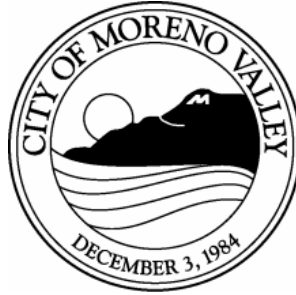

PLANNING COMMISSIONERS

ALVIN DEJOHNETTE
Chairperson

OMAR COBIAN
Vice Chairperson

JOANN STEPHAN
Commissioner

RAY BAKER
Commissioner



ERLAN GONZALEZ
Commissioner

DARYL C. TERRELL
Commissioner

DAVID ZEITZ
Commissioner

NICOLE TAYLOR
Alternate Commissioner

PLANNING COMMISSION

Regular Meeting

Agenda

Thursday, April 25, 2024 at 6:00 PM
City Hall Council Chamber – 14177 Frederick Street

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

SELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON

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

PUBLIC COMMENTS PROCEDURE

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

PUBLIC COMMENTS

Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, in compliance with the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the ADA Coordinator, at 951.413.3350 at least 72 hours before the meeting. The 72 hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

CONSENT CALENDAR

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

- 1. Planning Commission Minutes – Regular Meeting – March 28, 2024 6:00 PM

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

- 1. Case: Plot Plan (PEN22-0250)
- Applicant: Dale Couture of Ware Malcomb
- Property Owner: Penske Truck Leasing Co.
- Project Site: East side of Old 215 Frontage Road, south of Alessandro Boulevard (APN: 297-100-073, 076, 091, 297-120-002, 003, 017, 018, and 025)
- Case Planner: Melody Arechiga, Associate Planner
- Council District: 1
- Proposed Project: Applicant is requesting a continuance of the public hearing for a Conditional Use Permit for the Development of two buildings, service/wash bays, a fueling island, 259 parking (including 50 regular vehicle spaces), and improvements for a new truck rental, service, and fueling facility on a 9.63 acre site.
- CEQA Determination: Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

2. Case: Conditional Use Permit (PEN21-0175)
- Applicant/Property Owner: Genesis Christian Fellowship
- Representative: Pastor Calvin Belcher
- Location: South side of Cottonwood Avenue, east of Day Street (APN: 291-130-021)
- Case Planner: Julia Descoteaux, Principal Planner
- Council District: 1
- Proposal: The development of the site with a 3,874 square-foot building, parking, and on-site and off-site improvements for operation of the new Genesis Christian Fellowship's Geraldine Gibson Community Center.
- CEQA: Categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 (Class 32, In-Fill Development Projects), and Section 15061(b)(3).

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

Planning Commission Regular Meeting Thursday, May 9 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
March 28, 2024**

CALL TO ORDER

The regular meeting of the Planning Commission of the City of Moreno Valley was called to order at 6:01 p.m. by Chairperson DeJohnette in the Council Chambers, located at 14177 Frederick Street, Moreno Valley, California.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Stephan.

APPROVAL OF AGENDA

RESULT: APPROVED [7 TO 0]
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

PUBLIC COMMENTS PROCEDURE

Chair DeJohnette read procedures aloud for the public and the record.

PUBLIC COMMENTS

No public comments.

CONSENT CALENDAR

Planning Commission - Regular Meeting - February 22, 2024 6:00 PM

Minutes Acceptance: Minutes of Mar 28, 2024 6:00 PM (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, Daryl C. Terrell, David Zeitz

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

1. RESOLUTION RECOMMENDING INTRODUCTION AND ADOPTION OF AN ORDINANCE REVISING TEMPORARY SIGN REGULATIONS
 - A. Staff recommends that the Planning Commission **APPROVE Resolution No. 2024-20**, and thereby **RECOMMEND** that the City Council:
 1. **FIND** the amendments exempt from the California Environmental Quality Act; and
 2. **APPROVE** the Municipal Code Amendments revising the City's Temporary Sign regulations as set forth in Title 9 (Planning & Zoning) of the Moreno Valley Municipal Code, 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: 6:23 p.m.

No speakers.

Public Hearing Closed: 6:23 p.m.

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

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

No comments from staff.

PLANNING COMMISSIONER COMMENTS

Commissioner Terrell asked for an update on two projects. Planning Official Robert Flores reported that the Circle K project is under construction. The Mall Specific Plan project has been adopted but there has not been any entitlement activity.

ADJOURNMENT

Chairperson adjourned the meeting at 6:26 p.m. to the next regularly scheduled meeting.

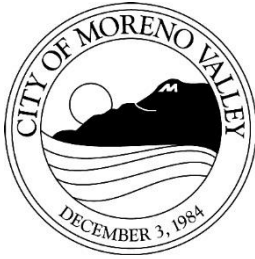
Submitted by:

Approved by:

Rachel Ramirez
Planning Commission Secretary

Alvin DeJohnette
Chairperson

Minutes Acceptance: Minutes of Mar 28, 2024 6:00 PM (CONSENT CALENDAR)



PLANNING COMMISSION

STAFF REPORT

Meeting Date: April 25, 2024

CONTINUANCE OF A CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF TWO BUILDINGS, SERVICE/WASH BAYS, A FUELING ISLAND, 259 PARKING SPACES, AND IMPROVEMENTS FOR A NEW TRUCK RENTAL AND MAINTENANCE FACILITY (PEN22-0250)

Case: Plot Plan (PEN22-0250)

Applicant: Dale Couture of Ware Malcomb

Property Owner: Penske Truck Leasing Co.

Project Site: East side of Old 215 Frontage Road, south of Alessandro Boulevard (APN: 297-100-073, 076, 091, 297-120-002, 003, 017, 018, and 025)

Case Planner: Melody Arechiga, Associate Planner

Council District: 1

Proposed Project: Development of two buildings, service/wash bays, a fueling island, 259 parking (including 50 regular vehicle spaces), and improvements for a new truck rental, service, and fueling facility on a 9.63 acre site.

CEQA Determination: Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

SUMMARY

The applicant has requested a continuance for Plot Plan (PEN22-0250) to the June 13, 2024 Planning Commission Meeting. A copy of the request is provided as an attachment.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **CONTINUE** Plot Plan (PEN22-0250) to the June 13, 2024 Planning Commission Meeting.

Prepared by:
Melody Arechiga
Associate 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. Applicant Continuance Request



Penske Truck Leasing
2675 Morgantown Road
Reading, PA 19607

Tel: 610-775-6000

www.pensketruckleasing.com

April 18, 2024

City of Moreno Valley
Community Development
14177 Frederick St.
Moreno Valley, CA 92553
PEN22-0250

Attn: Melody Arechiga

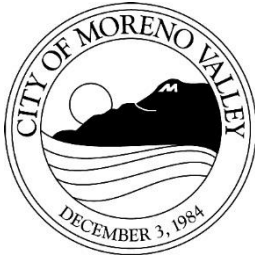
Penske Truck Leasing Co. L.P. would like to request a continuance from the April 25th, 2024
Planning Commission Hearing out to the June 13th, 2024 Hearing.

Sincerely,

A handwritten signature in cursive script, appearing to read "Michael Barnes".

Michael Barnes
Director of Facilities
T 602-253-0041
Mike.Barnes@Penske.com

Attachment: Applicant Continuance Request (6593 : PEN22-0250: Penske Rental and Maintenance Facility)



PLANNING COMMISSION

STAFF REPORT

Meeting Date: April 25, 2024

DEVELOPMENT OF THE SITE WITH A 3,874 SQUARE-FOOT BUILDING, PARKING, AND ON-SITE AND OFF-SITE IMPROVEMENTS FOR OPERATION OF THE NEW GERALDINE GIBSON COMMUNITY CENTER

Case: Conditional Use Permit (PEN21-0175)

Applicant/Property Owner: Genesis Christian Fellowship

Representative: Pastor Calvin Belcher

Location: South side of Cottonwood Avenue, east of Day Street (APN: 291-130-021)

Case Planner: Julia Descoteaux, Principal Planner

Council District: 1

Proposal: The development of the site with a 3,874 square-foot building, parking, and on-site and off-site improvements for operation of the new Genesis Christian Fellowship's Geraldine Gibson Community Center.

CEQA: Categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 (Class 32, In-Fill Development Projects), and Section 15061(b)(3).

SUMMARY

Genesis Christian Fellowship ("Applicant") is requesting the approval of the development and operation of its approximately 3,874 square foot Geraldine Gibson Community Center, along with associated parking, landscaping, and on-site and off-site improvements ("Proposed Project"). The Proposed Project is located on the south side of Cottonwood Avenue and east of Day Street, APN 291-130-021 ("Project Site"), within the Residential 15 (R15) District.

PROJECT DESCRIPTION

The “Project” consists of an approximate 3,874 square foot multi-purpose building that will be used for the Genesis Christian Fellowship’s Geraldine Gibson Community Center. The building is intended to house the applicant’s growing ministries, which will include community services, a food bank, and meetings affiliated with the Genesis Christian Fellowship. Operating hours for services and events will be Sunday through Thursday, 7 a.m. to 9 p.m., and Friday and Saturday, 7 a.m. to 11 p.m.

The community center building includes various architectural features, including an aluminum storefront with painted trim at the main entrance and every window, painted cement plaster and pre-finished sheet metal panels as the main wall finishes, with ceramic tiles and painted metal canopies and trims as accent features and a free-standing wall feature at the entrance.

The Project Site is located in the Residential 15 (R15) District with a primary purpose of residential at a density of fifteen (15) units per acre. The City’s Municipal Code allows churches in all zoning districts with the approval of a Conditional Use Permit.

The proposed Geraldine Gibson Community Center will be the first phase of the Genesis Christian Fellowship site. Any future expansion will be reviewed and processed as separate applications.

Site and Surrounding Area

The Project Site is currently vacant, unimproved, and zoned Residential 15 (R15) District. The parcel directly to the northwest across Cottonwood Avenue from the Project Site is the existing Eastern Municipal Water District Day Street Lift Station, and the parcels directly to the northeast across Cottonwood Avenue from the Project Site are within the Residential 5 (R5) District and developed with single-family residences. The parcels to the west, east, and south of the Project Site are within the Residential 15 (R15) District and are developed with single-family residences.

Access/Parking

The Proposed Project provides a primary driveway located along Cottonwood Avenue. The internal site circulation has been designed to adequately accommodate on-site vehicular circulation. Designated “paths of travel” have also been provided to ensure pedestrian safety.

The Proposed Project provides a total of 34 off-street parking spaces in compliance with the City’s parking standards for assembly uses with the calculation based on the assembly area.

Design/Landscaping

The proposed building has been designed to reflect contemporary and modern architectural styles using a combination of painted metal panels and stucco wall finishes.

The proposed conceptual landscaping plan provides on-site landscaping along the perimeter of the proposed Project Site and within the project site surrounding the new building. Mulch, free from weeds, will be installed in areas of future development. A combination of small and large trees, a variety of shrubs, and ground cover will be utilized along Cottonwood Avenue to enhance the Project Site. The landscape plan will be submitted and approved per the Landscape Requirements (MC 9.17).

REVIEW PROCESS

As part of the standard review process, all appropriate City outside agencies have considered the Proposed Project. The Proposed Project was reviewed by the City's Development Review Team. Following subsequent revisions and staff review, the project was deemed complete.

REVIEW AGENCY COMMENTS

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

ENVIRONMENTAL

The Proposed Project is exempt from the California Environmental Quality Act (CEQA) under Class 32 (In-Fill Development Projects), Categorical Exemption, along with the Common Sense Exemption, in accordance with CEQA Guidelines, Sections 15332 and 15061(b)(3). Pursuant to the CEQA Guidelines, a Class 32 can be applied to a project if 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 at least 10 days before the public hearing.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **ADOPT Resolution No. 2024-21**, attached hereto and incorporated herein by reference:

1. **DETERMINING** that the Proposed Project (Conditional Use Permit (PEN21-0175) is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 32 (In-Fill Development Projects) Categorical Exemption, and the Common Sense Exemption, in accordance with CEQA Guidelines Section 15332, and Section 15061(b)(3); and
2. **APPROVING** the Proposed Project (Conditional Use Permit PEN21-0175), subject to the attached Conditions of Approval included as Exhibit A.

Prepared by:
Julia Descoteaux
Principal 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. 2024-21
2. Project Plans
3. Conceptual Landscape Plans
4. Location Map

RESOLUTION NUMBER 2024-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (PEN21-0175) FOR THE DEVELOPMENT OF GENESIS CHRISTIAN FELLOWSHIP'S GERALDINE GIBSON COMMUNITY CENTER LOCATED ON THE SOUTH SIDE OF COTTONWOOD AVENUE, EAST OF DAY STREET (APN: 291-130-021)

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

WHEREAS, Genesis Christian Fellowship ("Applicant") submitted an application for a Conditional Use Permit (PEN21-0175) to develop and operate the Geraldine Gibson Community Center within an approximately 3,874 square-foot building on an approximately 1.78-acre site ("Proposed Project"), located on the south side of Cottonwood Avenue, east of Day Street (APN: 291-130-021) ("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 April 25, 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, pursuant to the provisions of Section 9.02.200 (Public Hearing and Notification Procedures) of the Municipal Code and Government Code section 65905, a public hearing was scheduled for April 25, 2024, and notice thereof was duly published

and posted at least 10 days before the public hearing, and mailed to all property owners of record within 600 feet of the Project Site; and

WHEREAS, on April 25, 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;

WHEREAS, consistent with the requirements of Section 9.02.060 (Conditional Use Permits), at the public hearing the Planning Commission considered Conditions of Approval, attached hereto as Exhibit A of this resolution and incorporated herein by reference, to be imposed upon Conditional Use Permit PEN21-0175 (“CUP”), which conditions were prepared by Planning Division staff who deemed said conditions to be necessary to protect the public health, safety, and welfare and to ensure the Proposed Project will be developed in accordance with the purpose and intent of Title 9 (Planning and Zoning) of the Municipal Code; and

WHEREAS, at the public hearing, the Planning Commission reviewed and considered the Planning Division’s recommendation that the Proposed Project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA¹) and CEQA Guidelines², under Section 15332 (In-Fill Development Projects) and Section 15061(b)(3) (Common Sense Exemption) in that the Proposed Project has been found to meet all of the conditions of the Class 32, and Common Sense Exemptions since the Proposed Project is: a) consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulation, b) the Proposed Project occurs within the City limits on a Project Site of no more than five acres substantially surrounded by urban uses, c) the Project Site has no value as habitat for endangered, rare or threatened species, d) approval of the Proposed Project will not result in any significant effects relating to traffic, noise, air quality, or water quality, and e) 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 Conditions of Approval.

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

¹ Public Resources Code §§ 21000-21177

² 14 California Code of Regulations §§15000-15387

Section 1. Recitals and Exhibits

That the foregoing Recitals and attached Exhibit 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 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 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 PEN21-0175, and all documents, records, and references contained therein;
- (d) Conditions of Approval for Conditional Use Permit PEN21-0175, 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 in approving the Proposed Project:

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

Section 5. Determination of Categorical Exemption

That the Planning Commission hereby determines that the Proposed Project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15332 (In-Fill Development Projects) and Section 15061(b)(3) (Common Sense Exemption) in that the Proposed Project has been found to meet all of the conditions of the Class 32, and Common Sense Exemptions since the Proposed Project is: a) consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulation, b) the Proposed Project occurs within the City limits on a Project Site of no more than five acres substantially surrounded by urban uses, c) the Project Site has no value as habitat for endangered, rare or threatened species, d) approval of the Proposed Project will not result in any significant effects relating to traffic, noise, air quality, or water quality, and e) 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 (CEQA) 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 (PEN21-0175) subject to the Conditions of Approval for Conditional Use Permit (PEN21-0175), 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 25th DAY OF APRIL 2024.

