PLANNING COMMISSIONERS

ERLAN GONZALEZ Chairperson

RAY BAKER Vice Chairperson

ALVIN DEJOHNETTE Commissioner



OMAR COBIAN Commissioner

JOANN STEPHAN Commissioner

DARYL C. TERRELL Commissioner

NICOLE TAYLOR Alternate Commissioner

PLANNING COMMISSION Regular Meeting

Agenda

Thursday, May 23, 2024 at 6:00 PM City Hall Council Chamber – 14177 Frederick Street

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

PUBLIC COMMENTS PROCEDURE

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

PUBLIC COMMENTS

CONSENT CALENDAR

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

- 1. Planning Commission Minutes Regular Meeting April 25, 2024 6:00 PM
- 2. Planning Commission Minutes Regular Meeting May 9, 2024 6:00 PM

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.

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

1.	Case:	PEN23-0103 (Conditional Use Permit)	
	Applicant:	Rick Wallace for West Coast Storage (NWB Moreno Valley LLC., Chris McCoy).	
	Property Owner:	NWB Moreno Valley, LLC	
	Project Site:	South side of Alessandro Boulevard, west of Moreno Beach Drive (APNs: 486-240-008 & -018	
	Case Planner:	Juan Galvan, Contract Planner	
	Council District:	3	
	Proposal:	The development of a self-storage facility on a 4.37-acre vacant site.	
	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).	

OTHER COMMISSION BUSINESS

1. REPORT FOR ASSEMBLY BILL (AB) 2485 AS REQUESTED BY THE PLANNING COMMISSIONER DARYL TERRELL

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

Planning Commission Regular Meeting Thursday, June 13 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 April 25, 2024

CALL TO ORDER

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

ROLL CALL

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

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Taylor.

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, Nicole Taylor

SELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON

Commissioner Stephan nominated Commissioner Cobian for the Chairperson position. Commissioner Terrell seconded the motion. Commissioner Cobian declined due to employment responsibilities.

Commissioner Cobian nominated Commissioner Gonzalez for the Chairperson position. Chairperson DeJohnette seconded the motion.

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

Commissioner Stephan nominated Commissioner Baker for the Vice-Chairperson position. Commissioner Cobian seconded the motion.

RESULT:APPROVED [7 TO 0]MOVER:JoAnn Stephan, CommissionerSECONDER:Omar Cobian, Vice-ChairpersonAYES:JoAnn Stephan, Omar Cobian, Erlan Gonzalez, Ray L. Baker, Alvin
DeJohnette, Daryl C. Terrell, Nicole Taylor

PUBLIC COMMENTS PROCEDURE

Chairperson Gonzalez read procedures aloud for the public and the record.

PUBLIC COMMENTS

No public comments.

CONSENT CALENDAR

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

PUBLIC COMMENTS:

No public comments.

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

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

1. The 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 anew truck rental, service and fueling facility on a 9.63-acre site.

The item will be continued to the June 13, 2024, Planning Commission meeting.

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

2. The applicant is proposing the development of a site with a 3,874 Square-foot building, parking, and on-site and off-site improvements for operation of the new Genisis Christina Fellowship's Geraldine Community Center.

Public Hearing Opened: 6:18 p.m.

No speakers.

Public Hearing Closed: 6:23 p.m.

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

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

Robert Flores, Planning Official/Manager, acknowledged and thanked the Administrative Staff for their work. Mr. Flores also mentioned the Emerging Leaders Council program and the availability of the application for young adults between 14 and 20 years old.

PLANNING COMMISSIONER COMMENTS

Commissioner Terrell would like the Planning Commission to recommend to the City Council to support AB 2485. AB 2485 relates to the RHNA reform.

Steve Quintanilla, City Attorney, indicated the Planning Commission cannot vote on the issue since it is not on the agenda. Chairperson Gonzalez indicated the item will be placed on the agenda.

Commissioner Stephan indicated that will not be able to attend the May 9, 2024, meeting.

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ADJOURNMENT

Chairperson Gonzalez adjourned the meeting at 6:28 p.m. to the next regularly scheduled meeting.

Submitted by:

Approved by:

Patricia Castreje Planning Commission Secretary Erlan Gonzalez Chairperson

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

REGULAR MEETING – 6:00 PM May 9, 2024

CALL TO ORDER

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

ROLL CALL

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

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner DeJohnette.

APPROVAL OF AGENDA

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ray L. Baker, Vice-Chairperson
SECONDER:	Omar Cobian, Commissioner
AYES:	Ray L. Baker, Omar Cobian, Erlan Gonzalez, Alvin DeJohnette, Daryl C. Terrell, Nicole Taylor,

PUBLIC COMMENTS PROCEDURE

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

PUBLIC COMMENTS

<u>Speakers</u> Bob Palomarez

CONSENT CALENDAR

No items for discussion.

