
PLANNING COMMISSIONERS

ALVIN DEJOHNETTE
Chairperson

OMAR COBIAN
Vice Chairperson

DARYL C. TERRELL
Commissioner



DAVID ZEITZ
Commissioner

JOANN STEPHAN
Commissioner

RAY BAKER
Commissioner

ERLAN GONZALEZ
Commissioner

PLANNING COMMISSION Regular Meeting

Revised Agenda

**Thursday, February 22, 2024 at 6:00 PM
City Hall Council Chamber – 14177 Frederick Street**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Approval of Agenda

PUBLIC COMMENTS PROCEDURE

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

PUBLIC COMMENTS

CONSENT CALENDAR

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

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.

Planning Commission Minutes – Regular Meeting – November 9, 2023 6:00 PM

Planning Commission Minutes – Regular Meeting – January 11, 2024 6:00 PM

Planning Commission Minutes – Regular Meeting – February 8, 2024 6:00 PM

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

1. Case: Conditional Use Permit (PEN23-0068)

Applicant: Christopher Francis Studios LLP

Property Owner: Alessandro Group, LLC

Project Site: 23750 Alessandro Boulevard, Suites G and H (APNs: 296-280-017 and 296-300-008)

Case Planner: Danielle Harper-Scott, Senior Planner

Council District: 1

Proposed Project: The applicant is requesting approval of a Conditional Use Permit to permit a charter school within the Alessandro Plaza Shopping Center.

CEQA Determination: Conditional Use Permit (PEN23-0068) is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15301 (Class 1, Existing Facilities), Section 15332 (Class 32, In-fill Development Projects), and Section 15061(b)(3).

2. Case: Conditional Use Permit (PEN22-0251)

Applicant: Dan Zaharoni

Property Owner: Isaac Zaharoni

Project Site: South side of Box Springs Road, west of Day Street (APN: 291-050-048)

Case Planner: Juan Galvan, Contract Planner

Council District: 2

- Proposed Project: A Conditional Use Permit for the development of a self-storage facility with outdoor vehicle/RV storage, located on a 3.11-acre vacant site.
- CEQA Determination: Categorically Exempt from the California Environmental Quality Act (CEQA), under CEQA Guidelines Section 15332, Class 32 (Infill Development Projects).
- 3.** Case: Tentative Tract Map 38676 for Condominium Purposes (PEN23-0016)
Plot Plan (PEN23-0017)
- Applicant/Property Owner: Cyrus Opportunity Fund II LP
- Representative: Rick Fujimoto
- Location: North side of Myers Avenue between Heacock Street and Indian Street
- Case Planner: John Moreno, Contract Planner
- Council District: 1
- Proposed Project: A Plot Plan and Tentative Tract Map 38676 to develop a sixteen (16) unit multi-family residential Condominium project on 0.91 acres.
- CEQA Determination: The Project is Exempt from the California Environmental Quality Act (CEQA), under CEQA Guidelines Section 15332, Class 32 (In-fill Development Projects).

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

Planning Commission Regular Meeting Thursday, March 14th at 6:00 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 – 6:00 PM
November 9, 2023**

CALL TO ORDER

This regular meeting of the Planning Commission of the City of Moreno Valley was called to order at 6:03 p.m. by Chairperson DeJohnette in the Council Chambers located at 14177 Frederick Street, Moreno Valley, California.

ROLL CALL

Planning Commission:	Alvin DeJohnette	Chairperson	Present
	Omar Cobian	Vice-Chairperson	Present
	JoAnn Stephan	Commissioner	Present
	Ray L. Baker	Commissioner	Present
	Erlan Gonzalez	Commissioner	Present
	Daryl C. Terrell	Commissioner	Present
	Nicole Taylor	Alternate Commissioner	Present

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Gonzalez.

APPROVAL OF AGENDA

RESULT: APPROVED [UNANIMOUS]
MOVER: Ray L. Baker, Commissioner
SECONDER: Erlan Gonzalez, Commissioner
AYES: Ray L. Baker, Erlan Gonzalez, Alvin DeJohnette, Omar Cobian, JoAnn Stephan, Daryl C. Terrell, David Zeitz

PUBLIC COMMENTS PROCEDURE

PUBLIC COMMENTS

Speakers:
Fred Banuelos
Jacob Jenks

CONSENT CALENDAR

1. Planning Commission - Regular Meeting - Oct 12, 2023 6:00 PM

RESULT: APPROVED [UNANIMOUS]
MOVER: David Zeitz, Commissioner
SECONDER: Erlan Gonzalez, Commissioner
AYES: David Zeitz, Erlan Gonzalez, Alvin DeJohnette, Omar Cobian, JoAnn Stephan, Ray L. Baker, Daryl C. Terrell, David Zeitz

Minutes Acceptance: Minutes of Nov 9, 2023 6:00 PM (CONSENT CALENDAR)

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

1. A proposal for the development and operation of an island fueling station, vehicle charging stations, convenience store (beyond food mart), and drive-thru carwash

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

1. **ADOPT** Resolution No. 2023-47, attached hereto, and thereby:

- a) **ADOPTING** the Initial Study/Mitigated Negative Declaration prepared for Master Plot Plan (PEN22-0238) and Conditional Use Permit (PEN22-0176) 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) **ADOPTING** the Mitigation Monitoring and Reporting Program prepared for the Proposed Project, which consists of a Master Plot Plan (PEN22-0238) and Conditional Use Permit (PEN22-0176) pursuant to CEQA and the CEQA Guidelines.

B. **ADOPT** Resolution No. 2023-48, attached hereto, and thereby:

1. **APPROVING** Master Plot Plan (PEN22-0238) and Conditional Use Permit (PEN22-0176) based on the recitals, evidence contained in the administrative records, and findings as set forth in Resolution No. 2023-48.

Public Hearing Opened: 6:33 p.m.

Speakers

Chris Lindholm
Henry Fricker
Florence Mwit
Emil Dragovich Jr.
Bob Palomarez
Nacey Antoine
Krysta Hawkins

Public Hearing Closed: 7:09 p.m.

Minutes Acceptance: Minutes of Nov 9, 2023 6:00 PM (CONSENT CALENDAR)

RESULT: APPROVED [UNANIMOUS]
MOVER: Omar Cobian, Commissioner
SECONDER: JoAnn Stephan, Commissioner
AYES: Omar Cobian, JoAnne Stephan, Alvin DeJohnette, Ray L. Baker, Erlan Gonzalez, Daryl C. Terrell, David Zeitz

2. A Conditional Use Permit for a Planned Unit Development and a Tentative Tract Map 38442 to subdivide approximately 19.1 acres into 108 single-family residential lots, with associated public improvements, a multi-use trail and a 1.38 acre community park.

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

1. **ADOPT** Resolution No. 2023-49, attached hereto, and thereby:

- a) **ADOPTING** the Initial Study/Mitigated Negative Declaration prepared for Conditional Use Permit (PEN22-0137) and Tentative Tract Map No. 38442 (PEN22-0131) 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) **ADOPTING** the Mitigated Monitoring and Reporting Program prepared for the proposed project, which consists of Conditional Use Permit (PEN22-0137) and Tentative Tract Map No. 38442 (PEN22-0131) pursuant to CEQA and the CEQA Guidelines.

2. **ADOPT** Resolution No. 2023-50, attached hereto, and thereby:

- a. **APPROVING** Conditional Use Permit (PEN22-0137) and Tentative Tract Map No. 38442 (PEN22-0131) based on the recitals, evidence contained in the administrative records, and findings as set forth in Resolution No. 2023-50.

Public Hearing Opened: 7:32 p.m.

No speakers

Public Hearing Closed: 7:33 p.m.

RESULT: APPROVED [UNANIMOUS]
MOVER: JoAnn Stephan, Commissioner
SECONDER: David Zeitz, Commissioner
AYES: JoAnn Stephan, David Zeitz, Alvin DeJohnette, Omar Cobian, Ray L. Baker, Erlan Gonzalez, Daryl C. Terrell

3. Municipal Code Amendment to amend various sections within Title 9 (Planning And Zoning) including Chapter 9.02 (Permits And Approvals), Chapter 9.03 (Residential Districts), Chapter 9.05 (Industrial Districts), Chapter 9.14 (Land Divisions), and Chapter 9.16 (Design Guidelines)

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

1. **APPROVE** Resolution No. 2023-46, and thereby **RECOMMEND** that the City Council:
 - a. **FIND** the amendments exempt from the California Environmental Quality Act; and
 - b. **APPROVE** the Municipal Code Title 9 Amendments (PEN23-0125), based on the findings contained set forth and/or referenced in this Resolution and **INTRODUCE** and **ADOPT** an ordinance to effectuate the amendments included in this Resolution.

Public Hearing Opened: 7:53 p.m.

No speakers

Public Hearing Closed: 7:54 p.m.

RESULT: APPROVED [UNANIMOUS]
MOVER: Ray L. Baker, Commissioner
SECONDER: David Zeitz, Commissioner
AYES: Ray L. Baker, David Zeitz, Alvin DeJohnette, Omar Cobian, JoAnn Stephan, Erlan Gonzalez, Daryl C. Terrell

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson DeJohnette adjourned the meeting at 8:00 PM.

Submitted by:

Approved by:

Rachel Ramirez
Planning Commission Secretary

Alvin DeJohnette
Chairperson

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

**REGULAR MEETING – 6:00 PM
January 11, 2024**

CALL TO ORDER

This regular meeting of the Planning Commission of the City of Moreno Valley was called to order at 6:02 p.m. by Chairperson DeJohnette in the Council Chambers located at 14177 Frederick Street, Moreno Valley, California.

ROLL CALL

Planning Commission:	Alvin DeJohnette	Chairperson	Present
	Omar Cobian	Vice-Chairperson	Present
	JoAnn Stephan	Commissioner	Present
	Ray L. Baker	Commissioner	Present
	Erlan Gonzalez	Commissioner	Present
	Daryl C. Terrell	Commissioner	Present
	Nicole Taylor	Alternate Commissioner	Present

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Terrell.

APPROVAL OF AGENDA

RESULT: APPROVED [7 TO 0]
MOVER: Ray L. Baker, Commissioner
SECONDER: Erlan Gonzalez, Commissioner
AYES: Ray L. Baker, Erlan Gonzalez, Alvin DeJohnette, Omar Cobian, JoAnn Stephan, Daryl C. Terrell, David Zeitz

PUBLIC COMMENTS PROCEDURE

PUBLIC COMMENTS

Speakers:
George Hague

CONSENT CALENDAR

RESULT: APPROVED [7 TO 0]
MOVER: Erlan Gonzalez, Commissioner
SECONDER: Ray L. Baker, Commissioner
AYES: Erlan Gonzalez, Ray L. Baker, Alvin DeJohnette, Omar Cobian, JoAnn Stephan, Daryl C. Terrell, David Zeitz

Minutes Acceptance: Minutes of Jan 11, 2024 6:00 PM (CONSENT CALENDAR)

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

1. Tentative Parcel Map (TPM 37896), Master Plot Plan, Plot Plan, and four Conditional Use Permits for the development of a commercial center with eight (8) buildings in the Community Commercial (Cc) District.
 - A. Staff recommends that the Planning Commission take the following actions:
 1. That the Planning Commission **ADOPT** Resolution No. 2024-01, attached hereto, and thereby:
 - a. **ADOPTING** the Initial Study/Mitigated Negative Declaration prepared for Tentative Parcel Map No. 37896 (PEN20-0045), Master Plot Plan (PEN21-0074), Plot Plan (PEN20-0047), and four Conditional Use Permits (PEN20-0049, PEN20-0050, PEN20-0051, and PEN20-0053) 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. **ADOPTING** the Mitigation Monitoring and Reporting Program prepared for the Proposed Project, which consists of Tentative Parcel Map No. 37896 (PEN20-0045), Master Plot Plan (PEN21-0074), Plot Plan (PEN20-0047), and four Conditional Use Permits (PEN20-0049, PEN20-0050, PEN20-0051, and PEN20-0053) pursuant to CEQA and the CEQA Guidelines.
 2. That the Planning Commission **ADOPT** Resolution No. 2024-02, attached hereto, and thereby:
 - a. **APPROVING** Tentative Parcel Map No. 37896 (PEN20-0045), Master Plot Plan (PEN21-0074), Plot Plan (PEN20-0047), and four Conditional Use Permits (PEN20-0049, PEN20-0050, PEN20-0051, and PEN20-0053) based on the Recitals, Evidence contained in the Administrative Records and Findings as set forth in Resolution No. 2024-02.

Minutes Acceptance: Minutes of Jan 11, 2024 6:00 PM (CONSENT CALENDAR)

Public Hearing Opened: 7:05 p.m.

Speakers

Dale Hall
David Borja
Brent McClintock
George Hague
Gabrielle Pina

Public Hearing Closed: 7:25 p.m.

RESULT: APPROVED [UNANIMOUS]
MOVER: Ray L. Baker, Commissioner
SECONDER: JoAnn Stephan, Commissioner
AYES: Ray L. Baker, JoAnn Stephan, Alvin DeJohnette, Omar Cobian, Erlan Gonzalez, Daryl C. Terrell, David Zeitz

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson DeJohnette adjourned the meeting at 7:51 PM.

Submitted by:

Approved by:

Rachel Ramirez
Planning Commission Secretary

Alvin DeJohnette
Chairperson

Minutes Acceptance: Minutes of Jan 11, 2024 6:00 PM (CONSENT CALENDAR)

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

**REGULAR MEETING – 6:00 PM
February 8, 2024**

CALL TO ORDER

This regular meeting of the Planning Commission of the City of Moreno Valley was called to order at 6:00 p.m. by Chairperson DeJohnette in the Council Chambers located at 14177 Frederick Street, Moreno Valley, California.

ROLL CALL

Planning Commission:	Alvin DeJohnette	Chairperson	Present
	Omar Cobian	Vice-Chairperson	Present
	JoAnn Stephan	Commissioner	Present
	Ray L. Baker	Commissioner	Present
	Erlan Gonzalez	Commissioner	Present
	Daryl C. Terrell	Commissioner	Present
	Nicole Taylor	Alternate Commissioner	Present

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Zeitz.

APPROVAL OF AGENDA

RESULT: APPROVED [7 TO 0]
MOVER: Ray L. Baker, Commissioner
SECONDER: Erlan Gonzalez, Commissioner
AYES: Ray L. Baker, Erlan Gonzalez, Alvin DeJohnette, Omar Cobian, JoAnn Stephan, Daryl C. Terrell, David Zeitz

PUBLIC COMMENTS PROCEDURE

PUBLIC COMMENTS

CONSENT CALENDAR

1. General Plan Annual Progress Report As Required By Government Code 65400

RESULT: APPROVED [7 TO 0]
MOVER: David Zeitz, Commissioner
SECONDER: Ray L. Baker, Commissioner
AYES: David Zeitz, Ray L. Baker, Alvin DeJohnette, Omar Cobian, JoAnn Stephan, Erlan Gonzalez, Daryl C. Terrell

NON-PUBLIC HEARING ITEMS

Minutes Acceptance: Minutes of Feb 8, 2024 6:00 PM (CONSENT CALENDAR)

No items for discussion.

PUBLIC HEARING ITEMS

1. South of Iris Planned Unit Development

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

1. **ADOPT** Resolution No. 2024-03, attached hereto, recommending that the City Council:

a) **ADOPT** the Initial Study/Mitigated Negative Declaration prepared for General Plan Amendment (PEN22-0159), Change of Zone (PEN22-0158), Conditional Use Permit (PEN22-0157), and Tentative Tract Map 38458 (PEN22-0156) 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 Proposed Project, which consists of General Plan Amendment (PEN22-0159), Change of Zone (PEN22-0158), Conditional Use Permit (PEN22-0157), and Tentative Tract Map 38458 (PEN22-0156) pursuant to CEQA and the CEQA Guidelines.

2. **ADOPT** Resolution No. 2024-04, attached hereto, recommending that the City Council:

a) **APPROVE** General Plan Amendment (PEN22-0159) based on the recitals, evidence contained in the administrative records and findings as set forth in Resolution No. 2024-04.

3. **ADOPT** Resolution No. 2024-05, attached hereto, recommending that the City Council:

a) **APPROVE** Change of Zone (PEN22-0158) based on the recitals, evidence contained in the administrative records and findings as set forth in Resolution No. 2024-05.

4. **ADOPT** Resolution No. 2024-06, attached hereto, recommending that the City Council:

a) **APPROVE** Conditional Use Permit (PEN22-0157) and Tentative Tract Map 38458 (PEN22-0156) based on the recitals, evidence contained in the administrative records and findings as set forth in Resolution No. 2024-06.

Minutes Acceptance: Minutes of Feb 8, 2024 6:00 PM (CONSENT CALENDAR)

Public Hearing Opened: 6:31 p.m.
Public Hearing Re-Opened: 6:37 p.m.

Speakers

William Vaca
Speaker 2 (no name given)
Speaker 3 (no name given)

Public Hearing Closed: 6:36 p.m.
Public Hearing Re-Closed: 6:41 p.m.

RESULT: APPROVED [6 TO 1]
MOVER: Omar Cobian, Commissioner
SECONDER: Ray L. Baker, Commissioner
AYES: Omar Cobian, Ray L. Baker, Alvin DeJohnette, JoAnn Stephan, Erlan Gonzalez, Daryl C. Terrell
NAYS: David Zeitz

2. Goya At Heritage Park Planned Unit Development

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

1. **ADOPT** Resolution No. 2024-07, attached hereto, recommending that the City Council:
 - a) **ADOPT** the Initial Study/Mitigated Negative Declaration prepared for General Plan Amendment (PEN23-0072), Change of Zone (PEN23-0071), Tentative Tract Map 38702 (PEN23-0069) and Conditional Use Permit (PEN23-0070) 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 Proposed Project, which consists of General Plan Amendment (PEN23-0072), Change of Zone (PEN23-0071), Tentative Tract Map 38702 (PEN23-0069) and Conditional Use Permit (PEN23-0070) pursuant to CEQA and the CEQA Guidelines.
2. **ADOPT** Resolution No. 2024-08, attached hereto, recommending that the City Council:
 - a) **APPROVE** General Plan Amendment (PEN23-0072) based on the recitals, evidence contained in the administrative records, and findings as set forth in Resolution No. 2024-08.

Minutes Acceptance: Minutes of Feb 8, 2024 6:00 PM (CONSENT CALENDAR)

3. **ADOPT** Resolution No. 2024-09, attached hereto, recommending that the City Council:
 - a) **APPROVE** Change of Zone (PEN23-0071) based on the recitals, evidence contained in the administrative records, and findings as set forth in Resolution No. 2024-09.
4. **ADOPT** Resolution No. 2024-10, attached hereto, recommending that the City Council:
 - a) **APPROVE** Tentative Tract Map 38702 (PEN23-0069) and Conditional Use Permit (PEN23-0070) based on the recitals, evidence contained in the administrative records and findings as set forth in Resolution No. 2024-10.

Public Hearing Opened: 7:09 p.m.

Speakers

William Vaca

Public Hearing Closed: 7:13 p.m.

RESULT:	APPROVED [6 TO 1]
MOVER:	Ray L. Baker, Commissioner
SECONDER:	Daryl C Terrell, Commissioner
AYES:	Ray L. Baker, Daryl C. Terrell, Alvin DeJohnette, Omar Cobian, JoAnn Stephan, Erlan Gonzalez
NAYS:	David Zeitz

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

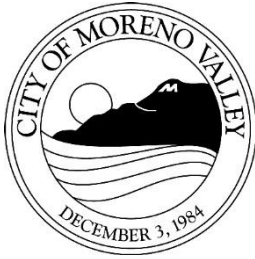
There being no further business to come before the Planning Commission, Chairperson DeJohnette adjourned the meeting at 7:20 PM.

Submitted by:

Approved by:

Rachel Ramirez
Planning Commission Secretary

Alvin DeJohnette
Chairperson



PLANNING COMMISSION

STAFF REPORT

Meeting Date: February 22, 2024

CONDITIONAL USE PERMIT TO PERMIT A CHARTER SCHOOL WITHIN THE ALESSANDRO PLAZA SHOPPING CENTER

Case: Conditional Use Permit (PEN23-0068)

Applicant: Christopher Francis Studios LLP

Property Owner: Alessandro Group, LLC

Project Site: 23750 Alessandro Boulevard, Suites G and H
(APNs: 296-280-017 and 296-300-008)

Case Planner: Danielle Harper-Scott, Senior Planner

Council District: 1

Proposed Project: The applicant is requesting approval of a Conditional Use Permit to permit a charter school within the Alessandro Plaza Shopping Center.

CEQA Determination: Conditional Use Permit (PEN23-0068) is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15301 (Class 1, Existing Facilities), Section 15332 (Class 32, In-fill Development Projects), and Section 15061(b)(3).

SUMMARY

Christopher Francis Studios LLP (“Applicant”) is requesting approval of a Conditional Use Permit (PEN23-0068) to permit a charter school within the existing Alessandro Plaza Shopping Center. The proposed location of the school is 23750 Alessandro Boulevard, Suites G and H (“Project Site”) within the Corridor Mixed-Use (COMU) Zoning District.

PROJECT DESCRIPTION

Conditional Use Permit

The “Project” consists of a Conditional Use Permit to permit a charter school within the existing Alessandro Plaza Shopping Center. (“Proposed Project”) The new charter school (*Garvey/Allen Visual and Performing Arts Academy*) is proposed to occupy two existing tenant spaces at the Alessandro Plaza shopping center, which will serve middle school students from grades 5 – 8, and at full capacity it is anticipated to have a maximum enrollment of 500 students.

The proposed charter school consists of 18 classroom spaces, a multi-purpose room, library, conference room, office spaces, storage/equipment rooms, and an existing outdoor playground. A new 3,700 square-foot gated hardcourt is proposed to provide an outdoor lunch area. All outdoor areas will be secured by a wrought iron fence up to 10-feet in height.

To minimize impacts of the Proposed Project with respect to the location of its drop-off and loading zones, all drop-off and loading zones must be located south of the Charter School building, furthest from the existing single-family residential development to the north.

The Proposed Project as designed and conditioned meets all zoning requirements, building standards and design specifications set forth in the General Plan and the Municipal Code.

SITE AND SURROUNDING AREA

The Project Site is located at 23750 Alessandro Boulevard, situated on the north side of Alessandro Boulevard, between Graham Street and Heacock Street. The Proposed Project will occupy two existing tenant spaces, Suites G and H, which are within the existing Alessandro Plaza Shopping Center. The Project Site is zoned Corridor Mixed-Use (COMU) District. The Municipal Code allows for schools within the COMU District, subject to the approval of a Conditional Use Permit.

Surrounding land uses include single-family residential development to the north, industrial development to the south across Alessandro Boulevard, and commercial/retail development within the Alessandro Plaza Shopping Center to the east and west.

ACCESS/PARKING

The Proposed Project’s access will be from three existing driveways along Alessandro Boulevard. The Proposed Project provides a total of 80 parking spaces, which exceeds the Municipal Code’s minimum parking requirement for schools by 32 spaces.

REVIEW PROCESS

As part of the standard review process, all appropriate outside agencies have considered the Proposed Project. The Proposed Project was reviewed by the City’s

Development Review Team as required by the Municipal Code. Following subsequent revisions and staff review, the project was deemed complete.

ENVIRONMENTAL

The Proposed Project is exempt from the California Environmental Quality Act (CEQA) under Class 1 (“Existing Facilities”) and Class 32 (In-Fill Development Projects) Categorical Exemptions, along with the Common Sense Exemption, in accordance with CEQA Guidelines Sections 15301, 15332, and 15061(b)(3). Pursuant to the CEQA Guidelines, a Class 1 Exemption can be applied to a project when the project consists of the permitting of existing private structures involving negligible expansion of use beyond that existing at the time of the Lead Agency’s determination. The Proposed Project has been found to meet all of the conditions of the Class 1 Exemption as the Proposed Project involves interior alterations and negligible expansion of use. Furthermore, the In-Fill Development Projects exemption is applicable to the Proposed Project in that it is: 1) consistent with the applicable General Plan designation and policies and the applicable zoning designation, and regulations and applicable policies; 2) occurs on a site that is less than five acres in size that is substantially surrounded by urban uses; 3) the Project Site has no value, as habitat for rare, threatened or endangered species; 4) the Proposed Project will not result in any significant effects related to traffic, noise, air quality, or water quality; and 5) the Project Site can be adequately served by all required utilities and public services. Lastly, the Common Sense Exemption applies to the Proposed Project in accordance with CEQA Guidelines Section 15061(b)(3), in that can be seen with certainty that there is no possibility that the Proposed Project may have a significant effect on the environment.

NOTIFICATION

Consistent with the Municipal Code provisions and applicable law, public notice was sent to all property owners of record within 600’ of the Project Site, posted on the Project Site, and published in the Press Enterprise Newspaper.

REVIEW AGENCY COMMENTS

Staff coordinated with outside agencies where applicable, as is the standard review process for these development applications.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **ADOPT Resolution No. 2024-13:**

1. **DETERMINING** that the Proposed Project (CUP PEN23-0068) is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 1 (“Existing Facilities”) and Class 32 (In-Fill Development Projects) Categorical Exemptions, and the Common Sense Exemption, in accordance with CEQA Guidelines Sections 15301, 15332, and 15061(b)(3); and

2. **APPROVING** the Proposed Project (CUP PEN23-0068), subject to the attached Conditions of Approval included as Exhibit A.

Prepared by:
Danielle Harper-Scott
Senior Planner

Approved by:
Robert Flores
Planning Division Manager/Official

ATTACHMENTS

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

1. Resolution No. 2024-13 for PEN23-0068
2. Location Map
3. Project Plans
4. Letter of Intent

RESOLUTION NUMBER 2024-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (PEN23-0068) FOR A CHARTER SCHOOL AT THE ALESSANDRO PLAZA SHOPPING CENTER LOCATED AT 23750 ALESSANDRO BOULEVARD (APNS: 296-280-017 AND 296-300-008)

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

WHEREAS, Christopher Francis Studios LLP (“Applicant”) submitted an application for a Conditional Use Permit (PEN23-0068) (“Applicant”) to develop a charter school (“Proposed Project”), located at the existing Alessandro Plaza Shopping Center at 23750 Alessandro Boulevard, Suites G and H, on the north side of Alessandro Boulevard, between Graham Street and Heacock Street (APNs: 296-280-017 and 296-300-008) (“Project Site”); and

WHEREAS, Section 9.02.060 (Conditional Use Permits) of the Moreno Valley Municipal Code acknowledges that the purpose of a conditional use permit 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 the location, design, and configuration of improvements related to the Proposed Project, and the potential impact of the Proposed Project on the surrounding area based on fixed and established standards; and

WHEREAS, the application packet for the Proposed Project was evaluated in accordance with Section 9.02.060 (Conditional Use Permits) of the Municipal Code with consideration given to the City’s General Plan, Zoning Ordinance, and other applicable laws and regulations; and

WHEREAS, Section 9.02.060 (Conditional Use Permits) allows the City to impose various conditions of approval 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 February 22, 2024, and notice thereof was duly published, posted, and mailed to all property owners of record within 600 feet of the Project Site; and

WHEREAS, at the February 22, 2024, public hearing, the Planning Commission considered whether each of the requisite findings specified in Section 9.02.060

(Conditional Use Permits) and other necessary findings could be made concerning the Proposed Project as conditioned by the Conditions of Approval; and

WHEREAS, consistent with the requirements of Section 9.02.060 (Conditional Use Permits), at the public hearing the Planning Commission considered Conditions of Approval to be imposed upon Conditional Use Permit PEN23-0068 (“CUP”), which conditions were prepared by Planning Division staff who deemed said conditions to be necessary to protect the public health, safety and welfare and to ensure 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, 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 Act¹ (CEQA) and the CEQA Guidelines², Sections 15301 (Existing Facilities), 15323 (In-Fill Development Projects), and 15061(b)(3) (Common Sense Exemption) in that the Proposed Project has been found to meet all of the conditions of the Class 1, Class 32, and Common Sense exemptions since the Proposed Project involves interior alterations and negligible expansion of use, is consistent with the applicable General Plan policies and all applicable zoning designation and regulations and applicable policies, occurs on a site that is less than five acres in size that is substantially surrounded by urban uses; the Project Site has no value, as habitat for rare, threatened or endangered species; the Proposed Project will not result in significant effects related to traffic, noise, air quality, or water quality; the Project Site can be adequately served by all required utilities and public services, and it can be seen with certainty that there is no possibility that the Proposed Project may have a significant effect on the environment; and

WHEREAS, at the Public Hearing, the Planning Commission considered whether each of the requisite findings specified in Section 9.02.060 (Conditional Use Permits) could be made with respect to 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, in the staff report and conditions of approval (collectively,

¹ Public Resources Code §§ 21000-21177

² 14 California Code of Regulations §§ 15000-15387

“Conditions”); and these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions, and that the applicant is hereby notified that the ninety-day approval period in which the applicant may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), has commenced upon the date of adoption of this Resolution.

Section 3. Evidence

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

- (a) Moreno Valley General Plan and all other relevant provisions contained therein;
- (b) Title 9 (Planning and Zoning) of the Moreno Valley Municipal Code and all other relevant provisions referenced therein;
- (c) Application for Conditional Use Permit PEN23-0068 and all documents, records and references contained therein;
- (d) Conditions of Approval for Conditional Use Permit PEN23-0068 attached hereto as Exhibit A;
- (e) Staff Report prepared for the Planning Commission’s consideration and all documents, records and references related thereto, and Staff’s presentation at the public hearing;
- (f) Staff’s determination that the Proposed Project is categorically exempt pursuant to applicable provisions of the California Environmental Quality Act (CEQA) and CEQA Guidelines;
- (g) Testimony and/or comments from the Applicant and its representatives during the public hearing; and
- (h) Testimony and/or comments from all persons that was provided in written format or correspondence, at, or prior to, the public hearing.

Section 4. Findings

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

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

Section 5. Determination of Categorical Exemption

That the Planning Commission hereby determines that the Proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Sections 15301 (Existing Facilities), 15323 (In-Fill Development Projects), and 15061(b)(3) (Common Sense Exemption) in that the Proposed Project has been found to meet all of the conditions of the Class 1, Class 32, and Common Sense exemptions since the Proposed Project involves interior alterations and negligible expansion of use, is consistent with the applicable General Plan policies and all applicable zoning designation and regulations and applicable policies, occurs on a site that is less than five acres in size that is substantially surrounded by urban uses; the Project Site has no value, as habitat for rare, threatened or endangered species; the Proposed Project will not result in significant effects related to traffic, noise, air quality, or water quality; the Project Site can be adequately served by all required utilities and public services; and it can be seen with certainty that there is no possibility that the Proposed Project may have a significant effect on the environment.

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 the Proposed Project (CUP PEN23-0068) subject to the Conditions of Approval for Conditional Use Permit PEN23-0068, attached hereto as Exhibit A.

Section 8. Repeal of Conflicting Provisions

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

Section 9. Severability

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

Section 10. Effective Date

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

Section 11. Certification

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

PASSED AND ADOPTED THIS 22nd Day of February 2024.

CITY OF MORENO VALLEY
PLANNING COMMISSION

Alvin DeJohnette
Chairperson

ATTEST:

Robert Flores
Planning Official

APPROVED AS TO FORM:

Steven B. Quintanilla
City Attorney

Exhibit:

Exhibit A: Conditional Use Permit (PEN23-0068) Conditions of Approval

Attachment: Resolution No. 2024-13 for PEN23-0068 [Revision 3] (6528 : Garvey/Allen Visual & Performing Arts Academy PEN23-0068)

Exhibit A
CONDITIONAL USE PERMIT (PEN23-0068)
CONDITIONS OF APPROVAL

Attachment: Resolution No. 2024-13 for PEN23-0068 [Revision 3] (6528 : Garvey/Allen Visual & Performing Arts Academy PEN23-0068)

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN23-0068)

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CITY OF MORENO VALLEY
 CONDITIONS OF APPROVAL
 Conditional Use Permit (PEN23-0068)

EFFECTIVE DATE:

EXPIRATION DATE:

COMMUNITY DEVELOPMENT DEPARTMENT**Planning Division**

1. In accordance with the Developer's obligation to defend, indemnify and hold harmless the City, including but not limited to as set forth in more detail in the Project's Conditions of Approval, Moreno Valley Municipal Code Section 9.02.310 (Indemnification of City for Discretionary Approvals), and the Project application, Developer shall enter into an Advanced Funding Agreement with the City no later than ten (10) calendar days from Planning Commission's approval of the Project. A copy of said Agreement is on file with the Community Development Director.
2. Any expansion to this use or exterior alterations will require the submittal of a separate application(s) and shall be reviewed and approved under separate permit(s). (MC 9.02.080)
3. 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. 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

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN23-0068)

Page 2

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.

5. The site shall be developed in accordance with the approved plans on file in the Community Development Department - Planning Division, the Municipal Code regulations, General Plan, and the conditions contained herein. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Official. (MC 9.14.020)
6. Any signs indicated on the submitted plans are not included with this approval. Any signs, whether permanent (e.g. wall, monument) or temporary (e.g. banner, flag), require separate application and approval by the Planning Division. No signs are permitted in the public right of way. (MC 9.12)
7. All site plans, grading plans, landscape and irrigation plans, fence/wall plans, lighting plans and street improvement plans shall be coordinated for consistency with this approval.

Special Conditions

8. The site has been approved for a charter school. A change or modification shall require separate approval. For a Conditional Use Permit, violation may result in revocation of the Conditional Use Permit.
9. The shopping center parking lot lighting shall be maintained in good repair and shall comply with the Municipal Code lighting standards.

Building Division

10. 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, workspaces, trash enclosures, etc.
11. The appropriation from local tax from construction contracts to the local jurisdiction

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN23-0068)

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of the specific construction job site is hereby required. This is accomplished by a contractor or subcontractor obtaining a construction site sub-permit for the job site. The contractors, or subcontracts, that have individual contracts with a value of \$5 million or more are subject to this condition.

The qualifying contract price applies to each contract or subcontract for work performed at the jobsite, and not to the total value of the prime contract. In order to obtain a jobsite sub-permit, the contractor or subcontractor must meet the following criteria:

- a) have an active permit with the California Department of Tax and Fee Administration (CDTFA),
- b) must be registered as a retailer, not consumer, of materials, and
- c) have an executed contract over \$5 million to install materials at the jobsite.

The Prime Contractor will require that the subcontractors or other contractors exercise their option to obtain a California Department of Tax & Fee Administration construction site sub-permit for the jobsite and allocate all eligible use tax payments to the City of Moreno Valley. Prior to any Notice to Proceed(s), the Prime Contractor shall provide the City of Moreno Valley Finance and Management Services Department with a list of subcontractors associated with the project along with a copy of their sub-permit that shows their CDTFA account number or a signed statement that sales and use tax does not apply to their portion of the project.

- 12. All remodeled structures shall be designed in conformance to the latest design standards adopted by the State of California in the California Building Standards Code, (Code of Regulations, Title 24) including requirements for allowable area, occupancy separations, fire suppression systems, accessibility, etc.
- 13. Any construction within the city shall only be completed between the hours of seven a.m. to seven p.m. Monday through Friday, excluding holidays, and from eight a.m. to four p.m. on Saturday, unless written approval is first obtained from the Building Official or City Engineer per City of Moreno Valley Municipal Code (MC 8.14.040E).
- 14. The proposed project is subject to approval by the Riverside County Department of Environmental Health. Any approval letter and/or approved Health plans (via PDF) shall be submitted to the City prior to permit issuance. Contact Environmental Health at 951-766-2824 for specific details.
- 15. The proposed development is subject to the payment of required development fees as required by the City's current Fee Ordinance at either 1) based on time of valid building application submittal, 2) prior to permit issuance, or 3) as determined by the City (via special ordinance, etc.).
- 16. The proposed non-residential project shall comply with California Green Building Standards Code, Section 5.106.5.3, mandatory requirements for Electric Vehicle Charging Stations (EVCS).

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN23-0068)

Page 4

17. 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.
18. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code. Electronic/Digital signature is acceptable as all plan submittals are electronic reviews.
19. Contact the Building Safety Division for permit application submittal requirements. The following link gives the minimum plan submittal requirements: http://www.moval.org/city_hall/forms/building-safety/CommercialSubmittalRequirements.pdf.
20. 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).
21. The proposed project is subject to approval by the Eastern Municipal Water District and all applicable fees and charges shall be paid prior to permit issuance. Contact EMWD at 951.928.3777 for specific details.

ECONOMIC DEVELOPMENT DEPARTMENT (EDD)

22. New Moreno Valley businesses may work with the Economic Development Department to coordinate job recruitment fairs.
23. 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.
24. New Moreno Valley businesses are encouraged to hire local residents.
25. 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.
26. 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:

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN23-0068)

Page 5

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

FIRE DEPARTMENT**Fire Prevention Bureau**

27. 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.
28. 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.
29. 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)
30. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)
31. 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)
32. Means of egress doors on eastern outdoor gated area shall be equipped with panic hardware only until portable structures have been removed.

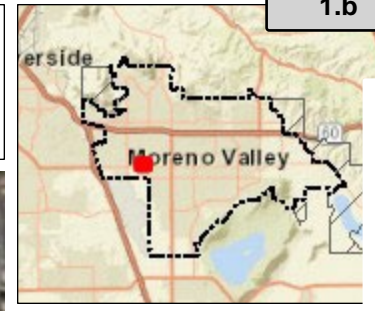
CONDITIONS OF APPROVAL

Conditional Use Permit (PEN23-0068)

Page 6

33. 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])

Location Map - PEN23-0068

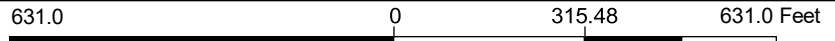


Legend

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

Image Source: Nearmap

Notes:



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

Attachment: Location Map (6528 : Garvey/Allen Visual & Performing Arts Academy PEN23-0068)

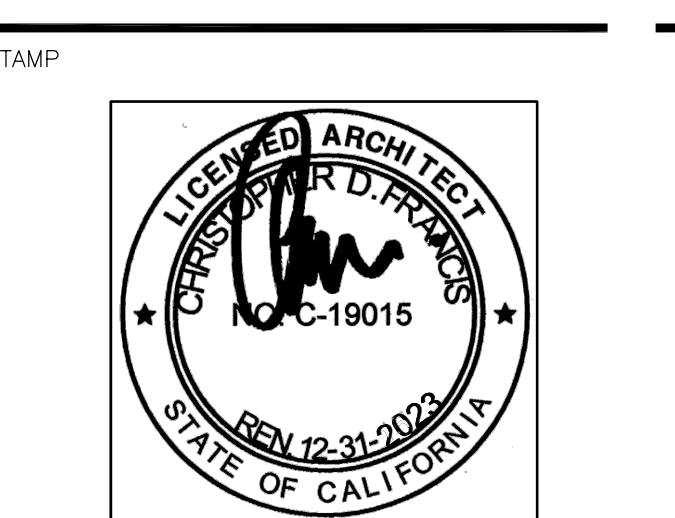
GAVPAA STEM ACADEMY
CONDITIONAL USE PERMIT
23750 ALESSANDRO BLVD.
MORENO VALLEY, CA 92553

REVISIONS

NO.	DESCRIPTION	DATE
2	PLANNING/FIRELAND DEV	11/07/2023

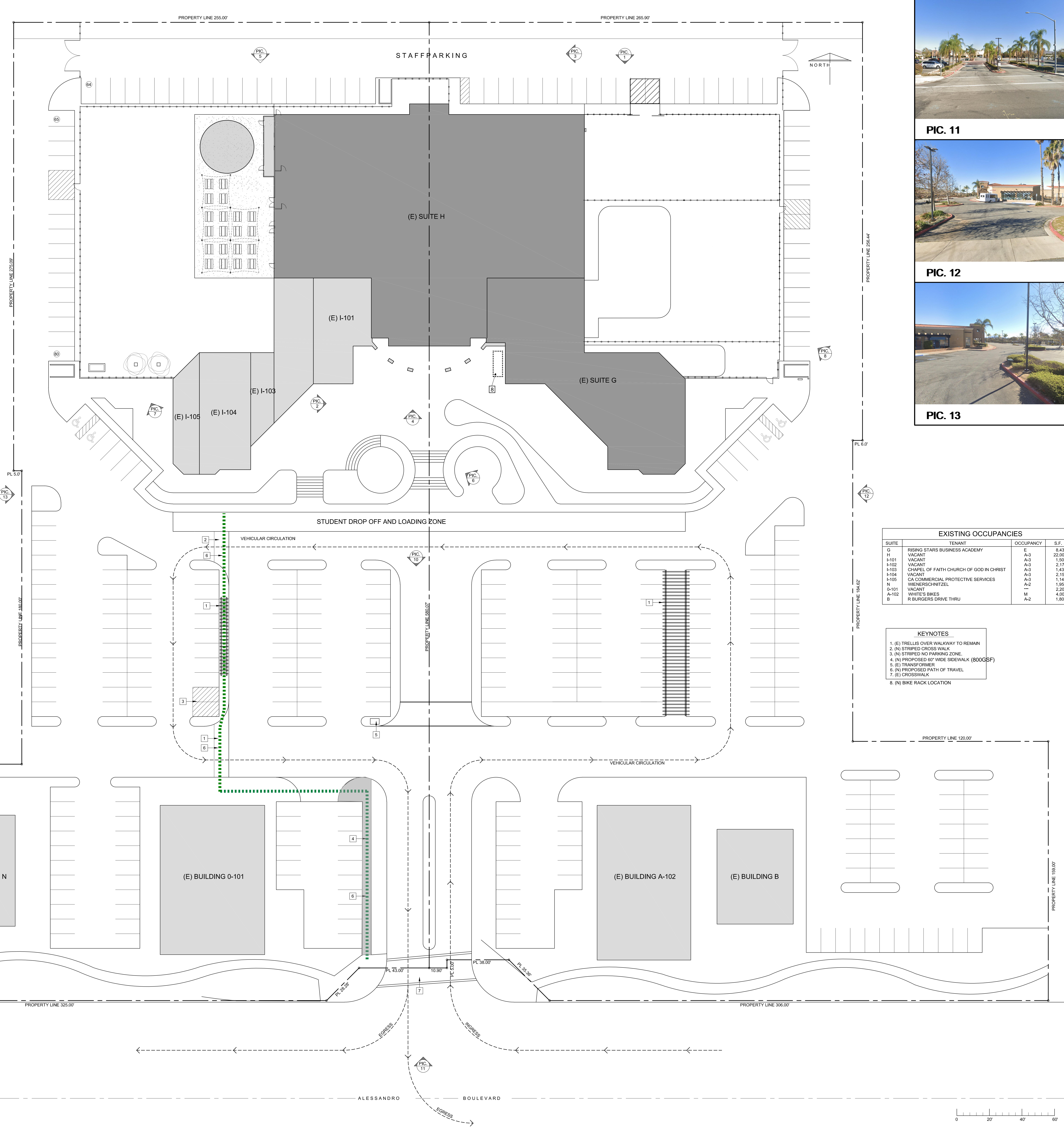
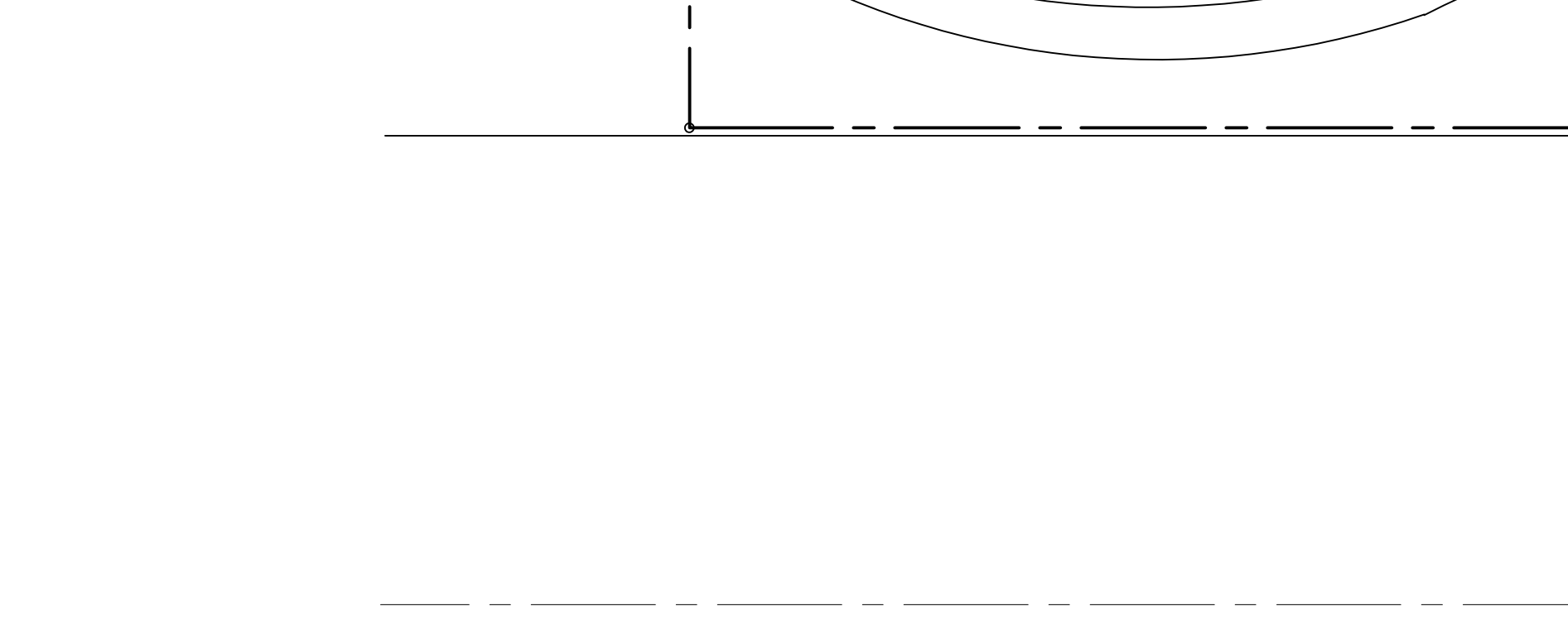
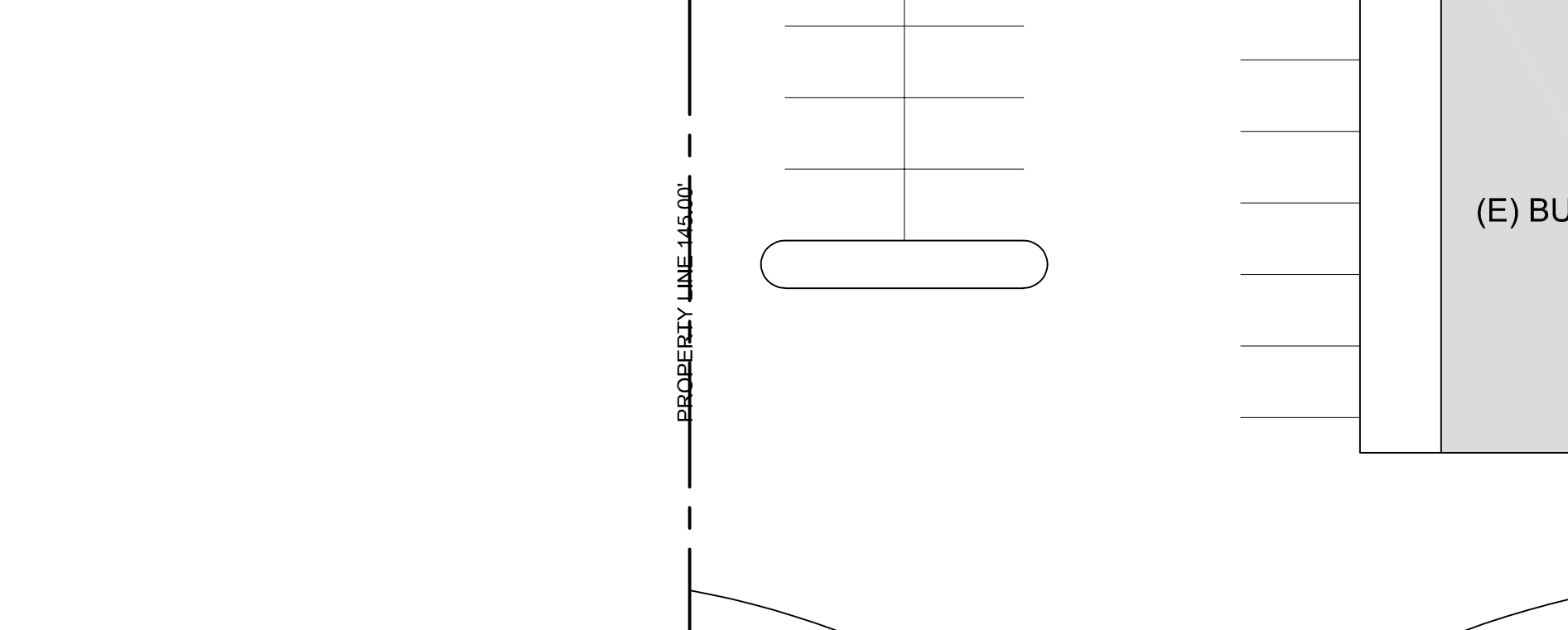
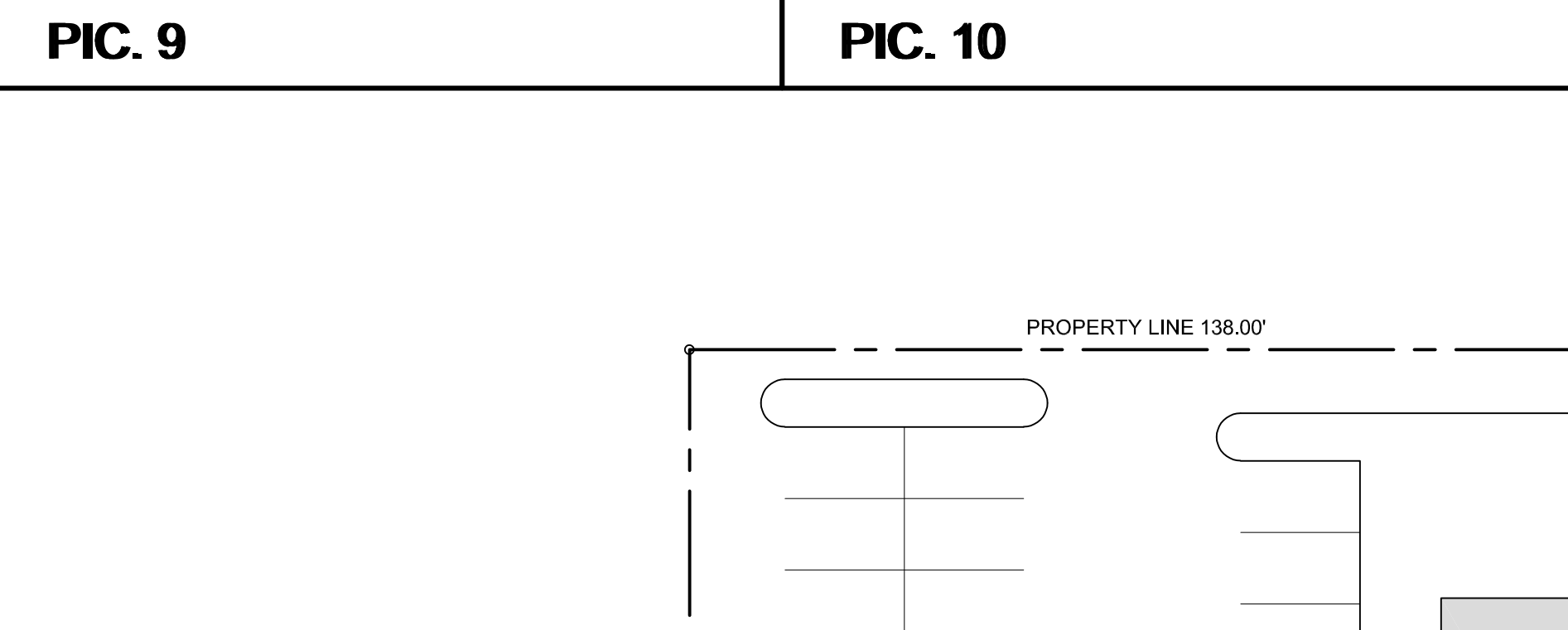
FILE LOG

DESIGN	CDP
DRAW	NS
CHECK	CDP



DATE: 07/21/2023
SHEET TITLE: COMPOSITE SITE PLAN

SHEET NUMBER: A-1
ALES Packet Pg. 32



EXISTING OCCUPANCIES

SUITE	TENANT	OCCUPANCY	S.F.
G	RISING STARS BUSINESS ACADEMY	E	8,437
H	VACANT	A-3	22,000
I-101	VACANT	A-3	1,500
I-102	VACANT	A-3	2,172
I-103	CHAPEL OF FAITH CHURCH OF GOD IN CHRIST	A-3	1,437
I-104	VACANT	A-3	2,157
I-105	CA COMMERCIAL PROTECTIVE SERVICES	A-3	1,141
N	WIENERSCHNITZEL	A-2	1,958
0-101	VACANT	M	2,200
A-102	WHITE'S BIKES	M	4,000
B	R BURGERS DRIVE THRU	A-2	1,800

- KEYNOTES**
- (E) TRELLIS OVER WALKWAY TO REMAIN
 - (N) STRIPED CROSS WALK
 - (N) STRIPED NO PARKING ZONE
 - (N) PROPOSED 60' WIDE SIDEWALK (800GSF)
 - (E) TRANSFORMER
 - (N) PROPOSED PATH OF TRAVEL
 - (E) CROSSWALK
 - (N) BIKE RACK LOCATION

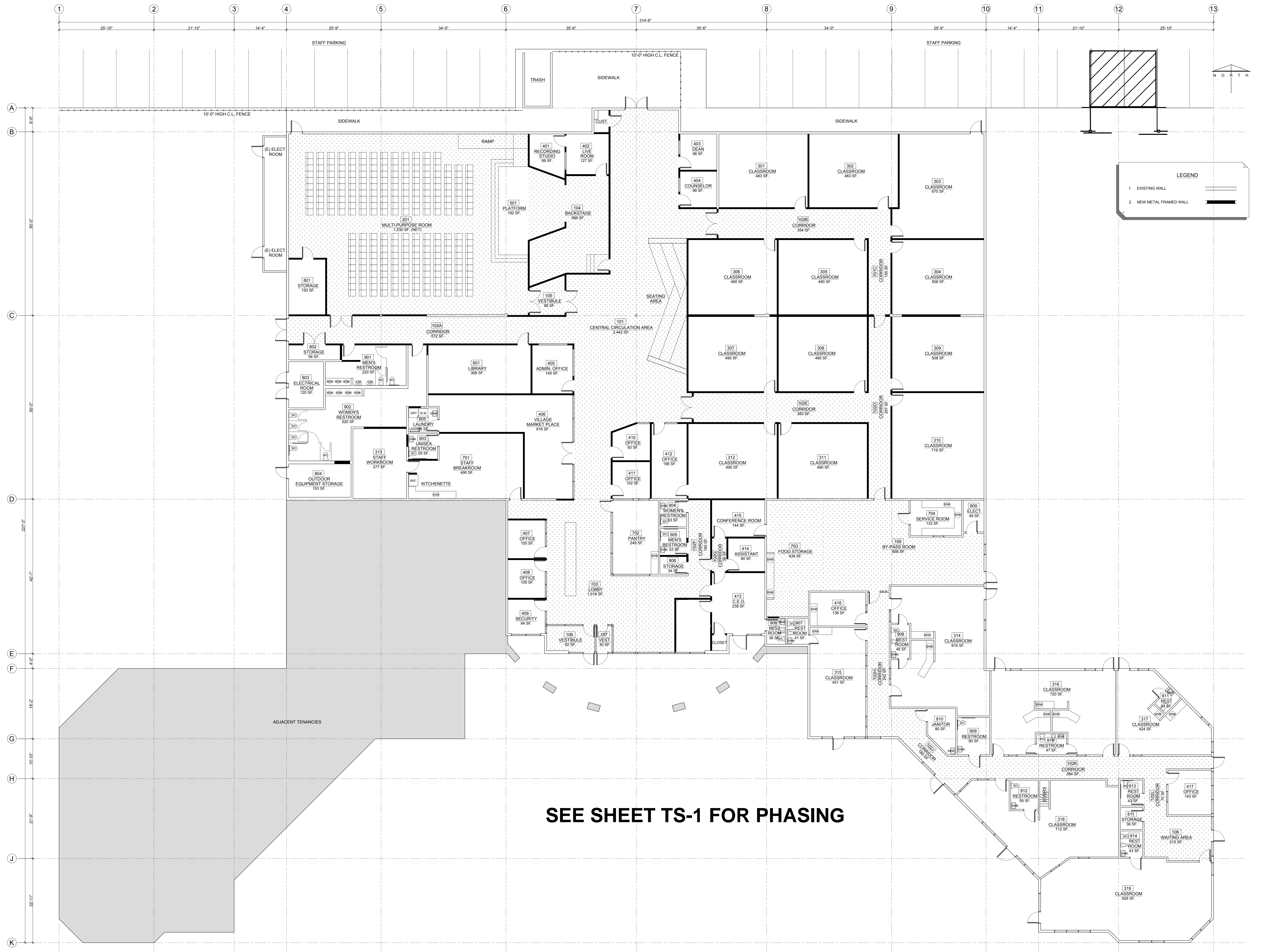


GAVPAA STEM ACADEMY

CONDITIONAL USE PERMIT

23750 ALESSANDRO BLVD.
MORENO VALLEY, CA 92553

Attachment: Project Plans (6238 - Gateway/Allen Visual & Performing Arts Academy) (P6238-008)



SEE SHEET TS-1 FOR PHASING

LEGEND

- 1. EXISTING WALL
- 2. NEW METAL FRAMED WALL

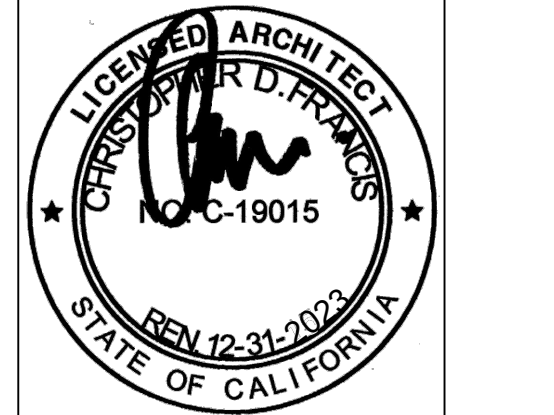
REVISIONS

NO.	DESCRIPTION	DATE
2	PLANNING/FIRE/LAND DEV	11/07/23

FILE LOG

DESIGN	CDP
DRAW	NS
CHECK	CDP

STAMP



DATE: 05/29/2023

SHEET TITLE: MASTER FLOOR PLAN

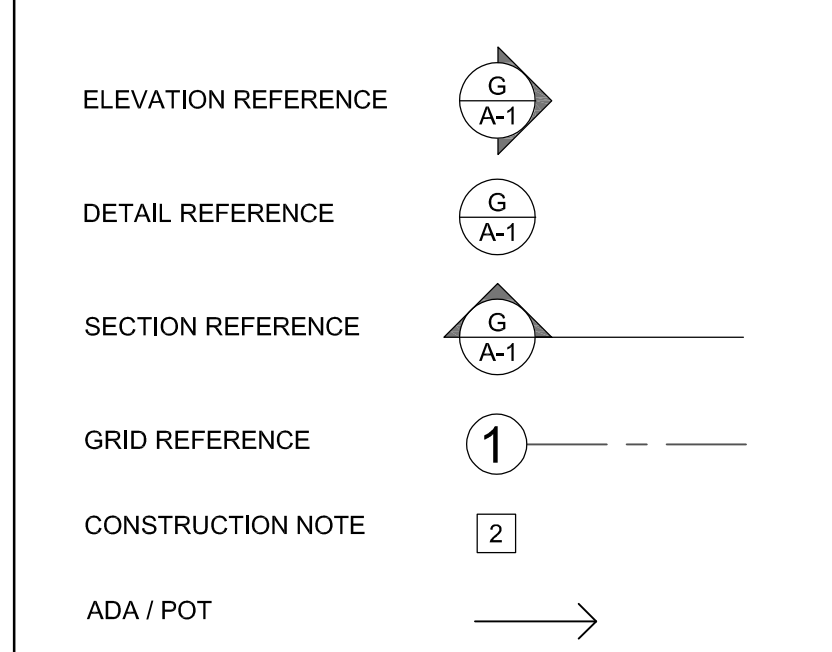
SHEET NUMBER:

GAVPAA STEM ACADEMY

PHASE 1 - SUITE H - TENANT IMPROVEMENTS

23750 ALESSANDRO BLVD.
MORENO VALLEY, CA 92553

AREA AND OCCUPANCY LOAD TABULATION (GROSS S.F.)				(CBC 1004.5)		(CPC 422.0)		
#	ROOM NAME	SF	CATEGORY	TOTAL SF	BUILDING OCC. LOAD	PLUMBING OCC. LOAD		
101	CENTRAL CIRCULATION AREA	2,442	CIRCULATION	8,167	-	-	-	
102A	CORRIDOR	572						
102B	CORRIDOR	354						
102C	CORRIDOR	150						
102D	CORRIDOR	297						
102E	CORRIDOR	383						
102F	CORRIDOR	160						
102G	CORRIDOR	36						
102H	CORRIDOR	242						
102I	CORRIDOR	180						
102J	CORRIDOR	384						
102K	CORRIDOR	70						
103	LOBBY	1,018						
104	BACKSTAGE	598						
105	VESTIBULE	88						
106	VESTIBULE	92						
107	VESTIBULE	30						
108	WAITING AREA	215						
109	BY-PASS ROOM	658						
201	MULTI-PURPOSE ROOM	1,530	ASSEMBLY AREA * (AISLES NOT INCLUDED)	1,530	/ 7	219	/ 11	139
301	CLASSROOM	483	CLASSROOM AREAS	10,639	/ 20	532	/ 30	355
302	CLASSROOM	483						
303	CLASSROOM	670						
304	CLASSROOM	598						
305	CLASSROOM	490						
306	CLASSROOM	490						
307	CLASSROOM	490						
308	CLASSROOM	490						
309	CLASSROOM	598						
310	CLASSROOM	719						
311	CLASSROOM	490						
312	CLASSROOM	490						
313	STAFF WORKROOM	277						
314	CLASSROOM	616						
315	CLASSROOM	451						
316	CLASSROOM	720						
317	CLASSROOM	424						
318	CLASSROOM	712						
319	CLASSROOM	908						
401	RECORDING STUDIO	99	OFFICE AREAS	2,631	/ 150	18	/ 150	18
402	LIVE ROOM	127						
403	DEAN OFFICE	98						
404	COUNSELOR OFFICE	98						
405	ADMIN OFFICE	145						
406	VILLAGE MARKET PLACE	616						
407	OFFICE	105						
408	OFFICE	105						
409	SECURITY	93						
410	OFFICE	93						
411	OFFICE	102						
412	OFFICE	196						
413	C.E.O. OFFICE	238						
414	ASSISTANT OFFICE	90						
415	CONFERENCE ROOM	144						
416	OFFICE	138						
417	OFFICE	143						
501	PLATFORM	192	PLATFORM AREA	192	/ 5	38	-	-
601	LIBRARY	368	LIBRARY	368	/ 100	4	/ 50	8
701	STAFF BREAKROOM	490	KITCHEN AREAS	1,510	/ 200	8	/ 50	30
702	PANTRY	249						
703	FOOD STORAGE	434						
704	SERVICE ROOM	133						
705	LUNCH TRAILER	204						
801	STORAGE	150	STORAGE, EQUIPMENT ROOMS	860	/ 300	3	-	-
802	ELECTRICAL ROOM	56						
803	OUTDOOR EQUIPMENT STORAGE	153						
804	LAUNDRY	53						
805	STORAGE	34						
806	SERVER	66						
807	STORAGE	63						
808	ELECTRICAL ROOM	49						
809	JANITOR	80						
810	STORAGE	36						
901	MEN'S RESTROOM	220	RESTROOMS	1,330	-	-	-	-
902	WOMEN'S RESTROOM	520						
903	UNISEX RESTROOM	55						
904	WOMEN'S RESTROOM	53						
905	MEN'S RESTROOM	36						
906	UNISEX RESTROOM	41						
907	UNISEX RESTROOM	46						
908	UNISEX RESTROOM	90						
909	UNISEX RESTROOM	47						
910	UNISEX RESTROOM	24						
911	UNISEX RESTROOM	59						
912	UNISEX RESTROOM	43						
913	UNISEX RESTROOM	43						
914	UNISEX RESTROOM	43						
---	NET: AISLES, WALLS, ETC.	3,070	NET: AISLES, WALLS, ETC.	3,070	-	-	-	-
GROSS AREA: 10,297		* NOTE: ASSEMBLY SPACE ASSOCIATED WITH GROUP 'E' IS NOT CONSIDERED SEPARATE OCCUPANCY [CBC 303.1.3]		TOTAL	821	TOTAL	549	
				BUILDING		PLUMBING		



TENANT IMPROVEMENTS:

- DEMOLITION OF SOME (E) WALLS & DOORS
- NEW FULL HEIGHT WALLS & DOORS
- RESTROOM UPGRADE & NEW RESTROOMS
- MODIFIED (E) LIGHTING & HVAC DISTRIBUTION
- RE-CARPET ALL ROOMS
- 10'-0" HIGH W.R. IRON FENCE AROUND PORTIONS OF THE BUILDING PERIMETER, INCLUDING GATES WITH PANIC HARDWARE
- PAINT IN HALLWAYS AND ALL CLASSROOMS
- MODIFICATION TO THE FIRE ALARM SYSTEM
- ADDITIONAL EMERGENCY EXIT LIGHTS
- SIGNAGE AND MISCELLANEOUS WAY-FINDING DEVICES
- ADA UPGRADES TO PATH OF TRAVEL

COUNTY: RIVERSIDE

SCHOOL DISTRICT: MORENO VALLEY USD

ASSESSOR PARCEL NUMBER: 296-280-017 296-300-008

LOT SIZE: 167,707 SF (3.85 ACRES) 171,628 SF (3.94 ACRES)

(E) FLOOR AREA: 30,237 SF

OCCUPANCY: 'E'

CONSTRUCTION TYPE: VB

(E) FIRE SPRINKLER: YES

REQUIRED SEPARATION OF OCCUPANCIES 'B' & 'E': 1-HOUR (CBC 508.4)

ALLOWABLE HEIGHT - 5 (CBC 504.3): ACTUAL HEIGHT: 36'-0" (BASE ALLOWABLE): 36'-0" (WITHOUT HEIGHT INCREASE) 36'-0" (BASE ALLOWABLE) 30,237 SF (INCLUDES SUITE G)

ALLOWABLE AREA - 5 (CBC 506): ACTUAL AREA: 30,237 SF (INCLUDES SUITE G)

NEEDED OCCUPANCY (CBC 508.1):

BUILDING SUITE	OCCUPANCY	AREA	BASIC ALLOWABLE AREA	RATIO
SUITE G	E	8,637	30,000	0.29
SUITE H	E	22,000	30,000	0.73
I-101	M	1,400	30,000	0.05
I-102	M	2,972	30,000	0.10
I-103	A-3	1,137	20,000	0.06
I-104	M	2,035	30,000	0.07
I-105	B	1,105	30,000	0.04
AREA TOTAL:		38,386		
RATIO TOTAL:				1.00

TENANT: GAVPAA-STEM CHARTER SCHOOL 22515 ALESSANDRO BLVD. MORENO VALLEY, CA 92553

LAND OWNER: ALESSANDRO GROUP, LLC 23750 ALESSANDRO BLVD MORENO VALLEY, CA 92553

ARCHITECT: CHRISTOPHER FRANCIS, AIA 26897 PINCKNEY WAY MENIFEE, CA 92586 (951) 415-4284 C19015

ELECTRICITY: MORENO VALLEY ELECTRIC UTILITY (MVEU)

SEWER AND WATER: EASTERN MUNICIPAL WATER DISTRICT

NATURAL GAS: SOCIAL GAS

REFUSE COLLECTION: WASTE MANAGEMENT OF INLAND VALLEY

CABLE: SPECTRUM CABLE OR FRONTIER COMMUNICATIONS

TELEPHONE: VERIZON OR AT&T

TS-1 SITE PLAN, VICINITY MAP, PROJECT DESCRIPTION

A-1 COMPOSITE SITE PLAN

A-2 MASTER FLOOR PLAN

GENERAL SYMBOLS

SCOPE OF WORK

PROJECT DESCRIPTION

CONTACT INFORMATION

APPLICABLE CODES

UTILITY PURVEYORS

2022 CALIFORNIA BUILDING CODE (CBC)

2022 CALIFORNIA PLUMBING CODE (CPC)

2022 CALIFORNIA MECHANICAL CODE (CMC)

2022 CALIFORNIA ELECTRICAL CODE (CEC)

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

CITY OF MORENO VALLEY MUNICIPAL CODE

REQUIRED EXITS

EXIT WIDTH REQUIRED: 821 x 0.2 = 165' REQD. - 720' PROVIDED

NUMBER OF EXITS REQUIRED: 6 - 18 PROVIDED

EGRESS TRAVEL: (CBC 1006.2-1): 'E' OCCUPANCY 75' MAX REQD. ('75' ACTUAL)

EXIT TRAVEL DISTANCE (CBC TABLE 1017.2): 'E' OCCUPANCY 250' (<300' ACTUAL)

REQUIRED PLUMBING FIXTURE (CPC 422.1)

	REQUIRED	PROVIDED	ALL GENDER	TOTAL PROVIDED
WATER CLOSETS:				
URINAL:	4	7	4	19
LAVATORY:	5	5	3	19
DRINKING FOUNTAIN:	3			3

