MYSI-161-0



REVIEW BY CITY STAFF	BENCHMARK	BASIS OF BEARING	CITY OF MORENO VALLEY			
	CITY OF MORENO VALLEY M-31 SET 3-1/4" ALUMINUM DISK STAMPED RIV. CO. SURVEYOR M-31 RESET APRIL 1996, FLUSH AT THE SW COR. OF BRIDGE ON TOP OF SIDEWALK NEAR FACE OF CURB LOCATED AT THE CROSSING OF PERRIS BLVD. AND RIV. CO. FLOOD CONTROL CHANNEL (PERRIS LATERAL "A"), 43' W OF THE CENTERLINE OF PERRIS BLVD. & 4.5' E OF CONCRETE BRIDGE BARRIER. (EDGE OF BRIDGE) ELEVATION = 1474.674'	CENTERLINE OF KRAMERIA STREET BETWEEN TARANO LN. AND PERRIS BLVD. BEARING N89°12'04"E PER TRACT NO. 20404-1 MB 169/1-5.	ACCEPTED BY:			
MARK	DATE	INITIAL	DESCRIPTION	REC	APPR	DATE
		EOR	REVISION			

PLANS PREPARED BY:  
**adkan ENGINEERS**  
Civil Engineering • Surveying • Planning  
6879 Airport Drive, Riverside, CA 92504  
Tel: (951) 688-0241 • Fax: (951) 688-0599

Under the supervision of:  
Richard Dail Reeves, R.C.E. 80614 Exp. 03.31.23 Date:

CITY OF MORENO VALLEY

CONCEPTUAL GRADING PLAN

TRACT MAP NO. 37725

CONCEPTUAL GRADING & SECTIONS

**S-3**

SHEET 3 OF 3

CITY ID No



AMENDED TENTATIVE MAP NOTES

- 1. LOT 26 AND 27 WERE COMBINED INTO LOT 'C' FOR THE PURPOSES OF CREATING AN OPEN SPACE RECREATIONAL LOT, RECREATIONAL AMENITIES SUBJECT TO ADMINISTRATIVE PLOT PLAN APPROVAL...
2. STREET A, B, C, D, E HAVE BEEN RESERVED AS PRIVATE STREETS AND MAINTAINED BY THE HOME OWNERS ASSOCIATION...
3. GATED ENTRANCE WAS ADDED TO STREET E WITH MOTORIZED GATES, CALL BOX, TURNAROUND, PEDESTRIAN GATES, AND EMERGENCY VEHICLE ACCESS VIA KNOCK BOX AND/OR STROBE DETECTION...
4. COMPLETION OF TERMINATION OF KETTENBURG LANE AT ITS CURRENT LOCATION WITH CURB GUTTER AND SIDEWALK, TO BE MAINTAINED BY THE CITY OF MORENO VALLEY...
5. SECONDARY EMERGENCY ACCESS CONNECTING KETTENBURG LANE WITH STREET 'D' WITH A 24' ACCESS ROAD, CONCRETE SECTION TO SUPPORT EMERGENCY VEHICLE LOADS TO BE MAINTAINED BY THE HOA...
6. INSTALLATION OF EMERGENCY VEHICLE ACCESS ONLY GATE AT KETTENBURG LANE WITH ACCESS VIA KNOCK BOX AND/OR STROBE DETECTION, TO BE MAINTAINED BY THE HOA...
7. REDUCED INTERNAL PRIVATE STREET RIGHT OF WAY WIDTHS FROM 56' TO 50'.

IN THE CITY OF MORENO VALLEY
REVISED TENTATIVE TRACT MAP NO. 37725

BEING A SUBDIVISION OF A PORTION OF LOT 17, IN BLOCKS 2 OF RIVERSIDE ALFALFA ACRES, AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE 21 OF MAPS, RECORDS OF RIVERSIDE COUNTY CALIFORNIA AUGUST 2021

LEGAL DESCRIPTION

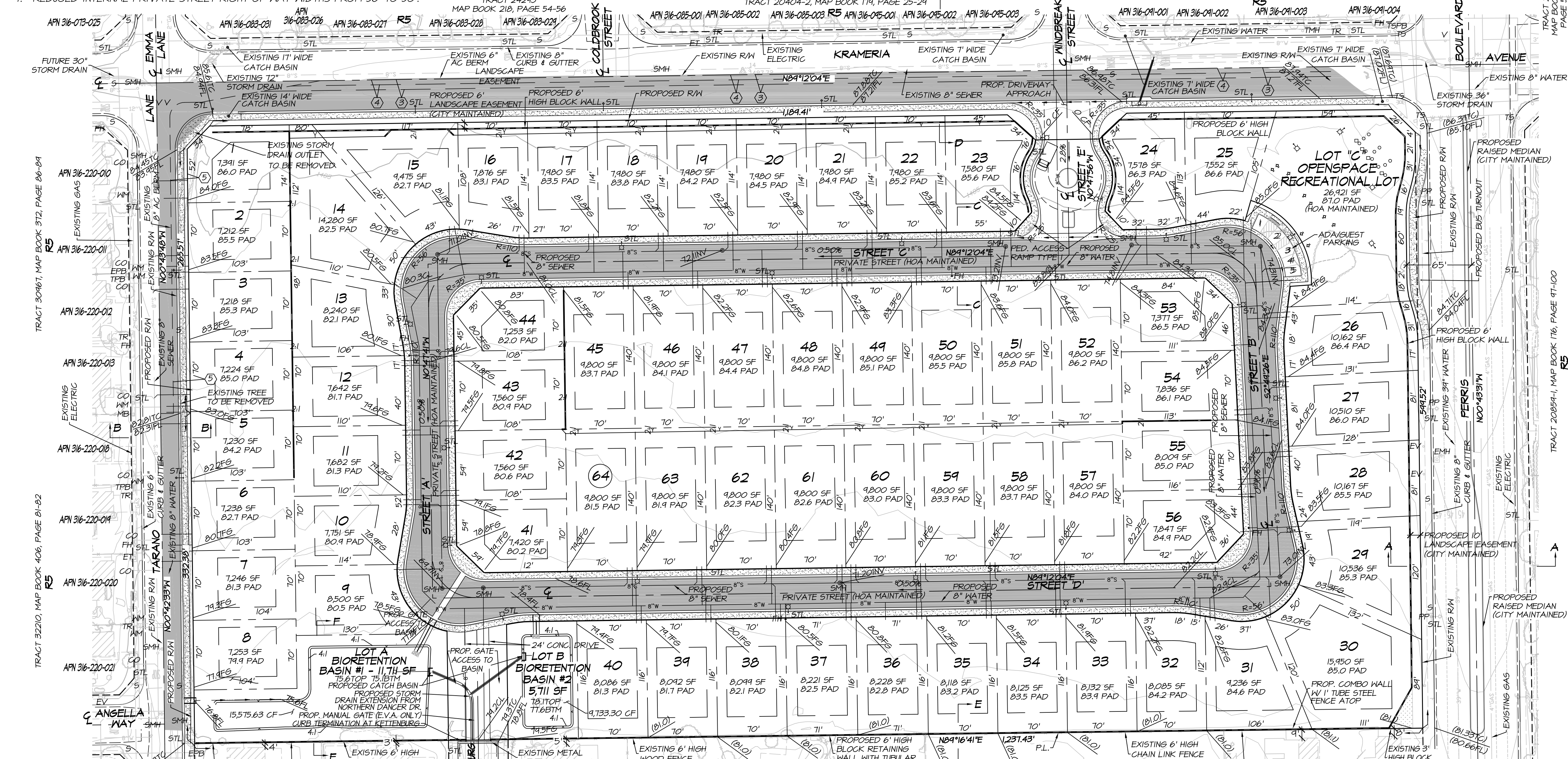
THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CA, AND IS DESCRIBED AS FOLLOWS:
PARCEL 1: THE NORTH HALF OF THE NORTH HALF OF LOT 17 IN BLOCK 2 OF RIVERSIDE ALFALFA ACRES, AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE 21 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
PARCEL 2: THE SOUTH HALF OF THE NORTH ONE HALF OF LOT 17, BLOCK 2 OF RIVERSIDE ALFALFA ACRES, AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE 21 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
PARCEL 3: THE SOUTH HALF OF LOT 17 IN BLOCK 2 OF RIVERSIDE ALFALFA ACRES, AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE 21 OF MAPS, RECORDS OF RIVERSIDE COUNTY CALIFORNIA;
EXCEPTING THAT PORTION OF LAND CONVEYED TO THE CITY OF MORENO VALLEY BY DEED RECORDED AUGUST 24, 1942 AS INSTRUMENT NO. 315033.
EXCEPTING FROM BOTH PARCELS ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER OR THAT MAY BE PRODUCED FROM A DEPTH OF 500 FEET BELOW THE SURFACE OF SAID LAND, WITHOUT RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND FOR THE PURPOSE OF MINING, DRILLING, EXPLORING OR EXTRACTING SUCH OIL, GAS AND OTHER HYDROCARBON SUBSTANCES OR OTHER USE OR RIGHTS IN OR TO ANY PORTION OF THE SURFACE OF SAID LAND TO A DEPTH OF 500 FEET BELOW THE SURFACE THEREOF, BUT WITH THE RIGHT TO DRILL INTO, LOCATE WELLS AND PRODUCE OIL, GAS AND OTHER HYDROCARBON SUBSTANCES FROM ANY PORTION OF SAID LAND, WHICH LIES BELOW 500 FEET FROM THE SURFACE THEREOF.

EASEMENTS

- 1 AN EASEMENT FOR ELECTRICAL SUPPLY SYSTEMS IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED APRIL 9, 1974, AS INSTRUMENT NO. 41210, OFFICIAL RECORDS. THE LOCATION OF SAID EASEMENT LIES WITHIN PERRIS BOULEVARD RIGHT-OF-WAY.
2 AN EASEMENT FOR ACCEPTANCE OF DRAINAGE WATER DISCHARGED FROM PERRIS BOULEVARD IN FAVOR OF THE CITY OF MORENO VALLEY, RECORDED MAY 19, 1987 AS INSTRUMENT NO. 140504, OF OFFICIAL RECORDS. THE LOCATION OF SAID EASEMENT LIES WITHIN PERRIS BOULEVARD RIGHT-OF-WAY.
3 AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SHOULDER AND SLOPE BANKS IN FAVOR OF OVERSEAS REALITY ENTERPRISES, INC. AND CITY OF MORENO VALLEY, RECORDED MAY 19, 1987 AS INSTRUMENT NO. 140505, OF OFFICIAL RECORDS.
4 AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SLOPE BANKS IN FAVOR OF OVERSEAS REALITY ENTERPRISES, INC. AND CITY OF MORENO VALLEY, RECORDED SEPTEMBER 29, 1987 AS INSTRUMENT NO. 281832, OF OFFICIAL RECORDS.
5 AN EASEMENT FOR DRAINAGE IN FAVOR OF THE CITY OF MORENO VALLEY, RECORDED SEPTEMBER 29, 1987 AS INSTRUMENT NO. 281833, OF OFFICIAL RECORDS.
6 AN EASEMENT FOR PUBLIC HIGHWAY PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICE FACILITIES OVER, UNDER, UPON, AND ACROSS IN FAVOR OF THE CITY OF MORENO VALLEY, A MUNICIPAL CORPORATION, RECORDED AUGUST 24, 1942 AS INSTRUMENT NO. 315033, OF OFFICIAL RECORDS. THE LOCATION OF SAID EASEMENT LIES WITHIN PERRIS BOULEVARD RIGHT-OF-WAY.