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

- 1. RESOLUTION RECOMMENDING THE INTRODUCTION AND SUBSEQUENT ADOPTION OF AN ORDINANCE FOR VARIOUS AMENDMENTS TO TITLE 9 (PLANNING AND ZONING) OF THE MORENO VALLEY MUNICIPAL CODE. (Report of: Planning Commission)
 - A. Staff recommends that the Planning Commission **APPROVE** Resolution No. 2024-22, and thereby **RECOMMEND** that the City Council:
 - 1. **FIND** that the proposed amendments are exempt from the California Environmental Quality Act; and
 - 2. **INTRODUCE** and subsequently **ADOPT** the proposed ordinance to effectuate the various amendments to Title 9 (Planning & Zoning) of the Moreno Valley Municipal Code, based on the findings set forth and/or referenced in Resolution No. 2024-22.

Public Hearing Opened: 6:24 p.m.

No speakers.

Public Hearing Closed: 6:28 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ray L. Baker, Vice-Chairperson
SECONDER:	Alvin DeJohnette, Commissioner
AYES:	Ray L. Baker, Alvin DeJohnette, Erlan Gonzalez, Omar Cobian, Daryl C. Terrell, Nicole Taylor

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

The Planning Official, Robert Flores, informed the Commission that the Emerging Leaders Council is still open and accepting applications.

He also indicated that the passed legislation discussed at the last meeting is forthcoming.

PLANNING COMMISSIONER COMMENTS

No comments.

ADJOURNMENT

Chairperson Gonzalez adjourned the meeting at 6:31 p.m. to the next regularly scheduled meeting.

Submitted by:

Approved by:

Rachel Ramirez Planning Commission Secretary Erlan Gonzalez Chairperson

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PLANNING COMMISSION

STAFF REPORT

Meeting Date: May 23, 2024

PROPOSED SELF STORAGE FACILITY ON A 4.37-ACRE VACANT SITE

Case: PEN23-0103 (Conditional Use Permit)

Applicant: Rick Wallace for West Coast Storage (NWB Moreno Valley LLC., Chris McCoy).

Property Owner: NWB Moreno Valley, LLC

Project Site: South side of Alessandro Boulevard, west of Moreno Beach Drive (APNs: 486-240-008 & -018

Case Planner: Juan Galvan, Contract Planner

3

Council District:

Proposal: The development of a self-storage facility on a 4.37-acre vacant site.

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).

<u>SUMMARY</u>

The Applicant, West Coast Self Storage (NWB Moreno Valley LLC.), is requesting a Conditional Use Permit ("CUP") (PEN23-0103) to allow the construction of a selfstorage facility with 995 storage units ("Proposed Project"). The Proposed Project is located on the south side of Alessandro Boulevard, west of Moreno Beach Drive ("Project Site") within the Community Commercial (CC) District. The Proposed Project is consistent with the goals, policies, and objectives of the City's General Plan, as well as the requirements of the CC District and the Moreno Valley Municipal Code ("Municipal Code") and is exempt from CEQA.

PROJECT DESCRIPTION

Approval of a CUP (PEN21-0103) is requested for the Proposed Project to allow for the development of a self-storage facility with indoor and outdoor accessible storage units, including climate-controlled units. The Proposed Project consists of 995 storage units within six single-story buildings, identified as Buildings A, B, C, D, E1, and E2, and a small office/retail area that is part of Building A, as shown in the table below.

	Building	Floor Area (sf)	Number of Units	Unit Access Location	
^	Office / Retail	983	N/A	N/A	
A	Units	22,232	190	Indoor and Outdoor	
В		35,491	374	(Most units are indoor accessed	
С		21,820	208	through indoor halls or	
D		20,640	186	corridors)	
E-1		3,640	18	Outdoor	
E-2		3,840	19	Outdoor	
	Total	108,646	995	N/A	

The Municipal Code allows for storage facilities within the CC District, subject to the approval of a CUP.

SITE AND SURROUNDING AREA

The 4.37-acre vacant Project Site is located on the south side of Alessandro Boulevard, west of Moreno Beach Drive within the Community Commercial (CC) District. Parcels to the south and west are vacant located within the Office Commercial (OC) District. The parcels to the north and east are within the Community Commercial (CC) District, and most are vacant, except for the adjacent parcel at the corner of Alessandro Boulevard and Moreno Beach Drive, which has an existing service station.

ACCESS/PARKING

The Proposed Project will have vehicular access from Maltby Avenue and Alessandro Boulevard. The main access and office entrance will be located on Maltby Avenue. The facility includes a total of 12 on-site parking spaces for customers and staff parking, sufficient to comply with parking requirements of Title 9 of the Municipal Code.