CITY OF MORENO VALLEY
PLANNING COMMISSION

Alvin DeJohnette, Chairperson

ATTEST:

Robert Flores, Planning Official

APPROVED AS TO FORM:

Steven B. Quintanilla, City Attorney

Exhibits:

Exhibit A: Conditions of Approval - Conditional Use Permit (PEN21-0175)

Attachment: Resolution No. 2024-21 [Revision 2] (6590 : PEN21-0175: Genesis Christian Fellowship's Geraldine Gibson Community Center)

Exhibit A
Conditions of Approval - Conditional Use Permit (PEN21-0175)

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN21-0175)

Page 1

CITY OF MORENO VALLEY
 CONDITIONS OF APPROVAL
 Conditional Use Permit (PEN21-0175)

EFFECTIVE DATE:

EXPIRATION DATE:

COMMUNITY DEVELOPMENT DEPARTMENTPlanning Division

1. A change or modification to the land use or the approved site plan 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. In the event the use hereby permitted ceases operation for a period of one (1) year or more, or as defined in the current Municipal Code, this permit may be revoked in accordance with provisions of the Municipal Code.
7. The Developer shall defend, indemnify and hold harmless the City, city council,

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN21-0175)

Page 2

commissions, boards, subcommittees and the City's elected and appointed officials, commissioners, board members, officers, agents, consultants and employees ("City Parties") from and against any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorneys' fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to the legality, validity or adequacy of any of the following items: (i) any prior or current agreements by and among the City and the Developer; (ii) the current, concurrent and subsequent permits, licenses and entitlements approved by the City; (iii) any environmental determination made by the City in connection with the Project Site and the Project; and (iv) any proceedings or other actions undertaken by the City in connection with the adoption or approval of any of the above. In the event of any administrative, legal, equitable action or other proceeding instituted by any third party (including without limitation a governmental entity or official) challenging the legality, validity or adequacy of any of the above items or any portion thereof, the Parties shall mutually cooperate with each other in defense of said action or proceeding. Notwithstanding the above, the City, at its sole option, may tender the complete defense of any third party challenge as described herein. In the event the City elects to contract with special counsel to provide for such a defense, the City shall meet and confer with the Developer regarding the selection of counsel, and the Developer shall pay all costs related to retention of such counsel by the City.

8. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
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 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

12. The site has been approved for a Conditional Use Permit (PEN21-0175) to develop

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN21-0175)

Page 3

and operate the Geraldine Gibson Community Center (approximately 3,874 square feet) for the Genesis Christian Fellowship on an approximately 1.78-acre site. The hours of operations for services and events will be Sunday through Thursday, 7 a.m. to 9 p.m., and Friday and Saturday, 7 a.m. to 11 p.m. A change or modification shall require separate approval. For a Conditional Use Permit, violation may result in revocation of the Conditional Use Permit.

13. Activities shall be conducted during hours of operation and noise shall be below the level of 55 dBA beyond the boundaries of the property.

Prior to Building Permit

14. Prior to issuance of any building permit, all Conditions of Approval shall be printed on the building plans.
15. 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.
16. 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 at the terminus of each aisle.
 - c. Drought tolerant landscape shall be used. Sod shall be limited to gathering areas.
 - d. Street trees shall be provided every 40 feet on center in the right of way.
 - 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. Areas for future development shall be maintained with mulch and be free from weeds.
 - i. All site perimeter and parking lot landscape and irrigation shall be installed prior to the release of the certificate of any occupancy permits for the site or pad in

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN21-0175)

Page 4

question.

17. Prior to issuance of building permits, the Planning Division shall review and approve the location and method of enclosure or screening of transformer cabinets, commercial gas meters and back flow preventers as shown on the final working drawings. Location and screening shall comply with the following criteria: transformer cabinets and commercial gas meters shall not be located within required setbacks and shall be screened from public view either by architectural treatment or landscaping; multiple electrical meters shall be fully enclosed and incorporated into the overall architectural design of the building(s); back-flow preventers shall be screened by landscaping. (GP Objective 43.30)
18. 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)
19. 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)
20. Prior to issuance of building permits, proposed covered trash enclosure(s) shall be included in the Planning review of the Fence and Wall plans. The trash enclosure(s), including the roof materials, shall be compatible with the architecture, color and materials of the building(s) design. Trash enclosure areas shall include landscaping on three sides. Approved design plans shall be included in a Building submittal (Fence and walls or building design plans). (GP Objective 43.6, DG)
21. Prior to issuance of any grading permit, all Conditions of Approval shall be printed on the grading plans.
22. Prior to issuance of grading permits, the developer shall pay the applicable Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee. (Ord)
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.

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN21-0175)

Page 5

- c. Any proposed retaining walls shall also be decorative in nature, while the combination of retaining and other walls on top shall not exceed the height requirement.
- d. Walls and fences for visual screening are required when there are adjacent residential uses or residentially zone property. The height, placement, and design will be based on a site-specific review of the project. All walls are subject to the approval of the Planning Official. (MC 9.08.070)
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:
- a. The name (if applicable) and address of the development.
 - b. The developer's name, address, and a 24-hour emergency telephone number.
25. Prior to issuance of grading permits, the location of the trash enclosure shall be included on the plans.
26. Prior to approval of any grading permit, the tree plan shall be submitted to and approved by the Planning Division. The plan shall identify all mature trees (4 inch trunk diameter or larger) on the subject property and City right-of-way. Using the grading plan as a base, the plan shall indicate trees to be relocated, retained, and removed. Replacement trees shall be shown on the plan, be a minimum size of 24 inch box, and meet a ratio of three replacement trees for each mature tree removed or as approved by the Planning Official. (GP Objective 4.4, 4.5, DG)

Prior to Building Final or Occupancy

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

29. The proposed non-residential project shall comply with the latest Federal Law,

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN21-0175)

Page 6

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.

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:

- 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.

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 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 (PEN21-0175)

Page 7

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/CommercialSubmittalRequirements.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 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

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN21-0175)

Page 8

- 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 MVL 440A-0 through MVL 440C-0)
 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.

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN21-0175)

Page 9

(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. Prior to issuance of Building Permits, the applicant/developer shall participate in the Fire Impact Mitigation Program. (Fee Resolution as adopted by City Council)
55. 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])
56. 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])
57. 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)

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN21-0175)

Page 10

58. 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)
59. 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)
60. 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)
61. 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)
62. 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)
63. 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)
64. 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)
65. Prior to the issuance of building permits and bringing combustible construction on-site, all off-site public water improvement plans shall be approved and tested to verify the required fire flow of 1000 GPMs for a duration of 2 HRs with a minimum residual pressure of 20 PSI. Developer and Water Purveyor are responsible to accommodate any additional upgrades as necessary for the needs to any fire

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN21-0175)

Page 11

protection system(s.)

66. 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.
67. 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)
68. 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**

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

The Developer shall coordinate and receive approval from the City Engineer to install, construct, improve, and dedicate to the City all utility infrastructure including but not limited to, conduit, equipment, vaults, ducts, wires (including fiber optic cable), switches, conductors, transformers, and “bring-up” facilities including electrical capacity to serve the identified development and other adjoining, abutting, or benefiting projects as determined by Moreno Valley Utility – collectively referred

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN21-0175)

Page 12

to as “utility system” (to and through the development), 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 “utility services” to and within the project. For purposes of this condition, “utility services” shall mean electric, cable television, telecommunication (including video, voice, and data) and other similar services designated by the City Engineer. “Utility services” shall not include sewer, water, and natural gas services, which are addressed by other conditions of approval.

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

71. Existing Moreno Valley Utility electrical infrastructure shall be preserved in place. The developer will be responsible, at developer’s expense, for any and all costs associated with the relocation of any of Moreno Valley Utility’s underground electrical distribution facilities, as determined by Moreno Valley Utility, which may be in conflict with any developer planned construction on the project site.
72. This project is subject to a Reimbursement Agreement. The Developer is responsible for a proportionate share of costs associated with electrical distribution infrastructure previously installed that directly benefits the project.
73. 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.
74. 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.
75. This project shall coordinate and receive approval from the City Engineer to install, construct, improve, and dedicate to Moreno Valley Utility electric streetlight

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN21-0175)

Page 13

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**

76. The developer shall comply with all applicable City ordinances and resolutions including the City’s Municipal Code (MC).
77. 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.
78. 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.
79. 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.
80. 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

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN21-0175)

Page 14

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.

- 81. 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]
- 82. 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)]
- 83. 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]

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN21-0175)

Page 15

84. 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.
85. The proposed private storm drain system shall connect to the existing RCFC&WCD storm drain in Cottonwood Avenue or as may be necessary to connect to storm drain facilities. 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.
86. This project shall submit civil engineering design plans, reports and/or documents (prepared by a registered/licensed civil engineer) for review and approval by the City Engineer per the current submittal requirements, prior to the indicated threshold or as required by the City Engineer. The submittal consists of, but is not limited to, the following:
- a. Precise grading w/ erosion control plan (prior to grading permit issuance);
 - c. Public improvement plan (e.g., street/storm drain, including driveway approaches, curb, gutter, sidewalk, pavement restoration, striping/restriping, storm drain lateral, sewer/water, etc. (prior to encroachment permit issuance);
 - d. Final drainage study (prior to grading plan approval);
 - e. Final WQMP (prior to grading plan approval);
 - f. Legal documents including street right-of-way dedication(s) (prior to building permit issuance);
 - g. As-Built revision for all plans (prior to Occupancy release);
 - h. Where no street improvement plans are necessary, driveway approach may be shown on the grading plan.
87. 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 the responsibility of the property owner who shall enter into an agreement with the City for BMP maintenance.
88. 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

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN21-0175)

Page 16

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.

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 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

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN21-0175)

Page 17

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 filtration catch basin and water quality basin. 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. The P-WQMP indicates that the HCOC will be exempt from mitigation requirements based on Exemption 3.

c. All proposed LID BMP's shall be designed in accordance with the RCFC&WCD's Design Handbook for Low Impact Development Best Management Practices, dated September 2011.

d. The proposed LID BMP's as identified in the project-specific P-WQMP shall be incorporated into the Final WQMP.

e. The NPDES notes per City Standard Drawing No. MVFE-350-0 shall be included in the grading plans.

f. Post-construction treatment control BMPs, once placed into operation for post-construction water quality control, shall not be used to treat runoff from construction sites or unstabilized areas of the site.

g. Prior to precise grading plan approval, the grading plan shall show any proposed trash enclosure to include a cover (roof) and sufficient size for dual bin (1 for trash and 1 for recyclables). The architecture shall be approved by the Planning Division and

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.

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN21-0175)

Page 18

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. 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.
98. 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.
99. For projects that will result in discharges of storm water associated with construction with a soil disturbance of one or more acres of land, the developer shall submit a Notice of Intent (NOI) and obtain a Waste Discharger's Identification number (WDID#) from the State Water Quality Control Board (SWQCB) which shall be noted on the grading plans.

Prior to Grading Permit

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. If the developer chooses to construct the project in phases, a Construction Phasing Plan for the construction of on-site public or private improvements shall be submitted for review and approved by the City Engineer.
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

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN21-0175)

Page 19

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]

Prior to Improvement Plan Approval

106. The street improvement plans shall comply with current City policies, plans and applicable City standards (i.e. MVSI-160 series, etc.) throughout this project.
107. 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.
108. 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.
109. 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.
110. Any missing or deficient existing improvements along the project frontage shall be constructed or secured for construction. The City Engineer may require the ultimate structural section for pavement to full-street width 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.
111. 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.
112. The plans shall indicate any restrictions on trench repair pavement cuts to reflect the City's moratorium on disturbing newly-constructed pavement less than three (3) years old and recently slurry sealed streets less than one (1) year old. Pavement cuts may be allowed for emergency repairs or as specifically approved in writing by the City Engineer. Special requirements shall be imposed for repaving, limits to be

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN21-0175)

Page 20

determined by the City Engineer.

113. All dry and wet utilities shall be shown on the plans and any crossings shall be potholed to determine actual location and elevation. Any conflicts shall be identified and addressed on the plans. The pothole survey data shall be submitted to Land Development with the public improvement plans for reference purposes only. The developer is responsible to coordinate with all affected utility companies and bear all costs of any utility relocation.
114. The Owner shall dedicate half width right-of-way for street and public utilities purposes of 44 feet southerly of the original centerline.
115. Driveway approach shall be constructed per Standard Plan MVSI-112C-0 for Commercial Driveway Approach Type 3, Option 1. Any additional right-of-way (ROW) as necessary will be determined with review of Precise Grading Plan (PGP) or Street Plan. Such additional ROW will require dedication by separate instrument prior to approval of PGP.
116. The developer shall submit clearances from all applicable agencies, and pay all applicable plan check fees.
117. 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

118. A digital (pdf) copy of all approved improvement plans shall be submitted to the Land Development Division.
119. Execution of a Public Improvement Agreement (PIA) and/or security (in the form of a cash deposit or other approved means) may be required as determined by the City Engineer. [MC 9.14.220]
120. 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

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN21-0175)

Page 21

the City Engineer. Special requirements shall be imposed for repaving, limits to be determined by the City Engineer.

121. Any work performed within public right-of-way requires an encroachment permit.

Prior to Building Permit

122. 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.
123. 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.
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. 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.
126. 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 and north sides of Cottonwood Avenue (88' R/W / 64' CC: Minor Arterial, City Standard No. MVSI-105A-2) along the project frontage.
 - (b) A 4 foot minimum pedestrian right of way dedication behind any driveway approach per City Standard No. MVSI-112C-0 on Cottonwood Avenue, as applicable.

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

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN21-0175)

Page 22

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 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, sidewalks, drive approaches, street lights (MVU: SL-2), signing, striping, landscaping and irrigation, pavement tapers/transitions and traffic control devices as appropriate.
 - b. Storm drain facilities including, but not limited to: storm drain pipe, storm drain laterals, catch basins and local depressions.
 - c. City-owned utilities.
 - d. Sewer and water systems including, but not limited to: sanitary sewer, potable water and recycled water.
 - e. Undergrounding of all existing and proposed utilities adjacent to and on-site.
 - f. Relocation of overhead electrical utility lines including, but not limited to: electrical, cable and telephone.
130. For commercial, industrial, residential, and multi-family projects, a "Stormwater Treatment Device and Control Measure Access and Maintenance Covenant", "Maintenance Agreement for Water Quality Improvements located in the public right-of-way" and a "Declaration of Restrictive Covenants (encroachment on City easement)" shall be recorded to provide public notice of the maintenance requirements to be implemented per the approved final project-specific WQMP. A boilerplate copy of the covenants and agreements can be obtained by contacting the Land Development Division.
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

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN21-0175)

Page 23

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.

133. Prior to occupancy, the following improvements shall be completed:

Cottonwood Avenue (88' R/W / 64' CC: Minor Arterial, City Standard No. MVS1-105A-2) shall be constructed to achieve a full-width of 64', along the entire project's north frontage. Cottonwood Avenue shall transition to the existing street to the east and west. Improvements on the east and west sides of the project may be required for transition, alignment, and/or drainage purposes, as directed by the City Engineer. 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, street lights, 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. MVS1-107A-0. Any missing or deficient improvements along the project's west 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

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN21-0175)

Page 24

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.

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

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN21-0175)

Page 25

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.

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

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN21-0175)

Page 26

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. Bioretention Basin Maintenance. The ongoing maintenance of any bioretention basin, or other like water quality BMP constructed in the public right of way, shall be the responsibility of a property owner association or the property owner.
139. ECSD Street Light Acknowledgement. Prior to the 1st Certificate of Occupancy, the Developer must submit an acknowledgement from Edgemont Community Services 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 SDAdmin@moval.org. ECSD can be reached at 951.784.2411, P.O. Box 5436, Riverside, CA 92514.
140. Maintenance Responsibility. The ongoing maintenance of any landscaping required to be installed behind the curb shall be the responsibility of the property owner.

Transportation Engineering Division

141. Project driveway shall conform to City of Moreno Valley Standard Plans No. MVSI-112C-0 for commercial driveway approaches.
142. Cottonwood Avenue is classified as a Minor Arterial (88' RW/64'CC) and shall be improved per City Standard Plan No. MVSI-105A-1 to full-width. Any improvements undertaken by this project shall be consistent with the City's standards for this facility.
143. Communication conduit along project frontage shall be required per City Standard Plan No. MVSI-186-0.
144. Prior to issuance of a certificate of occupancy, all approved street improvements shall be installed to the satisfaction of the City Engineer.

PARKS & COMMUNITY SERVICES DEPARTMENT

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

MULTIFAMILY RESIDENTIAL SITE DEVELOPMENT STANDARDS (TABLE 9.03.040-7)
Table with 3 columns: Requirement, Required, Provided. Rows include Density, Lot Size, Lot Width, Lot Depth, Front Yard Setback, etc.