PROJECT NOTES

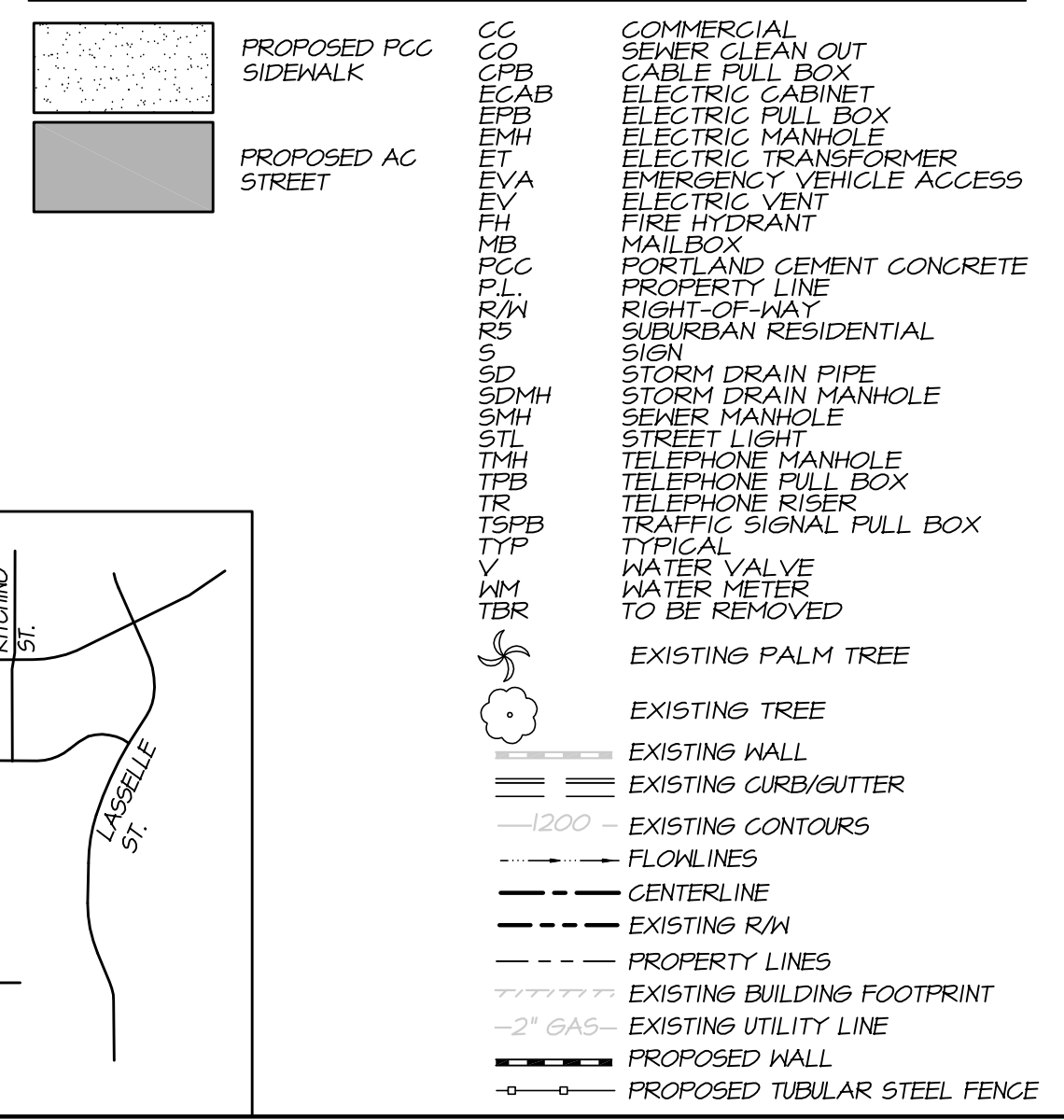
- 1. ASSESSORS PARCEL NUMBERS: 316-110-005, 006, 022, 023, & 024
2. GROSS AREA: 20.18 AC
EXISTING NET AREA: 19.08 AC
PROPOSED NET AREA: 17.59 AC
AREA OF DEDICATION: 1.49 AC
3. EXISTING NUMBER OF LOTS: 5
4. PROPOSED NUMBER OF LOTS: 64 SINGLE FAMILY LOTS, & 3 COMMON LETTERED LOTS
5. DRAINAGE AND GRADING SHOWN ON THIS PLAN IS CONCEPTUAL ONLY.
6. EXISTING/PROPOSED ZONING DESIGNATION: R5, SUBURBAN RESIDENTIAL.
7. EXISTING USE: VACANT
8. PROPOSED USE: SINGLE FAMILY RESIDENTIAL
9. PROJECT SITE IS LOCATED WITHIN FEMA ZONE 'X'; AREA OF MINIMAL FLOOD HAZARD PER MAP PANEL NO. 06065C0165S, DATED AUGUST 28, 2008
10. THE TENTATIVE TRACT MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
11. NO EXISTING STRUCTURES ON SITE.
12. SLOPES GREATER THAN 2 FEET IN HEIGHT ARE SHOWN ON THIS PLAN.
13. ADDITIONAL R/W WILL BE DEDICATED ALONG PERRIS BOULEVARD TO ACCOMMODATE NEW BUS TURNOUT.
14. ALL EXISTING FENCING ON ADJACENT PROPERTY TO REMAIN.
15. ALL OVERHEAD UTILITIES SHALL BE UNDERGROUND PER CITY MUNICIPAL CODE.



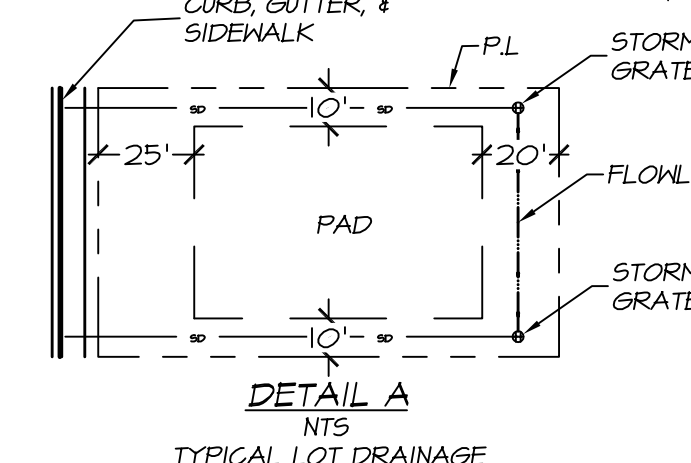
UTILITIES:

- ELECTRIC: MORENO VALLEY ELECTRIC UTILITY 1477 FREDERICK STREET MORENO VALLEY, CA 92552 (951) 413-3000
WATER/SEWER: EASTERN MUNICIPAL WATER DISTRICT 2270 TRUMBULL ROAD PERRIS, CA 92570 (951) 428-3111
GAS: SOUTHERN CALIFORNIA GAS COMPANY 1931 WEST LUGONIA AVENUE REDLANDS, CA 92373 (909) 335-1750
SCHOOL DISTRICT: MORENO VALLEY UNIFIED SCHOOL DISTRICT 29634 ALESSANDRO BLVD MORENO VALLEY, CA 92553 (951) 571-1500
CABLE: COMMUNICATIONS 1337 CENTRAL AVENUE RIVERSIDE, CA 92504 (951) 406-1666