DESIGN/LANDSCAPING

The storage facility includes a contemporary and modern architectural style. Design elements include split-face block walls that introduce texture and dimension to the buildings, vertical and horizontal metal siding with stone veneer, and tube steel vine trellises.

The proposed conceptual landscape plans provide enhanced landscape treatment around the perimeter of the Project Site, along the frontage, and throughout the project designed to meet the Municipal Code requirements.

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

REVIEW AGENCY COMMENTS

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

ENVIRONMENTAL

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

The use is allowable by the Commercial land use designation of the General Plan and permitted within the Community Commercial Zoning District with an approved Conditional Use Permit. The Proposed Project is located on a 4.36 acres vacant site, which has no value as a habitat for endangered, rare, or threatened species, according to project technical reports. Standard conditions of approval will ensure adequate biological surveys as applicable and payment of appropriate mitigation fees. Furthermore, the Proposed Project's daily vehicle trips are below established thresholds and impacts are considered insignificant. Anticipated noise would not exceed the City's Municipal Code requirements. Moreover, the Air Quality analysis conducted indicates the project will have insignificant impacts, and the approved Preliminary WQMP and existing City's requirements. Finally, all utilities are currently available for the Project Site.

NOTIFICATION

Consistent with the applicable Municipal Code provisions and exceeding the distance requirements of applicable state law, public notice was sent to all property owners of record within 600 feet of the Project Site, posted on the Project Site, and published in the Press Enterprise Newspaper at least 10 days prior to the public hearing. As of the

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preparation of this Staff Report, no public comments have been received regarding the Proposed Project.

FISCAL ANALYSIS

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

1) A \$350,000 donation to the Moreno Valley Community Foundation.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission <u>ADOPT</u> Resolution No. 2024-16 attached hereto and incorporated herein by reference:

- DETERMINING that Conditional Use Permit PEN23-0103 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 32 Exemption (CEQA Guidelines, Section 15332, In-Fill Development Projects), and
- 2. **APPROVING** Conditional Use Permit PEN23-0103 subject to the attached conditions of approval included as Exhibit A of Resolution No. 2024-16.

Approved by:

Robert Flores

Planning Division Manager/Official

Prepared by: Julia Descoteaux Principal Planner

ATTACHMENTS

To view large attachments, please click your "bookmarks" on side of this document for the necessary attachment.

on the left hand

- 1. Resolution No. 2024-16
- 2. Project Plans
- 3. Project Location Map

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RESOLUTION NUMBER 2024-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (PEN23-0103) FOR THE DEVELOPMENT OF A SELF-STORAGE FACILITY LOCATED ON THE SOUTH SIDE OF ALESSANDRO BOULEVARD, WEST OF MORENO BEACH DRIVE (APN: 486-240-008 & -018)

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

WHEREAS, West Coast Self Storage (NWB Moreno Valley LLC.) ("Applicant") submitted an application for a Conditional Use Permit (PEN23-0103) to develop a self-storage facility ("Proposed Project"), located on the south side of Alessandro Boulevard west of Moreno Beach Drive (APN 486-240-008 & -018) ("Project Site"); and

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

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

WHEREAS, Section 9.02.060 (Conditional Use Permits) permits the City to impose conditions of approval upon projects for which a Conditional Use Permit is required, to address on-site improvements, off-site improvements, the manner in which the site is used and any other conditions as may be deemed necessary to protect the public health, safety and welfare to ensure that the Proposed Project will be developed in accordance with the purpose and intent of Title 9 (Planning and Zoning) of the Municipal Code; and

WHEREAS, 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 to this Resolution and incorporated herein by this 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 that the Proposed Project will be developed in accordance with the purpose and intent of Title 9

Resolution No. 2024-16 May 23, 2024

(Planning and Zoning) of the Municipal Code; and

WHEREAS, on May 23, 2024, in accordance with the provisions of the California Environmental Quality Act (CEQA¹) and CEQA Guidelines², the Planning Commission has determined that the Proposed Project is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines 15332 for In-Fill Development which is applicable to this Proposed Project since: 1) the Proposed Project is consistent with the applicable General Plan designation and policies and all applicable zoning designation and regulations and applicable policies; 2) the Project Site is less than five acres in size and substantially surrounded by urban uses; 4) the Proposed Project will not result in any significant effects related to traffic, noise, air quality, or water quality; and 5) the Project Site can be adequately served by all required utilities and public services; 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 May 23, 2024, and notice thereof was duly published, posted, and mailed to all property owners of record within 600 feet of the Project Site; and

WHEREAS, on May 23, 2024, the public hearing to consider the Proposed Project was duly conducted by the Planning Commission, at which time all interested persons were provided with an opportunity to testify and to present evidence; and