303/2 = 151 MALE + 152 FEMALE
Occupant load for plumbing fixtures based on 2022 CPC Table A, Chapter 4

REQUIRED ADA PARKING

PARKING ADA SPACES REQD:	TOTAL SPACES:
1-25	84
26-50	4
51-75	
76-100	
101-150	
151-200	
201-300	
301-400	

SAFE DISPERSAL AREA CALCULATION (CBC 1009.6, 6009.7 & 1026.4)

BUILDING OCCUPANCY x 3 SF

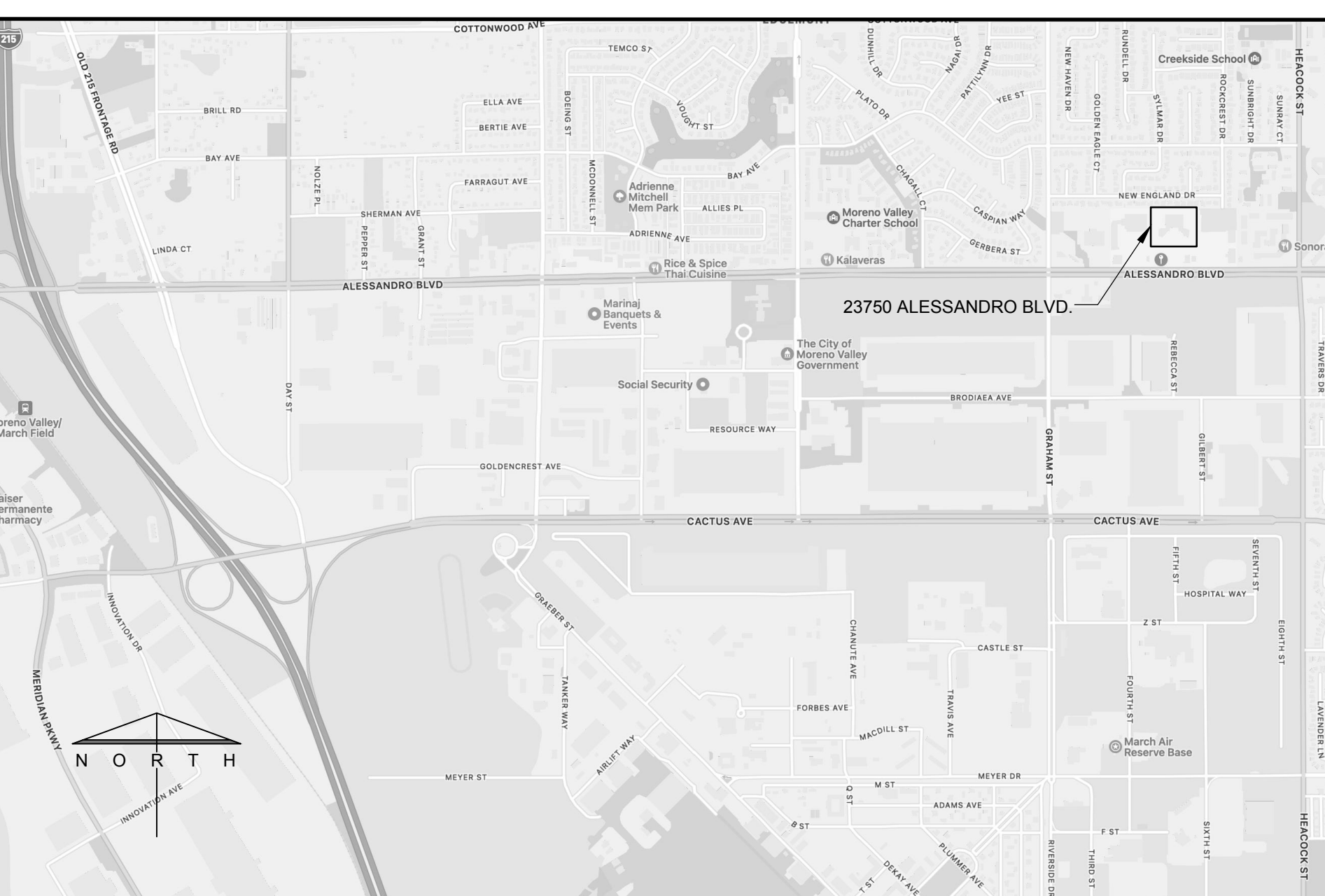
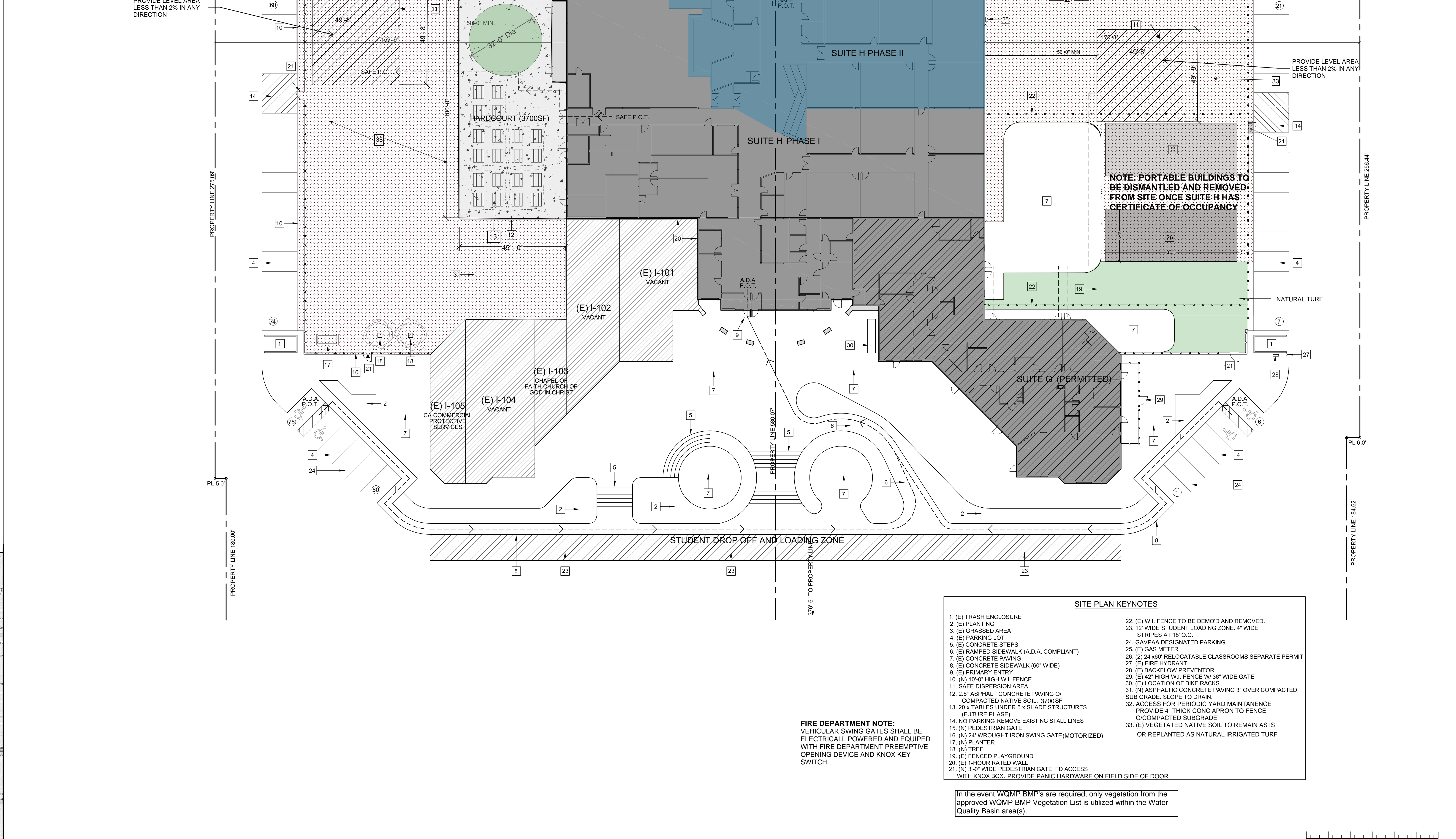
821 x 3 SF = 2,463 SF - REQUIRED

4,962 SF - PROVIDED

REQUIRED OFF-STREET PARKING

CLASSROOMS	19 ROOMS	2 / ROOM = 10	48
TOTAL SPACES REQD:			48 SPACES
TOTAL SPACES PROVIDED:			80 SPACES

SHEET INDEX



REVISIONS

NO.	DESCRIPTION	DATE
1	PLANNING DEPT	09/27/23
2	PLANNING/FIRE/AND DEV	11/07/23
3	BUILDING & SAFETY	11/20/23

FILE LOG

DESIGN	CDP
DRAW	NSKP
CHECK	CDP

STAMP:

DATE: 09/27/2023

SHEET TITLE: COVER SHEET; SITE PLAN VICINITY MAP, PROJECT DETAILS

SHEET NUMBER: TS-1 ALES Packet Pg. 34

GAVPAA STEM ACADEMY
 PHASE 1 - SUITE H - TENANT IMPROVEMENTS
 23750 ALESSANDRO BLVD.
 MORENO VALLEY, CA 92553

City of Moreno Valley CUP Letter of Intent

Garvey/Allen STEAM Academy

- Garvey/Allen is a middle school who currently serves grades 5-8
- Total number of students enrolled is 205, with a projection of 500 students at full capacity within the next 5 years
- Garvey/Allen will have it's campus secured by a Campus Safety & Security Director and multiple Positive Behavior Support Aides. Further, Garvey/Allen will install a comprehensive alarm system & may contract with an outside Security Firm
- Garvey/Allen will be managed by a Superintendent, Deans, Director of Operations, Chief External Relations Officer, and a Board of Trustees. Garvey/Allen is authorized by the Riverside County Office of Education as a County-wide Charter School
- Garvey/Allen STEAM Academy's Board Approved Bell Schedule is inserted below

GARVEY/ALLEN STEAM ACADEMY REGULAR BELL SCHEDULE

5TH & 6TH GRADERS

BLACK DAY MON. & WED.	YELLOW DAY TUES. & THURS
BREAKFAST 7:50-8:15 WARNING BELL/GET READY TO ACHIEVE 8:25 SOAR TO CLASS	
MON. & WED.	TUES. & THURS.
8:30-9:10 40 MIN. ADVISORY	8:30-9:10 40 MIN. ADVISORY
9:15-10:20 65 MIN. PER. 1	9:15-10:20 65 MIN. PER. 5
10:20-10:35 15 MIN. NUTRITION	10:20-10:35 15 MIN. NUTRITION
10:40-11:50 70 MIN. PER.2	10:40-11:50 70 MIN. PER.6
11:50-12:30 40 MIN. FIRST LUNCH	11:50-12:30 40 MIN. FIRST LUNCH
12:35-1:55 80 MIN. PER. 3	12:35-1:55 80 MIN. PER. 7
2:00-3:05 65 MIN. PER.4	2:00-3:05 65 MIN. PER.8
3:10-3:55 45 MIN. CONSERVATORY	3:10-3:55 45 MIN. CONSERVATORY



**FLEX DAY
EVERY FRIDAY**
Breakfast 7:30- 7:50
 Period 1 8:00-8:35
 Period 2 8:40-9:10
 Period 3 9:15-9:45
 Period 4 9:50-10:20
 Period 5 10:25-10:55
 Period 6 11:00-11:30
 Period 7 11:35-12:05
 Period 8 12:10-12:40
 HOUSE 12:45-1:15
 Lunch 1:15-1:30
 TEACHER'S LUNCH
 1:30-2:00
 PROFESSIONAL DEV.
 2:00-4:00

MINIMUM DAY
 Period 1 8:30-8:50
 Period 2 8:55-9:15
 Period 3 9:20-9:40
 Period 4 9:45-10:05
 Period 5 10:10-10:30
 Period 6 10:35-10:55
 Period 7 11:00-11:20
 Period 8 11:25-11:45
 Lunch 11:50-12:05

7TH & 8TH GRADERS

BLACK DAY MON. & WED.	YELLOW DAY TUES. & THURS
BREAKFAST 7:50-8:15 WARNING BELL/GET READY TO ACHIEVE 8:25 SOAR TO CLASS	
MON. & WED.	TUES. & THURS.
8:30-9:10 40 MIN. ADVISORY	8:30-9:10 40 MIN. ADVISORY
9:15-10:40 85 MIN. PER. 1	9:15-10:40 85 MIN. PER. 5
10:40-10:55 15 MIN. NUTRITION	10:40-10:55 15 MIN. NUTRITION
11:00-12:05 65 MIN. PER.2	11:00-12:05 65 MIN. PER.6
12:10-1:15 65 MIN. PER.3	12:10-1:15 65 MIN. PER.7
1:15-1:55 40 MIN. SECOND LUNCH	1:15-1:55 40 MIN. SECOND LUNCH
2:00-3:05 65 MIN. PER. 4	2:00-3:05 65 MIN. PER. 8
3:10-3:55 45 MIN. CONSERVATORY	3:10-3:55 45 MIN. CONSERVATORY

Introduction to GAVPAA STEM

In the state of California, the number of African American students who drop out of school each day would almost fill up one bus. In Riverside County, close to 10 African American students drop out each week. While we are dedicated to educating *ALL* children, GAVPAA STEM, an independent charter school, is taking a stand for our minority children and focusing our program toward their success. Significantly improving the educational outcomes of historically disenfranchised students will provide substantial benefits for our country by increasing college completion rates, productivity, employment rates, and the number of diverse teachers. Enhanced educational outcomes lead to more productive careers, improved economic opportunity, and greater social well-being for all Americans.

GAVPAA STEM is dedicated to transforming students into Achievers who will become high performing graduates. Our Achievers will be provided with intensive, high level college preparatory STEAM curriculum infused with culturally relevant and academically rigorous content. Additionally, our Achievers will be immersed in cultural connectedness, tolerance, and purposeful excellence. We at GAVPAA STEM know that if our Achievers have any hope of competing in the global economy, our educational system must produce high school graduates ready to enter the workforce, as well as be a school “Where Achievers are the Architects of their own Destinies.” For us to achieve this goal, our educational program will prepare our Achievers through innovative and ground-breaking teaching techniques.

GAVPAA STEM Achievers will pursue one of four disciplines:

- Visual Arts- Fine Arts, Graphic Design or Culinary Arts
- Music- music production, vocal, or instrumental
- Theatre- acting or theatre production
- Dance- all forms

Our Achievers will be exposed to tenets of The Juilliard School and Massachusetts Institute of Technology. We are educating Achievers to fulfill their potential as artists, leaders, and global citizens.

GAVPAA STEM has identified five goals:

- Recruit and attract young artists with known or unknown talent from Moreno Valley.
- Provide an educational environment that fosters excellence on purpose, in terms of the artistic, cultural, intellectual, academic and personal growth of its’ Achievers; in order to prepare them to be “architects of their own destinies” in successful careers as artists, leaders, and global citizens of the 21st century.
- Commit to staying current with educational and artistic standards, remaining responsive to changing conditions of the academic, global, performing arts and STEM communities.
- Recruit, attract and retain innovative, culturally aware and tolerant, like-minded staff members in all disciplines and areas of our school environment. We will provide a

Garvey/Allen Visual & Performing Arts Academy for STEM

collaborative work environment and involve GAVPAA STEM staff in the artistic, global and educational life of the GAVPAA STEM community.

- Provide a school community that fosters cultural connectedness, awareness and respect to the diversity of the GAVPAA STEM community. We will uphold our commitment to be inclusive, welcoming and understanding of all.

This Charter School is designed to prepare Achievers for the skills and aptitudes they will need as young adults in the 21st century as they enter an increasingly information-rich, technological and global community. Achievers will have access to and use technology while learning to work independently and collaboratively. GAVPAA STEM will instill a love of learning through art, science, technology, engineering and mathematics so that all Achievers will have the opportunity to succeed academically and be prepared for high school and prepare for acceptance the top colleges and universities of our nation.

Mission

The mission of Garvey/Allen Visual and Performing Arts Academy for Science, Technology, Engineering and Mathematics is to transform historically disenfranchised minority students into Achievers, and only refer to them as such; who will become high performing graduates, who attend the top schools of our nation, be provided intensive high level arts training with a rigorous college preparatory STEM infused curriculum, all while learning cultural connectedness, understanding and leadership excellence. We are educating Achievers so that they will accomplish their fullest potential as artists, leaders, and global citizens.

Vision

At GAVPAA STEM, it is our common vision that we provide “Excellence on Purpose,” while transforming students into Achievers who are history makers, stereotype breakers, and architects of their own destinies; we soar to great heights.

Community Need

GAVPAA STEM will be located in the city of Moreno Valley. This area of the Inland Empire was chosen as the site for the school because it is an underserved community, composed of immigrant and transplant families from Los Angeles County and other areas, struggling to overcome the economic barriers that accompany poor educational resources and cultural isolation.

The target communities that GAVPAA STEM will serve include some of the most impacted areas of Moreno Valley to include specific attention on the following residence zip codes: 92551 of Moreno Valley which includes the March Air Reserve Base, located East of highway 79; 92553 of Moreno Valley which includes Edgemont, located South of highway 60 and West of

Garvey/Allen Visual & Performing Arts Academy for STEM

Interstate 215; and 92555 of Moreno Valley which includes Rancho Belago, located North and South of highway 60 and East of highway 79.

Students from Moreno Valley will have access to a middle school in the area that will provide continued support in overcoming barriers and empower them to succeed well beyond high school. The community, parents and students have requested and expressed the need for a school of this type. Many students must choose between the Arts or STEM Pathways once they reach secondary school in the District; however, at GAVPAA STEM, Achievers will experience a robust and complete Science, Technology, Engineering, Arts, and Mathematics curriculum. The integration of visual and performing arts with STEM curriculum is unique in its nature and appealing to many.

GAVPAA STEM seeks to address the following community needs:

- **Educational inequity:** Schools serving populations similar to GAVPAA STEM's projected enrollment (Black and Brown students) have traditionally struggled to meet the academic needs of these students, as evidenced by low standardized test scores. GAVPAA STEM seeks to provide Achievers primarily from low and middle-income families with educational justice, that is, with educational programming and supports sufficient to attain outcomes comparable to strong schools in affluent communities.
- **Preparing Achievers as active citizens:** One of the founding purposes of education was to prepare citizens as active participants in a democracy. People in low-socioeconomic areas arguably have a higher need for civic efficacy, yet research shows that civic participation declines with income, just as the level of civic education falls with the socioeconomic level of the school. This is well-documented in the research literature on civic engagement and summarized in the following excerpt by Harvard Professor Meira Levinson:

“[T]here is a profound civic empowerment gap in the United States—as large and as disturbing as the nationally recognized reading and math achievement gaps— and...schools can and should help address this gap.” (Levinson, 2010, p.316)

“There is ample evidence that civic education improves civic outcomes (Damon, 2001; Delli Carpini & Keeter, 1996; Galston, 2001; Carnegie Corporation of New York & CIRCLE, 2003; Niemi & Junn, 1998; Torney-Purta, 2002; Torney-Purta, Hahn, & Amadeo, 2001; Kahne & Middaugh, 2008), but resources devoted to it have dropped markedly over the past 30 or 40 years— especially in schools serving minority students.” (Levinson, 2010 p.332)

- Limited access to progressive education:** As in most lower-socioeconomic areas, many students have limited options to attend schools driven by progressive educational goals and values. These goals and values include student centered instruction, hands-on learning opportunities, developmental learning and a strong emphasis on developing both social-emotional and scholarly habits of mind. Teachers in the urban public school system, both charter and non-charter, often face barriers to implementing these methods due to the common practice of scripted curriculum, pacing guides, and lack of meaningful professional development. Progressive education has typically flourished most in private school settings and in geographic areas where highly educated parents advocate for such methods, but those schools are mostly out-of-reach to families who cannot afford either the tuition or to live in those areas. GAVPAA STEM will provide increased access to families desiring this type of educational setting and programming for their children.
- Limited access to the arts:** Similarly, in Moreno Valley, access to quality arts programs for children is limited. Budget cuts have eliminated arts programs from many of the surrounding public schools even though a large body of research shows a correlation between participation in arts programming with higher academic performance. At GAVPAA STEM, Achievers will receive daily classes in visual and performing arts.

Goals & Philosophy

GAVPAA STEM will empower and inspire historically disenfranchised minority Achievers to achieve their highest potential and become active citizens who work toward building a more just, humane, and sustainable world by providing a democratic, arts-enriched and nurturing school environment. A focus on social justice issues, as well as the integration of Social Emotional Learning, will help to achieve the District's goal "to ensure all students graduate high school prepared to successfully enter into higher education and/or pursue a viable career path." Offering a rigorous and comprehensive visual and performing arts program integrated with a rigorous Science, Technology, Engineering, and Mathematics curriculum in a neighborhood with limited access to such programs supports the District's goal to provide "learning environments [that] support all students to thrive academically at the rigor of each grade level." GAVPAA STEM will eradicate the achievement and opportunity gaps for historically disenfranchised minority students in the city of Moreno Valley. GAVPAA STEM's philosophy is well-articulated in this article, whose author recommends:

"...five specific approaches that could improve access to high-quality civic education and experiences, especially among historically disenfranchised youth. These include reducing the dropout rate, improving the quantity and distribution of civic education across K-12 education, engaging students in constructing empowering civic historical narratives, infusing experiential civic education throughout

Garvey/Allen Visual & Performing Arts Academy for STEM

the curriculum, and providing powerful civic learning and engagement opportunities for urban teachers.” (Levinson, 2010, p.316)

GAVPAA STEM has built its curriculum around themes and activities that support action to create a more just, humane and sustainable world. For example, Achiever Guides will lead Achievers to create project-based learning opportunities that solve local or global issues. The Achiever Guides could choose to develop a school-wide or grade level unit around water. In collaboration with Achievers, Achiever Guides will plan standards-based units related to that theme. Achievers then develop actions to address California’s drought, raise money to help build a well for a community in Africa, and lead a community walk to raise awareness about the impact of a local or global droughts.

GAVPAA STEM will help accomplish the intent of the California Charter Schools Act as follows:

- a. Improve pupil learning. A small school structure and curriculum that are responsive to student needs, research-based instructional methods, the hiring and ongoing of training of teachers enthusiastically committed to GAVPAA STEM’s vision and increased student participation in STEAM are some of the school’s key characteristics that will improve pupil learning at the school.
- b. Increase learning opportunities for all pupils, with special emphasis on expanded learning experiences for pupils who are identified as academically low achieving. While any student can enroll in GAVPAA STEM to take advantage of its distinctive learning opportunities, the school targets a student population that has typically been primarily academically low achieving in traditional public schools.
- c. Encourage the use of different and innovative teaching methods. Few schools serving low socioeconomic status areas have succeeded in achieving a truly progressive instructional approach, e.g., the use of Readers and Writers Workshop in the style of Teachers College, to develop a love of reading and authorship imbued with student purpose, inquiry-based instruction in science and social science, thematic integration, embedding of State Standards in authentic, relevant contexts, an emphasis on content application and development of higher order thinking skills, student voice, and strong social-emotional skill development. It is the aim of GAVPAA STEM to hire staff who believe wholeheartedly in giving Achievers a sense of purpose, meaning, and voice, and who use the curriculum as a means to provide an educational experience that is transformative for the learner and ultimately for the greater community.
- d. Create new professional opportunities for teachers, including the opportunity to be responsible for the learning program at the school site. There are few opportunities for teachers committed to serving typically academically low-achieving students in low socioeconomic areas with progressive educational methods.
- e. Provide parents and pupils with expanded choices in the types of educational opportunities that are available within the public school system. As described above,

Garvey/Allen Visual & Performing Arts Academy for STEM

GAVPAA STEM will provide parents with a choice that is currently not available to most.

- f. Hold the schools established under this part accountable for meeting measurable pupil outcomes and provide the schools with a method to change from rule-based to performance-based accountability systems, whereby many sections of the California Education Code are waived for charter schools, but they can be closed for not performing. This goal is achieved through charter school legislation and reflected in Elements 2 and 3 of this petition.
- g. Provide vigorous competition within the public school system to stimulate continual improvements in all public schools. This goal is also embedded in the structure of charter schools, by allowing alternatives like GAVPAA STEM to exist and exemplify effective practices that other public schools may wish to emulate.
- h. Start educating students in 5th grade to allow for a smooth and less stressful transition to middle school and an earlier introduction to middle school culture and curriculum. Many educators and researchers claim that 5th graders benefit from inclusion in the middle school (Alley, 1992; Jenkins & McEwin, 1992), citing that they are more similar to 6th graders than they are to 4th graders.

Educational Philosophy

The innovative educational plan of GAVPAA STEM will provide Achievers with a rigorous State Standards-based college preparatory program to prepare them to succeed in the real-world through project-based learning, community service for students, and other student-designed field work. This approach is appropriate for GAVPAA STEM's target population in that it provides a real-world context for learning, which in turn motivates and inspires at-risk students to apply what they have learned to solve problems.

Educational Program

GAVPAA STEM's educational program is based on the integration of standards aligned materials with visual and performing arts, as well as with STEM components. The VAPA program is foundational to Achiever success. Research has shown that students who are provided an arts education are:

- 4 times more likely to be recognized for academic achievement
- 3 times more likely to be elected to class office within their schools
- 4 times more likely to participate in a math and science fair
- 3 times more likely to win an award for school attendance
- 4 times more likely to win an award for writing an essay or poem

Young artists, as compared with their peers, are likely to:

- Attend music, art, and dance classes nearly three times as frequently

Garvey/Allen Visual & Performing Arts Academy for STEM

- Participate in youth groups nearly four times as frequently
- Read for pleasure nearly twice as often
- Perform community service more than four times as often
(*"Living the Arts through Language + Learning: A Report on Community-based Youth Organizations,"* Shirley Brice Heath, Stanford University and Carnegie Foundation for the Advancement of Teaching, Americans for the Arts *Monograph*, November 1998)

Arts education:

- Makes a tremendous impact on the developmental growth of every child and has been proven to help level the "learning field" across socio-economic boundaries.
(*Involvement in the Arts and Success in Secondary School*, James S. Catterall, The UCLA Imagination Project, Graduate School of Education & Information Studies, UCLA, Americans for the Arts *Monograph*, January 1998)
- Has a measurable impact on at-risk youth in deterring delinquent behavior and truancy problems while also increasing overall academic performance among those youth engaged in afterschool and summer arts programs targeted toward delinquency prevention.
(YouthARTS Development Project, 1996, U.S. Department of Justice, National Endowment for the Arts, and Americans for the Arts)
- Builds a school climate of high expectations, discipline, and academic rigor that attracts businesses relocating to our community.
- Strengthens student problem-solving and critical thinking skills, adding to overall academic achievement and school success.
- Helps students develop a sense of craftsmanship, quality task performance, and goal-setting—skills needed to succeed in the classroom and beyond.
- Can help troubled youth, by providing an alternative to destructive behavior and another way for students to approach learning.
- Provides another opportunity for parental, community, and business involvement with schools, including arts and humanities organizations.
- Helps all students develop more appreciation and understanding of the world around them.
- Helps students develop a positive work ethic and pride in a job well done.
(Business Circle for Arts Education in Oklahoma, "Arts at the Core of Learning 1999 Initiative")

Garvey/Allen Visual & Performing Arts Academy for STEM

STEM education is important because:

- It creates critical thinkers, increases science literacy, and enables the next generation of innovators. Innovation leads to new products and processes that sustain our economy. This innovation and science literacy depends on a solid knowledge base in the STEM areas. It is clear that most jobs of the future will require a basic understanding of math and science.
- It is imperative that as a nation, we make STEM education a top priority. We have a lot of work to do. Consider this:
 - U.S. student achievement in mathematics and science is lagging behind students in much of Asia and Europe. International test scores tell us that in science, U.S. eighth-graders were outperformed by eighth-grade students in Singapore, Chinese Taipei, Republic of Korea, Hong Kong SAR, Estonia, Japan, Hungary, and Netherlands.
 - In math, U.S. eighth-graders were outperformed by their peers in 14 countries: Singapore, Republic of Korea, Hong Kong SAR, Chinese Taipei, Japan, Belgium, Netherlands, Estonia, Hungary, Malaysia, Latvia, Russian Federation, Slovak Republic, and Australia.
 - The 2010 ACT College and Career Readiness report found only 29% of the tested 2010 graduates are considered college-ready in science and 43% are considered college-ready in math.
(Source: Intech-Why STEM Matters. Eberle, Francis. October 2010)
 - The California School Dashboard lists that only 30.1% of students in Moreno Valley Unified School District are College and Career Ready.
(Source: <https://caschooldashboard.org/reports/33671240000000/2018>)

To ensure exposure to a wide range of course options and fields in both STEM and VAPA, Achievers in grades 5 and 6 will have a STEM and VAPA elective by quarter. Achievers in grades 7 and 8 will choose semester long electives that will delve deeper into their areas of interest (STEM Pathway and Major). Choice of electives is a key component to the GAVPAA STEM and VAPA programs since it will allow Achievers the opportunity to explore various fields of interest before deciding on one to pursue as a possible career choice. The tables below outline possible courses and the grade in which they will be introduced.

Garvey/Allen Visual & Performing Arts Academy for STEM

Table 1.1: STEM Elective Wheel for Grades 5 and 6

Grade	Science	Technology	Engineering	Math
5th Grade	Introduction to Environmental Sciences	Keyboarding and Office Products	Developing Models to Describe an Event	Planning Amusement Park and Budgeting Trip
6th Grade	Biotechnology	Intro to Computer Science	Virtual Architecture	Banking & Credit Services

Table 1.2: Semester Electives by STEM Strand for Grades 7 and 8

Grade	Science	Technology	Engineering	Math
7th Grade Semester 1	Clinical Lab Practices	Flight Technology	Structural Engineering	Computer Aided Drafting
7th Grade Semester 2	Emergency Medical Technician	Alternative Energy	Robotics	Math in the Kitchen
8th Grade Semester 1	Forensics	Digital Manufacturing	Computer Aided Drafting	Hospitality & Tourism Management
8th Grade Semester 2	Biomedical Engineering	Electricity & Electronics	Materials processing	Interior Design

Each VAPA conservatory represents a strand of courses in a specific area. The conservatories offered are: culinary arts, art, dance and theatre arts.

Table 1.3: VAPA Elective Wheel for Grades 5 and 6

Grade	Culinary Arts	Art	Dance/Music	Theatre Arts
5th Grade	The Art of Cooking	The Materials of Art	Introduction to Movement	Introduction to Theatre
6th Grade	Introduction to Culinary Arts	Introduction to Art	Digital Music or Introduction to Dance	Basics of Theatre

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Table 1.4: Semester Electives by VAPA Conservatories for Grade 7 and 8

Grade	Culinary Arts Majors	Digital & Fine Art Majors	Dance Majors	Theatre Arts Majors	Music Majors
7 th Grade Semester 1	Hospitality & Tourism	Middle School Game Design I <i>or</i> Visual Arts-Drawing & Painting <i>*Achiever Choice</i>	Beginning Dance	Beginning Performance	Beginning Band <i>or</i> Beginning Vocals <i>*Achiever choice</i>
7 th Grade Semester 2	Math in the Kitchen	Middle School Game Design II <i>or</i> Visual Arts II <i>*Achiever choice</i>	Beginning Ballet	Performance I <i>or</i> Technical Theatre I <i>*Achiever choice</i>	Band I <i>or</i> Vocals I <i>*Achiever choice</i>
8 th Grade Semester 1	Hospitality & Tourism Management	Animation <i>or</i> Sculpture <i>*Achiever choice</i>	Dance Fundamentals I <i>or</i> Ballet I <i>*Achiever choice</i>	Monologue <i>or</i> Technical Theatre II <i>*Achiever choice</i>	Band II <i>or</i> Vocals II <i>*Achiever choice</i>
8 th Grade Semester 2	Food Science & Nutrition	3D Modeling I <i>or</i> Painting <i>*Achiever choice</i>	Dance Fundamentals II <i>or</i> Ballet II <i>*Achiever choice</i>	Monologue II <i>or</i> Theatre Production <i>*Achiever choice</i>	Int. Band <i>or</i> Int. Vocals <i>or</i> Choir <i>*Achiever choice</i>

Another key component to GAVPAA STEM’s educational program is culturally relevant tools, resources and materials. Multicultural literature and cultural references are integrated into the instructional experience, to increase the relevance of school in Achievers’ lives. The background and culture of all Achievers is respected and valued. All Achievement Guides will be provided professional development in culturally responsive instructional practices. Pieces of this program include:

- Culturally Relevant Strategies (Professional Learning Communities)

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- Achievement Guides will develop a framework of knowledge and understanding of the various strategies for improving achievement for minority students in the classroom and school situations.
 - Achievement Guides will learn about planning lessons inclusive of various cultures as well as capitalizing on student interests.
 - Achievement Guides will learn about the effective interactions with minority students and develop an awareness of various cultural issues and trauma.
 - Achievement Guides will examine the involvement of minority parents in their child's educational experience and ways to improve support for students.
- High Expectations and Structured Norms
 - Minority students who need to improve their academic performance may do better in school and feel less stereotyped as underachievers if teachers convey high standards and their belief that students can meet them.
 - The GAVPAA STEM “Dream Team” (administrators, teachers, counselors, and support staff) will have high expectations for all students and utilize culturally relevant strategies to convey them to Achievers and parents.
 - GAVPAA STEM will cultivate its’ Achievers and design norms for behavior in and out of the classroom and school environment.
 - Integration of Technology
 - Change in Student and Teacher Roles
 - Increased Motivation and Self Esteem
 - Technical Skills
 - Accomplishment of More Complex Tasks
 - More Collaboration with Peers
 - Increased Use of Outside Resources
 - Improved Design Skills/Attention to Audience
 - Access to one to one technology
 - Curriculum Integrated with Digital Technology
- (Source: Effects of Technology on Classrooms and Students. ED.gov)
- Unique Block Schedule
 - Achievement Guides will be able to provide in depth common core concepts that:
 - Provide Achievers with more time

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- Allow Achievement Guides to structure class time for rotations of online curricula, small group instruction, and cooperative learning groups in 30-minute segments, totaling 90-minute periods.

How Learning Best Occurs

The most difficult task that many districts and educators are faced with in terms of the daunting statistics surrounding minority students is finding the most effective way to close the achievement gap. GAVPAA STEM believes that Achievers learn best when they are passionate about what they are learning. GAVPAA STEM will incorporate a better understanding of how Achievers are motivated to do their best work into course and school designs. Following the practices of this century's most successful companies, GAVPAA STEM will utilize innovative practices, in addition to traditional best practices. Google has a 20 percent rule, whereby all employees have the equivalent of one day a week to work on any project they choose. These projects have produced many of Google's most important innovations (Wagner, 2013). This same rule will be applied at GAVPAA STEM. Achievers need school leaders to create time for them to pursue their own interests and continue to develop their sense of play, passion, and purpose. Our Achievers are the innovators and leaders of the world. The global economy needs them to become great trendsetters of the 21st Century. GAVPAA STEM has the courage to disrupt conventional wisdom and pursue the eradication of the achievement gap. In addition to meeting the mandatory instructional minutes for core classes, GAVPAA STEM will incorporate additional time to allow for the "20% rule."

GAVPAA STEM understands the importance of utilizing research-based instructional practices to promote student achievement. To address how learning best occurs, Achievement Guides will be provided professional development and support in the following areas:

- Design standards-based instruction (using the principles of backward design)
- Align appropriate assessments to the State Standards
- Implement instructional activities that are aligned to State Standards and reflect research-based best practices
- Incorporate best instructional practices like Project-Based Learning, Social Emotional Learning and strategies for English Learners and Students with Disabilities
- Integrate STEAM in all lessons when appropriate.

Achievement Guides will incorporate instructional strategies detailed in Classroom Instruction that Works, by Marzano, Pickering, and Pollock and as detailed in Classroom Instruction that Works, 2nd Edition, by Dean, Ross Hubbell, Pitler and Stone. In addition to using the Marzano's observation and self-assessments instruments:

- iObservation—An online system for leaders and teachers that manages walkthroughs, observations, feedback, reporting, and professional development. It is also a system

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where teachers can engage in self-assessment and direct their own professional development based on Charlotte Danielson's Framework for Teaching.

The traditional backward design process guides teachers through a three-step process:

- Internalization and prioritization of the State Standards
- Differentiated assessment methods aligned to prioritized standards and identified learning targets
- Innovative, research-based instructional strategies clearly articulating student learning objectives

The third step is a process of aligning standards and assessments to real-world learning applications that take the shape of meaningful, rigorous, and assessable projects.

At GAVPAA STEM, it will be the expectation that Achievers are engaged in the curriculum and learning objectives at all times. Achievement Guides are expected to continuously communicate learning objectives to all Achievers while assessing Achievers for mastery of all concepts and State Standards. Research clearly suggests that learning best occurs when students are actively engaged in their own learning. This requires that students be involved in conversations about learning, instruction, and assessment. Furthermore, this student-centered approach supports a more culturally relevant curriculum that connects with student's interests and prior experiences. Frequent and meaningful connections with parents and engaging them in conversations about their child's education will also ensure that the academic program reflects the diversity of the community being served.

As part of the curriculum design process, research-based instructional strategies for increasing student achievement will be embedded into the daily culture of the classroom. Strategies initially brought to light in Classroom Instruction that Works (Marzano, Pickering, and Pollock, 2001) and strategies more deeply developed in the 2nd Edition of Classroom Instruction that Works (Dean, Ross Hubbell, Pitler, and Stone, 2012) will be utilized by Achievement Guides in their classrooms. These researchers have compiled teaching practices and strategies that "have a high probability of enhancing student achievement for all students in all subject areas at all grade levels" (Marzano, Pickering, Pollock, 2001). Achievement Guides will be challenged to examine the three elements of effective pedagogy: Instructional Strategies, Management Techniques, and Curriculum Design.

This approach further supports teachers to develop standards-aligned assessments and project-based instructional activities at each grade level, across the content areas. The professional development in preparation and during the initial year will focus on this integration, as a transition period toward a more complete use of the technique in subsequent years. The foundational coursework, as outlined above, will use a repertoire of instructional strategies, curriculum, and materials. Instructional strategies will include:

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- Direct instruction
- Research based projects
- Cooperative group work and projects
- Inter-disciplinary approaches to curriculum
- The presentation of clearly defined "Learning Targets" for all students by all teachers
- Rubric self-assessment
- The involvement of community members and educational partners in instructional presentation
- Mentoring program
- Implementation of a Professional Learning Community for peer interactions based on the work of nationally recognized work of Richard Dufour, Rebecca Dufour and Robert Eaker [In Revisiting Professional Learning Communities at Work](#) (2008).
- Computer Assisted Blended Learning

The following principles, taken from the theoretical frameworks of both these efforts, provide a foundation for GAVPAA STEM. Teaching and learning should be personalized to the maximum feasible extent. Achievement Guides at GAVPAA STEM will have a low student to teacher ratio as determined by school leadership and the Board, allowing strong relationships to form between Achievers and Achievement Guides.

Additionally, the following practices will increase engagement, achievement, and success:

- **Student-as-worker, teacher-as-coach/guide.** Students will be engaged in service-learning and other project-based work that demands their engagement with the core content.
- **Demonstration of mastery.** Multiple forms of fair and credible evaluations, ranging from ongoing observation of the learner to completion of specific projects, will be used to better understand the learner's strengths and needs, and to plan for additional assistance and enrichment, as needed. Students will have opportunities to exhibit their expertise before their family and community during the culminating, capstone projects at the end of each semester.
- **A school climate of decency and trust.** The school will be a place that is comfortable and inviting to all students. School leadership will cultivate an environment of respect, trust, and partnership among students, parents, and teachers.
- **Democracy and equity.** The school will demonstrate a non-discriminatory policy and institute an inclusive policies, practices, and pedagogies. It will model democratic practices that involve all who are directly connected and aligned with the school. The

school will build on the strength of the community through its partnerships and outreach efforts by implementing the following:

- **Creating Family-School Partnerships.** When parents/families know what the school expects and needs from their children and from them, they are able to support their child’s learning. Just as strong teacher-student relationships can provide students with invaluable support, likewise, solid partnerships among teachers and families are a key component of student success. The Charter School will actively create family-school partnerships through ongoing communication (with materials and presentations in parents’ home language), a compact that conveys to parents the school’s expectations, and school-wide family events organized by the Parent/Teacher Organization.
- **Continuous Relationships.** The school is structured to provide the time necessary for students to develop strong relationships with their Achievement Guides and peers. Using the technique termed —looping; students remain with the same set of advisory teachers (when possible) throughout their years at GAVPAA STEM. The sustained relationships that develop over time will facilitate students’ learning, as teachers will not need to spend valuable time getting to know a new class of students each year. This process will also allow for additional monitoring and support of college and career readiness and focus on student’s achievement of behavioral, social, career and educational goals.
- **Adaptive Pedagogy.** Achievers have different pathways and approaches to learning that enable them to process information and to make sense of their experiences. Achievement Guides will adjust their teaching modes to meet students’ individual needs and use technology, the arts, and real-world curriculum connections to support student learning. Through effective professional development, Achievement Guides will increase their toolkit of effective practices. In other words, the organizational process will evolve into charting concepts that support, nurture and provide for every Achiever’s academic achievement.

The well-being of all Achievers is strongly dependent on the learning environment. The success of any program needs to be centered on the school’s mission and Achiever outcomes. The learning environment is designed around the needs of each Achiever in the following ways:

- **Curriculum-** Achievers will engage in a rigorous college preparatory curriculum with a foundation built on the State Standards. GAVPAA STEM will provide instruction in English, Mathematics, Science and Social Science as well as VAPA, STEM, Physical Education, World Languages and Culturally Relevant experiences and Social Emotional

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Learning. Our expectations of success for each Achiever will be explicitly known and equal for all Achievers.

- **Tailored Experiences-** Achievers will benefit from flexible scheduling and specially designed learning environments, as well as customized personal learning plans as needed.
- **STEM and VAPA Pathways-** Achievers will all choose a visual and performing arts (VAPA) major and STEM (science, technology, engineering, and mathematics) pathway. These pathways will help them be well-rounded Achievers who leave GAVPAA STEM with a wealth of knowledge and intensive VAPA and STEM training.
- **Diverse environment-** GAVPAA STEM stakeholders (Achievers, parents, and staff) will feel comfortable, respected and welcome regardless of their race, religion, orientation, or circumstance.
- **Global Perspective-** Achievers will become responsible, responsive global citizens by developing various solutions and projects to address global issues. Their global perspective will be cultivated through our STEM pathways on a daily basis and through year-long projects.

Social and Emotional Learning: All Achievers begin their day with morning meeting, where there is an opportunity to build culture and norms and to address any issues that students or the teacher are experiencing as challenges. All students also engage in active Social and Emotional Learning through Restorative Justice and Responsive Classroom. All staff will receive training so that they can support students in their daily interactions with others to effectively apply these skills. The school will provide numerous parent workshops to capacitate parents as facilitators of positive child development. Additionally, GAVPAA STEM will use a program called Ripple Effects or its equivalent (chosen by Executive Director) to help children build resilience and handle the non-academic issues that get in the way of school success.

What it means to be an Educated Person in the 21st Century

The Partnership for 21st Century Skills is an organization dedicated to serving as a catalyst to position 21st century readiness at the center of U.S. K-12 education; by building collaborative partnerships among education, business, community and government leaders (Partnership for 21st Century Skills, 2013). Together they have outlined essential educational outcomes for students to thrive in the 21st century.

Using the P21 Framework for 21st Century Learning, GAVPAA STEM will develop core academic subject knowledge and understanding among all Achievers. For the Achievers to be critical thinkers and effective communicators, GAVPAA STEM must provide strong core

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academic subject knowledge. All the 21st century skills will be taught in the context of core academic subjects. Mastery of core subjects and 21st century themes are essential for Achievers. According to the Partnership for 21st Century Skills, 21st century learning should include the following:

- English, reading or language arts
- World languages
- Arts
- Mathematics
- Economics
- Science
- Geography
- Social Science
- Government and Civics

In addition to these subjects, GAVPAA STEM believes that schools must move beyond a focus on basic competency in core subjects to promoting understanding of academic content at much higher levels by weaving 21st century interdisciplinary themes into core subjects:

- Global awareness
- Financial, economic, business and entrepreneurial literacy
- Civic literacy
- Health literacy
- Environmental literacy

(Partnership for 21st Century Schools, 2013)

Characteristics of 21st Century Learners

The Partnership for 21st Century Skills identifies the following characteristics as those of 21st Century Learners:

- Innovative and creative
- Problem solvers
- Effective communicators
- Information and technology literate
- Flexible and adaptable
- Globally Competent

GAVPAA STEM will ensure that the Achievers are provided with the tools and resources necessary to be prepared for the 21st Century, which will allow them to become leaders of the local and global communities. These skills are critical for students' future college and job readiness (Wagner, 2008). GAVPAA STEM, along with many CEO's, managers, and executives at various levels, believe that for a student to become successful in the 21st Century work force, the following skill sets and abilities must be mastered:

- Critical thinking and problem solving
 - Talking through issues, situations and problems while getting to the root components
 - Understanding how the problem evolved
 - Looking at it from a systemic perspective and not accepting things at face value

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- Being curious about why things are the way they are and being able to think about why something is important
- Collaboration across networks and leading by influence
 - Working with virtual teams
 - Teleconferencing across the globe
 - Building trust electronically
 - Learning from and working collaboratively with individuals representing diverse cultures, religions and lifestyles in a spirit of mutual respect and open dialogue
 - Understanding other nations and cultures, including the use of non-English languages
- Agility and adaptability
 - Able to deal with ambiguity
 - Learning on the fly
 - Strategic agility
- Initiative and entrepreneurship
 - Developing students' ability to take more initiative
 - Developing students who are entrepreneurial in terms of the ways they seek out new opportunities, ideas, and strategies for improvement
- Effective oral and written communication
 - Communicating thoughts clearly and concisely
 - Creating focus, energy, and passion in writing
- Accessing and analyzing information
 - Conceptualizing and synthesizing data
 - Finding the important details and deciding what to do with them
 - Analyzing to discern new challenges and opportunities
- Curiosity and imagination
 - Developing curiosity about why things are the way they are
 - Training not only in techniques about how to ask questions, but also how to use analytical skills in ways that are out-of-the box
 - Finding creative solutions to problems
 - Strategizing to develop products and services that stand out from the competition (Wagner, 2008)

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The Characteristics of an educated person in the 21st Century is one who is:

- **Literate:** possessing the foundational skills in reading, writing, mathematics, science, social science, the arts and technology.
- **A communicator:** asks probing questions, searches for answers, and is able to confidently and effectively communicate both orally and in writing; justifies thinking, using evidence and serves as a bridge between cultures.
- **A thinker:** thinks critically, creatively, analytically and logically with the ability to initiate problem solving strategies, critically access and use data, understands the scientific process and is able to gather and organize information.
- **Responsible:** takes responsibility for his/her own actions, the environment, is productive, self-reliant, and works cooperatively with others.
- **Respectful:** honors themselves and other individual; appreciates diversity and is respectful and tolerant of each person's uniqueness.
- **A contributor:** contributes to the school, local and global community in an active respectful manner and possesses the skills to be successful in careers and civic life.

Enabling Students to be Self-Motivated, Competent and Life-Long Learners

GAVPAA STEM aims to enable Achievers to become self-motivated, competent, lifelong learners by creating and maintaining an environment where learning and creating is engaging, supportive, personalized, and meaningful. Achievers will have a voice in their education, course selection and career path, thus allowing them to experience both the successes and challenges that they may face as a result of their choices and decisions.

Students to be Served

GAVPAA STEM will be open to ALL students, in grades 5-8, regardless of gender, ethnicity, national origin, sexual orientation, religion, or any other protected class who seek an exceptional education in a culturally diverse setting where creative expression is respected and welcomed. Recruitment efforts will be made to focus on Achievers who may desire a different setting that focuses on learning through project-based approaches in Science, Technology, Engineering, Art and Mathematics.

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Enrollment Projections

GAVPAA STEM is confident that the demand to attend GAVPAA STEM will exceed the space provided. The community interest has grown exponentially through the development of the Charter Petition. Achievers who were previously in grade 5 will matriculate to grade 6, and those in grade 6 will matriculate into grade 7 and so on. The goal is to have the Achievers attend GAVPAA STEM for all four years. GAVPAA STEM recognizes that at the beginning of the Charter Term that the students will only benefit from the educational program for the years they attend the school based on the year that they enroll, but the goal is to have Achievers attend for four years and have a full comprehensive middle school experience. The focus will be to enroll Achievers in grades 5, 6, 7 and 8 and vacancies caused by matriculation as per the Admission Process outlined in Element 8 of this petition.

Table 1.5: Enrollment Projections from

Grade	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024
5	25	25	50	50	50
6	125	125	150	150	150
7	50	125	125	150	150
8	25	75	125	125	150
TOTAL	225	350	450	475	500

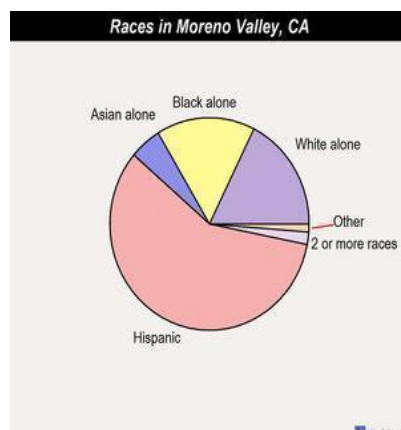
Community Profile

The need for GAVPAA STEM is apparent to the founding members of this Charter School. The need for a high-quality Charter School to serve all students especially Black or African American and Hispanic and Latino students has been established. Now the need to create this middle school in Moreno Valley will be discussed.

The Moreno Valley community is a diverse and multicultural community. According to www.city-data.com, 57.9% of the community is Hispanic or Latino, 17.8% is Black or African American, 16.8% is White, 5.5% is Asian, 1.4% is Two or More Races, and less than 1% are Native Hawaiian, Pacific Islander, or American Indian.

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Chart 1.1: Races in Moreno Valley, CA



The Moreno Valley Community is a unique area in the Inland Empire, and its need for a Charter School which serves grades 5-8 is evident. In review of the community data provided by City Data.com (<http://www.city-data.com/city/Moreno-Valley-California.html#ixzz5Blj4Xevv>), there are multiple areas of need. Specifically, the number of people housed in group quarters in Moreno Valley, the percentage of people living in poverty to include the comparative data on per capita income, the comparisons of Moreno Valley to the State of California, and the infamous areas for which Moreno Valley is known are concerning. The Charter School intends to work for and with the community to improve these statistics in the future.

The number of people in Moreno Valley who live in group quarters in Moreno Valley in 2010 are as follows:

- 349 people in group homes intended for adults
- 52 people in workers' group living quarters and job corps centers
- 38 people in residential treatment centers for adults
- 32 people in group homes for juveniles (non-correctional)
- 32 people in other non-institutional facilities
- 27 people in nursing facilities/skilled-nursing facilities
- 18 people in correctional residential facilities
- 6 people in residential treatment centers for juveniles (non-correctional)

The benefit is that there are group quarters in Moreno Valley, but the unfortunate fact that there are many juveniles who are living in group quarters and not at home with their families.

The poverty level in Moreno Valley in 2016 is 16.4% which is above the national average. The specifics are as follows by ethnic groups: 12.8% for White Non-Hispanic residents, 12.4% for Black or African-American residents, 18.5% for Hispanic or Latino residents, 31.7% for American Indian residents, 61.4% for Native Hawaiian and other Pacific Islander residents, 21.3% for other race residents, and 14.4% for residents of Two or More races. The per capita

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income in 2016 in Moreno Valley was an average of \$18,796 in comparison to the State of California per capita income in 2016 of \$29,829. This data is often due to a lack of education, lack of employment or low income, and difficulty in supporting families. GAVPAA STEM is well aware of the needs of the community and is putting the focus on education, academic success, college and career readiness and supports for the socioeconomically disadvantaged families. As per City-Data.com, Moreno Valley compared to California state average has a median house value below state average, Black or African-American race population percentage significantly above state average, and Hispanic or Latino race population percentage above state average. Since the population is socioeconomically disadvantaged students who are often Black or African American and Hispanic or Latino, the founders of GAVPAA STEM believe it is right and just to develop programs for these students and families which are explained in detail throughout this Charter Petition.

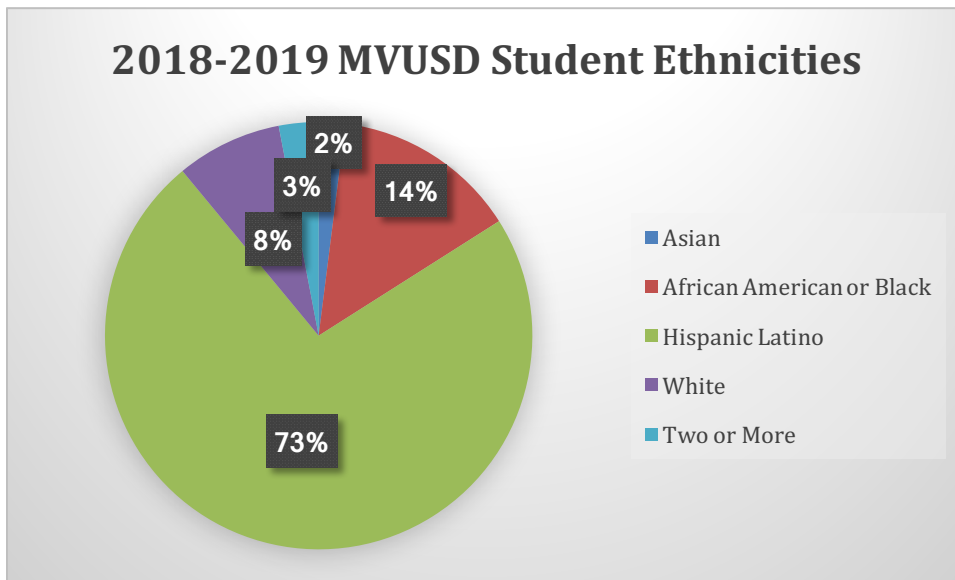
Moreno Valley has also been recognized on City-Data.com that ranks cities and quality of life for a variety of reasons. Unfortunately, the reasons that Moreno Valley have received recognition are not for positive reasons from pollution to employment choices to education to languages spoken at home. For example, Moreno Valley is in Riverside County which is #3 on the list of "Top 101 counties with the highest lead air pollution readings in 2012 ($\mu\text{g}/\text{m}^3$)" and #12 on the list of "Top 101 counties with the highest carbon monoxide air pollution readings in 2012 (ppm)." In terms of employment, Moreno Valley is known for blue collar, low paying jobs because it is #19 on the list of "Top 101 cities with largest percentage of males in industries: Transportation and warehousing (population 50,000+)," #23 on the list of "Top 101 cities with largest percentage of males in occupations: Material moving occupations (population 50,000+)," #30 on the list of "Top 101 cities with largest percentage of males in occupations: Transportation occupations (population 50,000+)." Moreno Valley is also considered a least-educated city as identified by being #55 on the list of "Top 101 cities with the least people having Master's or Doctorate degrees (population 50,000+)" and #70 on the list of "Top 100 least-educated cities (pop. 50,000+)." Finally, Moreno Valley is #90 on the list of "Top 101 cities with the lowest percentage of English-only speaking households (population 50,000+)." There is a lot of work to be done in Moreno Valley, and GAVPAA STEM is committed to be a part of the solution for the community.

Student Ethnicity

The student body of Moreno Valley Unified School District is less diverse than the community around it. In 2018-2019, the student body is made up of 73% Hispanic or Latino students, 14% Black or African American students, 8% White students, 3% Two or More Races, and 2% Asian students.

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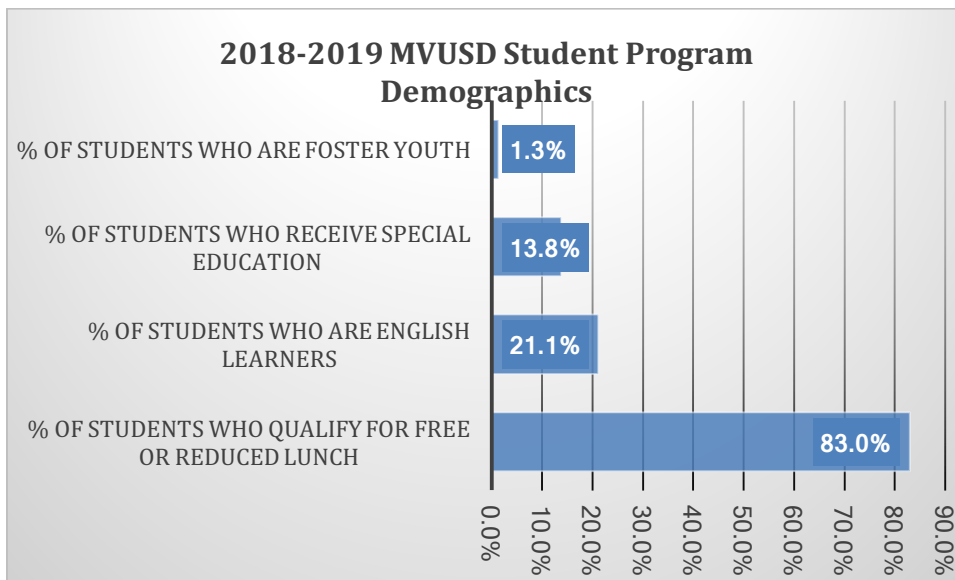
Chart 1.2: 2018-2019 MVUSD Student Ethnicities



Student Participation in Special Programs

The Student Programs demographics in MVUSD is made up of 13.8% students with disabilities, 21.1% English learners, 83.0% of the students qualify for the Free and Reduced Lunch Program, and 1.3% Foster Youth.

Chart 1.3: 2018-2019 MVUSD Student Program Demographics



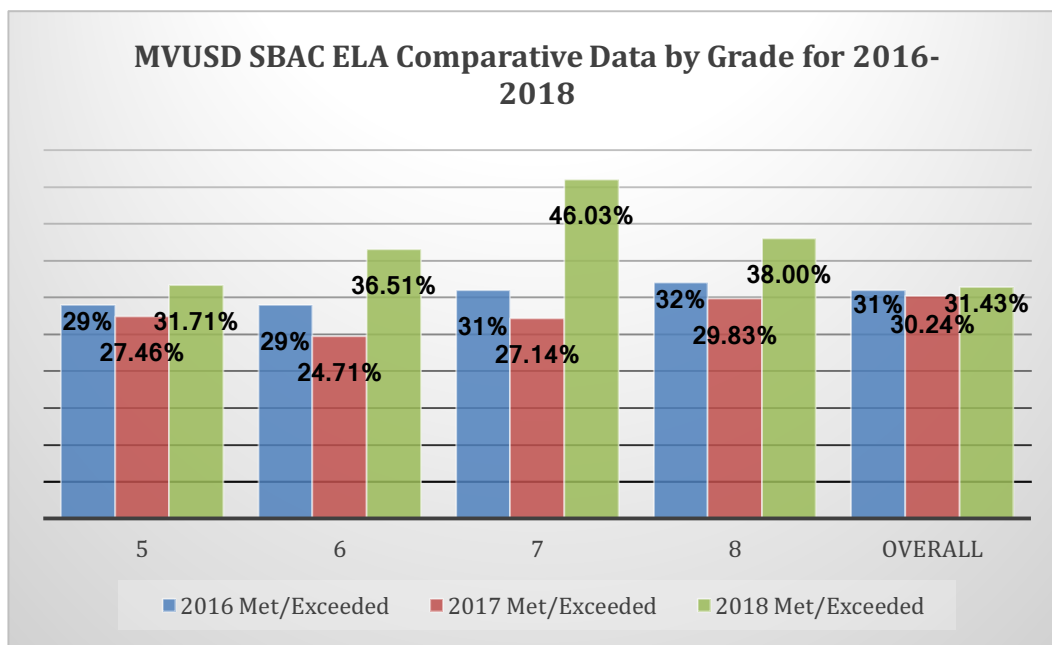
Attachment: Letter of Intent (6528 : Garvey/Allen Visual & Performing Arts Academy PEN23-0068)

Achievement Data

English Language Arts

The Smarter Balanced Assessment Consortium (“SBAC”) tests are given to every student in grades 3-8 and 11 in California each Spring. In comparing the MVUSD SBAC data for English Language Arts (“ELA”) in 2016, 2017 and 2018 shows that the Overall scores for MVUSD have been unchanging for the last three years. There have not been significant increases or decreases Overall Scores. By examining the data by individual grade level data, the trend for grades 5-8, which are the grades that GAVPAA will serve, are similar. The data showed a decrease in 2017 from 2016 and an increase in 2018 from 2017. While this recent growth is positive, it has not impacted the District’s Overall Scores. The data shows a decrease of 1.54% in grade 5 in 2017 with an increase of 4.55% in 2018, a decrease of 4.29% in grade 6 in 2017 with an increase of 11.8% in 2018, a decrease of 3.86% in grade 7 in 2017 with an increase of 18.89% in 2018, a decrease of 2.17% in grade 8 in 2017 with an increase of 8.17% in 2018.

Chart 1.4: MVUSD SBAC ELA Comparative Data for 2016, 2017 and 2018 by Grade Level

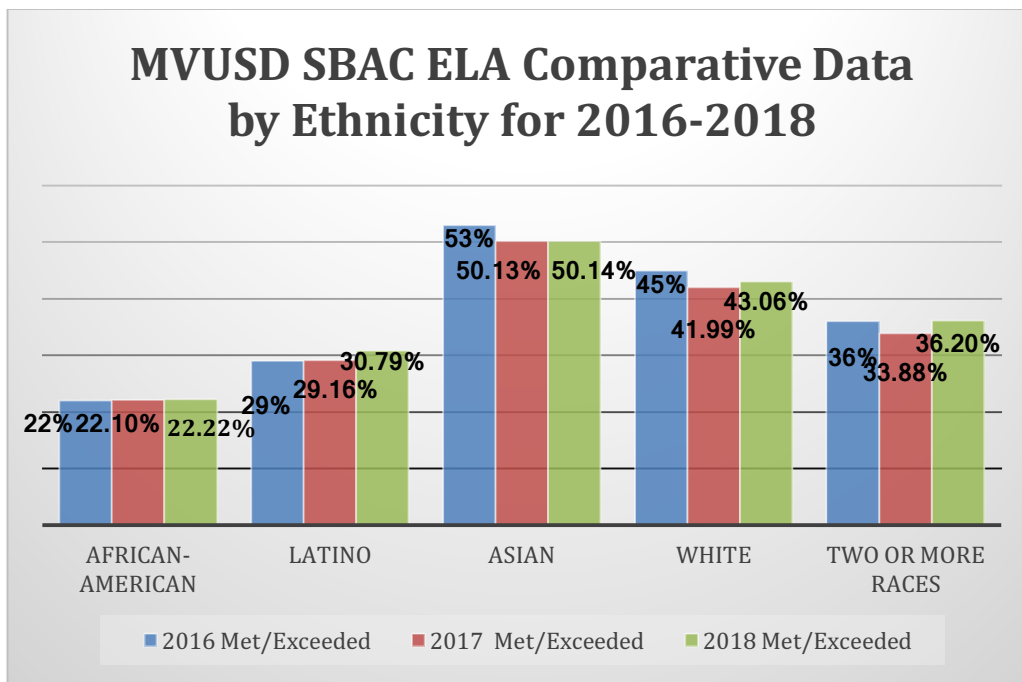


Attachment: Letter of Intent (6528 : Garvey/Allen Visual & Performing Arts Academy PEN23-0068)

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In comparing the MVUSD 2016-2018 SBAC ELA data by significant subgroups, it shows less than a 1% increase for African American or Black students showing a 0.22% imperceptible increase in three years. Hispanic or Latino students increased less than 2% in three years. Asian, White and Students with Two or More Ethnicities all demonstrated a decrease in scores from 2016 to 2017 and only minimal increases from 2017 to 2018. It is important to note that African American or Black students, Hispanic or Latino students, Native American students and Native Hawaiian or Pacific Islander students significantly trail behind Asian, White and Filipino students with African American or Black students scoring the lowest. Since 73% of MVUSD is made up of Hispanic or Latino students and 14% Black or African American students, this means that over 87% of the students in MVUSD are scoring under 31% of meeting or exceeding standards, or over 70% of the students are not meeting standards in English Language Arts.

Chart 1.5: MVUSD SBAC ELA Comparative Data for 2016, 2017 and 2018 by Ethnicity

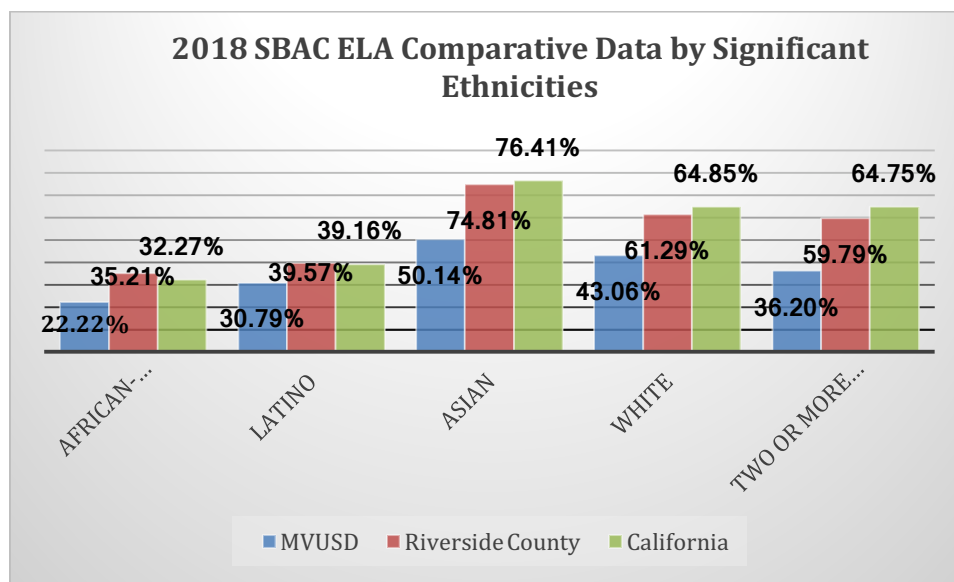


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In comparing the 2018 SBAC ELA Data by significant ethnicities by MVUSD, Riverside County and the State of California, MVUSD scores significantly lower than Riverside County and the State of California in all significant ethnicities. Black or African American students in MVUSD score 12.99% lower than Black or African American students in Riverside County and 10.05% lower than Black or African American students in California. Hispanic or Latino students in MVUSD score 8.87% lower than Hispanic or Latino students in Riverside County and 8.37% lower than Hispanic or Latino students in California. Asian students are the highest performing ethnic group in MVUSD (only 2% of the student demographics), Riverside County and California; however, the Asian students in MVUSD score 24.67% lower than Asian students in Riverside County and 26.27% lower than Asian students in California. White students in MVUSD score 18.23% lower than White students in Riverside County and 21.76% lower than White students in California. Students who report Two or More Races in MVUSD score 23.59% lower than students of Two or More Races in Riverside County and 28.55% lower than students of Two or More Races in California.

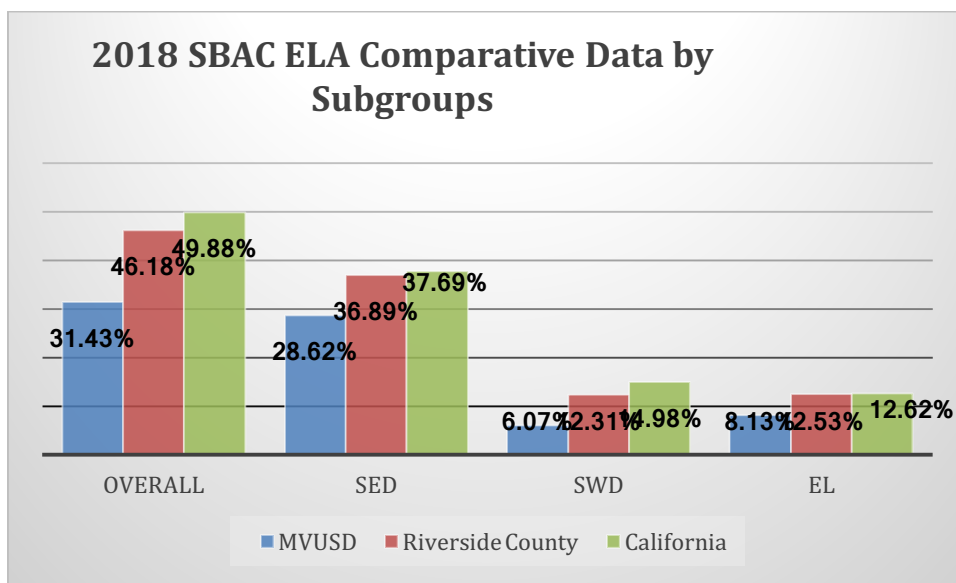
Chart 1.6: 2018 SBAC ELA Comparative Data by Significant Ethnicities by MVUSD, Riverside County and California



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Examining the academic achievement of subgroups to include the scores of Socioeconomically Disadvantaged Students (“SED”), Students with Disabilities (“SWD”) and English Learners (“EL”) is another manner to aggregate data. By reviewing the 2018 SBAC ELA data shows that MVUSD lags behind Riverside County and the State of California overall and by significant subgroups. Riverside County outperforms MVUSD by 14.75% overall, by 8.27% for SED students, by 6.24% for SWD, and by 4.4% for ELs. California outperforms Riverside County by 3.7% overall, is virtually equal to Riverside County for SED and EL students and outperforms Riverside County by 2.68% for SWD.