GERALDINE GIBSON COMMUNITY CENTER

PROJECT LOCATION
APN: 291-130-021-7
COTTONWOOD AVENUE
MORENO VALLEY, CA 92553
APPROVING AGENCY
CITY OF MORENO VALLEY
PLANNING DIVISION
14177 FREDERICK STREET
P.O. BOX 88005
MORENO VALLEY, CA 92552
(951) 413-3206

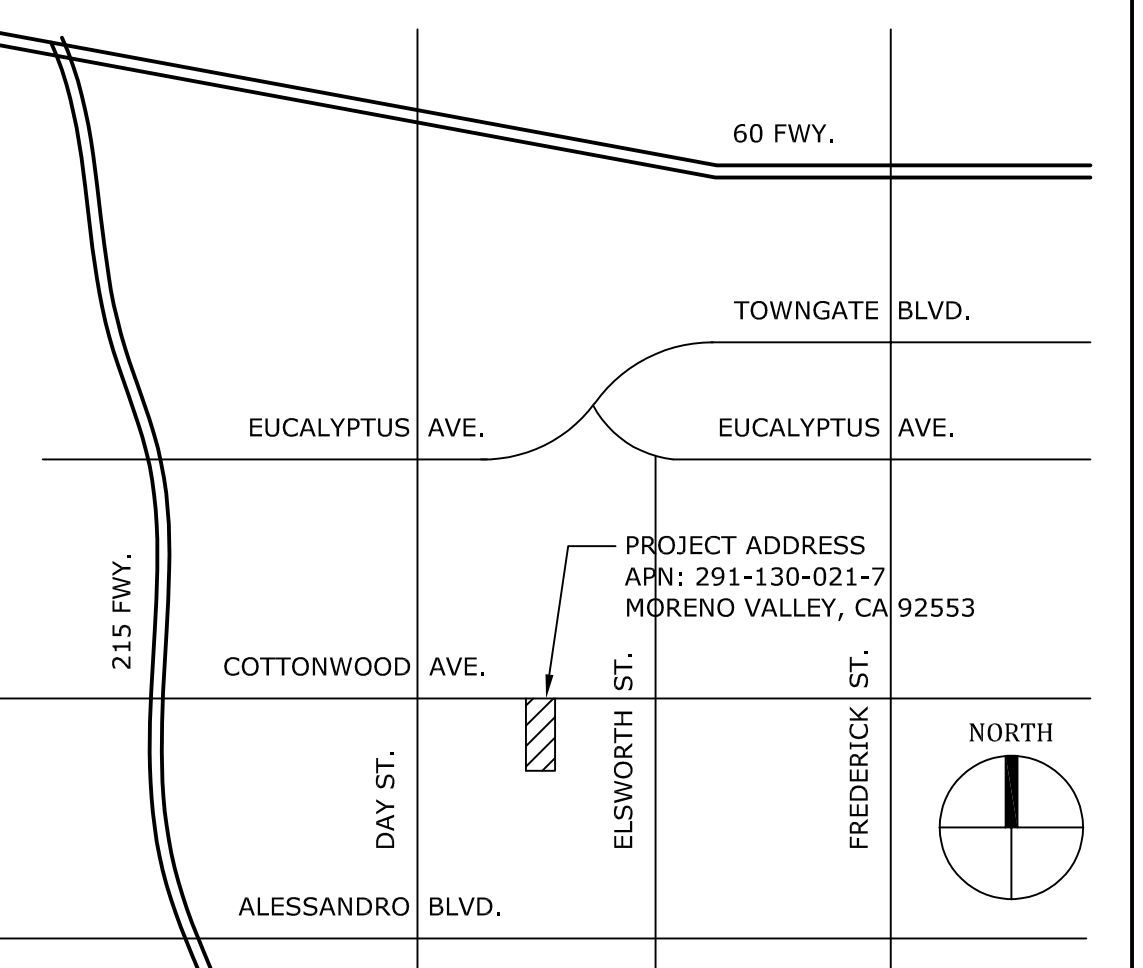
PROJECT DIRECTORY

SITE ADDRESS: UNKNOWN
APN: 291-130-021-7
LEGAL DESCRIPTION: ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: THE WEST 187.5 FEET MEASURED ON THE NORTH LINE OF LOT 5 OF EDMONT TRACT NO. 3, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE 50, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPTING THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE AS CONTAINED IN DEED RECORDED FEBRUARY 23, 1960 AS INSTRUMENT NO. 16068 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, APN 291-130-021

SITE DATA

THIS PROJECT GENERALLY CONSISTS OF, BUT NOT LIMITED TO, THE FOLLOWING:
CONSTRUCTION OF A NEW COMMUNITY USE FACILITY BUILDING, PARKING LOT, VEHICLE DRIVEWAY, SLUMP BLOCK WALLED TRASH ENCLOSURE WITH PAINTED CORRUGATED METAL ROOF, LANDSCAPING, AND ASSOCIATED SITEWORK ON AN EXISTING VACANT LOT.

PROJECT DESCRIPTION



- ARCHITECTURAL DRAWINGS
T100 SHEET INDEX, SYMBOLS LIST, PROJECT DATA, ZONING ANALYSIS
A001 SCHEMATIC SITE PLAN
A100 SCHEMATIC FLOOR PLAN AND SCHEMATIC ROOF PLAN
A200 SCHEMATIC EXTERIOR ELEVATIONS
A300 SCHEMATIC BUILDING SECTIONS
A400 CITY STANDARD DRAWINGS AND TRASH ENCLOSURE

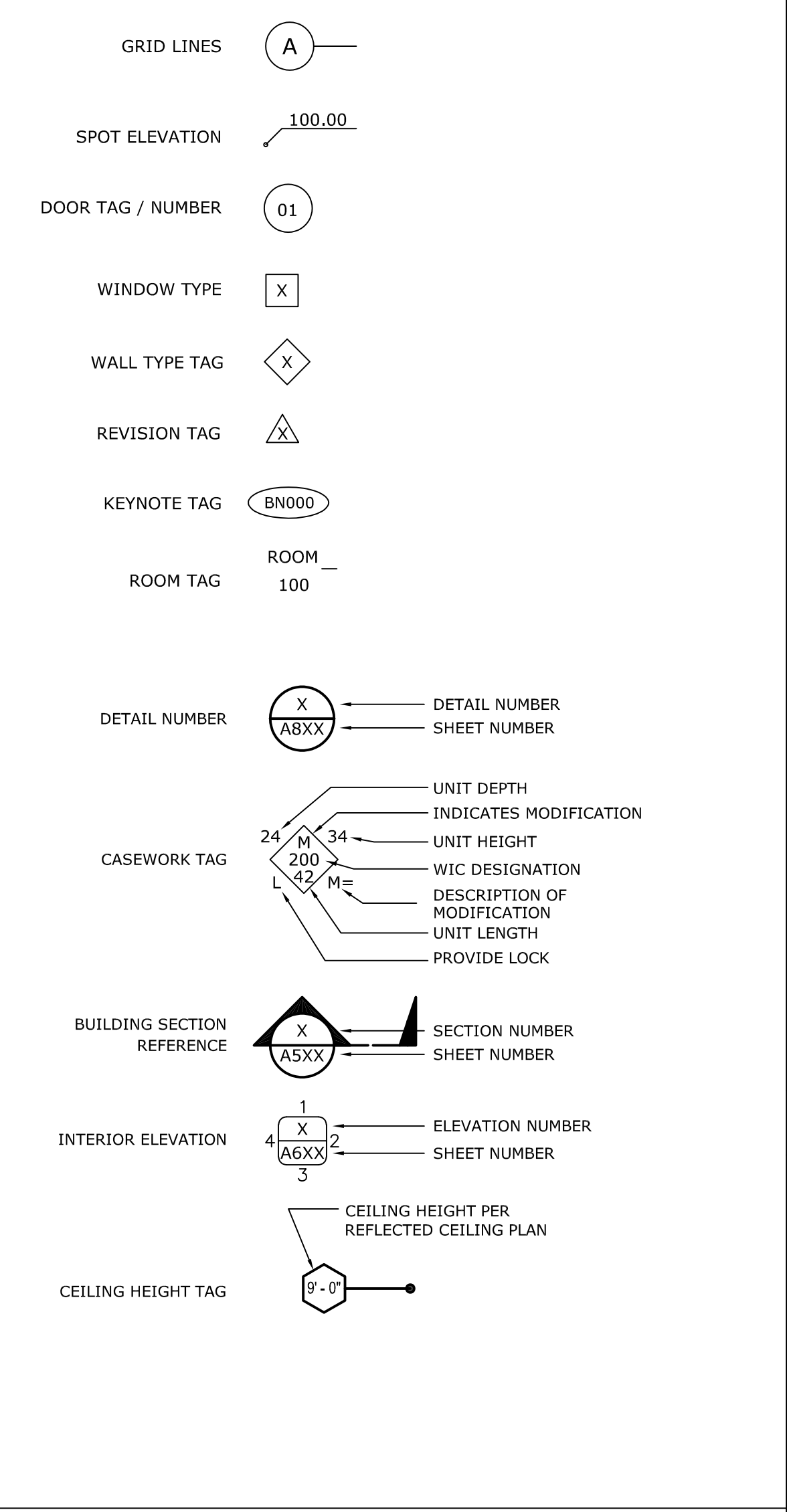
SHEET INDEX

- 10. PROOF LOAD TESTS FOR EXPANSION TYPE ANCHOR BOLTS:
A. ANCHOR DIAMETER REFERS TO THE THREAD SIZE OF THE WEDGE CATEGORY AND TO THE ANCHOR OUTSIDE DIAMETER FOR THE SLEEVE CATEGORY.
B. APPLY PROOF TEST LOADS TO WEDGE & SLEEVE ANCHORS WITHOUT REMOVING THE NUT IF POSSIBLE. IF NOT, REMOVE NUT AND INSTALL A THREADED COUPLER TO THE SAME. TIGHTNESS OF THE ORIGINAL NUT USING WRENCH AND APPLY LOAD.

SYMBOLS LIST

- 2019 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R. CALIFORNIA BUILDING CODE (C.B.C.), PART 2, TITLE 24 C.C.R. (2018 INTERNATIONAL BUILDING CODE WITH CALIFORNIA AMENDMENTS) CALIFORNIA ELECTRICAL CODE (C.E.C.), PART 3, TITLE 24 C.C.R. (2017 NATIONAL ELECTRICAL CODE WITH CALIFORNIA AMENDMENTS) CALIFORNIA MECHANICAL CODE (C.M.C.), PART 4, TITLE 24 C.C.R. (2018 UNIFORM MECHANICAL CODE WITH CALIFORNIA AMENDMENTS) CALIFORNIA PLUMBING CODE (C.P.C.), PART 5, TITLE 24 C.C.R. (2018 UNIFORM PLUMBING CODE WITH CALIFORNIA AMENDMENTS) CALIFORNIA ENERGY CODE (C.E.C.), PART 6, TITLE 24 C.C.R. CALIFORNIA FIRE CODE (C.F.C.), PART 9, TITLE 24 C.C.R. (2018 INTERNATIONAL FIRE CODE WITH CALIFORNIA AMENDMENTS) CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R. 2019 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R. TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS (SFM)

APPLICABLE CODES



- GENERAL NOTES
1. THESE DRAWINGS DO NOT CONTAIN THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
2. LOCATIONS OF ALL UTILITIES SHOWN ARE APPROXIMATE AND CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN LOCATING, EXCAVATING AND TRENCHING ON THIS SITE TO AVOID INTERCEPTING EXISTING PIPING OR CONDUITS.

GENERAL NOTES

ZONING ANALYSIS

- 8. NONRESIDENTIAL ENERGY STANDARDS COMPLIANCE STATEMENT (TITLE 24, PART 6):
THE DESIGN INDICATED HEREIN COMPLIES WITH THE REQUIREMENTS OF THE ENERGY CONSERVATION STANDARDS OF TITLE 24, PART 6, CALIFORNIA CODE OF REGULATIONS. THE PROPOSED BUILDING(S) WILL BE IN COMPLIANCE WITH THE ENERGY CONSERVATION STANDARDS PROVIDED IT (THEY) IS (ARE) BUILT ACCORDING TO THESE DRAWINGS AND OR SPECIFICATIONS AND PROVIDED ANY FUTURE IMPROVEMENTS AND COMPLETED ACCORDING TO THE REQUIREMENTS OF TITLE 24, PART 6, CALIFORNIA CODE OF REGULATIONS. THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED TO INCLUDE ALL SIGNIFICANT ENERGY CONSERVATION FEATURES REQUIRED FOR COMPLIANCE WITH THE STANDARDS. BUILDING AREAS THAT ARE UNCONDITIONED AND/OR NOT SUBJECT TO THE STANDARDS ARE INDICATED ON THE PLANS.

GENERAL NOTES

MARLIS HARANG, AIA
ARCHITECT
LEED AP BD+C
7137 ALVERN STREET #120
LOS ANGELES, CA 90045
C: 909.908.8389
Email: mharang@live.com

OWNER:
GENESIS CHRISTIAN FELLOWSHIP
P.O. BOX 363
MORENO VALLEY, CA 92556
PROJECT NAME:
COMMUNITY CENTER
APN: 291-130-021-7
COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

ARCHITECT:
MARLIS HARANG, AIA, ARCHITECT
7137 ALVERN STREET #120
LOS ANGELES, CA 90045
(909) 908-8389
CONTACT: MARLIS HARANG
MHRARANG@LIVE.COM

LANDSCAPE
INTEGRATED DESIGN GROUP
1308 MONTE VISTA AVE., SUITE 6
UPLAND, CA 91786
(909) 946-6400
CONTACT: DOUG DIGGS
DDIGGS.IDG3@GMAIL.COM

UTILITY PURVEYORS:
ELECTRICITY - MORENO VALLEY ELECTRIC UTILITY
GAS - THE GAS COMPANY
TELEPHONE - AT&T
TRASH - WASTE MANAGEMENT OF INLAND VALLEY
WATER - BOX SPRINGS MUTUAL WATER COMPANY
SEWER - EASTERN MUNICIPAL WATER DISTRICT
SCHOOL DISTRICT: MORENO VALLEY UNIFIED SCHOOL DISTRICT
EASEMENTS:
-GRANTOR: BOX SPRINGS MUTUAL WATER COMPANY
RECORDING NO.: BOOK 120, PAGE 490
-GRANTOR: SOUTHERN SIERRAS POWER COMPANY
RECORDING NO.: BOOK 727, PAGE 485

Table with 3 columns: Rev., Date, Description. Includes revision history for drawings.

JOB NO: 1600.00
DATE: 07/16/23
DRAWN: MH
CHECK: .