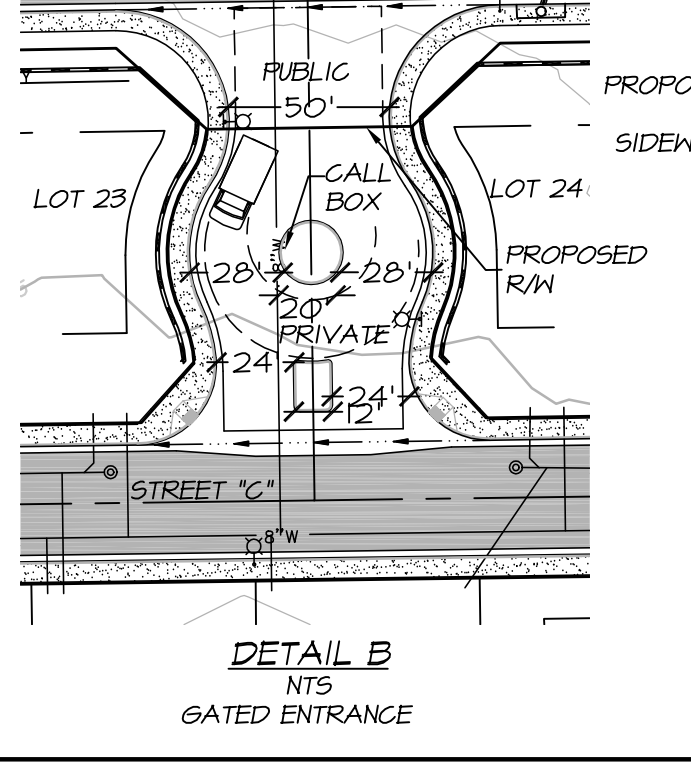
LEGEND



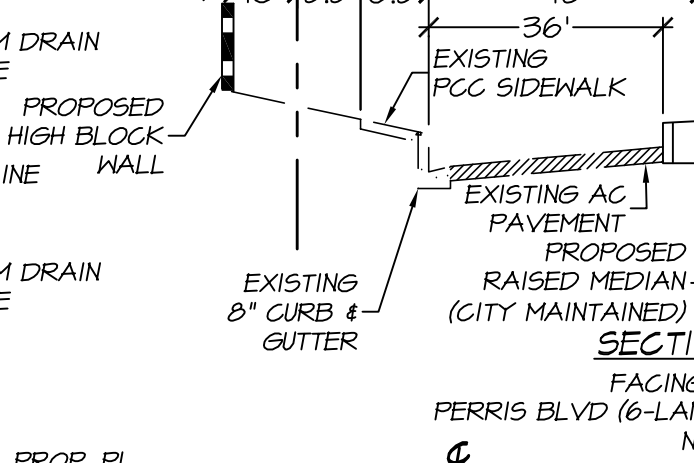
DETAIL A



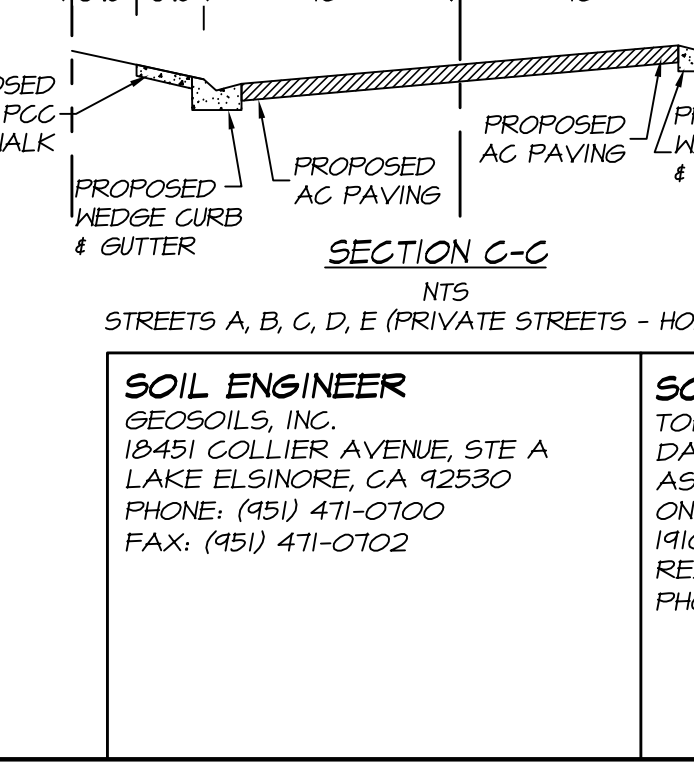
DETAIL B



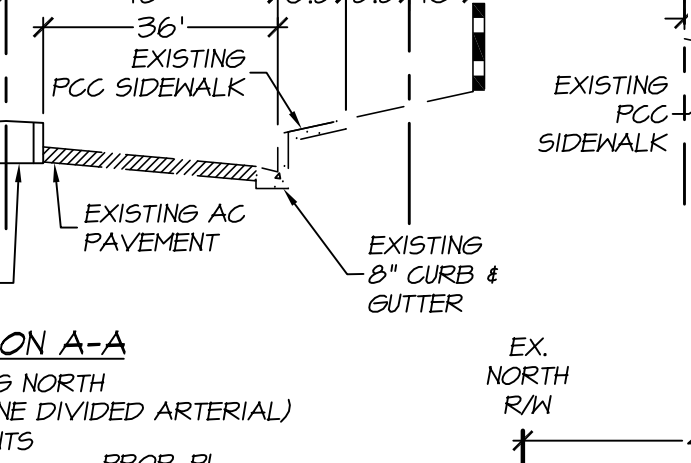
SECTION A-A



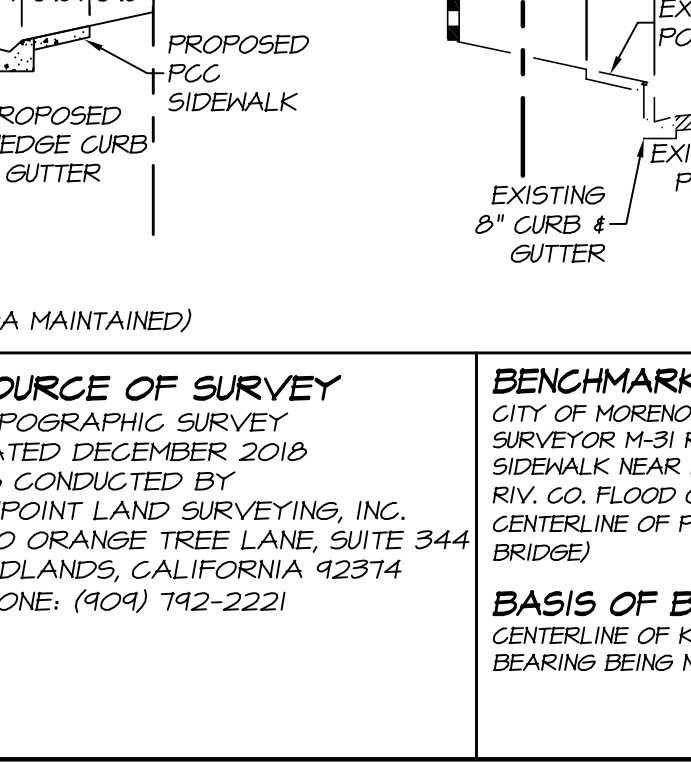
SECTION B-B



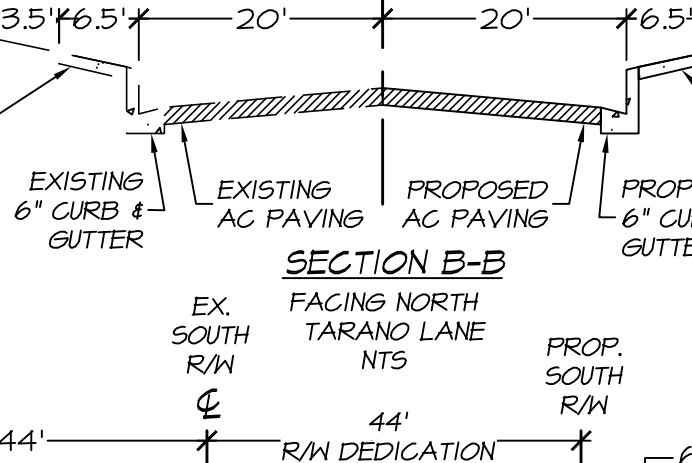
SECTION C-C



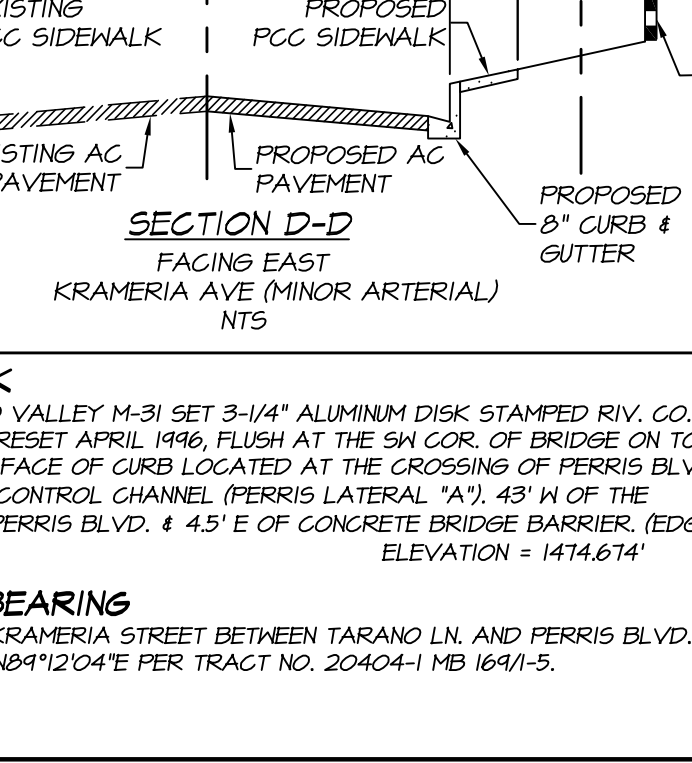
SECTION D-D



SECTION E-E



SECTION F-F



PROJECT DESCRIPTION

THE PROJECT PROPOSES TO SUBDIVIDE 20.18 GROSS ACRES (19.08 NET ACRES) INTO SIXTY-SIX (64) SINGLE-FAMILY RESIDENTIAL LOTS RANGING IN SIZE FROM 1212 SF TO 15,950 SF, AND THREE LETTERED LOTS.

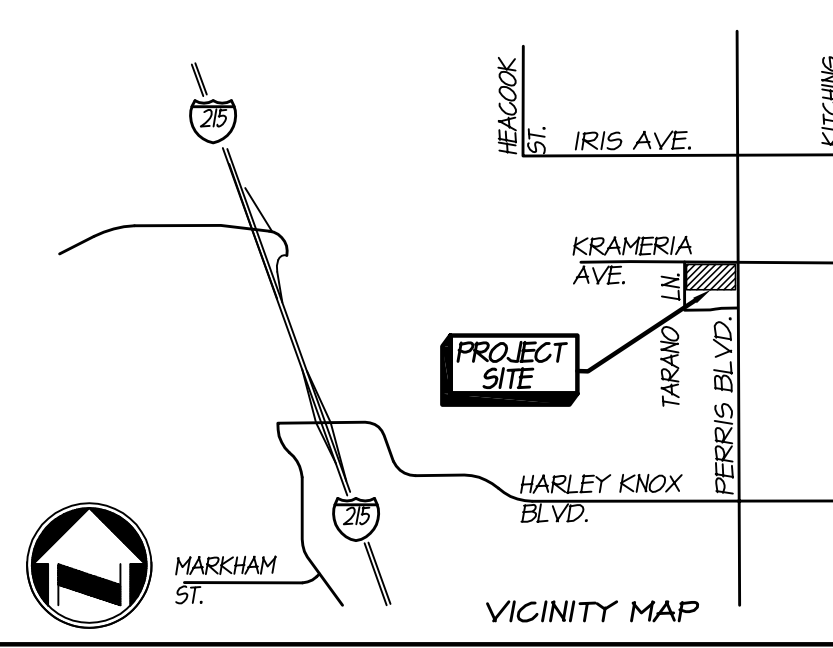
PRELIMINARY EARTHWORK QUANTITIES

CUT 20,800 CY (RAW/UNDISTURBED)
FILL 24,100 CY (ANTICIPATED IMPORT IS 9,000 CY AFTER LOSSES)
NOTE: THE PROPOSED GRADING ON THIS PLAN IS STRICTLY CONCEPTUAL AND SHOULD ONLY BE USED FOR PLANNING PURPOSES.

REVISED TENTATIVE TRACT MAP NO. 37725

APN 316-110-005, 006, 022, 023 & 024
KRAMERIA AVE & PERRIS BLVD.
CITY OF MORENO VALLEY
PLAN PREPARER: adkan ENGINEERS
OWNER/DEVELOPER/APPLICANT: PFG-SUN MORENO VALLEY 66 LLC
27271 LAS RAMBLAS, #100 MISSION VIEJO, CA 92641

Table with columns: Job Number, Date Prepared, Drawn By, Reference Number, and other project details.

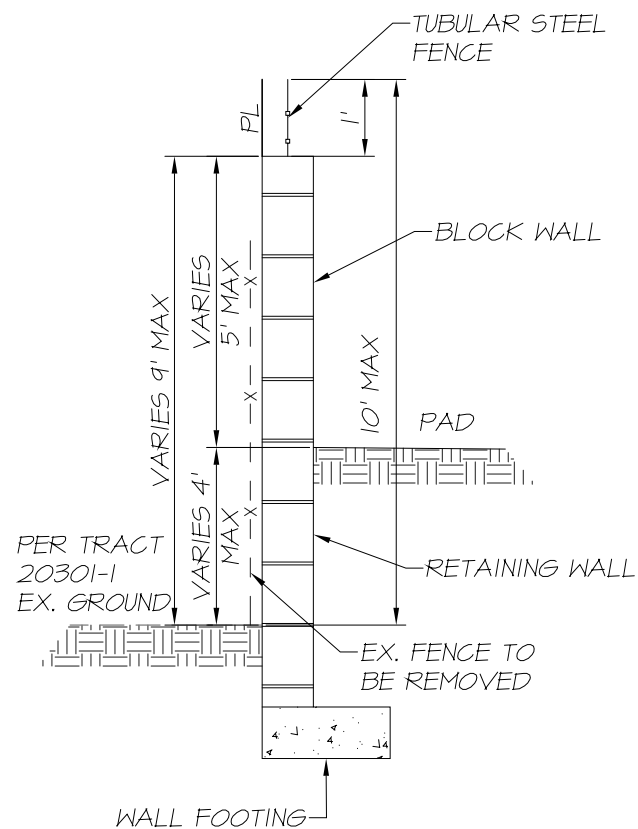
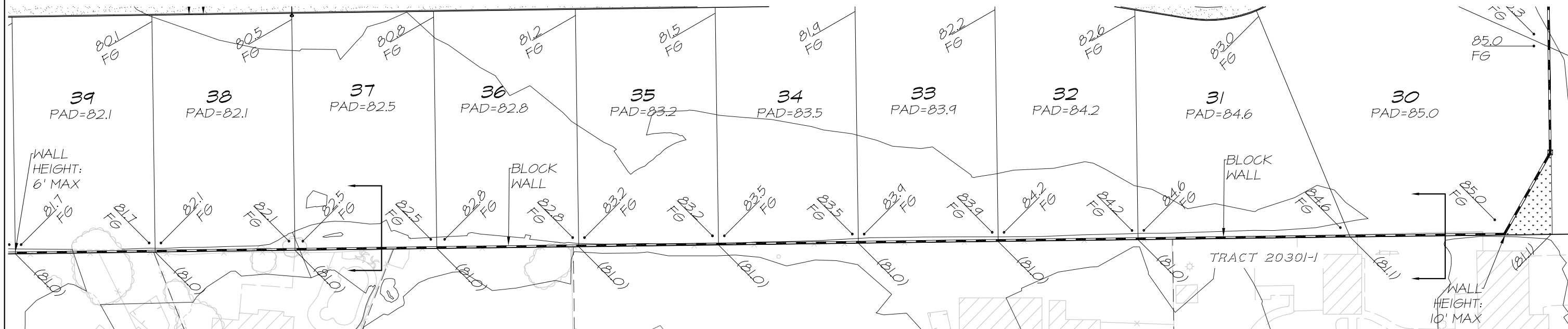