Chart 1.7: 2018 SBAC ELA Comparative Data by Subgroups by MVUSD, Riverside County and California



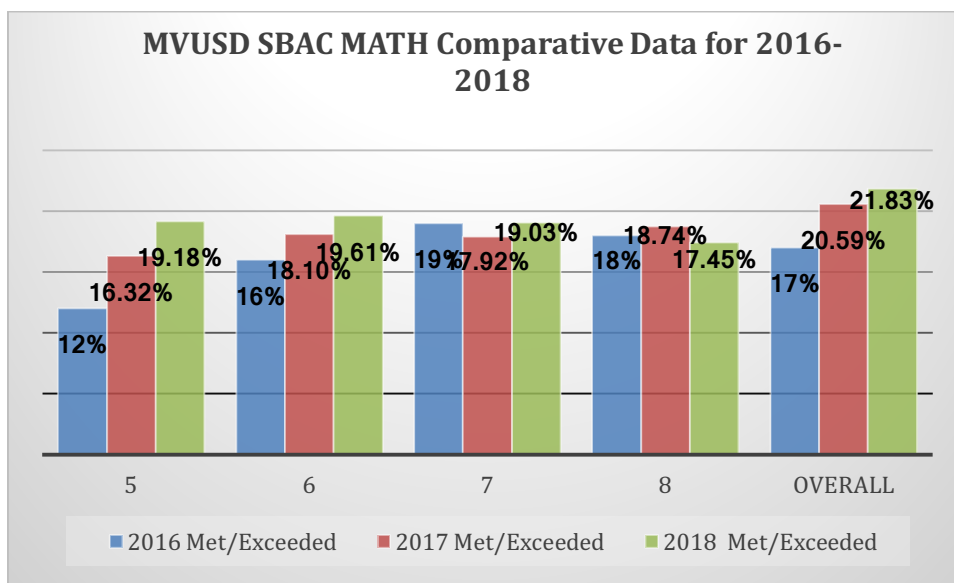
Attachment: Letter of Intent (6528 : Garvey/Allen Visual & Performing Arts Academy PEN23-0068)

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Mathematics

In comparing the MVUSD SBAC data for Mathematics (“Math”) in 2016, 2017 and 2018 for grades 5-8 which are the grades that GAVPAA will serve, 2016, 2017 and 2018 shows that the Overall scores for MVUSD increased slightly over the last three years in grades 5, 6 and Overall. By examining the data by individual grade level data, the trend for grades 5 and 6 are similar as is the trend for grades 7 and 8. The data shows an increase of 4.32% in grade 5 in 2017 from 2016, with an increase of 2.86% in 2018, an increase of 2.10% in grade 6 in 2017 with an increase of 1.51% in 2018, a decrease of 1.08% in grade 7 in 2017 with an increase of 1.38% in 2018, an increase of 0.74% in grade 8 in 2017 with a decrease of 1.29% in 2018.

Chart 1.8: MVUSD SBAC Math Comparative Data for 2016, 2017 and 2018 by Grade Level

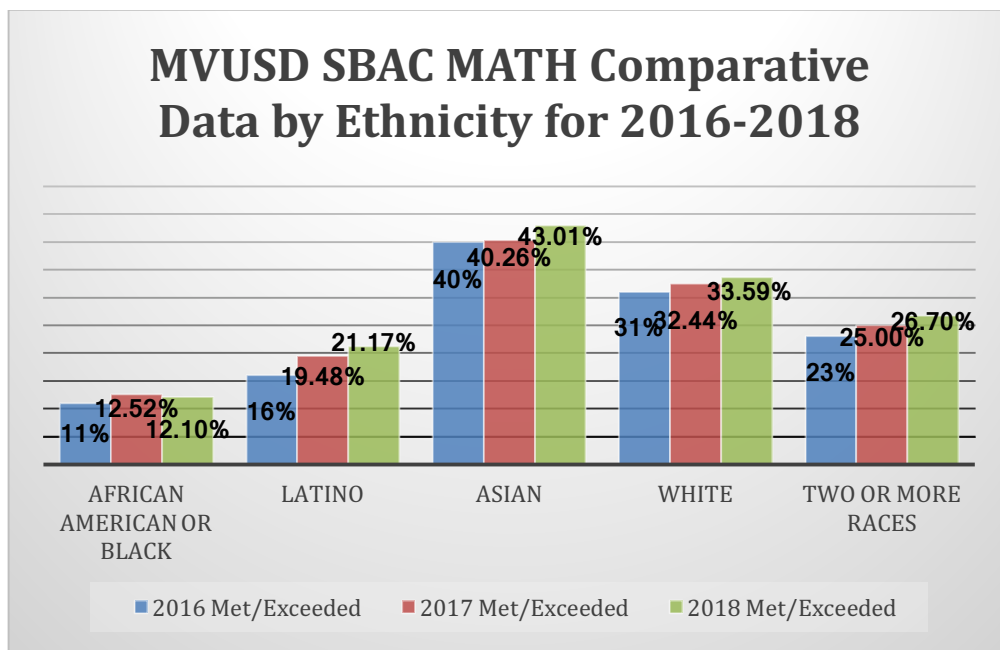


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In comparing the MVUSD 2016-2018 SBAC Math data by ethnicity it shows an increase in all ethnicities from 2016 to 2017, then an increase from 2017 to 2018, except for Black or African American students. There was a 1.52% increase for African American or Black students from 2016 to 2017 and a 0.42% decrease from 2017 to 2018. There was a 3.48% increase for Hispanic or Latino students from 2016 to 2017 and again a 1.69% increase from 2017 to 2018. There was a 0.26% increase for Asian students from 2016 to 2017 and again a 2.75% increase from 2017 to 2018. There was a 1.44% increase for White students from 2016 to 2017 and again a 1.15% increase from 2017 to 2018. There was 2% increase for students of Two or More Races from 2016 to 2017 and again a 1.7% increase from 2017 to 2018. Again, African American or Black students have scored the lowest of any other ethnic group in MVUSD for these three comparative years. It means that 87.9% of all Black or African American students in MVUSD are not meeting standards in mathematics. It means that 78.83% of all Hispanic or Latino students in MVUSD are not meeting standards in mathematics. As a model District in Riverside County, there should be higher expectations and levels of growth for the majority of the students, or 87% of the students, served by MVUSD.

Chart 1.9: MVUSD SBAC Math Comparative Data for 2016, 2017 and 2018 by Ethnicity

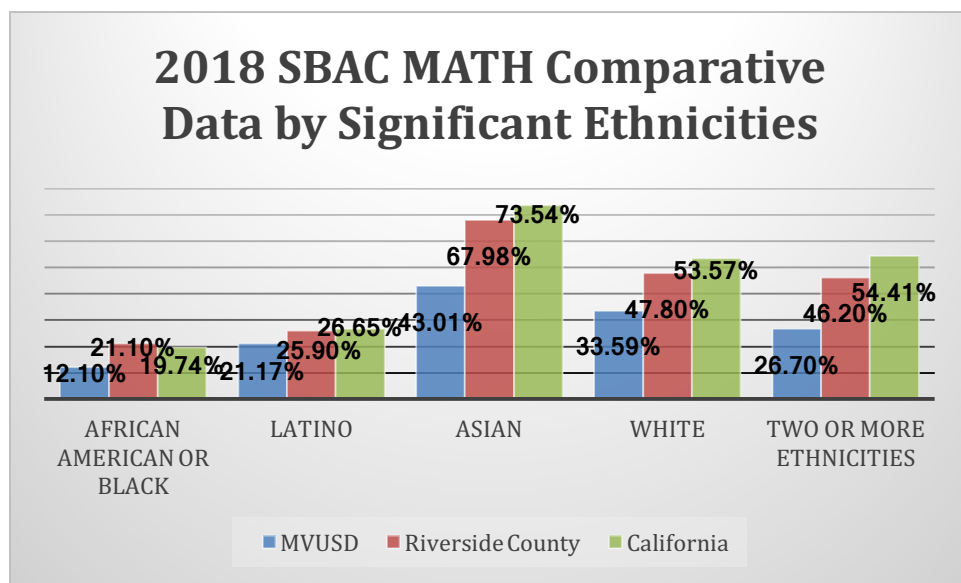


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In comparing the 2018 SBAC Math Data by significant ethnicities by MVUSD, Riverside County and the State of California, MVUSD scores significantly lower than Riverside County and the State of California in all significant ethnicities. Historically, Black or African American and Hispanic or Latino students are the lowest performing subgroup in MVUSD, Riverside County and the State of California. Black or African American students in MVUSD score 9% lower than Black or African American students in Riverside County and 7.64% lower than Black or African American students in California. Hispanic or Latino students in MVUSD score 4.73% lower than Hispanic or Latino students in Riverside County and 5.48% lower than Hispanic or Latino students in California. Asian students are the highest performing ethnic group in MVUSD (only 2% of the student demographics), Riverside County and California; however, the Asian students in MVUSD score 24.97% lower than Asian students in Riverside County and 30.53% lower than Asian students in California. White students in MVUSD score 14.21% lower than White students in Riverside County and 19.98% lower than White students in California. Students who report Two or More Races in MVUSD score 19.50% lower than students of Two or More Races in Riverside County and 27.71% lower than students of Two or More Races in California.

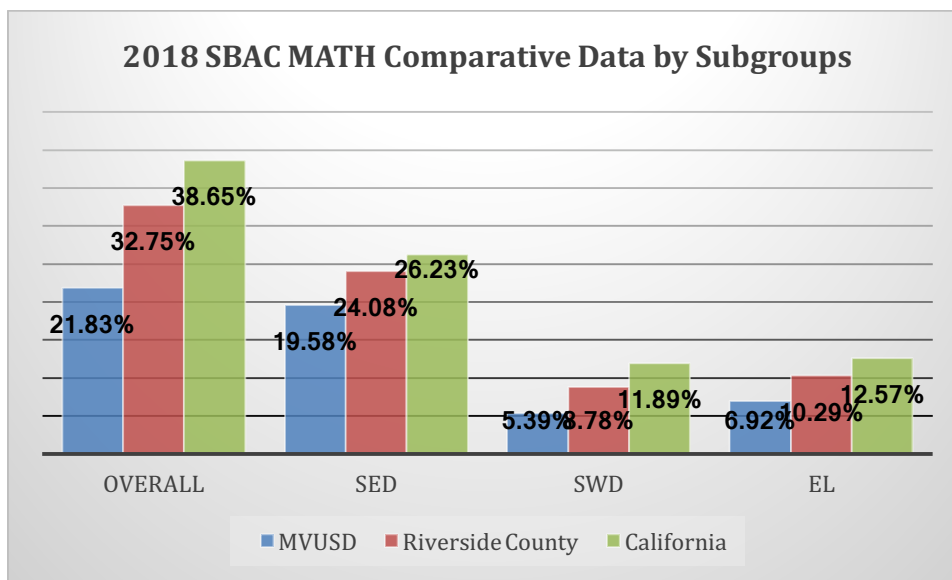
Chart 1.10: 2018 SBAC Math Comparative Data by Significant Ethnicities by MVUSD, Riverside County and California



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By reviewing the 2018 SBAC Math data shows that MVUSD scores lower than Riverside County and the State of California Overall and by significant subgroups. Riverside County outperforms MVUSD by 10.92% Overall, by 4.5% for SED students, by 3.39% for SWD, and by 3.37% for ELs. California outperforms MVUSD and Riverside County. California outperforms MVUSD by 16.82% Overall, by 6.65% for SED students, by 6.5% for SWD and by 5.65% for ELs.

Chart 1.11: 2018 SBAC Math Comparative Data by Subgroups by MVUSD, Riverside County and California



Suspensions and Expulsions

In reviewing the Suspension Data by ethnicity in MVUSD in 2016-2017, it is important to note that the Suspension Rate for All Students in the District is 6.2% which is listed on the California School Dashboard (<https://caschooldashboard.org/#/ReportDetail/33671240000000/3/2>) in the Fall 2017 Release as “High” and received a performance level of “Orange” which is the second lowest performance level. More startling is the suspension rate for the student ethnicities in the District in 2016-2017, African American or Black Suspension Rate was 12.8% (over twice the overall suspension rate), Native American Suspension Rate was 8%, Pacific Islander Suspension Rate was 6.8%, Two or More Races Suspension Rate was 6.5%, White Suspension Rate was 5.4%, Hispanic or Latino Suspension Rate was 5.1%, Asian Suspension Rate was 3.8% and Filipino Suspension Rate was 2.2%. To better understand how high the suspension rate is in MVUSD, it is important to examine other districts like Los Angeles Unified School District which had a Suspension Rate of 0.5% in the Fall 2018 Release with no significant student groups or ethnicities reported in Red or Orange or Yellow performance levels (<https://caschooldashboard.org/#/ReportDetail/19647330000000/3/2>).

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Table 1.6: MVUSD Suspension Data by Ethnicity for 2016-2017

Suspension By Ethnicity 2016-2017		Unduplicated Count of		Percent of Students Suspended	Percent of Students Suspended	
Ethnicity	Cumulative Enrollment	Total Suspensions	Students Suspended	Suspension Rate	with One Suspension	with Multiple Suspensions
African American	5,499	1,329	704	12.80%	60.10%	39.90%
American Indian or Alaska Native	100	21	8	8.00%	62.50%	37.50%
Asian	765	41	29	3.80%	79.30%	20.70%
Filipino	499	13	11	2.20%	81.80%	18.20%
Hispanic or Latino	25,522	2,261	1,313	5.10%	66.40%	33.60%
Pacific Islander	281	30	19	6.80%	73.70%	26.30%
White	2,778	252	150	5.40%	69.30%	30.70%
Two or More Races	986	104	64	6.50%	65.60%	34.40%
Not Reported	145	0	0	0.00%	0.00%	0.00%

In reviewing the Suspension Data in MVUSD in 2017-2018, it is important to note that the Suspension Rate for All Students in the District is 6.1% which is listed on the California School Dashboard (<https://caschooldashboard.org/reports/33671240000000/2018>) in the Fall 2018 Release as “High” and received a performance level of “Orange” which is the second lowest performance level. The Suspension Rate for Students with Disabilities in the District is 10.1% and received a performance level of “Red” which is the lowest performance level. The Suspension Rate for Black or African American students, Native American or Alaskan Native Students, Hispanic or Latino students, Two of More Races, and Socioeconomically Disadvantaged Students received a performance level of “Orange” which is the second lowest performance level. The Suspension Rate for English Learners, Foster Youth, Homeless, and White Students received a performance level of “Yellow” which is still significant. The suspension rate for the State of California was 3.5% in 2018 and received a performance level of Yellow. For Los Angeles Unified School District, the suspension rate was 0.5% in 2018 and received a performance level of Blue which was the highest performance level.

The Expulsion Data for MVUSD in 2016-2017 is equally as disturbing since the expulsion rate was 0.32%. Over 100 students were expelled from MVUSD in 2016-2017. The expulsion rate for Black or African American students was 0.60%, for Native American or Alaskan Native Students, the rate was 1%, for Asian students, the rate was 0.26%, for Hispanic or Latino students, the rate was 0.28%, for White students, the rate was 0.18%, and for students of Two of More Races, the rate was 0.30%. For Los Angeles Unified School District, the expulsion rate for the same year was 0.02%.

Table 1.7: MVUSD Expulsion Data by Ethnicity for 2016-2017

Expulsion Rate By Ethnicity 2016-2017		Unduplicated Count of		Expulsion Rate
Ethnicity	Cumulative Enrollment	Total Expulsions	Students Expelled	Expulsion Rate
African American	5,499	33	33	0.60%
American Indian or Alaska Native	100	1	1	1.00%
Asian	765	2	2	0.26%
Filipino	499	0	0	0.00%
Hispanic or Latino	25,522	72	72	0.28%
Pacific Islander	281	0	0	0.00%
White	2,778	5	5	0.18%
Two or More Races	986	3	3	0.30%
Not Reported	145	0	0	0.00%

School Climate

In order for GAVPAA STEM to fulfill the mission of creating a school community “Where Achievers are the Architects of their own Destinies,” the school climate must be one where students feel safe, where student behavior is handled in an effective and fair manner by promoting positive solutions like Restorative Justice, Responsive Classroom and Ripple Effects, taking responsibility for the behavior, learning from the mistakes, making amends and returning to the school community. Alternatives to Suspensions are paramount since data has shown that suspension from school has little impact on teaching a student how to correct their behavior. Obviously, students cannot learn if they are not in school.

The school environment is well-planned for Achiever success. The school hallways are designed to respect the multicultural student body filled with quotes, affirmations and depictions of influential leaders. The hallways will celebrate Achiever work in core content areas as well as STEAM. Each classroom will celebrate and be named after a college or University and focusing on the Achievers’ college graduation year. Each classroom could be named after the Achievement Guide’s alma mater or a favorite college or university. The focus is always on college graduation, as middle school promotion and high school graduation are simply rungs on the ladder to reach one’s destiny.

A key component in maintaining a positive school climate is the implementation of Restorative Justice tools. Restorative Justice is another tool GAVPAA STEM will be using to meet the social emotional needs of its Achievers. Restorative Justice empowers students to resolve conflicts on their own and in small groups. Through the use of peer-mediated groups, students are able to talk, ask questions, and air grievances. This program has been beneficial in schools around the country and has helped in strengthening school communities, prevent bullying, and reduce the number of student conflicts. Additionally, suspension rates and expulsion rates have been reduced in those schools and districts using this program. Research shows that schools using this program have seen an overall decrease of 61% in suspensions, 91% decrease in office referrals, 77% decrease in the number of students with multiple suspensions, 26% of students with reduced aggression, and an increase of 20% in improved social skills.

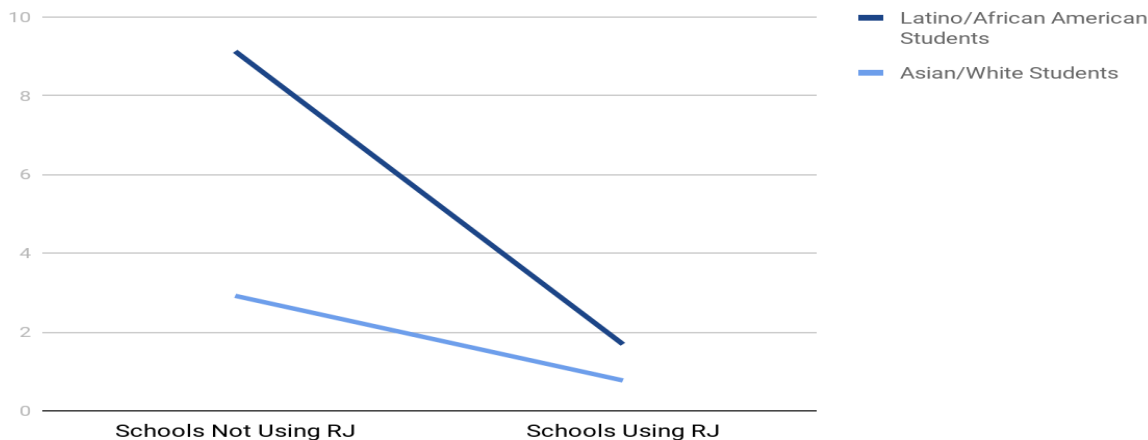
Restorative Justice works by bringing all affected parties together, both the wrong-doers and those that have been wronged, as well as any other peers or adults that were involved in the incident being discussed. As a group, the incident in question is discussed and amends are made. If suspension of a student is involved, student reintegration into the classroom is also addressed.

Restorative Justice is used to narrow the racial discipline gap. According to the Advancement Project (2013), African-American students are three times more likely to be suspended than White students. According to the MVUSD Suspension Data for 2016-2017, Black or African American students are suspended nearly two and half times more often than White Students. A

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single suspension doubles a student's risk of dropping out. In schools using Restorative Justice, the number of misconduct/defiance referrals between Asian/White student and Latino/African American students was narrower than in school not using this program¹.

Reduced Racial Gap in Defiance & Misconduct Referrals



GAVPAA STEM will also acknowledge Achievers by holding quarterly awards assemblies. Awards will be given to Achievers for improvement and excellence in conduct, citizenship, attendance, and academic achievement. The Honor Roll will be used to honor those Achievers with a 3.5 grade point average or higher.

In addition to the above-mentioned items, GAVPAA STEM will have an Ambassador Program. Every class will have Achievers identified as “Ambassadors.” These Achievers will be responsible for greeting guests and visitors, both in the classroom and on campus tours. Ambassadors will explain classroom procedures and give guests a tour of the room, explaining work displayed and lessons and activities currently in progress. Having Achievers take responsibility for greeting and interacting with guests and visitors illustrate the GAVPAA STEM belief in giving children the opportunity to lead. Achievers bestowed with this honor will be chosen based on character, behavior, and citizenship rather than by academic achievement. This is an opportunity for Achievers who might not be academically gifted to be acknowledged for being a responsible citizen and member of the GAVPAA STEM family. Achievement Guides will nominate potential Achievers, and the staff will decide together. New Ambassadors will be chosen each semester.

College and Career Readiness

College and Career Readiness is a powerful tool in disrupting the school to prison pipeline. Educating Achievers on the possibilities of college and a career can offer hope and present

¹ International Institute for Restorative Practices (2014). Improving school climate: Evidence from schools implementing restorative practices.

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alternatives to crime. Starting in 5th grade, Achievers are given information regarding different career possibilities. Electives are provided that allow Achievers to experience various forms of performance and visual arts, culinary arts, and STEM related courses. By giving Achievers a variety of options and exposure, in grades 5-8, they can then focus on the area that interests them the most, allowing them to build a deeper appreciation and understanding for their area of interest.

Courses offered through Paxton/Patterson provide real-life experiences and situations in the area of STEM related topics. This allows Achievers to develop knowledge and experiences while still in school, rather than after high-school graduation. Additionally, all grade 8 Achievers will take the PSAT.

Achievement Managers (counselors) will provide grade 8 Achievers with high school course information and will impart the need for completion of recommended A-G requirements when they reach high school. Achievement Managers will also work with Achievers in finding colleges that align with their interests to assist in ensuring Achievers are ready for high school upon promotion. Workshops will also be provided for parents regarding A-G requirements, managing High School to prepare for college and supporting students.

Achievement Managers (Counselors) will utilize a program like Naviance to prepare Achievers for College and Career Readiness. Achievement Guides can use Naviance in Advisory. Naviance makes it easier and more engaging than ever for students to answer the four most important questions that shape their future: Who am I? What do I want to be? How will I get there? and How will I succeed? The new mobile-friendly design delivers the power of Naviance to students' fingertips with familiar and intuitive tools that personalize and simplify the college and career planning process. A recent Gallup study uncovered a 28% decline in student engagement between middle school and high school. Middle school is a critical time for self-discovery, developing confidence, and understanding why education is relevant to students' future.

Naviance for Middle School is a college and career readiness solution that helps students discover during these pivotal years their strengths and interests and see how they can help them reach their goals. It also enables individual learning plans aligned to students' goals.

College success begins with college awareness. During these pivotal years, it is important for students in middle school to know that college could one day be an option for them and ensure that high school is a productive time for college preparation.

Programs like Naviance help middle school students to:

- Gain college awareness

- Explore college majors
- Learn about admission requirements
- Get excited about postsecondary education

College and Career Readiness Curriculum

While most students aspire to go on to college, many do not know what it takes to reach their goal. The Naviance College & Career Readiness Curriculum is a blended learning solution for students in grades 6-12 that helps them develop critical, non-cognitive skills and college knowledge and instills confidence, so students will persevere to reach their long-term college and career goals.

Self-Assessments

AchieveWORKS assessments by Human eSources support a personalized learning approach to helping students understand their personality type, learning styles, and unique intelligences. Together, the assessments provide a comprehensive profile of students' strengths and personal attributes that gives students the tools they need to take charge of their own learning.

Career Assessment

Career Key is a career assessment for middle and high school students based on Holland's interest codes. Career Key's scientific matching system enables students to identify careers and college majors that match their interests, traits, skills and abilities.

Middle School Requirements

Middle school Achievers (grades 5-8) are required to participate in academic courses that include English, Mathematics, Social Science and Science as well as Physical Education and Electives. Achievers will choose a VAPA Major and STEM Pathway. The Charter School's middle school promotion policy (to be developed with a consortium of Achievers, Parents, Achievement Managers and Guides, and Administration) ensures that each Achiever is prepared to progress based on completion of course that prepares them for success in high school, college, career and life.

On-going communication with parents via conferences, progress reports, and report cards provide initial notification of concerns with student academic performance. GAVPAA STEM maintains a "No D policy." If GAVPAA STEM seeks to retain an Achiever, a conference will be held with the Executive Director or designee, Achievement Manager, Achievement Guide, Achiever, and parent to ensure clear supports are in place for improving student outcomes. However, Achievers will be provided a longer school day, block scheduling, Advisory and an additional host of interventions such as, Mandatory Study Hall/Tutoring on Wednesdays, and 9th period for remediation (as the need arises).

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Instructional Minutes and Days Calculator

Grades	Grades Offered	Number of Regular Days	Number of Instr. Minutes Per Regular Day	Number of Early Dismissal Days	Number of Instr. Minutes Per Early Dismissal Day	Number of Minimum Days	Number of Instr. Minutes Per Minimum Day	Number of [Other] Days	Number of Instr. Minutes Per [Other] Day	Total Number of Instr. Days	Minutes Req'd Per State Law	Total Number of Instr. Minutes	Number of Instr. Minutes Above/ Below State Req't.
5	Yes	139	415	35	310	6	270	0	0	180	54000	70155	16155
6	Yes	139	415	35	310	6	270	0	0	180	54000	70155	16155
7	Yes	139	415	35	310	6	270	0	0	180	54000	70155	16155
8	Yes	139	415	35	310	6	270	0	0	180	54000	70155	16155

Charter school will have at least 175 days of instruction and for each fiscal year, offer, at a minimum, the following number of minutes of instruction:

(A) To pupils in grades 4 to 8, inclusive, 54,000 minutes.

Typical Day for an Achiever

On a typical school day, the first administrator and support staff have opened GAVPAA STEM's doors by 7:00 AM to prepare for the arrival of "The Dream Team." The phone may ring and someone will answer, "It's a great day at GAVPAA STEM, where Achievers are the architects of their own destinies, how may I direct your call?" The Gwen's Grotto staff have begun to prepare delicious and nutritious meals for The Dream Team and Achievers to enjoy. Achievement Guides will arrive by 7:20 AM. This time is designated for common planning, teacher preparation, office hours for tutoring, advisement, or quick rehearsal. Achievers can be heard, asking questions of their Achievement Guides, checking in with their Achievement Manager, collaborating on a project, testing out an experiment, practicing lines for the upcoming show of "The Wiz," tapping away at the keyboard in the computer lab, or even visiting the college and career center. Like every day and class period, The Dream Team will begin to spill out into the halls, corridors parking lot and entrance, ready to welcome Achievers with a good morning, ready to achieve and firm handshake. At 7:40 AM, Achievers will attend the GAVPAA Family Breakfast for a shared meal, Black Hawk News, mandatory meditation, reflection and daily focus. Each class will tune in to Black Hawk News on their television by 7:45 AM. At GAVPAA STEM, Breakfast and Lunch are FREE for all Achievers regardless of qualifying for free or reduced lunch. Meals are prepared with the highest quality fruits, vegetables, and meats, following the appropriate nutritional guidelines. While eating breakfast, Black Hawk News will be broadcasted live from the campus production studio. The Executive Director, and/or Site Administrator will make any necessary recognitions, celebrations and announcements. Various clubs can send in announcements for the Black Hawk News Cast to announce. The video production class will assist in ensuring the Black Hawk News is produced with excellence.

Black Hawk News will end with the school song, sung by the entire school led by various GAVPAA academy groups who have perfected the school song. At the end of the school song, the "Achiever Bell" will ring and more achieving will be in session. The "Achiever bell" will

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ring, and Achievers will begin to walk the culturally designed hallways filled with quotes, affirmations, depictions of influential leaders, and more. Achievers will enter classrooms that are decorated in a print rich and culturally relevant fashion with each classroom named after a University or College, represented by Achievers' high school and college graduation year. Depending on the day of the week, specific classes will be responsible for delivering the GAVPAA Family Breakfast to each classroom.

All Achievers will begin their day in Advisory to receive differentiated instruction based on the student's needs for ELD and Universal Access for Achievers struggling academically, succeeding academically or exceeding academically as previously explained in the section titled Advisory Courses. Workspaces are quiet with occasional chatter depending on the lesson or vibrant and robust with song, dance, collaboration, and multiple innovative "Tinkerspaces." Achievement Guides are conducting paideia seminars, avant-garde lessons, and project-based, hands-on learning while integrating "Ron Clark" strategies. After these lessons are complete, Achievers will take out their computer devices (Chromebook, Ipad, etc.). Achievers begin to work on that core subject's computer program like *myPerspectives*. Achievement Guides circulate among Achievers to check on their progress and take full advantage of teachable moments (over the shoulder instruction). Achievement Guides will monitor Achievers while they are working independently or collaboratively with their peers on projects.

Achievers will move throughout the day and attend classes performing lab experiments, completing a culinary arts lesson, conducting a strategic plan to create a new gadget, solve a local or global problem, or having a very thought provoking discussion surrounding a current event or social justice issue. As Achievers and Achievement Guides begin to need a break, Nutrition or Lunch begins depending on the time and day. Achievement Guides will use this time for common planning, grading, or a duty-free break. We have extended the normal thirty minute lunch to 45 minutes, to allow 15 minutes for some quick check-ins, tutoring, clarifying questions to Achievement Guides and support from Achievement Managers. In addition to core subject areas, Achievers participate in academic electives to create a more complete education and allow them to pursue interests and discover their talents and abilities. During nutrition and lunch, Achievers may be grabbing a nutritious snack or lunch from the Black Hawk Grotto, found in classrooms rehearsing for shows, receiving or offering tutoring, participating in school spirit events, engaging in peer mediation with Achievers who offer conflict-resolution strategies, working independently, working in groups, or getting individual assistance, socializing with peers to build positive friendships, and interacting with The Dream Team to develop core values.

As the school day comes to an end, there is a moment to reflect on the day's successes and challenges as the Achievers transition from school to home. There will be an announcement to read a quote from an influential leader, writer, artist, scientist or mathematician to bring the day to a close. Then, there will be a moment of silence for reflection. Again, The Dream Team will

enter the halls, corridors and exits ready to send Achievers off with “Make it a great night to design your destiny, Achievers.”

Special Populations

GAVPAA STEM is an inclusive Charter School and will offer services for all students in special populations. This includes, but is not limited to, students who qualify for Free or Reduced-Price Lunch; students who are designated as English Learners; and students who receive Special Education services. GAVPAA STEM will serve all students with an Individualized Education Program (“IEP”), regardless of their eligibility. GAVPAA STEM will follow the applicable laws and regulations of the Elementary and Secondary Education Act, as amended by the Every Student Succeeds Act. The Achievers who are designated as ELs will receive daily instruction in English Language Development (“ELD”) during their Advisory Course. In addition, Achievement Guides will use Specially Designed Academic Instruction in English (“SDAIE”) strategies including accessing prior knowledge, cooperative learning, hands-on instruction, student communication, explicit vocabulary instruction, multicultural education and checking for understanding.

Achievers are most successful when there is a cooperative effort between parents and Charter School personnel in a spirit of shared responsibility. GAVPAA STEM’s structures for regular planning and collaboration in PLCs provides Achievement Guides with time to evaluate data and to plan strategically to support all learners. In order to meet the needs of all learners, Achievement Guides utilize Universal Access time to differentiate the instruction for each Achiever during the regular periods and during Advisory. Instruction is differentiated according to learning styles, strengths, abilities, and interests to support all learners. Achievers receive actionable and timely feedback, which empowers them to succeed by building on what they know. All Achievers receive a rigorous, standards-based, VAPA and STEM infused educational experience. Achievers who experience problems with achieving academically or who demonstrate the need for behavior support are referred to interventions and/or the Student Success Team for further discussion on further interventions.

GAVPAA STEM maintains a culture of high expectations for all Achievers and promotes success for all. The Charter School believes that all Achieves can attain high standards, regardless of their strengths, challenges, and life experiences, and therefore, all Achievers should be offered opportunities to engage in a rigorous curriculum.

Achievers who are not meeting grade level benchmarks are provided additional interventions beyond the regular school day. The interventions focus on building and supporting basic reading, writing and math skills for success in the regular grade level appropriate curriculum. Achievers are identified for interventions based on the following assessments/performances:

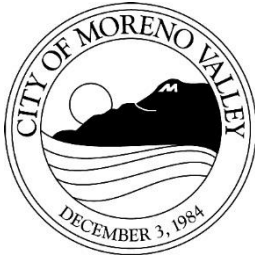
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- Students performing well below proficiency or not approaching mastery of standards, especially in Language Arts and Mathematics.
- Progress reports sent home by teachers
- Fall Universal Testing (iReady)
- ELPAC Test
- Student score on Smarter Balanced Assessments (SBAC)
- Formative and summative assessments given by classroom teachers
- Student Request
- Parent Request

GAVPAA STEM Achievement Guides will address the needs of academically low-performing Achievers, including appropriate modifications in any of the following program components:

Multi-Tier System of Supports

GAVPAA STEM is built on the Multi-Tier System of Supports (“MTSS”) which encompasses a Response to Intervention (“RtI”) program but goes beyond the student interventions. MTSS addresses academic as well as the social, emotional, and behavioral development of children from early childhood to graduation. It provides multiple levels of support for all learners (struggling through advanced). GAVPAA STEM aligns resources and support for Achievers receiving instruction and for Achievement Guides and other support staff who are delivering the instruction. This model is an educational paradigm shift that ensures that overall school improvement is sustainable. GAVPAA STEM provides continued support for Achievement Guides in delivering instruction, utilizing and developing effective curriculum, administering assessment, and using data to guide instruction. This process requires greater collaboration between general education teachers, special education teachers and paraprofessionals which GAVPAA STEM has built into the daily schedule. The greatest difference is that MTSS at GAVPAA STEM includes a focus on intervention but has a stronger goal of prevention. The key is the professional development that is included for all staff which creates a more collaborative and cohesive culture for the betterment of students (Hurst, 2014).



PLANNING COMMISSION

STAFF REPORT

Meeting Date: February 22, 2024

CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SELF-STORAGE FACILITY PROJECT

Case: Conditional Use Permit (PEN22-0251)

Applicant: Dan Zaharoni

Property Owner: Isaac Zaharoni

Project Site: South side of Box Springs Road, west of Day Street (APN: 291-050-048)

Case Planner: Juan Galvan, Contract Planner

Council District: 2

Proposed Project: A Conditional Use Permit for the development of a self-storage facility with outdoor vehicle/RV storage, located on a 3.11-acre vacant site.

CEQA Determination: Categorically Exempt from the California Environmental Quality Act (CEQA), under CEQA Guidelines Section 15332, Class 32 (Infill Development Projects).

SUMMARY

The Applicant is requesting a Conditional Use Permit (CUP) to allow the construction of a self-storage facility with outdoor vehicle and recreational vehicle (RV) storage ("Proposed Project"). The Project Site is located on the south side of Box Springs Road, west of Day Street, within the Community Commercial (CC) District. The Proposed Project is consistent with the goals, policies, and objectives of the City's General Plan, as well as the requirements of the CC District and the City's Municipal Code.

PROJECT DESCRIPTION

Conditional Use Permit

The Proposed Project consists of a Conditional Use Permit (CUP) to allow for the development of a self-storage facility with indoor storage and dedicated outdoor storage space for recreational vehicles. The Proposed Project consists of three buildings: Buildings, A, B, and C.

Building A will be three stories tall with an approximately 128,235 square-foot building with 724 storage units and approximately 825 square feet of office space. Building B and Building C will be single-story buildings. Building B will be an approximately 2,750-square-foot building with 15 storage units. Building C will be an approximately 3,600-square-foot building with 19 storage units. Outdoor parking spaces will be provided for vehicle storage that will include two detached covered canopies designed to accommodate RVs.

The Municipal Code allows for storage facilities within the Community Commercial (CC) District, subject to the approval of a Conditional Use Permit (CUP).

SITE AND SURROUNDING AREA

The 3.11-acre vacant Project Site is located on the south side of Box Springs Road west of Day Street. To the south and east is a developed commercial shopping center zoned Community Commercial District (CC). Properties to the north include an apartment complex zoned Residential 20 (R20), and existing single-family residential units zoned Residential 5 (R5).

ACCESS/PARKING

The Proposed Project will have vehicular access from Box Springs Road. The Proposed Project includes a total of 40 on-site parking spaces consisting of 10 standard parking spaces for customers and staff, and 30 covered spaces designed for vehicle and RV storage within the interior of the Project Site.

DESIGN/LANDSCAPING

The proposed building elevations have been designed to reflect contemporary and modern architectural styles. Vertical and horizontal wall plane articulation, projected wall panels, and variations in panel height, using various materials, on all sides of the building are included in Building A to create visual interest along the Box Springs Road frontage. Building B will include walls with split-face precision block with stucco, metal rib panels, and metal roll-up doors.

The proposed conceptual landscape plans provide enhanced landscape treatment around the perimeter of the Project Site, along the frontage, and throughout the Project Site designed to meet the Municipal Code requirements. Evergreen trees are proposed along the perimeter to provide additional screening and to soften the building edge.

REVIEW PROCESS

As part of the standard review process, all appropriate outside agencies have considered the Proposed Project. The Proposed Project was reviewed by the City's Development Review Team per the Municipal Code. Following subsequent revisions and reviews by staff, the Proposed Project was determined to be complete.

ENVIRONMENTAL

The Proposed Project has been evaluated in compliance with the criteria set forth in the California Environmental Quality Act (CEQA). The Proposed Project is categorically exempt from the provisions of CEQA, under CEQA Guidelines 15332 for In-Fill Development Projects (Class 32 exemption). The In-Fill Development Projects exemption is applicable to the Proposed Project since: 1) the Proposed Project is consistent with the applicable General Plan designation and policies and all applicable zoning designation and regulations and applicable policies; 2) the Proposed Project is less than five acres in size and is substantially surrounded by urban uses; 3) the Project Site has no value, as habitat for rare, threatened or endangered species; 4) the Proposed Project will not result in any significant effects related to traffic, noise, air quality, or water quality; and 5) the Project Site can be adequately served by all required utilities and public services.

NOTIFICATION

Consistent with the Municipal Code provisions and applicable law, 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. As of the preparation of this staff report, no public comments have been received regarding the proposed project.

REVIEW AGENCY COMMENTS

Staff has coordinated with outside agencies where applicable, as is the standard review process for these development applications.

FISCAL ANALYSIS

Community Benefits offered by the Applicant to the City of Moreno Valley include for following:

- 1) A \$35,000 donation to the Moreno Valley Community Foundation,
- 2) Installation of missing street improvements on the south side of Box Springs Road, along the width of the subject property, APN 291-050-048,
- 3) Grind and overlay of Box Springs Road to the northern curb, for the width of the subject property, APN 291-050-048.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **ADOPT Resolution No. 2024-15**:

1. **DETERMINING** that the Proposed Project (Conditional Use Permit [PEN22-0251]) is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 32 Exemption (CEQA Guidelines, Section 15332, In-Fill Development Projects), and
2. **APPROVING** the Proposed Project (Conditional Use Permit [PEN22-0251]) based on the Recitals, Evidence contained in the Administrative Records, and Findings as set forth in this Resolution, subject to the approved conditions of approval.

Prepared by:
Julia Descoteaux
Principle Planner

Approved by:
Robert Flores
Planning Division Manager/Official

ATTACHMENTS

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

1. Resolution 2024-15 Conditional Use Permit
2. Location Map
3. Architectural Plans
4. Grading Plans
5. Landscape Plan

RESOLUTION NUMBER 2024-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (PEN22-0251) FOR A SELF-STORAGE FACILITY LOCATED ON THE WEST SIDE OF DAY STREET, SOUTH OF BOX SPRINGS ROAD (APN: 291-050-048)

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

WHEREAS, Dan Zaharoni (“Applicant”) submitted an application for a Conditional Use Permit (PEN22-0251) to develop a self-storage facility with outdoor vehicle/recreational vehicle (RV) storage (“Proposed Project”), located at the west side of Day Street, south of Box Springs Road (APN 291-050-048) (“Project Site”); and

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

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

WHEREAS, Section 9.02.060 (Conditional Use Permits) permits the City to impose conditions of approval upon projects for which a Conditional Use Permit is required, 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 February 22, 2024, and notice thereof was duly published, posted, and mailed to all property owners of record within 600 feet of the Project Site; and

WHEREAS, on February 22, 2024, 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, at the public hearing, the Planning Commission considered whether

each of the requisite findings specified in Section 9.02.060 of the Municipal Code could be made concerning the Proposed Project as conditioned by the Conditions of Approval; and

WHEREAS, on February 22, 2024, in accordance with the provisions of the California Environmental Quality Act¹ (CEQA) and CEQA Guidelines², the Planning Commission has determined that the Proposed Project is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines 15332 for In-Fill Development which is applicable to this Proposed Project since: 1) the Proposed Project is consistent with the applicable General Plan designation and policies and all applicable zoning designation and regulations and applicable policies; 2) The Project Site is less than five acres in size and substantially surrounded by urban uses; 4) the Proposed Project will not result in any significant effects related to traffic, noise, air quality, or water quality; and 5) the Project Site can be adequately served by all required utilities and public services.

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

Section 1. Recitals and Exhibits

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

Section 2. Notice

That pursuant to Government Code Section 66020(d)(1), notice is hereby given that the Proposed Project is subject to certain fees, dedications, reservations, and other exactions as provided herein, in the staff report and conditions of approval (collectively, "Conditions"); and these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions, and pursuant to Government Code Section 66020(d)(1) the applicant is hereby further notified that the ninety-day approval period in which you may protest these fees, dedications, reservations, and other exactions, has commenced upon the date of adoption of this Resolution.

Section 3. Evidence

That the Planning Commission has considered all evidence submitted into the Administrative Record for the Proposed Project, 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 a Conditional Use Permit (PEN22-0251) and all documents,

¹ Public Resources Code §§ 21000-21177

² 14 California Code of Regulations §§15000-15387

- records and references contained therein;
- (d) Conditions of Approval for Conditional Use Permit (PEN22-0251) attached hereto as Exhibit A;
- (e) Staff Report prepared for the Planning Commission's consideration and all documents, records and references related thereto, and Staff's presentation at the public hearing;
- (f) Staff's determination that the Proposed Project is categorically exempt in compliance with the California Environmental Quality Act (CEQA) and CEQA Guidelines;
- (g) Testimony and/ or comments from the Applicant and its representatives during the public hearing; and
- (h) Testimony and/or comments from all persons that was provided in written format or correspondence, at, or prior to, the public hearing.

Section 4. Findings

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

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

Section 5. Determination of Categorical Exemption

That the Planning Commission hereby determines that the Proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15332 (In-Fill Development) since: 1) the Proposed Project is consistent with the applicable General Plan designation and policies and all applicable zoning designation and regulations and applicable policies; 2) the Project Site is less than five acres in size and substantially surrounded by urban uses; 3) the Project Site has no value, as habitat for rare, threatened or endangered species; 4) the Proposed Project will not result in any significant effects related to traffic, noise, air quality, or water quality; and 5) the Project Site can be adequately served by all required utilities and public services.

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 the Proposed Project (Conditional Use Permit PEN22-0251), subject to the Conditions of Approval, attached hereto as Exhibit A and incorporated herein.

Section 8. Repeal of Conflicting Provisions

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

Section 9. Severability

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

Section 10. Effective Date

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

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Section 11. Certification

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

PASSED AND ADOPTED THIS 22th DAY OF FEBRUARY 2024.

CITY OF MORENO VALLEY
PLANNING COMMISSION

Alvin DeJohette, Chairperson

ATTEST:

Robert Flores, Planning Official

APPROVED AS TO FORM:

Steven B. Quintanilla, City Attorney

Exhibit:

Exhibit A: Conditional Use Permit (PEN22-0251)

Attachment: Resolution 2024-15 Conditional Use Permit [Revision 2] (6537 : CONDITIONAL USE PERMIT (PEN22-0251))

Exhibit A

Conditional Use Permit (PEN22-0251)

Conditions of Approval

Attachment: Resolution 2024-15 Conditional Use Permit [Revision 2] (6537 : CONDITIONAL USE PERMIT (PEN22-0251))

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN22-0251)

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CITY OF MORENO VALLEY
 CONDITIONS OF APPROVAL
 Conditional Use Permit (PEN22-0251)

EFFECTIVE DATE:

EXPIRATION DATE:

COMMUNITY DEVELOPMENT DEPARTMENTPlanning Division

1. A change or modification to the land use or the approved site plans may require a separate approval. Prior to any change or modification, the property owner shall contact the City of Moreno Valley Community Development Department to determine if a separate approval is required.
2. The developer, or the developer's successor-in-interest, shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust. (MC 9.02.030)
3. This approval shall expire three years after the approval date of this project unless used or extended as provided for by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever. Use means the beginning of substantial construction contemplated by this approval within the three-year period, which is thereafter pursued to completion, or the beginning of substantial utilization contemplated by this approval. (MC 9.02.230)
4. 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

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN22-0251)

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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.

5. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
6. The site shall be developed in accordance with the approved plans on file in the Community Development Department - Planning Division, the Municipal Code regulations, General Plan, and the conditions contained herein. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Official. (MC 9.14.020)
7. 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.
8. In accordance with the Developer's obligation to defend, indemnify and hold harmless the City, including but not limited to as set forth in more detail in the Project's Conditions of Approval, Moreno Valley Municipal Code Section 9.02.310 (Indemnification of City for Discretionary Approvals), and the Project application, Developer shall enter into an Advanced Funding Agreement with the City no later than ten (10) calendar days from Planning Commission's approval of the Project. A copy of said Agreement is on file with the Community Development Director.

Special Conditions

9. The following items have been offered as a condition of approval by the property owner/applicant as a community benefit:
 - 1) A \$350,000 donation to the Moreno Valley Community Foundation, (Prior to Building Permit Issuance)
 - 2) Installation of missing street improvements on the south side of Box Springs Road, along the width of the subject property, APN 291-050-048, (Completed prior to Building Final).
 - 3) Grind and overlay of Box Springs Road to the northern curb, for the width of the subject property, APN 291-050-048. (Completed prior to Building Final).
10. The site has been approved for a self-storage facility to include approximately 758 storage units with covered outdoor vehicle storage accommodating recreational

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Conditional Use Permit (PEN22-0251)

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vehicles. A change or modification shall require separate approval. For a Conditional Use Permit, violation may result in revocation of the Conditional Use Permit.

Prior to Building Permit

11. Prior to issuance of any building permit, all Conditions of Approval, and Mitigation Measures, shall be printed on the building plans.
12. 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.
13. 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 in the front parking area.
 - c. Drought tolerant landscape shall be used. No sod shall be installed.
 - d. Street trees shall be provided every 40 feet on center along the street frontage.
 - e. 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.
 - f. 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.
 - g. Landscaping on three sides of any trash enclosure.
 - h. All site perimeter and parking lot landscape and irrigation shall be installed prior to the release of the building final or certificate of any occupancy permits for the site.
14. 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

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Conditional Use Permit (PEN22-0251)

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- incorporated into the overall architectural design of the building(s); back-flow preventers shall be screened by landscaping. (GP Objective 43.30)
15. 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)
 16. 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)
 17. 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.
 18. Prior to issuance of any grading permit, all Conditions of Approval, and Mitigation Measures, shall be printed on the grading plans.
 19. Prior to issuance of grading permits, the developer shall pay the applicable Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee. (Ord)
 20. 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

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Conditional Use Permit (PEN22-0251)

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treatment of the remains (California Public Resources Code 5097.98). (GP Objective 23.3, CEQA).

21. Prior to issuance of grading permits, the location of the trash enclosure shall be included on the plans.
22. 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)
23. Prior to issuance of grading permits, the developer shall submit wall/fence plans to the Building and Safety Division for review and approval by the Planning Division 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 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 of 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]

Prior to Building Final or Occupancy

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

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Conditional Use Permit (PEN22-0251)

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25. Prior to building final, Planning approved/stamped landscape plans shall be provided to the Community Development Department – Planning Division on a CD disk.
26. 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

27. 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, workspaces, trash enclosures, etc.
28. The appropriation from local tax from construction contracts to the local jurisdiction of the specific construction job site is hereby required. This is accomplished by a contractor or subcontractor obtaining a construction site sub-permit for the job site. The contractors, or subcontracts, that have individual contracts with a value of \$5 million or more are subject to this condition.
The qualifying contract price applies to each contract or subcontract for work performed at the jobsite, and not to the total value of the prime contract. In order to obtain a jobsite sub-permit, the contractor or subcontractor must meet the following criteria:
 - a) have an active permit with the California Department of Tax and Fee Administration (CDTFA),
 - b) must be registered as a retailer, not consumer, of materials, and
 - c) have an executed contract over \$5 million to install materials at the jobsite.
 The Prime Contractor will require that the subcontractors or other contractors exercise their option to obtain a California Department of Tax & Fee Administration construction site sub-permit for the jobsite and allocate all eligible use tax payments to the City of Moreno Valley. Prior to any Notice to Proceed(s), the Prime Contractor shall provide the City of Moreno Valley Finance and Management Services Department with a list of subcontractors associated with the project along with a copy of their sub-permit that shows their CDTFA account number or a signed statement that sales and use tax does not apply to their portion of the project.
29. All new buildings 10,000 square feet and over, shall include building commissioning in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements (OPR). All requirements in the California Green Building Standards Code sections 5.410.2 - 5.410.2.6 must be met.
30. All new structures shall be designed in conformance to the latest design standards

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN22-0251)

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- adopted by the State of California in the California Building Standards Code (California Code of Regulations, Title 24) including requirements for allowable area, occupancy separations, fire suppression systems, accessibility, etc.
31. Any construction within the city shall only be completed between the hours of seven a.m. to seven p.m. Monday through Friday, excluding holidays, and from eight a.m. to four p.m. on Saturday, unless written approval is first obtained from the Building Official or City Engineer per City of Moreno Valley Municipal Code (MC 8.14.040E).
 32. The proposed development is subject to the payment of required development fees as required by the City's current Fee Ordinance at either 1) based on time of valid building application submittal, 2) prior to permit issuance, or 3) as determined by the City (via special ordinance, etc.).
 33. The proposed non-residential project shall comply with California Green Building Standards Code, Section 5.106.5.3, mandatory requirements for Electric Vehicle Charging Stations (EVCS).
 34. The proposed project is subject to approval by the Moreno Valley Unified School District and all applicable fees and charges shall be paid prior to permit issuance. Contact MVUSD at 951.571.7690 Ext. 17376 for specific details.
 35. Prior to construction submittal, all new development, including residential accessory dwelling units (ADU's) are required to obtain a new property address. Address requests must be part of your initial application. The form can be obtained at http://www.moval.org/city_hall/forms/building-safety/AddressRequest.pdf.
 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. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code. Electronic/Digital signature is acceptable as all plan submittals are electronic reviews.
 38. Contact the Building Safety Division for permit application submittal requirements. The following link gives the minimum plan submittal requirements: http://www.moval.org/city_hall/forms/building-safety/CommercialSubmittalRequirements.pdf.
 39. 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

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Conditional Use Permit (PEN22-0251)

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(MC 8.80.030).

40. The proposed project is subject to approval by the Edgemont Community Services District and all applicable fees and charges shall be paid prior to permit issuance. Contact ECSD at 951.784.2632 for specific details.
41. The proposed project is subject to approval by the Eastern Municipal Water District and all applicable fees and charges shall be paid prior to permit issuance. Contact EMWD at 951.928.3777 for specific details.

ECONOMIC DEVELOPMENT DEPARTMENT (EDD)

42. New Moreno Valley businesses may work with the Economic Development Department to coordinate job recruitment fairs.
43. 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.
44. New Moreno Valley businesses are encouraged to hire local residents.
45. 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.
46. 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**

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

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48. 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)
49. 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)
50. The appropriation from local tax from construction contracts to the local jurisdiction of the specific construction job site is hereby required. This is accomplished by a contractor or subcontractor obtaining a construction site sub-permit for the job site. The contractors, or subcontracts, that have individual contracts with a value of \$5 million or more are subject to this condition.
- The qualifying contract price applies to each contract or subcontract for work performed at the jobsite, and not to the total value of the prime contract. In order to obtain a jobsite sub-permit, the contractor or subcontractor must meet the following criteria:
- a) have an active permit with the California Department of Tax and Fee Administration (CDTFA),
 - b) must be registered as a retailer, not consumer, of materials, and
 - c) have an executed contract over \$5 million to install materials at the jobsite.
- The Prime Contractor will require that the subcontractors or other contractors exercise their option to obtain a California Department of Tax & Fee Administration construction site sub-permit for the jobsite and allocate all eligible use tax payments to the City of Moreno Valley. Prior to any Notice to Proceed(s), the Prime Contractor shall provide the City of Moreno Valley Finance and Management Services Department with a list of subcontractors associated with the project along with a copy of their sub-permit that shows their CDTFA account number or a signed statement that sales and use tax does not apply to their portion of the project.
51. 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)
52. 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)
53. 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

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- specifications. (CFC 509.1 and MVL 440A-0 through MVL 440C-0)
54. Prior to issuance of Certificate of Occupancy or Building Final, all commercial buildings shall display street numbers in a prominent location on the street side and rear access locations. The numerals shall be a minimum of twelve inches in height. (CFC 505.1, MVMC 8.36.060[I])
 55. 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.
 56. 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.
 57. 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)
 58. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)
 59. Prior to issuance of Building Permits, the applicant/developer shall participate in the Fire Impact Mitigation Program. (Fee Resolution as adopted by City Council)
 60. 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])
 61. 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])

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62. 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)
63. 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)
64. 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)
65. 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)
66. 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)
67. 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)
68. 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)
69. 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)

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70. 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.
71. Prior to building construction, dead end roadways and streets which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5)
72. 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**

73. This project shall coordinate and receive approval from the City Engineer to install, construct, improve, and dedicate to Moreno Valley Utility electric streetlight improvements consisting of streetlight poles, mast-arms, fixtures conduit, wiring, terminations and pull boxes to serve the identified development and other adjoining, abutting, or benefiting projects as determined by the Land Development Department along with any appurtenant real property easements, as determined by the City Engineer to be necessary for the distribution and/or delivery of any and all "street light services" to and within the project.

PUBLIC WORKS DEPARTMENT**Land Development**

74. 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.

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Any existing striping shall be removed prior to slurry application and replaced per City standards.

75. 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]
76. 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.
77. 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.
78. 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.
79. Local tax from construction contracts may be allocated to the local jurisdiction of the specific construction jobsite. This is accomplished by a contractor or subcontractor electing to obtain a construction site sub-permit for the jobsite. The contractors, or subcontracts, that have individual contracts with a value of \$5 million or more are eligible for this election. This qualifying contract price applies to each contract or subcontract for work performed at the jobsite, and not to the total value of the prime contract. In order to be eligible for a jobsite sub-permit, the contractor or subcontractor must meet the following criteria:
- a) have an active permit with the California Department of Tax and Fee

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Administration (CDTFA),

b) must be registered as a retailer, not consumer, of materials, and

c) have an executed contract over \$5 million to install materials at the jobsite.

The \$5 million threshold applies to individual contracts held by a contractor or subcontractor and not the total project value. The Prime Contractor will require that the subcontractors or other contractors exercise their option to obtain a California Department of Tax & Fee Administration construction site sub-permit for the jobsite and allocate all eligible use tax payments to the City of Moreno Valley. Prior to any Notice to Proceed(s), the Prime Contractor will require that the subcontractor or other contractors provide the City of Moreno Valley with either a copy of their sub-permit that shows their CDTFA account number or a signed statement that sales and use tax does not apply to their portion of the project. The Prime Contractor will provide the City with a list of subcontractors associated with the project.

80. In the event right-of-way or offsite easements are required to construct offsite improvements necessary for the orderly development of the surrounding area to meet the public health and safety needs, the developer shall make a good faith effort to acquire the needed right-of-way in accordance with the Land Development Division's administrative policy. If unsuccessful, the Developer shall enter into an agreement with the City to acquire the necessary right-of-way or offsite easements and complete the improvements at such time the City acquires the right-of-way or offsite easements which will permit the improvements to be made. The developer shall be responsible for all costs associated with the right-of-way or easement acquisition. [GC 66462.5]
81. 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)]
82. 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]
83. The maintenance responsibility of the proposed storm drain line shall be clearly identified. Storm drain lines within private property will be privately maintained and those within public streets will be publicly maintained.
84. The proposed private storm drain system shall connect to the existing 36-inch RCP

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located in Box Springs Road. A storm drain manhole shall be placed at the right-of-way line to mark the beginning of the publicly maintained portion of this storm drain.

85. This project shall submit civil engineering design plans, reports and/or documents (prepared by a registered/licensed civil engineer) for review and approval by the City Engineer per the current submittal requirements, prior to the indicated threshold or as required by the City Engineer. The submittal consists of, but is not limited to, the following:
- a. Rough grading w/ erosion control plan (prior to grading permit issuance);
 - b. Precise grading w/ erosion control plan (prior to building permit issuance).
 - c. Public Improvement plans - street, storm drain, signing/stripping, sewer/water, etc. (prior to encroachment permit issuance).
 - e. Final drainage study (prior to grading plan approval).
 - f. Final WQMP (prior to grading plan approval);
 - g. Easements, offers of dedication, etc. (prior to Building Permit issuance).
 - h. As-Built revision for all plans (prior to Occupancy release);
86. Water quality best management practices (BMPs) designed to meet Water Quality Management Plan (WQMP) requirements for 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 Property Owner's Association (POA).

Prior to Grading Plan Approval

87. Resolution of all drainage issues shall be as approved by the City Engineer.
88. 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.
89. Emergency overflow areas shall be shown at all applicable drainage improvement locations in the event that the drainage improvement fails or exceeds full capacity. This includes, but is not limited to, the proposed 18-inch RCP facility and series of inlets, connecting to the existing 36-inch RCP facility located in Box Springs Road

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90. 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.

91. 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 underground detention facilities, as approved in the Final WQMP. 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

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- 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.
92. 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.
 93. 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.
 94. 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.
 95. The developer shall submit recorded slope easements from adjacent property owners in all areas where grading resulting in slopes is proposed to take place outside of the project boundaries. For all other offsite grading, written permission from adjacent property owners shall be submitted.
 96. A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared in conformance with the State's current Construction Activities Storm Water General Permit. A copy of the current SWPPP shall be kept at the project site and be available for review upon request.
 97. Any proposed trash enclosure shall include a solid cover (roof) and sufficient size for dual bin (one for trash and one for recyclables). The architecture shall be approved by the Planning Division and any structural approvals shall be made by the Building & Safety Division.
 98. For projects that will result in discharges of storm water associated with construction

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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.

99. The use of RCFC & WCD approved software for hydromodification and routing analysis shall be required for the Final WQMP.

Prior to Grading Permit

100. 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)]
101. For non-subdivision projects, a copy of the Covenants, Conditions and Restrictions (CC&Rs) shall be submitted for review by the City Engineer. The CC&Rs shall include, but not be limited to, access easements, reciprocal access, private and/or public utility easements as may be relevant to the project.
102. 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]
103. A digital (pdf) copy of all approved grading plans shall be submitted to the Land Development Division.
104. 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)]
105. 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]
106. Prior to the payment of the Transportation Uniform Mitigation Fee (TUMF), the developer may enter into a TUMF Improvement Credit Agreement to secure credit for the construction of applicable improvements. If the developer fails to complete this agreement by the timing specified above, credits may not be given. The developer shall pay current TUMF fees adopted by the City Council. [Ord. 835 § 2.1, 2012] [MC 3.44.060]

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Prior to Improvement Plan Approval

107. 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.
108. The developer shall submit clearances from all applicable agencies, and pay all applicable plan check fees.
109. The street improvement plans shall comply with current City policies, plans and applicable City standards (i.e. MVSI-160 series, etc.) throughout this project.
110. The design plan and profile shall be based upon a centerline, extending beyond the project boundaries a minimum distance of 300 feet at a grade and alignment approved by the City Engineer.
111. Drainage facilities (i.e. catch basins, etc.) with sump conditions shall be designed to convey the tributary 100-year storm flows. Secondary emergency escape shall also be provided.
112. 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]
113. 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.
114. Any missing or deficient existing improvements along the project frontage on Box Springs Road, shall be constructed or secured for construction per the Minor Arterial Standard MVSI-105A-2 (4 lane, 64' CC / 88' R/W). 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.

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115. For non-subdivision projects, all street dedications shall be free of encumbrances, irrevocably offered to the public and shall continue in force until the City accepts or abandons such offers, unless otherwise approved by the City Engineer.
116. 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.
117. 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.
118. Prior to improvement plan approval, pavement core samples of existing pavement shall be taken, and findings submitted to the City for review and consideration of pavement improvements. The City will determine the adequacy of the existing pavement structural section. If the existing pavement structural section is found to be adequate, the developer may still be required to perform a 2-inch grind and overlay or slurry seal, depending on the severity of existing pavement cracking, as required by the City Engineer. If the existing pavement section is found to be inadequate, the Developer shall replace the pavement to meet or exceed the City's pavement structural section standard.

Prior to Encroachment Permit

119. A digital (pdf) copy of all approved improvement plans shall be submitted to the Land Development Division.
120. Any work performed within public right-of-way requires an encroachment permit.

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.

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122. For non-subdivision projects, the developer shall guarantee the completion of all related public improvements required for this project by executing a Public Improvement Agreement (PIA) with the City and posting the required security prior to issuance of Building Permit, or any work completed in the public right-of-way. [MC 9.14.220]
123. For non-subdivision projects, all street dedications shall be free of encumbrances, irrevocably offered to the public and shall continue in force until the City accepts or abandons such offers, unless otherwise approved by the City Engineer.
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.
125. Prior to building permit issuance, the developer shall dedicate the following right of way to accommodate the required improvements:
 - (a) The necessary street right-of-way dedication on the south side of Box Springs Road (4 lanes - 64' CC / 88' R/W: Minor Arterial, City Standard No. MVSI-105A-2), along the project frontage.
 - (b) A 4-ft minimum pedestrian right-of-way dedication behind any driveway approach per City Standard No. MVSI-112C-0 on Box Springs Road, along the project frontage.
 - (c) The existing streetlight spacing for Arterial Streets shall include a proposed streetlight fronting the project per MVLT-400C-0.
126. 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

127. All required as-built plans (prepared by a registered/licensed civil engineer) shall be submitted for review and approved by the City Engineer per the current submittal requirements.
128. The final/precise grade certification shall be submitted for review and approved by the City Engineer.
129. The developer shall complete all public improvements in conformance with current

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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, streetlights (SCE;LS-2), signing, striping, 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.

c. City-owned utilities.

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

130. For commercial, industrial and multi-family projects, a "Stormwater Treatment Device and Control Measure Access and Maintenance Covenant," a "Maintenance Agreement for Water Quality Improvements located in the public right-of-way," and a "Declaration of Restrictive Covenants (encroachment on City easement)," as necessary, 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.

131. 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.

132. 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.

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN22-0251)

Page 23

133. Prior to occupancy, the following improvements shall be completed:
 Box Springs Road per (4 lanes - 64' CC / 88' R/W: Minor Arterial, City Standard No. MVSI-105A-2) shall be constructed to achieve a half-width of 32', plus an additional 18' of pavement, along the entire project's south frontage. Improvements shall consist of, but not be limited to, pavement, base, curb, gutter, sidewalk, driveway approaches, drainage structures, any necessary offsite improvement transition /joins to existing, streetlights, pedestrian ramps, and dry and wet utilities. Prior to improvement plan approval, the developer shall provide to the City Engineer the results of coring tests confirming that said existing pavement section has been constructed per City Standard No. MVSI-105A-2. Any missing or deficient improvements along the project's south frontage shall be constructed prior to issuance of a certificate of occupancy.

Special Districts Division

134. 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.

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN22-0251)

Page 24

135. Park Maintenance Funding. Prior to applying for the 1st Building Permit, the qualified elector (e.g. property owner) must initiate the process (i.e. pay the annexation fee or fund an endowment) to provide an ongoing funding source for the continued maintenance, enhancement, and/or retrofit of parks, open spaces, linear parks, and/or trails systems.

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

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 (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

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN22-0251)

Page 25

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 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. ECSD Street Light Acknowledgement. Prior to the 1st Certificate of Occupancy, the Developer must submit an acknowledgement from Edgemont Community Services

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN22-0251)

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District confirming it has accepted all street lights required to be installed by this project into its system for ongoing maintenance. Said acknowledgement must be emailed to SAdmin@moval.org. ECSD can be reached at 951.784.2411, P.O. Box 5436, Riverside, CA 92514.

139. Maintenance Responsibility. The ongoing maintenance of any landscaping required to be installed behind the curb shall be the responsibility of the property owner.
140. The ongoing maintenance of any water quality BMP (e.g. Bioswale) constructed in the public right of way shall be the responsibility of a property owner association or the property owner.

Transportation Engineering Division

141. All project driveways shall conform to City of Moreno Valley Standard Plans No. MVSI-112A~D-0 for commercial driveway approaches. Driveway shall be full-access.
142. All proposed on-site traffic signing and striping should be accordance with the latest California Manual on Uniform Traffic Control Devices (CAMUTCD).
143. Box Springs Road is designated and shall be improved as a Minor Arterial (88'RW/64'CC) per City Standard Plan No. MVSI-105A-2. Any improvements under undertaken by this project shall be consistent with City Standard Plans for this facility.
144. Prior to any work within the public right-of-way, a construction traffic control plans prepared by a licensed shall be submitted for review and approval, as required by the City Traffic Engineer.

PARKS & COMMUNITY SERVICES DEPARTMENT

145. This project is subject to current Development Impact Fees.

PEN22-0251

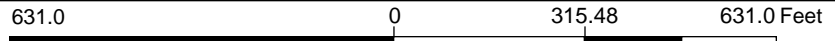


Legend

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

Image Source: Nearmap

Notes:



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

Attachment: Location Map [Revision 1] (6537 : CONDITIONAL USE PERMIT (PEN22-0251))

SITE DEVELOPMENT 4TH SUBMITTAL PACKAGE

EXHIBIT LIST

MORENO VALLEY SELF STORAGE

21711 BOX SPRINGS ROAD
MORENO VALLEY, CA
APN: 291-050-048

0X-XX-2023

RECORD#: PEN22-0251



PROJECT SCOPE OF WORK:

NEW SITE DEVELOPMENT TO EXISTING VACANT PROPERTY TO CONVERT TO NEW SELF STORAGE FACILITY.

Architectural

- A01 - SITE PLAN
- A02 - FIRE PLAN
- A03 - SITE PLAN - TRASH TRUCK
- A04 - SITE PLAN - RV TEMPLATE
- A05 - PERSPECTIVE VIEW 01
- A06 - PERSPECTIVE VIEW 02
- A07 - ELEVATIONS BUILDING A
- A08 - ELEVATIONS BUILDING B&C&TRASH ENCLOSURE
- A09 - RV PARKING CANOPY ELEVATIONS
- A10 - FLOOR PLAN BUILDING A - FIRST FLOOR
- A11 - FLOOR PLAN BUILDING A - SECOND FLOOR
- A12 - FLOOR PLAN BUILDING A - THIRD FLOOR
- A13 - FLOOR PLAN BUILDING B
- A14 - FLOOR PLAN BUILDING C
- A15 - EXITING PLAN BUILDING A - FIRST FLOOR
- A16 - EXITING PLAN BUILDING A - SECOND FLOOR
- A17 - EXITING PLAN BUILDING A - THIRD FLOOR

Landscape

- L18 - LANDSCAPE PLAN

Photometrics

- E19 - SITE PHOTOMETRIC PLAN

Civil

- C20 - CIVIL TITLE SHEET
- C21 - CIVIL NOTES & STREET SECTION
- C22 - PRECISE GRADING PLAN
- C23 - PRECISE GRADING PLAN
- C24 - CIVIL SECTIONS
- C25 - GRADING PLAN & DRAINAGE DETAILS
- C26 - COMPOSITE UTILITY PLAN
- C27 - COMPOSITE UTILITY PLAN

ALTA

- AT28 - ALTA SURVEY

Project Contacts:

Developer/Property Owner:

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1236 Erringer Road
Simi Valley, CA 93065

Architect of Record:

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MCG Architecture
15635 Alton Pkwy, Suite 100
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949.553.1117

Civil Engineer:

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Coory Engineering
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dtran@cooryengineering.com
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Landscape Architect:

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tim@wilsondavisassociates.com
951.353.2436

DATE: xx/xx/2023
MCG JOB #: 23.568.01

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06/14/2023	RE-SUBMITTAL

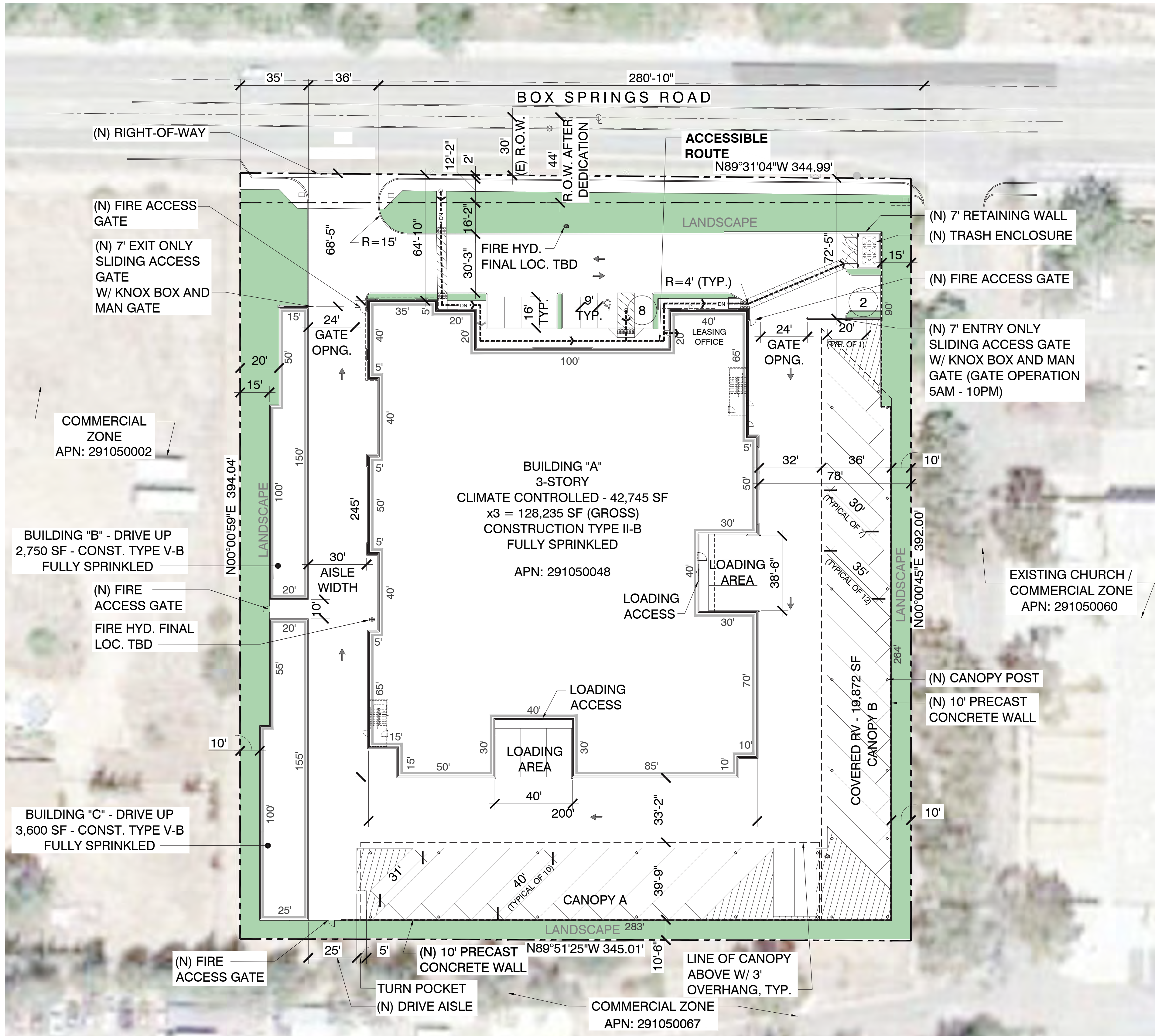
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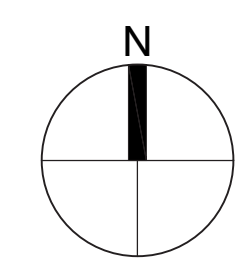


LEGEND

- PROPOSED
- - - PROPERTY LINE
- · - · - · - PATH OF TRAVEL
- · - · - · - OVERHEAD CANOPY
- · - · - · - CONCRETE WALL
- LANDSCAPE



KEY MAP N.T.S.