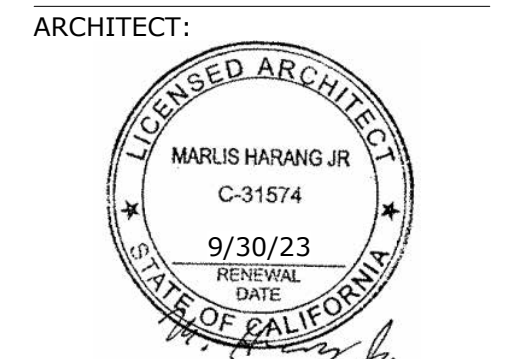
CONSULTANT:
SEAL:
CITY:
C.U.P. SUBMITTAL

CITY RECORD #PEN21-0175
PARCEL #291-130-021-7 LOT 5
SHEET DESCRIPTION:
SHEET INDEX, SYMBOLS,
ZONING ANALYSIS
SHEET NO:

T100

Rev.	Date	Description

JOB NO: 1600.00
DATE: 07/15/23
DRAWN: MH
CHECK:



CONSULTANT: SEAL:

CITY:

C.U.P. SUBMITTAL

SHEET DESCRIPTION:
SCHEMATIC SITE PLAN

SHEET NO:

A001

LEGEND

L.A. LANDSCAPED AREA

--- PROPERTY LINE

..... ACCESSIBLE PATH OF TRAVEL

⊙ LIGHT STANDARD

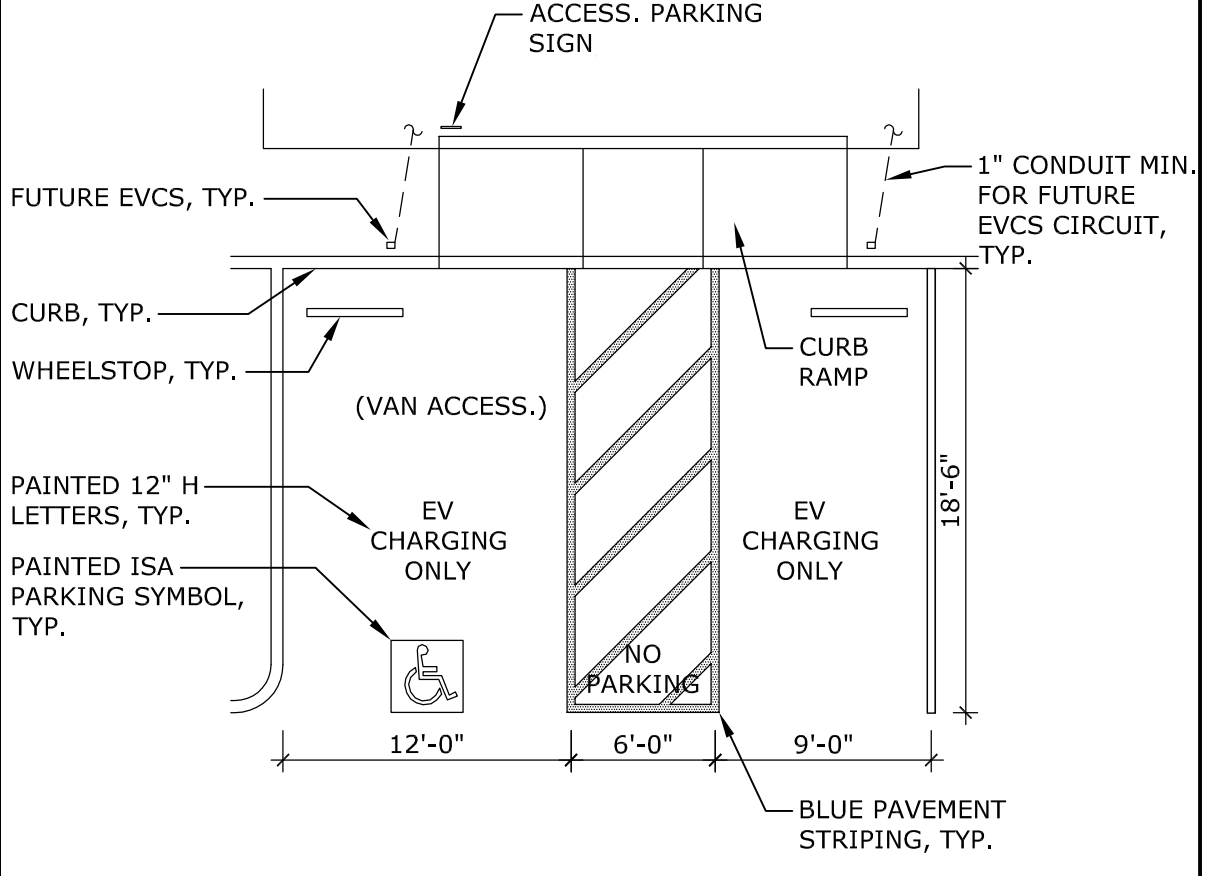
(E) = EXISTING
(N) = NEW
EVCS = FUTURE ELECTRIC VEHICLE CHARGING STATION

LEGEND

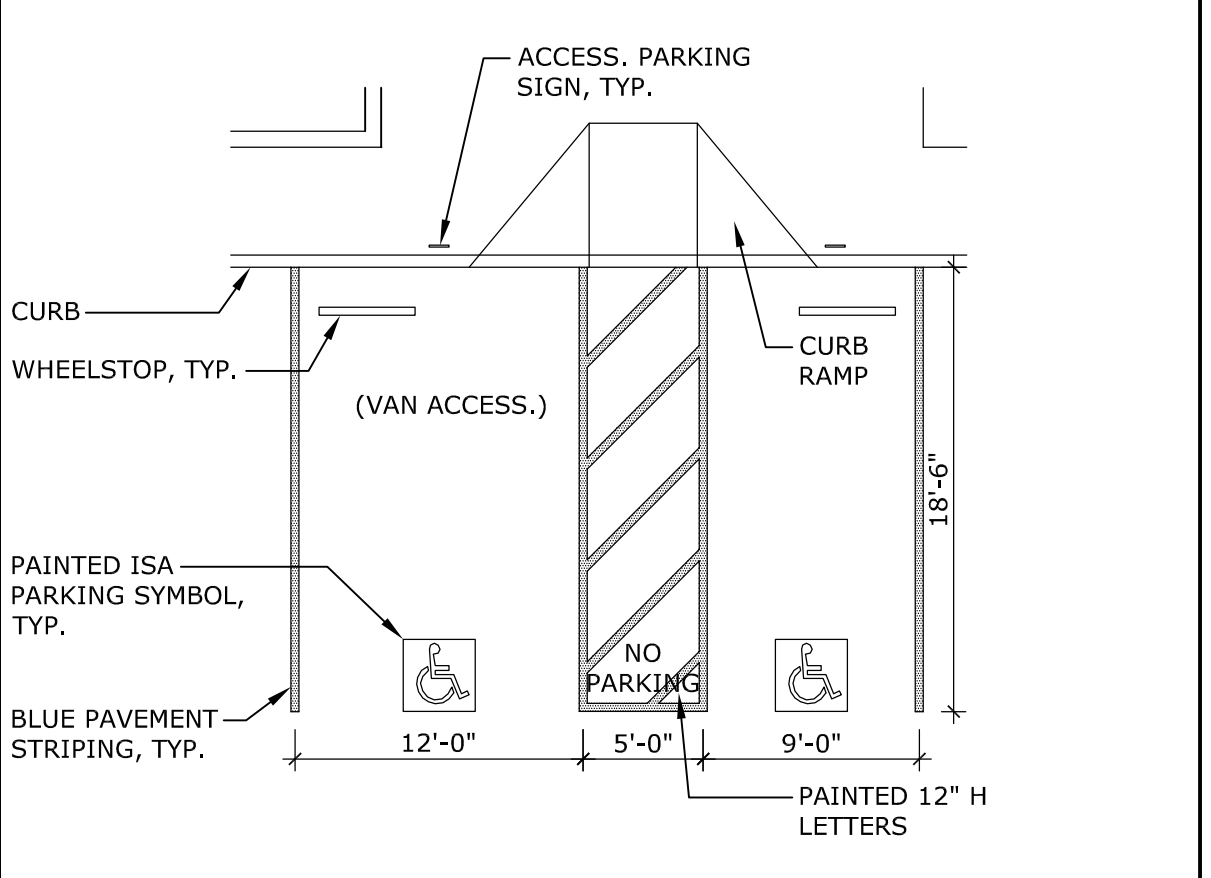
GROSS SITE AREA = 115,764 SF (AFTER DEDICATION)
NET SITE AREA = 75,890 SF
MIN. REQUIRED LANDSCAPE COVERAGE = 26,562 SF
LANDSCAPE COVERAGE PROVIDED = 27,845 SF
PERCENTAGE LANDSCAPE COVERAGE = 36.7%
EXISTING TOTAL SITE PAVED AREA = 1,518 SF (INCLUDING RIGHT-OF-WAY)
PROPOSED TOTAL SITE PAVED AREA = 38,266 SF (INCLUDING RIGHT-OF-WAY)

1" MINIMUM UNDERGROUND CONDUIT SHALL BE INSTALLED AT TIME OF CONSTRUCTION FOR FUTURE THE FUTURE EVCS CIRCUIT.

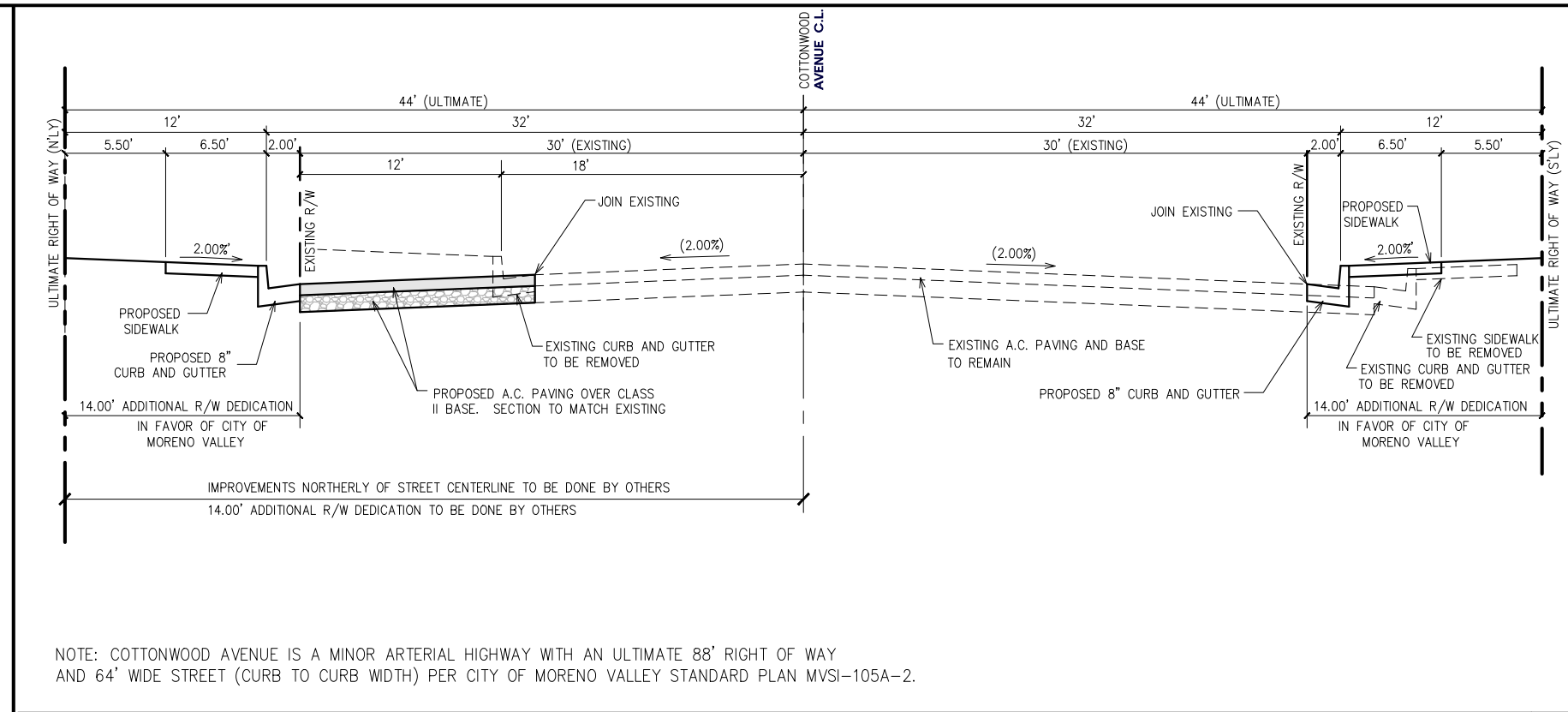
GENERAL NOTES



EV CHARGING SPACE

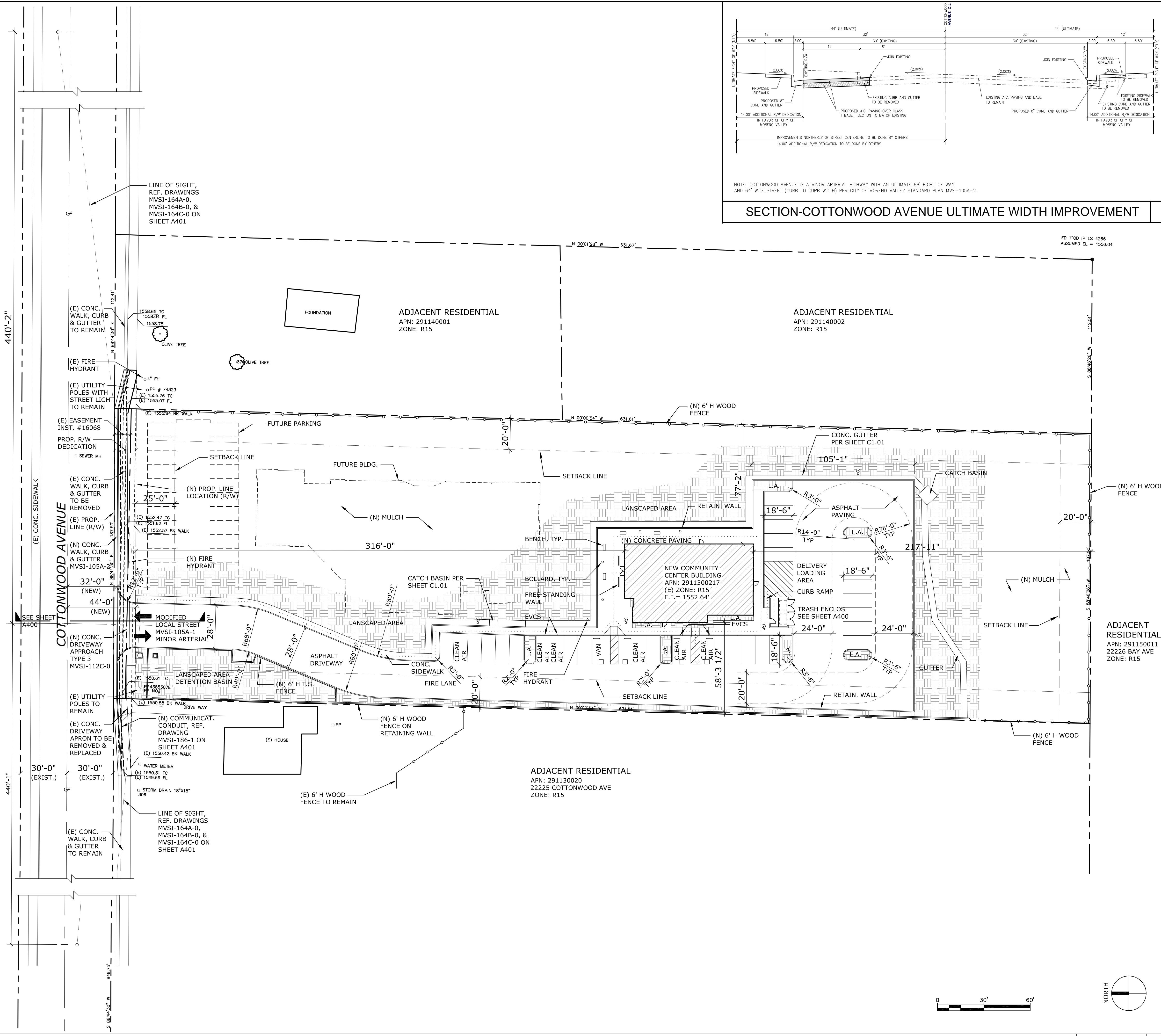


ACCESSIBLE PARKING



SECTION-COTTONWOOD AVENUE ULTIMATE WIDTH IMPROVEMENT

NOTE: COTTONWOOD AVENUE IS A MINOR ARTERIAL HIGHWAY WITH AN ULTIMATE 88' RIGHT OF WAY AND 64' WIDE STREET (CURB TO CURB WIDTH) PER CITY OF MORENO VALLEY STANDARD PLAN MVS1-105A-2.

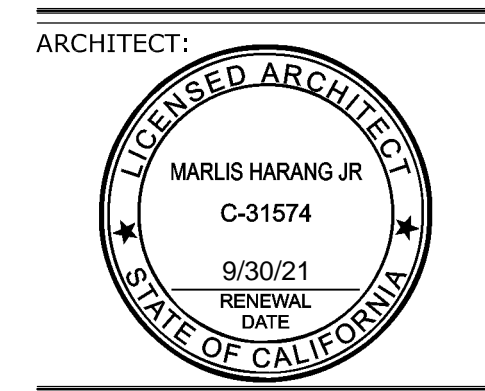


SCHEMATIC SITE PLAN

1" = 30'-0" 1

No.	Rev. Date	Description

JOB NO: 1600.00
DATE: 06/01/21
DRAWN: MH
CHECK: .