WHEREAS, at the public hearing, the Planning Commission considered whether each of the requisite findings specified in Section 9.02.060 of the Municipal Code could be made concerning the Proposed Project as conditioned by the Conditions of Approval; and

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

Section 1. Recitals and Exhibits

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

Section 2. Notice

That pursuant to Government Code Section 66020(d)(1), notice is hereby given that the Proposed Project is subject to certain fees, dedications, reservations, and other exactions as provided herein, in the Staff Report and Conditions of Approval (collectively, "Conditions"); and these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions, and pursuant to Government Code Section 66020(d)(1) the applicant is hereby further notified that the ninety-day approval period in which the applicant may protest these fees, dedications,

¹ Public Resources Code §§ 21000-21177

² 14 California Code of Regulations §§15000-15387

reservations, and other exactions, has commenced upon the date of adoption of this Resolution.

Section 3. Evidence

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

- (a) Moreno Valley General Plan and all other relevant provisions contained therein;
- (b) Title 9 (Planning and Zoning) of the Moreno Valley Municipal Code and all other relevant provisions referenced therein;
- (c) Application for a Conditional Use Permit (PEN23-0103) and all documents, records and references contained therein;
- (d) Conditions of Approval for Conditional Use Permit (PEN23-0103) attached hereto as Exhibit A;
- (e) Staff Report prepared for the Planning Commission's consideration and all documents, records and references related thereto, and Staff's presentation at the public hearing;
- (f) Staff's determination that the Proposed Project is categorically exempt in compliance with the California Environmental Quality Act (CEQA) and CEQA Guidelines;
- (g) Testimony and/ or comments from Applicant and its representatives during the public hearing; and
- (h) Testimony and/or comments from all persons that was provided in written format or correspondence, at, or prior to, the public hearing.

Section 4. Findings

That based on the foregoing Recitals and the Evidence contained in the Administrative Record as set forth above, the Planning Commission makes the following findings 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) since: 1) the Proposed Project is consistent with the applicable General Plan designation and policies and all applicable zoning designation and regulations and applicable policies; 2) the Project Site is less than five acres in size substantially surrounded by urban uses; 3) the Project Site has no value, as habitat for rare, threatened or endangered species; 4) the Proposed Project will not result in any significant effects related to traffic, noise, air quality, or water quality; and 5) the Project Site can be adequately served by all required utilities and public services.

Section 6. Notice of Exemption

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

Section 7. Approval of Conditonal Use Permit (PEN23-0103)

That based on the foregoing Recitals, Administrative Record and Findings, the Planning Commission hereby approves the Proposed Project (Conditional Use Permit PEN23-0103), subject to the Conditions of Approval, attached hereto as Exhibit A and incorporated herein.

Section 8. Repeal of Conflicting Provisions

That all the provisions as heretofore adopted by the Planning Commission 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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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Section 11. Certification

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

PASSED AND ADOPTED THIS 23rd DAY OF MAY 2024.

CITY OF MORENO VALLEY PLANNING COMMISSION

Erlan Gonzalez, Chairperson

ATTEST:

Robert Flores Planning Manager/Official

APPROVED AS TO FORM:

Steven B. Quintanilla, City Attorney

Exhibit: Exhibit A:

bit A: Conditions of Approval - Conditional Use Permit (PEN23-0103)

5 Resolution No. 2024-16 May 23, 2024

<u>Exhibit A</u>

Conditional Use Permit (PEN23-0103) Conditions of Approval Conditional Use Permit (PEN23-0103) Page 1

CITY OF MORENO VALLEY CONDITIONS OF APPROVAL Conditional Use Permit (PEN23-0103)

EFFECTIVE DATE: EXPIRATION DATE:

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

- 1. A change or modification to the land use or the approved site plans may require a separate approval. Prior to any change or modification, the property owner shall contact the City of Moreno Valley Community Development Department to determine if a separate approval is required.
- 2. In accordance with the Developer's obligation to defend, indemnify and hold harmless the City, including but not limited to as set forth in more detail in the Project's Conditions of Approval, Moreno Valley Municipal Code Section 9.02.310 (Indemnification of City for Discretionary Approvals), and the Project application, Developer shall enter into an Advanced Funding Agreement with the City no later than ten (10) calendar days from Planning Commission's approval of the Project. A copy of said Agreement is on file with the Community Development Director.
- 3. The developer, or the developer's successor-in-interest, shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust. (MC 9.02.030)
- 4. This approval shall expire three years after the approval date of this project unless used or extended as provided for by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever. Use means the beginning of substantial construction contemplated by this approval within the three-year period, which is thereafter pursued to completion, or the beginning of substantial utilization contemplated by this approval. (MC 9.02.230)
- 5. The Developer shall defend, indemnify and hold harmless the City, city council, commissions, boards, subcommittees and the City's elected and appointed officials. commissioners. board members. officers. agents, consultants and employees ("City Parties") from and against any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorneys' fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to the legality, validity or adequacy of any of the following items: (i) any prior or current agreements by and among the City and the Developer; (ii) the