SITE ANALYSIS

SITE AREA		3.11	ACRE/S	PARKING SPACE		REQUIRED	PROVIDED
		135,472	SQ FT	REGULAR PARKING	9	9	
ZONE	COMMUNITY			ADA PARKING	1	1	
	COMMERCIAL DISTRICT			COVERED RV PARKING	10X20 RV	1	
				11X30 RV	7		
BLDG. FOOTPRINT "A"	42,745	SQ FT	11X35 RV	12			
BLDG. FOOTPRINT "B"	2,750	SQ FT	12X40 RV	10			
BLDG. FOOTPRINT "C"	3,600	SQ FT	12X50 RV	0			
FOOTPRINT TOTAL:		49,095	SQ FT	TOTAL		40	
BUILDING TOTAL:		134,585	SQ FT	SETBACKS		REQUIRED	PROVIDED
BLDG. TYPE	IIB			FRONT	20'	66'	
SPRINKLERED	YES			SIDE/S	10'	10'	
OCCUPANCY	S1			REAR	0'	10'	
				FAR	1.0	.99	
				MAX BLDG. HEIGHT		50 FT	44 FT

BUILDING ANALYSIS

	SQ FT PER BUILDING	STORAGE UNITS
BUILDING A	x3 = 128,235 SF	
1ST FL.	OFFICE=825 SF	236 UNITS
2ND FL.		244 UNITS
3RD FL.		244 UNITS
BUILDING B	2,750 SF	15 UNITS
BUILDING C	3,600 SF	19 UNITS
TOTAL	134,585 SF	

	SQ FT	% OF SITE
LOT COVERAGE	49,095 SF	36%
PAVED AREA	66,603 SF	49%
LANDSCAPED	19,774 SF	15%
TOTAL	135,472 SF	100%

- GENERAL NOTES:
- BUILDING B AND C ARE TO BE CONSIDERED AS ONE FOR CONSTRUCTION AREA QUALIFICATION.



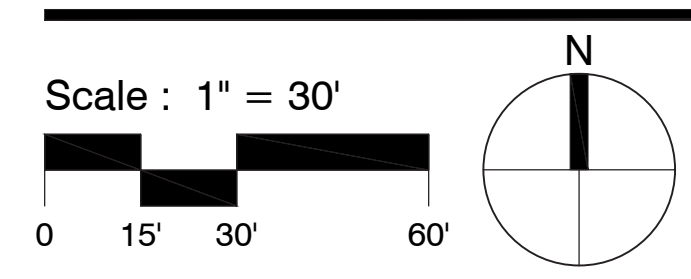
10' PRECAST CONCRETE WALL

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SITE PLAN



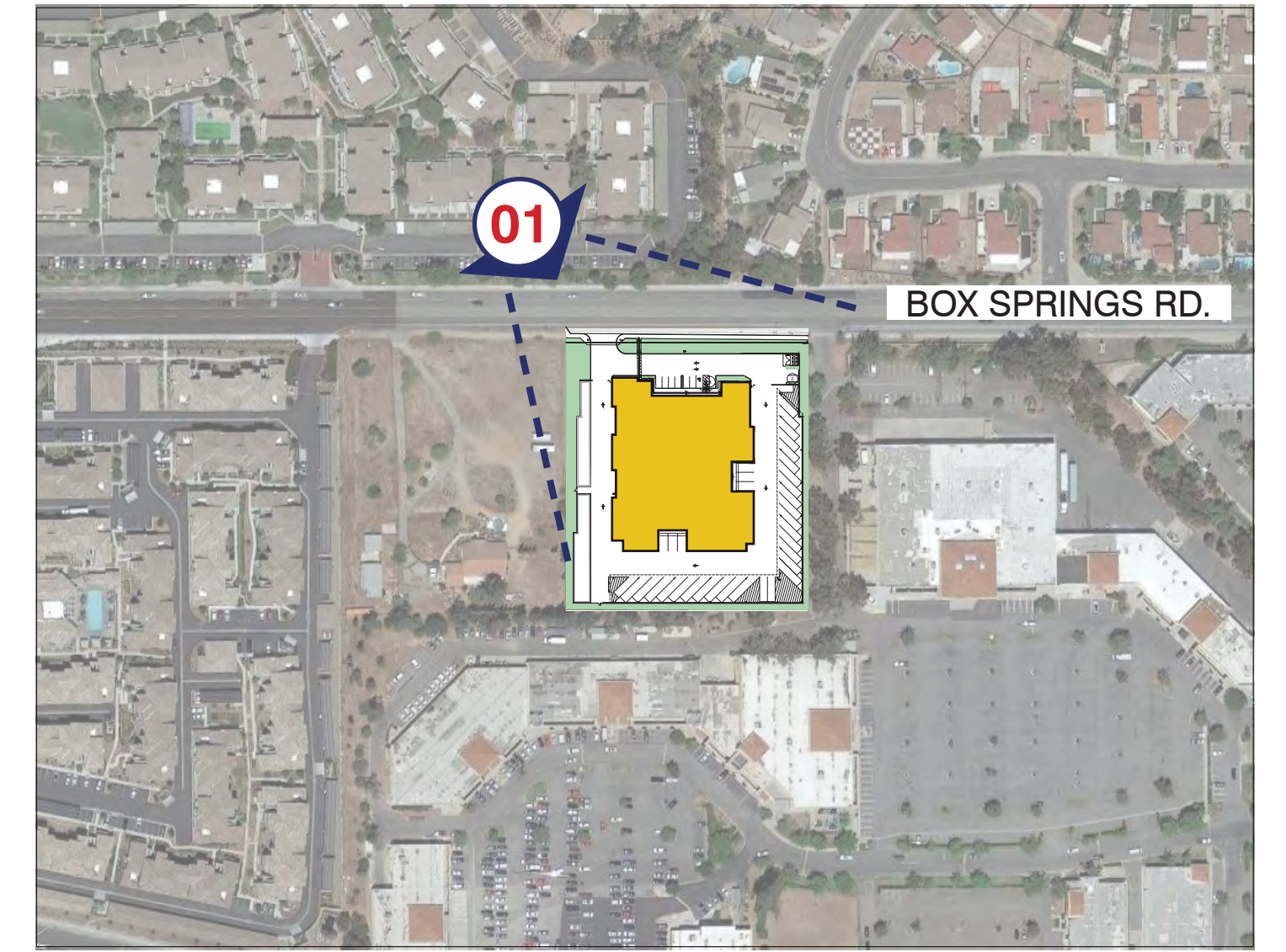
21711 BOX SPRINGS ROAD
 MORENO VALLEY, CA.
 PEN22-0251

SHEET A01

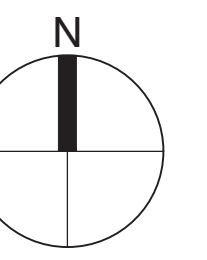
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KEY MAP N.T.S.



Attachment: Architectural Plans (6537 - CONDITIONAL USE PERMIT (PEN22-0251))

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PERSPECTIVE VIEW 01

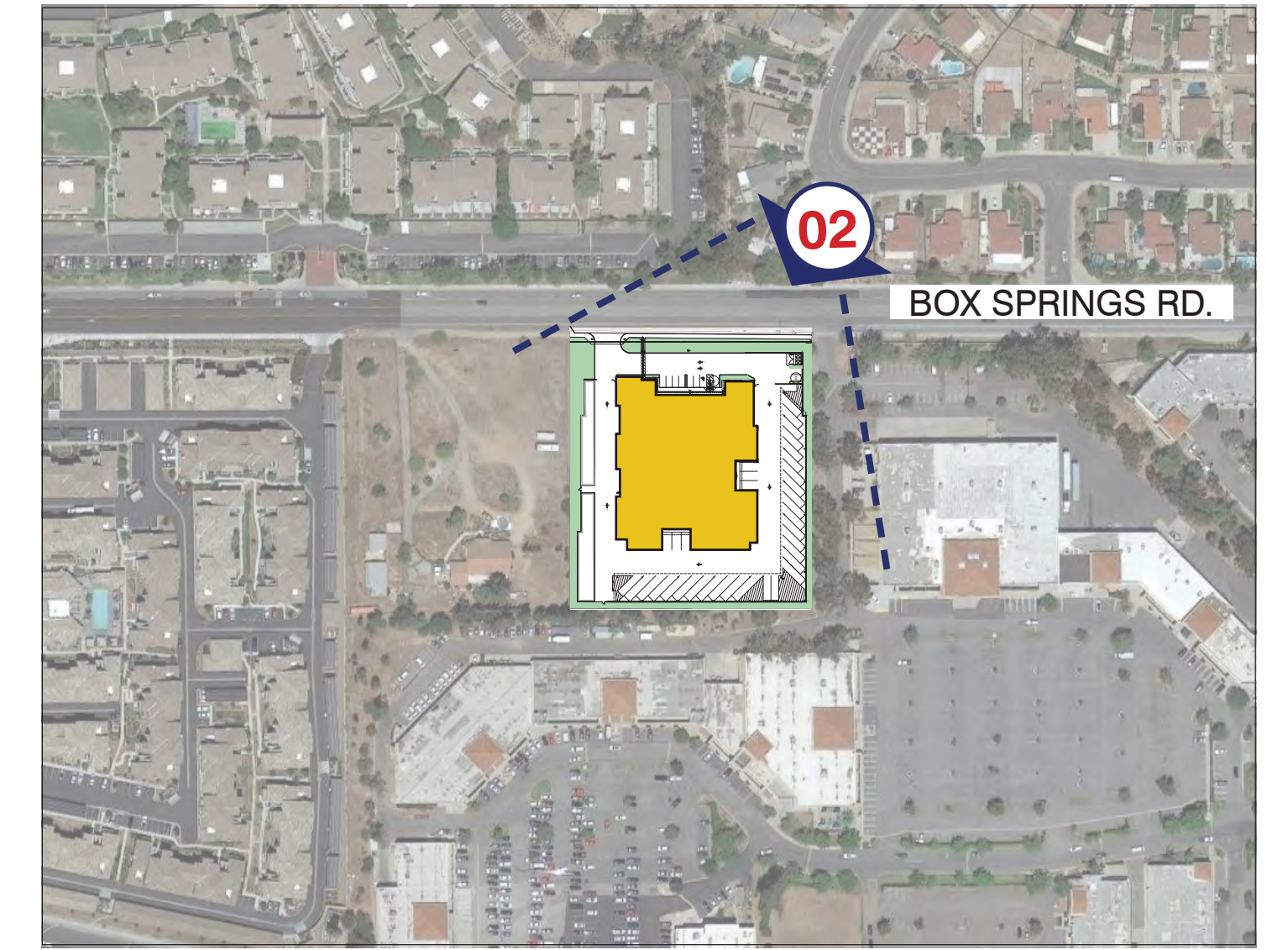
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MORENO VALLEY, CA.
PEN22-0251

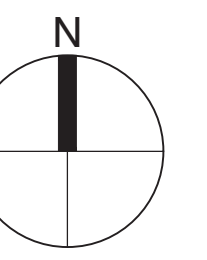
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PERSPECTIVE VIEW 02

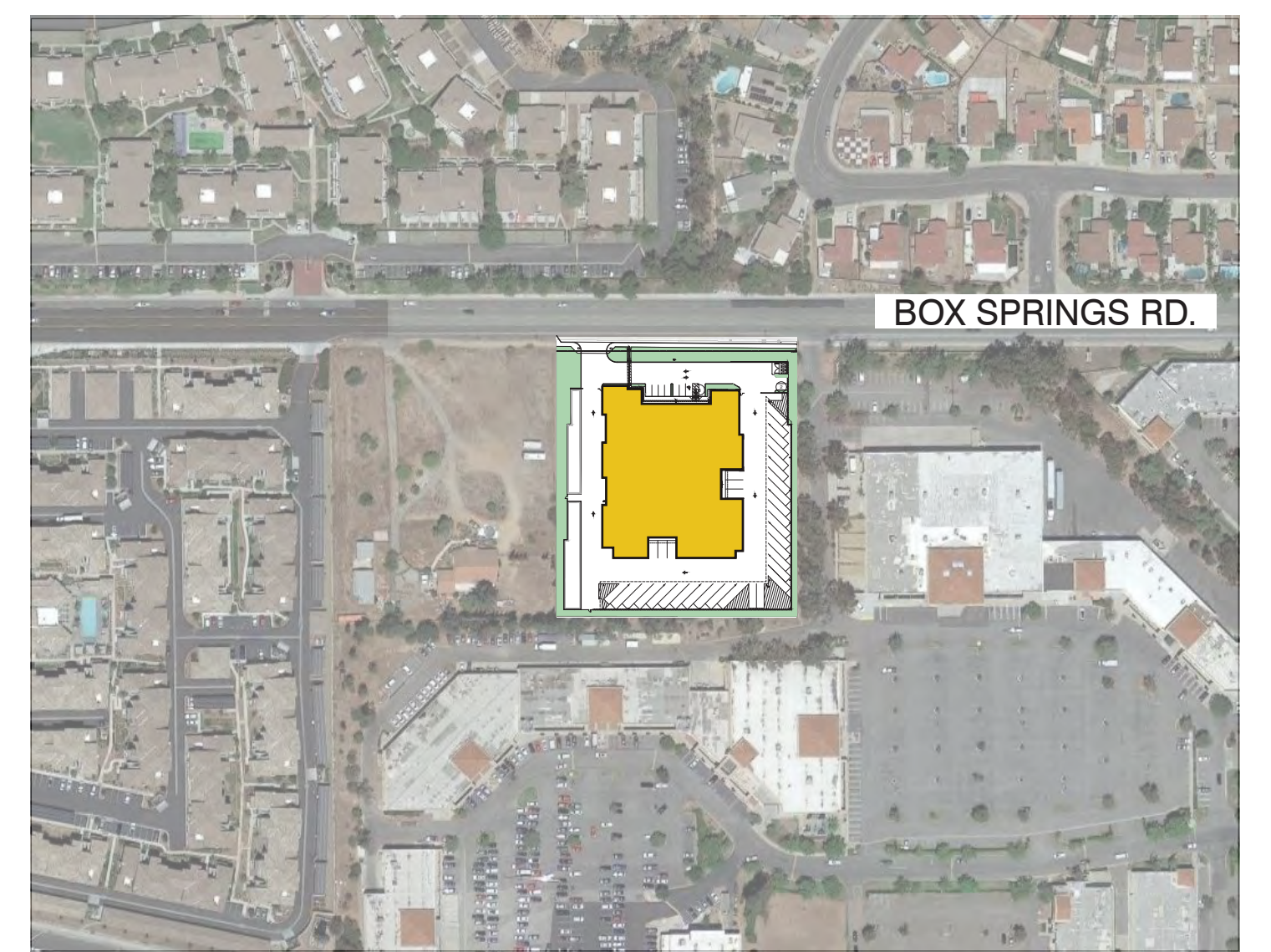
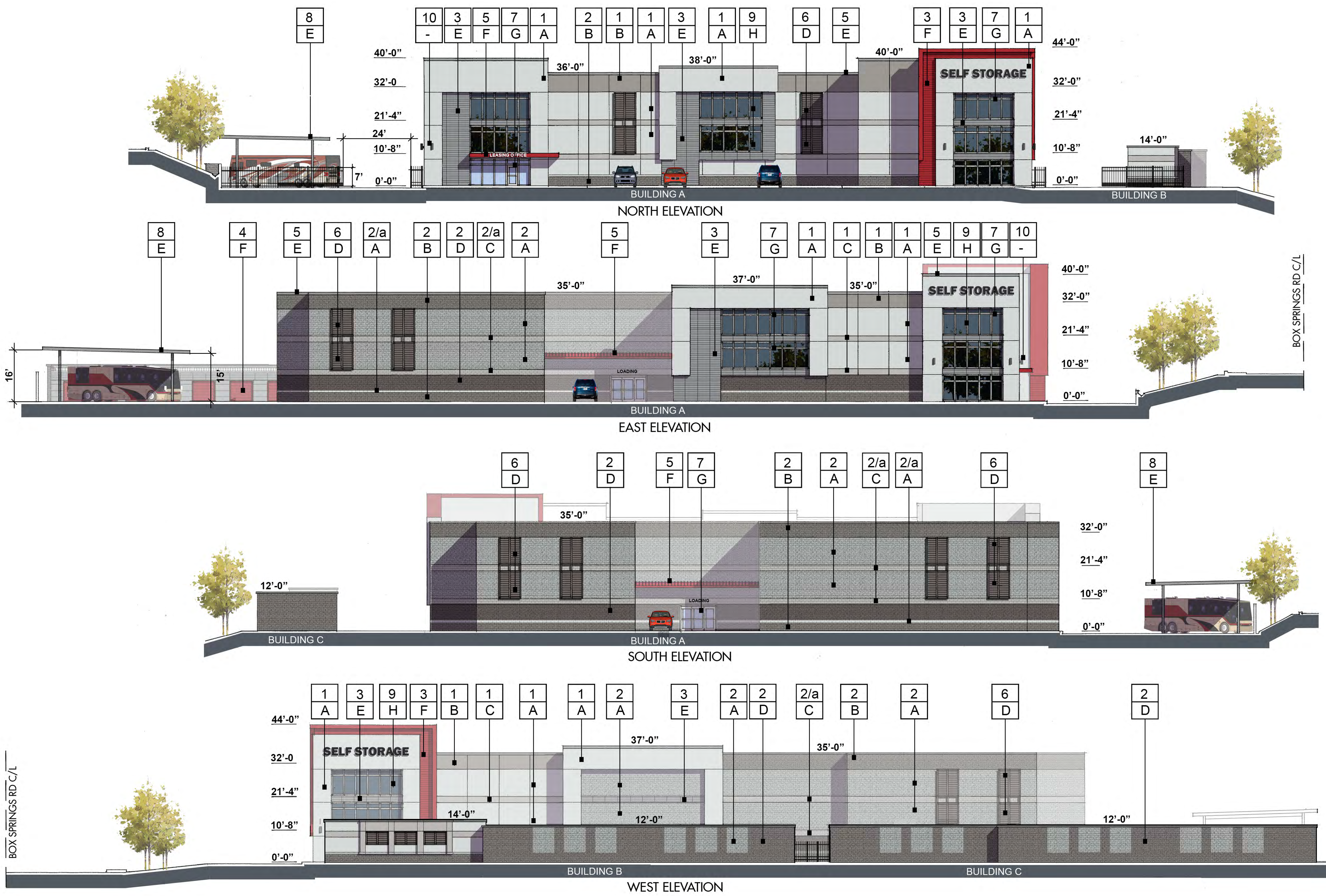
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 MORENO VALLEY, CA.
 PEN22-0251

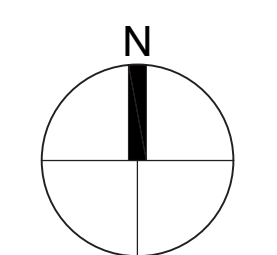
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KEY MAP N.T.S.



FINISHES:

- 1 STUCCO
- 2 CMU SPLIT FACE
- 2/a CMU PRECISION
- 3 MBCI - MASTERLINE 16 RASSED RIB PANEL
- 4 ROLL-UP METAL DOORS
- 5 METAL CANOPY, FLASHING
- 6 DECORATIVE METAL GRILL
- 7 ALUMINUM STOREFRONT
- 8 CANOPY STRUCTURE OVER RV PARKING
- 9 SPANDREL GLASS
- 10 LIGHT FIXTURE BY: PROGRESS LIGHTING

COLORS:

- A SW6253 "OLYMPUS WHITE" BY: SHERWIN WILLIAMS
- B SW7673 "PEWTER CAST" BY: SHERWIN WILLIAMS
- C SW7668 "MARCH WIND" BY: SHERWIN WILLIAMS
- D "CHARCOAL GRAY" BY: MBCI
- E "TUNDRA" BY: MBCI
- F "CRIMSON RED" BY: MBCI
- G CLEAR ANODIZED STOREFRONT BY: KAWNEER
- H V954 GRAY BY: VIRACON

LIGHT FIXTURE

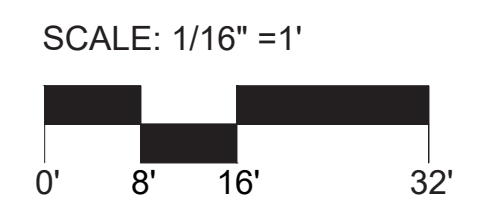
PROGRESS LIGHTING
P5642-82/30K



Dimensions:

Width: 6 in
Height: 18 in
Depth: 8-7/8 in
H/CTR: 8 in

**BUILDING A
EXTERIOR ELEVATIONS**



DATE: xx/xx/2023
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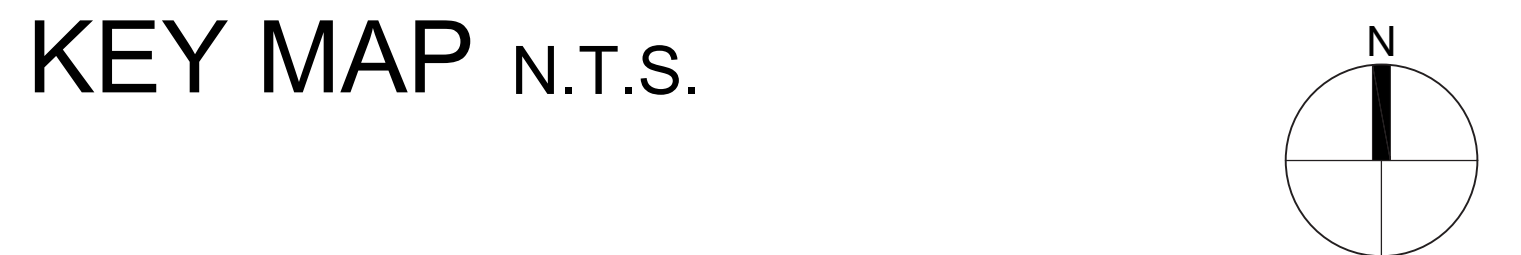
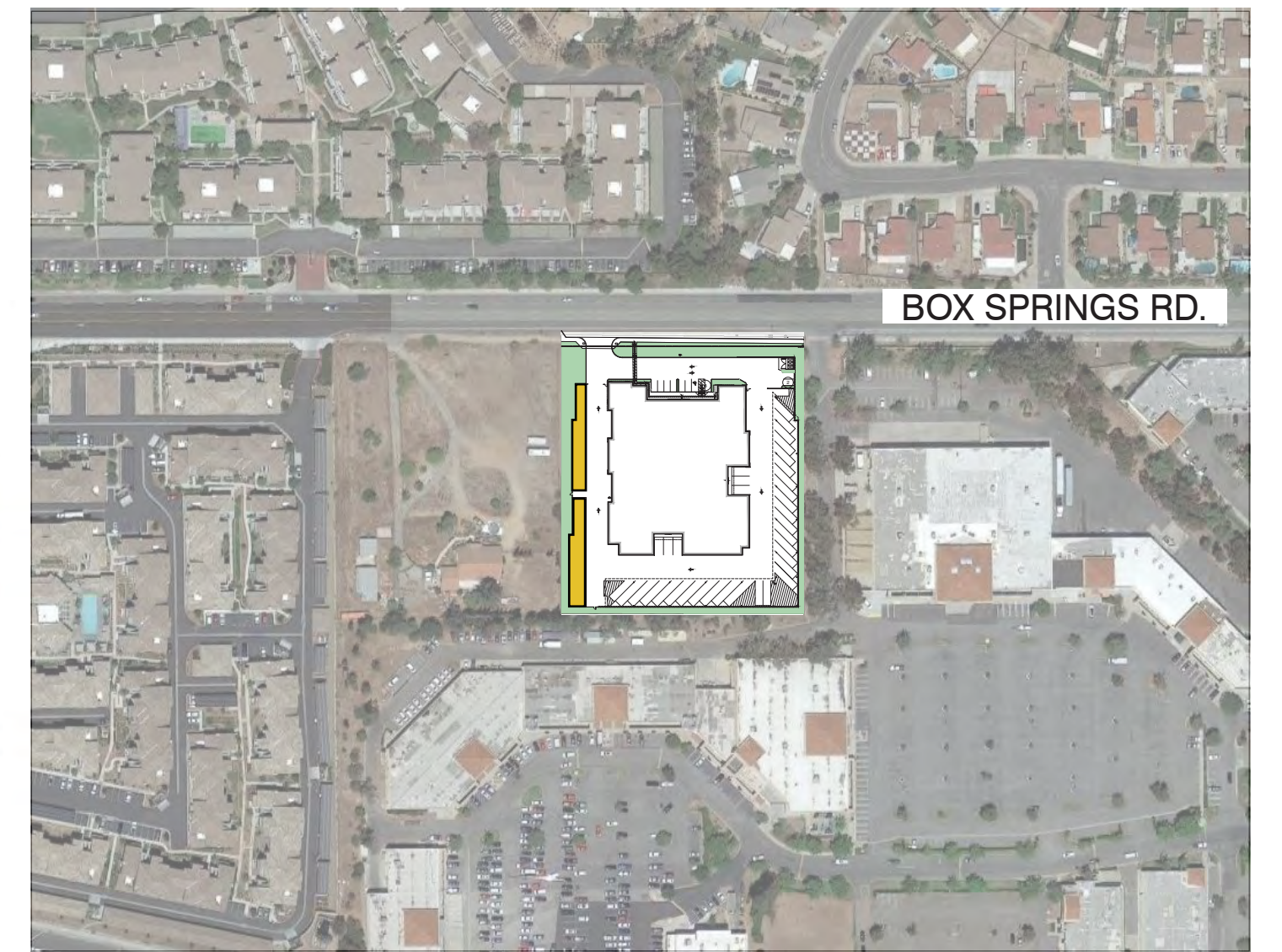
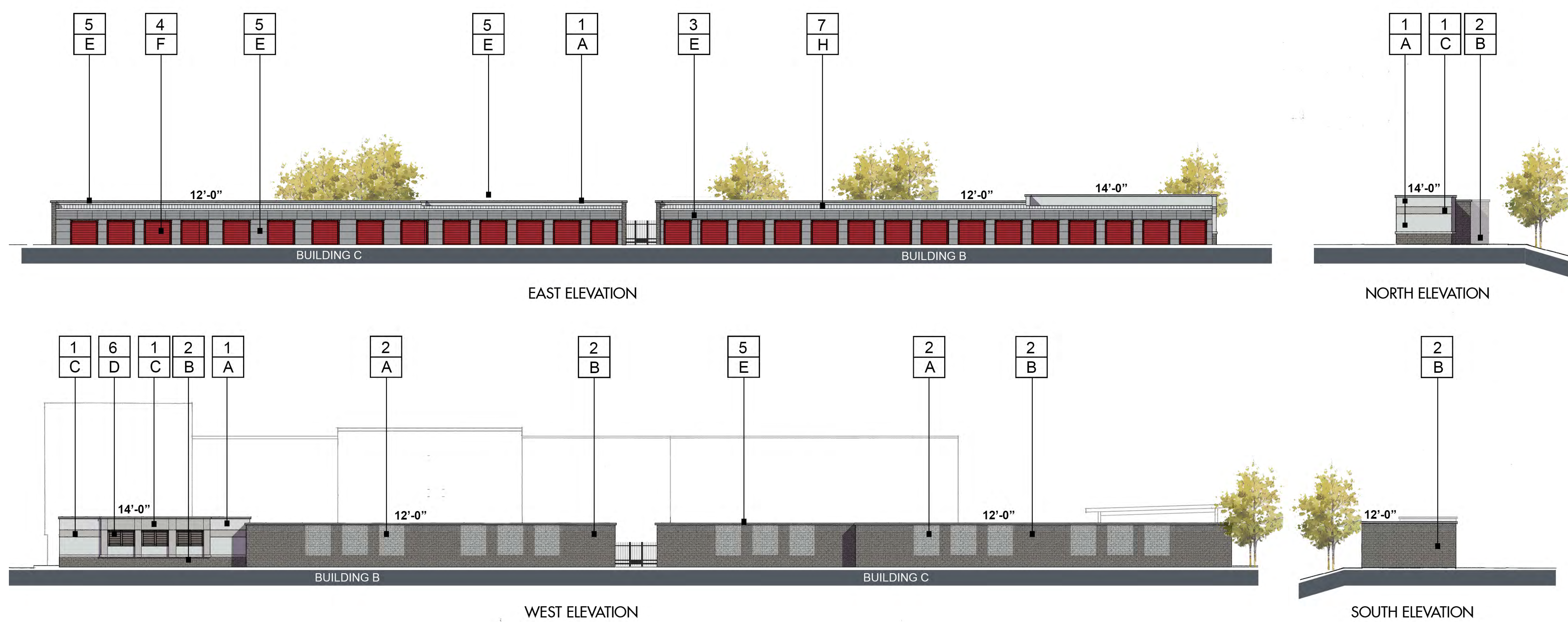
SHEET A07

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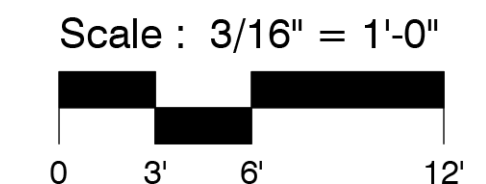
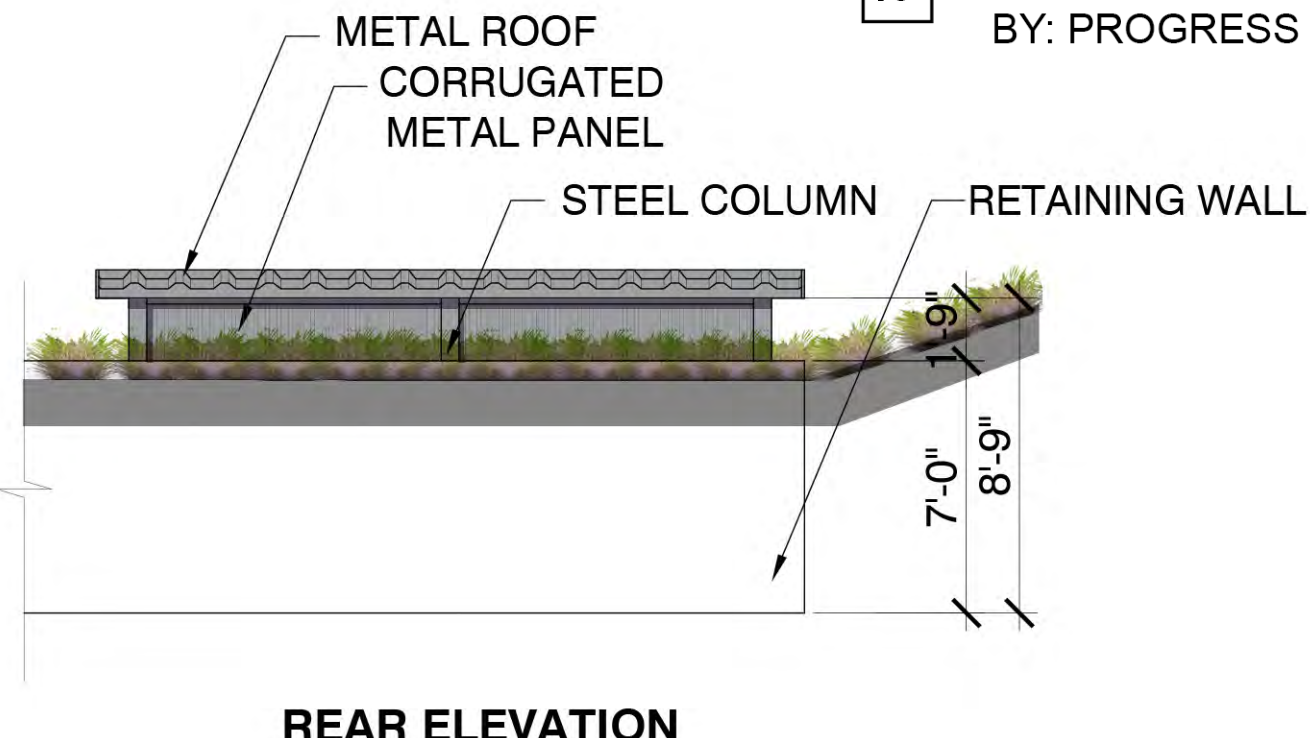
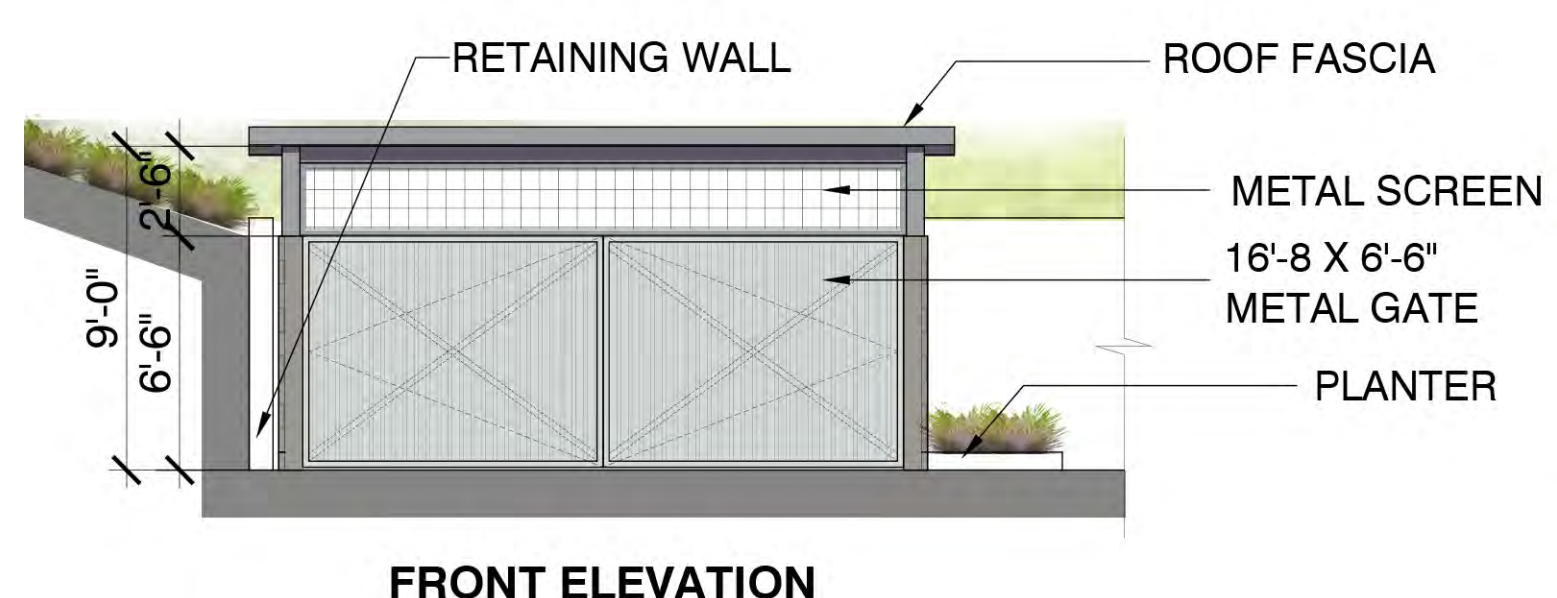
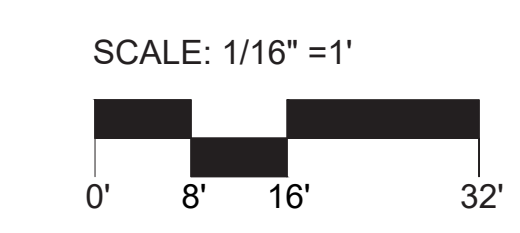
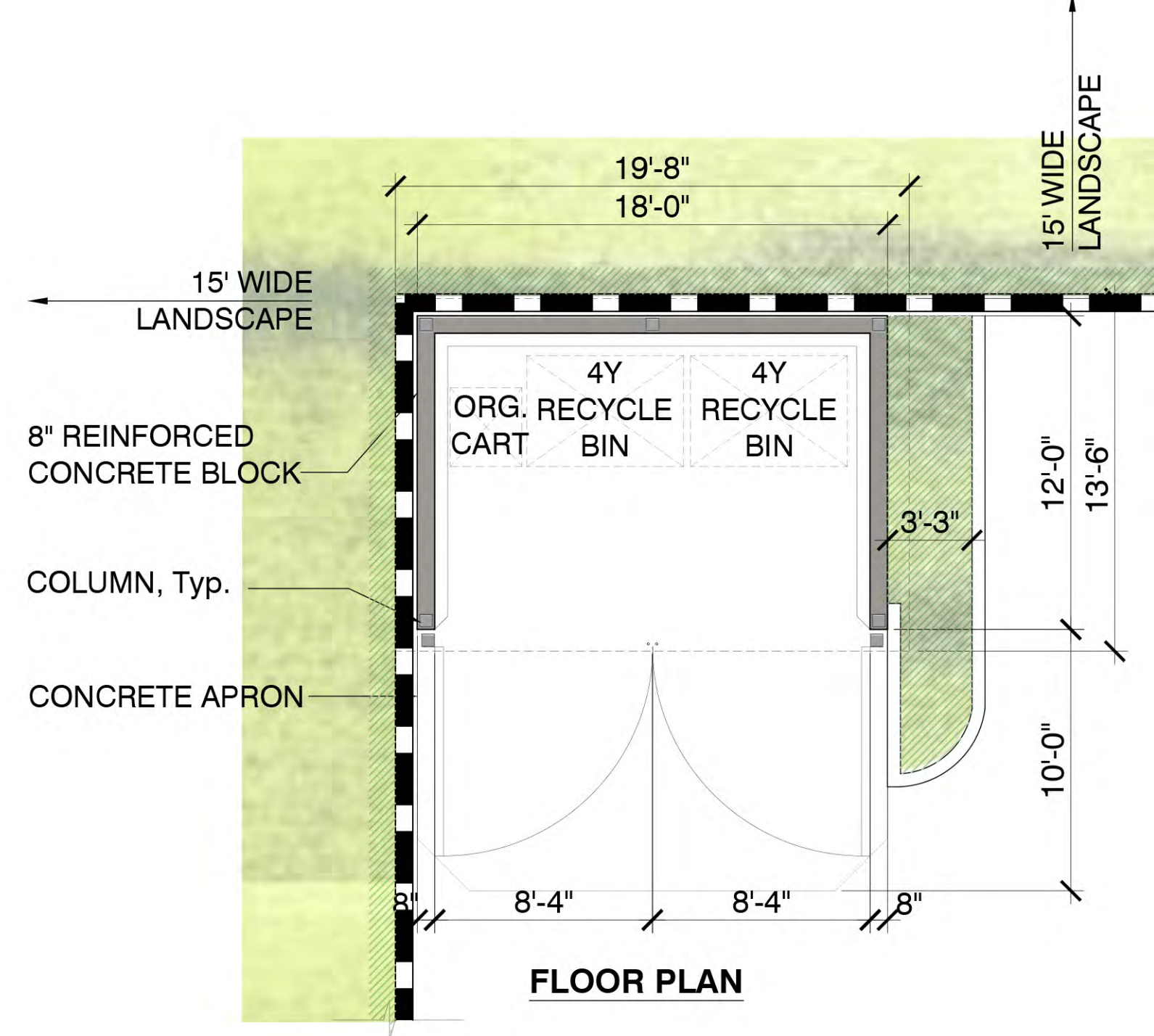


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Attachment: Architectural Plans (6537 - CONDITIONAL USE PERMIT (PEN22-0251))



- FINISHES:**
- 1 STUCCO
 - 2 CMU SPLIT FACE
 - 2/a CMU PRECISION
 - 3 MBCI - MASTERLINE 16 RASED RIB PANEL
 - 4 ROLL-UP METAL DOORS
 - 5 METAL CANOPY, FLASHING
 - 6 DECORATIVE METAL GRILL
 - 7 ALUMINUM STOREFRONT
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 - E "TUNDRA" BY: MBCI
 - F "CRIMSON RED" BY: MBCI
 - G CLEAR ANODIZED STOREFRONT BY: KAWNEER
 - H V954 GRAY BY: VIRACON



BUILDING B & C & TRASH ENCLOSURE EXTERIOR ELEVATIONS

SCALE: AS NOTED

DATE: xx/xx/2023
MCG JOB #: 23.568.01

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SHEET A08

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Attachment: Architectural Plans (6537 - CONDITIONAL USE PERMIT (PEN22-0251))

PRELIMINARY GRADING PLAN

SELF-STORAGE

21711 BOX SPRINGS ROAD
MORENO VALLEY, CA

GENERAL NOTES:

- HOURS OF OPERATION: 7:00 AM - 6:00 PM (MONDAY - FRIDAY); WEEKENDS BY PRIOR APPROVAL ONLY (8:00 AM - 4:00 PM), EXCLUDING HOLIDAYS. HOURS MAY BE SHORTENED BY THE CITY ENGINEER PER MUNICIPAL CODE 8.21.0500.
 - NO WORK SHALL COMMENCE AND NO INSPECTIONS SHALL BE SCHEDULED UNTIL A PERMIT HAS BEEN ISSUED.
 - INSPECTION REQUESTS SHALL BE SUBMITTED TO LINDSPECTIONS@MOVAL.ORG AT LEAST 48 HOURS IN ADVANCE. ANY NIGHT AND/OR WEEKEND INSPECTION REQUESTS REQUIRE MINIMUM 72 HOURS ADVANCED NOTICE IN ORDER TO OBTAIN PLANNING DIVISION APPROVAL.
 - ALL WORK SHALL COMPLY WITH CURRENT CITY STANDARDS, APPLICABLE SECTIONS OF THE MUNICIPAL CODE AND/OR RESOLUTIONS ADOPTED BY THE CITY COUNCIL, AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION/ EXCEPT AS OTHERWISE NOTED ON THE APPROVED PLANS OR AS APPROVED BY THE CITY ENGINEER.
 - ANY ALTERATION FROM THE APPROVED PLANS, EXCEPT MINOR ADJUSTMENTS IN THE FIELD TO MEET EXISTING CONDITIONS, SHALL BE SUBMITTED FOR REVIEW AND APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.
 - AN "AS-BUILT" PLAN SHALL BE SUBMITTED BY THE ENGINEER OF RECORD AT THE COMPLETION OF WORK AND APPROVED BY THE CITY ENGINEER PRIOR TO OCCUPANCY RELEASE.
 - ADJACENT STREETS SHALL BE CLEANED DAILY OF ALL DIRT AND/OR DEBRIS.
 - DUST SHALL BE CONTROLLED BY WATERING OR AS APPROVED BY THE CITY ENGINEER.
 - SURVEY MONUMENTS SHALL BE PROTECTED IN PLACE.
 - CITY APPROVAL OF THESE PLANS SHALL NOT RELIEVE THE CONTRACTOR AND/OR DEVELOPER OF THEIR RESPONSIBILITY TO CORRECT ANY ERRORS AND/OR OMISSIONS DISCOVERED DURING CONSTRUCTION.
 - CITY INSPECTION OF THE WORK SHALL NOT RELIEVE THE CONTRACTOR AND/OR THE DEVELOPER OF THEIR RESPONSIBILITY TO PERFORM THE WORK IN COMPLIANCE WITH THE APPROVED PLANS.
 - 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 (7) DAYS FOLLOWING THE PLACEMENT OF SAID CONCRETE ITEMS. WHEN THE GENERAL PROVISIONS CALL FOR THE USE OF SAID CONCRETE ITEMS 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.
 - CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY DAMAGED OR ALTERED PUBLIC IMPROVEMENTS AS REQUIRED BY THE CITY ENGINEER.
 - CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT THE APPLICABLE AGENCY OR COMPANY TO VERIFY THE LOCATION OF ANY IRRIGATION AND/OR UTILITY LINES, SHOWN OR NOT SHOWN ON THE APPROVED PLANS PRIOR TO EXCAVATING. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY IRRIGATION AND/OR UTILITY STRUCTURE CAUSED BY THEIR OPERATIONS.
 - CONTRACTOR SHALL MAKE PROVISIONS FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
 - DECLARATION OF ENGINEER OF RECORD
- BY SIGNING THESE PLANS, I HEREBY DECLARE THAT THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES, AND THAT I ASSUME FULL RESPONSIBILITY FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN OF THESE PLANS, AS THE ENGINEER IN RESPONSIBLE CHARGE OF DESIGN OF THESE IMPROVEMENTS. I ASSUME FULL RESPONSIBILITY CHARGE FOR SUCH DESIGN. I UNDERSTAND AND ACKNOWLEDGE THAT THE REVIEW OF THESE PLANS BY THE CITY OF MORENO VALLEY IS FOR THE LIMITED PURPOSE OF ENSURING THAT THE PLANS COMPLY WITH CITY PROCEDURES, STANDARDS, APPLICABLE POLICIES AND ORDINANCES. THE REVIEW IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS. SUCH REVIEW DOES NOT, THEREFORE, RELIEVE ME OF MY RESPONSIBILITY FOR THE DESIGN AND IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION; I SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISE THE PLANS FOR CITY ENGINEER APPROVAL.
- AS THE ENGINEER OF RECORD (EOR), I AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF MORENO VALLEY, THE MORENO VALLEY HOUSING AUTHORITY, AND THE MORENO VALLEY COMMUNITY SERVICES DISTRICT (CSD), ITS OFFICERS, OFFICIALS, EMPLOYEES, AGENTS AND VOLUNTEERS FROM ANY AND ALL LIABILITY OF CLAIMS, DAMAGES, OR INJURIES TO ANY PERSON OR PROPERTY, WHICH MIGHT ARISE FROM THE NEGLIGENCE, ACTS, ERRORS, OR OMISSIONS OF THE ENGINEER OF RECORD. I HAVE READ AND INFORMED THE DEVELOPER THAT APPROVAL OF THESE PLANS DOES NOT RELIEVE THEM FROM THE REQUIREMENTS OF THE CONDITIONS OF APPROVAL (ATTACHED HEREIN OR IN OTHER APPROVED PLANS).
- I ALSO HEREBY DECLARE THAT I HAVE COMPARED THESE PLANS WITH ALL APPLICABLE ADA TITLE 24 REQUIREMENTS FOR THIS PROJECT AND THESE PLANS ARE IN FULL COMPLIANCE.

STREET IMPROVEMENT NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA AND RELOCATION COSTS OF ALL EXISTING UTILITIES.
 - DEVELOPER/OOWNER SHALL BE RESPONSIBLE TO NOTIFY THEIR ENGINEER OF RECORD TO INSTALL STREET CENTERLINE MONUMENTS AS REQUIRED BY CITY ORDINANCE FOR NEW DEVELOPMENT AND/ OR REPLACE ANY DISTURBED AND/OR COVERED EXISTING MONUMENTS.
 - STREET STRUCTURAL SECTION SHALL BE THE MINIMUM REQUIRED PER THE CITY STANDARD CROSS SECTION OF EACH STREET CLASSIFICATION SUBJECT TO R-VALUE TESTING AND TRAFFIC INDEX, CLASS II CRUSHED AGGREGATE BASE (CAB) PLACED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE NATURAL CAB (CLASS II) PER CALTRANS STANDARDS FOR SIEVE ANALYSIS) OR AS APPROVED BY THE CITY ENGINEER.
 - ALL STREET STRUCTURAL SECTIONS ARE TENTATIVE. ADDITIONAL SOIL TESTING SHALL BE TAKEN AFTER ROUGH GRADING TO DETERMINE THE EXACT STREET STRUCTURAL SECTION REQUIREMENTS.
 - ALL UNDERGROUND FACILITIES AND/OR STRUCTURES SHALL BE IN PLACE PRIOR TO PAVING THE STREET SECTION INCLUDING DRY AND/OR WET UTILITIES. CITY MAINTAINED STORM DRAINS SHALL BE VIDEO RECORDED AND SUBMITTED TO THE LAND DEVELOPMENT DIVISION.
 - RUBBERIZED EMULSION-AGGREGATE SLURRY (REAS), AS DEFINED IN SECTION 203-5 OF STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SHALL BE APPLIED AT THE CONCLUSION OF THE ONE-YEAR WARRANTY PERIOD, AS DETERMINED BY THE CITY ENGINEER FOLLOWING INSPECTION OF PAVEMENT CONDITIONS. TYPE I SLURRY SHALL APPLY TO THE LOCAL STREET CLASSIFICATION AND TYPE IISLURRY SHALL APPLY TO THE COLLECTOR AND GREATER STREET CLASSIFICATIONS. ALL EXISTING STRIPING, PAVEMENT MARKINGS, AND MARKERS SHALL BE REMOVED (SANDBLASTED) PRIOR TO SLURRY APPLICATION AND RE-ESTABLISHED TO MATCH EXISTING (PRE-SLURRY APPLICATION) AND PER CURRENT CITY STANDARDS.
 - NO PUBLICLY TRAVELED STREET SHALL BE CLOSED TO TRAFFIC WITHOUT PRIOR APPROVAL.
 - STREET STRUCTURAL SECTION DETERMINED TO BE UNSUITABLE FOR OVERLAY DUE TO CRACKING, SUBSIDENCE, IRREGULAR SURFACE, AGE, MATERIAL COMPOSITION, OR WATER DAMAGE SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER.
 - UTILITY TRENCH BACKFILL SHALL BE PER CURRENT CITY STANDARD MVSI-132 SERIES.
 - ALL WATER VALVES AND/OR SEWER MANHOLES SHALL BE RAISED TO GRADE IN ACCORDANCE WITH LOCAL WATER PURVEYOR STANDARDS.
 - NO TRENCHES SHALL BE LEFT OPEN OVERNIGHT UNLESS APPROVED BY THE CITY ENGINEER.
 - IF ANY UTILITIES AND/ OR FACILITIES CONFLICT WITH PROPOSED IMPROVEMENTS, WORK SHALL STOP AND THE ENGINEER OF RECORD SHALL BE NOTIFIED IMMEDIATELY.
 - AN APPROVED WEED KILLER SHALL BE APPLIED TO THE PREPARED BASE PRIOR TO ASPHALT PAVING.
- NO WORK SHALL BE DONE ON THIS SITE UNTIL BELOW AGENCY IS NOTIFIED OF INTENTION TO GRADE OR EXCAVATE.

DIGALERT

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

UTILITY COMPANIES

EASTERN MUNICIPAL WATER DISTRICT	(951) 928-3777
FRONTIER COMMUNICATION	(800) 921-8101
SOUTHERN CA EDISON	(800) 655-4555
SOUTHERN CA GAS COMPANY	(800) 427-2200
TRAFFIC SIGNAL MAINTENANCE (CITY)	(951) 413-3140
UNDERGROUND SERVICE ALERT	(800) 422-4133
MORENO VALLEY SCHOOL DISTRICT	(951) 571-7690

EMERGENCY NUMBERS

PRECISE GRADING NOTES:

- ALL IMPROVEMENTS AS SHOWN ON THIS PLAN WERE PREPARED UNDER THE SUPERVISION OF THE ENGINEER OF RECORD AND IT CONFORMS TO THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE (CBC) AS MODIFIED BY CITY OF MORENO VALLEY ORDINANCE, AND THE INTERIM GUIDELINES.
- ALL GRADING SHALL BE COMPLETED UNDER THE SUPERVISION OF A REGISTERED SOILS ENGINEER OF RECORD IN CONFORMANCE WITH THE PRELIMINARY GEOTECHNICAL (SOILS) INVESTIGATION BY _____ DATED _____
- THE SOILS COMPACTION REPORT SHALL REFLECT THAT THE COMPACTION HAS BEEN OBTAINED NOT ONLY IN THE BUILDING PAD AREAS, BUT ALSO IN THE REMAINDER OF THE SITE, INCLUDING SLOPES.
- THE ENGINEER OF RECORD SHALL CERTIFY THAT THE ROUGH GRADING SOIL COMPACTION HAS BEEN COMPLETED PER NOTE 1 AND 2 ABOVE, AND THAT THE SITE CONFORMS TO THE APPROVED PLAN AS TO LINE AND GRADE PRIOR TO THE RELEASE OF THE BUILDING PERMIT.
- THE ENGINEER OF RECORD SHALL CERTIFY THAT THE FINAL GRADING CONFORMS TO APPENDIX J OF THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE (CBC) AND THE APPROVED PLAN PRIOR TO THE RELEASE OF OCCUPANCY.
- A CERTIFICATE SHALL BE PROVIDED CERTIFYING THAT ALL IMPORTED SOILS FREE FROM CONTAMINANTS PRIOR TO UNLOADING.
- THE SOILS ENGINEER OF RECORD SHALL TEST AND CERTIFY ALL TRENCH BACKFILLS TO NO LESS THAN 90% MAXIMUM DENSITY AS DETERMINED BY SOIL COMPACTION TEST ASTM-D1557.
- THE TOP 3 FEET OF SUBGRADE BELOW THE STREET PAVEMENT STRUCTURAL SECTION SHALL BE COMPACTED TO 95% RELATIVE COMPACTION.
- FILL PLACED OVER EXISTING SLOPING TERRAIN SHALL BE SUPPORTED ON HORIZONTAL BENCH CUT INTO COMPETENT MATERIAL.
- A SEPARATE BUILDING PERMIT SHALL BE REQUIRED FOR ALL ONSITE SEWER/WATER INSTALLATIONS, WALLS, AND/OR FENCES.
- A SEPARATE ENCROACHMENT PERMIT SHALL BE REQUIRED FOR ANY CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY

LEGAL DESCRIPTION

LOT 1 IN BLOCK 8 OF BURNS AND KARR TRACT, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 15, PAGE 97 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH THAT PORTION OF THE WEST HALF OF EDMONT STREET ADJOINING SAID LOT 1 ON THE EAST, AS VACATED AND CLOSED TO PUBLIC USED BY RESOLUTION NO. 86-247 RECORDED DECEMBER 31, 1986 AS INSTRUMENT NO. 336174, AND BY RESOLUTION NO. 86-248, RECORDED DECEMBER 8, 1987 AS INSTRUMENT 347863, BOTH, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 291-050-048

SITE AREA:

GROSS AREA: 135,591 SQ. FT. OR 3.113 ACRES
NET AREA: 130,761 SQ. FT. OR 3.002 ACRES

TOTAL DISTURBED AREA	3,113	(ACRES)
TOTAL PROPOSED LANDSCAPE AREA	19,774	SQUARE FEET
PRE-DEVELOPMENT	0.00	IMPERVIOUS AREA (ACRES)
POST-DEVELOPMENT	2,659	IMPERVIOUS AREA (ACRES)

PROPERTY ZONING:

COMMUNITY DEVELOPMENT DISTRICT

TOPOGRAPHIC SURVEY:

FIELDWORK WAS COMPLETED ON JUNE 09, 2022 PER DRG. INC. CERTIFIED BY DAVID R. GRAY, P.L.S. NO. 5239

QUANTITIES

EARTHWORK	CUT	FILL
ROUGH GRADING	6,468 CY	11,109 CY
OVER-EXCAVATION WORK	19,660 CY	
IMPORT MATERIAL		4,641 CY
EXPORT MATERIAL		0 CY
TOTAL PROJECT EARTHWORK QUANTITIES		IMPORT: 4,641 CY

DEVELOPER / PROPERTY OWNER

ISAAC ZAHARONI
CONTACT NAME

1236 ERRINGER ROAD
SIMI VALLEY, CA 93065
ADDRESS

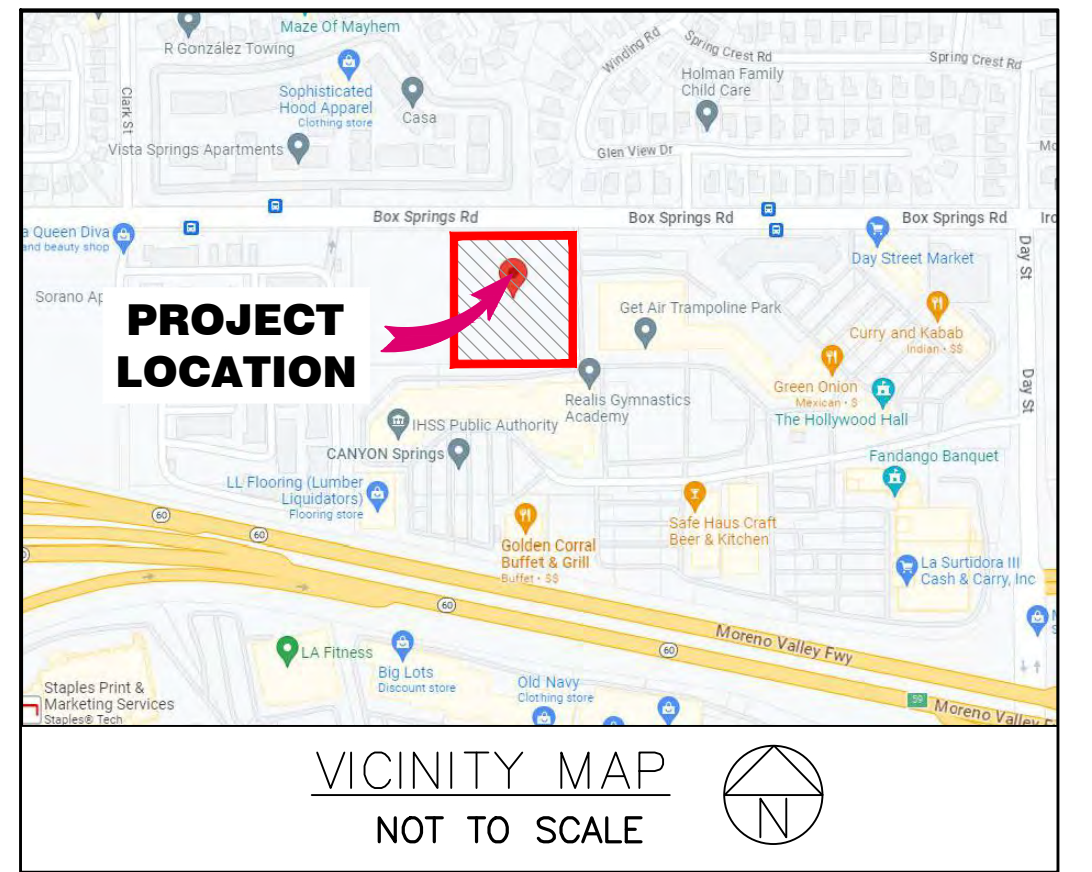
FLOOD ZONE

ZONE X - AREAS OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN. AREAS OF 1% ANNUAL CHANCE SHEET FLOW FLOODING WHERE AVERAGE DEPTHS ARE LESS THAN 1 FOOT, AREAS OF 1% ANNUAL CHANCE OF STREAM FLOODING WHERE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD BY LEVEES. NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN WITHIN THE ZONE. INSURANCE PURCHASE IS NOT REQUIRED IN THIS ZONE.

FIRM MAP NO. 06065C0733G DATED AUGUST 28, 2008

CONSTRUCTION NOTES

GRADING	UNIT	QUANTITIES
1 PROTECT EXISTING STRUCTURES TO REMAIN IN PLACE	LS	1
2 SAWCUT AND REMOVE EXISTING CURB, EXISTING ASPHALT PAVEMENT AND BASE. RECONSTRUCT 6" ASPHALT CONCRETE OVER 9" CAB PER CITY OF MORENO VALLEY STD. PLAN MVSI-105A-2	SF	3,510
3 CONSTRUCT TYPE 6A CURB PER CITY OF MORENO VALLEY STD. PLAN MVSI-121A-0	LF	628
4 CONSTRUCT TYPE 6 INTEGRAL CURB AND GUTTER PER CITY OF MORENO VALLEY STD. PLAN MVSI-120A-0	LF	355
5 CONSTRUCT TYPE 8 INTEGRAL CURB AND GUTTER PER CITY OF MORENO VALLEY STD. PLAN MVSI-120B-0	LF	304
6 CONSTRUCT 30" WIDE COMMERCIAL DRIVEWAY PER CITY OF MORENO VALLEY STD. PLAN MVSI-112C-0 OPTION 1. SEE DETAILS ON SHEET C-4	EA	1
7 CONSTRUCT 4" THICK P.C.C. SIDEWALK MAX CROSS SLOPES 2% AND 5% IN THE DIRECTION OF TRAVEL PER CITY OF MORENO VALLEY STD. PLAN MVSI-115A-0	SF	4,080
8 CONSTRUCT YELLOW TRUNCATED DOMES /DETECTABLE WARNING SURFACE AND GROOVING BORDER PER CITY OF MORENO VALLEY STD. PLAN MVSI-114C-2	EA	3
9 CONSTRUCT 5" THICK ASPHALT CONCRETE OVER 7" CLASS II A.B. PER SOILS REPORT RECOMMENDATIONS AND AMENDMENTS	SF	60,108
10 CONSTRUCT RETAINING WALL PER ARCHITECTURAL PLAN ON SEPARATE PERMIT	LF	837
11 CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLAN	LS	1
12 GRIND AND OVERLAY EXISTING STREET PAVEMENT PER CITY OF MORENO VALLEY REQUIREMENTS	SF	17,500
14 EXISTING STRUCTURE TO BE RELOCATED	LS	1
15 EXISTING STRUCTURE TO BE REMOVED	LS	1
DRAINAGE		
30 CONSTRUCT 36" LONGITUDINAL P.C.C. GUTTER (V=1" DEPTH) PER CITY OF MORENO VALLEY STD. PLAN MVSI-127-1	LF	630F
31 CONSTRUCT 24"x24" (INTERIOR CLEAR OPENING DIMENSION) PCC CATCH BASIN JENSEN PRECAST MODEL D1242454 OR APPROVED EQUAL	EA	6
32 CONSTRUCT 18"x18" (INTERIOR CLEAR OPENING DIMENSION) PCC CATCH BASIN JENSEN PRECAST MODEL D181824 OR APPROVED EQUAL	EA	2
33 CONSTRUCT KRISTAR FLOGARD+PLUS FILTER No. FGP-24F ONE FILTER REQUIRED FOR EACH INSTALLED GRATE OR APPROVED EQUAL	EA	6
34 CONSTRUCT KRISTAR FLOGARD+PLUS LOPRO SHALLOW CATCH BASIN FILTER No. FGM-1818 ONE FILTER REQUIRED FOR EACH INSTALLED GRATE OR APPROVED EQUAL	EA	2
35 CONSTRUCT STAMP ("NO DUMPING" - THIS DRAINS TO OCEAN) PER CITY STANDARD	EA	8
36 CONSTRUCT 8"ø PVC (SCH. 80) STORM DRAIN PIPE OR APPROVED EQUAL	LF	518
37 CONSTRUCT 10"ø PVC (SCH. 80) STORM DRAIN PIPE OR APPROVED EQUAL	LF	136
38 CONSTRUCT 12"ø PVC (SCH. 80) STORM DRAIN PIPE OR APPROVED EQUAL	LF	654
39 CONSTRUCT 3 ROWS WATER QUALITY CULTEC CHAMBERS, MODEL 902HD, PER TRAFFIC RATED CULTEC INSTALLATION STANDARDS AND SPECIFICATIONS (800) 4-CULTEC, OR APPROVED EQUAL BED WIDTH = 23.00', BED LENGTH = 87.34' NUMBER OF CHAMBERS PROVIDED = 69', VOLUME = 7,259 CF.	EA	1
40 CONSTRUCT 18"x 18" P.C.C. PRECAST JUNCTION BOX	EA	1
41 CONSTRUCT 30"x 30" P.C.C. PRECAST JUNCTION BOX	EA	1
42 CONSTRUCT 18" RCP STORM DRAIN LATERAL PER RIVERSIDE COUNTY FLOOD CONTROL AND WATER DISTRICT STANDARD AND SPECIFICATIONS	LF	75
43 CONSTRUCT JUNCTION STRUCTURE 18" RCP S.D. LATERAL TO 36" RCP S.D. MAIN LINE PER SSPWC STANDARD PLAN 331-3	EA	1
44 CONSTRUCT 12" P.C.C. "V" GUTTER (V=3" DEPTH) PER DETAIL ON SHEET 4	LF	837



SHEET INDEX

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

THIS GRADING PLAN HAS BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AS OUTLINED IN THE FOLLOWING SOILS AND GEOLOGICAL REPORT FOR THIS PROJECT.

REPORT TITLE: PN22014-01
REPORT DATE: JUNE 19, 2023

FIRM NAME: KLING CONSULTING GROUP, INC.

BY: HENRY F. KLING 06/19/2023
GEOTECHNICAL ENGINEER DATE

WDID No TBD
WQMP No TBD

REVIEW BY CITY STAFF	BENCHMARK	BASIS OF BEARING	CITY OF MORENO VALLEY	ENGINEER OF RECORD'S SEAL	CITY OF MORENO VALLEY
	METRO WATER DISTRICT OF SOUTHERN CALIFORNIA, 104-1994 3 INCH BRASS DISK STAMPED MP 104 1994 FLUSH ON TOP OF THE ABUTMENT WALL, 3.50 FEET EAST OF THE WEST END AND 3 FEET ABOVE ROAD SURFACE, NEAR INTERSECTION OF INTERSTATE 215 AND CACTUS AVENUE; NORTHWEST BRIDGE ABUTMENT. NAVD 1988 ELEVATION: 1572.38'	THE BASIS OF BEARINGS USED ON THIS SURVEY IS THE BEARING OF N89°31'04"W OF THE CENTER LINE OF BOX SPRINGS ROAD PER TRACT NO. 35414 FILED IN BOOK 457 PAGES 70-73, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY.	ACCEPTED BY:	CIVIL ENGINEERING & LAND SURVEYING COORY ENGINEERING TEL: (714) 202-8700 FAX: (714) 202-8701 1718 N. Neville Street, Orange, CA 92668 UNDER THE SUPERVISION OF: SAMI R. M. KHOURY R.C.E. 30567, EXPIRES 3-31-2024 DATE	CITY OF MORENO VALLEY
					PRELIMINARY GRADING PLAN
					SELF-STORAGE 21725 BOX SPRINGS ROAD MORENO VALLEY, CA TITLE SHEET
					SHEET <u>1</u> OF <u>8</u> CITY ID No PEN22-0251

PRELIMINARY GRADING PLAN

SELF-STORAGE

21711 BOX SPRINGS ROAD
MORENO VALLEY, CA

NDPES:

- EROSION CONTROL BMPs SHALL BE IMPLEMENTED AND MAINTAINED TO MINIMIZE AND/OR PREVENT THE ENTRAINMENT OF SOIL IN RUNOFF FROM DISTURBED SOIL AREAS ON CONSTRUCTION SITES.
- SEDIMENT CONTROL BMPs SHALL BE IMPLEMENTED AND MAINTAINED TO PREVENT AND/OR MINIMIZE THE TRANSPORT OF SOIL FROM THE CONSTRUCTION SITE.
- STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO ELIMINATE OR REDUCE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
- APPROPRIATE BMPs FOR PRODUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED TO ELIMINATE OR REDUCE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.
- RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES AND MUST NOT BE DISCHARGED TO RECEIVING WATERS OR THE LOCAL STORM DRAIN SYSTEM.
- ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
- AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.
- CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT A STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OTHER THAN STORMWATER (NON-STORMWATER DISCHARGES) ARE PROHIBITED, EXCEPT AS AUTHORIZED BY AN INDIVIDUAL NDPES PERMIT OR THE STATEWIDE GENERAL PERMIT-CONSTRUCTION. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENTS, GLUES, LIME, PESTICIDES, HERBICIDES, FERTILIZERS, WOOD PRESERVATIVES, AND ASBESTOS FIBERS; PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE AND RELATED CUTTING OR CURING RESIDUES; FLOA TABLE WASTES; WASTES FROM ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; WASTES FROM STREET CLEANING; AND SUPER-CHLORINATED POTABLE WATER FROM LINE FLUSHING AND TESTING. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
- DISCHARGING CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING GROUNDWATER THAT HAS INFILTRATED INTO THE CONSTRUCTION SITE IS PROHIBITED. DISCHARGING OF CONTAMINATED SOILS VIA SURFACE EROSION IS ALSO PROHIBITED. DISCHARGING NON-CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING ACTIVITIES MAY REQUIRE A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NDPES) PERMIT ISSUED BY THE REGIONAL BOARD.
- CONSTRUCTION SITES SHALL BE MANAGED TO MINIMIZE THE EXPOSURE TIME OF DISTURBED SOIL AREAS THROUGH PHASING AND SCHEDULING OF GRADING TO THE EXTENT FEASIBLE AND THE USE OF TEMPORARY AND PERMANENT SOIL STABILIZATION.
- BMPs SHALL BE MAINTAINED AT ALL TIMES. IN ADDITION, BMPs SHALL BE INSPECTED PRIOR TO PREDICTED STORM EVENTS AND FOLLOWING STORM EVENTS.