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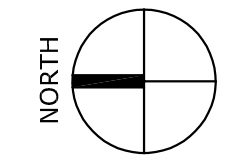
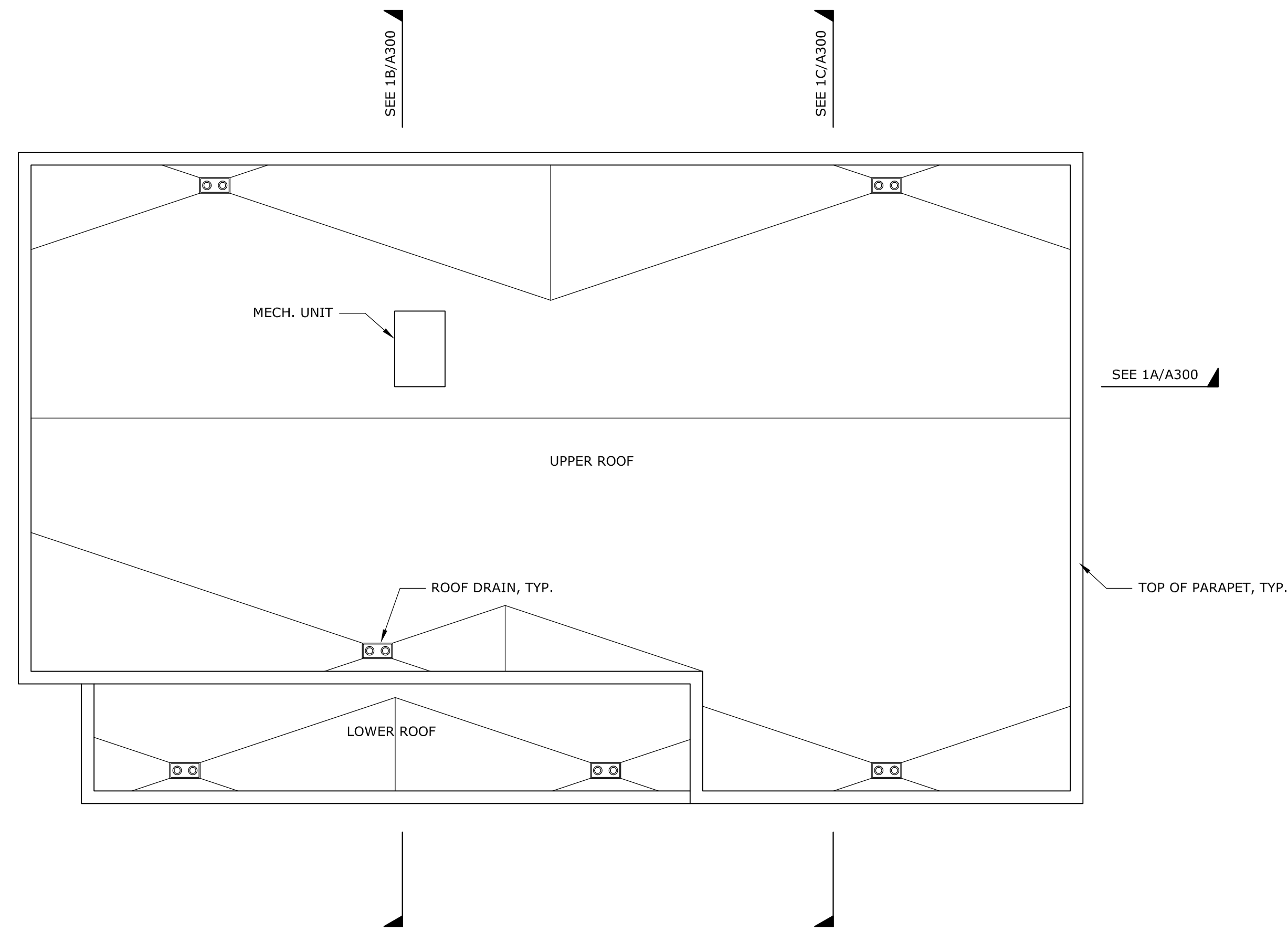
CITY:

C.U.P. SUBMITTAL

SHEET DESCRIPTION:
SCHEMATIC FLOOR PLAN
& ROOF PLAN

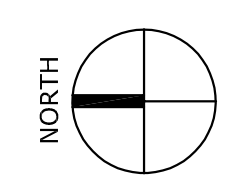
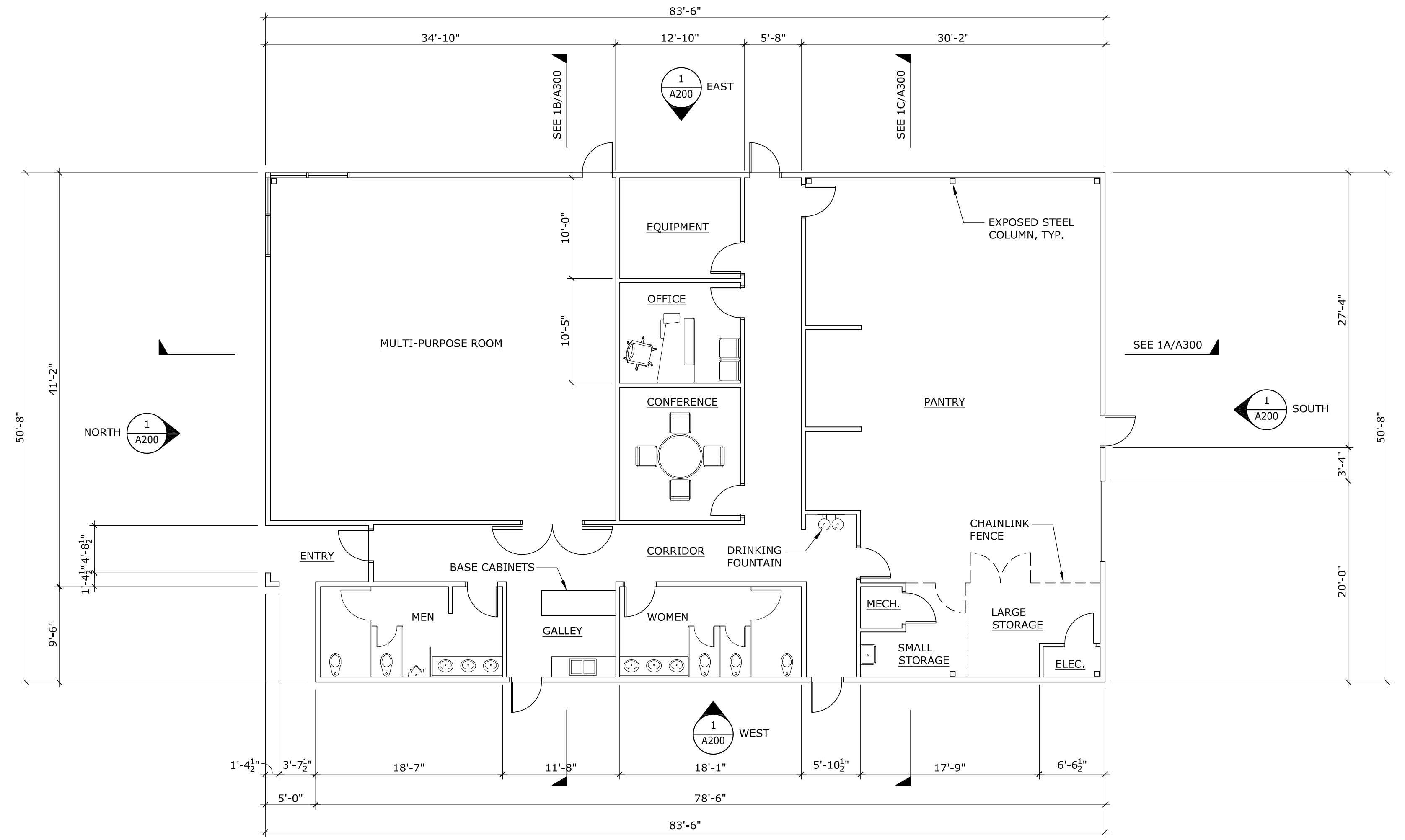
SHEET NO:

A100



SCHEMATIC ROOF PLAN

1/8" = 1'-0" 2



SCHEMATIC FLOOR PLAN

1/8" = 1'-0" 1

Rev. No.	Date	Description

JOB NO: 1600.00
DATE: 05/05/22
DRAWN: MH
CHECK: .

ARCHITECT:



CONSULTANT SEAL:

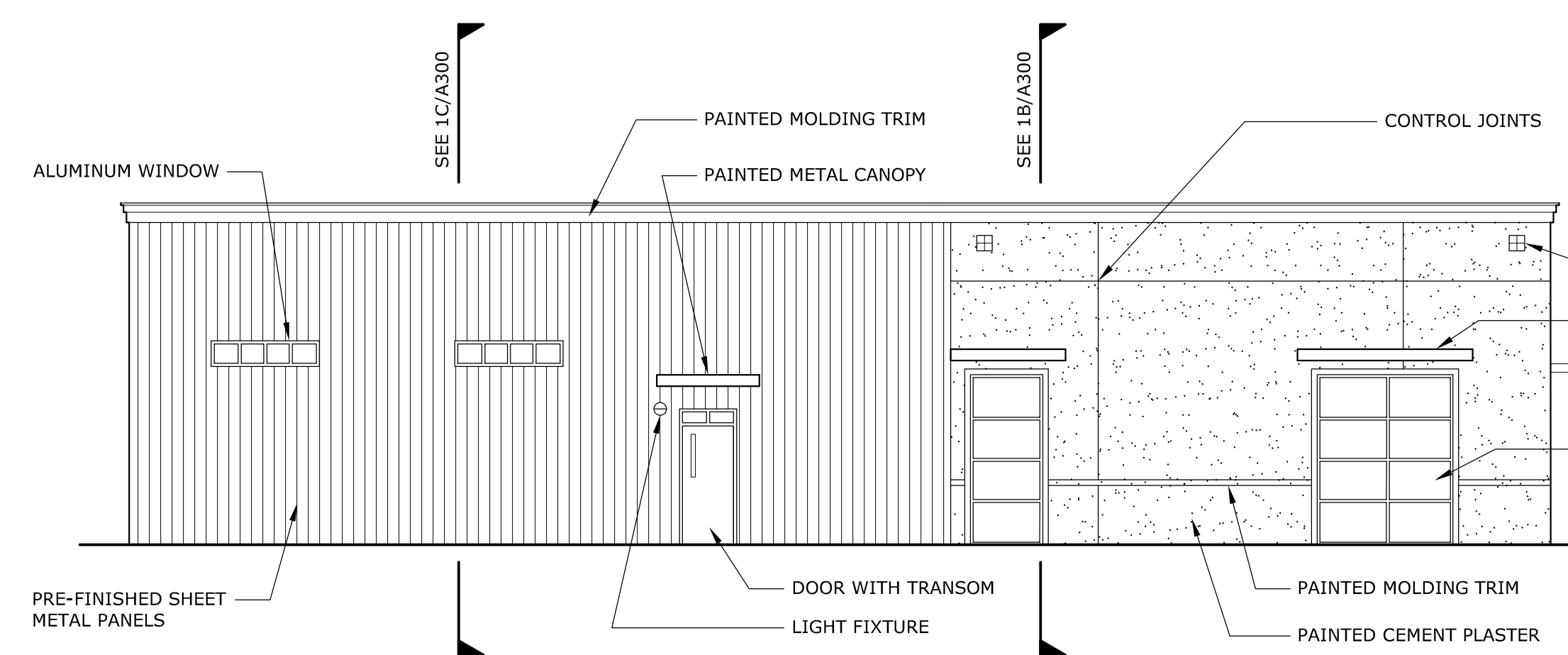
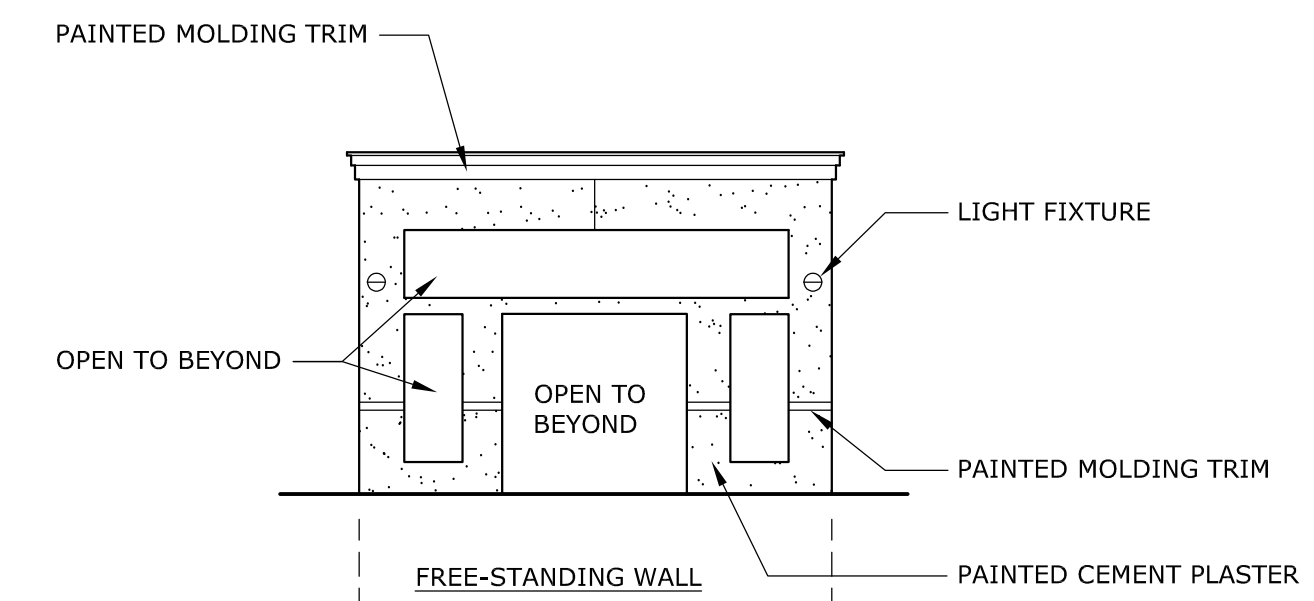
CITY:

C.U.P. SUBMITTAL

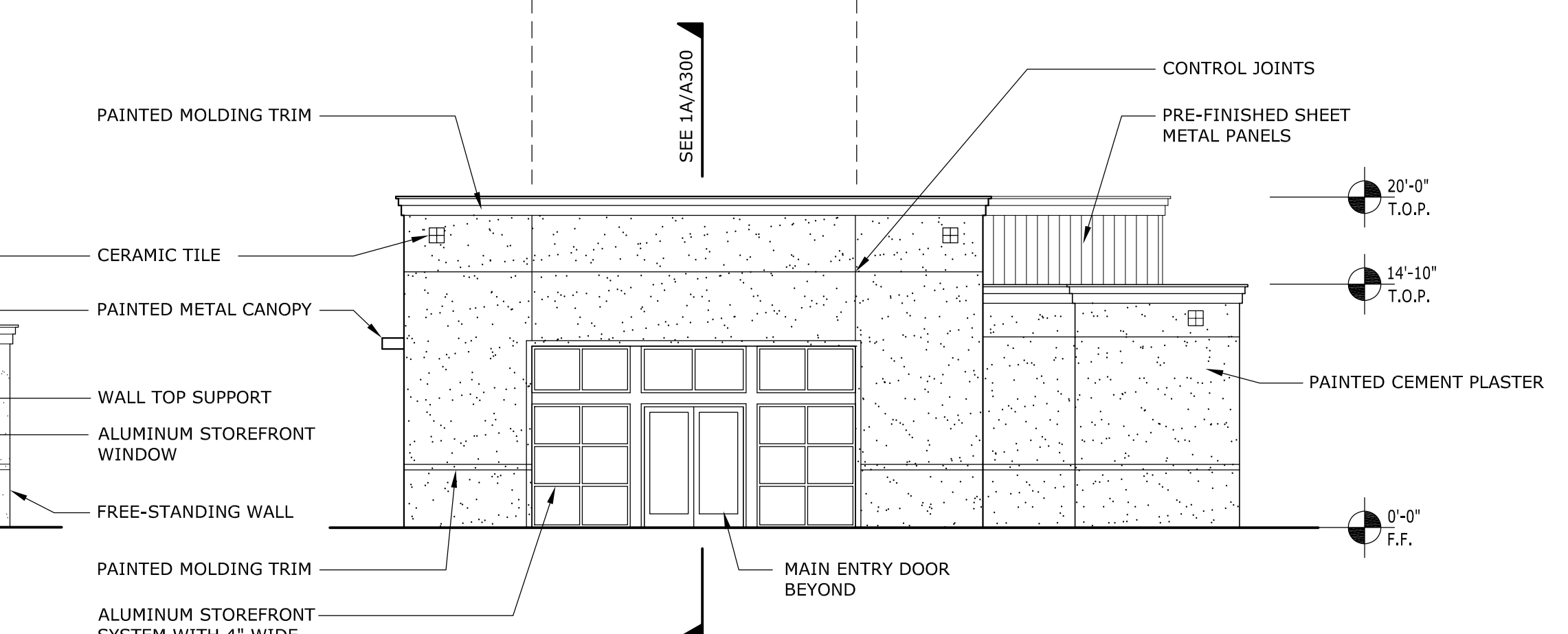
SHEET DESCRIPTION:
SCHEMATIC EXTERIOR
ELEVATIONS