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

- 6. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
- 7. The site shall be developed in accordance with the approved plans on file in the Community Development Department - Planning Division, the Municipal Code regulations, General Plan, and the conditions contained herein. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Official. (MC 9.14.020)
- 8. 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.
- 9. Any signs indicated on the submitted plans are not included with this approval. Any signs, whether permanent (e.g. wall, monument) or temporary (e.g. banner, flag), require separate application and approval by the Planning Division. No signs are permitted in the public right of way. (MC 9.12)

Special Conditions

10. The following items have been offered as a condition of approval by the property owner/applicant as a community benefit:

1) A \$350,000 donation to the Moreno Valley Community Foundation (Prior to Building Permit issuance).

2) Construction of approximately 480 LF of the majority of a new public street, Maltby Avenue Prior to Building final).

3) Moving a transmission power pole for the widening of Moreno Beach Drive per the City's standard. (Prior to Building Final with coordination from Southern

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California Edison).

4) Widening of approximately 230 Liner Foot of Moreno Beach Drive. (Prior to Building Final)

5) Widening of approximately 200 Liner Foot of Alessandro Boulevard. (Prior to Building Final).

6) Provide approximately 910 Liner Foot of public sidewalk per City standard. (Prior to Building Final).

7) Provide easement to Eastern Municipal Water District (EMWD) for the installation of a new pump station to improve the surrounding area water infrastructure per agreement with Eastern Municipal Water District. (Prior to Building Final with approval from EMWD).

11. The site has been approved for a self-storage facility to include approximately 995 storage units. A change or modification shall require separate approval. For a Conditional Use Permit, violation may result in revocation of the Conditional Use Permit.

Prior to Building Permit

- 12. Prior to the issuance of building permits, the developer shall provide documentation that contact was made to the U.S. Postal Service to determine the appropriate type and location of mailboxes.
- 13. Prior to issuance of any building permits, final landscaping and irrigation plans shall be submitted for review and approved by the Planning Division. After the third plan check review for landscape plans, an additional plan check fee shall apply. The plans shall be prepared in accordance with the City's Landscape Requirements and shall include:

a. A three (3) foot high decorative wall, solid hedge, or berm shall be placed in any setback areas between a public right of way and a parking lot for screening.

- b. Finger/end planters with required step-outs and curbing shall be provided.
- c. Drought tolerant landscape shall be used. No sod shall be installed.
- 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. All site perimeter and parking lot landscape and irrigation shall be installed before the release of the certificate of any occupancy permits or building final.

- 14. Prior to issuance of building permits, the Planning Division shall review and approve the location and method of enclosure or screening of transformer cabinets, commercial gas meters and back flow preventers as shown on the final working drawings. Location and screening shall comply with the following criteria: transformer cabinets and commercial gas meters shall not be located within required setbacks and shall be screened from public view either by architectural treatment or landscaping; multiple electrical meters shall be fully enclosed and incorporated into the overall architectural design of the building(s); back-flow preventers shall be screened by landscaping. (GP Objective 43.30)
- 15. Prior to issuance of a building permit, the developer/property owner or developer's successor-in-interest shall pay all applicable impact fees due at permit issuance, including but not limited to Multi-species Habitat Conservation Plan (MSHCP) mitigation fees. (Ord)
- developer/owner 16. Prior to building final, the or developer's/owner's successor-in-interest shall pay all applicable impact fees, including but not limited to Transportation Uniform Mitigation fees (TUMF), the Citv's and adopted Development Impact Fees. (Ord)
- 17. Detailed, on-site, computer generated, point-by-point comparison lighting plan, including exterior building, parking lot, and landscaping lighting, shall be included in the Building Plans for review by the Planning Division. The lighting plan shall be generated on the plot plan and shall be integrated with the final landscape plan. The plan shall indicate the manufacturer's specifications for light fixtures used, shall include style, illumination, location, height and method of shielding per the City's Municipal Code requirements. After the third plan check review for lighting plans, an additional plan check fee will apply. (MC 9.08.100, 9.16.280)
- 18. Prior to issuance of building permits, screening details shall be addressed on the building plans for roof top equipment submitted for Planning Division review and approval through the building plan check process. All equipment shall be completely screened so as not to be visible from public view, and the screening shall be an integral part of the building.
- 19. Prior to issuance of any grading permit, all Conditions of Approval shall be printed on the grading plans.
- 20. Prior to issuance of grading permits, the developer shall pay the applicable Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee. (Ord)
- 21. If potential historic, archaeological, Native American cultural resources or paleontological resources are uncovered during excavation or construction activities at the project site, work in the affected area must cease immediately and a qualified person (meeting the Secretary of the Interior's standards (36CFR61)) shall be

consulted by the applicant to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, prehistoric, or paleontological resource. Determinations and recommendations by the consultant shall be immediately submitted to the Planning Division for consideration, and implemented as deemed appropriate by the Community Development Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all affected Native American Tribes before any further work commences in the affected area.