EROSION CONTROL GRADING REQUIREMENTS:

- ALL EARTHWORK PERFORMED TO CONSTRUCT EROSION CONTROL MEASURES SHALL CONFORM TO CITY GRADING REGULATIONS.
- YARDAGE SHOWN ON THE PLANS ARE APPROXIMATE ESTIMATES OF WORK TO BE DONE AND THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND QUANTITIES PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL MAKE PROVISION FOR CONTRIBUTORY DRAINAGE AT ALL TIMES UNTIL WORK IS ACCEPTED BY THE CITY. THE EROSION CONTROL DEVICES SHOWN ON PLANS SHALL REMAIN IN OPERABLE CONDITION BY THE CONTRACTOR.
- EXISTING STRUCTURES AND DEBRIS FOUND WITHIN WORK AREA SHALL BE REMOVED FROM SITE AND DISPOSED OF BY THE CONTRACTOR.
- ROCK DISPOSAL AREAS ARE SHOWN ON PLANS. NO ROCK GREATER THAN 12" IN DIAMETER WILL BE PLACED IN THE FILL, UNLESS APPROVED BY THE SOILS ENGINEER.
- FILL PLACED OVER EXISTING SLOPING TERRAIN SHALL BE SUPPORTED ON HORIZONTAL BENCH CUT INTO COMPETENT MATERIAL.
- ANY MODIFICATIONS TO PLAN SHALL REQUIRE THE APPROVAL OF A REGISTERED CIVIL ENGINEER.
- FILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D1557. ONE FIELD TEST TO BE MADE FOR EACH TWO FOOT OF VERTICAL LIFT.
- THE SOIL ENGINEER SHALL PROVIDE SUFFICIENT INSPECTION OF EARTHWORK TO ENSURE COMPLIANCE WITH THE APPROVED PLANS AND APPLICABLE CODES.

EROSION CONTROL MAINTENANCE & INSPECTION:

- A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE DURING THE RAINY SEASON AT ALL TIMES. CONTACT THE CONTRACTOR AT (310-617-6718) IN CASE OF EMERGENCY.
- ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WHENEVER SUCH MAY POSE A POTENTIAL HAZARD DOWNSTREAM.
- THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE IS AT THE DISCRETION OF THE CITY INSPECTOR.
- PLANTING AND IRRIGATION OF SLOPES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- A PREVENTIVE PROGRAM TO PROTECT SLOPES FROM POTENTIAL DAMAGE FROM BURROWING RODENTS IS REQUIRED. CONTRACTOR SHALL PERIODICALLY INSPECT SLOPES FOR EVIDENCE OF BURROWING RODENTS.

CURB INLET SEDIMENT BARRIERS CONSTRUCTION SPECIFICATIONS:

- BARRIERS SHALL BE PLACED ON GENTLY SLOPING STREETS WHERE WATER CAN POND PER STD PLAN MVFE-353.
- THE BARRIERS SHALL ALLOW FOR OVERFLOW FROM A SEVERE STORM EVENT. SLOPE RUNOFF SHALL BE CONTROLLED USING STD PLANS MVFE-355 OR MVFE-356. A SPILLWAY SHALL BE CONSTRUCTED WITH THE SANDBAG STRUCTURES TO ALLOW OVERFLOW.
- GRAVEL BAGS SHOULD BE OF WOVEN-TYPE GEOTEXTILE FABRIC.
- GRAVEL BAGS SHALL BE FILLED WITH 3/4 INCH DRAIN ROCK OR 1/4 INCH PEA GRAVEL.
- GRAVEL BAGS SHALL BE PLACED IN A CURVED ROW FROM THE TOP OF CURB AT LEAST 4 FEET INTO THE STREET. THE ROW SHOULD BE CURVED AT THE ENDS, POINTING UPHILL.
- LAYERS OF BAGS SHALL BE OVER LAPPED AND PACKED TIGHTLY.
- LEAVE ONE GRAVEL BAG GAP IN THE TOP ROW TO ACT AS A SPILLWAY.

INSPECTION AND MAINTENANCE:

- THE CONTRACTOR SHALL INSPECT AND CLEAN BARRIER DURING AND AFTER EACH STORM AND REMOVE SEDIMENT FROM BEHIND GRAVEL BAG STRUCTURE AFTER EACH STORM.
- ANY SEDIMENT AND GRAVEL SHALL BE IMMEDIATELY REMOVED FROM THE TRAVELED WAY OF ROADS.
- THE REMOVED SEDIMENT SHALL BE PLACED WHERE IT CANNOT ENTER A STORM DRAIN, STREAM, OR BE TRANSPORTED OFF SITE.
- IF THE GRAVEL BECOMES CLOGGED WITH SEDIMENT, IT MUST BE REMOVED FROM THE INLET AND OR REPLACED WITH NEW GRAVEL.
- IT IS IMPERATIVE THAT EROSION CONTROL MEASURES ARE IN PLACE AT THE SOURCE IN ADDITION TO PROTECTING THE CATCH BASINS AND CURB INLETS DOWNSTREAM.

STRAW - BALE SEDIMENT BARRIERS (SEMI-PERVIOUS) CONSTRUCT/ON SPECIFICATIONS:

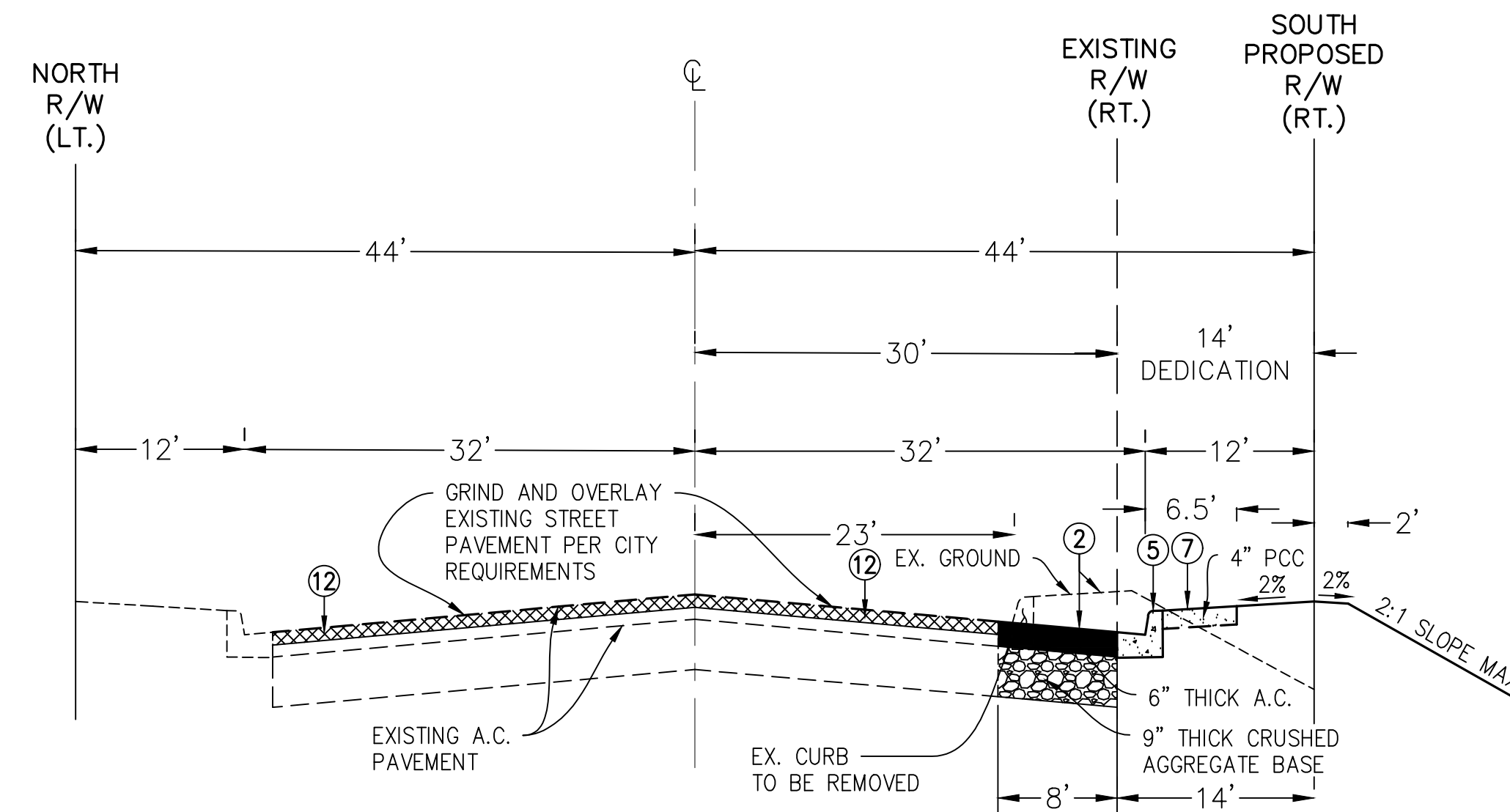
- THE ROCK SPILLWAY SHALL BE CONSTRUCTED OF GRADED DRAIN ROCK, 1-1 1/2 INCH MINIMUM, THAT IS SIZED ACCORDING TO EXPECTED FLOWS. FILTER FABRIC MAY BE USED TO COVER THE BALES AND BE ENVELOPED IN THE ROCK SPILLWAY.
- THE ROCK SPILLWAY SHALL BE CONSTRUCTED TO A HEIGHT OF 213 THAT OF THE STRAW BALES.
- THE MAXIMUM HEIGHT OF THE SPILLWAY SHALL BE 2 FEET.
- PLACE BALES IN A SINGLE ROW, LENGTH WISE, ORIENTED PERPENDICULAR TO THE FLOW, AND WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.
- EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4 INCHES. USE STRAW, ROCKS, OR FILTER FABRIC TO FILL ANY GAPS BETWEEN THE BALES AND TAMP THE BACKFILL MATERIAL TO PREVENT EROSION UNDER OR AROUND THE BALES.
- IF THE BALES ARE WIRE BOUND, THEY SHOULD BE ORIENTED SO BINDINGS ARE AROUND THE SIDES RATHER THAN ALONG THE TOP OR BOTTOM. WIRE BINDING THAT ARE PLACED IN CONTACT WITH SOIL SOON DISINTEGRATE AND MAY ALLOW THE BALE TO FALL APART.
- THE BALES SHALL BE SECURELY ANCHORED IN PLACE BY TWO WOODEN STAKES OR REBAR DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE TO FORCE THE BALES TIGHTLY TOGETHER. DRIVE THE STAKES AT LEAST 18 INCHES (0.5 m) INTO THE GROUND. PROPER STAKING IS PARTICULARLY IMPORTANT IN CHANNEL FLOW APPLICATIONS.
- EXTEND THE BARRIER, ACROSS THE SWALE TO SUCH A LENGTH THAT THE BOTTOMS OF END BALE ARE AT A HIGHER ELEVATION THAN THE TOP OF THE ROCK SPILLWAY TO ASSURE THAT SEDIMENT-LADEN RUNOFF WILL FLOW THROUGH OR OVER THE BARRIER BUT NOT AROUND IT.
- ROCK AND/OR FILTER FABRIC SHALL BE PLACED IMMEDIATELY DOWNSTREAM OF THE ROCK THAT WILL DISSIPATE THE ENERGY OF THE FALLING WATER AND REDUCE DOWNSTREAM EROSION.

INSPECTION AND MAINTENANCE:

- THE CONTRACTOR SHALL INSPECT AND CLEAN BARRIER DURING AND AFTER EACH STORM AND REMOVE SEDIMENT FROM BEHIND GRAVEL BAG STRUCTURE AFTER EACH STORM.
- ANY SEDIMENT AND GRAVEL SHALL BE IMMEDIATELY REMOVED FROM THE TRAVELED WAY OF ROADS.
- THE REMOVED SEDIMENT SHALL BE PLACED WHERE IT CANNOT ENTER A STORM DRAIN, STREAM, OR BE TRANSPORTED OFF SITE.
- IF THE GRAVEL BECOMES CLOGGED WITH SEDIMENT, IT MUST BE REMOVED FROM THE INLET AND OR REPLACED WITH NEW GRAVEL.
- IT IS IMPERATIVE THAT EROSION CONTROL MEASURES ARE IN PLACE AT THE SOURCE IN ADDITION TO PROTECTING THE CATCH BASINS AND CURB INLETS DOWNSTREAM.

STORM WATER POLLUTION CONTROL REQUIREMENTS

- ERODED SEDIMENTS AND OTHER POLLUTANTS SHALL BE RETAINED ON SITE AND SHALL NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR VV7ND.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS SHALL BE PROTECTED.
- FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS SHALL BE STORED IN ACCORDANCE WITH THEIR LISTINGS AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS SHALL NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- EXCESS OR WASTE CONCRETE SHALL NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM, PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES SHALL BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATIONS OF RAINWATER AND DISPERSAL BY WIND.
- SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY. ACCIDENTAL DEPOSITIONS SHALL BE SWEEP UP IMMEDIATELY AND SHALL NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION SHALL BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
- THE CASQA STORMWATER BMP HANDBOOK, LATEST REVISED EDITION, SHALL APPLY DURING CONSTRUCTION (ADDITIONAL MEASURES SHALL BE REQUIRED IF DEEMED APPROPRIATE BY THE CITY).



TYPICAL SECTION
BOX SPRINGS ROAD
MINOR ARTERIAL - STD. PLAN MVSI-105A-2
FROM STA 66+82 TO 70+15
(STREET IMPROVEMENT PLAN - TRACT NO. 20272-2)
NOT TO SCALE

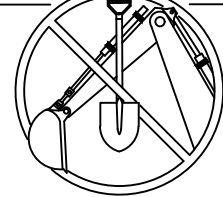
CONSTRUCTION NOTES

- | | |
|----|--|
| 2 | SAWCUT AND REMOVE EXISTING CURB, EXISTING ASPHALT PAVEMENT AND BASE. RECONSTRUCT 6" ASPHALT CONCRETE OVER 9" CAB PER CITY OF MORENO VALLEY STD. PLAN MVSI-105A-2 |
| 5 | CONSTRUCT TYPE 8 INTEGRAL CURB AND GUTTER PER CITY OF MORENO VALLEY STD. PLAN MVSI-120B-0 |
| 7 | CONSTRUCT 4" THICK P.C.C. SIDEWALK MAX CROSS SLOPES 1.5% AND 5% IN THE DIRECTION OF TRAVEL PER CITY OF MORENO VALLEY STD. PLAN MVSI-115A-0 |
| 12 | GRIND AND OVERLAY EXISTING STREET PAVEMENT PER CITY OF MORENO VALLEY REQUIREMENTS |

WDID No TBD
WQMP No TBD

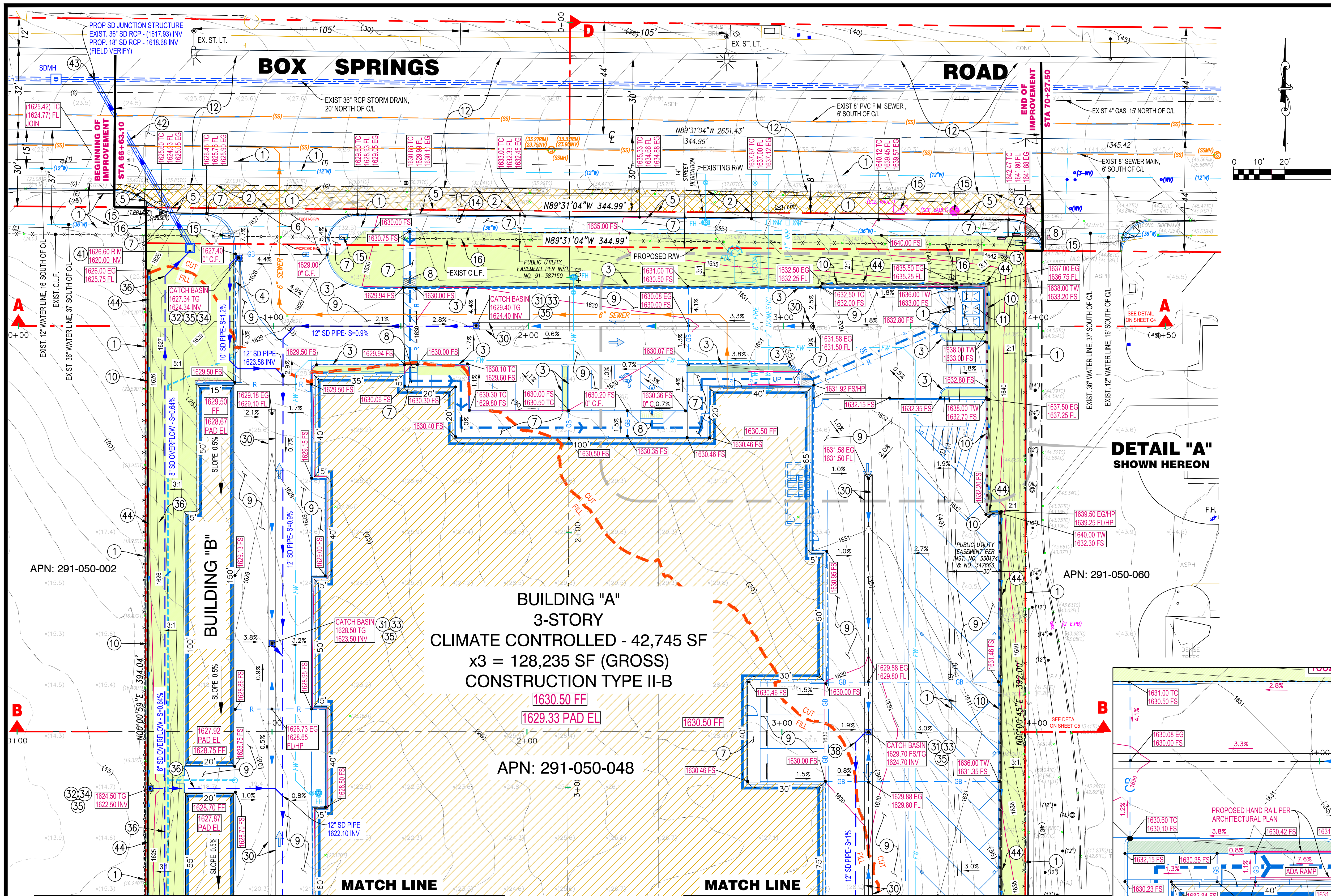
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REVIEW BY CITY STAFF	BENCHMARK	BASIS OF BEARING				CITY OF MORENO VALLEY	ENGINEER OF RECORD'S SEAL	CITY OF MORENO VALLEY
	METRO WATER DISTRICT OF SOUTHERN CALIFORNIA MP. 104-1994 3 INCH BRASS DISK STAMPED MP 104 1994 FLUSH ON TOP OF THE ABUTMENT WALL, 3.50 FEET EAST OF THE WEST END AND 3 FEET ABOVE ROAD SURFACE, NEAR INTERSECTION OF INTERSTATE 215 AND CACTUS AVENUE, NORTHWEST BRIDGE ABUTMENT.	THE BASIS OF BEARINGS USED ON THIS SURVEY IS THE BEARING OF N89°31'04"W OF THE CENTER LINE OF BOX SPRINGS ROAD PER TRACT NO. 35414 FILED IN BOOK 457 PAGES 70-73, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY.				ACCEPTED BY:	 CIVIL ENGINEERING & LAND SURVEYING COORY ENGINEERING TEL: (714) 202-8700 FAX: (714) 202-8701 1718 N. Neville Street, Orange, CA 92665 UNDER THE SUPERVISION OF: SAMIR M. KHOURY R.C.E. 30567, EXPIRES 3-31-2024	CITY OF MORENO VALLEY PRELIMINARY GRADING PLAN SELF-STORAGE 21725 BOX SPRINGS ROAD MORENO VALLEY, CA NOTES & STREET SECTION
	NAVD 1988 ELEVATION: 1572.38'		MARK	DATE	INITIAL	DESCRIPTION	REC.	APPR. / DATE
						REVISION		
								SHEET <u>2</u> OF <u>8</u> CITY ID No PEN22-0251

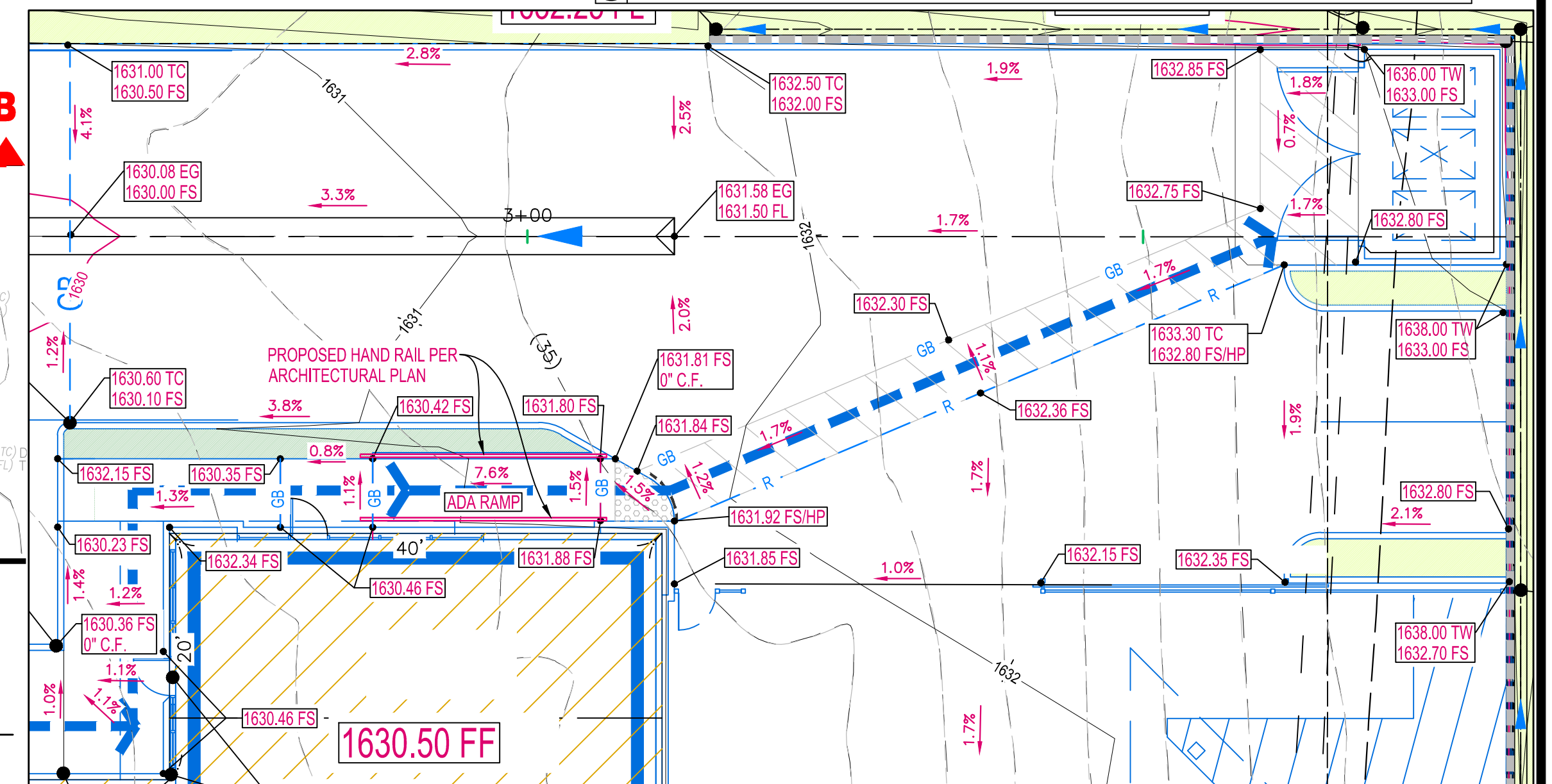


CONSTRUCTION NOTES

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 - CONSTRUCT ACCESS RAMP-TYPE 2 PER CITY OF MORENO VALLEY STD. PLAN MVSJ-114B-2 SEE DETAIL ON SHEET C4
 - CONSTRUCT ARTERIAL HIGHWAY STREET LIGHTING PER CITY OF MORENO VALLEY STD. PLAN MVL-400C-0. SEE DETAIL ON STREET IMPROVEMENT PLAN
 - EXISTING STRUCTURE TO BE RELOCATED
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DETAIL "A" SHOWN HEREON



DETAIL "A" PROPOSED ADA PATH OF TRAVEL FROM OFFICE TO TRASH ENCLOSURE
SCALE: 1" = 10'

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MATCH LINE SEE SHT C4

- PROPOSED BUILDING
- PROPOSED STREET WIDENING
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CITY OF MORENO VALLEY
ACCEPTED BY:

ENGINEER OF RECORD'S SEAL
SAMI M. KHOURY
No. 30567
EXP. 3-31-2024
CIVIL STATE OF CALIFORNIA

CIVIL ENGINEERING & LAND SURVEYING
COORY ENGINEERING
TEL: (714) 202-8700 FAX: (714) 202-8701
1718 N. Neville Street, Orange, CA 92665

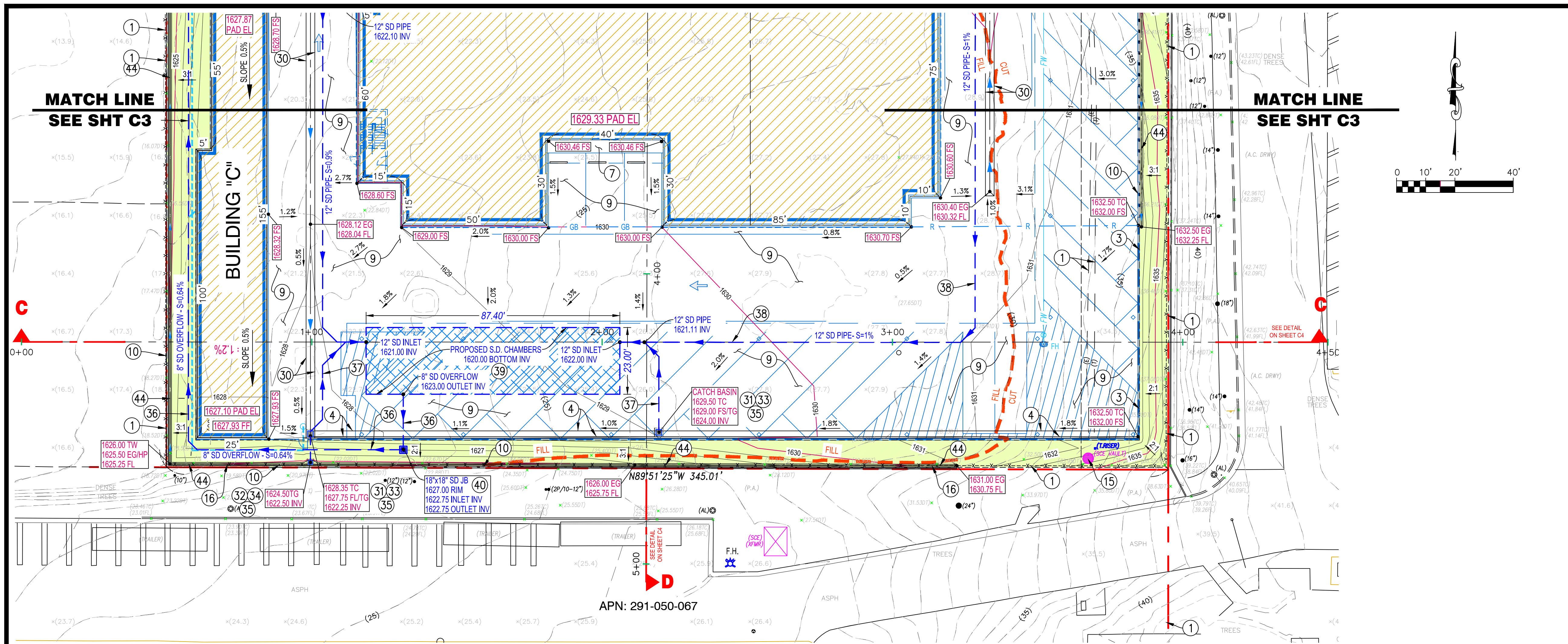
UNDER THE SUPERVISION OF:
SAMI M. KHOURY
R.C.E. 30567, EXPIRES 3-31-2024

CITY OF MORENO VALLEY

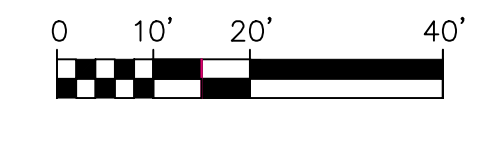
PRELIMINARY GRADING PLAN
SELF-STORAGE
21711 BOX SPRINGS ROAD
MORENO VALLEY, CA

PRECISE GRADING PLAN

SHEET 3 OF 8
CITY ID No. PEN22-0251



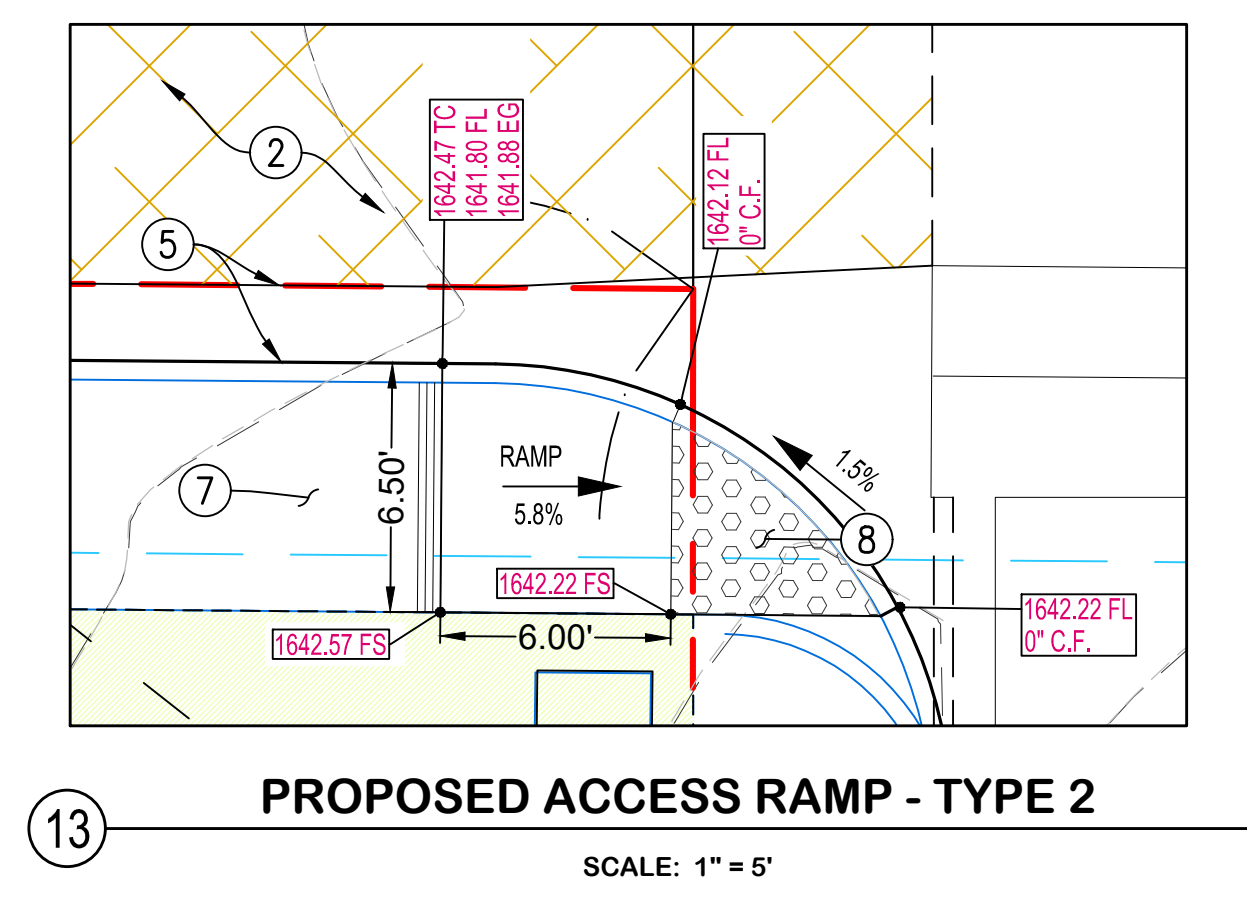
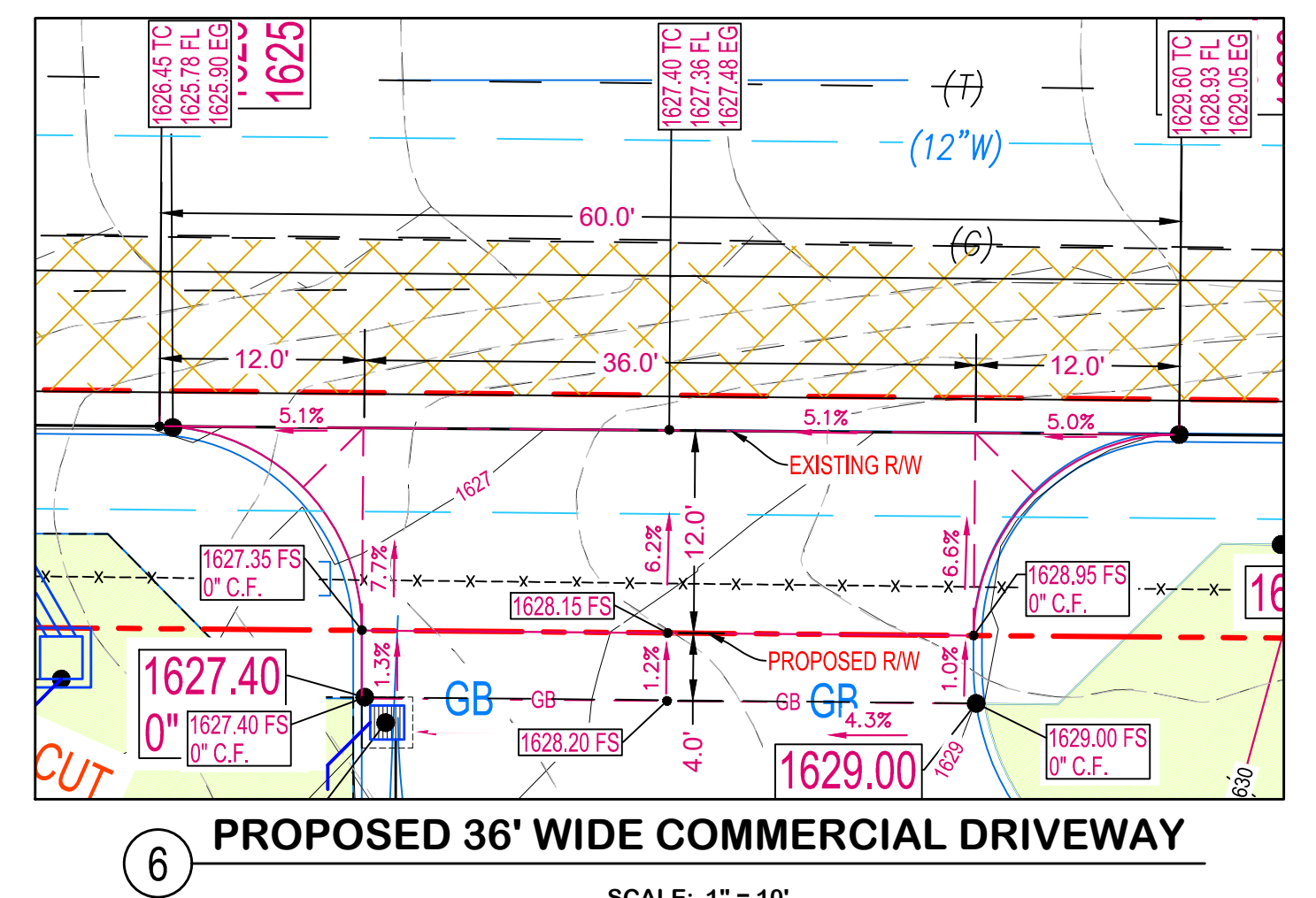
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- PROPOSED BUILDING
- PROPOSED STREET WIDENING
- PROPOSED LANDSCAPING AREA
- PROPOSED S.D. CULTEC CHAMBERS

ABBREVIATIONS

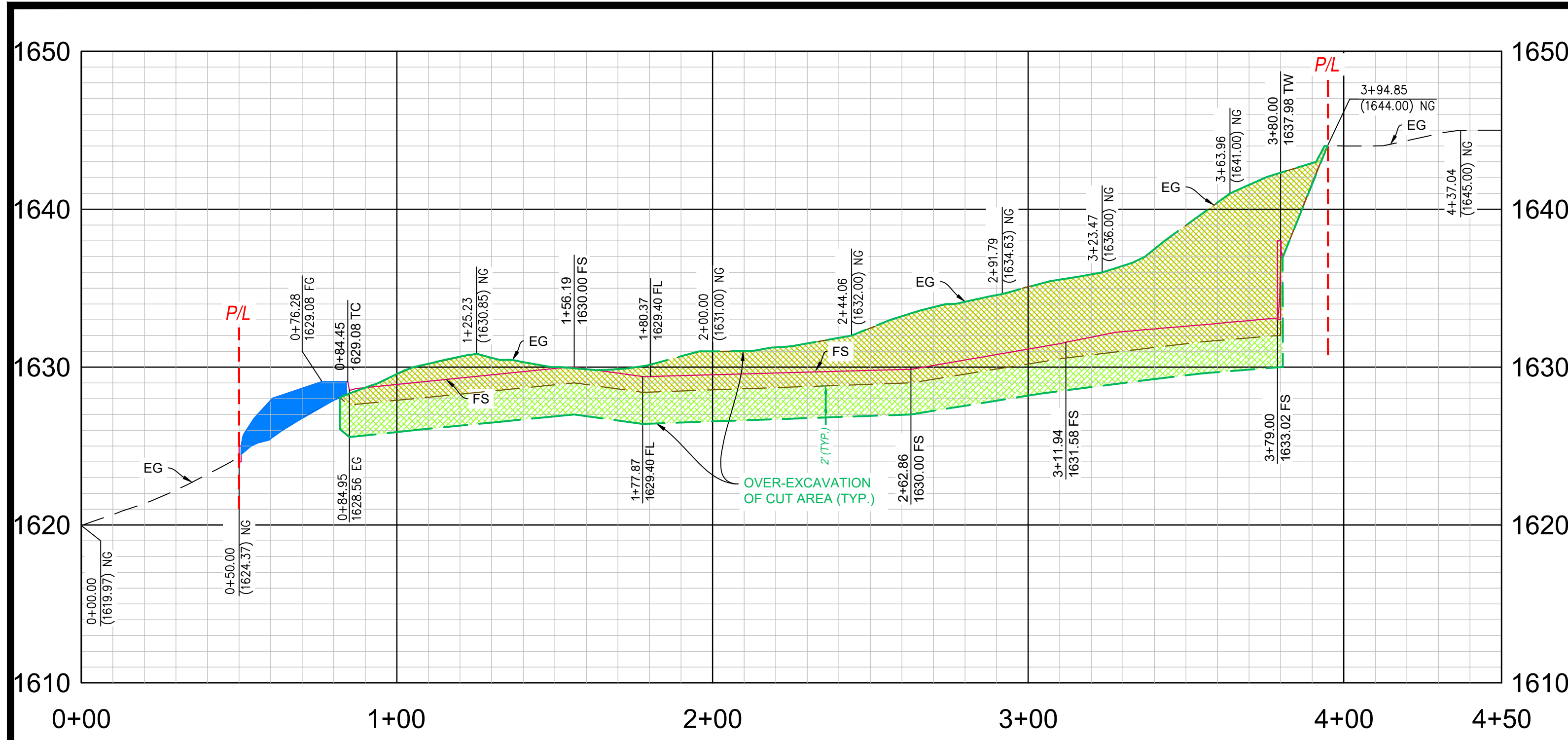
AB = AGGREGATE BASE	HB = HOSE BIBB	TG = TOP OF GRATE
AC = ASPHALTIC CONCRETE	HC = HANDICAP	TMH = TELEPHONE MANHOLE
ACP = ASBESTOS CEMENT PIPE	HI = HIGH	TPOB = TRUE POINT OF BEGINNING
BC = BEGINNING CURVE	HP = HIGH POINT	TRANS = ELECTRICAL TRANSFORMER
BFP = BACKFLOW PREVENTER	ICV = IRRIGATION CONTROL VALVE	TRW = TAPERED RETAINING WALL
BLDG = BUILDING	INV = INVERT ELEVATION	TS = TRAFFIC SIGN
BLK = BLOCK	IP = IRON PIPE	TS/PB = TRAFFIC SIGNAL PULL BOX
BM = BENCH MARK	LP = LOW POINT	TW = TOP OF WALL
BS = BUS STOP	L.T. STD. = LIGHT STANDARD	TWL = TREE WELL
BW = BACK OF WALK	L&T = LEAD AND TAG	VB = VENTILATION BOX
CB = CATCH BASIN	NG = NATURAL GROUND ELEVATION	VCP = VITRIFIED CLAY PIPE
CC = CONCRETE CURB	N/O = NORTH OF	W = WATER
CF = CURB FACE	N.T.S. = NOT TO SCALE	WI = WROUGHT IRON
C&G = CURB & GUTTER	OFF/S = OFFSET	WM = WATER METER
CL = CAST IRON	P = POST	WMH = WATER MAN HOLE
CLF = CHAIN LINK FENCE	PB = PULL BOX	W/O = WEST OF
CO = CLEANOUT	PCC = PORTLAND CEMENT CONCRETE	WS = WHEEL STOP
COL = COLUMN	PED = PESTAL	WV = WATER VALVE
CONC = CONCRETE	PIV = POST INDICATOR VALVE	YD = YARD
CP = CONTROL POINT	PL = PROPERTY LINE	YD.LT. = YARD LIGHT
DC = DETECTOR CHECK	PM = PARKING METER POST	YD.LT. (000.00) = EXISTING ELEVATION
DDCA = DOUBLE CHECK DETECTOR ASSEMBLY	POB = POINT OF BEGINNING	---000--- = PROPOSED ELEVATION
DIP = DUCTILE IRON PIPE	PP = POWER POLE	---E--- = ELECTRICAL
E = ELECTRICAL	PS = PEDESTRIAN SIGNAL	---FW--- = FIRE WATER LINE
EC = END CURVE	R = RIDGE	---G--- = GAS
ED = EDGE OF GUTTER	RCE = REGISTERED CIVIL ENGINEER	---R--- = GRADE BREAK
EMH = ELECTRICAL MANHOLE	RCP = REINFORCED CONCRETE PIPE	---SS--- = SEWER
E/O = EAST OF	RCV = REMOTE CONTROL VALVE	---RW--- = RECLAIMED WATER
EV = EDGE OF PAVEMENT	RD = ROOF DRAIN	---SD--- = STORM DRAIN
EX = ELECTRICAL VAULT	SB = SPLASH BOX	---S--- = STANDARD
EXK = EXISTING	SMH = STORM DRAIN MANHOLE	---W--- = WATER
F.d. = FOUND	SL = STREET LIGHT	---W.LT.--- = WATER
FF = FINISH FLOOR	SMH = SEWER MANHOLE	---SPK--- = SPIKE
FG = FINISH GROUND	S/O = SOUTH OF	ST = STREET
FL = FLOW LINE	S/O = SOUTH OF	ST.LT. = STREET LIGHT
FS = FINISH SURFACE	SPK = SPIKE	STA = STATION
FW = FIRE WATER	ST = STREET	STD = STANDARD
GP = GUARD POST	ST.LT. = STREET LIGHT	SWK = SIDEWALK
GB = GRADE BREAK	STA = STATION	T = TREE
GM = GAS METER	STD = STANDARD	TBM = TEMPORARY BENCH MARK
G. SPK. = GEAR SPIKE	SWK = SIDEWALK	TC = TOP OF CURB
GV = GAS VALVE	T = TREE	TE = TRASH ENCLOSURE
	TELE = TELEPHONE	TELE = TELEPHONE
		---R/W--- = RIGHT-OF-WAY
		---I.L.--- = INTERIOR LOT LINE
		---C--- = CENTER LINE
		---R.W.--- = RETAINING WALL



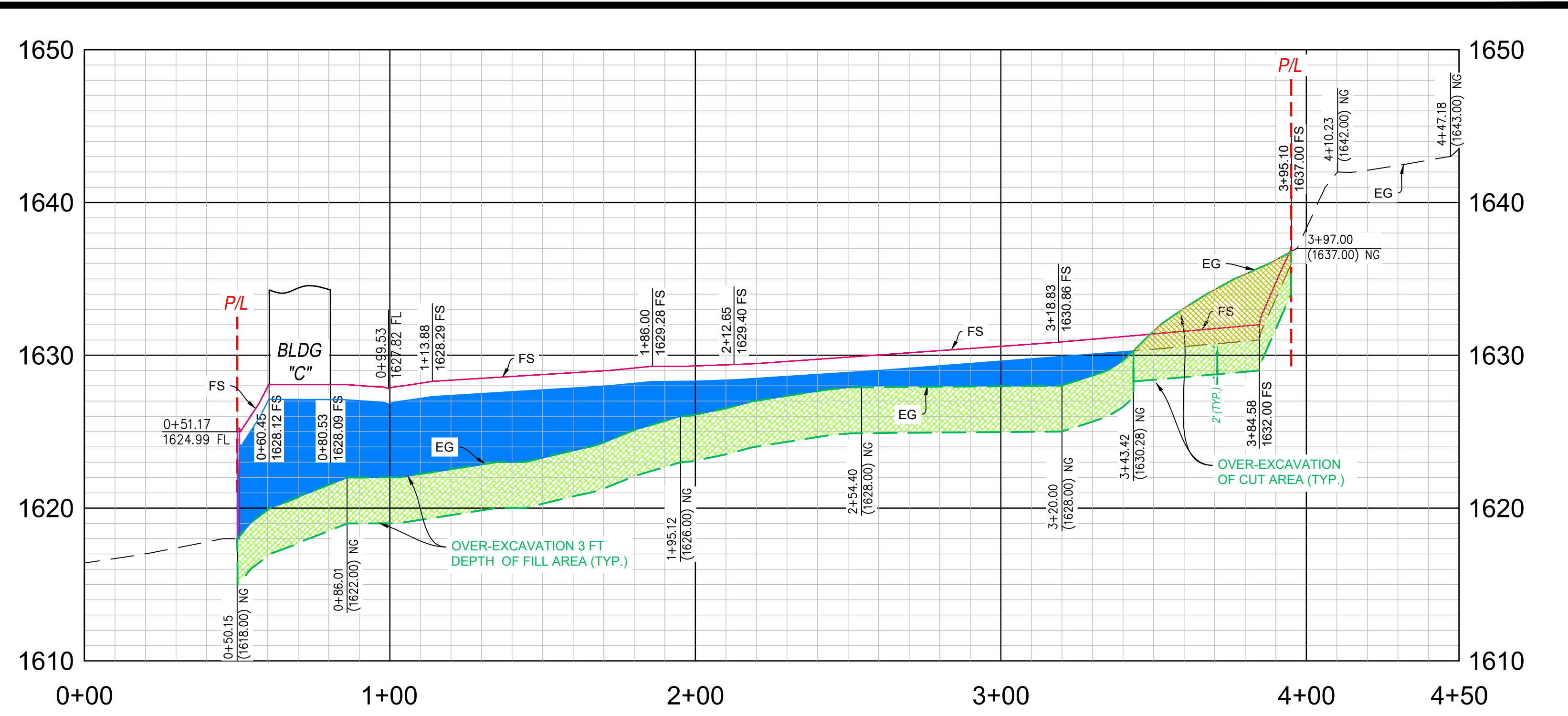
NO WORK SHALL BE DONE ON THIS SITE UNTIL BELOW AGENCY IS NOTIFIED OF INTENTION TO GRADE OR EXCAVATE.

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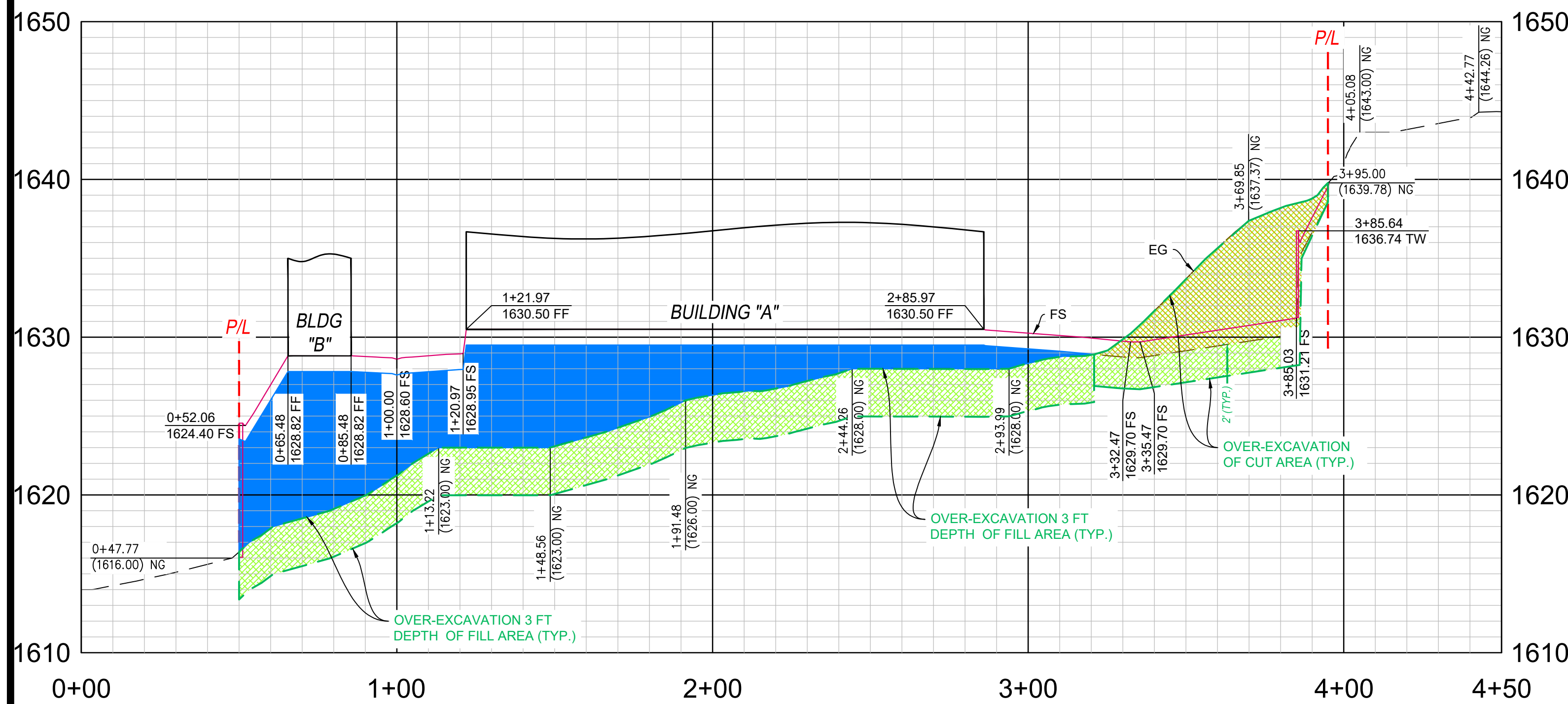
REVIEW BY CITY STAFF	BENCHMARK METRO WATER DISTRICT OF SOUTHERN CALIFORNIA MP. 104-1994 3/4 INCH BRASS DISK STAMPED MP 104 1994 FLUSH ON TOP OF THE ABUTMENT WALL, 3.50 FEET EAST OF THE WEST END AND 3 FEET ABOVE ROAD SURFACE, NEAR INTERSECTION OF INTERSTATE 215 AND CACTUS AVENUE, NORTHWEST BRIDGE ABUTMENT.	BASIS OF BEARING THE BASIS OF BEARINGS USED ON THIS SURVEY IS THE BEARING OF N89°31'04"W OF THE CENTER LINE OF BOX SPRINGS ROAD PER TRACT NO. 35414 FILED IN BOOK 457, PAGES 70-73, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY.	CITY OF MORENO VALLEY	ENGINEER OF RECORD'S SEAL SAMIR M. KHOURY No. 30567 EXP. 3-31-2024	CIVIL ENGINEERING & LAND SURVEYING COORY ENGINEERING TEL: (714) 202-8700 FAX: (714) 202-8701 1718 N. Nevada Street, Orange, CA 92665	CITY OF MORENO VALLEY PRELIMINARY GRADING PLAN SELF-STORAGE 21711 BOX SPRINGS ROAD MORENO VALLEY, CA PRECISE GRADING PLAN		
ACCEPTED BY:	MARK	DATE	INITIAL	DESCRIPTION	REC.	APPR. / DATE	UNDER THE SUPERVISION OF: SAMIR M. KHOURY R.C.E. 30567, EXPIRES 3-31-2024	SHEET 4 OF 8 CITY ID No PEN22-0251
REVISION							DATE	



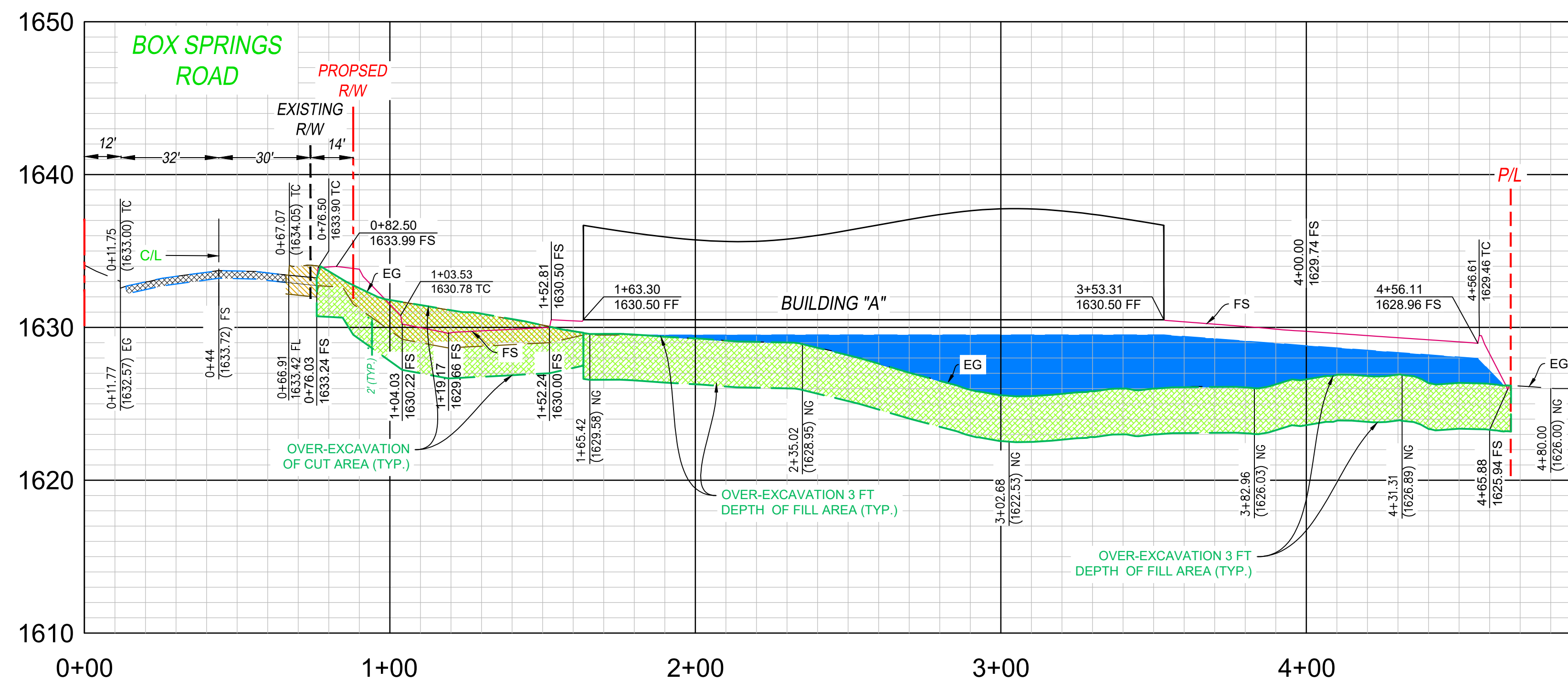
SECTION "A-A"
 SCALE:
 HORZ. = 1" - 30'
 VERT. = 1" - 6'



SECTION "C-C"
 SCALE:
 HORZ. = 1" - 30'
 VERT. = 1" - 6'










SECTION "B-B"
 SCALE:
 HORZ. = 1" - 30'
 VERT. = 1" - 6'



SECTION "D-D"
 SCALE:
 HORZ. = 1" - 30'
 VERT. = 1" - 6'

REVIEW BY CITY STAFF	BENCHMARK METRO WATER DISTRICT OF SOUTHERN CALIFORNIA MP 104-1994 3 INCH BRASS DISK STAMPED MP 104 1994 FLUSH ON TOP OF THE ABUTMENT WALL, 3.50 FEET EAST OF THE WEST END AND 3 FEET ABOVE ROAD SURFACE, NEAR INTERSECTION OF INTERSTATE 215 AND CACTUS AVENUE, NORTHWEST BRIDGE ABUTMENT. NAVD 1988 ELEVATION: 1572.38'	BASIS OF BEARING THE BASIS OF BEARINGS USED ON THIS SURVEY IS THE BEARING OF N89°31'04"W OF THE CENTER LINE OF BOX SPRINGS ROAD PER TRACT NO. 35414 FILED IN BOOK 457 PAGES 70-73, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY.	CITY OF MORENO VALLEY ACCEPTED BY:	ENGINEER OF RECORD'S SEAL SAMIR M. KHOURY No. 30567 Exp. 3-31-2024 CIVIL STATE OF CALIFORNIA	CIVIL ENGINEERING & LAND SURVEYING COORY ENGINEERING TEL: (714) 202-8700 FAX: (714) 202-8701 1718 N. Neville Street, Orange, CA 92665 UNDER THE SUPERVISION OF: SAMIR M. KHOURY R.C.E. 30567, EXPIRES 3-31-2024	CITY OF MORENO VALLEY PRELIMINARY GRADING PLAN SELF-STORAGE 21711 BOX SPRINGS ROAD MORENO VALLEY, CA SECTIONS	SHEET 5 OF 8 CITY ID No PEN22-0251
			MARK DATE INITIAL DESCRIPTION REC. APPR / DATE				

CONCEPT PLANT SCHEDULE

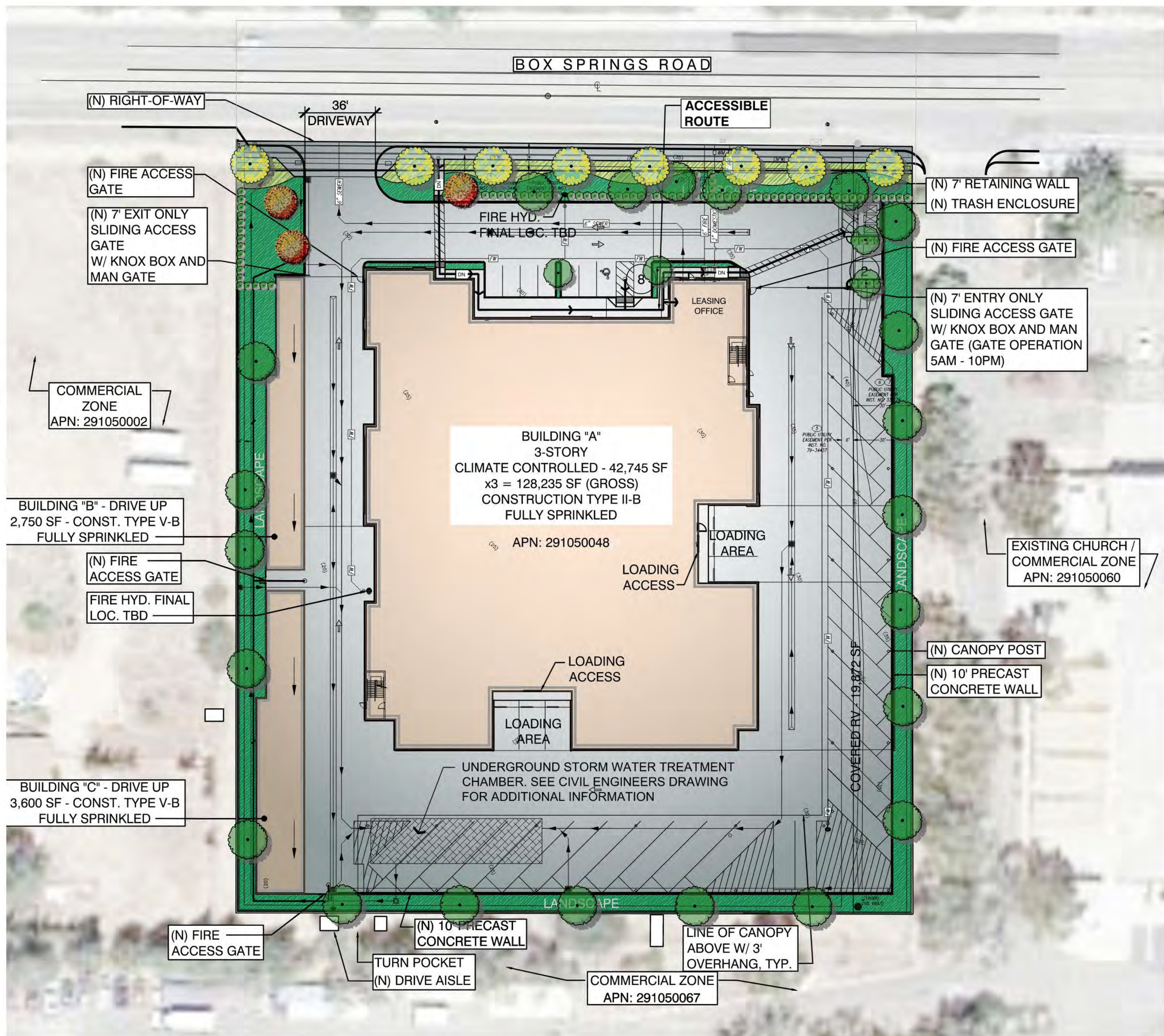
	FLOWERING ACCENT TREE Cercis occidentalis 'Claremont' / Claremont Western Redbud	3	36" Box, L
	FLOWERING STREET TREE Cercidium x 'Desert Museum' / Thornless Palo Verde	8	24" Box, L
	EVERGREEN PERIMETER TREE Brachychiton populneus / Kurrajong Tristania conferta / Brisbane Box	22	15 Gal, L 15 Gal, L
	PARKING LOT TREE x Chitalpa tashkentensis 'Pink Dawn' / Pink Dawn Chitalpa	4	24" Box, L
	BACKGROUND SCREENING SHRUBS Carissa macrocarpa 'Tomlinson' / Tomlinson Natal Plum Cistus x hybridus / White Rockrose Leucophyllum frutescens 'Green Cloud' TM / Green Cloud Texas Ranger Rosmarinus officinalis 'Barbeque' / Barbeque Rosemary Westringia fruticosa 'Wynabbie Gem' / Wynabbie Gem Coast Rosemary	90	1 Gal., L 5 gal., L 5 Gal., L 5 gal., L 5 Gal., L
	SHRUBS & GROUNDCOVERS Acacia redolens 'Desert Carpet' TM / Bank Catclaw Agave americana 'Marginata' / Variegated Century Plant Aloe vera / Medicinal Aloe Baccharis pilularis 'Pigeon Point' / Coyote Brush Bougainvillea x 'Raspberry Ice' / Raspberry Ice Bougainvillea Caesalpinia gilliesii / Yellow Bird of Paradise Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush Dasylirion wheeleri / Grey Desert Spoon Hesperaloe parviflora / Red Yucca Muhlenbergia capillaris 'Regal Mist' TM / Muhly Muhlenbergia rigens / Deer Grass Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary Salvia greggii 'Red' / Autumn Sage Teucrium chamaedrys 'Prostratum' / Prostrate Germander Yucca gloriosa / Spanish Dagger	15,952 sf	1 gal., L 15 Gal., L 1 Gal., L 1 Gal., L 1 Gal., L 1 Gal., L 5 gal., L 15 Gal., L 5 gal., L 1 Gal., L 1 Gal., L 1 Gal., L 1 Gal., L 5 gal., L 1 gal., L 15 Gal., L
	GROUNDCOVERS ALONG STREET FRONTAGE Baccharis pilularis 'Pigeon Point' / Coyote Brush Carissa macrocarpa 'Prostrata' / Prostrate Natal Plum Lonicera japonica 'Halliana' / Halls Honeysuckle Flowering Vine Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary	2,481 sf	1 Gal., L 1 Gal., L 1 Gal., L 1 Gal., L

ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH LOW VOLUME DRIPLINE IRRIGATION IN SHRUB AND GROUNDCOVER AREAS AND BUBBLER IRRIGATION FOR ALL PROPOSED NEW TREES

IRRIGATION SYSTEM DESIGN STATEMENT

A PERMANENT AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO IRRIGATE ALL PLANTING AREAS. THE IRRIGATION CONTROLLER(S) SHALL BE EQUIPPED FROM THE MANUFACTURER WITH WEATHER/EVAPOTRANSPIRATION (ET) SENSING CAPABILITIES TO AUTOMATICALLY ADJUST WATERING SCHEDULES AND AMOUNTS. THE DESIGN OF THE IRRIGATION SYSTEM SHALL EMPHASIZE WATER CONSERVATION AND PROVIDE EFFICIENT AND UNIFORM DISTRIBUTION OF IRRIGATION WATER. DRIP AND/OR BUBBLER IRRIGATION, OR OTHER LOW-VOLUME, LOW-PRESSURE MICRO-IRRIGATION- SYSTEM SHALL BE INSTALLED IN PLANTER AREAS TO PROVIDE WATER DIRECTLY TO THE ROOT ZONE OF PLANTS. THE AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF MORENO VALLEY TITLE 9, CHAPTER 9.17.30 " WATER EFFICIENCY LANDSCAPE AND IRRIGATION STANDARDS".

STREET TREE REQUIRED:
1 TREE/40 LF (319 LF/40) = 8
STREET TREE PROVIDED:
8 TREES
ON-SITE TREES REQUIRED:
1 TREE/30 LF OF BUILDING FRONTAGE (510 LF/30) = 17
ON-SITE TREES PROVIDED:
28 TREES
PARKING LOT TREE REQUIRED:
1 TREE/30 LF (90 LF/30) = 3
PARKING LOT TREE PROVIDED:
4 TREES



TREES WITHIN 6 FEET OF HARDSCAPE SHALL BE INSTALLED WITH APPROVED ROOT CONTROL BARRIER (16 FEET LENGTH TOTAL MIN. EACH TREE)

ALL GROUND-MOUNTED ELECTRICAL/MECHANICAL EQUIPMENT SHALL BE EFFECTIVELY SCREENED WITH LANDSCAPING

LANDSCAPE MAINTENANCE RESPONSIBILITY NOTE:
THE LANDSCAPE CONCEPT PLAN INDICATES LANDSCAPE IMPROVEMENTS FOR ON SITE AREAS. THE PROPERTY OWNER SHALL MAINTAIN ALL SITE LANDSCAPE AREAS. THE PROPERTY OWNER ACKNOWLEDGES THAT A SEPARATE WATER METER FOR IRRIGATION USE IS REQUIRED TO BE INSTALLED BY THE OWNER.

DATE: xx/xx/2023
MCG JOB #: 23.568.01

LANDSCAPE PLAN

SHEET L18

12/05/2022	ENTITLEMENT SUBMITTAL
05/11/2023	RE-SUBMITTAL
06/14/2023	RE-SUBMITTAL

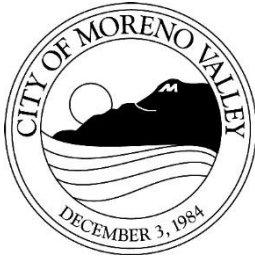
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NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied by the Architect.