SHEET NO:

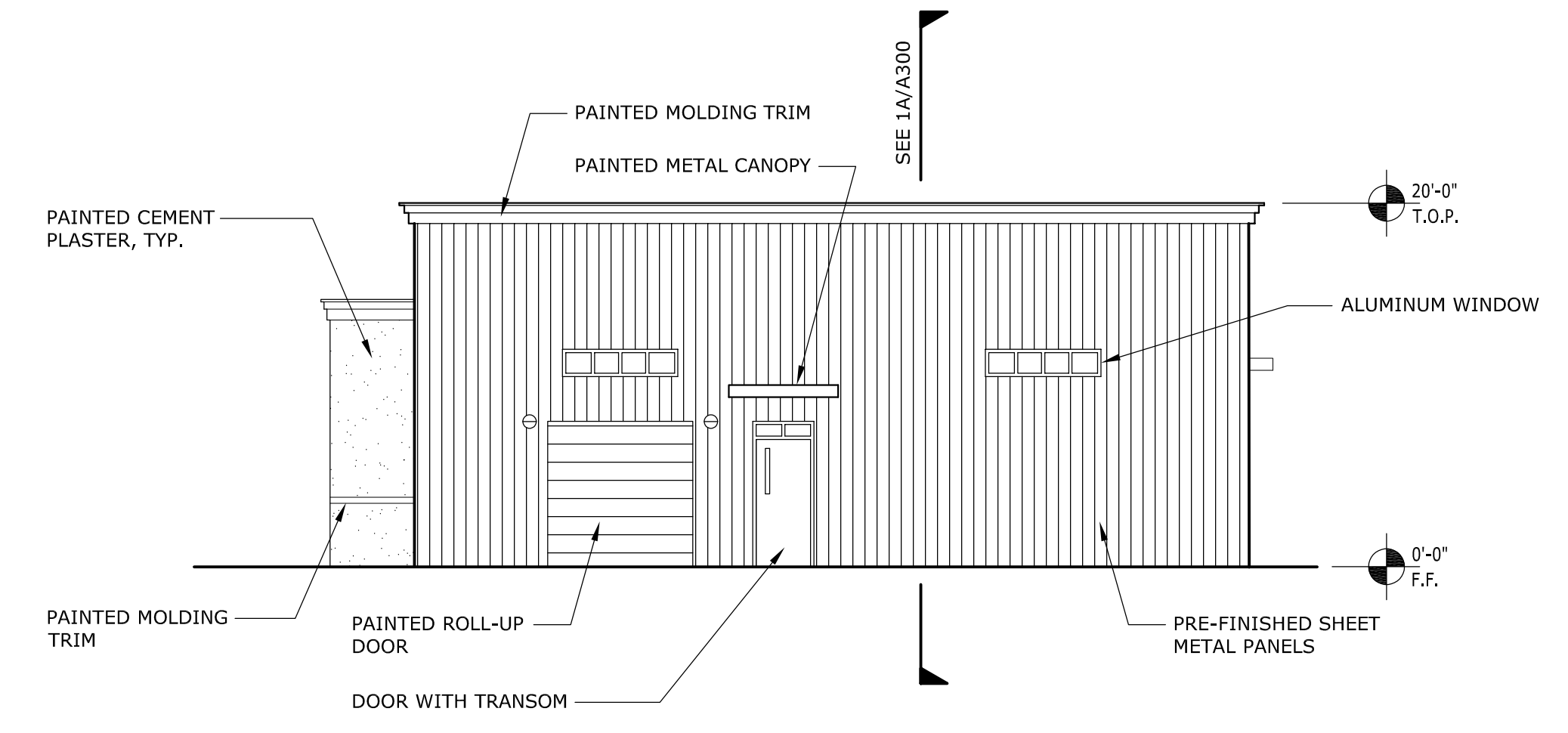
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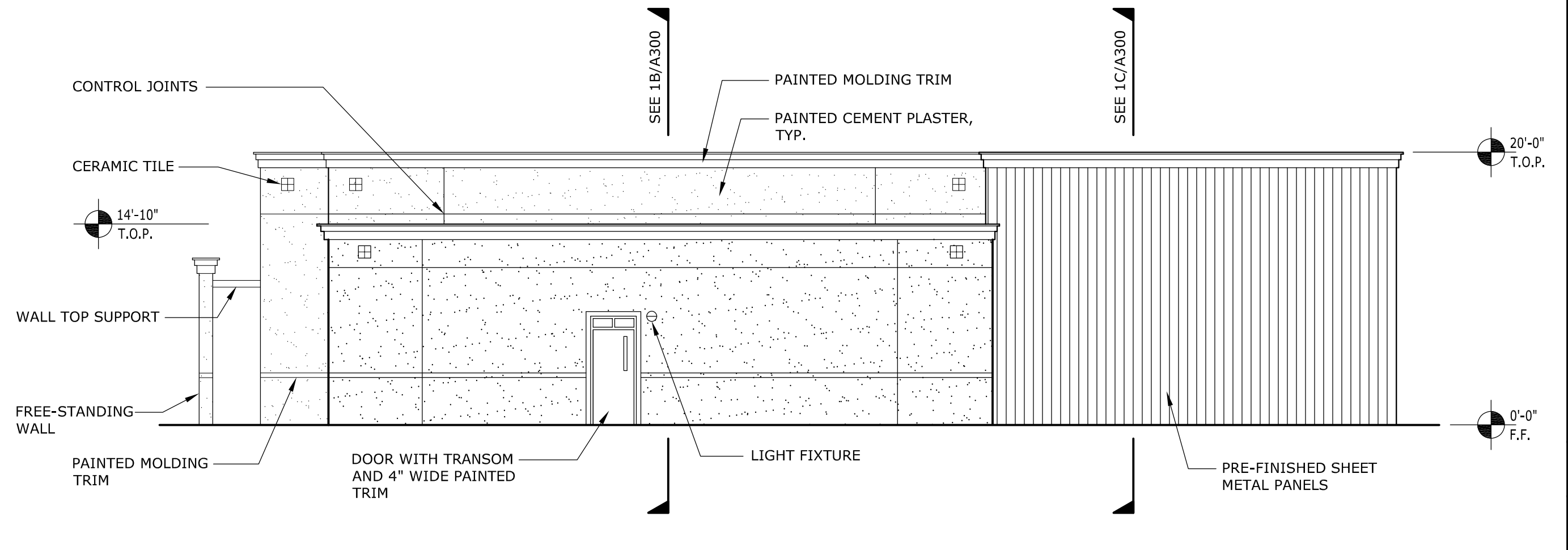
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

EXTERIOR ELEVATIONS

1/8" = 1'-0" 1

Rev.	Date	Description

JOB NO: 1600.00

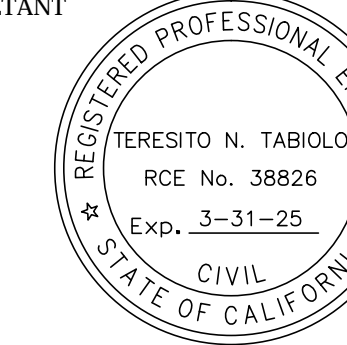
DATE: 05/05/21

DRAWN: MH

CHECK:

ARCHITECT:

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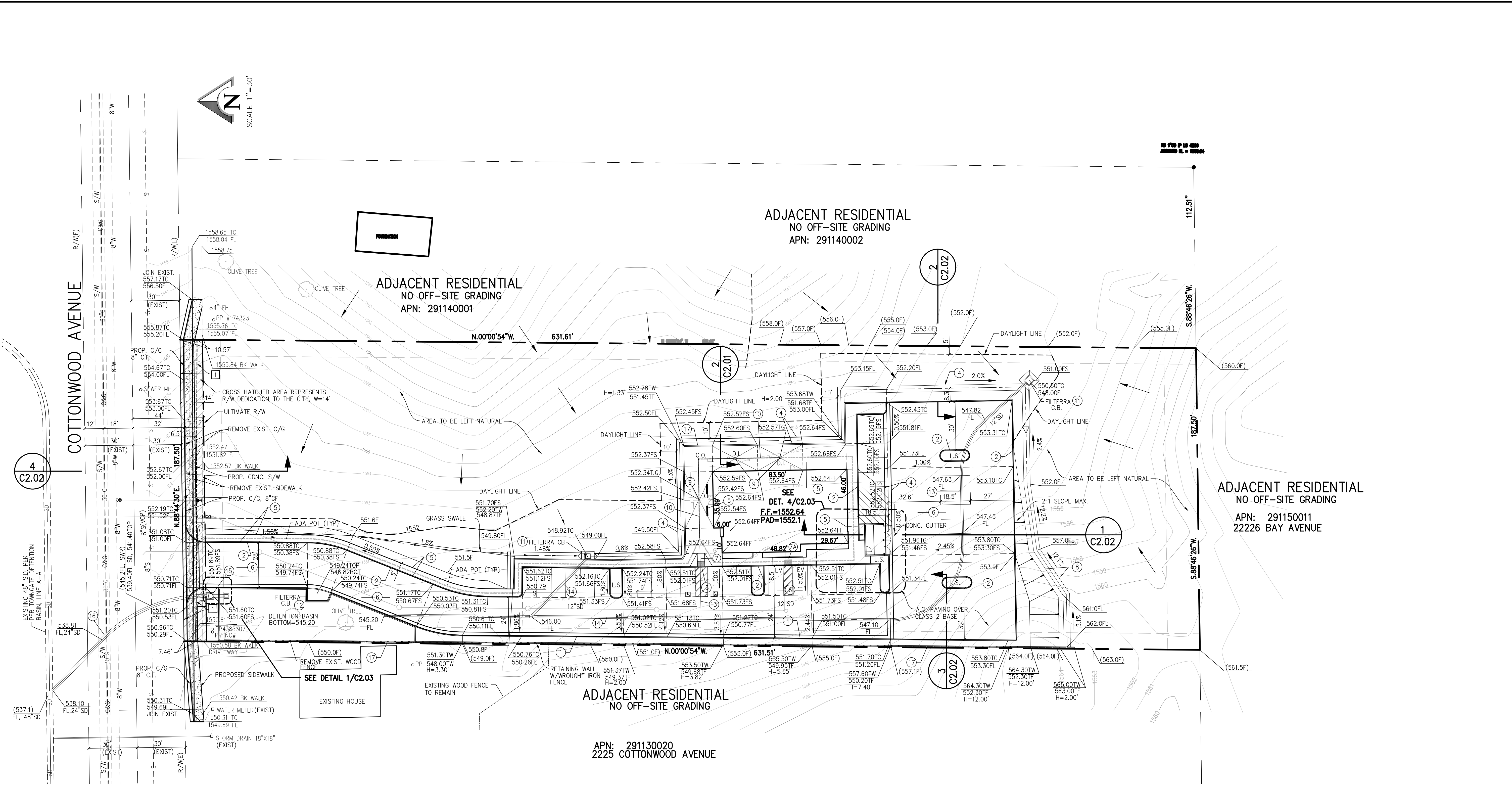


CITY:

C.U.P. SUBMITTAL

SHEET DESCRIPTION:
**PRELIMINARY
GRADING PLAN**
SHEET NO:

C1.01
Packet Pg. 50



ADJACENT RESIDENTIAL
NO OFF-SITE GRADING
APN: 291140002

ADJACENT RESIDENTIAL
NO OFF-SITE GRADING
APN: 291140001

ADJACENT RESIDENTIAL
NO OFF-SITE GRADING
APN: 291150011
22226 BAY AVENUE

ADJACENT RESIDENTIAL
NO OFF-SITE GRADING
APN: 291130020
2225 COTTONWOOD AVENUE

CONSTRUCTION NOTES:

- 1— CONSTRUCT 6" CONCRETE CURB AND GUTTER, TYPE I PER DETAIL 1/C2.01.
- 2— CONSTRUCT 6" CONCRETE CURB, TYPE II PER DETAIL 1/C2.01.
- 3— CONSTRUCT 0" CONCRETE CURB, TYPE III PER DETAIL 1/C2.01.
- 4— CONSTRUCT 4' WIDE CONCRETE GUTTER PER DETAIL 3/C2.01.
- 5— CONSTRUCT 4" THICK CONCRETE SIDEWALK, 3,000 PSI. SEE ARCHITECT'S PLAN FOR CONCRETE JOINT PATTERN AND JOINT PLACEMENT.
- 6— CONSTRUCT 3" A.C. PAVING OVER 4" CLASS II AGGREGATE BASE. (TENTATIVE SECTION).
- 7— CONSTRUCT ACCESSIBLE CURB RAMP PER DETAIL 5/C2.01, TYPE I
- 7A— CONSTRUCT ACCESSIBLE CURB RAMP PER DETAIL 1/C2-04, TYPE II
- 8— CONSTRUCT 4' WIDE CONCRETE GUTTER AT TOP OF SLOPE PER DETAIL 4/C2.01.
- 9— CONSTRUCT 6" SQUARE GRATE INLET WITH 6" PVC VERTICAL PIPE.
- 10— CONSTRUCT 6" PVC STORM DRAIN, SDR-35.
- 11— CONSTRUCT 3'x3' FILTERRA CATCH BASIN.
- 12— CONSTRUCT 12.5'x8.0' FILTERRA CATCH BASIN.
- 13— CONSTRUCT 8" PVC. SDR-35 STORM DRAIN PIPE.
- 14— CONSTRUCT 12" PVC, SDR-35 STORM DRAIN PIPE.

- 15— CONSTRUCT MANHOLE #1 PER CITY OF MORENO VALLEY STD. DWG. MVFE-320A-0.
- 16— CONSTRUCT 24" RCP STORM DRAIN PIPE.
- 17— CONSTRUCT RETAINING WALL PER ARCHITECT'S DETAILS. (UNDER SEPARATE PERMIT).

EASEMENT NOTE

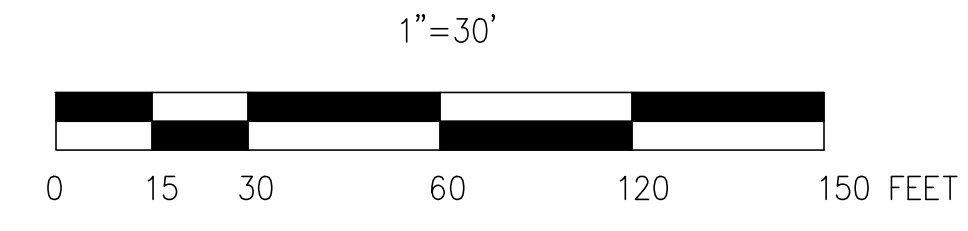
1 CONVEYED TO COUNTY OF RIVERSIDE IN DEED RECORDED FEBRUARY 23, 1960 AS INSTRUMENT NO. 16068 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

LEGAL DESCRIPTION

THE WEST 187.5 FEET MEASURED ON THE NORTH LINE OF LOT 5 OF EDMONT TRACT NO. 3, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE 50, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY OF RECORDER OF SAID COUNTY.