Attachment: Project Plans for Revised Tentative Tract Map 37725 (PEN21-0206) [Revision 1] (5736 - Revised Tentative Tract Map 37725 with a Plot Plan and a Variance)



IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# TRACT MAP NO. 37725 WALL ALONG SOUTHERLY PL EXHIBIT



NOTE: RETAINING WALL W/BLOCK WALL & 1' TUBULAR STEEL FENCE ATOP

### ENGINEER

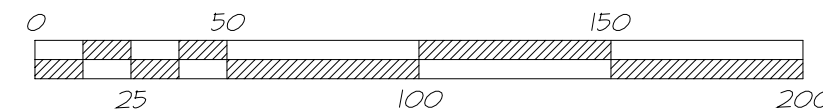
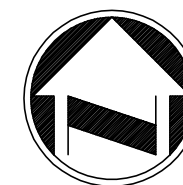
ADKAN ENGINEERS  
6879 AIRPORT DRIVE  
RIVERSIDE, CA 92504  
TELEPHONE: (951) 688-0241  
BINGERSOLL@ADKAN.COM

### OWNER/DEVELOPER

FPG SUN MORENO VALLEY 66, LLC  
27271 LAS RAMBLAS, SUITE 100  
MISSION VIEJO, CA 92691  
714-722-1170  
BBERGERON@FOREMOSTPACIFIC.COM

### ASSESSORS PARCEL NUMBERS

316-110-005, 316-110-006, 316-110-022,  
316-110-023, 316-110-024



SCALE: 1" = 50'

TRACT MAP NO. 37725  
WALL ALONG SOUTHERLY PL EXHIBIT  
PREPARATION DATE: NOVEMBER 2021  
EXHIBIT PREPARED BY:

## adkan ENGINEERS

Civil Engineering • Surveying • Planning

6879 AIRPORT DRIVE RIVERSIDE, CA 92504  
TEL: (951) 688-0241 FAX: (951) 688-0599

Attachment: PEN21-0300 Plans for Variance (5736 : Revised Tentative Tract Map 37725 with a Plot Plan and a Variance)





Attachment: PEN21-0300 Plans for Variance (5736 : Revised Tentative Tract Map 37725 with a Plot Plan

SOUTH WALL OFF-SITE LOOKING NORTH





Attachment: PEN21-0300 Plans for Variance (5736 : Revised Tentative Tract Map 37725 with a Plot Plan

SOUTH WALL ON-SITE LOOKING SOUTH

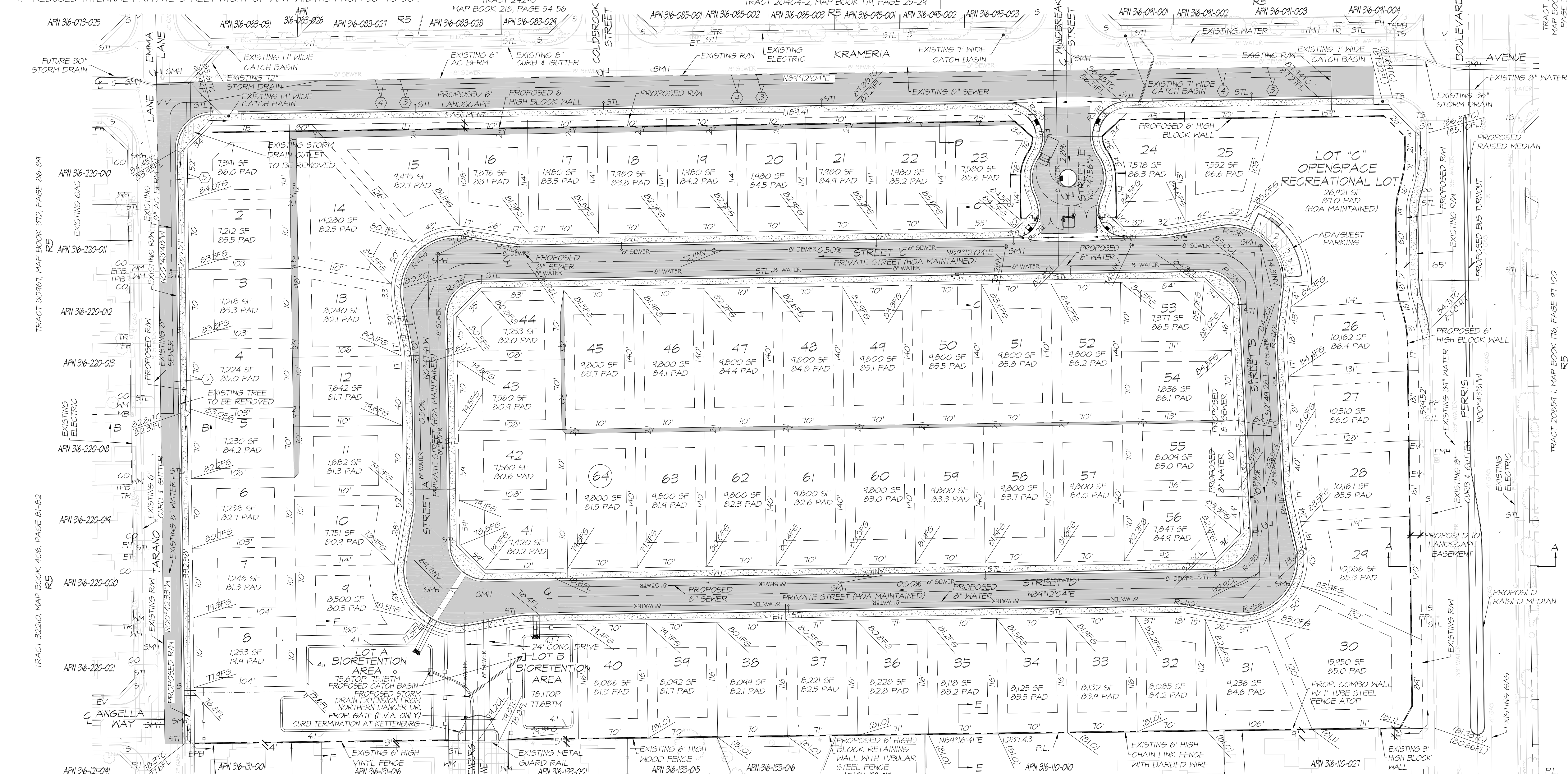


AMENDED TENTATIVE MAP NOTES

- 1. LOT 26 AND 27 WERE COMBINED INTO LOT 'C' FOR THE PURPOSES OF CREATING AN OPEN SPACE RECREATIONAL LOT, RECREATIONAL AMENITIES SUBJECT TO ADMINISTRATIVE PLOT PLAN APPROVAL, RECREATION CENTER TO BE MAINTAINED BY THE HOA.
2. STREET A, B, C, D, E HAVE BEEN RESERVED AS PRIVATE STREETS AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
3. GATED ENTRANCE WAS ADDED TO STREET E WITH MOTORIZED GATES, CALL BOX, TURNAROUND, PEDESTRIAN GATES, AND EMERGENCY VEHICLE ACCESS VIA KNOCK BOX AND/OR STROBE DETECTION.
4. COMPLETION OF TERMINATION OF KETTENBURG LANE AT ITS CURRENT LOCATION WITH CURB GUTTER AND SIDEWALK, TO BE MAINTAINED BY THE CITY OF MORENO VALLEY. DEDICATION COVERING THIS PORTION OF KETTENBURG TO BE PROVIDED TO THE CITY OF MORENO VALLEY.
5. SECONDARY EMERGENCY ACCESS CONNECTING KETTENBURG LANE WITH STREET 'D' WITH A 24' ACCESS ROAD, CONCRETE SECTION TO SUPPORT EMERGENCY VEHICLE LOADS TO BE MAINTAINED BY THE HOA.
6. INSTALLATION OF EMERGENCY VEHICLE ACCESS ONLY GATE AT KETTENBURG LANE WITH ACCESS VIA KNOCK BOX AND/OR STROBE DETECTION, TO BE MAINTAINED BY THE HOA.
7. REDUCED INTERNAL PRIVATE STREET RIGHT OF WAY WIDTHS FROM 56' TO 50'.

IN THE CITY OF MORENO VALLEY
REVISED TENTATIVE TRACT MAP NO. 37125

BEING A SUBDIVISION OF A PORTION OF LOT 17, IN BLOCKS 2 OF RIVERSIDE ALFALFA ACRES, AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE 21 OF MAPS, RECORDS OF RIVERSIDE COUNTY CALIFORNIA AUGUST 2021