21711 BOX SPRINGS ROAD
MORENO VALLEY, CA.
PEN22-0251

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PLANNING COMMISSION

STAFF REPORT

Meeting Date: February 22, 2024

PLOT PLAN (PEN23-0017) AND TENTATIVE TRACT MAP 38676 FOR CONDOMINIUM PURPOSES (PEN23-0016) FOR A SIXTEEN (16) UNIT, MULTI-FAMILY RESIDENTIAL PROJECT

Case: Tentative Tract Map 38676 for Condominium Purposes (PEN23-0016)
Plot Plan (PEN23-0017)

Applicant/Property Owner: Cyrus Opportunity Fund II LP

Representative: Rick Fujimoto

Location: North side of Myers Avenue between Heacock Street and Indian Street

Case Planner: John Moreno, Contract Planner

Council District: 1

Proposed Project: A Plot Plan and Tentative Tract Map 38676 to develop a sixteen (16) unit multi-family residential Condominium project on 0.91 acres.

CEQA Determination: The Project is Exempt from the California Environmental Quality Act (CEQA), under CEQA Guidelines Section 15332, Class 32 (In-fill Development Projects).

SUMMARY

The Applicant, Cyrus Opportunity Zone Fund II LP, ("Applicant") is requesting approval of a Plot Plan for development of sixteen (16) multi-family residential units, and approval

of a Tentative Tract Map for Condominium Purposes on approximately 0.91 acres situated within the Specific Plan 204, Village Residential (SP204VR) (“Project Site”).

PROJECT DESCRIPTION

Plot Plan

The proposed multi-family residential project on approximately 0.91 acres includes the construction of sixteen (16) attached units within two buildings. Plans identify each building will be three stories in height, with eight (8) 1,625-square-foot units. Units include 4 bedrooms, 3.5 bathrooms, and an attached 2-car garage.

Tentative Tract Map

The proposed Tentative Tract Map No. 38676 (PEN23-0016) is a request for approval of a Condominium Map for the sixteen-unit (16) multi-family residential project on 0.91 acres situated within the Specific Plan 204, Village Residential (SP204VR).

SITE AND SURROUNDING AREA

The Project Site is situated within the Specific Plan 204, Village Residential (SP204VR) Zone, which allows multi-family residential projects consistent with Residential 20 development standards within the Municipal Code. All properties surrounding the Project Site to the east, west, and south, are within the SP204VR zone and are developed with single or multi-family units. The property to the north of the Project Site is vacant land.

ACCESS/PARKING

The Proposed Project includes one main entrance on Myers Avenue with a drive aisle down the center of the Project Site with eight visitor parking spaces at the rear of the Project Site, which meets the Municipal Code requirements. All units will have garages that will be accessible from the Proposed Project’s main entrance driveway. The entrance driveway will include decorative paving.

DESIGN/LANDSCAPING

The Proposed Project will include three-story multi-family units designed with varied earthtone color combinations and architectural features using stucco, varied siding finishes, stone, brick, various fixtures, and varied rooflines. The Proposed Project’s main pedestrian entrance located along a dedicated path on the east and west sides of the Project Site will lead to each of the units, all of which will with a covered porch. All units will also have balconies of approximately 170 square feet, which meets the private open space requirements.

Common area amenities include on-site amenities including, an open space area with BBQ facilities, benches, and table seating areas located in the northern portion of the Project Site.

Landscaping will be provided along the frontage, both east and west property lines, and in the rear common area.

REVIEW PROCESS

As part of the standard review process, all appropriate outside agencies have considered the Proposed Project. The Proposed Project was reviewed by the City's Development Review Team per the Municipal Code. Following subsequent revisions and reviews by staff, the Proposed Project was determined to be complete.

ENVIRONMENTAL

The Proposed Project has been evaluated in compliance with the criteria set forth in the California Environmental Quality Act (CEQA) and CEQA Guidelines. The Proposed Project is categorically exempt from the provisions of the CEQA, per CEQA Guidelines Section 15332 for In-Fill Development Projects (Class 32) Exemption. The Class 32 in-fill exemption is applicable to the Proposed Project since: 1) the Proposed Project is consistent with the applicable General Plan designation and policies and all applicable zoning designation and regulations and applicable policies; 2) the Project Site is less than five acres in size and is substantially surrounded by urban uses; 3) the Project Site has no value, as habitat for rare, threatened or endangered species; 4) the Proposed Project will not result in any significant effects related to traffic, noise, air quality, or water quality; and 5) the Project Site can be adequately served by all required utilities and public services.

NOTIFICATION

Consistent with the Municipal Code provisions and applicable law, 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. As of the preparation of this staff report, no public comments have been received regarding the proposed project.

REVIEW AGENCY COMMENTS

Staff has coordinated with outside agencies where applicable, as is the standard review process for these development applications.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **ADOPT** Resolution No. 2024-14:

1. **DETERMINING** that the Proposed Project Tentative Tract Map 38676 for Condominium Purposes (PEN23-0016) and Plot Plan (PEN23-0017) is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 32 Exemption (CEQA Guidelines, Section 15332, In-Fill Development Projects), and

2. **APPROVING** the Proposed Project (Tentative Tract Map 38676 for Condominium Purposes and Plot Plan (PEN23-0017)), based on the Recitals, Evidence contained in the Administrative Records, and Findings as set forth in Resolution No. 2024-14, subject to the conditions of approval attached thereto.

Prepared by:
Julia Descoteaux
Principle Planner

Approved by:
Robert Flores
Planning Division Manager/Official

ATTACHMENTS

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

1. Resolution 2024-14 Plot Plan and Tentative Tract Map
2. Location Map
3. Tentative Tract Map 38676 for Condominium Purposes
4. Site Plan
5. Architectural Plans

RESOLUTION NUMBER 2024-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING PLOT PLAN (PEN23-0017) AND TENTATIVE TRACT MAP 38676 (PEN23-0016) FOR THE DEVELOPMENT OF A 16 UNIT CONDOMINIUM MULTI-FAMILY RESIDENTIAL PROJECT LOCATED ON THE NORTH SIDE OF MYERS AVENUE BETWEEN HEACOCK STREET AND INDIAN STREET (APN: 481-240-038)

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

WHEREAS, Cyrus Opportunity Zone Fund II LP, (“Applicant”) has submitted applications for a Plot Plan (PEN23-0017) and Tentative Tract Map 38676 for Condominium Purposes (PEN23-0016), for the development of a 16-unit multi-family residential project (“Proposed Project”) on 0.91 acres located on the north side of Myers Avenue, between Heacock Street and Indian Street (APN: 481-240-038) (“Project Site”); and

WHEREAS, Section 9.02.070 (Plot Plans) of the Municipal Code permits the City impose conditions of approval upon projects for which a Plot Plan is required, 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, Chapter 9.14 (Land Division) of the Municipal Code permits the City to impose Conditions of Approval upon projects for which a Tentative Tract Map is required, 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, Plot Plan (PEN23-0017) and Tentative Tract Map 38676, for Condominium Purposes (PEN23-0016), have been evaluated in accordance with Section 9.02.070 (Plot Plan) and Chapter 9.14 (Land Divisions) respectively, of the Municipal Code with consideration given to the City’s General Plan, Zoning Ordinance, and other applicable laws and regulations; and

WHEREAS, consistent with the requirements of Section 9.02.070 (Plot Plan) and Chapter 9.14 (Land Division) of the Municipal Code, at the public hearing, the Planning Commission considered the Conditions of Approval to be imposed upon both Plot Plan (PEN23-0017) and Tentative Tract Map 38676 (PEN23-0016), 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 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 February 22, 2024, 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 February 22, 2024, 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, 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 Act¹ (CEQA) and the CEQA Guidelines², Section 15332 (In-Fill Development Projects), since: 1) the Proposed Project has been found to meet all of the conditions of the Class 32 Exemption as the Proposed Project is consistent with the applicable General Plan policies and all applicable zoning designation and regulations and applicable policies; 2) the Project Site is on a site that is less than five acres in size that is substantially surrounded by urban uses; 3) the Project Site has no value, as habitat for rare, threatened or endangered species; 4) the Proposed Project will not result in significant effects related to traffic, noise, air quality, or water quality; and 5) the Project Site can be adequately served by all required utilities and public services.

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

Section 1. Recitals and Exhibits

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

Section 2. Notice

That pursuant to Government Code Section 66020(d)(1), notice is hereby given that the Proposed Project is subject to certain fees, dedications, reservations, and other exactions as provided herein, in the staff report and conditions of approval (collectively, "Conditions"); and these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions; and that the Applicant is hereby notified that the ninety-day approval period in which you may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), has commenced upon the date of adoption of this Resolution.

¹ Public Resources Code §§ 21000-21177

² 14 California Code of Regulations §§15000-15387

Section 3. Evidence

That the Planning Commission has considered all evidence submitted into the Administrative Record for the Proposed Project, 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) Plot Plan (PEN23-0017) and Tentative Tract Map 38676 for Condominium Purposes (PEN23-0016), and all documents, records, and references contained therein;
- (d) Conditions of Approval for Plot Plan (PEN23-0017) attached hereto as Exhibit A;
- (e) Conditions of Approval for Tentative Tract Map 38676 for Condominium Purposes (PEN23-0016) attached hereto as Exhibit B;
- (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) Testimony, and/or comments from the Applicant and its representatives during the public hearing; and
- (h) Testimony and/or comments from all persons 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:

- (a) The Proposed Project is consistent with the goals, objectives, policies and programs of the General Plan;
- (b) The Proposed Project complies with all applicable zoning and other regulations;
- (c) The Proposed Project will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity;
- (d) The location, design and operation of the Proposed Project will be compatible with existing and planned land uses in the vicinity;
- (e) The design or improvement of the proposed subdivision is consistent with applicable general and specific plans;
- (f) The Project Site is physically suitable for the type of development;
- (g) The Project Site of the proposed land division is physically suitable for the proposed density of the development;
- (h) 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;
- (i) The design of the subdivision or type of improvements is not likely to cause

- serious public health problems;
- (j) 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;
 - (k) The requirements of CEQA have been satisfied;
 - (l) The proposed land division is not subject to the Williamson Act pursuant to the California Land Conservation Act of 1965;
 - (m) The proposed land division and the associated design and improvements are consistent with applicable ordinances of the City;
 - (n) The design of the land division provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision; and
 - (o) The effect of the Proposed Project on the housing needs of the region were considered and balanced against the public service needs of the residents of the City 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, as set forth herein, the Planning Commission hereby approves Plot Plan (PEN23-0017) and Tentative Tract Map 38676 for Condominium Purposes (PEN23-0016), subject to the Conditions of Approval for Plot Plan (PEN23-0017) and Tentative Tract Map 38676 for Condominium Purposes (PEN23-0016) attached hereto as Exhibits A and B, respectively.

Section 6. Repeal of Conflicting Provisions

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

Section 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 22th DAY OF FEBRUARY 2024.

CITY OF MORENO VALLEY
PLANNING COMMISSION

Alvin DeJohette, Chairperson

ATTEST:

Robert Flores, Planning Official

APPROVED AS TO FORM:

Steven B. Quintanilla, City Attorney

Exhibits:

Exhibit A: Conditions of Approval for Plot Plan (PEN23-0017)

Exhibit B: Conditions of Approval for Tentative Tract Map 38676 (PEN23-0016)

Attachment: Resolution 2024-14 Plot Plan and Tentative Tract Map [Revision 1] (6552 : TENTATIVE TRACT MAP 38676 (PEN23-0016) AND PLOT

Exhibit A
PLOT PLAN (PEN23-0017)
CONDITIONS OF APPROVAL

CONDITIONS OF APPROVAL

Plot Plan (PEN23-0017)

Page 1

CITY OF MORENO VALLEY
 CONDITIONS OF APPROVAL
 Plot Plan (PEN23-0017)

EFFECTIVE DATE:

EXPIRATION DATE:

COMMUNITY DEVELOPMENT DEPARTMENTPlanning Division

1. A change or modification to the land use or the approved site plans may require a separate approval. Prior to any change or modification, the property owner shall contact the City of Moreno Valley Community Development Department to determine if a separate approval is required.
2. In accordance with the Developer's obligation to defend, indemnify and hold harmless the City, including but not limited to as set forth in more detail in the Project's Conditions of Approval, Moreno Valley Municipal Code Section 9.02.310 (Indemnification of City for Discretionary Approvals), and the Project application, Developer shall enter into an Advanced Funding Agreement with the City no later than ten (10) calendar days from Planning Commission's approval of the Project. A copy of said Agreement is on file with the Community Development Director.
3. 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)
4. 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)
5. 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)
6. 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

CONDITIONS OF APPROVAL

Plot Plan (PEN23-0017)

Page 2

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.

7. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
8. 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)
9. 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)
10. 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)
11. All site plans, grading plans, landscape and irrigation plans, fence/wall plans, lighting plans and street improvement plans shall be coordinated for consistency with this approval.

Special Conditions

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12. The site has been approved for a 16-unit multi-family residential complex with two eight-unit buildings each with 2-car garages, private and common open space, and on and off-site improvements on approximately 0.91 acres. A change or modification shall require separate approval.

Prior to Grading Permit

13. Prior to issuance of any grading permit, all Conditions of Approval shall be printed on the grading plans.
14. Prior to the issuance of grading permits, decorative (e.g. colored/scored concrete or as approve by the Planning Official) pedestrian pathways across circulation aisles/paths shall be provided throughout the development to connect dwellings with open spaces and/or recreational uses or commercial/industrial buildings with open space and/or parking. and/or the public right-of-way. The pathways shall be shown on the precise grading plan. (GP Objective 46.8, DG)
15. Prior to issuance of grading permits, the developer shall pay the applicable Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee. (Ord)
16. 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).

17. Within thirty (30) days prior to any grading or other land disturbance, a

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- 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 the issuance of grading permits, the site plan and grading plans shall show decorative hardscape (e.g. colored concrete, stamped concrete, pavers or as approved by the Planning Official) consistent and compatible with the design, color and materials of the proposed development for all driveway ingress/egress locations of the project. [apply to commercial and multi-family project, and major entry driveways for industrial]
 19. Prior to issuance of grading permits, the developer shall submit wall/fence plans to the Building and Safety Division for review and approval by the Planning Division 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. Any proposed retaining walls shall also be decorative in nature, while the combination of retaining and other walls on top shall not exceed the height requirement.
 - c. Walls and fences for visual screening are required when there are adjacent residential uses or residentially zoned 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)
 20. 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.
 21. Prior to issuance of grading permits, the location of the trash enclosure shall be included on the plans.
 22. Prior to issuance of any building permit, all Conditions of Approval shall be printed on the building plans.
 23. 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.
 24. 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

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- 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)
25. 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.
26. 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. Drought tolerant landscape shall be used. Sod shall be limited to gathering areas.
 - b. Street trees shall be provided every 40 feet on-center along the street frontage.
 - c. Finger and end planters with required step-outs and curbing shall be provided adjacent to end parking stalls.
 - d. On-site trees shall be planted at an equivalent of one (1) tree per thirty (30) linear feet of the perimeter of a parking lot and per thirty linear feet of a building dimension for the portions of the building visible from a parking lot or right of way. Trees may be massed for pleasing aesthetic effects.
 - e. Enhanced landscaping shall be provided at all driveway entries.
 - f. The review of all utility boxes, transformers etc. shall be coordinated to provide adequate screening from public view.
 - g. Landscaping on three sides of any trash enclosure.
 - h. All site perimeter and parking lot landscape and irrigation shall be installed prior to building final.
27. 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:

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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)

28. Prior to issuance of a building permit, the developer/property owner or developer's successor-in-interest shall pay all applicable impact fees due at permit issuance, including but not limited to Multi-species Habitat Conservation Plan (MSHCP) mitigation fees. (Ord)
29. Prior to building final, the developer/owner or developer's/owner's successor-in-interest shall pay all applicable impact fees, including but not limited to Transportation Uniform Mitigation fees (TUMF), and the City's adopted Development Impact Fees. (Ord)
30. Prior to issuance of building permits, for projects that will be phased, a phasing plan shall be submitted to and approved by the Planning Division if occupancy is proposed to be phased.
31. 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.
32. 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)

Prior to Building Final or Occupancy

33. 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).
34. 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

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9.080.070).

Building Division

35. The proposed residential project (3 or more dwelling units) shall comply with the latest Federal Law, Americans with Disabilities Act, and State Law, California Code of Regulations, Title 24, Chapter 11A for accessibility standards for the disabled including access to the site, exits, kitchens, bathrooms, common spaces, pools/spas, etc.
36. The appropriation from local tax from construction contracts to the local jurisdiction of the specific construction job site is hereby required. This is accomplished by a contractor or subcontractor obtaining a construction site sub-permit for the job site. The contractors, or subcontracts, that have individual contracts with a value of \$5 million or more are subject to this condition.
- The qualifying contract price applies to each contract or subcontract for work performed at the jobsite, and not to the total value of the prime contract. In order to obtain a jobsite sub-permit, the contractor or subcontractor must meet the following criteria:
- a) have an active permit with the California Department of Tax and Fee Administration (CDTFA),
 - b) must be registered as a retailer, not consumer, of materials, and
 - c) have an executed contract over \$5 million to install materials at the jobsite.
- The Prime Contractor will require that the subcontractors or other contractors exercise their option to obtain a California Department of Tax & Fee Administration construction site sub-permit for the jobsite and allocate all eligible use tax payments to the City of Moreno Valley. Prior to any Notice to Proceed(s), the Prime Contractor shall provide the City of Moreno Valley Finance and Management Services Department with a list of subcontractors associated with the project along with a copy of their sub-permit that shows their CDTFA account number or a signed statement that sales and use tax does not apply to their portion of the project.
37. All new structures shall be designed in conformance to the latest design standards adopted by the State of California in the California Building Standards Code (California Code of Regulations, Title 24) including requirements for allowable area, occupancy separations, fire suppression systems, accessibility, etc.
38. Any construction within the city shall only be completed between the hours of seven a.m. to seven p.m. Monday through Friday, excluding holidays, and from eight a.m. to four p.m. on Saturday, unless written approval is first obtained from the Building Official or City Engineer per City of Moreno Valley Municipal Code (MC 8.14.040E).
39. The proposed development is subject to the payment of required development fees as required by the City's current Fee Ordinance at either 1) based on time of valid

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- building application submittal, 2) prior to permit issuance, or 3) as determined by the City (via special ordinance, etc.).
40. The proposed residential project shall comply with the California Green Building Standards Code, Section 4.106.4, mandatory requirements for Electric Vehicle Charging Stations (EVCS).
 41. The proposed project is subject to approval by the Moreno Valley Unified School District and all applicable fees and charges shall be paid prior to permit issuance. Contact MVUSD at 951.571.7690 Ext. 17376 for specific details.
 42. Prior to construction submittal, all new development, including residential accessory dwelling units (ADU's) are required to obtain a new property address. Address requests must be part of your initial application. The form can be obtained at http://www.moval.org/city_hall/forms/building-safety/AddressRequest.pdf.
 43. 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.
 44. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code. Electronic/Digital signature is acceptable as all plan submittals are electronic reviews.
 45. Contact the Building Safety Division for permit application submittal requirements. The following link gives the minimum plan submittal requirements: http://www.moval.org/city_hall/forms/building-safety/SFD-ADU-RoomAdditionPlanGuidelines.pdf.
 46. 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).
 47. The proposed project is subject to approval by the Eastern Municipal Water District and all applicable fees and charges shall be paid prior to permit issuance. Contact EMWD at 951.928.3777 for specific details.

FIRE DEPARTMENTFire Prevention Bureau

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48. All Fire Department access roads or driveways shall not exceed 12 percent grade. (CFC 503.2.7 and MVMC 8.36.060[G])
49. 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)
50. 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)
51. The appropriation from local tax from construction contracts to the local jurisdiction of the specific construction job site is hereby required. This is accomplished by a contractor or subcontractor obtaining a construction site sub-permit for the job site. The contractors, or subcontracts, that have individual contracts with a value of \$5 million or more are subject to this condition.
- The qualifying contract price applies to each contract or subcontract for work performed at the jobsite, and not to the total value of the prime contract. In order to obtain a jobsite sub-permit, the contractor or subcontractor must meet the following criteria:
- a) have an active permit with the California Department of Tax and Fee Administration (CDTFA),
 - b) must be registered as a retailer, not consumer, of materials, and
 - c) have an executed contract over \$5 million to install materials at the jobsite.
- The Prime Contractor will require that the subcontractors or other contractors exercise their option to obtain a California Department of Tax & Fee Administration construction site sub-permit for the jobsite and allocate all eligible use tax payments to the City of Moreno Valley. Prior to any Notice to Proceed(s), the Prime Contractor shall provide the City of Moreno Valley Finance and Management Services Department with a list of subcontractors associated with the project along with a copy of their sub-permit that shows their CDTFA account number or a signed statement that sales and use tax does not apply to their portion of the project.
52. 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)
53. 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)

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54. 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)
55. Prior to issuance of Certificate of Occupancy or Building Final, all commercial buildings shall display street numbers in a prominent location on the street side and rear access locations. The numerals shall be a minimum of twelve inches in height. (CFC 505.1, MVMC 8.36.060[I])
56. 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.
57. Final fire and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.
58. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a fire alarm system monitored by an approved Underwriters Laboratory listed central station based on a requirement for monitoring the sprinkler system, occupancy or use. Fire alarm panel shall be accessible from exterior of building in an approved location. Plans shall be submitted to the Fire Prevention Bureau for approval prior to installation. (CFC Chapter 9 and MVMC 8.36.100)
59. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)
60. A fire extinguisher with a minimum rating of 3A:40BC shall be mounted in an accessible location within the cell site enclosure next to the fueled generator.
61. Prior to issuance of Building Permits, the applicant/developer shall participate in the Fire Impact Mitigation Program. (Fee Resolution as adopted by City Council)
62. 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])

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63. 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])
64. 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)
65. 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)
66. 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)
67. Multi-family residences shall display the address in accordance with the Riverside County Fire Department Premises Identification standard 07-01. (CFC 505.1)
68. 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)
69. 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)
70. 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)
71. 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)
72. The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or

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- 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)
73. 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])
 74. 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.
 75. Prior to building construction, dead end roadways and streets which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5)
 76. 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**

77. This project shall coordinate and receive approval from the City Engineer to install, construct, improve, and dedicate to the City fiber optic cable improvements consisting of fiber optic cable, splices and termination equipment to serve the identified development and other adjoining, abutting, or benefiting projects as determined by Moreno Valley Utility along with any appurtenant real property easements, as determined by the City Engineer to be necessary for the distribution and/or delivery of any and all "fiber optic services" to and within the project.

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78. This project shall coordinate and receive approval from the City Engineer to install, construct, improve, and dedicate to Moreno Valley Utility fiber optic cable improvements consisting of conduit, and pull boxes to serve the identified development and other adjoining, abutting, or benefiting projects as determined by Moreno Valley Utility along with any appurtenant real property easements, as determined by the City Engineer to be necessary for the distribution and/or delivery of any and all “fiber optic services” to and within the project.
79. This project shall coordinate and receive approval from the City Engineer to install, construct, improve, and dedicate to Moreno Valley Utility electric streetlight improvements consisting of streetlight poles, mast-arms, fixtures conduit, wiring, terminations and pull boxes to serve the identified development and other adjoining, abutting, or benefiting projects as determined by the Land Development Department along with any appurtenant real property easements, as determined by the City Engineer to be necessary for the distribution and/or delivery of any and all “street light services” to and within the project.

PUBLIC WORKS DEPARTMENT**Land Development**

80. 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.
81. 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]
82. 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.
83. The developer shall monitor, supervise and control all construction related activities,

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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.

- 84. 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.
- 85. Local tax from construction contracts may be allocated to the local jurisdiction of the specific construction jobsite. This is accomplished by a contractor or subcontractor electing to obtain a construction site sub-permit for the jobsite. The contractors, or subcontracts, that have individual contracts with a value of \$5 million or more are eligible for this election. This qualifying contract price applies to each contract or subcontract for work performed at the jobsite, and not to the total value of the prime contract. In order to be eligible for a jobsite sub-permit, the contractor or subcontractor must meet the following criteria:
 - a) have an active permit with the California Department of Tax and Fee Administration (CDTFA),
 - b) must be registered as a retailer, not consumer, of materials, and
 - c) have an executed contract over \$5 million to install materials at the jobsite.

The \$5 million threshold applies to individual contracts held by a contractor or subcontractor and not the total project value. The Prime Contractor will require that the subcontractors or other contractors exercise their option to obtain a California Department of Tax & Fee Administration construction site sub-permit for the jobsite and allocate all eligible use tax payments to the City of Moreno Valley. Prior to any Notice to Proceed(s), the Prime Contractor will require that the subcontractor or other contractors provide the City of Moreno Valley with either a copy of their sub-permit that shows their CDTFA account number or a signed statement that sales and use tax does not apply to their portion of the project. The Prime Contractor will provide the City with a list of subcontractors associated with the project.

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86. 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]
87. 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. Tract Map (recordation prior to building permit issuance);
 - b. Precise grading w/ erosion control plan (prior to grading 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);
88. Water quality best management practices (BMPs) designed to meet Water Quality Management Plan (WQMP) requirements for 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 Property Owner's Association (POA).

Prior to Grading Plan Approval

89. Resolution of all drainage issues shall be as approved by the City Engineer.
90. 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.
91. Emergency overflow areas shall be shown at all applicable drainage improvement locations in the event that the drainage improvement fails or exceeds full capacity.
92. A final project-specific Water Quality Management Plan (WQMP) shall be submitted

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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.

93. 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 a biofiltration system. 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, if applicable.

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).

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94. The developer shall ensure compliance with the City Grading ordinance, these Conditions of Approval and the following criteria:
- a. The project street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area and outlet points. Unless otherwise approved by the City Engineer, lot lines shall be located at the top of slopes.
 - b. Any grading that creates cut or fill slopes adjacent to the street shall provide erosion control, sight distance control, and slope easements as approved by the City Engineer.
 - c. All improvement plans are substantially complete and appropriate clearance letters are provided to the City.
 - d. A soils/geotechnical report (addressing the soil's stability and geological conditions of the site) shall be submitted to the Land Development Division for review. A digital (pdf) copy of the soils/geotechnical report shall be submitted to the Land Development Division.
95. Grading plans (prepared by a registered/licensed civil engineer) shall be submitted for review and approved by the City Engineer per the current submittal requirements.
96. 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.
97. Any proposed trash enclosure shall include a solid cover (roof) and sufficient size for dual bin (one for trash and one for recyclables). The architecture shall be approved by the Planning Division and any structural approvals shall be made by the Building & Safety Division.

Prior to Grading Permit

98. 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)]
99. A digital (pdf) copy of all approved grading plans shall be submitted to the Land Development Division.
100. 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)]

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101. 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]

Prior to Map Approval

102. 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.
103. After recordation, a digital (pdf) copy of the recorded map shall be submitted to the Land Development Division.
104. 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 requirements.
105. 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 requirement:

Establish a Property Owners Association (POA) 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 POA.

Prior to Encroachment Permit

106. A digital (pdf) copy of all approved improvement plans shall be submitted to the Land Development Division.
107. All applicable inspection fees shall be paid.
108. 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.
109. Any work performed within public right-of-way requires an encroachment permit.

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Prior to Building Permit

110. 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.
111. 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.
112. 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.
113. 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).
114. The map shall be recorded (excluding model homes). [MC 9.14.190]
115. Any overhead utilities must be undergrounded per MC 9.14.130.

Prior to Occupancy

116. 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.
117. The final/precise grade certification shall be submitted for review and approved by the City Engineer.
118. For this multi-family project, 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 be obtained by contacting the Land Development Division.

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119. 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.
120. 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

121. 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

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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.

122. Park Maintenance Funding. Prior to applying for the 1st Building Permit, the qualified elector (e.g. property owner) must initiate the process (i.e. pay the annexation fee or fund an endowment) to provide an ongoing funding source for the continued maintenance, enhancement, and/or retrofit of parks, open spaces, linear parks, and/or trails systems.

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

123. 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

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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.

124. **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

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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.

125. Maintenance Responsibility. The ongoing maintenance of any landscaping required to be installed behind the curb shall be the responsibility of the property owner.
126. The ongoing maintenance of any water quality BMP (e.g. Bioswale) constructed in the public right of way shall be the responsibility of a property owner association or the property owner.
127. Zone A Per Dwelling Unit. The Moreno Valley Community Services District Zone A (Parks & Community Services) tax is levied on the property tax bill on a per parcel or dwelling unit basis. Upon the issuance of building permits, the Zone A tax will be assessed based on 16 dwelling units.

Transportation Engineering Division

128. Project driveway shall conform to City of Moreno Valley Standard Plans No. MVS1-111B-0 for residential driveway approaches.
129. All proposed on-site traffic signing and striping should be accordance with the latest California Manual on Uniform Traffic Control Devices (CAMUTCD). All proposed on-site traffic signing and striping should be accordance with the latest California Manual on Uniform Traffic Control Devices (CAMUTCD). Appropriate signing and striping shall be installed for any fire lane(s), as approved by the Fire Department.
130. Any improvements to Myers Avenue shall be per Modified City Standard Plan No. MVS1-106B-0 (60'RW/40'CC). Existing driveway approach shall be replaced with sidewalk, curb and gutter.
131. Any damaged/removed striping along Myers Avenue shall be repainted in-kind.

PARKS & COMMUNITY SERVICES DEPARTMENT

132. This project is subject to current Development Impact Fees.

Exhibit B

TENTATIVE TRACT MAP 38676 FOR CONDOMINIUM PURPOSES (PEN23-0016)

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CITY OF MORENO VALLEY
 CONDITIONS OF APPROVAL
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EFFECTIVE DATE:

EXPIRATION DATE:

COMMUNITY DEVELOPMENT DEPARTMENT**Planning Division**

1. A change or modification to the land use or the approved site plans may require a separate approval. Prior to any change or modification, the property owner shall contact the City of Moreno Valley Community Development Department to determine if a separate approval is required.
2. In accordance with the Developer's obligation to defend, indemnify and hold harmless the City, including but not limited to as set forth in more detail in the Project's Conditions of Approval, Moreno Valley Municipal Code Section 9.02.310 (Indemnification of City for Discretionary Approvals), and the Project application, Developer shall enter into an Advanced Funding Agreement with the City no later than ten (10) calendar days from Planning Commission's approval of the Project. A copy of said Agreement is on file with the Community Development Director.
3. The developer, or the developer's successor-in-interest, shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust. (MC 9.02.030)
4. 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

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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.

5. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
6. This project is located within 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)
7. The site shall be developed in accordance with the approved plans on file in the Community Development Department - Planning Division, the Municipal Code regulations, General Plan, and the conditions contained herein. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Official. (MC 9.14.020)
8. Any signs indicated on the submitted plans are not included with this approval. Any signs, whether permanent (e.g. wall, monument) or temporary (e.g. banner, flag), require separate application and approval by the Planning Division. No signs are permitted in the public right of way. (MC 9.12)
9. All site plans, grading plans, landscape and irrigation plans, fence/wall plans, lighting plans and street improvement plans shall be coordinated for consistency with this approval.
10. The site has been approved for a Tentative Tract Map 38676 for Condominium Purposes for a 16-unit condominium project with the approval of Plot Plan PEN23-0017 for the site design, architecture, project amenities, and on and off-site improvements. A change or modification shall require separate approval.

Special Conditions

11. Prior to building final, a basin and/or water quality facilities (as required and approved), maintained by an HOA or other private entity, common open space amenities, all 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.

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12. This approval shall comply with all applicable requirements of the City of Moreno Valley Municipal Code.
13. 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)
14. 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)
15. A drought tolerant landscape palette shall be utilized throughout Tract 38676 in compliance with the City's Landscape Requirements. (9.17)
16. 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)
17. If potential historic, archaeological, Native American cultural resources, or paleontological resources are uncovered during excavation or construction activities at the project site, work in the affected area must cease immediately and a qualified person (meeting the Secretary of the Interior's standards (36CFR61)) shall be consulted by the applicant to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, prehistoric, or paleontological resource. Determinations and recommendations by the consultant shall be immediately submitted to the Planning Division for consideration, and implemented as deemed appropriate by the Community Development Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all affected Native American Tribes before any further work commences in the affected area.

If human remains are discovered during grading and other construction excavation, no further disturbance shall occur until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within 5-days of the published finding to be given a reasonable opportunity to identify the "most likely descendant." The "most likely descendant" shall then make recommendations, and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98). (GP

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Objective 23.3, CEQA).

18. All landscaped areas in perpetuity shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
19. 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)
20. 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.)
21. Prior to grading plan approval, wall and fence plans shall be submitted to and approved by the Planning Division to include a six (6) foot high solid decorative (e.g. split face, color variation, pattern variation, or as approved by the Planning Official) block wall along the all tract perimeters.
22. 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.
23. 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)
24. 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.
25. Prior to issuance of grading permits, the developer shall pay the applicable Stephen's' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee.
26. 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

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(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 if required.

27. 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.

28. 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 six (6) foot high combination wall with pilasters is required at top of slope along an open space area or adjacent to a park.

d. Decorative open iron or steel fencing with pilasters is required adjacent to open space areas and view lots. (View lots are defined as lots where there is more than 15 foot difference in pad elevation.)

e. Non-combustible fencing is required for all lots adjacent to all fuel modification zones, subject to the approval of the Fire Prevention Bureau.

Building Division

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29. The proposed residential project (3 or more dwelling units) shall comply with the latest Federal Law, Americans with Disabilities Act, and State Law, California Code of Regulations, Title 24, Chapter 11A for accessibility standards for the disabled including access to the site, exits, kitchens, bathrooms, common spaces, pools/spas, etc.
30. The appropriation from local tax from construction contracts to the local jurisdiction of the specific construction job site is hereby required. This is accomplished by a contractor or subcontractor obtaining a construction site sub-permit for the job site. The contractors, or subcontracts, that have individual contracts with a value of \$5 million or more are subject to this condition.
- The qualifying contract price applies to each contract or subcontract for work performed at the jobsite, and not to the total value of the prime contract. In order to obtain a jobsite sub-permit, the contractor or subcontractor must meet the following criteria:
- have an active permit with the California Department of Tax and Fee Administration (CDTFA),
 - must be registered as a retailer, not consumer, of materials, and
 - have an executed contract over \$5 million to install materials at the jobsite.
- The Prime Contractor will require that the subcontractors or other contractors exercise their option to obtain a California Department of Tax & Fee Administration construction site sub-permit for the jobsite and allocate all eligible use tax payments to the City of Moreno Valley. Prior to any Notice to Proceed(s), the Prime Contractor shall provide the City of Moreno Valley Finance and Management Services Department with a list of subcontractors associated with the project along with a copy of their sub-permit that shows their CDTFA account number or a signed statement that sales and use tax does not apply to their portion of the project.
31. All new structures shall be designed in conformance to the latest design standards adopted by the State of California in the California Building Standards Code (California Code of Regulations, Title 24) including requirements for allowable area, occupancy separations, fire suppression systems, accessibility, etc.
32. Any construction within the city shall only be completed between the hours of seven a.m. to seven p.m. Monday through Friday, excluding holidays, and from eight a.m. to four p.m. on Saturday, unless written approval is first obtained from the Building Official or City Engineer per City of Moreno Valley Municipal Code (MC 8.14.040E).
33. The proposed development is subject to the payment of required development fees as required by the City's current Fee Ordinance at either 1) based on time of valid building application submittal, 2) prior to permit issuance, or 3) as determined by the City (via special ordinance, etc.).
34. The proposed residential project shall comply with the California Green Building

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- Standards Code, Section 4.106.4, mandatory requirements for Electric Vehicle Charging Stations (EVCS).
35. The proposed project is subject to approval by the Moreno Valley Unified School District and all applicable fees and charges shall be paid prior to permit issuance. Contact MVUSD at 951.571.7690 Ext. 17376 for specific details.
 36. Prior to construction submittal, all new development, including residential accessory dwelling units (ADU's) are required to obtain a new property address. Address requests must be part of your initial application. The form can be obtained at http://www.moval.org/city_hall/forms/building-safety/AddressRequest.pdf.
 37. The proposed project's occupancy shall be classified by the Building Official and must comply with exiting, occupancy separation(s) and minimum plumbing fixture requirements. Minimum plumbing fixtures shall be provided per the California Plumbing Code, Table 422.1. The occupant load and occupancy classification shall be determined in accordance with the California Building Code.
 38. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code. Electronic/Digital signature is acceptable as all plan submittals are electronic reviews.
 39. Contact the Building Safety Division for permit application submittal requirements. The following link gives the minimum plan submittal requirements: http://www.moval.org/city_hall/forms/building-safety/SFD-ADU-RoomAdditionPlanGuidelines.pdf.
 40. 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).
 41. The proposed project is subject to approval by the Eastern Municipal Water District and all applicable fees and charges shall be paid prior to permit issuance. Contact EMWD at 951.928.3777 for specific details.

FIRE DEPARTMENT**Fire Prevention Bureau**

42. All Fire Department access roads or driveways shall not exceed 12 percent grade. (CFC 503.2.7 and MVMC 8.36.060[G])
43. The Fire Department emergency vehicular access road shall be (all weather

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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)

44. 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)
45. The appropriation from local tax from construction contracts to the local jurisdiction of the specific construction job site is hereby required. This is accomplished by a contractor or subcontractor obtaining a construction site sub-permit for the job site. The contractors, or subcontracts, that have individual contracts with a value of \$5 million or more are subject to this condition.
- The qualifying contract price applies to each contract or subcontract for work performed at the jobsite, and not to the total value of the prime contract. In order to obtain a jobsite sub-permit, the contractor or subcontractor must meet the following criteria:
- a) have an active permit with the California Department of Tax and Fee Administration (CDTFA),
 - b) must be registered as a retailer, not consumer, of materials, and
 - c) have an executed contract over \$5 million to install materials at the jobsite.
- The Prime Contractor will require that the subcontractors or other contractors exercise their option to obtain a California Department of Tax & Fee Administration construction site sub-permit for the jobsite and allocate all eligible use tax payments to the City of Moreno Valley. Prior to any Notice to Proceed(s), the Prime Contractor shall provide the City of Moreno Valley Finance and Management Services Department with a list of subcontractors associated with the project along with a copy of their sub-permit that shows their CDTFA account number or a signed statement that sales and use tax does not apply to their portion of the project.
46. 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)
47. 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)
48. 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)

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49. Prior to issuance of Certificate of Occupancy or Building Final, all commercial buildings shall display street numbers in a prominent location on the street side and rear access locations. The numerals shall be a minimum of twelve inches in height. (CFC 505.1, MVMC 8.36.060[I])
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. 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)
53. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)
54. A fire extinguisher with a minimum rating of 3A:40BC shall be mounted in an accessible location within the cell site enclosure next to the fueled generator.
55. Prior to issuance of Building Permits, the applicant/developer shall participate in the Fire Impact Mitigation Program. (Fee Resolution as adopted by City Council)
56. 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])
57. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a fire sprinkler system based on square footage and type of construction, occupancy or use. Fire sprinkler plans shall be submitted to the Fire Prevention Bureau for approval prior to installation. (CFC Chapter 9,

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MVMC 8.36.100[D])

58. 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)
59. 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)
60. 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)
61. Multi-family residences shall display the address in accordance with the Riverside County Fire Department Premises Identification standard 07-01. (CFC 505.1)
62. 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)
63. 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)
64. 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)
65. 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)
66. 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

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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)

67. 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])
68. 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.
69. Prior to building construction, dead end roadways and streets which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5)
70. 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**

71. This project shall coordinate and receive approval from the City Engineer to install, construct, improve, and dedicate to the City fiber optic cable improvements consisting of fiber optic cable, splices and termination equipment to serve the identified development and other adjoining, abutting, or benefiting projects as determined by Moreno Valley Utility along with any appurtenant real property easements, as determined by the City Engineer to be necessary for the distribution and/or delivery of any and all "fiber optic services" to and within the project.
72. This project shall coordinate and receive approval from the City Engineer to install, construct, improve, and dedicate to Moreno Valley Utility fiber optic cable improvements consisting of conduit, and pull boxes to serve the identified development and other adjoining, abutting, or benefiting projects as determined by

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Moreno Valley Utility along with any appurtenant real property easements, as determined by the City Engineer to be necessary for the distribution and/or delivery of any and all “fiber optic services” to and within the project.

73. This project shall coordinate and receive approval from the City Engineer to install, construct, improve, and dedicate to Moreno Valley Utility electric streetlight improvements consisting of streetlight poles, mast-arms, fixtures conduit, wiring, terminations and pull boxes to serve the identified development and other adjoining, abutting, or benefiting projects as determined by the Land Development Department along with any appurtenant real property easements, as determined by the City Engineer to be necessary for the distribution and/or delivery of any and all “street light services” to and within the project.

PUBLIC WORKS DEPARTMENT**Land Development**

74. 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.
75. 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]
76. 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.
77. 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.

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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.

78. 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.

79. Local tax from construction contracts may be allocated to the local jurisdiction of the specific construction jobsite. This is accomplished by a contractor or subcontractor electing to obtain a construction site sub-permit for the jobsite. The contractors, or subcontracts, that have individual contracts with a value of \$5 million or more are eligible for this election. This qualifying contract price applies to each contract or subcontract for work performed at the jobsite, and not to the total value of the prime contract. In order to be eligible for a jobsite sub-permit, the contractor or subcontractor must meet the following criteria:

a) have an active permit with the California Department of Tax and Fee Administration (CDTFA),

b) must be registered as a retailer, not consumer, of materials, and

c) have an executed contract over \$5 million to install materials at the jobsite.

The \$5 million threshold applies to individual contracts held by a contractor or subcontractor and not the total project value. The Prime Contractor will require that the subcontractors or other contractors exercise their option to obtain a California Department of Tax & Fee Administration construction site sub-permit for the jobsite and allocate all eligible use tax payments to the City of Moreno Valley. Prior to any Notice to Proceed(s), the Prime Contractor will require that the subcontractor or other contractors provide the City of Moreno Valley with either a copy of their sub-permit that shows their CDTFA account number or a signed statement that sales and use tax does not apply to their portion of the project. The Prime Contractor will provide the City with a list of subcontractors associated with the project.

80. 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,

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but not limited to, modifying existing facilities or by securing a drainage easement. [MC 9.14.110]

81. 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. Tract Map (recordation prior to building permit issuance);
 - b. Precise grading w/ erosion control plan (prior to grading 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)

82. Water quality best management practices (BMPs) designed to meet Water Quality Management Plan (WQMP) requirements for 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 Property Owner's Association (POA).

Prior to Grading Plan Approval

83. Resolution of all drainage issues shall be as approved by the City Engineer.

84. 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.

85. Emergency overflow areas shall be shown at all applicable drainage improvement locations in the event that the drainage improvement fails or exceeds full capacity.

86. 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

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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.

87. 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 a biofiltration system. 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, if applicable.

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).

88. 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

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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.

89. 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.
90. 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.
91. Any proposed trash enclosure shall include a solid cover (roof) and sufficient size for dual bin (one for trash and one for recyclables). The architecture shall be approved by the Planning Division and any structural approvals shall be made by the Building & Safety Division.

Prior to Grading Permit

92. 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)]
93. A digital (pdf) copy of all approved grading plans shall be submitted to the Land Development Division.
94. 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)]
95. 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]

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Prior to Map Approval

96. 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.
97. After recordation, a digital (pdf) copy of the recorded map shall be submitted to the Land Development Division.
98. 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 requirements.
99. 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 requirement:

Establish a Property Owners Association (POA) 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 POA.

Prior to Encroachment Permit

100. A digital (pdf) copy of all approved improvement plans shall be submitted to the Land Development Division.
101. All applicable inspection fees shall be paid.
102. 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.
103. Any work performed within public right-of-way requires an encroachment permit.

Prior to Building Permit

104. An engineered-fill certification, rough grade certification and compaction report shall

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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.

105. The map shall be recorded (excluding model homes). [MC 9.14.190]
106. Any overhead utilities must be undergrounded per MC 9.14.130.
107. 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.
108. 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.
109. 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

110. 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.
111. The final/precise grade certification shall be submitted for review and approved by the City Engineer.
112. For this multi-family project, 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 be obtained by contacting the Land Development Division.
113. 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

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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.

114. 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

115. 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

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Article 13C of the California Constitution, Proposition 218, or other applicable legislation, and consistent with the scheduling for City Council meetings. An alternative to satisfying this condition will be identified at such time as a special financing district has been established. At the time of development, the developer must contact Special Districts Administration at 951.413.3470 or at SDAdmin@moval.org to determine if this condition is applicable.

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

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

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

117. 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.

CONDITIONS OF APPROVAL

Tentative Tract Map (PEN23-0016)

Page 21

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.

118. Maintenance Responsibility. The ongoing maintenance of any landscaping required to be installed behind the curb shall be the responsibility of the property owner.
119. The ongoing maintenance of any water quality BMP (e.g. Bioswale) constructed in the public right of way shall be the responsibility of a property owner association or the property owner.
120. Zone A Per Dwelling Unit. The Moreno Valley Community Services District Zone A (Parks & Community Services) tax is levied on the property tax bill on a per parcel or dwelling unit basis. Upon the issuance of building permits, the Zone A tax will be assessed based on 16 dwelling units.
121. 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

CONDITIONS OF APPROVAL

Tentative Tract Map (PEN23-0016)

Page 22

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.

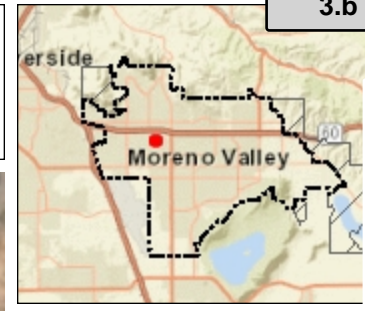
Transportation Engineering Division

122. Project driveway shall conform to City of Moreno Valley Standard Plans No. MVSI-111B-0 for residential driveway approaches.
123. All proposed on-site traffic signing and striping should be accordance with the latest California Manual on Uniform Traffic Control Devices (CAMUTCD). Appropriate signing and striping shall be installed for any fire lane(s), as approved by the Fire Department.
124. Any improvements to Myers Avenue shall be per Modified City Standard Plan No. MVSI-106B-0 (60'RW/40'CC). Existing driveway approach shall be replaced with sidewalk, curb and gutter.
125. Any damaged/removed striping along Myers Avenue shall be repainted in-kind.

PARKS & COMMUNITY SERVICES DEPARTMENT

126. This project is subject to current Development Impact Fees.

PEN23-0016 & PEN23-0017



Legend

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

Image Source: Nearmap

Notes:

315.5 0 157.74 315.5 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

Print Date: 2/14/2024

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

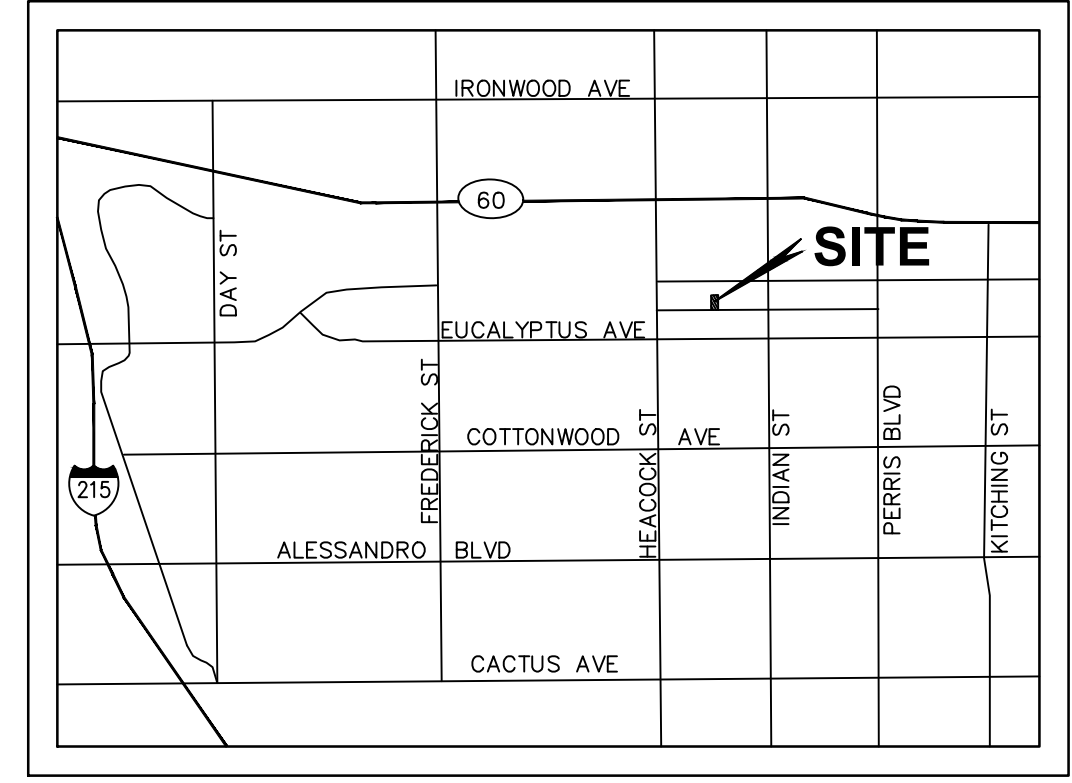
Attachment: Location Map (6552 : TENTATIVE TRACT MAP 38676 (PEN23-0016) AND PLOT PLAN (PEN23-

TENTATIVE TRACT MAP 38676

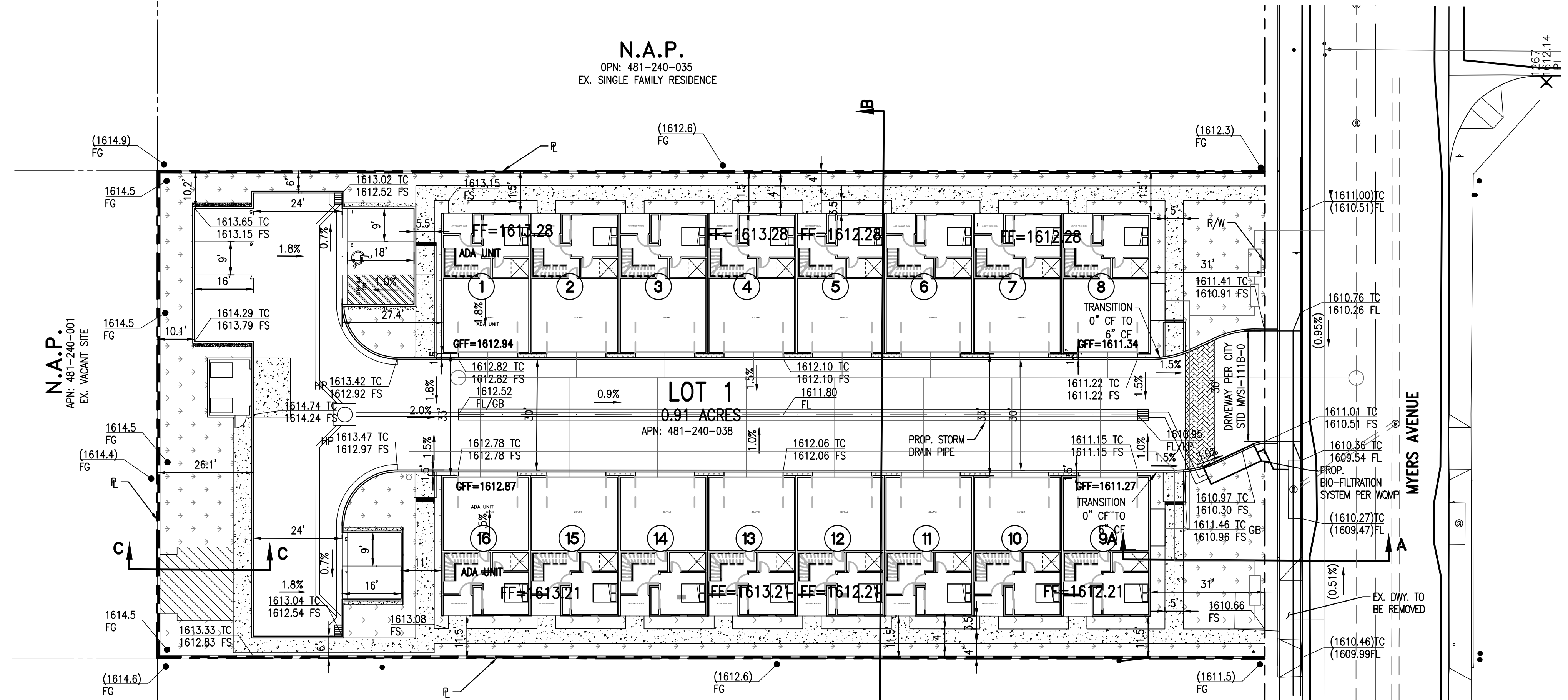
FOR CONDOMINIUM PURPOSES

CITY OF MORENO VALLEY

COUNTY OF RIVERSIDE



VICINITY MAP
NTS



- ABBREVIATIONS:**
- CL CENTER LINE
 - AVE AVENUE
 - AC ASPHALT CONCRETE
 - CMU CONCRETE MASONRY UNIT
 - DWY DRIVEWAY
 - EA EACH
 - EG EXISTING GROUND
 - ESMT EASEMENT
 - EX EXISTING
 - FF FINISHED FLOOR
 - FG FINISHED GRADE
 - FL FLOW LINE
 - FS FINISHED SURFACE
 - GB GRADE BREAK
 - GFF GARAGE FINISH FLOOR
 - MIN MINIMUM
 - NAP NOT A PART
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 - R PROPERTY LINE
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 - R/W RIGHT OF WAY
 - RET RETAINING
 - S.F. SQUARE FEET
 - SW SIDEWALK
 - TC TOP OF CURB
 - TF TOP OF FOOTING
 - TRW TOP OF RET. WALL
 - TW TOP OF WALL
 - TYP TYPICAL

APPLICANT/DEVELOPER:
CYRUS OPPORTUNITY ZONE
FUND II, LLP
PO BOX 17028
IRVINE, CA 92623

ENGINEER:
INLAND CONSULTING GROUP, INC.
8282 SIERRA AVE, #3428
FONTANA, CA 92335
PHONE: (951) 378-9464
CONTACT: GERARDO GARDUNO, PE

SITE ADDRESS:
24270 MYERS AVE, MORENO VALLEY, CA

CURRENT/PROP. ZONING:
CURRENT ZONING: SPECIFIC PLAN (THE VILLAGE SP)
PROPOSED ZONING: SPECIFIC PLAN (THE VILLAGE SP)

CURRENT/PROP. LAND USE:
CURRENT LAND USE: VILLAGE RESIDENTIAL MULTI-FAMILY
PROPOSED LAND USE: VILLAGE RESIDENTIAL MULTI-FAMILY

ADJACENT LAND USE:
NORTH VACANT LAND
SOUTH SINGLE FAMILY RESIDENTIAL
EAST SINGLE FAMILY RESIDENTIAL
WEST SINGLE FAMILY RESIDENTIAL

LEGAL DESCRIPTION
LOT 90 OF EDMONT GARDENS TRACT, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE 90 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

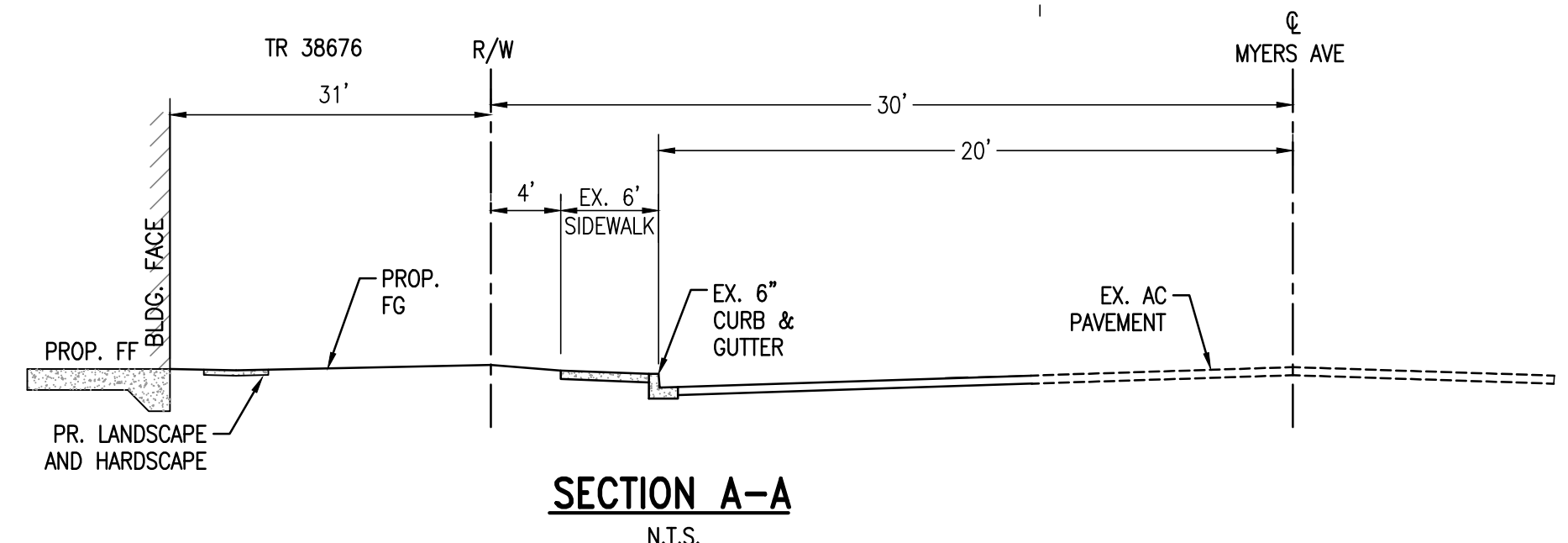
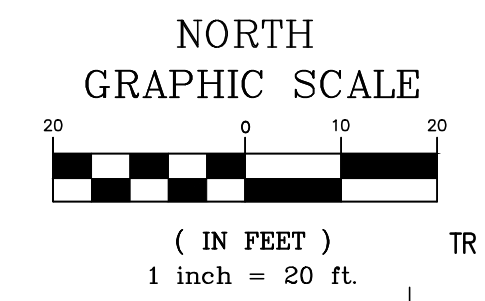
TAX ASSESSOR'S PARCEL NO.
APN: 481-240-038

AREA
39,433 SQ. FT. OR 0.91 ACRES±

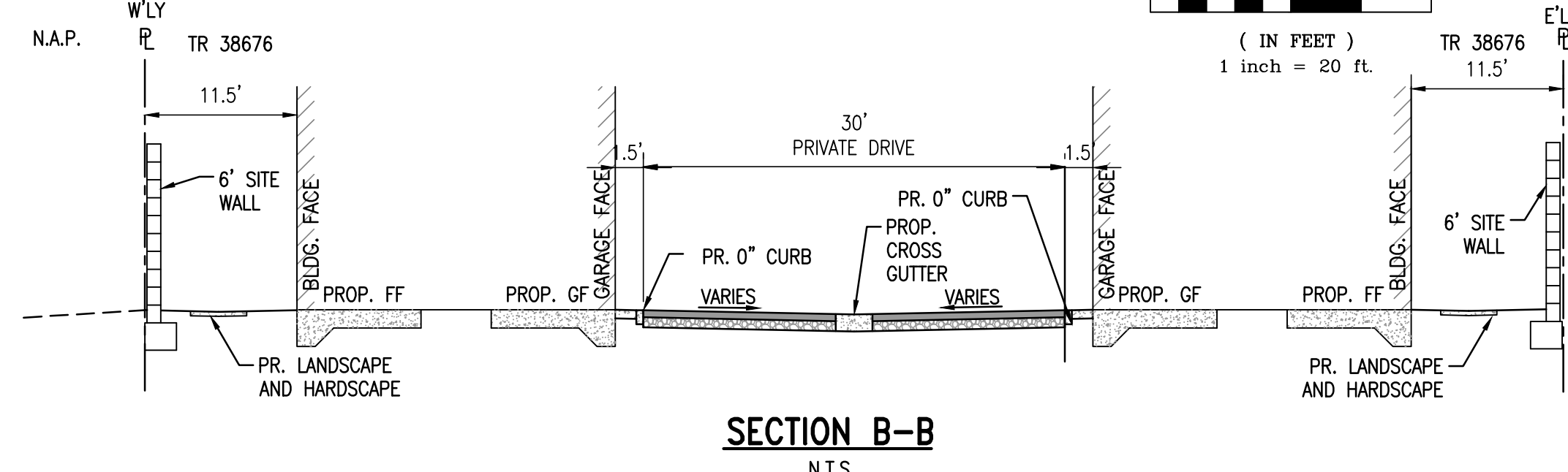
SETBACKS:
FRONT = 15 FEET (PRIVATE STREET)
REAR = 10 FEET
SIDE = 5 FEET

UTILITY PURVEYORS

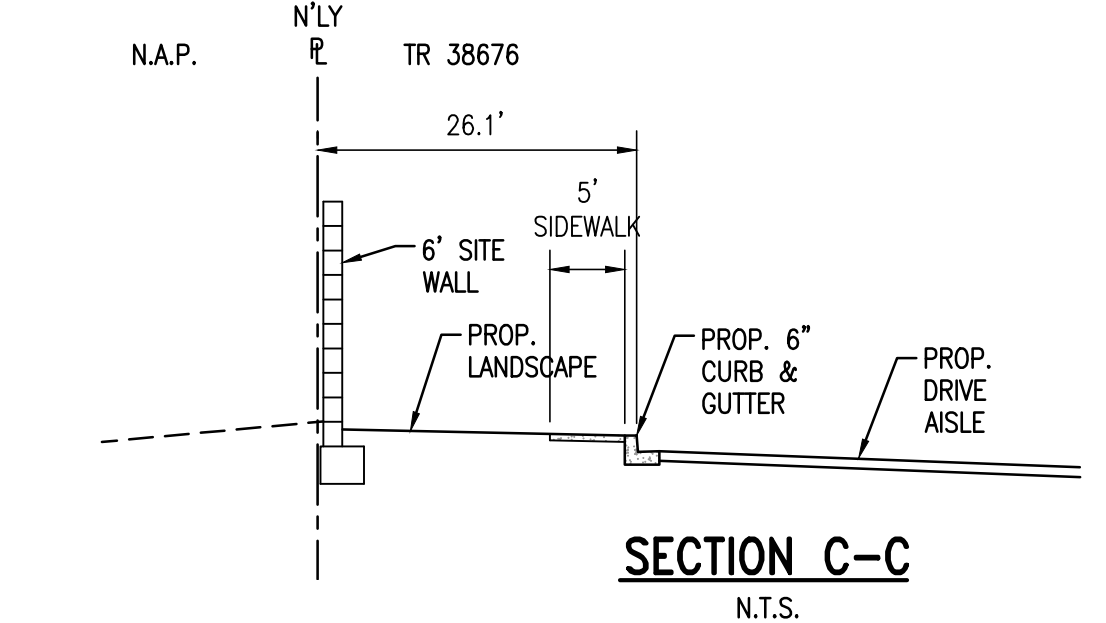
WATER	EMWD	(800) 426-3693
SEWER	EMWD	(800) 426-3693
STORM DRAIN	MORENO VALLEY	(951) 413-3000
ELECTRICITY	SO CAL EDISON	(800) 655-4555
GAS	SO CAL GAS CO.	(800) 427-2200
PHONE	FRONTIER	(800) 483-3000



SECTION A-A
N.T.S.



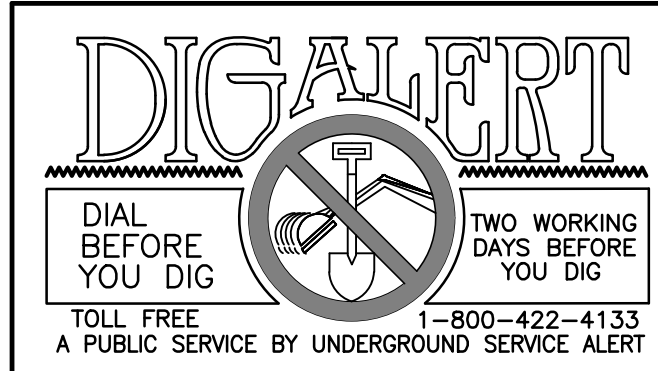
SECTION B-B
N.T.S.



SECTION C-C
N.T.S.