EXCEPTING THAT PORTION CONVEYED TO COUNTY OF RIVERSIDE IN DEED RECORDED FEBRUARY 23, 1960 AS INSTRUMENT NO. 16068 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PRELIMINARY GRADING PLAN



EARTHWORK QUANTITIES

FILL = 800 C.Y.
CUT=3850 C.Y.
EXPORT/STOCKPILE=2950 C.Y.
SHRINKAGE=15%

CIVIL SHEET INDEX:

- C1.01 — CONCEPTUAL GRADING PLAN
- C1.02 — SEWER AND WATER PLAN
- C2.01 — SECTIONS/DETAILS
- C2.02 — SECTIONS/DETAILS
- C2.03 — SECTIONS/DETAILS
- C2.04 — SECTIONS/DETAILS

Rev. No.	Date	Description

JOB NO: 1600.00
 DATE: 05/05/21
 DRAWN: MH
 CHECK: .
 ARCHITECT:

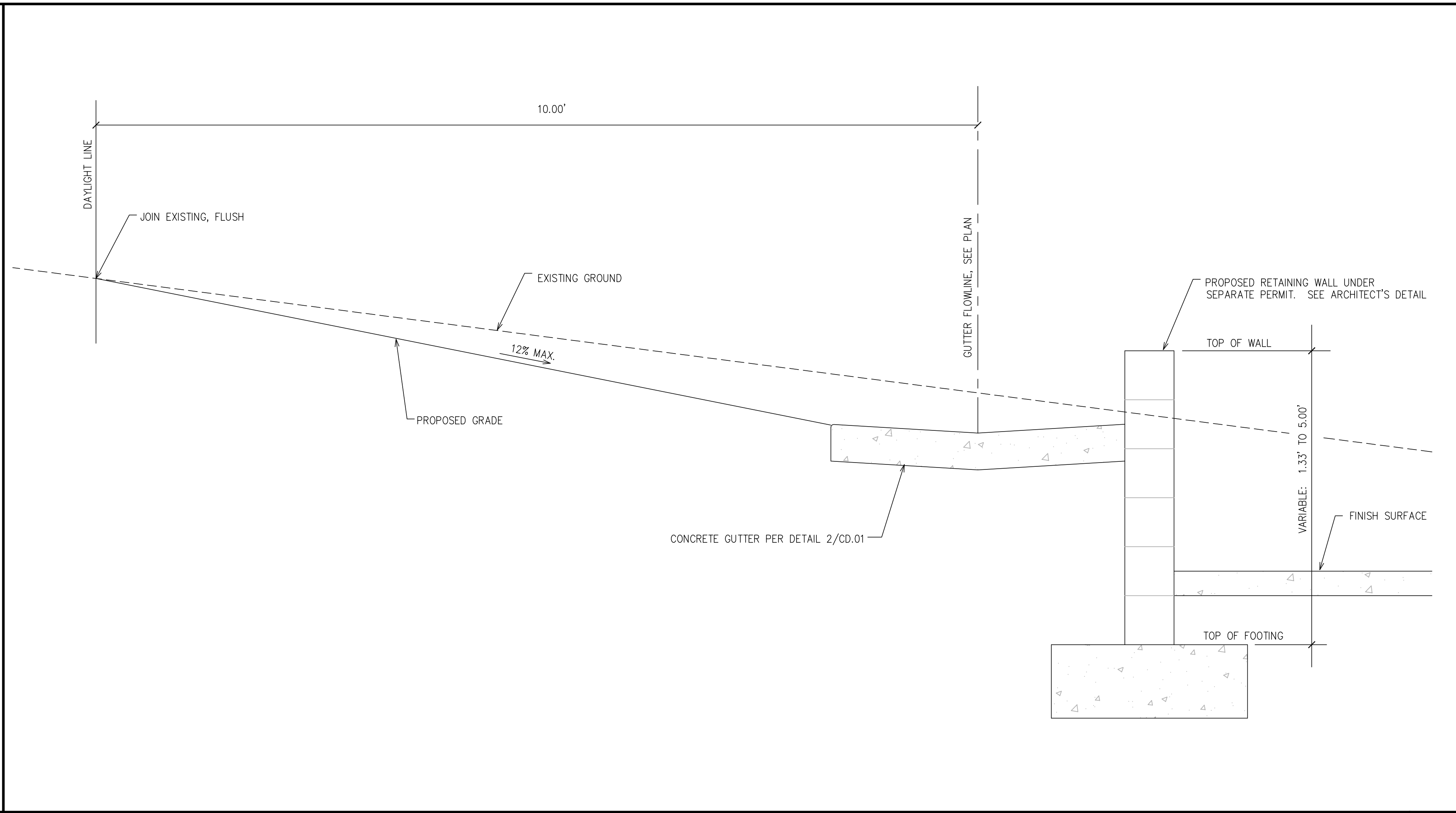
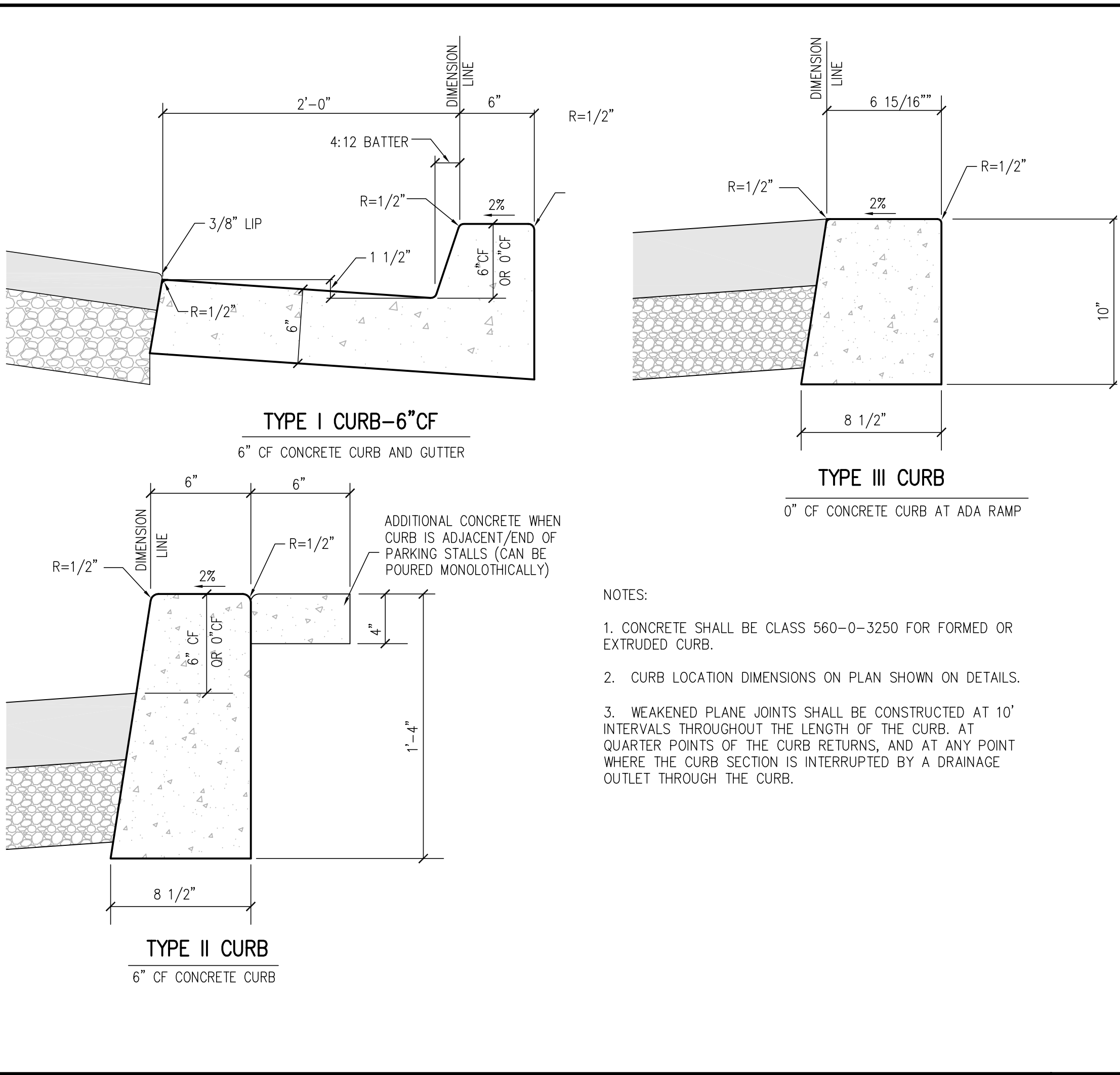
CONSULTANT SEAL:

 CITY:

C.U.P. SUBMITTAL

SHEET DESCRIPTION:
SECTIONS/DETAILS

SHEET NO:
C2.01

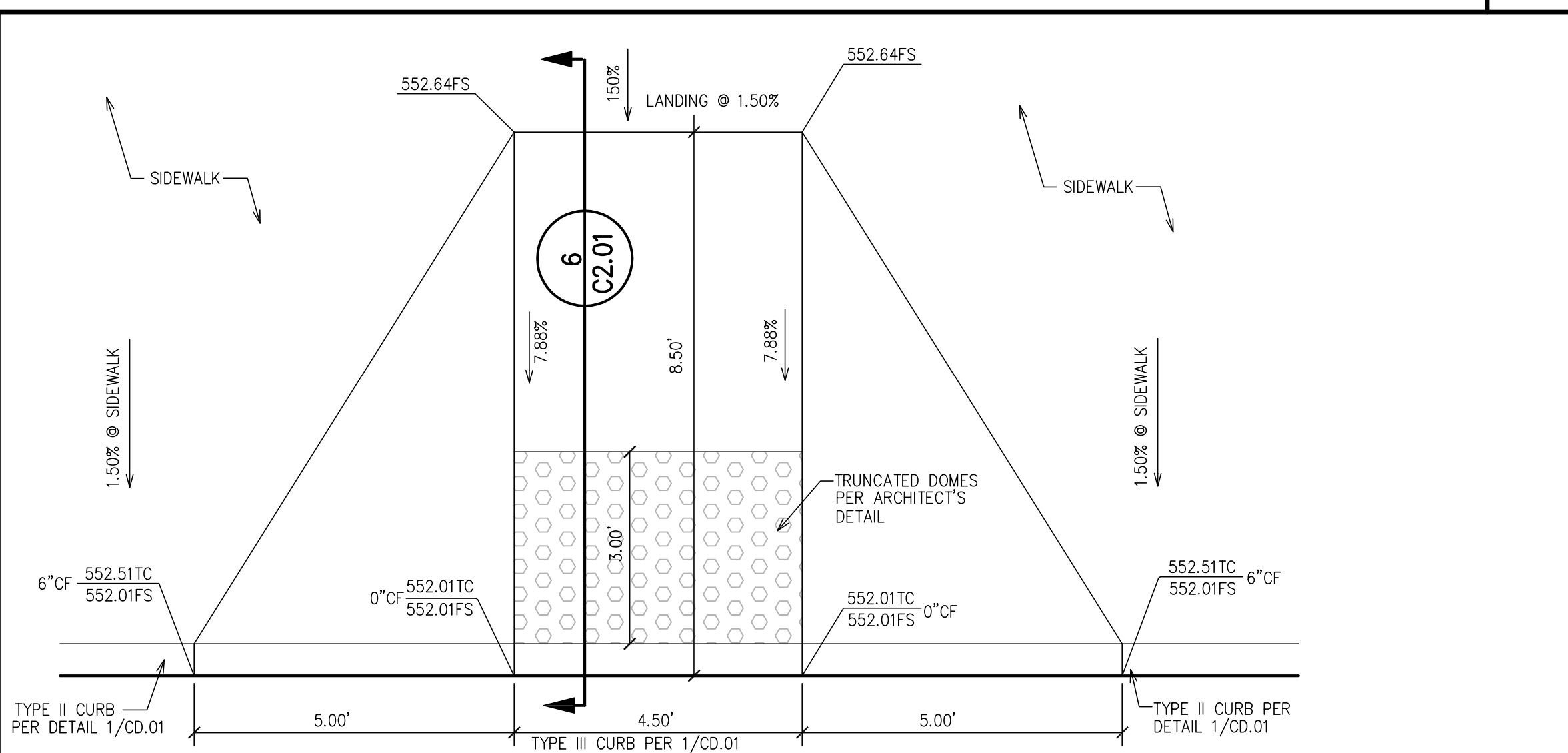
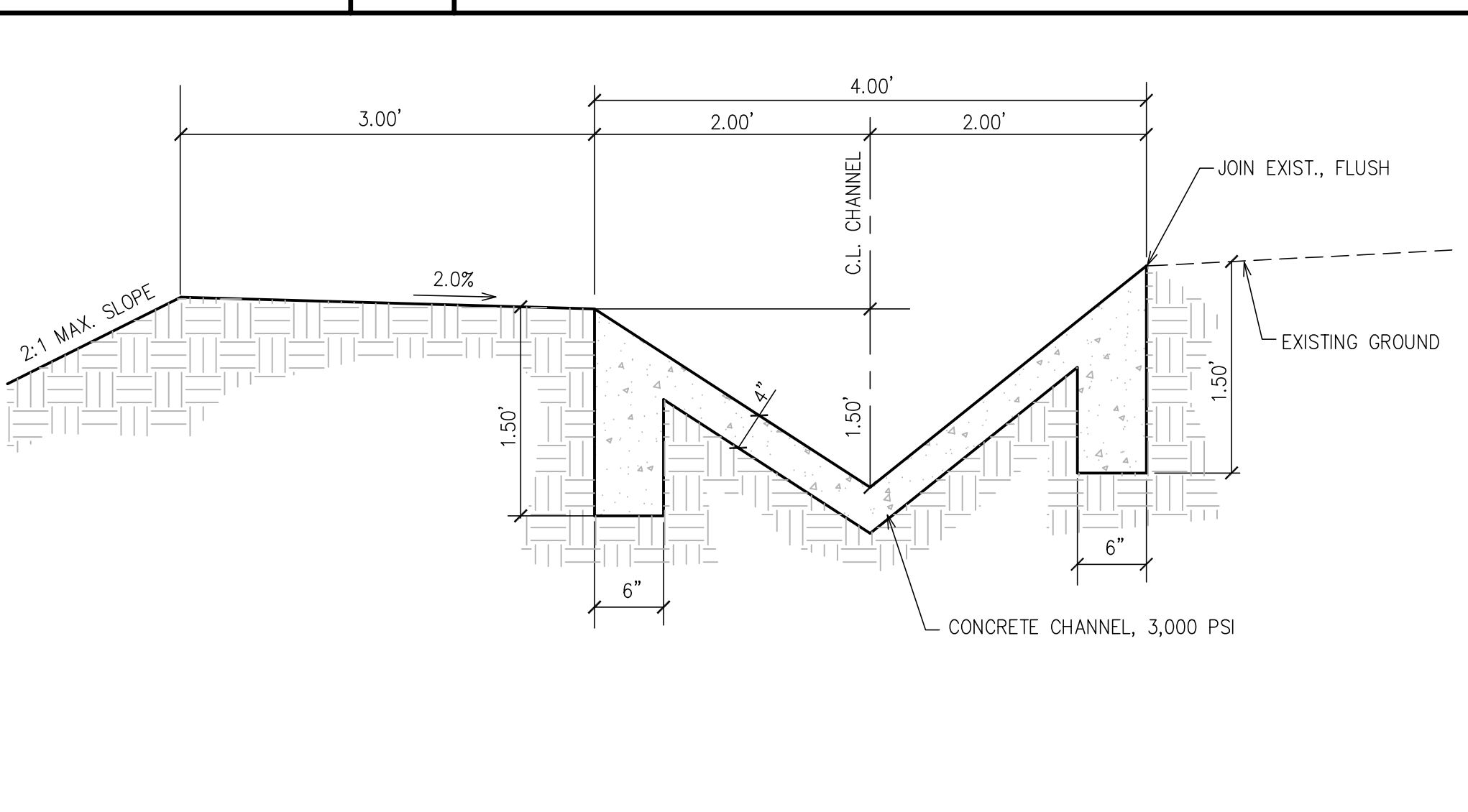
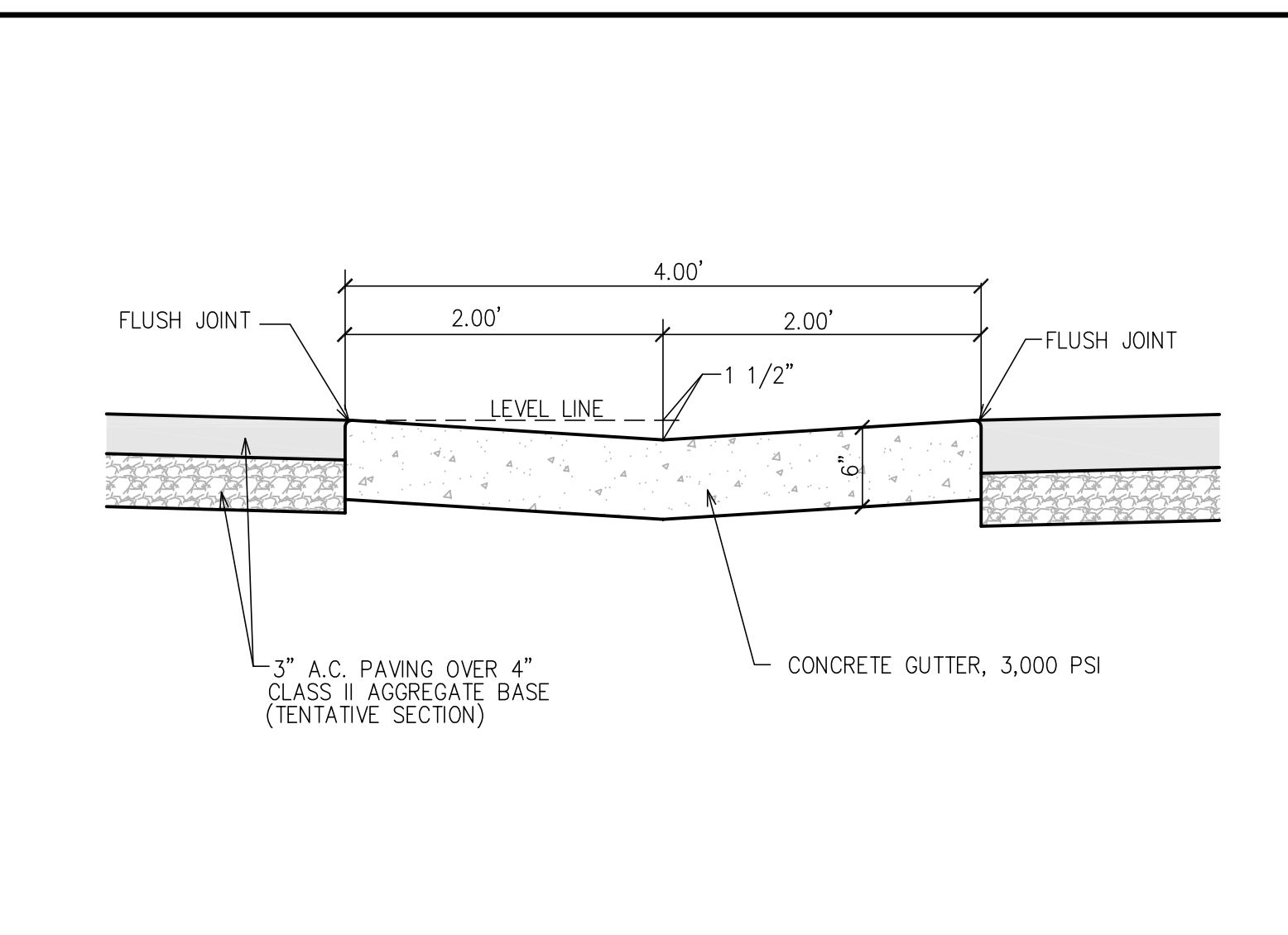