If human remains are discovered during grading and other construction excavation, no further disturbance shall occur until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within 5-days of the published finding to be given a reasonable opportunity to identify the "most likely descendant." The "most likely descendant" shall then make recommendations, and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98). (GP Objective 23.3, CEQA).

22. Prior to issuance of grading permits, the developer shall submit wall/fence plans to the Building and Safety Division for review and approval by the Planning Division as follows:

a. A maximum 6-foot high solid decorative block perimeter wall with pilasters and a cap shall be required adjacent to all residential zoned areas.

b. 3-foot high decorative wall, solid hedge, or berm shall be placed in any setback areas between a public right of way and a parking lot for screening.

c. Any proposed retaining walls shall also be decorative in nature, while the combination of retaining and other walls on top shall not exceed the height requirement.

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

- 23. Prior to issuance of grading permits, the location of the trash enclosure shall be included on the plans.
- 24. Prior to issuance of any building permit, all Conditions of Approval shall be printed on the building plans.
- 25. Within thirty (30) days prior to any grading or other land disturbance, a pre-construction survey for Burrowing Owls shall be conducted pursuant to the established guidelines of Multiple Species Habitat Conservation Plan. The pre-construction survey shall be submitted to the Planning Division prior to any

disturbance of the site and/or grading permit issuance.

26. A Pre-construction survey shall be conducted for nesting birds, including California horned lark, if vegetation clearing is conducted during the nesting season, which is generally between January 15 and August 31. The nesting bird survey shall be conducted by a qualified biologist no more than seven days prior to vegetation removal and will include both the project site and a 500-foot buffer. If active nests are confirmed to be present during the pre-construction survey, a buffer zone will be established by a qualified biologist until they have verified that the young have left the nest, or it has otherwise become inactive.

Prior to Building Final or Occupancy

- 27. Prior to building final, all required landscaping and irrigation shall be installed per plan, certified by the Landscape Architect and inspected by the Planning Division. (MC 9.03.040, MC 9.17).
- 28. Prior to building final, Planning approved/stamped landscape plans shall be provided to the Community Development Department Planning Division on a CD disk.
- 29. 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

- 30. The proposed non-residential project shall comply with the latest Federal Law, Americans with Disabilities Act, and State Law, California Code of Regulations, Title 24, Chapter 11B for accessibility standards for the disabled including access to the site, exits, bathrooms, workspaces, trash enclosures, etc.
- 31. The proposed residential project (3 or more dwelling units) shall comply with the latest Federal Law, Americans with Disabilities Act, and State Law, California Code of Regulations, Title 24, Chapter 11A for accessibility standards for the disabled including access to the site, exits, kitchens, bathrooms, common spaces, pools/spas, etc.
- 32. 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.

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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.

- 33. All new buildings 10,000 square feet and over, shall include building commissioning in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements (OPR). All requirements in the California Green Building Standards Code sections 5.410.2 - 5.410.2.6 must be met.
- 34. 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.
- 35. 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).
- 36. 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.).
- 37. 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).
- 38. The proposed residential project shall comply with the California Green Building Standards Code, Section 4.106.4, mandatory requirements for Electric Vehicle Charging Stations (EVCS).

- 39. 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.
- 40. 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.
- 41. 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.
- 42. 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.
- 43. Prior to permit issuance, every applicant shall submit a properly completed Waste Management Plan (WMP), as a portion of the building or demolition permit process (MC 8.80.030).
- 44. The proposed project is subject to approval by the Eastern Municipal Water District and all applicable fees and charges shall be paid prior to permit issuance. Contact EMWD at 951.928.3777 for specific details.

ECONOMIC DEVELOPMENT DEPARTMENT (EDD)

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

CONDITIONS OF APPROVAL

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provided by the Moreno Valley Business & Employment Resource Center ("BERC").

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

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

FIRE DEPARTMENT

Fire Prevention Bureau

- 50. All Fire Department access roads or driveways shall not exceed 12 percent grade. (CFC 503.2.7 and MVMC 8.36.060[G])
- 51. The Fire Department emergency vehicular access road shall be (all weather surface) capable of sustaining an imposed load of 80,000 lbs. GVW, based on street standards approved by the Public Works Director and the Fire Prevention Bureau. The approved fire access road shall be in place during the time of construction. Temporary fire access roads shall be approved by the Fire Prevention Bureau. (CFC 501.4, and MV City Standard Engineering Plan 108d)
- 52. 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)
- 53. 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.