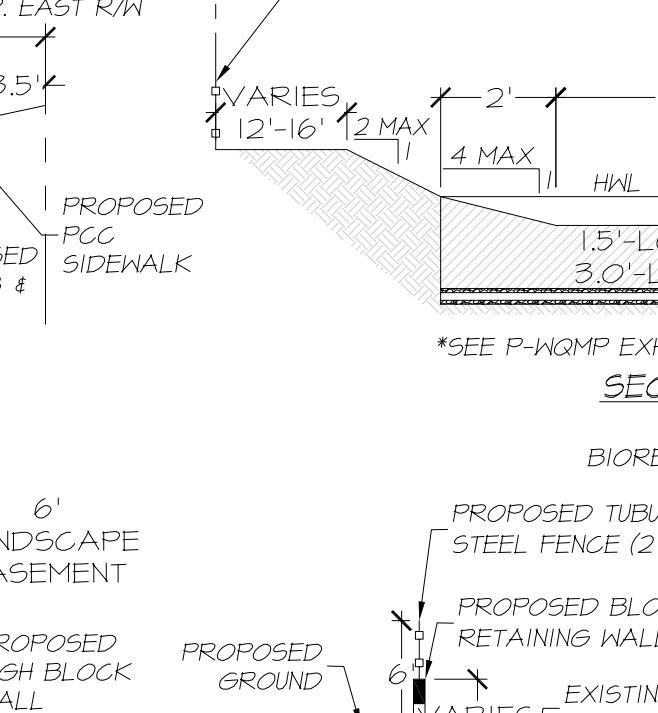
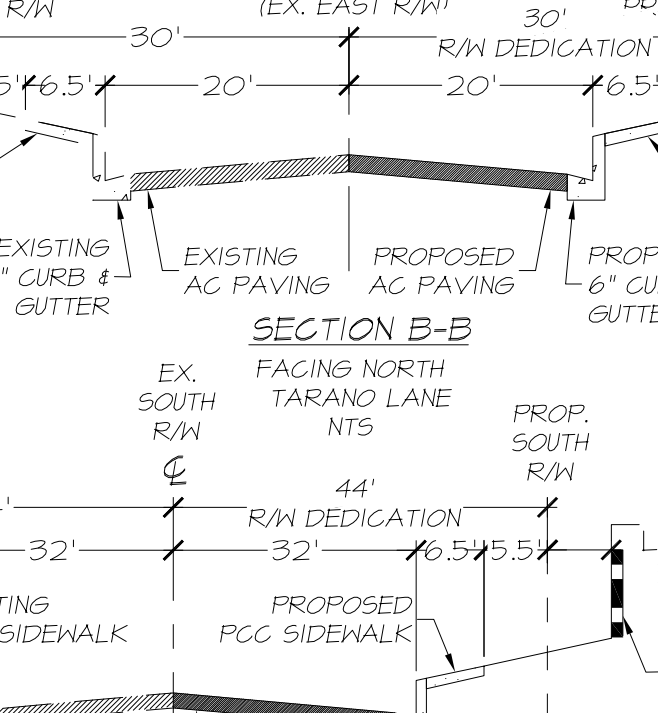
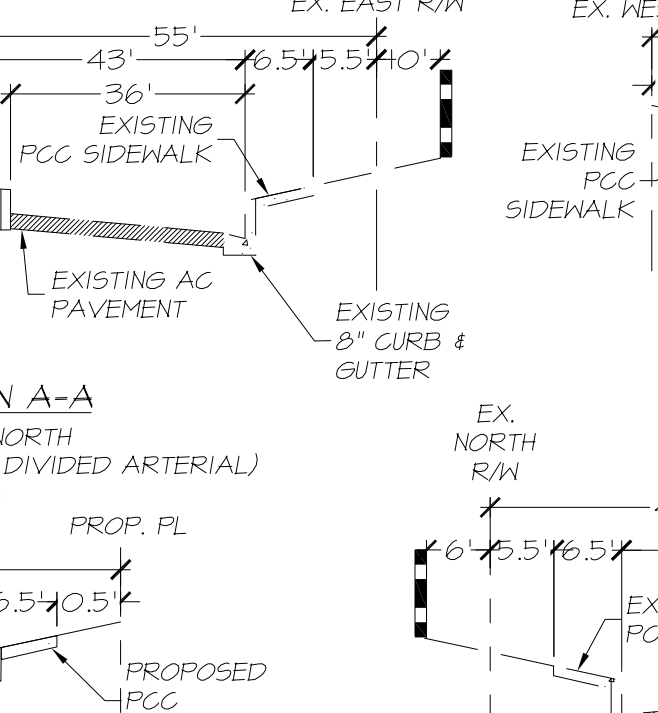
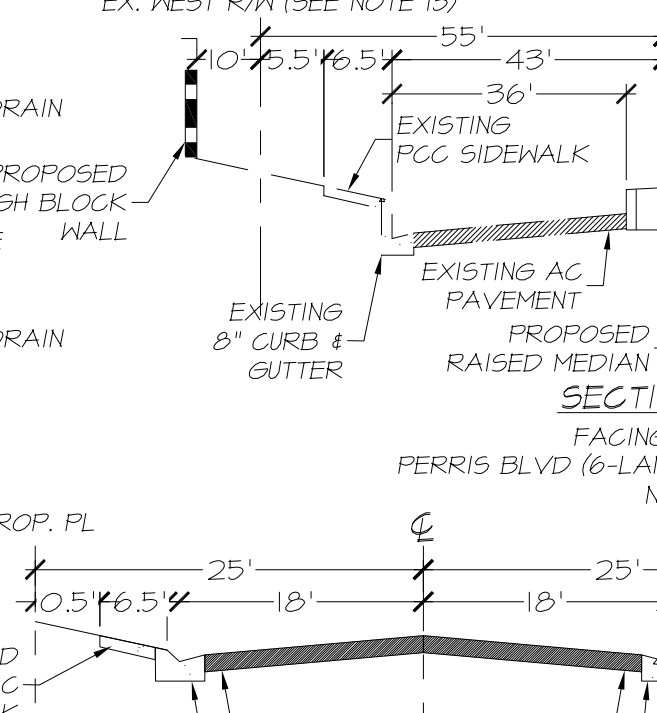
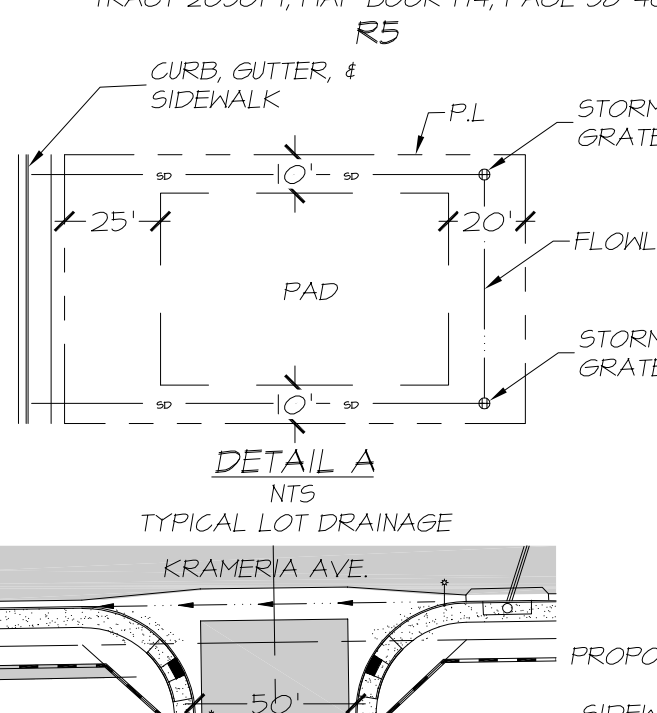
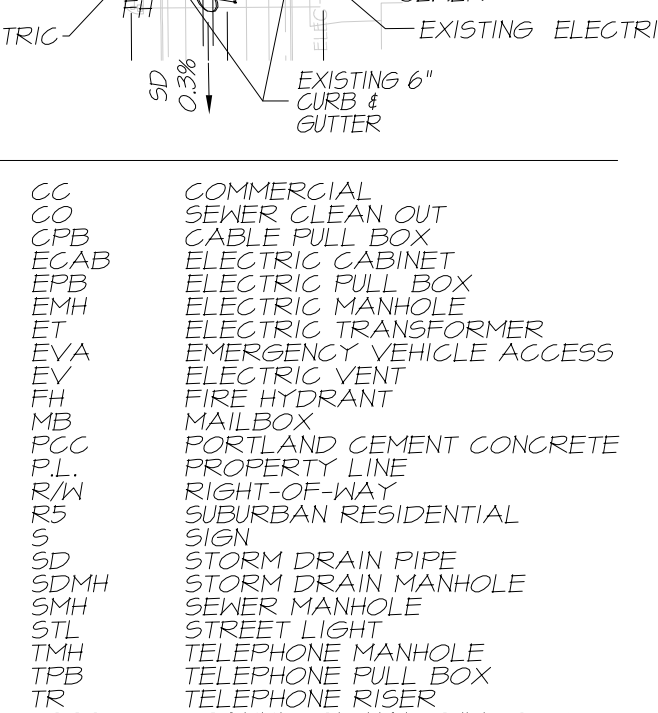
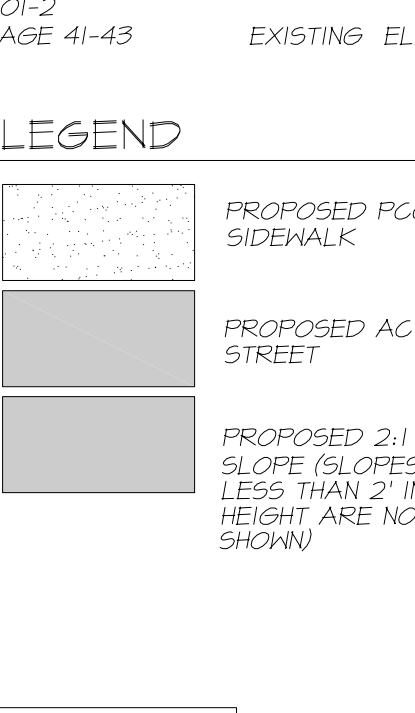
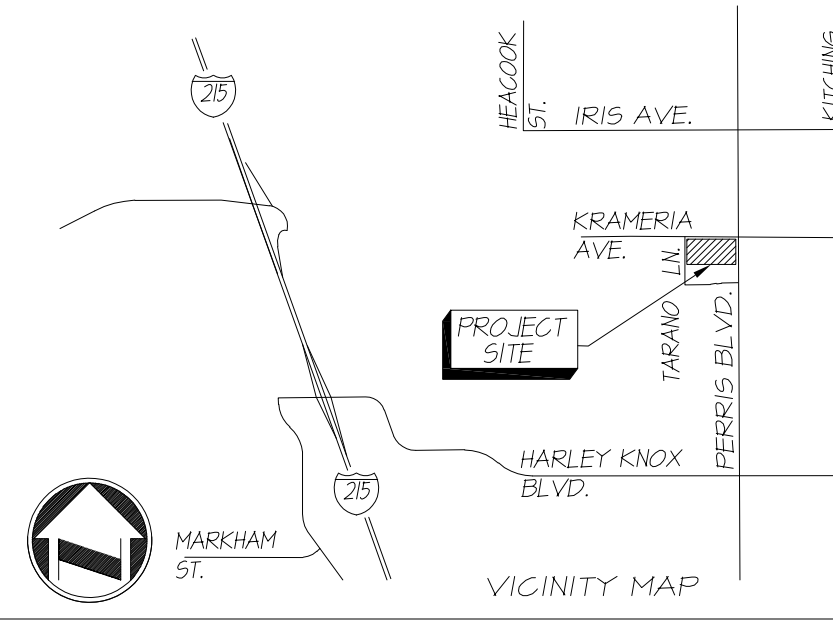


LEGAL DESCRIPTION
THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CA, AND IS DESCRIBED AS FOLLOWS:
PARCEL 1: THE NORTH HALF OF THE NORTH HALF OF LOT 17 IN BLOCK 2 OF RIVERSIDE ALFALFA ACRES, AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE 21 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
PARCEL 2: THE SOUTH HALF OF THE NORTH ONE HALF OF LOT 17, BLOCK 2 OF RIVERSIDE ALFALFA ACRES, AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE 21 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
PARCEL 3: THE SOUTH HALF OF LOT 17 IN BLOCK 2 OF RIVERSIDE ALFALFA ACRES, AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE 21 OF MAPS, RECORDS OF RIVERSIDE COUNTY CALIFORNIA;

EASEMENTS
1 AN EASEMENT FOR ELECTRICAL SUPPLY SYSTEMS IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED APRIL 9, 1974, AS INSTRUMENT NO. 41210, OFFICIAL RECORDS.
2 AN EASEMENT FOR ACCEPTANCE OF DRAINAGE WATER DISCHARGED FROM FERRIS BOULEVARD IN FAVOR OF THE CITY OF MORENO VALLEY, RECORDED MAY 19, 1987 AS INSTRUMENT NO. 140504, OF OFFICIAL RECORDS.
3 AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SHOULDER AND SLOPE BANKS IN FAVOR OF OVERSEAS REALTY ENTERPRISES, INC. AND CITY OF MORENO VALLEY, RECORDED MAY 19, 1987 AS INSTRUMENT NO. 140505, OF OFFICIAL RECORDS.
4 AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SLOPE BANKS IN FAVOR OF OVERSEAS REALTY ENTERPRISES, INC. AND CITY OF MORENO VALLEY, RECORDED SEPTEMBER 29, 1987 AS INSTRUMENT NO. 281832, OF OFFICIAL RECORDS.
5 AN EASEMENT FOR DRAINAGE IN FAVOR OF THE CITY OF MORENO VALLEY, RECORDED SEPTEMBER 29, 1987 AS INSTRUMENT NO. 281833, OF OFFICIAL RECORDS.
6 AN EASEMENT FOR PUBLIC HIGHWAY PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICE FACILITIES OVER, UNDER, UPON, AND ACROSS IN FAVOR OF THE CITY OF MORENO VALLEY, A MUNICIPAL CORPORATION, RECORDED AUGUST 24, 1992 AS INSTRUMENT NO. 315033, OF OFFICIAL RECORDS.