DETAIL

1

SECTION

2



DETAIL

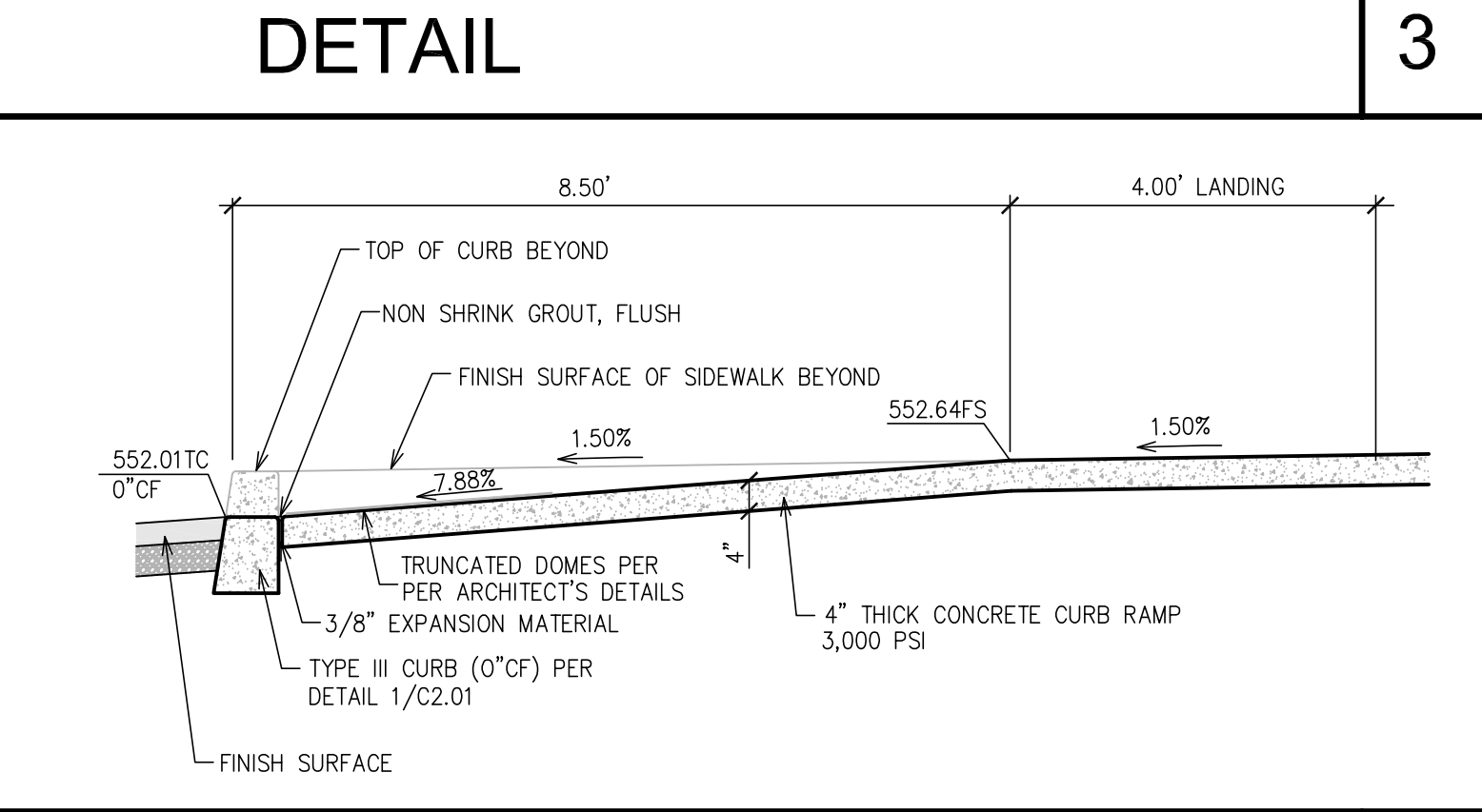
3

DETAIL

4

DETAIL

5



SECTION

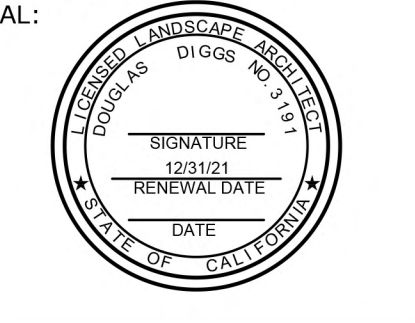
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Rev. No.	Date	Description

JOB NO: 1600.00
DATE: 04/28/21
DRAWN: HK/JV
CHECK: DVD

ARCHITECT:

CONSULTANT SEAL:



CITY:

C.U.P. SUBMITTAL

SHEET DESCRIPTION:
LANDSCAPE PLANTING
OVERALL PLAN

SHEET NO:

LP.A

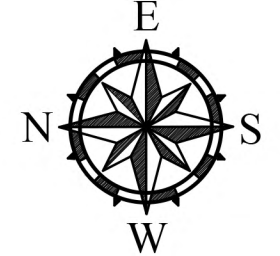
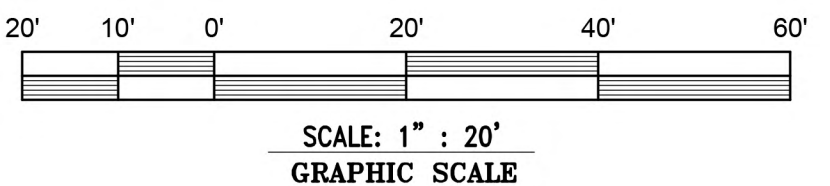
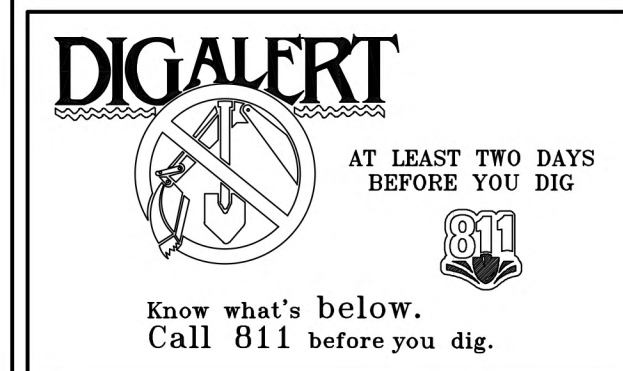
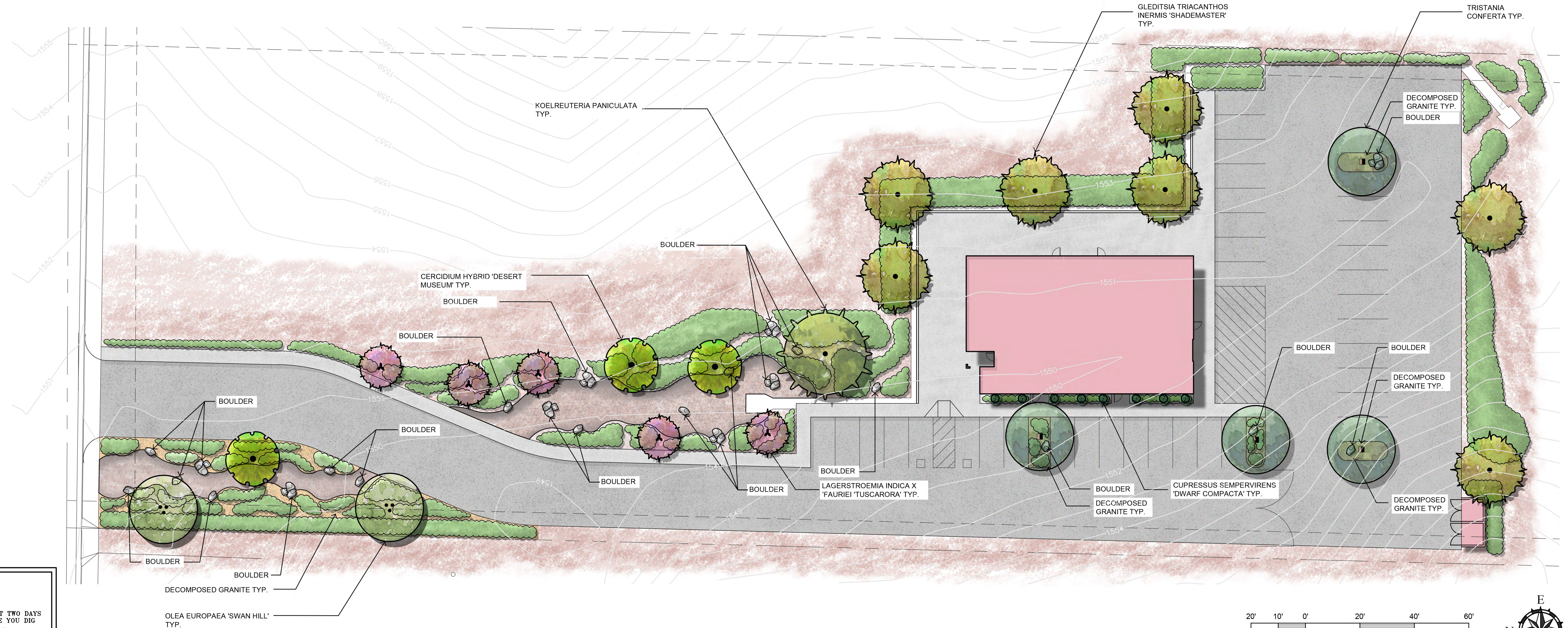
PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	CERCIDIUM HYBRID (PARKINSONIA) 'DESERT MUSEUM'	PALO VERDE	36" BOX
	CUPRESSUS SEMPERVIRENS 'DWARF COMPACTA'	DWARF ITALIAN CYPRESS	36" BOX
	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	HONEYLOCUST	36" BOX
	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'	RED-PINK FLOWERING GRAPE MYRTLE	36" BOX
	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	36" BOX
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE TREE (FRUITLESS VARIETY)	36" BOX
	TRISTANIA CONFERTA (LOPHOSTEMON)	BRISBANE BOX	24" BOX

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
SHRUBS/ VINES			
	ANIGOZANTHOS 'KANGA RED'	DWARF RED KANGAROO PAW	1 GALLON
	ANIGOZANTHOS 'KANGA YELLOW'	DWARF YELLOW KANGAROO PAW	1 GALLON
	BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH	5 GALLON
	BOULEOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GALLON
	LEUCOPHYLLUM FRUTESCENS 'GREEN LEAF'	TEXAS RANGER	5 GALLON
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY	5 GALLON
	TECOMARIA CAPENSIS	CAPE HONEYSUCKLE	5 GALLON
	WESTRINGIA FRUTICOSA	BLUE GEM WESTRINGIA	5 GALLON
	YUCCA FILAMENTOSA 'COLOR GUARD'	VAREGATED ADAM'S NEEDLE	1 GALLON
GROUND COVER			
	ACACIA REDOLENS 'LOW BOY'	PROSTRATE ACACIA	1 GALLON
	LONICERA JAPONICA 'HALLIANA'	HALL'S JAPANESE HONEYSUCKLE	1 GALLON
	MYOPORUM PARVIFOLIUM 'PINK'	PINK AUSTRALIAN RACER	1 GALLON
	STABILIZED DECOMPOSED GRANITE	TYPE: GAILS GOLD D.G.	
	COBBLE STONE 4"-12" DIA.	ROUNDED TIGHTLY INSTALLED.	

NOTE:
1. APPLY 3" MULCH TO ALL PLANTING AREAS UNLESS OTHERWISE INDICATED ON PLANS WITH DECOMPOSED GRANITE HATCH.
2. TYPAR BIO BARRIER TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATION OVER THE ALL UTILITY LINES WHERE TREES ARE BEING INSTALLED.
3. INSTALL LINEAR ROOT BARRIER MODEL UB-24 BY DEEP ROOT WHERE TREES ARE WITHIN 7' OF HARDSCAPE EDGE. REFER TO DETAIL _____



PEN21-0175 -Location Map



Legend

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

Image Source: Nearmap

Notes:

631.0 0 315.48 631.0 Feet