- 54. 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)
- 55. 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)
- 56. Prior to issuance of Certificate of Occupancy or Building Final, "Blue Reflective Markers" shall be installed to identify fire hydrant locations in accordance with City specifications. (CFC 509.1 and MVLT 440A-0 through MVLT 440C-0)
- 57. Prior to issuance of Certificate of Occupancy or Building Final, all commercial buildings shall display street numbers in a prominent location on the street side and rear access locations. The numerals shall be a minimum of twelve inches in height. (CFC 505.1, MVMC 8.36.060[I])
- 58. 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.
- 59. 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.
- 60. 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)

- 61. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)
- 62. Prior to issuance of Building Permits, the applicant/developer shall participate in the Fire Impact Mitigation Program. (Fee Resolution as adopted by City Council)
- 63. 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])
- 64. 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])
- 65. 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)
- 66. 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)
- 67. 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)
- 68. Fire Department access driveways over 150 feet in length shall have a turn-around as determined by the Fire Prevention Bureau capable of accommodating fire apparatus. (CFC 503 and MVMC 8.36.060, CFC 501.4)
- 69. During phased construction, dead end roadways and streets which have not been completed shall have a turn-around capable of accommodating fire apparatus.

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(CFC 503.1 and 503.2.5)

- 70. If construction is phased, each phase shall provide an approved emergency vehicular access way for fire protection prior to any building construction. (CFC 501.4)
- 71. Plans for private water mains supplying fire sprinkler systems and/or private fire hydrants shall be submitted to the Fire Prevention Bureau for approval. (CFC 105 and CFC 3312.1)
- 72. The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering said waterflow for 2 hour(s) duration at 20-PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 507.3, Appendix B)
- 73. Prior to 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)
- 74. 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

- 75. 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.
- 76. This project requires the installation of electric distribution facilities. The developer shall submit a detailed engineering plan showing design, location and schematics

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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 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.

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

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

PUBLIC WORKS DEPARTMENT

Land Development

- 82. Aggregate slurry, as defined in Section 203-5 of Standard Specifications for Public Works Construction, shall be required prior to 90% security reduction or the end of the one-year warranty period of the public streets as approved by the City Engineer. If slurry is required, a slurry mix design shall be submitted for review and approved by the City Engineer. The latex additive shall be Ultra Pave 70 (for anionic) or Ultra Pave 65 K (for cationic) or an approved equal per the geotechnical report. The latex shall be added at the emulsion plant after weighing the asphalt and before the addition of mixing water. The latex shall be added at a rate of two to two-and-one-half (2 to 2½) parts to one-hundred (100) parts of emulsion by volume. Any existing striping shall be removed prior to slurry application and replaced per City standards.
- 83. The developer shall comply with all applicable City ordinances and resolutions including the City's Municipal Code (MC) and if subdividing land, the Government Code (GC) of the State of California, specifically Sections 66410 through 66499.58, said sections also referred to as the Subdivision Map Act (SMA). [MC 9.14.010]
- 84. The final approved conditions of approval (COAs) issued and any applicable Mitigation Measures by the Planning Division shall be photographically or

electronically placed on mylar sheets and included in the Grading and Street Improvement plans.

85. The developer shall monitor, supervise and control all construction related activities, so as to prevent these activities from causing a public nuisance, including but not limited to, insuring strict adherence to the following:

(a) Removal of dirt, debris, or other construction material deposited on any public street no later than the end of each working day.

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

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

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

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

- 86. Drainage facilities (e.g., catch basins, water quality basins, etc.) with sump conditions shall be designed to convey the tributary 100-year storm flows. Secondary emergency escape shall also be provided.
- 87. Local tax from construction contracts may be allocated to the local jurisdiction of the specific construction jobsite. This is accomplished by a contractor or subcontractor electing to obtain a construction site sub-permit for the jobsite. The contractors, or subcontracts, that have individual contracts with a value of \$5 million or more are eligible for this election. This qualifying contract price applies to each contract or subcontract for work performed at the jobsite, and not to the total value of the prime contract. In order to be eligible for a jobsite sub-permit, the contractor or subcontractor must meet the following criteria:

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

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

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

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

sub-permit that shows their CDTFA account number or a signed statement that sales and use tax does not apply to their portion of the project. The Prime Contractor will provide the City with a list of subcontractors associated with the project.