PROJECT NOTES
1. ASSESSORS PARCEL NUMBERS: 316-110-005, 006, 022, 023, & 024
2. GROSS AREA: 20.18 AC
EXISTING NET AREA: 19.08 AC
PROPOSED NET AREA: 17.59 AC
AREA OF DEDICATION: 1.49 AC
3. EXISTING NUMBER OF LOTS: 5
4. PROPOSED NUMBER OF LOTS: 64 SINGLE FAMILY LOTS, & 3 COMMON LETTERED LOTS
5. DRAINAGE AND GRADING SHOWN ON THIS PLAN IS CONCEPTUAL ONLY.
6. EXISTING/PROPOSED ZONING DESIGNATION: R5, SUBURBAN RESIDENTIAL.
7. EXISTING USE: VACANT
8. PROPOSED USE: SINGLE FAMILY RESIDENTIAL
9. PROJECT SITE IS LOCATED WITHIN FEMA ZONE 'X'; AREA OF MINIMAL FLOOD HAZARD PER MAP PANEL NO. 0606507656, DATED AUGUST 28, 2008
10. THE TENTATIVE TRACT MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
11. NO EXISTING STRUCTURES ON SITE.
12. SLOPES GREATER THAN 2 FEET IN HEIGHT ARE SHOWN ON THIS PLAN.
13. ADDITIONAL R/W WILL BE DEDICATED ALONG FERRIS BOULEVARD TO ACCOMMODATE NEW BUS TURNOUT.
14. ALL EXISTING FENCING ON ADJACENT PROPERTY TO REMAIN.
15. ALL OVERHEAD UTILITIES SHALL BE UNDERGROUND PER CITY MUNICIPAL CODE.

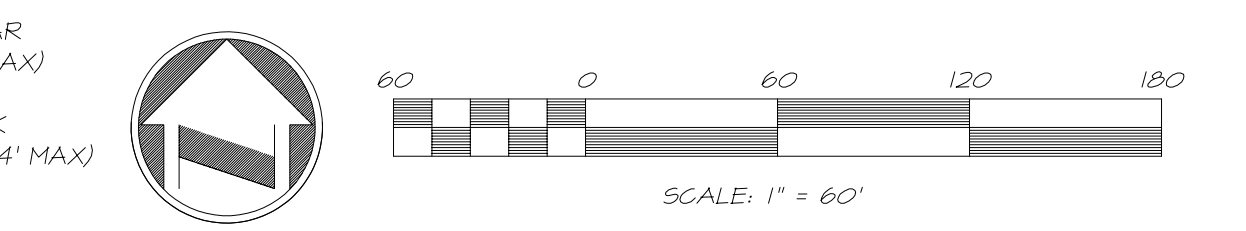
- UTILITIES:
ELECTRIC: MORENO VALLEY ELECTRIC UTILITY
GAS: SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE: VERIZON
CABLE: CHARTER COMMUNICATIONS
WATER/SEWER: EASTERN MUNICIPAL WATER DISTRICT
LEGEND: PROPOSED PCC SIDEWALK, PROPOSED AC STREET, PROPOSED 2.1% SLOPE



PROJECT DESCRIPTION
THE PROJECT PROPOSES TO SUBDIVIDE 20.18 GROSS ACRES (19.08 NET ACRES) INTO SIXTY-SIX (64) SINGLE-FAMILY RESIDENTIAL LOTS RANGING IN SIZE FROM 1,212 SF TO 15,950 SF, AND THREE LETTERED LOTS.

PRELIMINARY EARTHWORK QUANTITIES
CUT 20,800 CY (RAW/ADJUSTED)
FILL 24,700 CY (ANTICIPATED IMPORT IS 9,000 CY AFTER LOSSES)

NOTE: THE PROPOSED GRADING ON THIS PLAN IS STRICTLY CONCEPTUAL AND SHOULD ONLY BE USED FOR PLANNING PURPOSES.



REVISED TENTATIVE TRACT MAP NO. 37125
APN 316-110-005, 006, 022, 023 & 024
KRAMERIA AVE & FERRIS BLVD.
CITY OF MORENO VALLEY

adkan ENGINEERS
Civil Engineering - Surveying - Planning
6879 Airport Drive, Riverside, CA 92504
Tel: (951) 688-0241 Fax: (951) 688-0599
MITCHELL JAY ADKISON R.C.E. 75731 Exp. JUN 30, 2020
Job Number: MORENO 66 Date Prepared: 11/5/21 Drawn By: MA Reference Number: 1648011T4M Amended

SOIL ENGINEER
GEOSOLS, INC.
18451 COLLIER AVENUE, STE A
LAKE ELSINORE, CA 92530
PHONE: (951) 471-0700
FAX: (951) 471-0702

SOURCE OF SURVEY
TOPOGRAPHIC SURVEY
DATED DECEMBER 2018
AS CONDUCTED BY
ONPOINT LAND SURVEYING, INC.
1910 ORANGE TREE LANE, SUITE 344
REDLANDS, CALIFORNIA 92374
PHONE: (909) 792-2221

BENCHMARK
CITY OF MORENO VALLEY M-31 SET 3-1/4" ALUMINUM DISK STAMPED RIV. CO.
SURVEYOR M-31 RESET APRIL 1996, FLUSH AT THE SW COR. OF BRIDGE ON TOP OF SIDEWALK NEAR FACE OF CURB LOCATED AT THE CROSSING OF FERRIS BLVD. AND RIV. CO. FLOOD CONTROL CHANNEL (FERRIS LATERAL 'A'), 43' N OF THE CENTERLINE OF FERRIS BLVD.; & 45' E OF CONCRETE BRIDGE BARRIER, EDGE OF BRIDGE/ELEVATION = 1474.674'

OWNER/DEVELOPER/APPLICANT:
FFG-SUN MORENO VALLEY 66 LLC
27271 LAS RAMBLAS, #100
MISSION VIEJO, CA 92691

BASIS OF BEARING
CENTERLINE OF KRAMERIA STREET BETWEEN TARANO LN. AND FERRIS BLVD. BEARINGS BEING N84°12'04"E PER TRACT NO. 20404-1 MB 16R1-5.

Attachment: PEN21-0300 Plans for Variance (9736) - Revised Tentative Tract Map 37125 with a Plot Plan and a Variance






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*Moreno Valley, California*  
***FOREMOST PACIFIC GROUP***

**DRAWING INDEX:**

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COVER	TITLE SHEET	
C1	CLUB HOUSE	FLOOR PLAN - ROOF PLAN
C2	CLUB HOUSE	UPPER PLAN
C3	CLUB HOUSE	ELEVATIONS FRONT-BACK
C4	CLUB HOUSE	ELEVATIONS LEFT-RIGHT
C5	CLUB HOUSE	COLOR ELEVATIONS FRONT-BACK
C6	CLUB HOUSE	COLOR ELEVATIONS LEFT-RIGHT

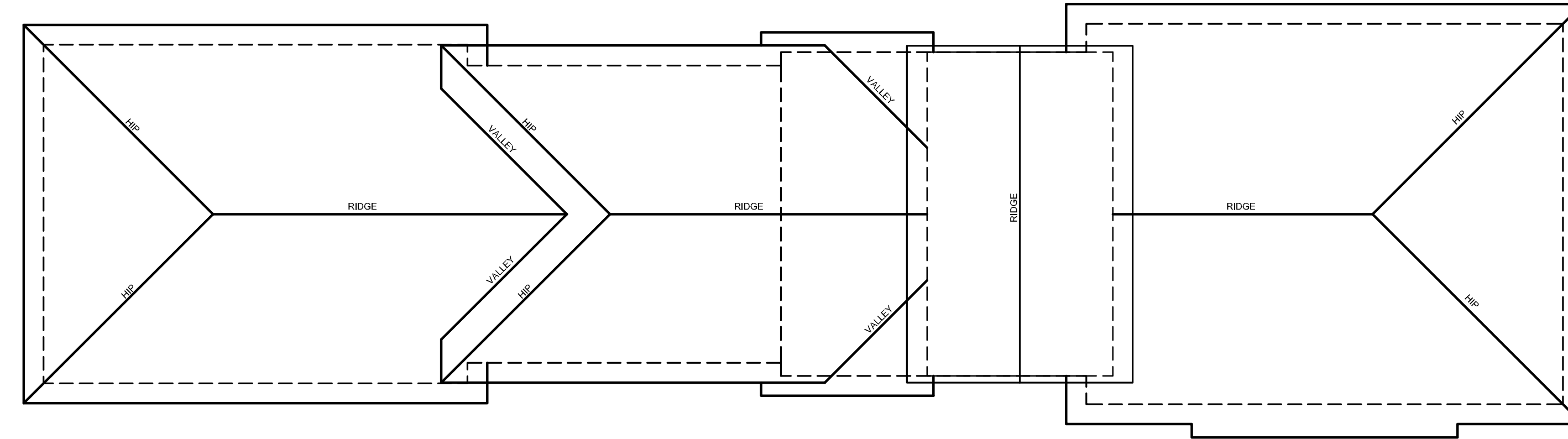
***CLUB HOUSE***



**HANNOUCHE  
ARCHITECTS**  
HANNOUCHE ARCHITECTS  
 ©COPYRIGHT  
 949.261.2070  
 20250 SW ACACIA ST. #145 NEWPORT BEACH, CA 92660  
 PROJECT # 2020014      DATE: 2/8/2022

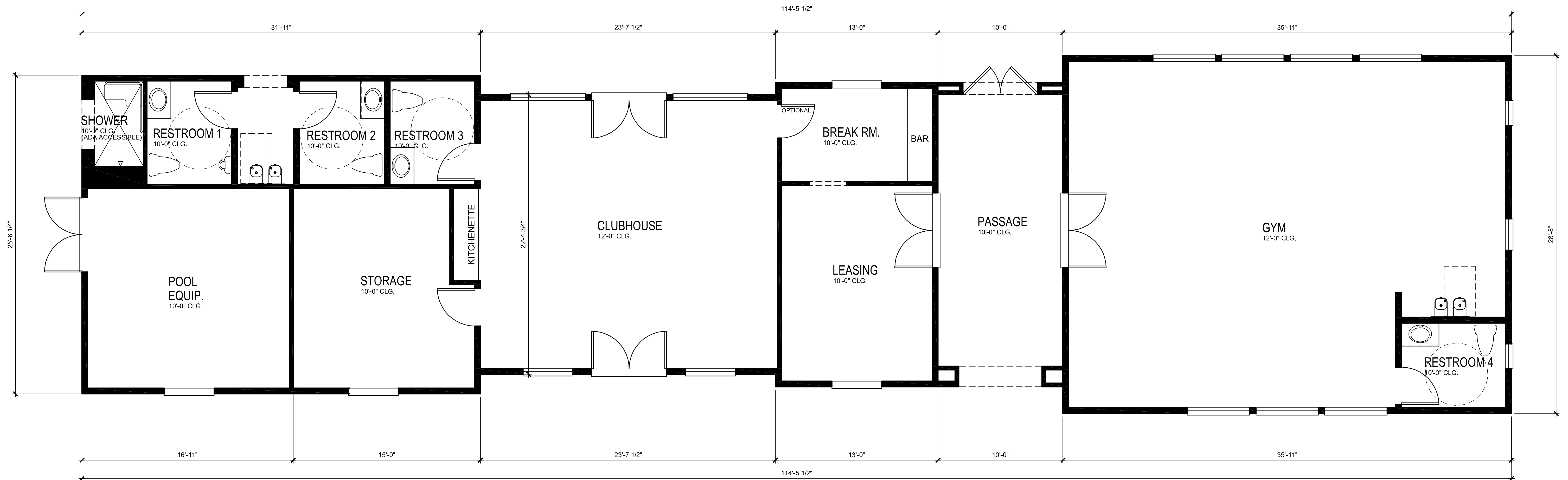
**FOREMOST PACIFIC GROUP**  
 27271 LAS RAMBLAS, STE #100  
 MISSION VIEJO, CA 92691  
 949-348-8162