CIVIL ENGINEERS NOTES

- DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.
- NO EVIDENCE OF EARTHMOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED ON THIS SITE.
- EXISTING UTILITIES ARE BASED ON FIELD SURVEY AND RECORD DRAWINGS PROVIDED BY LOCAL AGENCIES. CONTRACTOR TO VERIFY UTILITIES AND REQUEST USA MARKINGS.
- OCCUPANCY: R-2



BASIS OF BEARINGS:
THE BASIS OF BEARINGS IS THE CENTERLINE OF INDIAN STREET AS SHOWN ON EDMONT GARDENS TRACT RECORDED IN THE COUNTY OF RIVERSIDE, PER MB 15, PG 90.
BEING(N00°01'00"E)

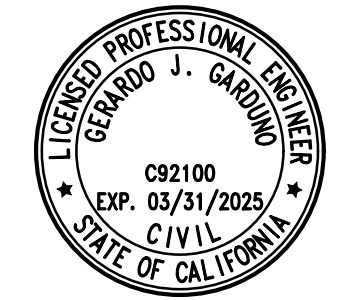
BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) TIED TO COUNTY OF RIVERSIDE BENCHMARK M-57-69, BRASS DISK, SET 305.00 FEET NORTH OF EUCALYPTUS AVE, 51.00 FEET WEST OF HEACOCOCC STREET, DATE: NOVEMBER 1969
ELEVATION (1619.469')

PLAN PREPARED BY:
INLAND CONSULTING GROUP, INC.
8282 SIERRA AVE., #3429
FONTANA, CA 92335
(951) 378-9464
CIVIL ENGINEERING, LAND SURVEYING, CONSTRUCTION MANAGEMENT

PLAN PREPARED FOR / DEVELOPER:
CYRUS OPPORTUNITY ZONE
FUND II, LLP
PO BOX 17028
IRVINE, CA 92623

CITY OF MORENO VALLEY
TENTATIVE TRACT MAP 38676
CYRUS OPPORTUNITY ZONE
24270 MYERS AVE, MORENO VALLEY

SHEET
1 OF 1



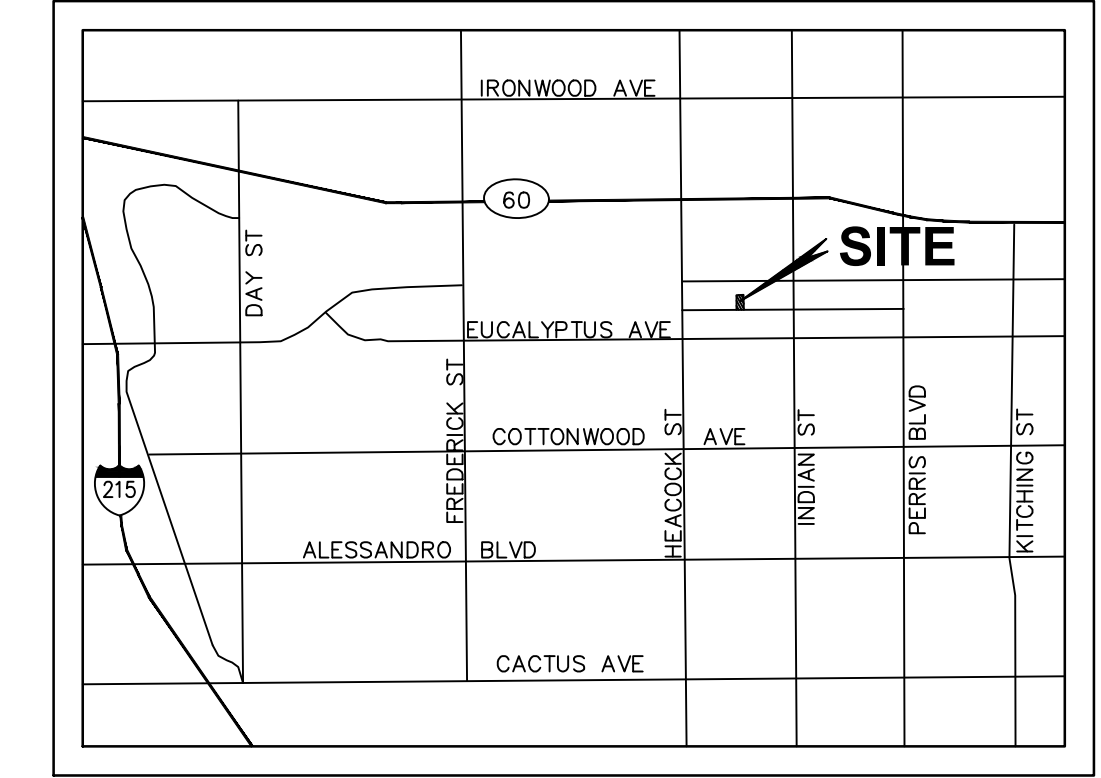
Attachment: Tentative Tract Map 38676 for Condominium Purposes (6552 - TENTATIVE TRACT MAP 38676 (PEN25-0016) AND PLOT PLAN (PEN25-0017))

PRELIMINARY GRADING PLAN

TRACT 38676

24270 MYERS AVE, MORENO VALLEY

COUNTY OF RIVERSIDE



VICINITY MAP
NTS

OWNER:
CYRUS OPPORTUNITY ZONE
FUND II, LLP
PO BOX 17028
IRVINE, CA 92623

ENGINEER:
INLAND CONSULTING GROUP, INC.
8282 SIERRA AVE, #3429
FONTANA, CA 92335
PHONE: (951) 378-9464
CONTACT: GERARDO GARDUÑO, PE

SITE ADDRESS:
24270 MYERS AVE, MORENO VALLEY, CA

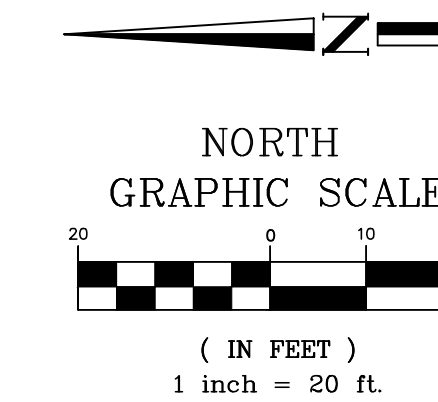
LEGAL DESCRIPTION
LOT 90 OF EDEMONT GARDENS TRACT, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE 90 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

TAX ASSESSOR'S PARCEL NO.
APN: 481-240-038

AREA
39,433 SQ. FT. OR 0.91 ACRES±

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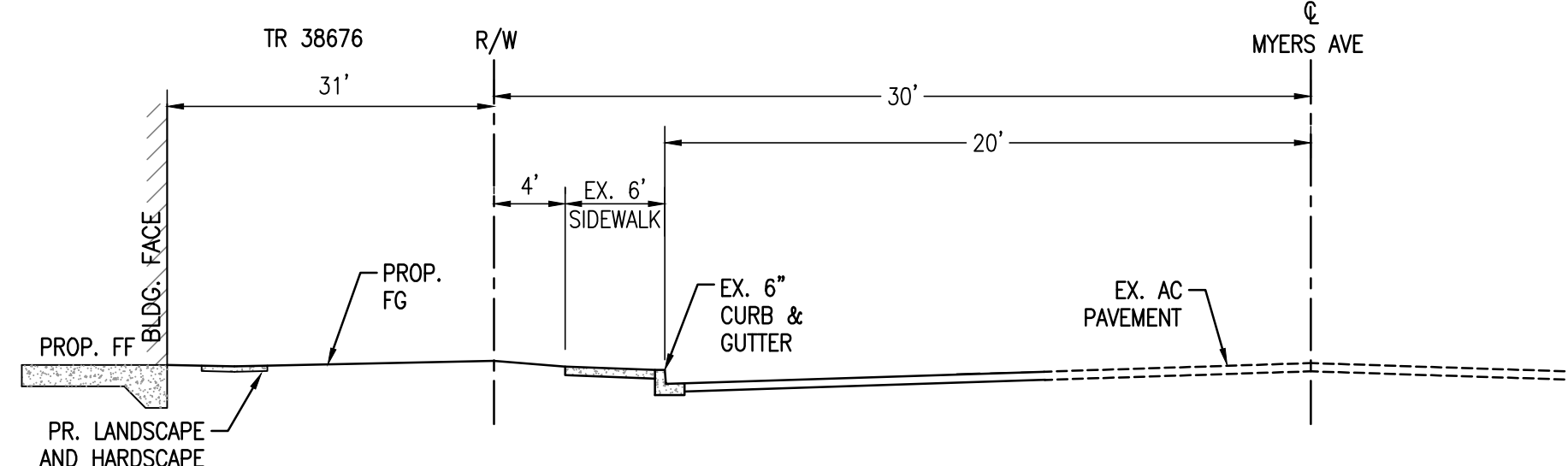
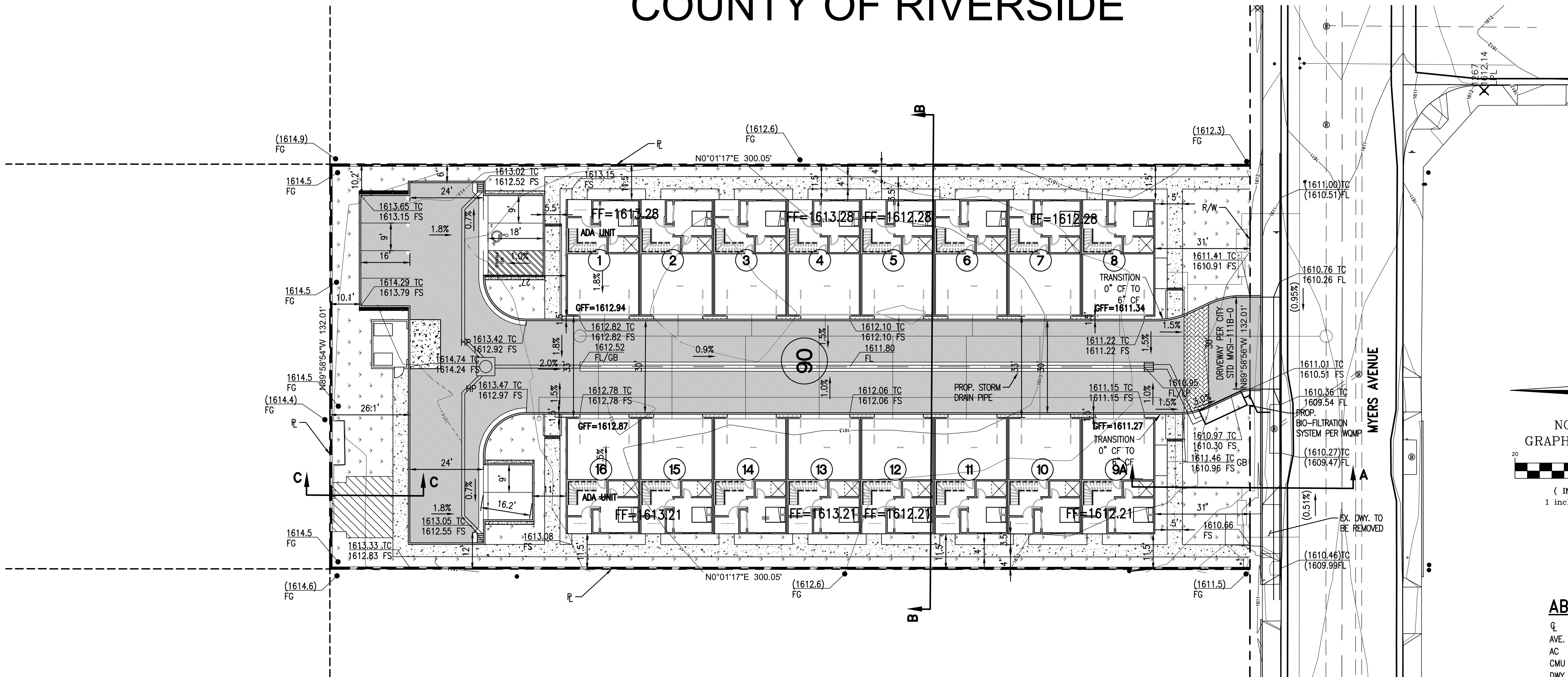


ABBREVIATIONS:

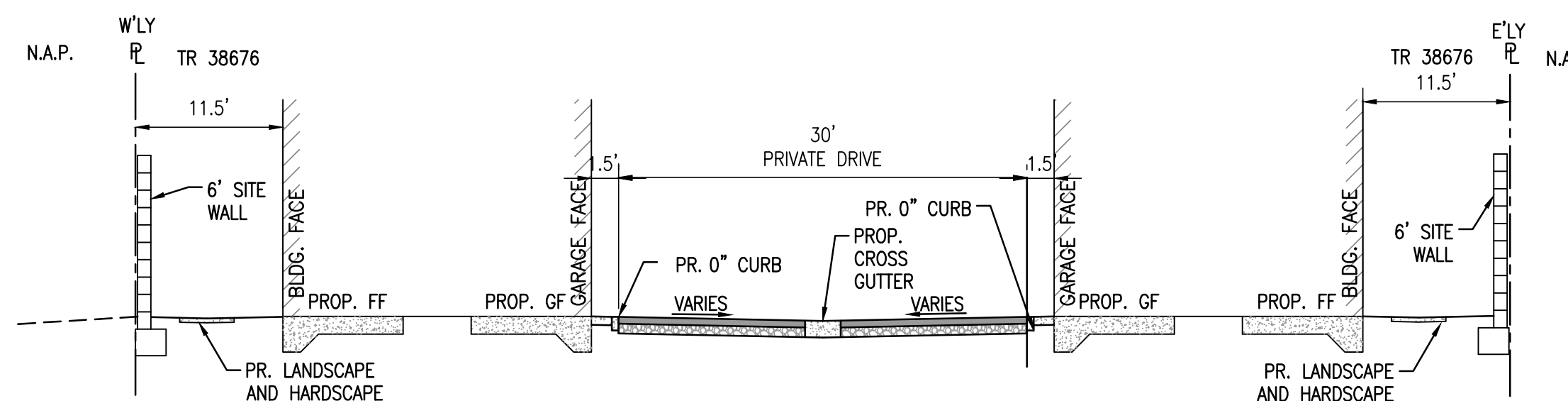
CL	CENTER LINE
AVE.	AVENUE
AC	ASPHALT CONCRETE
CMU	CONCRETE MASONRY UNIT
DWY	DRIVEWAY
EA	EACH
EG	EXISTING GROUND
ESMT	EASEMENT
EX	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
GFF	GARAGE FINISH FLOOR
MIN	MINIMUM
N.A.P.	NOT A PART
NTS	NOT TO SCALE
R	PROPERTY LINE
PROP.	PROPOSED
R/W	RIGHT OF WAY
RET	RETAINING
S.F.	SQUARE FEET
SW	SIDEWALK
TC	TOP OF CURB
TF	TOP OF FOOTING
TRW	TOP OF RET. WALL
TW	TOP OF WALL
TYP	TYPICAL

LEGEND

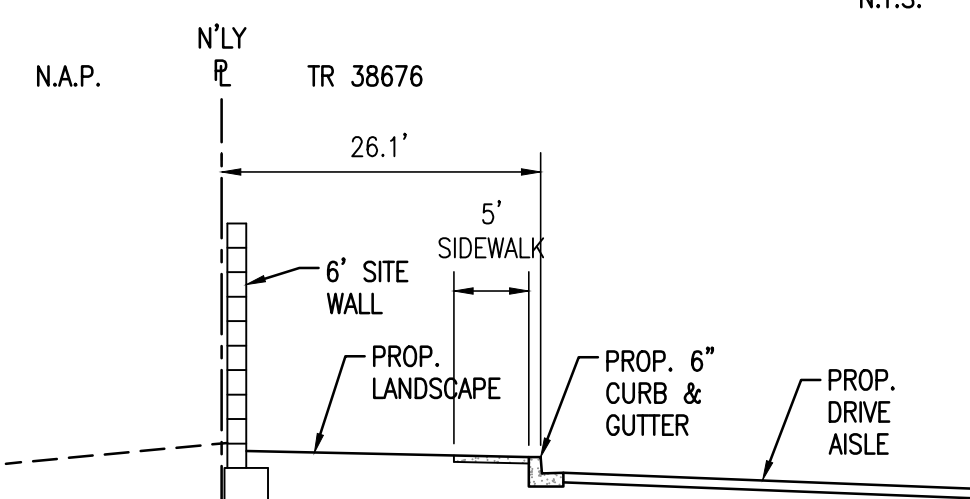
---	FLOWLINE
---	CENTERLINE
---	DAYLIGHT LINE
---	TRACT BOUNDARY / RIGHT-OF-WAY LINE
---	LOT LINE
---	EX. FENCE
---	EX. WATER LINE
---	EX. SEWER LINE
---	PROP. SEWER LINE
○	MANHOLE
○	CLEANOUT
---	PROP. RETAINING WALL
---	EX. WALL
---	EX. POWER POLE
█	CONCRETE
---	WATER
---	SEWER
○	TRAFFIC SIGNAL
○	STREET LIGHT



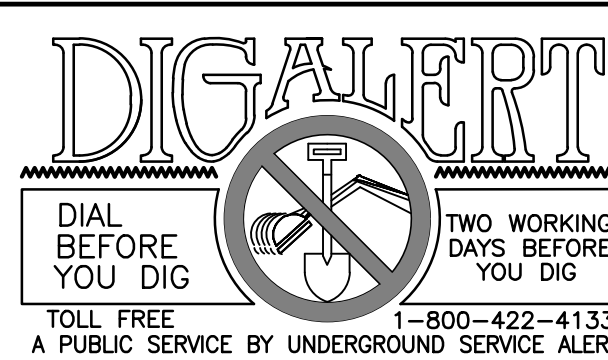
SECTION A-A
N.T.S.



SECTION B-B
N.T.S.



SECTION C-C
N.T.S.



BASIS OF BEARINGS:
THE BASIS OF BEARINGS IS THE CENTERLINE OF INDIAN STREET AS SHOWN ON EDEMONT GARDENS TRACT RECORDED IN THE COUNTY OF RIVERSIDE, PER MB 15, PG 90.
BEING(N00°01'00"E)

BENCHMARK:
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ELEVATION (1619.469')

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CIVIL ENGINEERING, LAND SURVEYING, CONSTRUCTION MANAGEMENT

PLAN PREPARED FOR / DEVELOPER:
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PO BOX 17028
IRVINE, CA 92623

CITY OF MORENO VALLEY
PRELIMINARY GRADING PLAN
CYRUS OPPORTUNITY ZONE
24270 MYERS AVE, MORENO VALLEY

SHEET
1 OF 1

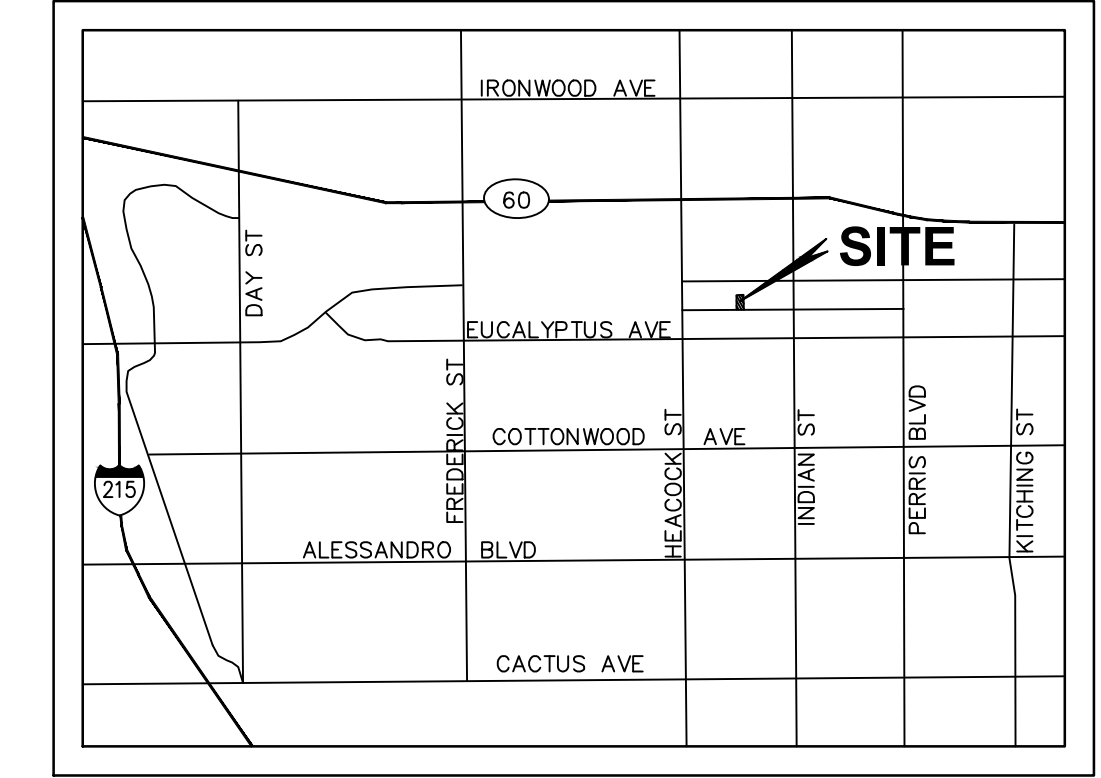
Attachment: Tentative Tract Map 38676 for Condominium Purposes (6552 - TENTATIVE TRACT MAP 38676 AND PLOT PLAN (PEN23-0017))

PRELIMINARY UTILITY PLAN

TRACT 38676

24270 MYERS AVE, MORENO VALLEY

COUNTY OF RIVERSIDE



VICINITY MAP
NTS

OWNER:
CYRUS OPPORTUNITY ZONE
FUND II, LLP
PO BOX 17028
IRVINE, CA 92623

ENGINEER:
INLAND CONSULTING GROUP, INC.
8282 SIERRA AVE, #3428
FONTANA, CA 92335
PHONE: (951) 378-9464
CONTACT: GERARDO GARDUÑO, PE

SITE ADDRESS:
24270 MYERS AVE, MORENO VALLEY, CA

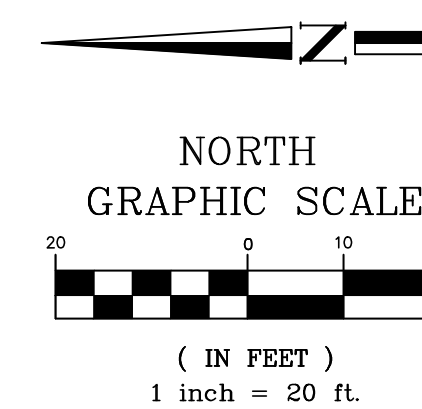
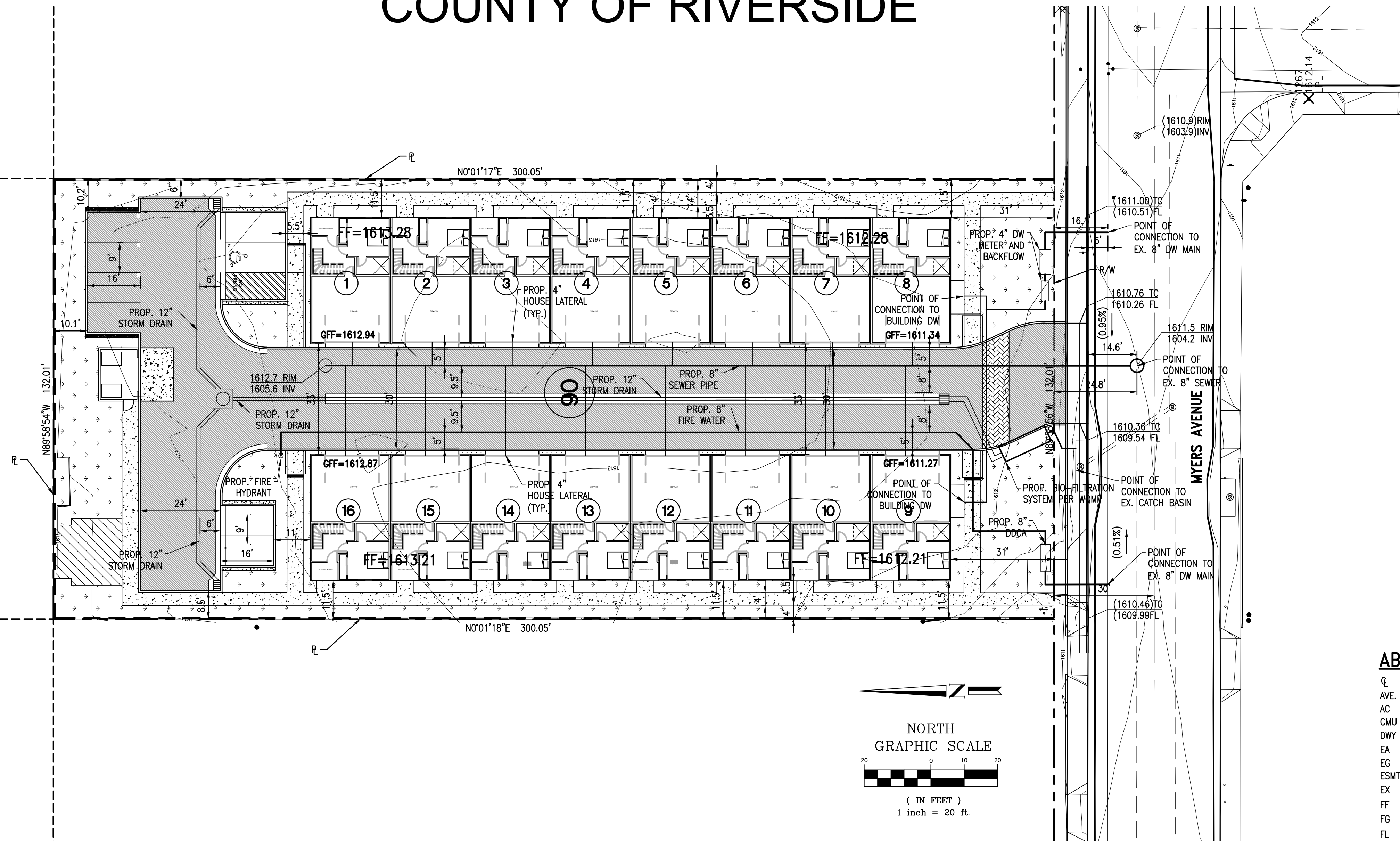
LEGAL DESCRIPTION
LOT 90 OF EDEMONT GARDENS TRACT, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE 90 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

TAX ASSESSOR'S PARCEL NO.
APN: 481-241-038

AREA
39,433 SQ. FT. OR 0.91 ACRES±

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ABBREVIATIONS:

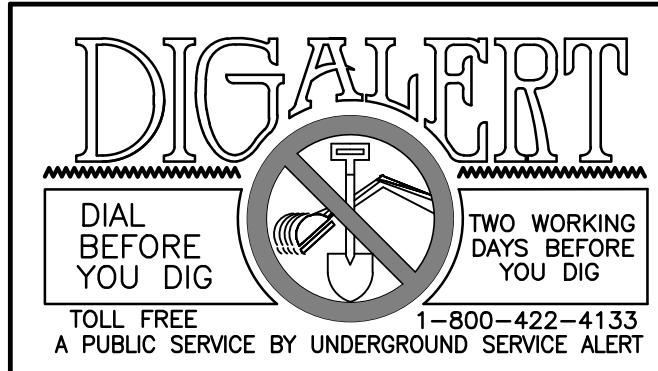
CL	CENTER LINE
AVE.	AVENUE
AC	ASPHALT CONCRETE
CMU	CONCRETE MASONRY UNIT
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FF	FINISHED FLOOR
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TW	TOP OF WALL
TYP	TYPICAL

LEGEND

---	FLOWLINE
---	CENTERLINE
---	DAYLIGHT LINE
---	TRACT BOUNDARY / RIGHT-OF-WAY LINE
---	LOT LINE
---	EX. FENCE
---	EX. WATER LINE
---	EX. SEWER LINE
---	PROP. SEWER LINE
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○	CLEANOUT
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---	EX. WALL
---	EX. POWER POLE
---	CONCRETE
---	WATER
---	SEWER
---	TRAFFIC SIGNAL
---	STREET LIGHT

UTILITY PURVEYORS

WATER	EMWD	(800) 426-3693
SEWER	EMWD	(800) 426-3693
STORM DRAIN	MORENO VALLEY	(951) 413-3000
ELECTRICITY	SO CAL EDISON	(800) 655-4555
GAS	SO CAL GAS CO.	(800) 427-2200
PHONE	FRONTIER	(800) 483-3000



BASIS OF BEARINGS:
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ELEVATION (1619.469')

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CIVIL ENGINEERING, LAND SURVEYING, CONSTRUCTION MANAGEMENT

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IRVINE, CA 92623

CITY OF MORENO VALLEY
PRELIMINARY UTILITY PLAN
CYRUS OPPORTUNITY ZONE
24270 MYERS AVE, MORENO VALLEY

SHEET
1 OF 1

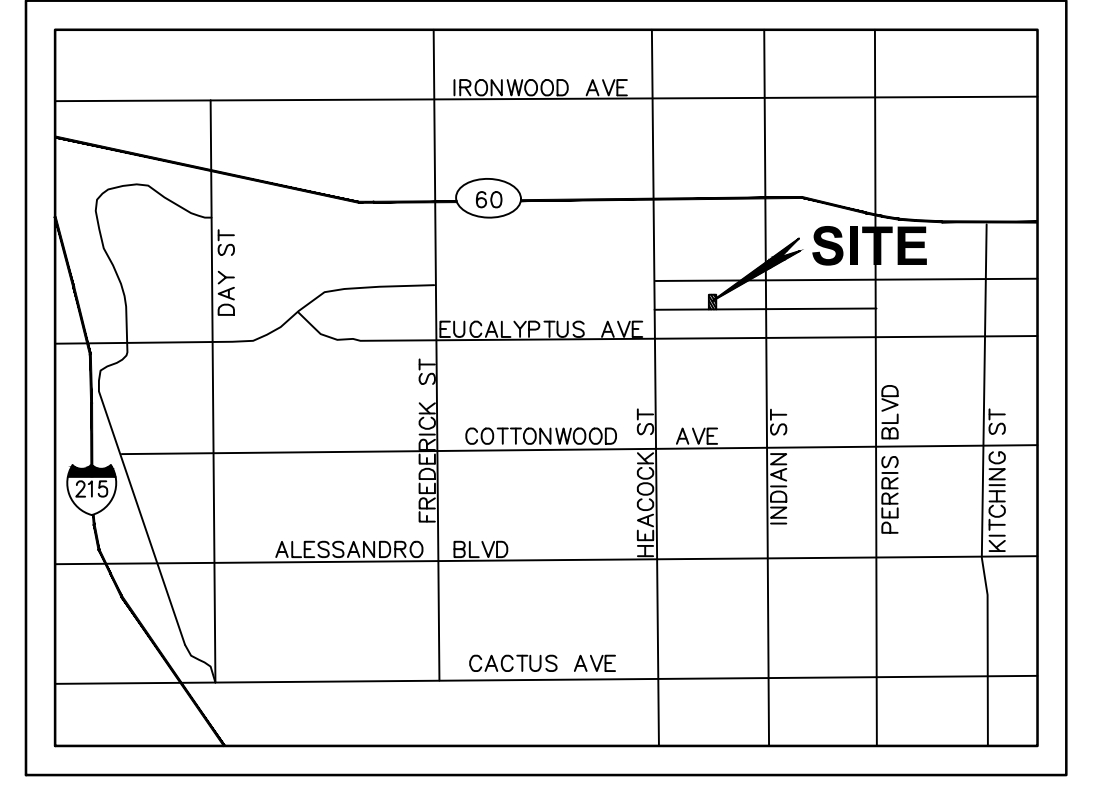
Attachment: Tentative Tract Map 38676 for Condominium Purposes (6552 - TENTATIVE TRACT MAP 38676 AND PLOT PLAN (PEN23-0017))

FIRE ACCESS PLAN

TRACT 38676

24270 MYERS AVE, MORENO VALLEY

COUNTY OF RIVERSIDE



VICINITY MAP
NTS

OWNER:
CYRUS OPPORTUNITY ZONE
FUND II, LLP
PO BOX 17028
IRVINE, CA 92623

ENGINEER:
INLAND CONSULTING GROUP, INC.
8282 SIERRA AVE, #3428
FONTANA, CA 92335
PHONE: (951) 378-9464
CONTACT: GERARDO GARDUNO, PE

SITE ADDRESS:
24270 MYERS AVE, MORENO VALLEY, CA

LEGAL DESCRIPTION
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TAX ASSESSOR'S PARCEL NO.
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AREA
39,433 SQ. FT. OR 0.91 ACRES±

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 - NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.
 - NO EVIDENCE OF EARTHMOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED ON THIS SITE.
 - EXISTING UTILITIES ARE BASED ON FIELD SURVEY AND RECORD DRAWINGS PROVIDED BY LOCAL AGENCIES. CONTRACTOR TO VERIFY UTILITIES AND REQUEST USA MARKINGS.

PROJECT INFORMATION

NUMBER OF STORIES: 3
PROJECT ADDRESS: 24270 MYERS AVE, MORENO VALLEY, CA 92553
ZONING: R20-SP 204 VR
GENERAL LAND USE: MULTI-FAMILY
OCCUPANCY: R-2
CONSTRUCTION TYPE: TYPE VA
SPRINKLER: YES
UNIT FLOOR AREA: 1,877 SF
BUILDING AREA: (15,016 SF X 2) = 30,032 SF
WORK SCOPE: PROPOSING 16 CONDOS, 3 STORIES
FIRE FLOW REQ.: 4,750 GPM FOR 4 HOURS (REDUCED BY 1/2 PER CFC)
2,375 GPM FOR 2 HOURS

FIRE FLOW TEST DATA

DATE OF TEST: XX/XX/XXXX
AVAILABLE FIRE FLOW: XXXX @ 20 PSI FOR X HOURS
RESIDUAL PRESSURE: XX PSI
STATIC PRESSURE: XX PSI
LOCATION: FIRE HYDRANT LOCATED AT XXXXXXXX

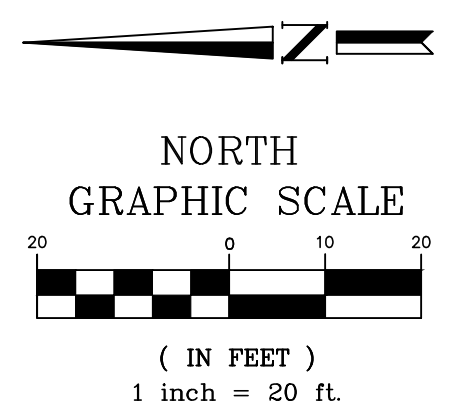
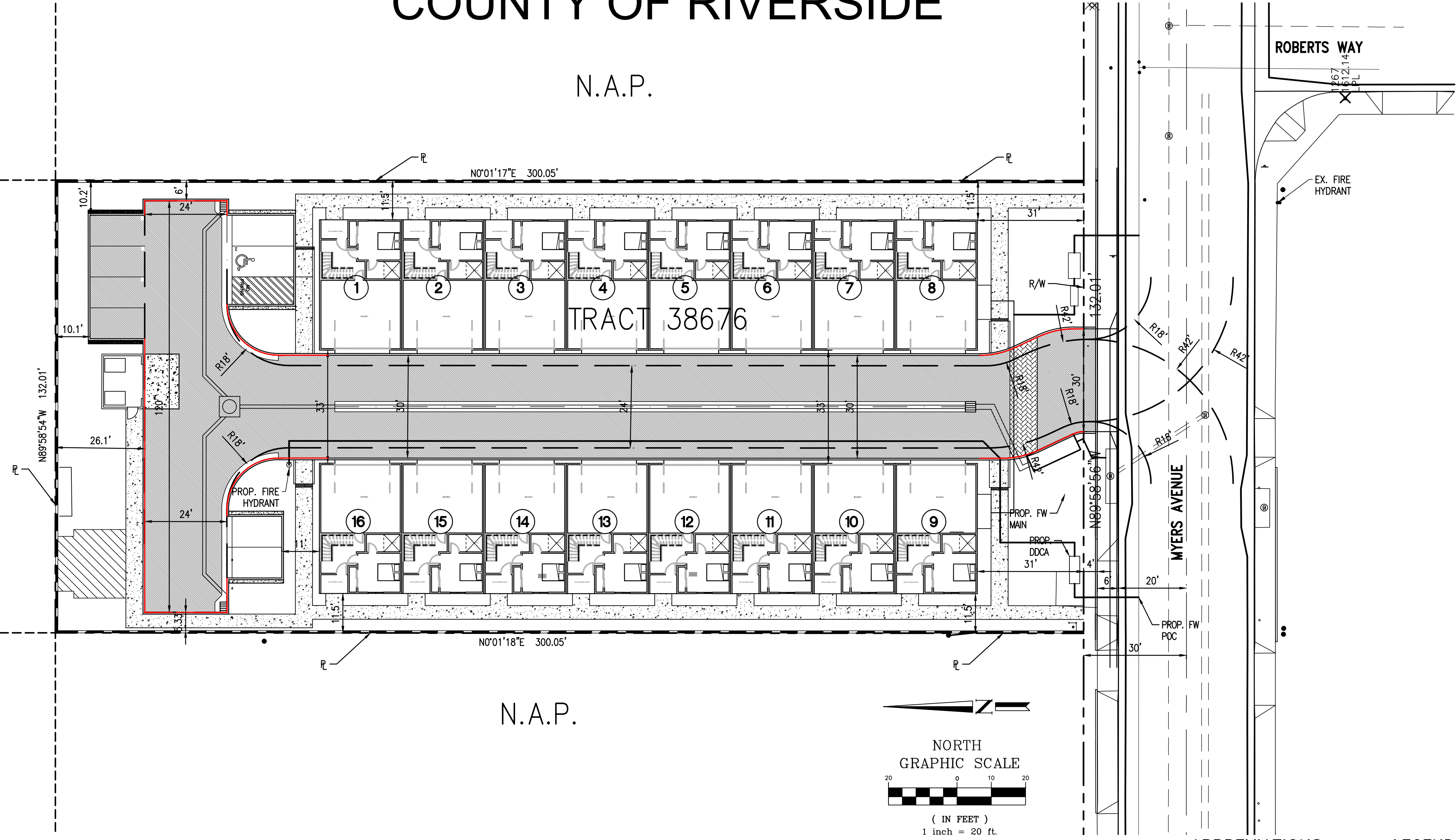
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N.A.P.

N.A.P.

N.A.P.

N.A.P.



ABBREVIATIONS:

- CL CENTER LINE
- AVE AVENUE
- AC ASPHALT CONCRETE
- DWY DRIVEWAY
- EA EACH
- EX EXISTING
- FW FIRE WATER
- MIN MINIMUM
- NAP NOT A PART
- NTS NOT TO SCALE
- R PROPERTY LINE
- POC POINT OF CONNECTION
- PROP. PROPOSED
- R/W RIGHT OF WAY
- S.F. SQUARE FEET
- SW SIDEWALK
- TYP TYPICAL

LEGEND

- CENTERLINE
- TRACT BOUNDARY / RIGHT-OF-WAY LINE
- LOT LINE
- (w)--- EX. WATER LINE
- (w)--- PROP. WATER
- PROP. FIRE HYDRANT
- CONCRETE
- AC PAVEMENT
- FIRE LANE
- PAINTED RED CURB



BASIS OF BEARINGS:
THE BASIS OF BEARINGS IS THE CENTERLINE OF INDIAN STREET AS SHOWN ON EDEMONT GARDENS TRACT RECORDED IN THE COUNTY OF RIVERSIDE, PER MB 15, PG 90.
BEING(N00°01'00"E)

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) TIED TO COUNTY OF RIVERSIDE BENCHMARK M-57-69, BRASS DISK, SET 305.00 FEET NORTH OF EUCALYPTUS AVE, 51.00 FEET WEST OF HEACOCK STREET, DATE: NOVEMBER 1969
ELEVATION (1619.469')

PLAN PREPARED BY:
 INLAND CONSULTING GROUP, INC.
8282 SIERRA AVE., #3429
FONTANA, CA 92335
(951) 378-9464
CIVIL ENGINEERING, LAND SURVEYING, CONSTRUCTION MANAGEMENT

PLAN PREPARED FOR / DEVELOPER:
CYRUS OPPORTUNITY ZONE
FUND II, LLP
PO BOX 17028
IRVINE, CA 92623

CITY OF MORENO VALLEY

FIRE ACCESS PLAN
CYRUS OPPORTUNITY ZONE
24270 MYERS AVE, MORENO VALLEY

SHEET
1 OF 1



Lagerstroemia i. 'Muskogee'



Tristania conferta



Callistemon v. 'Little John'



Muhlenbergia rigens



Hemerocallis 'Yellow'



Lantana 'New Gold'



Diets grandiflora



Strelitzia reginae



Dianella r. 'Little Rev'



Senecio mandraliscae



Westringia fruticosa 'Blue Gem'



Carex divulsa



Lavandula angustifolia



Carrisa macrocarpa 'Green Carpet'



Sod



6' Perimeter Wall



Tan Stabilized Decomposed Granite



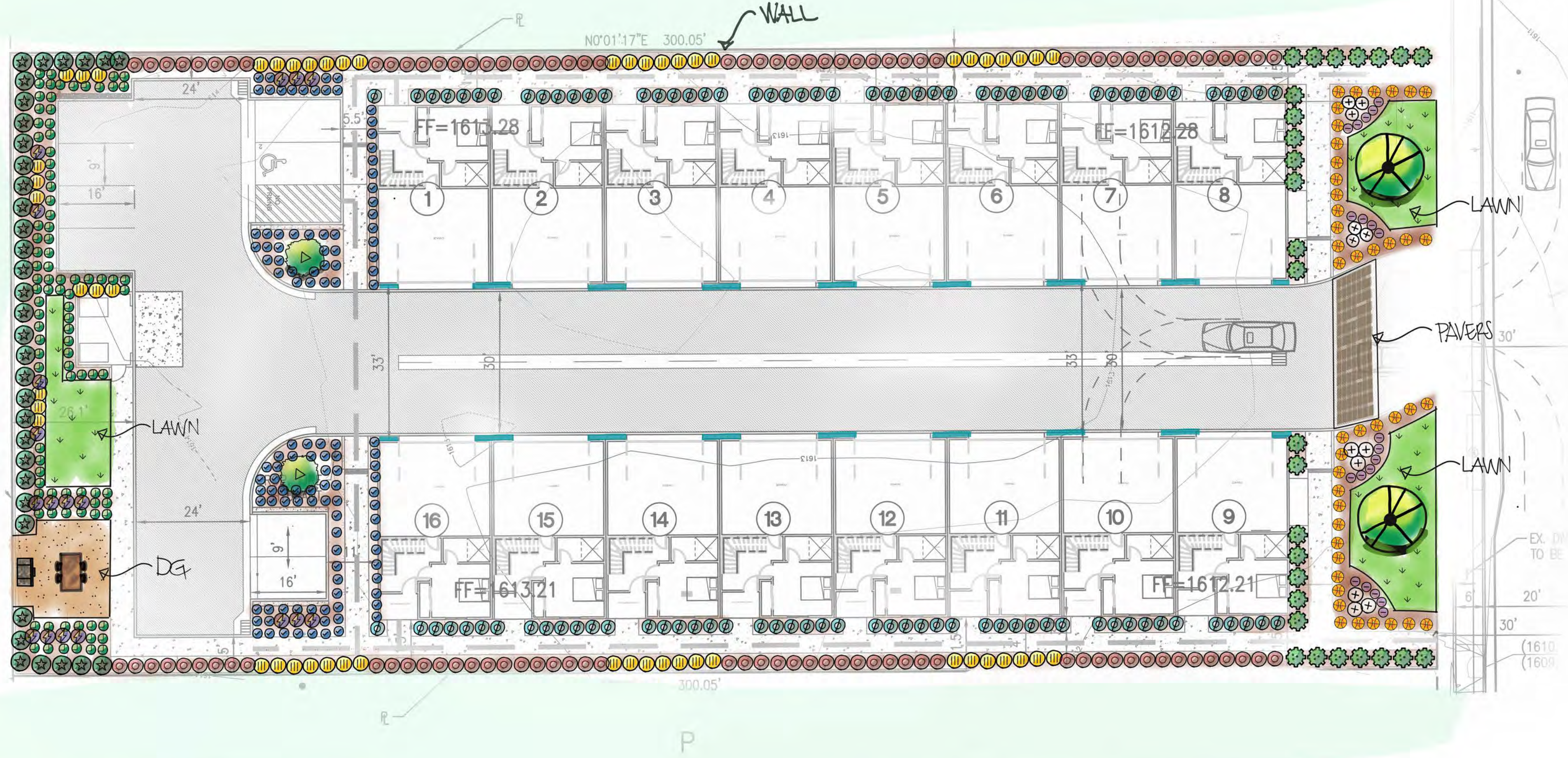
Tables & Chairs



Stand Alone BBQ Propane



Pavers



PLANT SCHEDULE

Trees	Size	Name	Qty
	36	Lagerstroemia i. 'Muskogee' STD 2	
	24	Tristania Conferta STD	2
Shrubs	Size	Name	Qty
	5	Diets grandiflora	12
	5	Lantana 'New Gold'	43
	5	Strelitzia reginae	28
	1	Hemerocallis 'Yellow'	54
	1	Callistemon v. 'Little John'	103
	1	Dianella r. 'Little Rev'	96
	1	Westringia fruticosa 'Blue Gem'	37
	1	Muhlenbergia rigens	17
	1	Carex divulsa	126
	1	Lavandula angustifolia	20
	1	Senecio mandraliscae	139
Shrubs	Size	Name	Qty
	FLT	Carissa m. 'Green Carpet' 12"OC	148
	SF	SOD	1450
	SF	Tan Stabilized DG	382

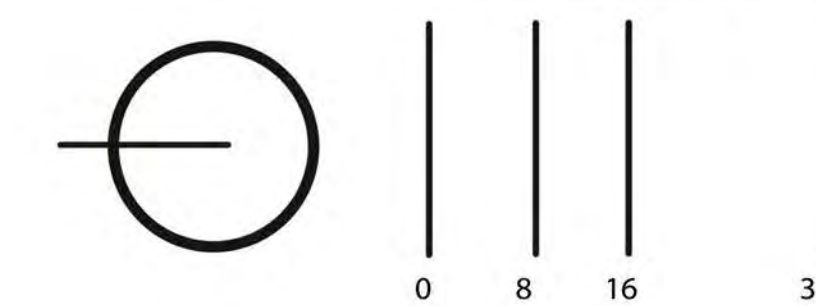
Attachment: Tentative Tract Map 38676 for Condominium Purposes (6552 - TENTATIVE TRACT MAP 38676 AND PLOT PLAN (PEN23-0017))

24270 MYERS AVE.

MORENO VALLEY

June 10 2023

LANDSCAPE CONCEPTUAL



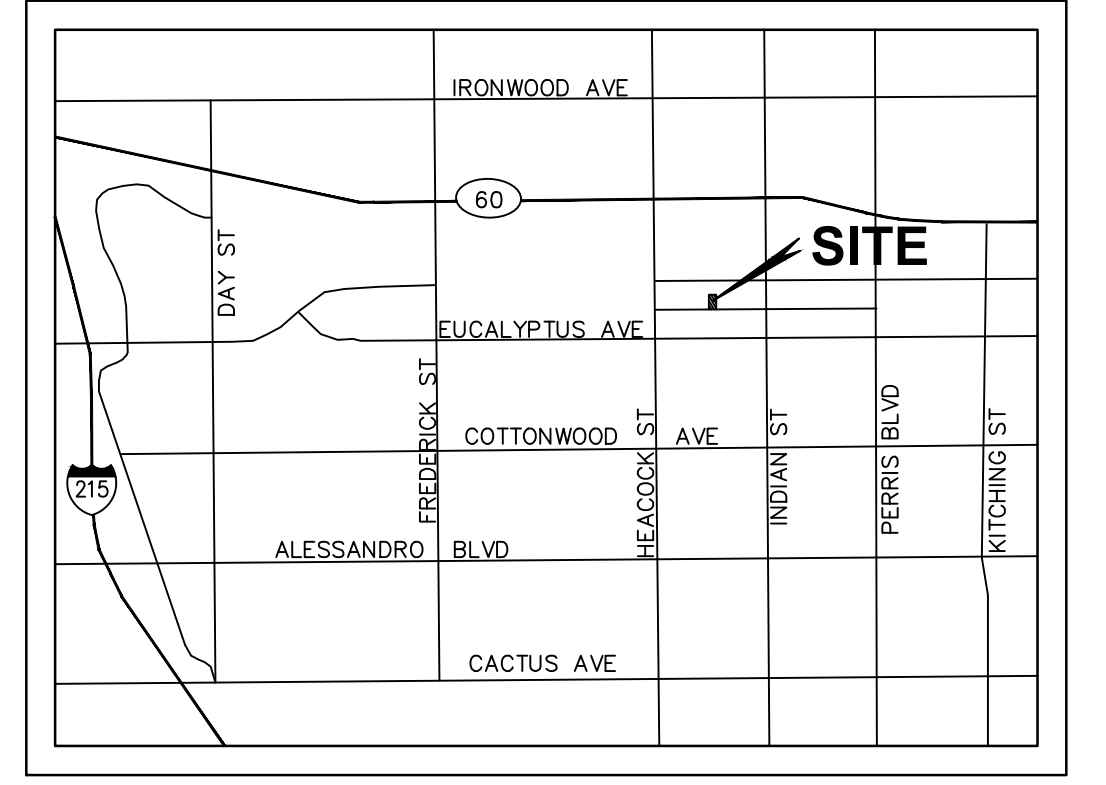
LP 1

SITE PLAN

TRACT 38676

24270 MYERS AVE, MORENO VALLEY

COUNTY OF RIVERSIDE



VICINITY MAP
NTS

OWNER:
CYRUS OPPORTUNITY ZONE
FUND II, LLP
PO BOX 17028
IRVINE, CA 92623

ENGINEER:
INLAND CONSULTING GROUP, INC.
8282 SIERRA AVE, #3428
FONTANA, CA 92335
PHONE: (951) 378-9464
CONTACT: GERARDO GARDUNO, PE

SITE ADDRESS:
24270 MYERS AVE, MORENO VALLEY, CA

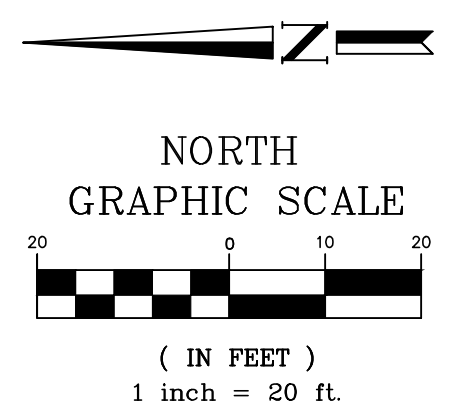
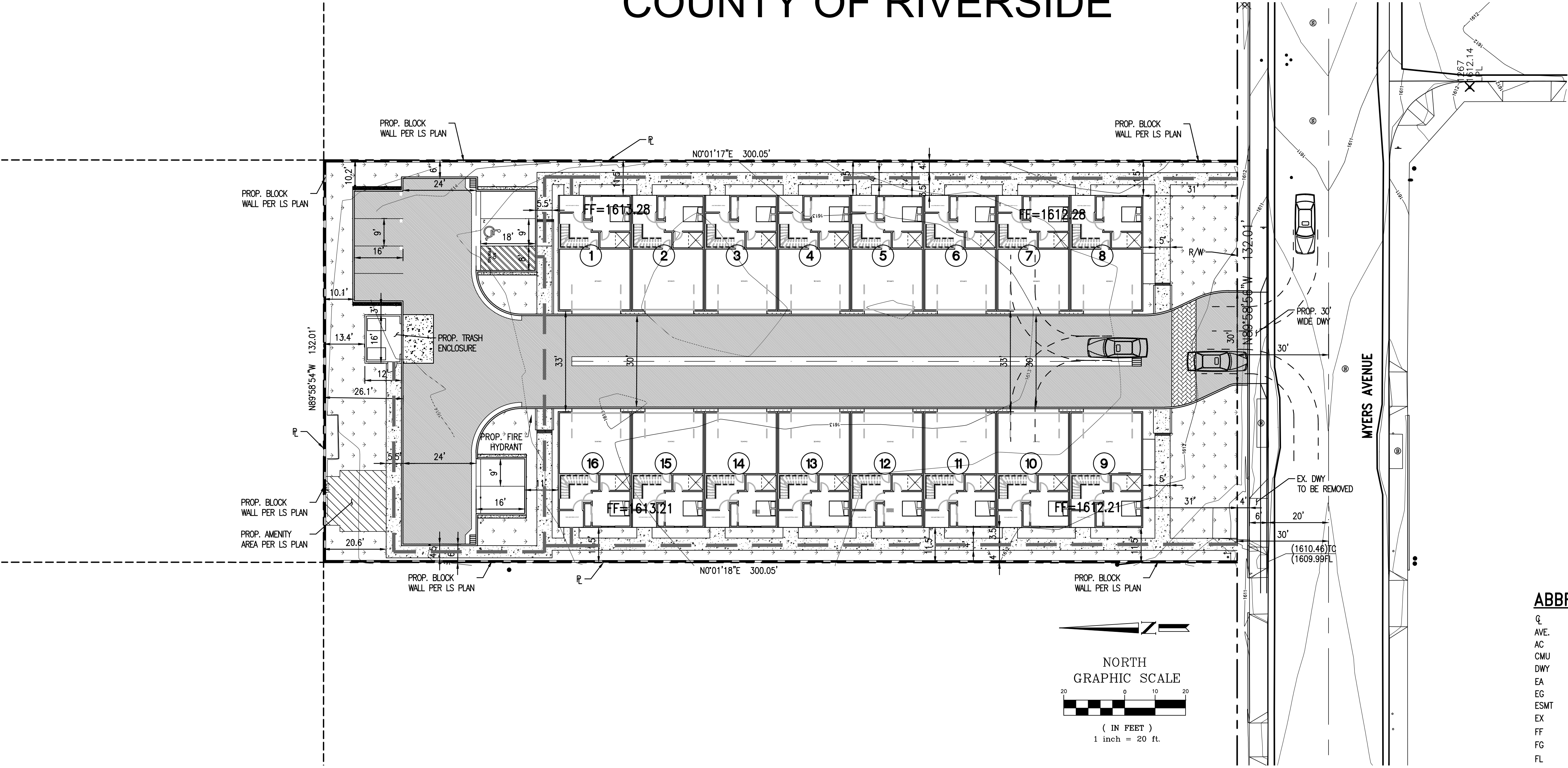
LEGAL DESCRIPTION
LOT 90 OF EDEMONT GARDENS TRACT, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE 90 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

TAX ASSESSOR'S PARCEL NO.
APN: 481-240-038

AREA
39,433 SQ. FT. OR 0.91 ACRES±

CIVIL ENGINEERS NOTES

- DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.
- NO EVIDENCE OF EARTHMOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED ON THIS SITE.
- EXISTING UTILITIES ARE BASED ON FIELD SURVEY AND RECORD DRAWINGS PROVIDED BY LOCAL AGENCIES. CONTRACTOR TO VERIFY UTILITIES AND REQUEST USA MARKINGS.



ABBREVIATIONS:

- CL CENTER LINE
- AVE. AVENUE
- AC ASPHALT CONCRETE
- CMU CONCRETE MASONRY UNIT
- DWY DRIVEWAY
- EA EACH
- EG EXISTING GROUND
- ESMT EASEMENT
- EX EXISTING
- FF FINISHED FLOOR
- FG FINISHED GRADE
- FL FLOW LINE
- FS FINISHED SURFACE
- GB GRADE BREAK
- GFF GARAGE FINISH FLOOR
- MIN MINIMUM
- NAP NOT A PART
- NTS NOT TO SCALE
- R PROPERTY LINE
- PROP. PROPOSED
- R/W RIGHT OF WAY
- RET RETAINING
- S.F. SQUARE FEET
- SW SIDEWALK
- TC TOP OF CURB
- TF TOP OF FOOTING
- TRW TOP OF RET. WALL
- TW TOP OF WALL
- TYP TYPICAL

LEGEND

- FLOWLINE
- CENTERLINE
- DAYLIGHT LINE
- TRACT BOUNDARY / RIGHT-OF-WAY LINE
- LOT LINE
- EX. FENCE
- EX. WATER LINE
- EX. SEWER LINE
- PROP. SEWER LINE
- MANHOLE
- CLEANOUT
- PROP. BLOCK WALL
- EX. WALL
- EX. POWER POLE
- CONCRETE
- AC PAVEMENT
- CONCRETE PAVERS
- W WATER
- SS SEWER
- ACCESSIBLE PATH

OPEN SPACE

PRIVATE: 171 SF / UNIT	171 X 16 = 2,736 SF
COMMON: 300 SF / UNIT	300 X 16 = 4,800 SF

PROJECT INFORMATION

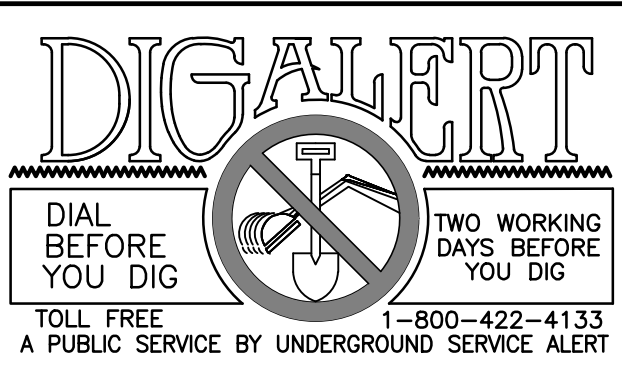
NUMBER OF STORIES: 3
PROJECT ADDRESS: 24270 MYERS AVE, MORENO VALLEY, CA 92553
ZONING: R20-SP 204 VR
GENERAL LAND USE: MULTI-FAMILY
CONSTRUCTION TYPE: TYPE VB
SPRINKLER: YES
UNIT FLOOR AREA: 1,877 SF (16 UNITS)
BUILDING AREA: 15,016 SF (X2) = 30,032 SF
UNIT GARAGE AREA: 514 SF
UNIT/BLDG. COVERAGE: 945/7,560 SF
LOT COVERAGE: 15,120 SQ FT
LOT COVERAGE %: 38.5%
WORK SCOPE: PROPOSING 16 UNITS, 3 STORIES
OCCUPANCY: R-2 (MULTI-FAMILY)

PARKING CALCULATION

RESIDENT REQUIRED PARKING: 2.5 X 16 UNITS = 40
TOTAL REQUIRED PARKING: 40
TOTAL PROPOSED PARKING: 40 (32 COVERED, 8 UNCOVERED)

LANDSCAPE AREA

TOTAL PROJECT AREA 39,433
REQUIRED LANDSCAPE AREA 13,802(35%)
PROVIDED LANDSCAPE AREA 13,890(35%)



BASIS OF BEARINGS:
THE BASIS OF BEARINGS IS THE CENTERLINE OF INDIAN STREET AS SHOWN ON EDEMONT GARDENS TRACT RECORDED IN THE COUNTY OF RIVERSIDE, PER MB 15, PG 90.
BEING(N00°01'00"E)

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) TIED TO COUNTY OF RIVERSIDE BENCHMARK M-57-69, BRASS DISK, SET 305.00 FEET NORTH OF EUCALYPTUS AVE, 51.00 FEET WEST OF HEACOCK STREET, DATE: NOVEMBER 1969
ELEVATION (1619.469')

PLAN PREPARED BY:
INLAND CONSULTING GROUP, INC.
8282 SIERRA AVE, #3429
FONTANA, CA 92335
(951) 378-9464
CIVIL ENGINEERING, LAND SURVEYING, CONSTRUCTION MANAGEMENT

PLAN PREPARED FOR / DEVELOPER:
CYRUS OPPORTUNITY ZONE
FUND II, LLP
PO BOX 17028
IRVINE, CA 92623

CITY OF MORENO VALLEY
SHEET
SITE PLAN
CYRUS OPPORTUNITY ZONE
24270 MYERS AVE, MORENO VALLEY

1 OF 1

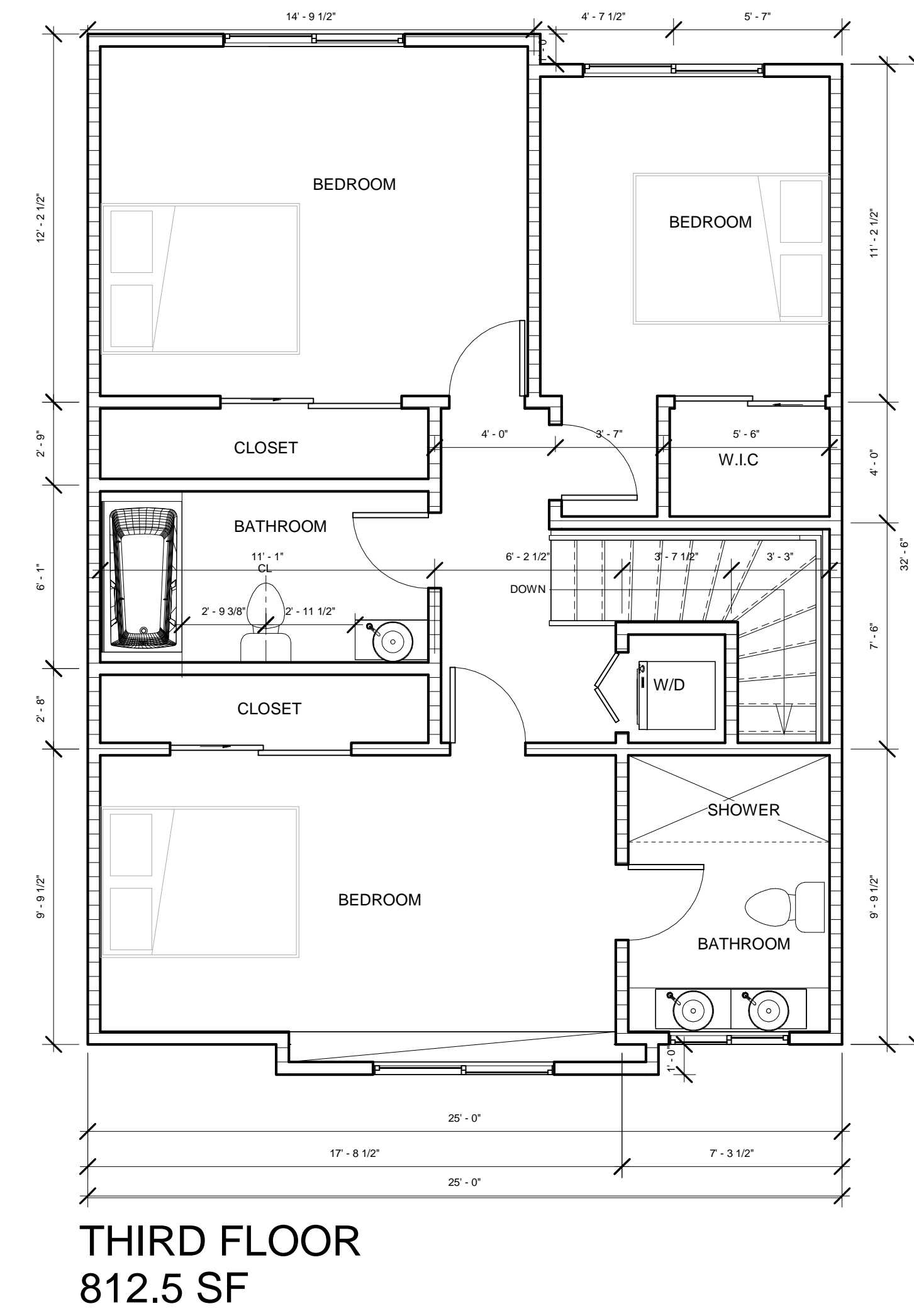
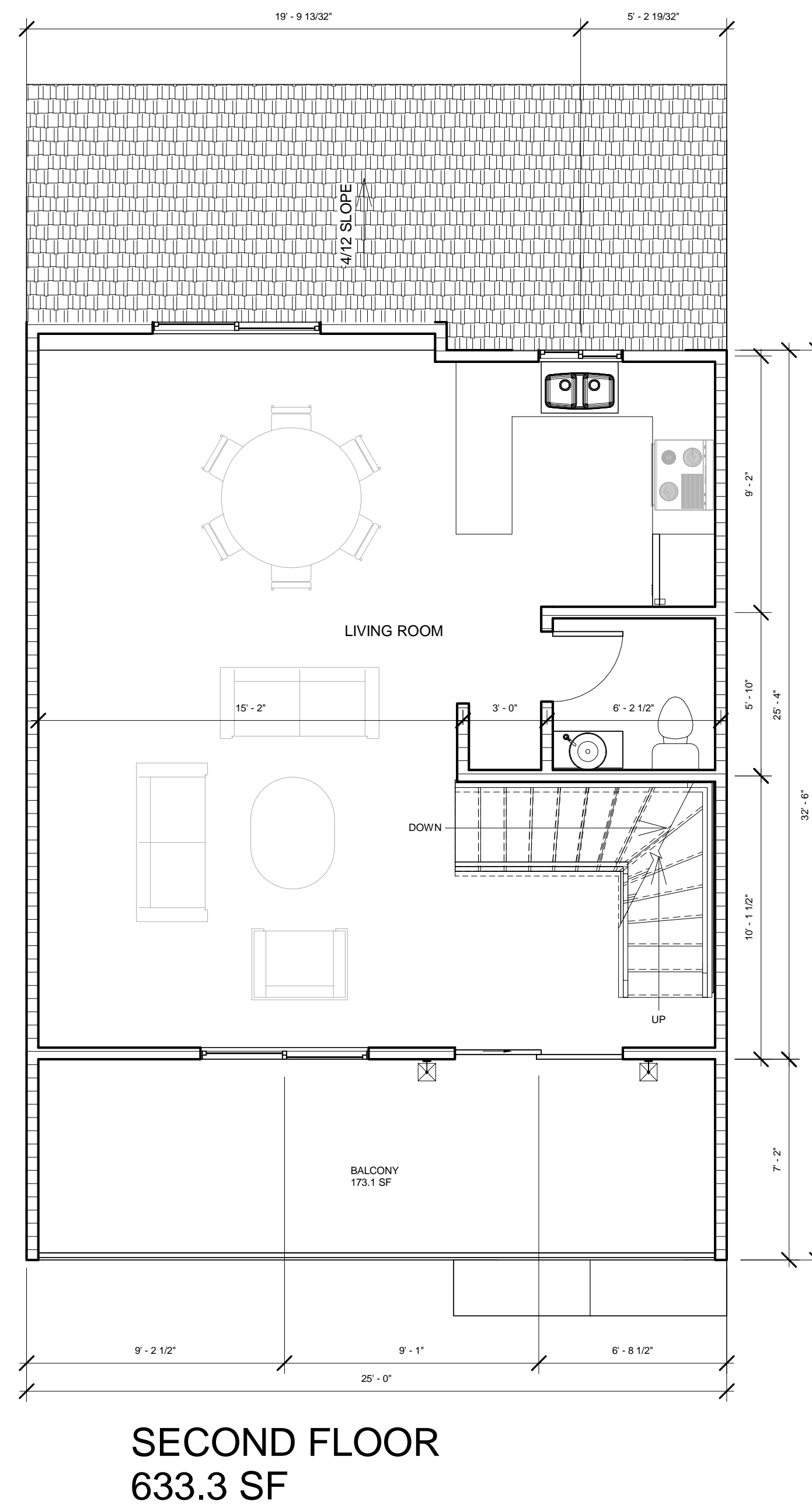
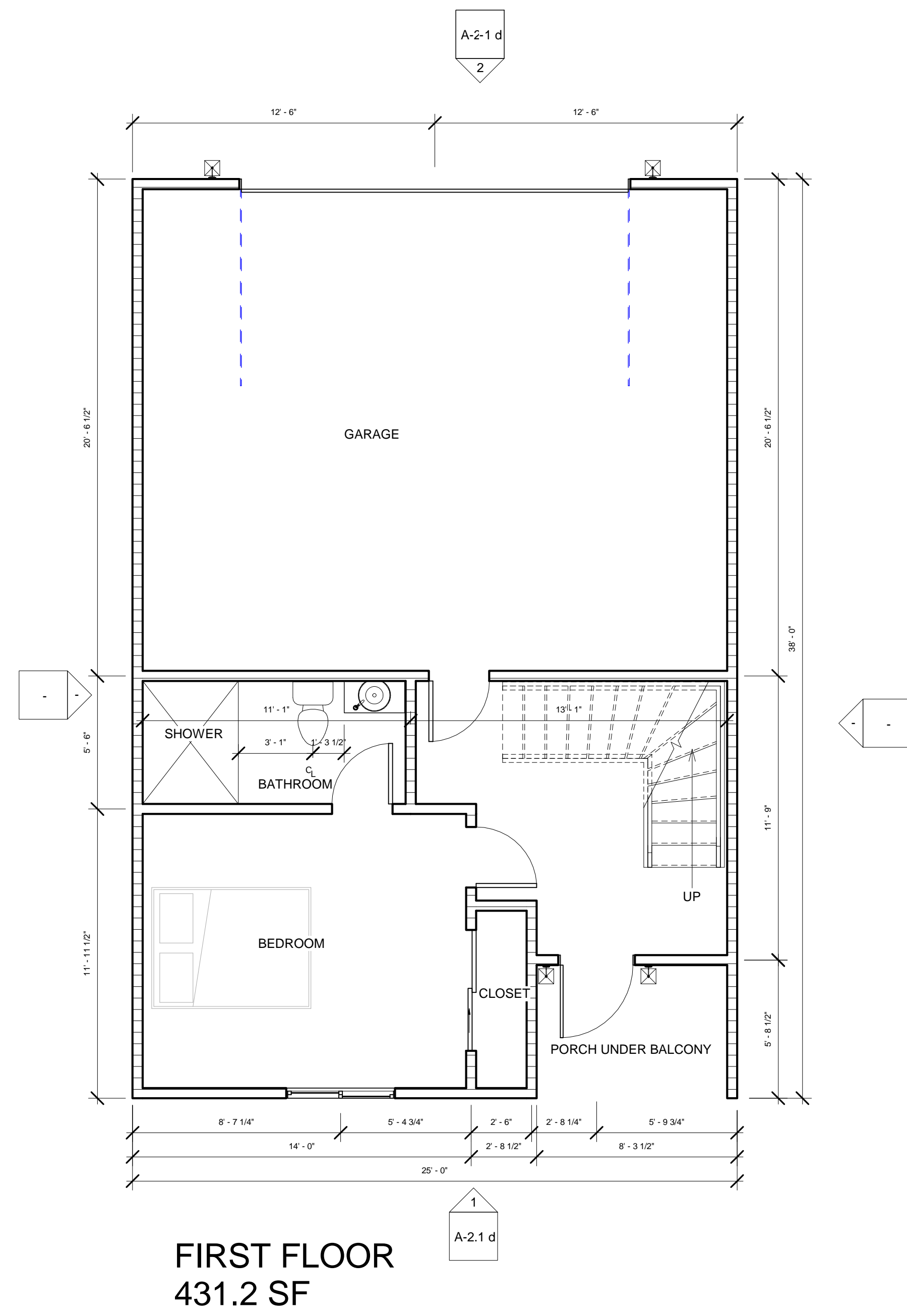


Attachment: Site Plan (6552 - TENTATIVE TRACT MAP 38676 AND PLOT PLAN (PEN25-0017))

X³ Studio

20505 Valley Blvd. #109
Walnut, CA 91789
TEL: (213)709-8368

TOTAL 1,877 SF



FLOOR PLAN OF UNIT 9-12, UNIT 2-6 ARE FLIPPED VERTICALLY

SCALE 1/4" = 1'-0"

Project Name:

24270 MYERS AVE. MORENO VALLEY, CA 92553

APN: 481240038

No.	Date	Revision
1	06/29	FIRST SUBMISSION

Project No.:
1910A06

Drawn: Yan Xia
YAN XIA

Date:
06/29/2022

Drawing Title:
FLOOR
PLAN OF
UNIT 2-6,
UNIT 9-12

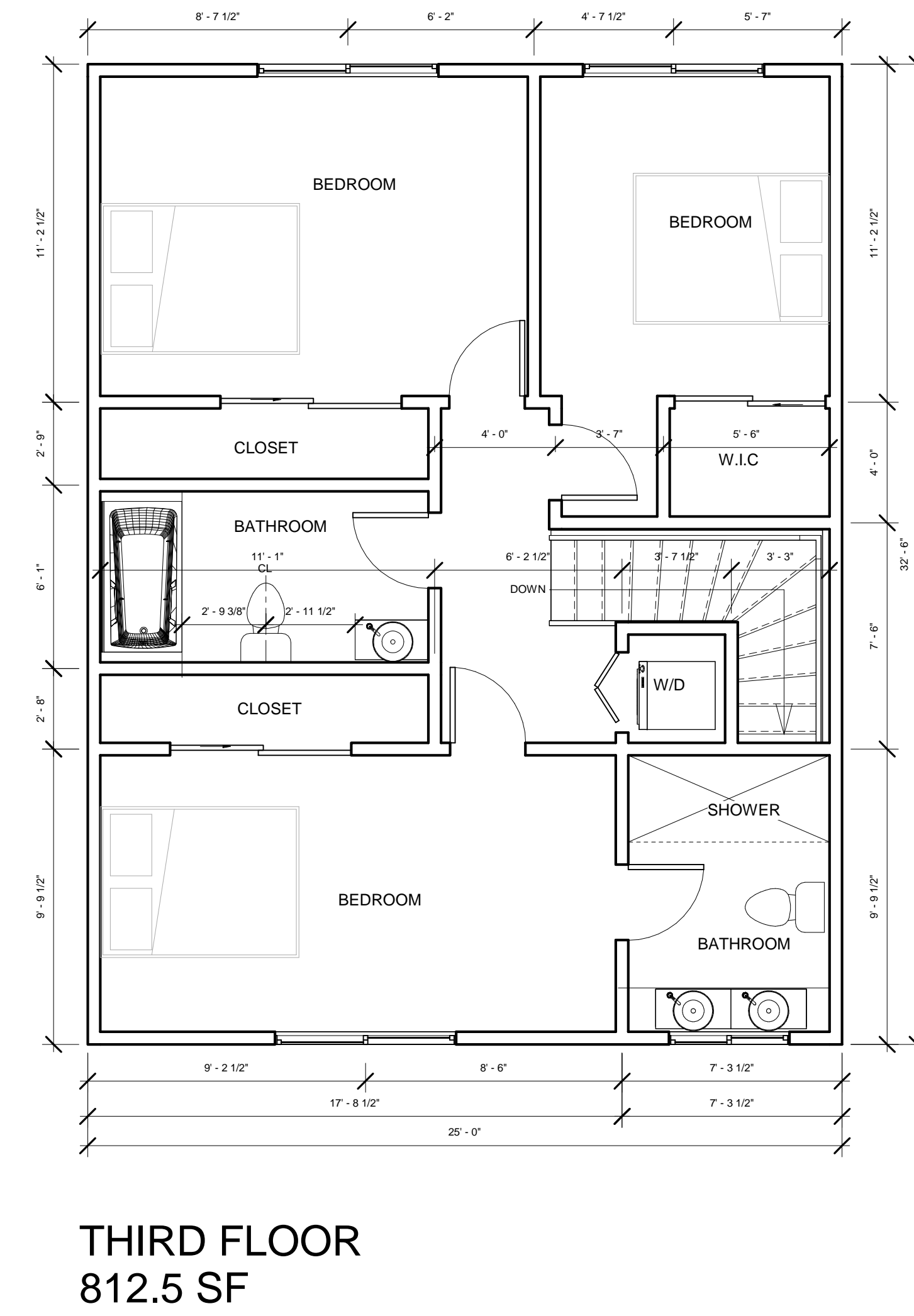
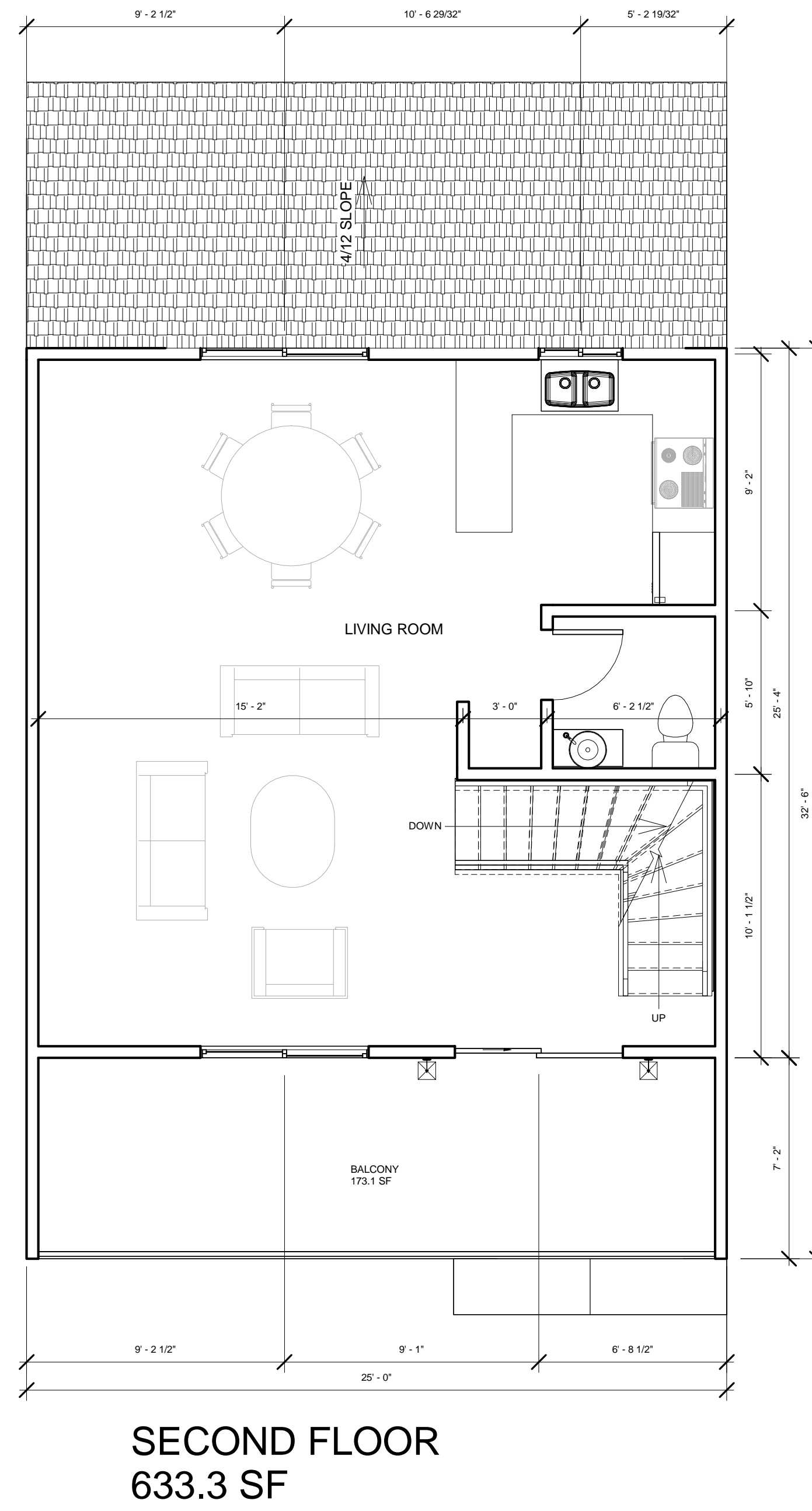
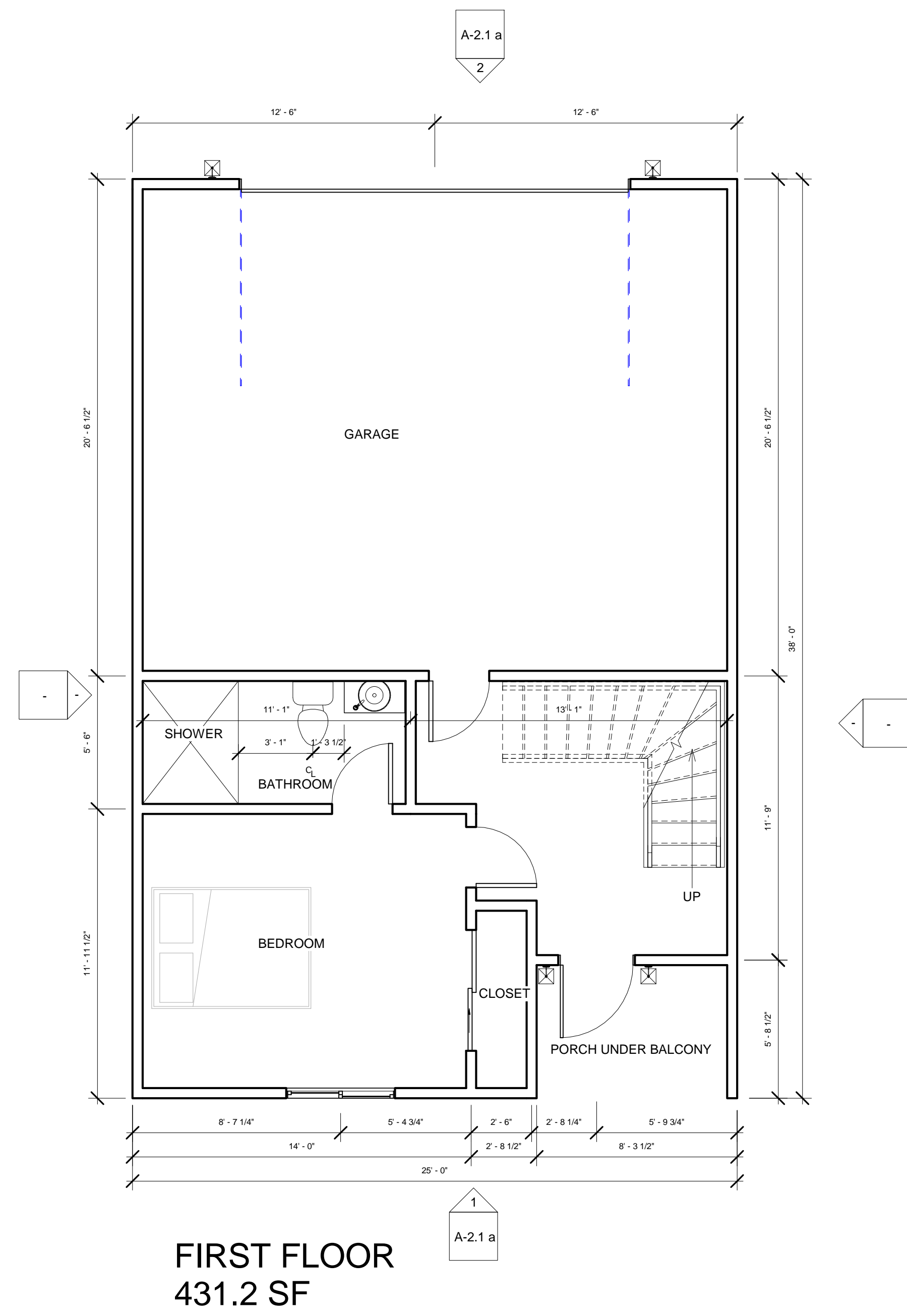
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X³ Studio

20505 Valley Blvd. #109
Walnut, CA 91789
TEL: (213)709-8368

TOTAL 1,877 SF



FLOOR PLAN OF UNIT 9-12, UNIT 2-6 ARE FLIPPED VERTICALLY

SCALE 1/4" = 1'-0"

Project Name:

24270 MYERS AVE. MORENO VALLEY, CA 92553
APN: 481240038

No. Date Revision

1 06/29 FIRST SUBMISSION

Project No.:
1910A06

Drawn: Yan Xia
YAN XIA

Date:
06/29/2022

Drawing Title:
FLOOR PLAN OF UNIT 2-6, UNIT 9-12

Sheet:

A-1.1 a

X³ Studio

20505 Valley Blvd. #109
Walnut, CA 91789
TEL: (213)709-8368

Project Name:
24270 MYERS AVE. MORENO VALLEY, CA 92553
APN: 481240038

No.	Date	Revision
1	06/29	FIRST SUBMISSION

Project No.:
1910A06

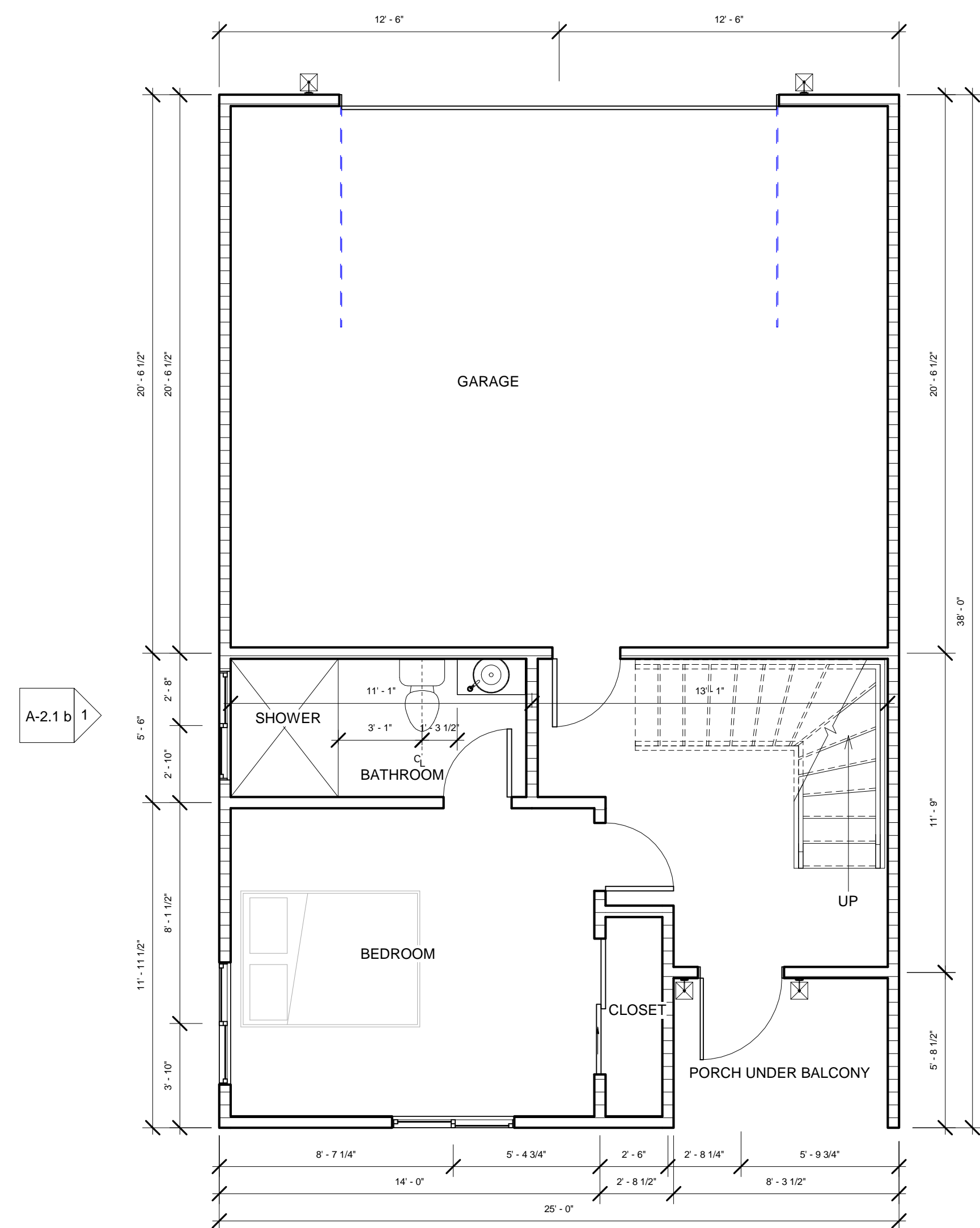
Drawn: Yan Xia
YAN XIA

Date:
06/29/2022

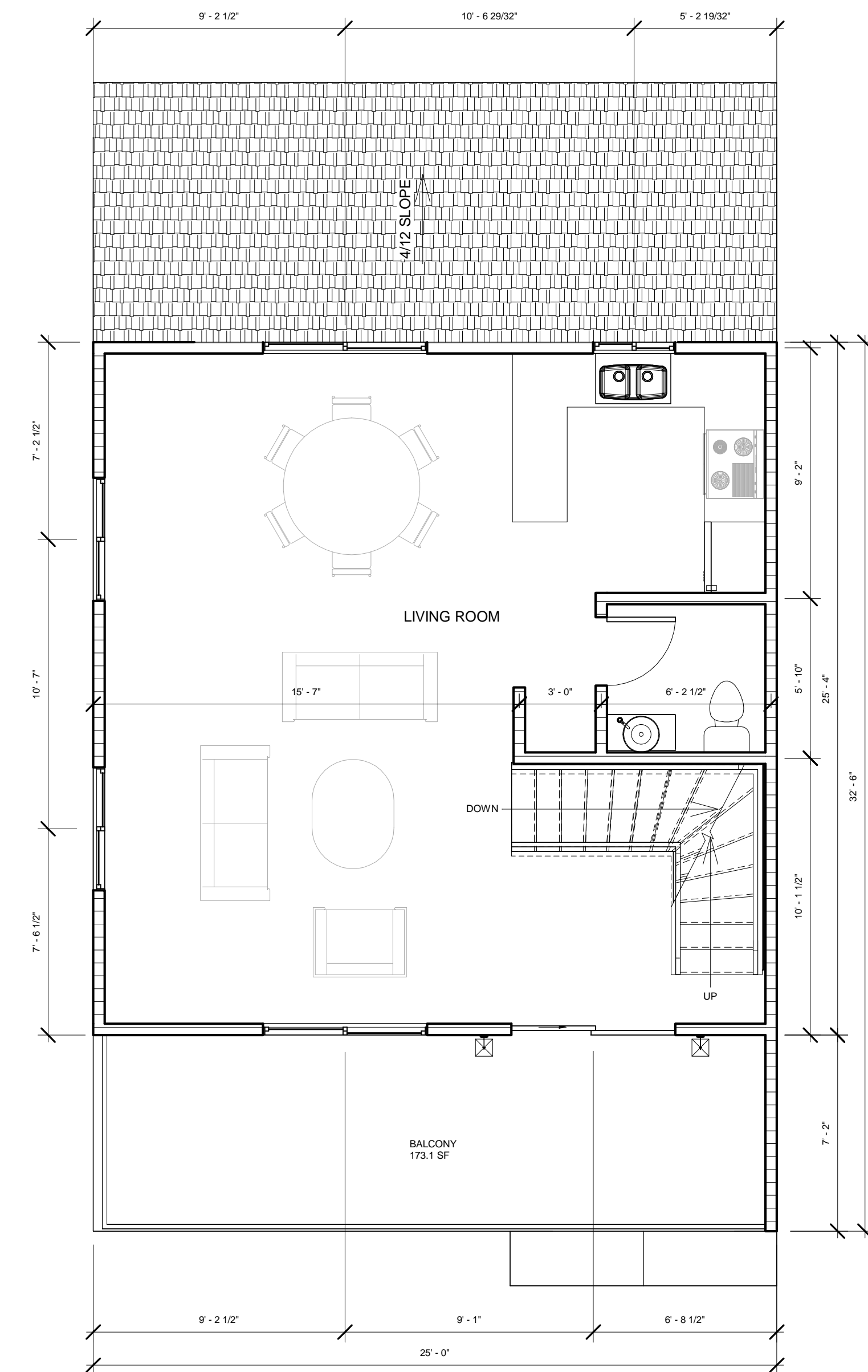
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FLOOR PLAN OF UNIT 1, 8

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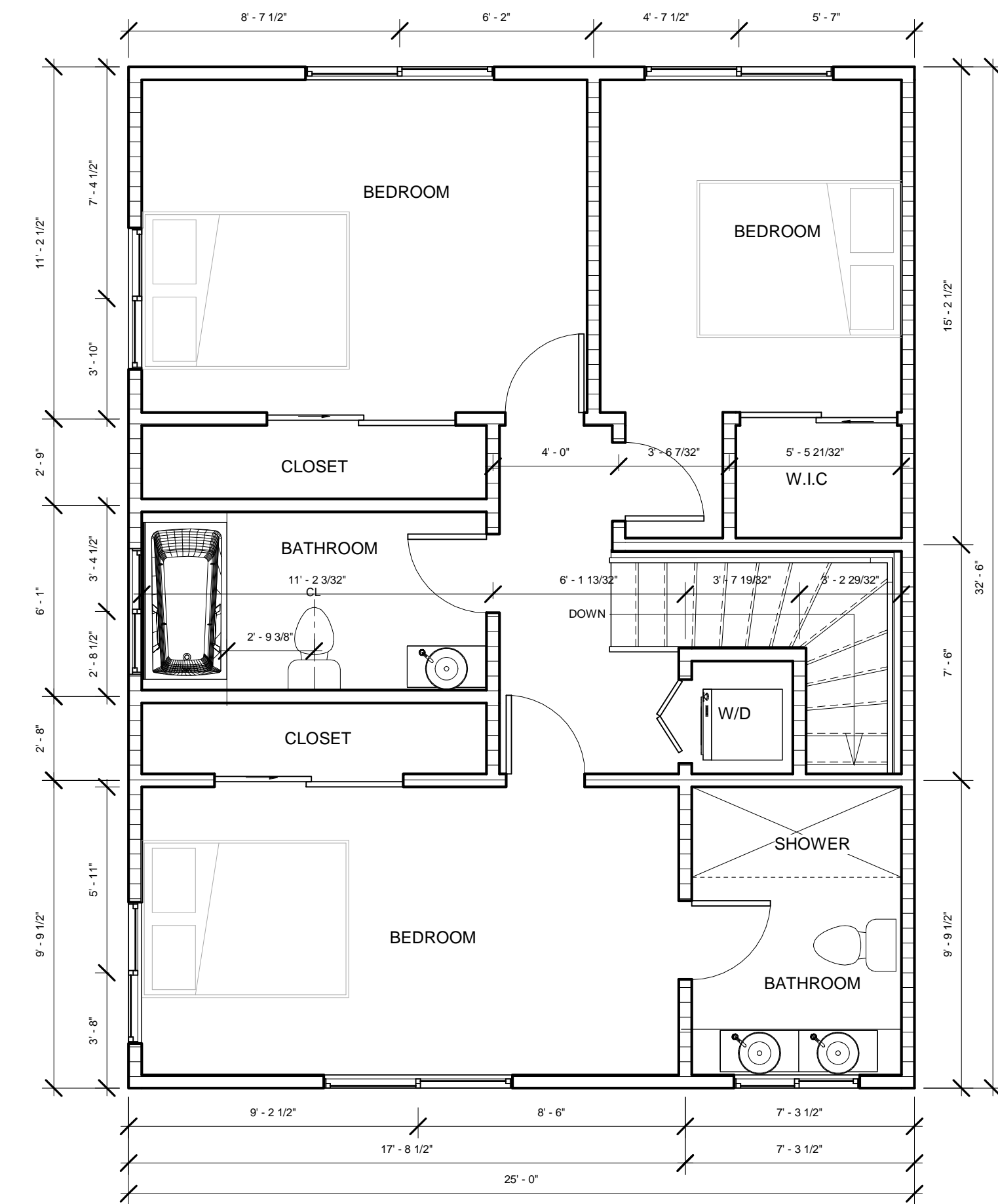
Attachment: Architectural Plans (6552 : TENTATIVE TRACT MAP 38676 (PEN23-0016) AND PLOT PLAN (PEN23-0017))



FIRST FLOOR
431.2 SF



SECOND FLOOR
633.3 SF



THIRD FLOOR
812.5 SF

FLOOR PLAN OF UNIT 8, UNIT 1 IS FLIPPED VERTICALLY

SCALE 1/4" = 1'-0"

X³ Studio

20505 Valley Blvd. #109
Walnut, CA 91789
TEL: (213)709-8368

Project Name:
24270 MYERS AVE. MORENO VALLEY, CA 92553
APN: 481240038

No.	Date	Revision
1	06/29	FIRST SUBMISSION

Project No.:
1910A06

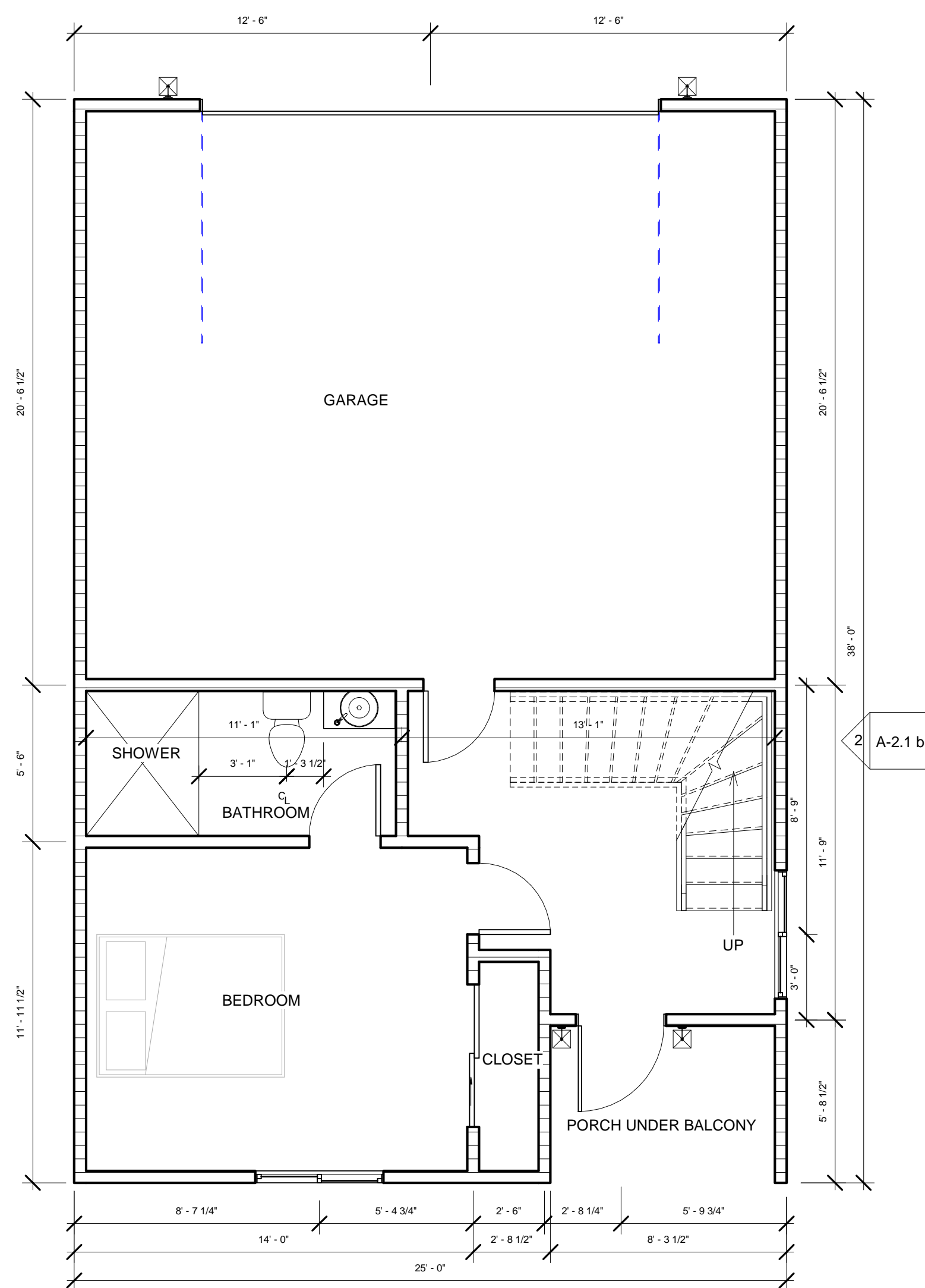
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YAN XIA

Date:
06/29/2022

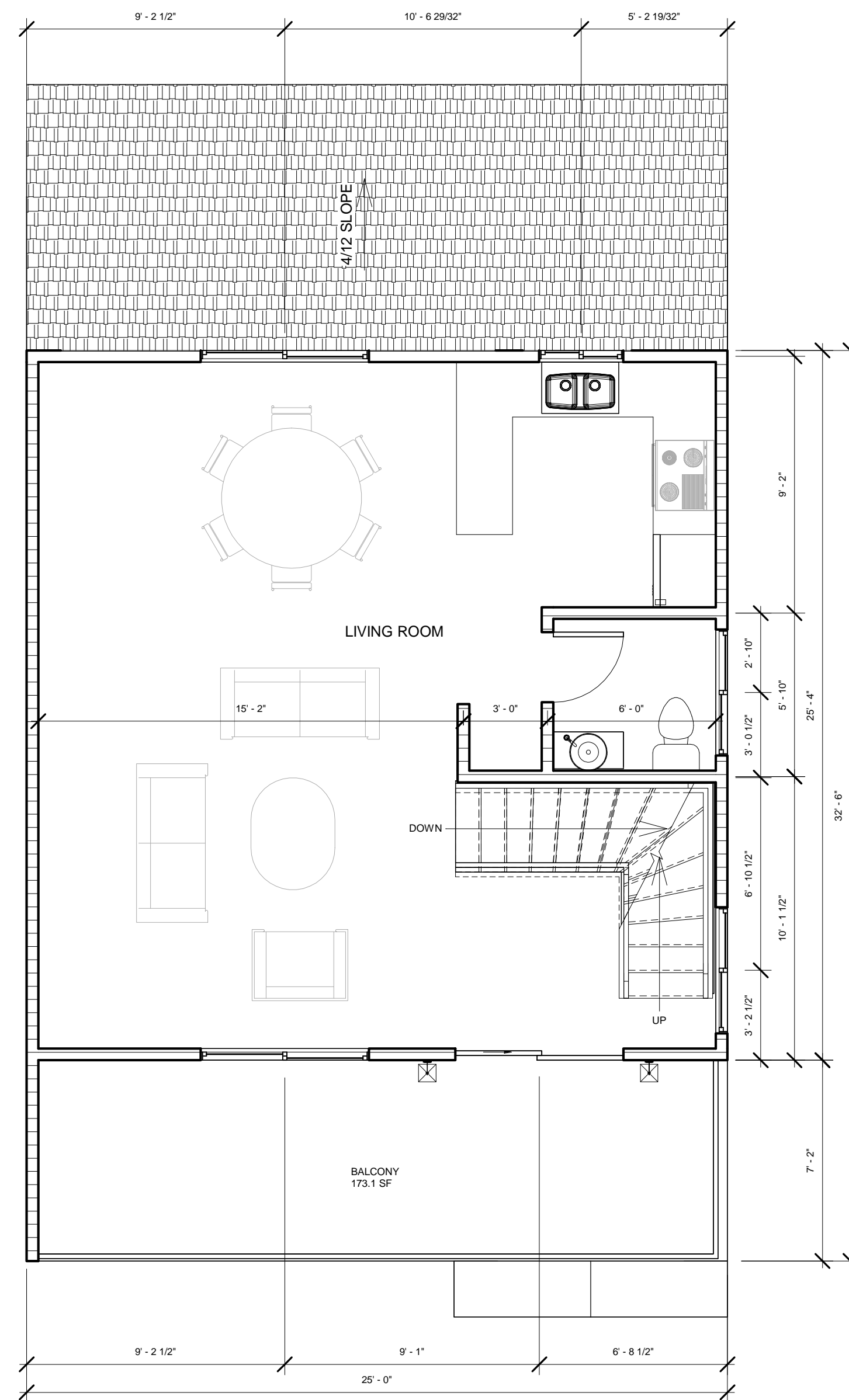
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FLOOR PLAN OF UNIT 7

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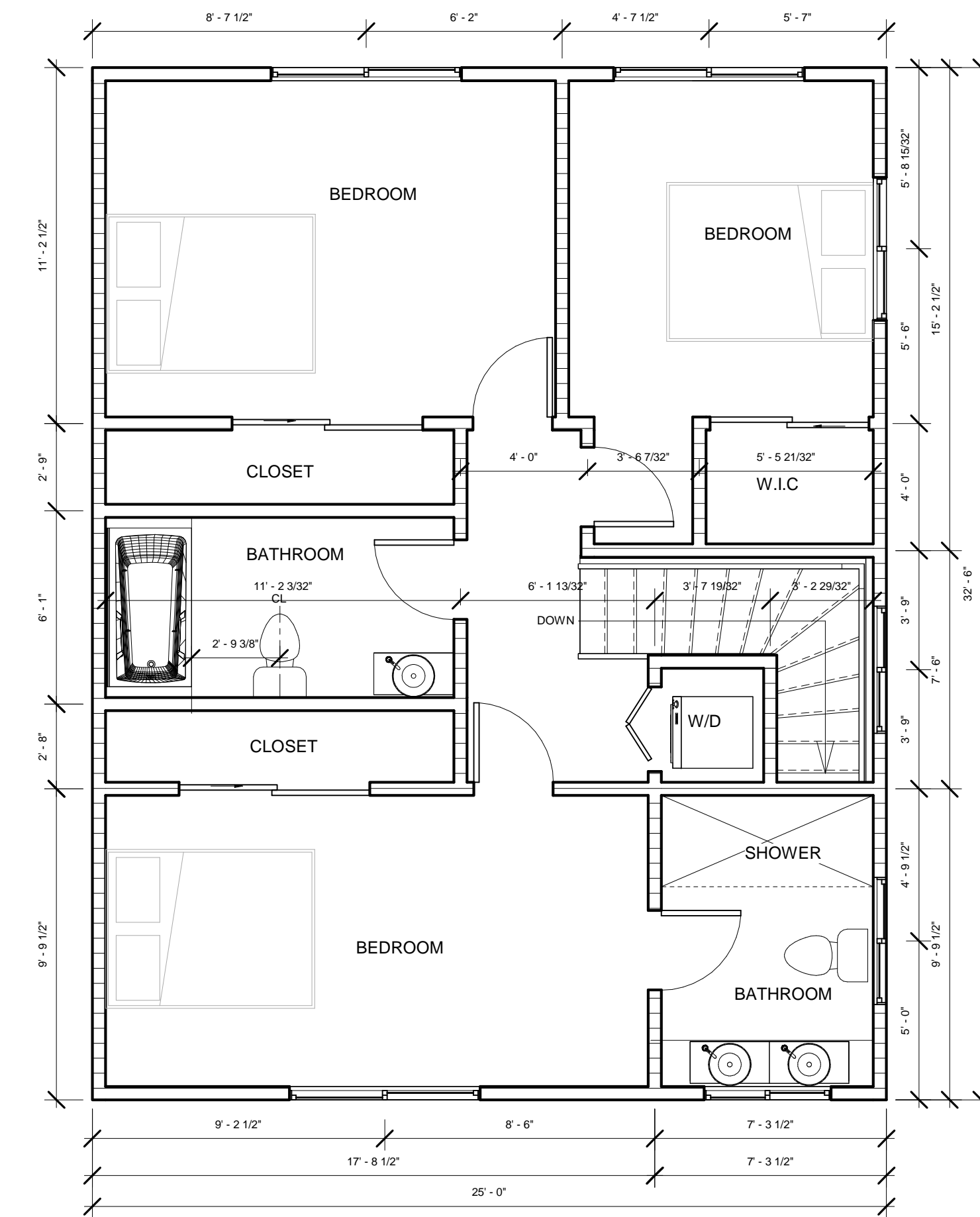
Attachment: Architectural Plans (6552 - TENTATIVE TRACT MAP 38676 (PEN23-0016) AND PLOT PLAN (PEN23-0017))



FIRST FLOOR
431.2 SF



SECOND FLOOR
633.3 SF



THIRD FLOOR
812.5 SF

FLOOR PLAN OF UNIT 7 IS FLIPPED VERTICALLY

SCALE 1/4" = 1'-0"

X³ Studio

20505 Valley Blvd. #109
Walnut, CA 91789
TEL: (213)709-8368

Project Name:
24270 MYERS AVE. MORENO VALLEY, CA 92553
APN: 481240038

No.	Date	Revision
1	06/29	FIRST SUBMISSION

Project No.:
1910A06

Drawn: Yan Xia
YAN XIA

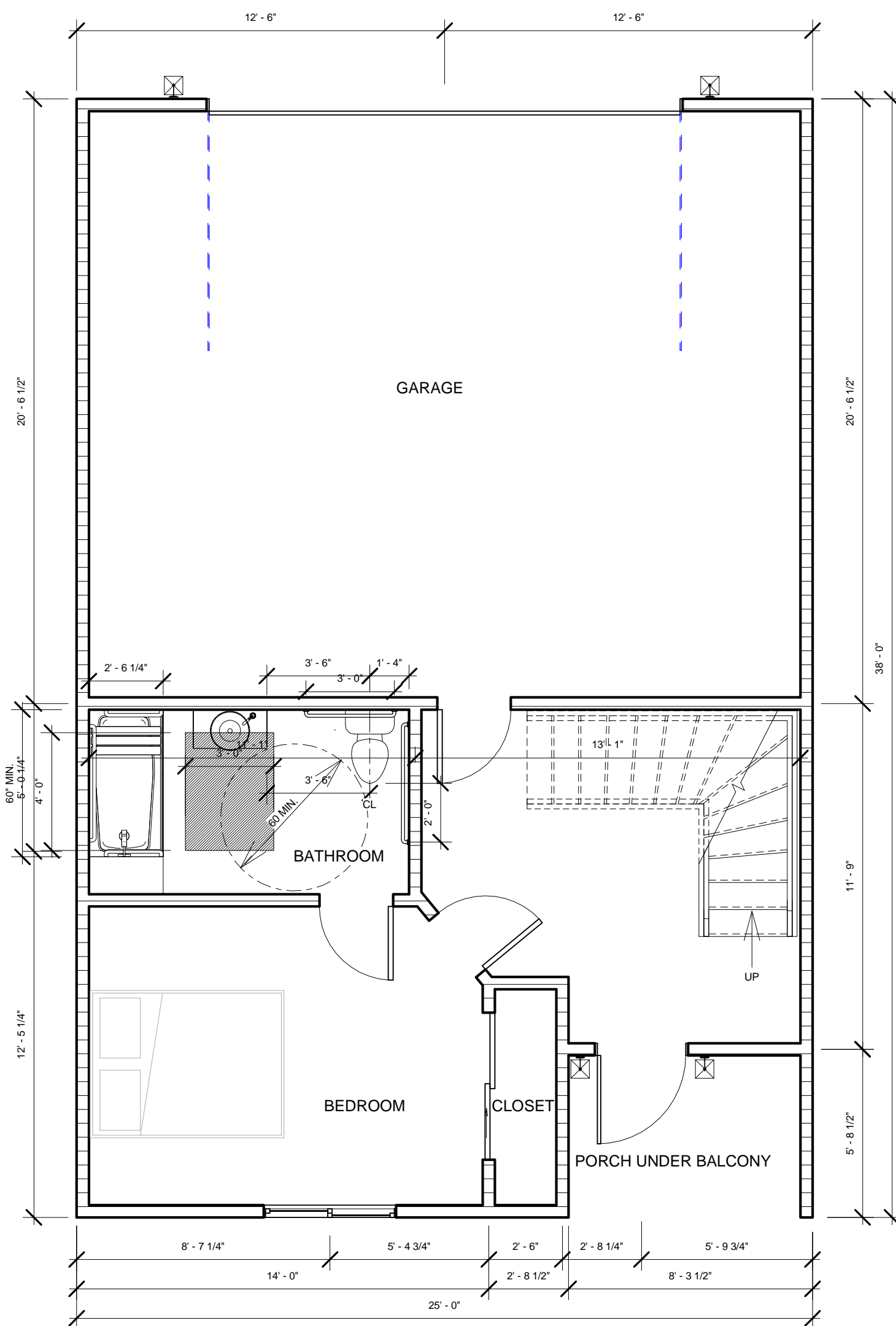
Date:
06/29/2022

Drawing Title:
FLOOR
PLAN OF
UNIT 13
ADA UNIT

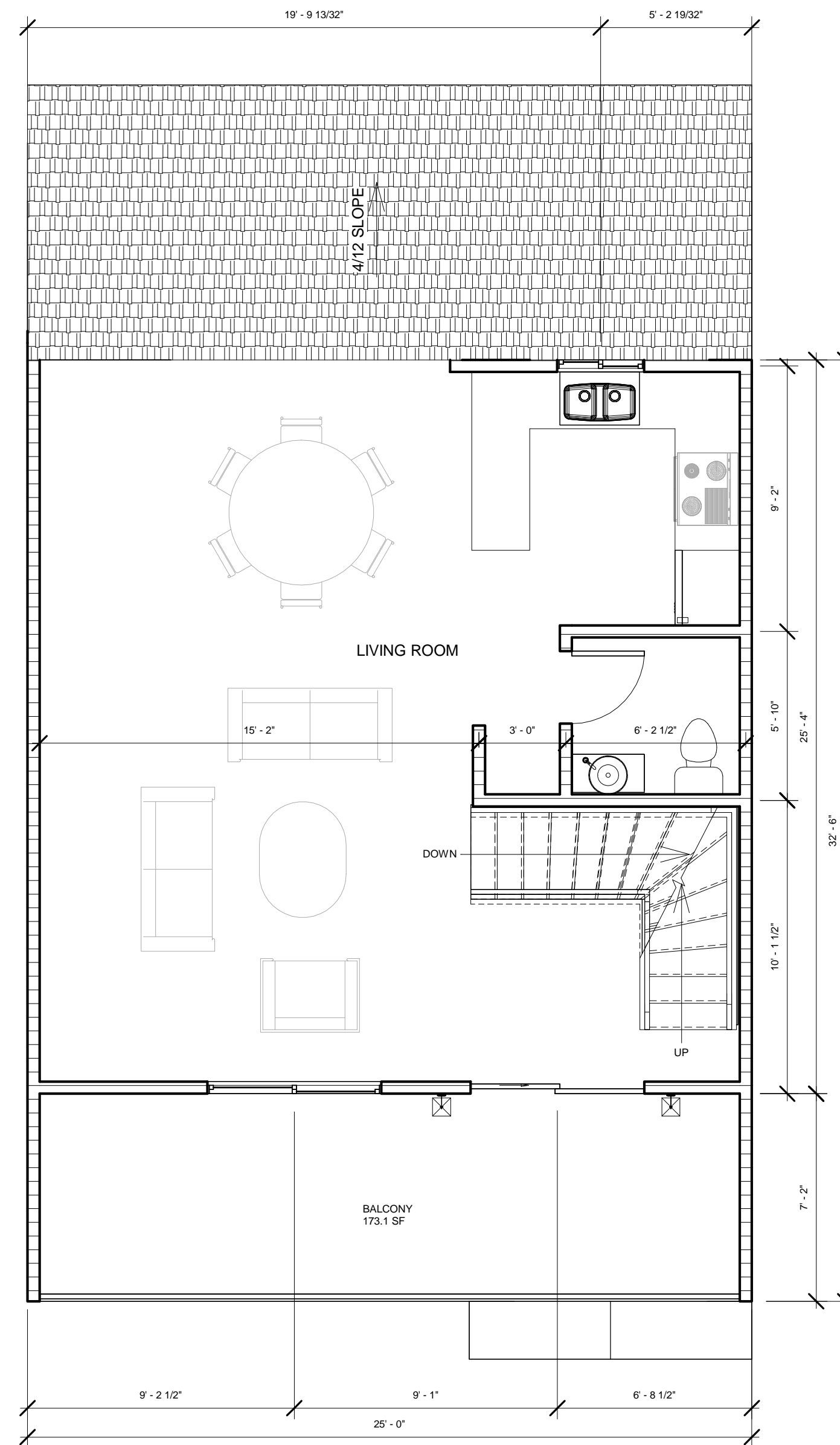
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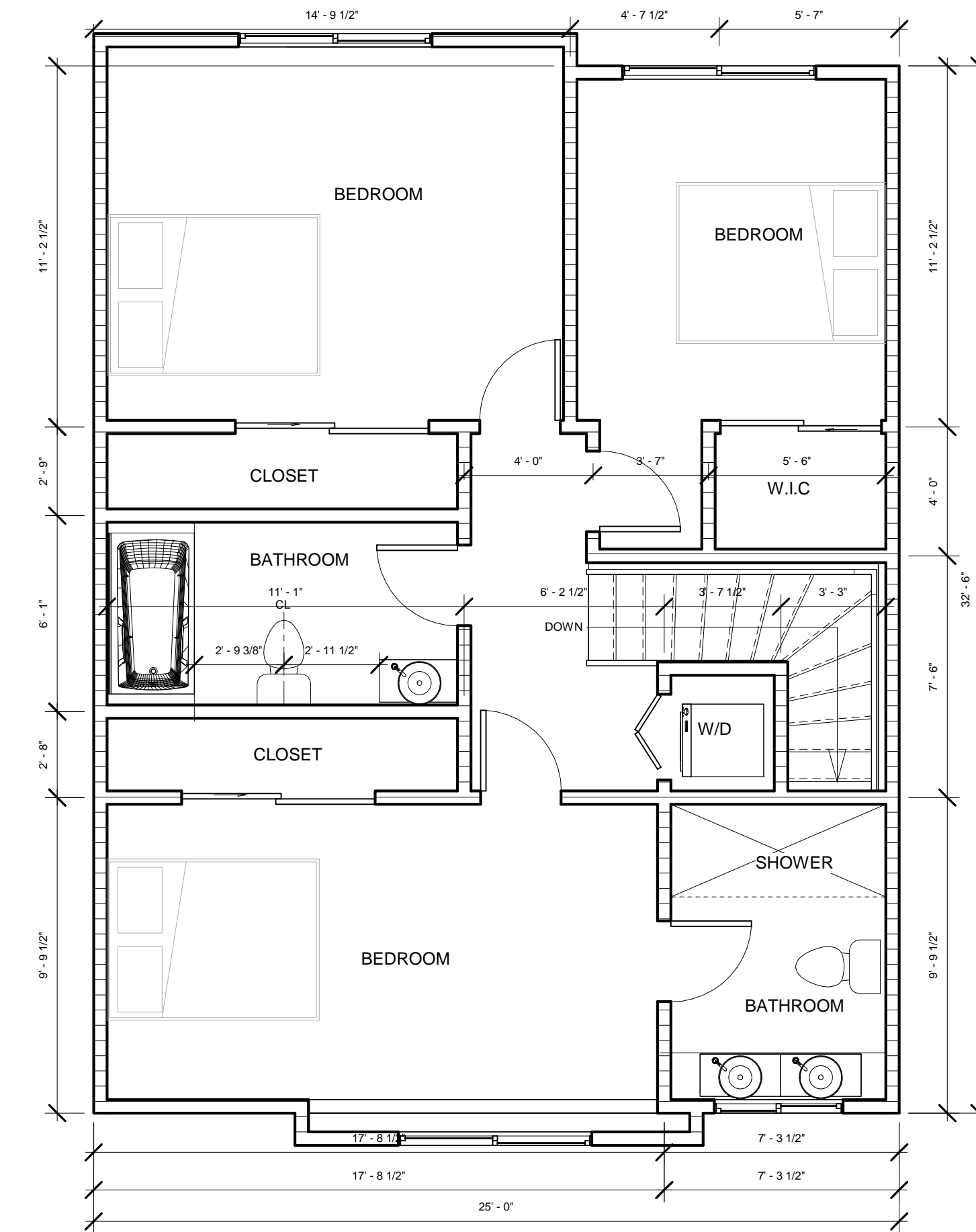
Attachment: Architectural Plans (6552 - TENTATIVE TRACT MAP 38676 (PEN23-0016) AND PLOT PLAN (PEN23-0017))



FIRST FLOOR
431.2 SF



SECOND FLOOR
633.3 SF



THIRD FLOOR
812.5 SF

X³ Studio

20505 Valley Blvd. #109
Walnut, CA 91789
TEL: (213)709-8368

Project Name:
24270 MYERS AVE. MORENO VALLEY, CA 92553
APN: 481240038

No.	Date	Revision
1	06/29	FIRST SUBMISSION

Project No.:
1910A06

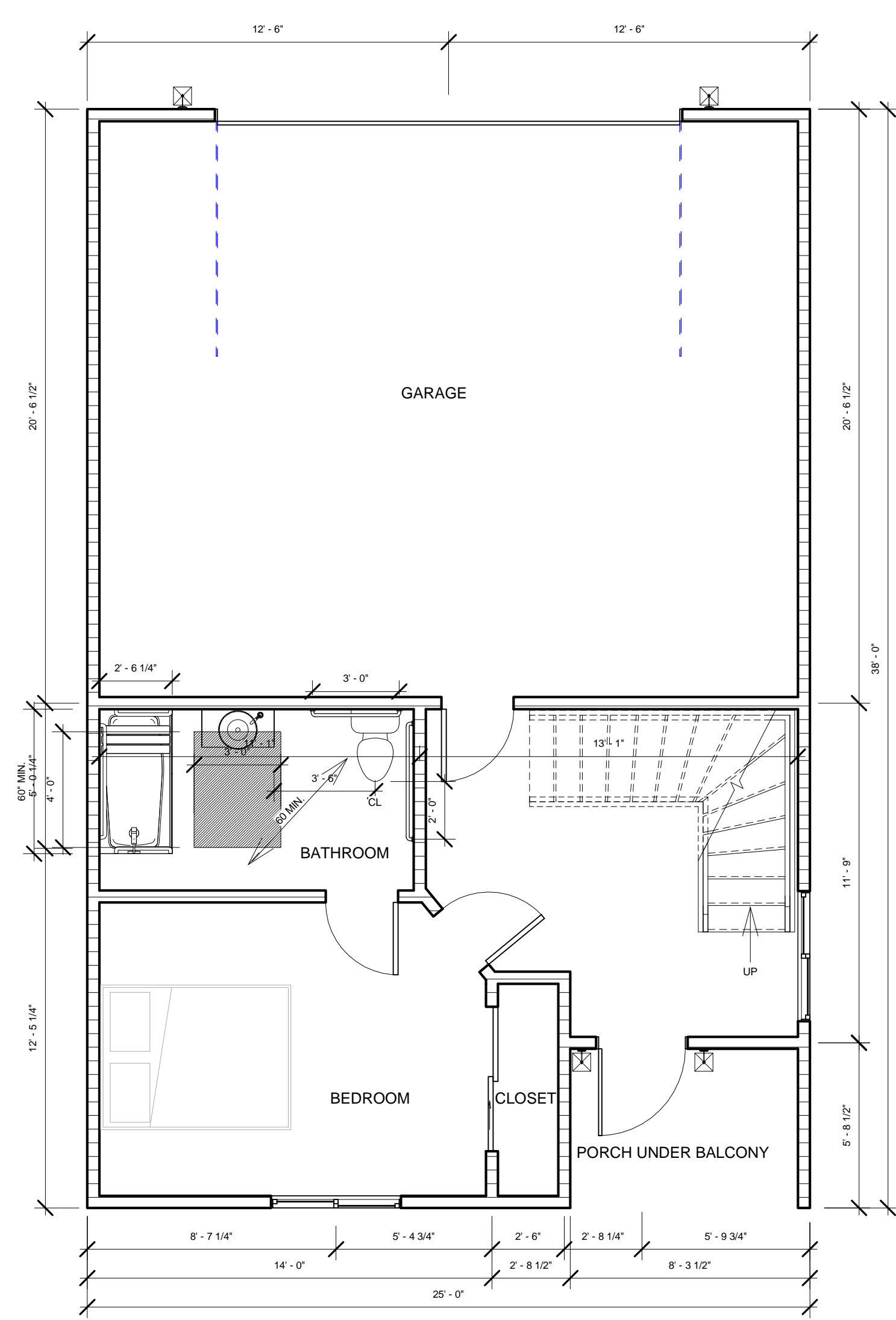
Drawn: Yan Xia
YAN XIA

Date:
06/29/2022

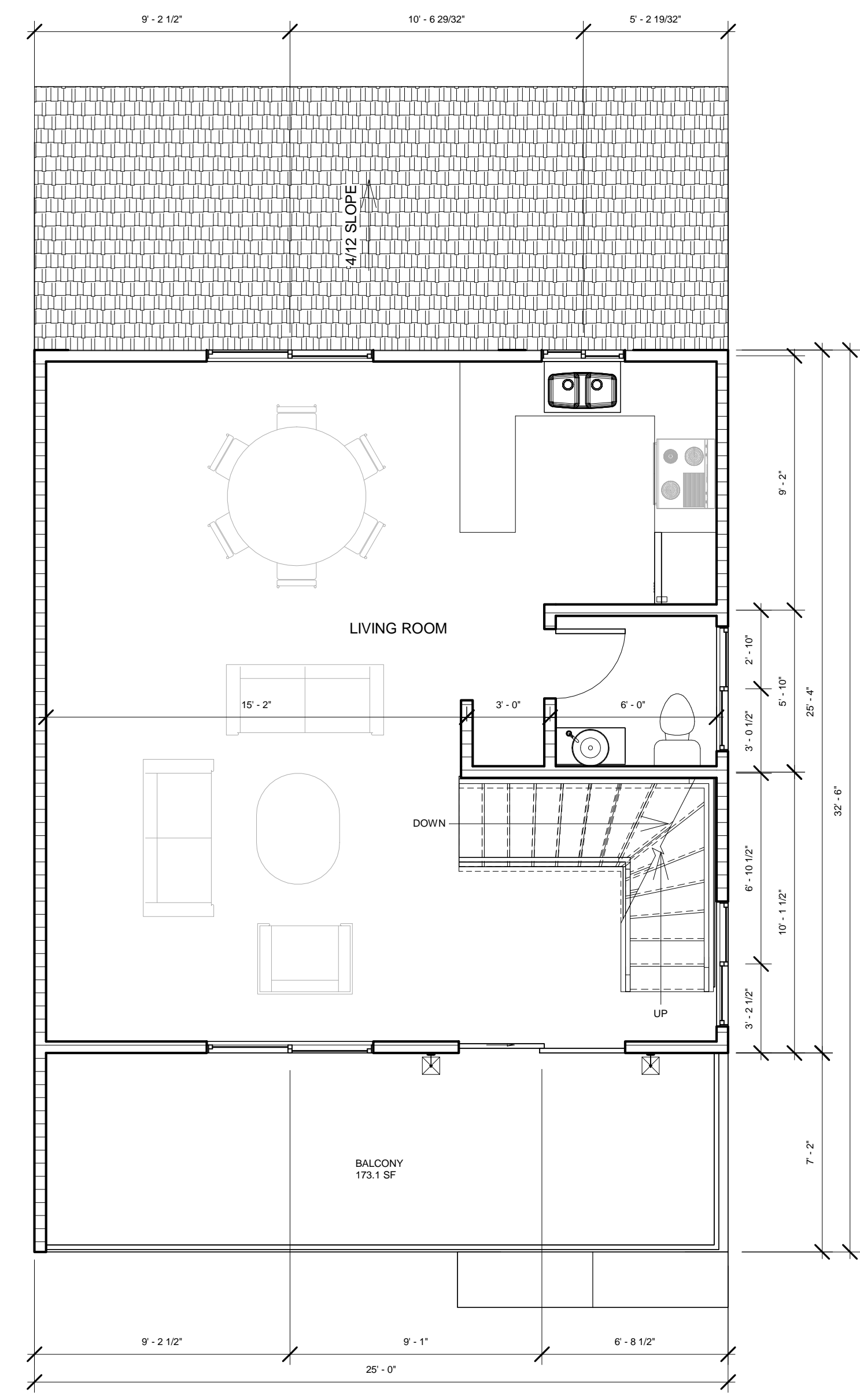
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FLOOR PLAN OF UNIT 14 ADA UNIT

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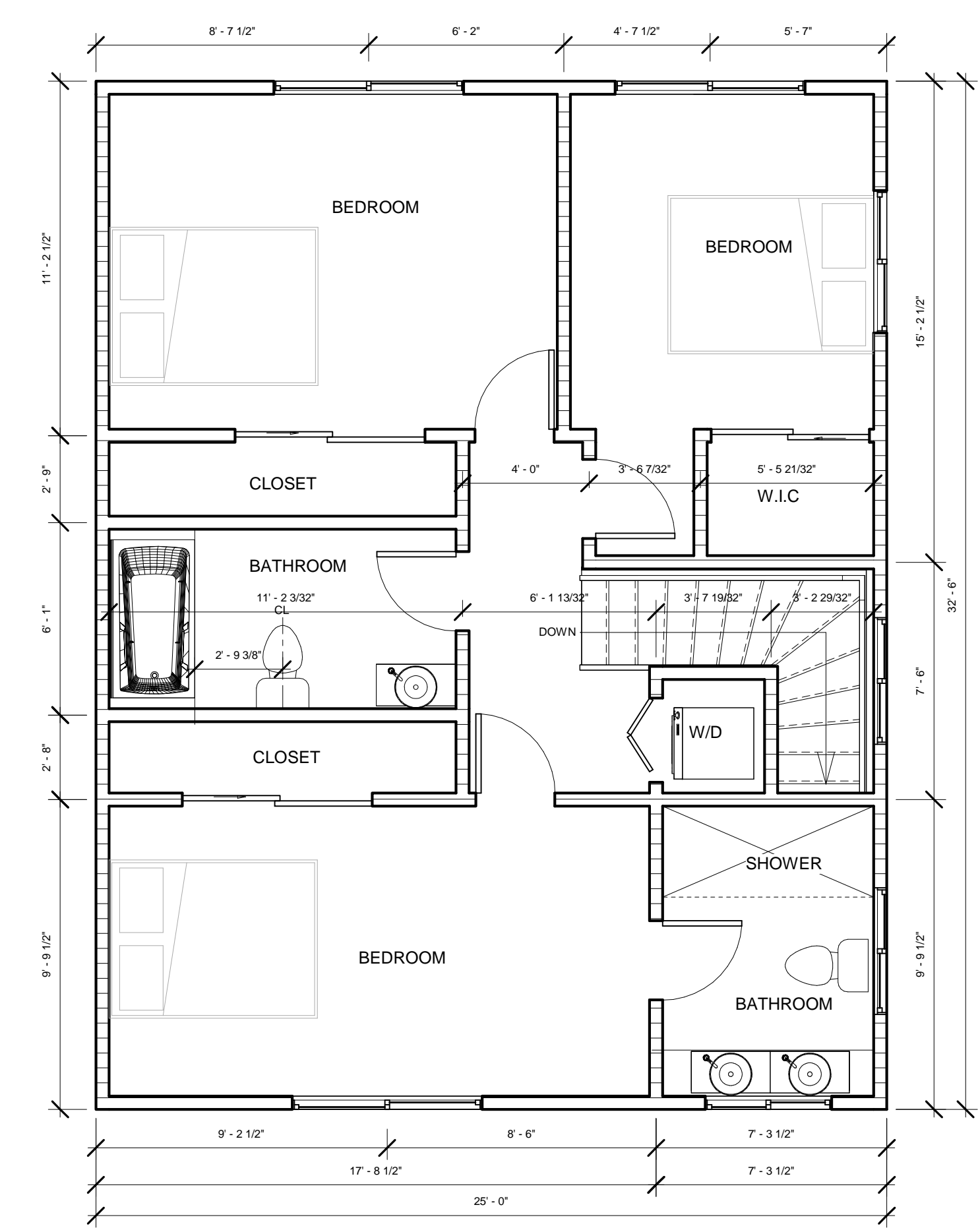
Attachment: Architectural Plans (6552 - TENTATIVE TRACT MAP 38676 (PEN23-0016) AND PLOT PLAN (PEN23-0017))



FIRST FLOOR
431.2 SF



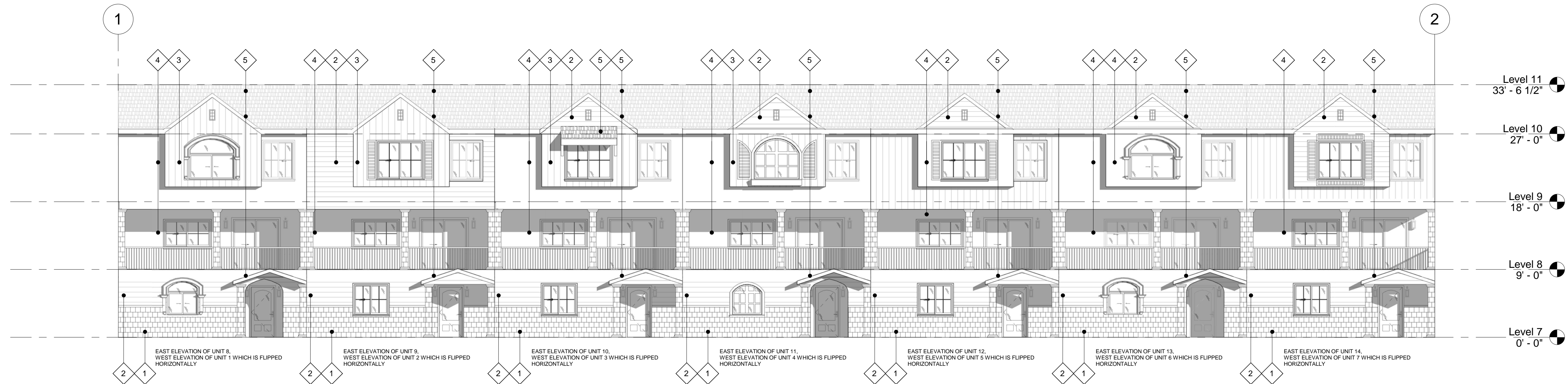
SECOND FLOOR
633.3 SF



THIRD FLOOR
812.5 SF

ELEVATION LEGEND

- 1 FAUX STONE SIDING PANEL
COLOR: DESERT SUNRISE
- 2 HORIZONTAL FIBER CEMENT SIDING
COLOR: PEARL GRAY
WIDTH: 8.25"
- 3 VERTICAL FIBER CEMENT SIDING
COLOR: PEARL GRAY
WIDTH: 8.25"
- 4 CEMENT PLASTER STUCCO
COLOR: PEARL GRAY
- 5 LAMINATE ROOF SHINGLE
COLOR: GRAY



EAST ELEVATION OF UNIT 8-14, WEST ELEVATION OF UNIT 1-7 WHICH IS FLIPPED HORIZONTALLY

SCALE: 1/8" = 1'-0" 1

ELEVATION LEGEND

- 1 FAUX STONE SIDING PANEL
COLOR: DESERT SUNRISE
- 2 HORIZONTAL FIBER CEMENT SIDING
COLOR: PEARL GRAY
WIDTH: 8.25"
- 3 VERTICAL FIBER CEMENT SIDING
COLOR: PEARL GRAY
WIDTH: 8.25"
- 4 CEMENT PLASTER STUCCO
COLOR: PEARL GRAY
- 5 LAMINATE ROOF SHINGLE
COLOR: GRAY



WEST ELEVATION OF UNIT 8-14, EAST ELEVATION OF UNIT 1-7 WHICH IS FLIPPED HORIZONTALLY

SCALE: 1/8" = 1'-0" 2

X3 Studio

20505 Valley Blvd. #109
Walnut, CA 91789
TEL: (213)709-8368

Project Name:
24270 MYERS AVE. MORENO VALLEY, CA 92553
APN: 481240038

No.	Date	Revision
1	06/29	FIRST SUBMISSION

Project No.:
1910A06

Drawn: Yan Xia
YAN XIA

Date:
06/29/2022

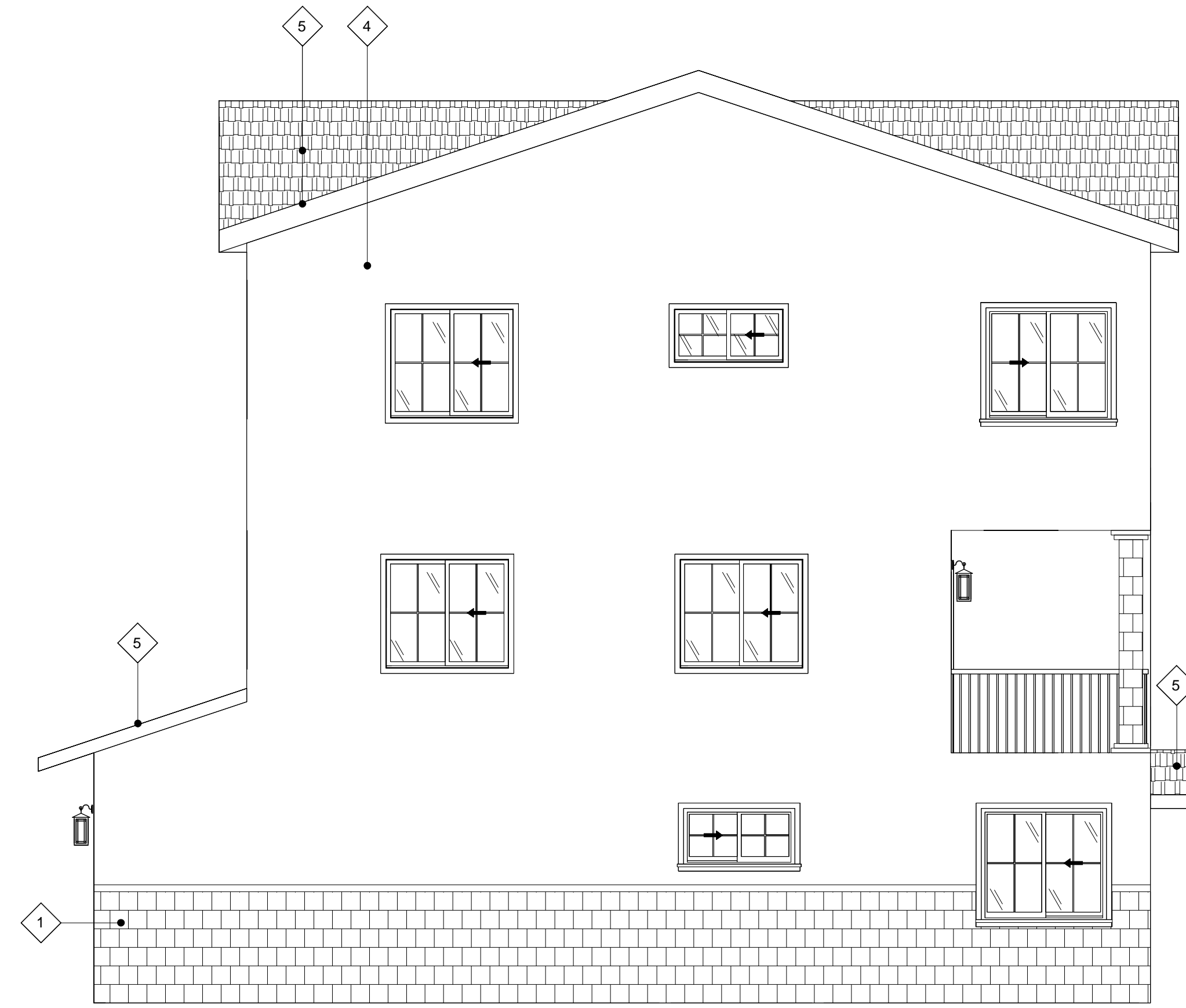
Drawing Title:
EAST AND WEST ELEVATIONS

Sheet:

A-2.1 a

ELEVATION LEGEND

- 1 FAUX STONE SIDING PANEL
COLOR: DESERT SUNRISE
- 2 HORIZONTAL FIBER CEMENT SIDING
COLOR: PEARL GRAY
WIDTH: 8.25"
- 3 VERTICAL FIBER CEMENT SIDING
COLOR: PEARL GRAY
WIDTH: 8.25"
- 4 CEMENT PLASTER STUCCO
COLOR: PEARL GRAY
- 5 LAMINATE ROOF SHINGLE
COLOR: GRAY

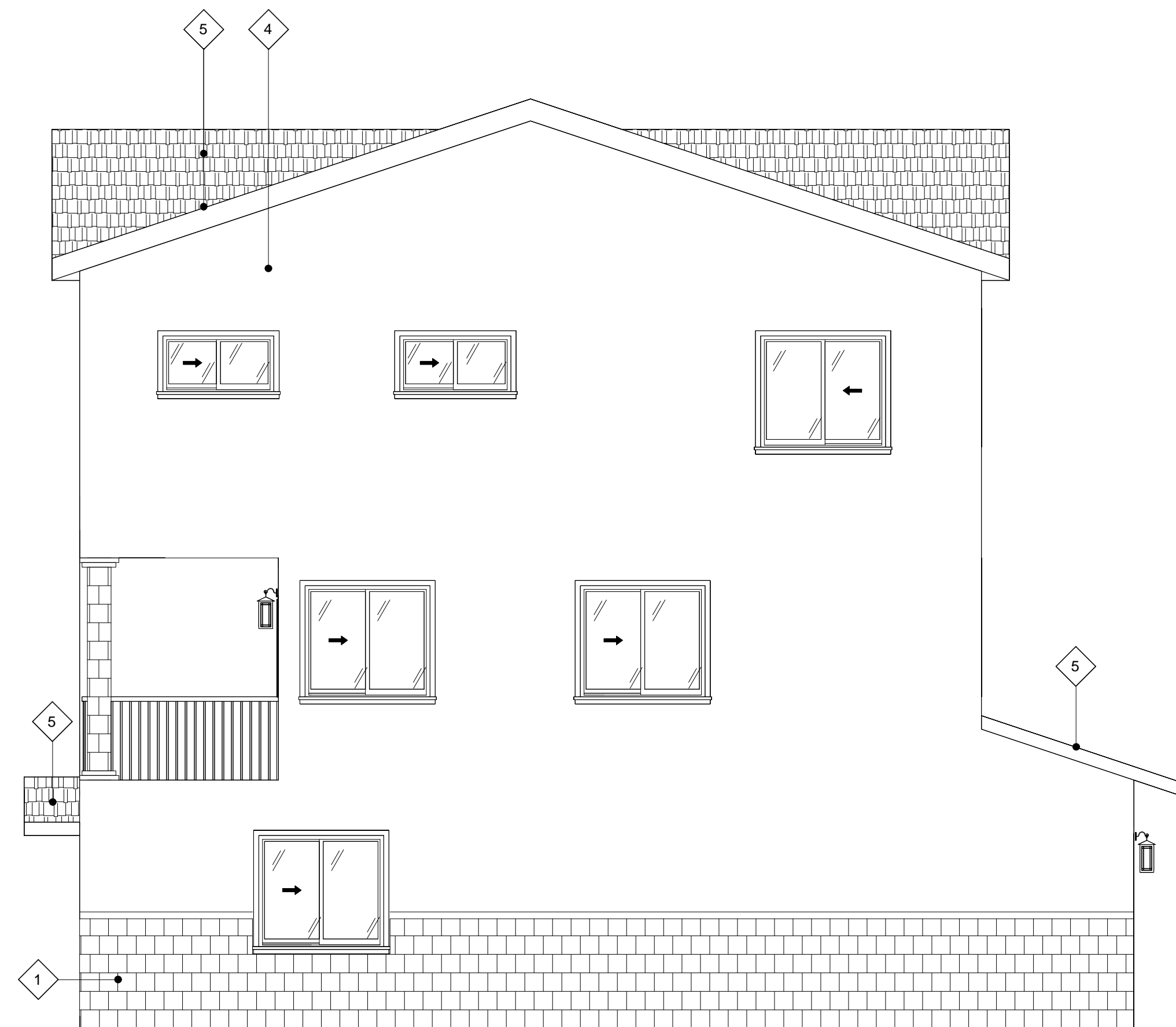


SOUTH ELEVATION OF UNIT 8 AND UNIT 1 WHICH IS FLIPPED HORIZONTALLY

SCALE: 1/4" = 1'-0" 1

ELEVATION LEGEND

- 1 FAUX STONE SIDING PANEL
COLOR: DESERT SUNRISE
- 2 HORIZONTAL FIBER CEMENT SIDING
COLOR: PEARL GRAY
WIDTH: 8.25"
- 3 VERTICAL FIBER CEMENT SIDING
COLOR: PEARL GRAY
WIDTH: 8.25"
- 4 CEMENT PLASTER STUCCO
COLOR: PEARL GRAY
- 5 LAMINATE ROOF SHINGLE
COLOR: GRAY



NORTH ELEVATION OF UNIT 14 AND UNIT 7 WHICH IS FLIPPED HORIZONTALLY

SCALE: 1/4" = 1'-0" 2

X3 Studio

20505 Valley Blvd. #109
Walnut, CA 91789
TEL: (213)709-8368

Project Name:
24270 MYERS AVE. MORENO VALLEY, CA 92553
APN: 481240038

No.	Date	Revision
1	06/29	FIRST SUBMISSION

Project No.:
1910A06

Drawn: Yan Xia
YAN XIA

Date:
06/29/2022

Drawing Title:
NORTH
AND
SOUTH
ELEVATIONS

Sheet:

A-2.1 b