**Preliminary**

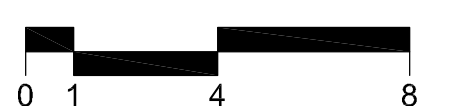


LEASING & BREAK RM	= 313 SF
CLUBHOUSE	= 552 SF
GYM	= 831 SF
RESTROOMS & SHWR	= 469 SF
POOL EQUIPMENT	= 278 SF
STORAGE	= 228 SF
TOTAL ENCLOSED	= 2671 SF
PASSAGE	= 244 SF

### ROOF PLAN



### C1 FLOOR PLAN



**HANNOUCHE ARCHITECTS**  
 949.261.2070  
 20250 SW ACACIA ST. #145 NEWPORT BEACH, CA 92660  
 PROJECT # 2020014  
 DATE: 2/2/2022

MORENO VALLEY, CA.

**FOREMOST PACIFIC GROUP**  
 27271 LAS RAMBLAS, STE #100  
 MISSION VIEJO, CA 92691  
 949-348-8162

Preliminary

Attachment: PEN22-006 Plans for Community Recreation Building (5736 - Revised Tentative Tract Map 37725 with a Plat Plan and a Variance)





FRONT ELEVATION



REAR ELEVATION



MORENO VALLEY, CA.

C5  
FRONT & REAR  
ELEVATIONS



**HANNOUCHE ARCHITECTS**  
20250 SW ACACIA ST. #145 NEWPORT BEACH, CA 92660  
949.261.2070  
PROJECT # 2020014  
DATE: 1/21/2022

**FOREMOST PACIFIC GROUP**  
27271 LAS RAMBLAS, STE #100  
MISSION VIEJO, CA 92691  
949-348-8162

Preliminary

Attachment: PEN22-006 Plans for Community Recreation Building (5736 - Revised Tentative Tract Map 37725 with a Plot Plan and a Variance)





LEFT ELEVATION

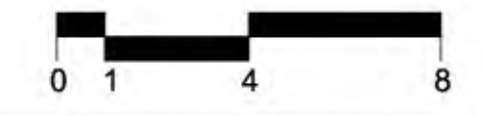


RIGHT ELEVATION



MORENO VALLEY, CA.

C6  
LEFT & RIGHT  
ELEVATIONS



  
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949.261.2070  
20250 SW ACACIA ST. #145 NEWPORT BEACH, CA 92660  
PROJECT # 2020014 DATE: 1/21/2022

**FOREMOST PACIFIC GROUP**  
27271 LAS RAMBLAS, STE #100  
MISSION VIEJO, CA 92691  
949-348-8162

Preliminary



City of Moreno Valley  
Community Development Department

Mitigation Monitoring and Reporting Program for  
the Krameria Avenue TTM 37725 Project

State Clearinghouse No. 2020060101  
August 12, 2020

This document is designed for double-sided printing to conserve natural resources.

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## MITIGATION MONITORING AND REPORTING PROGRAM

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This Mitigation Monitoring and Reporting Program (MMRP) identifies Mitigation Measures incorporated into the Krameria Avenue Tentative Tract Map (TTM) 37725 Project. For each Mitigation Measure, the MMRP identifies the potentially significant impact, the related mitigation measure, the implementation entity, the monitoring and verification entity, and timing requirements.



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**Attachment: MMRP (PEN21-0206) (5736 : Revised Tentative Tract Map 37725 with a Plot Plan and a Variance)**

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
<i>BIOLOGICAL RESOURCES</i>						
Potential Impacts on Nesting Birds.	<b>BIO-1 Pre-Construction Burrowing Owl Survey.</b> Burrowing owl pre-construction surveys shall be conducted within thirty (30) days prior to ground disturbance to avoid direct take of burrowing owls. Pre-construction surveys will follow the guidance outlined in Burrowing Owl Survey Instructions for the Western Riverside MSHCP (2006).	Project Proponent	Community Development Department	Prior to issuance of grading/site disturbance permits.		
Potential Impacts on Nesting Birds.	<b>BIO-2 Pre-Construction Nesting Bird Survey.</b> If vegetation removal is scheduled during the nesting season (typically February 1 to September 1), then a focused survey for active nests shall be conducted by a qualified biologist (as determined by a combination of academic training and professional experience in biological sciences and related resource management activities) no more than five (5) days prior to the beginning of project-related activities (including but not limited to equipment mobilization and staging, clearing, grubbing, vegetation removal, and grading). Surveys shall be conducted in proposed work areas, staging and storage areas, and soil, equipment, and material stockpile areas. For passerines and small raptors, surveys shall be conducted within a 250-foot radius surrounding the work area (in areas where access is feasible). For larger raptors, such as those from the genus <i>Buteo</i> ,	Project Proponent	Community Development Department	Prior to and throughout construction activities.		

Attachment: MMRP (PEN21-0206) (5736 : Revised Tentative Tract Map 37725 with a Plot Plan and a

Mitigation Monitoring and Reporting Program

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	<p>the survey area shall encompass a 500-foot radius. Surveys shall be conducted during weather conditions suited to maximize the observation of possible nests and shall concentrate on areas of suitable habitat. If a lapse in project-related work of five (5) days or longer occurs, an additional nest survey shall be required before work can be reinitiated. If nests are encountered during any preconstruction survey, a qualified biologist shall determine if it may be feasible for construction to continue as planned without impacting the success of the nest, depending on conditions specific to each nest and the relative location and rate of construction activities. If the qualified biologist determines construction activities have potential to adversely affect a nest, the biologist shall immediately inform the construction manager to halt construction activities within minimum exclusion buffer of 50 feet for songbird nests, and 200 to 500 feet for raptor nests, depending on species and location. Active nest(s) within the Project Site shall be monitored by a qualified biologist during construction if work is occurring directly adjacent to the established no-work buffer. Construction activities within the no-work buffer may proceed after a qualified biologist determines the nest is no longer active due to natural causes (e.g. young have fledged, predation, or other non-anthropogenic nest failure).</p>					

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IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
Potential Impacts on State or Federally Protected Wetlands.	<b>BIO-3 Regulatory Agency Permits.</b> A “No Permit Required Letter” shall be obtained from the United States Army Corps of Engineers (USACE) prior to ground disturbing activities. A Section 401 Water Quality Certification or Waste Discharge Requirement (WDR) shall be obtained from the Regional Water Quality Control Board (RWQCB) prior to ground disturbing activities. A Section 1602 Lake and Streambed Alteration Agreement (LSAA) shall be obtained from the California Department of Fish and Wildlife (CDFW) prior to ground-disturbing activities.	Project Proponent	Community Development Department	Prior to issuance of grading/site disturbance permits.		
Potential Impacts on MSHCP Riparian/Riverine Resources.	<b>BIO-4 MSHCP Riparian/Riverine Resources.</b> In order to mitigate impacts to onsite MSHCP riparian (0.010 ac) and riverine (0.108 ac) resources, the applicant shall purchase an equivalent, or superior level, of 0.118 acres of re-establishment credits at the Riverpark Mitigation Bank (1:1 mitigation ratio). Prior to issuance of grading/site disturbance permits, the applicant shall provide proof of the purchase of mitigation credits to the City of Moreno Valley Community Development Department.	Project Proponent	Community Development Department	Prior to issuance of grading/site disturbance permits.		
Potential Impacts on Stephen’s Kangaroo Rat.	<b>BIO-5 SKR Fee Area.</b> The Project Site is located within the Stephens’ kangaroo rat (SKR) HCP Fee Area which is administered by the RCHCA. The SKR Fee is established at \$500 per acre. Based on a Project site size of 20.18 acres, the applicant shall pay an SKR Fee in the amount of \$10,090.	Project Proponent	Community Development Department	Prior to issuance of grading/site disturbance permits.		

Attachment: MMRP (PEN21-0206) (5736 : Revised Tentative Tract Map 37725 with a Plot Plan and a



Mitigation Monitoring and Reporting Program

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
<i>CULTURAL RESOURCES</i>						
Adverse Change in the Significance of an Archaeological Resource.	<p><b>CUL-1</b> Prior to the issuance of a grading permit, the Developer shall retain a professional archaeologist to conduct monitoring of all mass grading and trenching activities. The Project Archaeologist shall have the authority to temporarily redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. The Project Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) in consultation pursuant to Assembly Bill 52 (AB52) to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB52 consultation process, and has completed AB 52 consultation with the City as provided for in California Public Resources Code Section 21080.3.2(b)(1) of AB52. Details in the CRMP shall include:</p> <ul style="list-style-type: none"> <li>a. Project grading and development scheduling;</li> <li>b. The Project archeologist and the Consulting Tribes(s) as defined in CUL-1 shall attend the pre-grading meeting with the City, the construction manager and any contractors and</li> </ul>	Project Proponent	Community Development Department	Prior to issuance of grading/site disturbance permits.		

Attachment: MMRP (PEN21-0206) (5736 : Revised Tentative Tract Map 37725 with a Plot Plan and a

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	<p>will conduct a mandatory Cultural Resources Worker Sensitivity Training for those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis;</p> <p>c. The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.</p>					

Attachment: MMRP (PEN21-0206) (5736 : Revised Tentative Tract Map 37725 with a Plot Plan and a

Mitigation Monitoring and Reporting Program

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
Adverse Change in the Significance of an Archaeological Resource.	<b>CUL-2</b> Prior to the issuance of a grading permit, the Developer shall secure agreements with the Rincon Band of Luiseño Indians, Pechanga Band of Luiseño Indians and Soboba Band of Luiseño Indians for tribal monitoring. The Developer is also required to provide a minimum of 30 days advance notice to the tribes of all mass grading and trenching activities. The Native American Tribal Representatives shall have the authority to temporarily halt and redirect earth moving activities in the affected area in the event that suspected archaeological resources are unearthed. If the Native American Tribal Representatives suspect that an archaeological resource may have been unearthed, the Project Archaeologist or the Tribal Representatives shall immediately redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource. In consultation with the Native American Tribal Representatives, the Project Archaeologist shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2.	Project Proponent	Community Development Department	Prior to issuance of grading/site disturbance permits.		
Adverse Change in the Significance of an Archaeological Resource.	<b>CUL-3</b> In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:	Project Proponent	Community Development Department	Throughout grading/site disturbance activities.		

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IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	<p>a) One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the City of Moreno Valley Planning Department:</p> <ul style="list-style-type: none"> <li>i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place they were found with no development affecting the integrity of the resources.</li> <li>ii. Onsite reburial of the discovered items as detailed in the treatment plan required pursuant to Mitigation Measure CUL-1. This shall include measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed. No recordation of sacred items is permitted without the written consent of all Consulting Native American Tribal Governments as defined in CUL-1.</li> </ul>					
Adverse Change in the Significance of an Archaeological Resource.	<b>CUL-4</b> The City shall verify that the following note is included on the Grading Plan:	Project Proponent	Community Development Department	Prior to issuance of grading/site disturbance permits.		

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Mitigation Monitoring and Reporting Program

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	“If any suspected archaeological resources are discovered during ground-disturbing activities and the Project Archaeologist or Native American 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 Archaeologist and the Tribal Representatives to the site to assess the significance of the find.”					
Adverse Change in the Significance of an Archaeological Resource.	<b>CUL-5</b> If potential historic or cultural 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 (36 CFR 61), Tribal Representatives, and all site monitors per the Mitigation Measures, shall be consulted by the City to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, or prehistoric 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 Consulting Native American Tribes as defined in CUL-1 before any further work commences in the affected area.	Project Proponent	Community Development Department	Throughout grading/site disturbance activities.		

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Potential Disturbance of Buried Human Remains.	<b>CUL-6</b> If human remains are discovered, no further disturbance shall occur in the affected area until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within 24 hours of the published finding to be given a reasonable 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).	Project Proponent	Community Development Department	Throughout construction activities.		
<b>GEOLOGY AND SOILS</b>						
Adverse Change in the Significance of a Paleontological Resource.	<b>GEO-1 Conduct Paleontological Sensitivity Training for Construction Personnel.</b> The applicant shall retain a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology and shall conduct a paleontological sensitivity training for construction personnel prior to commencement of excavation activities. The training will include a handout and will focus on how to identify paleontological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event, the duties of paleontological monitors, notification and other procedures to follow upon discovery of resources, and the general steps a	Project Proponent	Community Development Department	Prior to issuance of grading/site disturbance permits.		

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Mitigation Monitoring and Reporting Program

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
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	qualified professional paleontologist would follow in conducting a salvage investigation if one is necessary.					
Adverse Change in the Significance of a Paleontological Resource.	<b>GEO-2 Conduct Periodic Paleontological Spot Checks during Grading and Earth-moving Activities.</b> The applicant shall retain a professional paleontologist who meets the qualifications set forth by the Society of Vertebrate Paleontology and shall conduct periodic Paleontological Spot Checks beginning at depths below six feet to determine if construction excavations have extended into older Quaternary deposits. After the initial paleontological spot check, further periodic checks will be conducted at the discretion of the qualified paleontologist. If the qualified paleontologist determines that construction excavations have extended into the older Quaternary deposits, construction monitoring for paleontological resources will be required. The applicant shall retain a qualified paleontological monitor, who will work under the guidance and direction of a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology. The paleontological monitor shall be present during all construction excavations (e.g., grading, trenching, or clearing/grubbing) into the older Pleistocene alluvial deposits. Multiple earth-moving construction activities may require multiple paleontological monitors. The frequency of monitoring shall be	Project Proponent	Community Development Department	Throughout grading/site disturbance activities.		

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	based on the rate of excavation and grading activities, proximity to known paleontological resources and/or unique geological features, the materials being excavated (native versus artificial fill soils), and the depth of excavation, and if found, the abundance and type of paleontological resources and/or unique geological features encountered. Full-time monitoring can be reduced to part-time inspections if determined adequate by the qualified professional paleontologist.					
Adverse Change in the Significance of a Paleontological Resource.	<b>GEO-3 Cease Ground-Disturbing Activities and Implement Treatment Plan if Paleontological Resources Are Encountered.</b> If paleontological resources and or unique geological features are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 50 feet shall be established around the find where construction activities shall not be allowed to continue until appropriate paleontological treatment plan has been approved by the applicant and the County. Work shall be allowed to continue outside of the buffer area. The applicant and County shall coordinate with a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology, to develop an appropriate treatment plan for the resources. Treatment may include implementation of paleontological salvage	Project Proponent	Community Development Department	Throughout grading/site disturbance activities.		

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Mitigation Monitoring and Reporting Program

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	excavations to remove the resource along with subsequent laboratory processing and analysis or preservation in place. At the paleontologist's discretion and to reduce construction delay, the grading and excavation contractor shall assist in removing rock samples for initial processing.					
Adverse Change in the Significance of a Paleontological Resource.	<b>GEO-4 Prepare Report Upon Completion of Paleontological Monitoring or Salvage Services.</b> Upon completion of monitoring and/or salvage activities (if required by Mitigation Measures GEO-2 or GEO-3), the professional paleontologist shall prepare a report summarizing the results of the monitoring and salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected and their significance. The report shall be submitted to the applicant, the City, the Natural History Museum of Los Angeles County, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures.	Project Proponent	Community Development Department	Upon completion of Paleontological monitoring and salvage services.		
<b>NOISE</b>						
Generation of Substantial Temporary Increase in Ambient Noise During Construction.	<b>NOI-1</b> The following measures are required to ensure that project-related short-term construction noise levels are reduced to less-than-significant levels. Prior to issuance of demolition permits, a noise mitigation plan verifying that compliance with the following measures would reduce construction noise to within the allowable levels of 60 dBA for	Project Proponent	Community Development Department	Throughout construction activities.		

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	<p>residential uses. Should construction noise exceed allowable levels after implementation of the following measures, the use of sound curtains or other noise barriers shall be required. The noise mitigation plan shall identify the type and location of sound curtains or other noise barriers to be utilized to reduce construction noise to within allowable levels.</p> <ul style="list-style-type: none"> <li>• Stationary construction noise sources such as generators or pumps must be located at least 100 feet from sensitive land uses, as feasible, or at maximum distance when necessary to complete work near sensitive land uses. This mitigation measure must be implemented throughout construction and may be periodically monitored by a contracted noise monitor. Datasheets completed by the contracted construction noise monitor may be submitted to the Planning Official, or designee during routine inspections.</li> <li>• Construction staging areas must be located as far from noise sensitive land uses as feasible. This mitigation measure must be implemented throughout construction and may be periodically monitored by a contracted construction noise monitor, by the Planning Official or designee during routine inspections.</li> <li>• Throughout construction, the contractor shall ensure all construction equipment is equipped</li> </ul>					

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	<p>with included noise attenuating devices and are properly maintained. This mitigation measure shall be periodically monitored by a contracted construction noise monitor, the Planning Official, or designee during routine inspections.</p> <ul style="list-style-type: none"> <li>• Idling equipment must be turned off when not in use. This mitigation measure may be periodically monitored by a contracted construction noise monitor the Planning Official, or designee during routine inspections.</li> <li>• Equipment must be maintained so that vehicles and their loads are secured from rattling and banging. This mitigation measure may be periodically monitored by a contracted construction noise monitor, the Planning Official, or designee during routine inspections.</li> </ul>					
<b>TRIBAL CULTURAL RESOURCES</b>						
Adverse Change in the Significance of a Tribal Cultural Resource.	<p><b>CUL-1</b> Prior to the issuance of a grading permit, the Developer shall retain a professional archaeologist to conduct monitoring of all mass grading and trenching activities. The Project Archaeologist shall have the authority to temporarily redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. The Project Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) in</p>	Project Proponent	Community Development Department	Prior to issuance of grading/site disturbance permits.		

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	<p>consultation pursuant to Assembly Bill 52 (AB52) to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB52 consultation process, and has completed AB 52 consultation with the City as provided for in California Public Resources Code Section 21080.3.2(b)(1) of AB52. Details in the CRMP shall include:</p> <ul style="list-style-type: none"> <li>a. Project grading and development scheduling;</li> <li>b. The Project archeologist and the Consulting Tribes(s) as defined in CUL-1 shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training for those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new</li> </ul>					

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		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	<p>construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis;</p> <p>c. The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.</p>					
Adverse Change in the Significance of a Tribal Cultural Resource.	<p><b>CUL-2</b> Prior to the issuance of a grading permit, the Developer shall secure agreements with the Rincon Band of Luiseño Indians, Pechanga Band of Luiseño Indians and Soboba Band of Luiseño Indians for tribal monitoring. The Developer is also required to provide a minimum of 30 days advance notice to the tribes of all mass grading and trenching activities. The Native American Tribal Representatives shall have the authority to temporarily halt and redirect earth moving activities in the affected area in the event that suspected archaeological resources are unearthed. If the Native American Tribal Representatives suspect that an archaeological resource may have been</p>	Project Proponent	Community Development Department	Prior to issuance of grading/site disturbance permits.		

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	<p>unearthed, the Project Archaeologist or the Tribal Representatives shall immediately redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource. In consultation with the Native American Tribal Representatives, the Project Archaeologist shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2.</p>					
<p>Adverse Change in the Significance of a Tribal Cultural Resource.</p>	<p><b>CUL-3</b> In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:</p> <p>a) One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the City of Moreno Valley Planning Department:</p> <p>i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place they were found with no development affecting the integrity of the resources.</p> <p>ii. Onsite reburial of the discovered items as detailed in the treatment plan required</p>	<p>Project Proponent</p>	<p>Community Development Department</p>	<p>Throughout grading/site disturbance activities.</p>		

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Mitigation Monitoring and Reporting Program

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	pursuant to Mitigation Measure CUL-1. This shall include measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed. No recordation of sacred items is permitted without the written consent of all Consulting Native American Tribal Governments as defined in CUL-1.					
Adverse Change in the Significance of a Tribal Cultural Resource.	<b>CUL-4</b> The City shall verify that the following note is included on the Grading Plan:  "If any suspected archaeological resources are discovered during ground-disturbing activities and the Project Archaeologist or Native American 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 Archaeologist and the Tribal Representatives to the site to assess the significance of the find."	Project Proponent	Community Development Department	Prior to issuance of grading/site disturbance permits.		
Adverse Change in the Significance of a Tribal Cultural Resource.	<b>CUL-5</b> If potential historic or cultural 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 (36 CFR 61), Tribal Representatives, and all site monitors per the Mitigation Measures,	Project Proponent	Community Development Department	Throughout grading/site disturbance activities.		

Attachment: MMRP (PEN21-0206) (5736 : Revised Tentative Tract Map 37725 with a Plot Plan and a

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	shall be consulted by the City to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, or prehistoric 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 Consulting Native American Tribes as defined in CUL-1 before any further work commences in the affected area.					

Attachment: MMRP (PEN21-0206) (5736 : Revised Tentative Tract Map 37725 with a Plot Plan and a



# Zoning R5



### Legend

**Zoning**

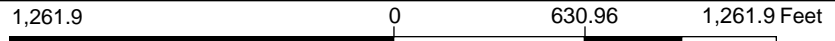
- Commercial
- Center Mixed Use
- Downtown Center
- Corridor Mixed Use
- Industrial/Business Park
- Public Facilities
- Highway Office/Commercial
- Office
- Business Flex
- Large Lot Residential
- Residential Agriculture 2 DU/AC
- Residential 2 DU/AC
- Suburban Residential
- Multi-family
- Open Space/Park

**Master Plan of Trails**

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

**Road Labels**

- Parcels
- City Boundary



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

Notes:

Attachment: Zoning Map (5736 : Revised Tentative Tract Map 37725 with a Plot Plan and a Variance)