- 88. 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]
- 89. 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)]
- 90. 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]
- 91. This project shall submit civil engineering design plans, reports and/or documents (prepared by a registered/licensed civil engineer) for review and approval by the City Engineer per the current submittal requirements, prior to the indicated threshold or as required by the City Engineer. The submittal consists of, but is not limited to, the following:

a. Rough grading w/ erosion control plan (prior to grading permit issuance);

b. Precise grading w/ erosion control plan (prior to grading permit issuance);

c. public improvement plan (e.g., street w striping, sewer/water, etc.) (prior to encroachment permit issuance);

d. Final drainage study (prior to grading plan approval);

e. Final WQMP (prior to grading plan approval);

f. Legal Documents (e.g., easement(s),dedication(s), Lot Line Adjustment, R/W Vacation, etc.) (prior to Building Permit Issuance);

g. As-Built revision for all plans (prior to Occupancy release);

Prior to Grading Plan Approval

- 92. Resolution of all drainage issues shall be as approved by the City Engineer.
- 93. 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.
- 94. Emergency overflow areas shall be shown at all applicable drainage improvement locations in the event that the drainage improvement fails or exceeds full capacity.
- 95. 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.

96. 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.

- 97. 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.
- 98. 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.
- 99. 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.
- 100. 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

- 101. 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)]
- 102. Security, in the form of a cash deposit (preferable), bond or letter of credit shall be submitted as a guarantee of the implementation and maintenance of erosion control measures. At least twenty-five (25) percent of the required security shall be in the form of a cash deposit with the City. [MC 8.21.160(H)]
- 103. Security, in the form of a cash deposit (preferable), bond or letter of credit shall be submitted as a guarantee of the completion of the grading operations for the project. [MC 8.21.070]
- 104. 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 on Moreno Beach Drive. 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]

105. Prior to the payment of the Transportation Uniform Mitigation Fee (TUMF), the developer may enter into a TUMF Improvement Credit Agreement to secure credit for the construction of applicable improvements on Alessandro Blvd. If the developer fails to complete this agreement by the timing specified above, credits may not be given. The developer shall pay current TUMF fees adopted by the City Council. [Ord. 835 § 2.1, 2012] [MC 3.44.060]

Prior to Improvement Plan Approval

- 106. The developer is required to bring any existing access ramps adjacent to and fronting the project to current ADA (Americans with Disabilities Act) requirements. However, when work is required in an intersection that involves or impacts existing access ramps, all access ramps in that intersection shall be retrofitted to comply with current ADA requirements, unless otherwise approved by the City Engineer.
- 107. The developer shall submit clearances from all applicable agencies, and pay all applicable plan check fees.
- 108. The street improvement plans shall comply with current City policies, plans and applicable City standards (i.e. MVSI-160 series, etc.) throughout this project.
- 109. The design plan and profile shall be based upon a centerline, extending beyond the project boundaries a minimum distance of 300 feet at a grade and alignment approved by the City Engineer.
- 110. 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.
- 111. The hydrology study shall be designed to accept and properly convey all off-site drainage flowing onto or through the site. In the event that the City Engineer permits the use of streets for drainage purposes, the provisions of current City standards shall apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, as in the case where one travel lane in each direction shall not be used for drainage conveyance for emergency vehicle access on streets classified as minor arterials and greater, the developer shall provide adequate facilities as approved by the City Engineer. [MC 9.14.110 A.2]
- 112. All public improvement plans (prepared by a licensed/registered civil engineer) shall be submitted for review and approved by the City Engineer per the current submittal requirements.
- 113. Any missing or deficient existing improvements along the project frontage shall be

constructed or secured for construction. The City Engineer may require the ultimate structural section for pavement to half-street width plus 18 feet or provide core test results confirming that existing pavement section is per current City Standards; additional signing & striping to accommodate increased traffic imposed by the development, etc.

- 114. For non-subdivision projects, all street dedications shall be free of encumbrances, irrevocably offered to the public and shall continue in force until the City accepts or abandons such offers, unless otherwise approved by the City Engineer.
- 115. The plans shall indicate any restrictions on trench repair pavement cuts to reflect the City's moratorium on disturbing newly-constructed pavement less than three (3) years old and recently slurry sealed streets less than one (1) year old. Pavement cuts may be allowed for emergency repairs or as specifically approved in writing by the City Engineer. Special requirements shall be imposed for repaving, limits to be determined by the City Engineer.
- 116. 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.
- 117. Maltby Avenue (60' RW / 40' CC) shall be constructed to half-width plus 10'. Improvements shall consist of, but not be limited to, pavement, curb, gutter, sidewalk, streetlights, storm drain, catch basins, and dry and wet utilities, as applicable. The developer shall be required to dedicate 40' of right of way northerly of the project's southerly project boundary along the project frontage.
- 118. Moreno Beach Drive MVSI-101A-1 (134' RW / 110' CC) shall be constructed to half-width plus 23' median. Improvements shall consist of, but not be limited to, pavement, curb, gutter, sidewalk, streetlights, storm drain, catch basins, and dry and wet utilities, as applicable. Right of way dedication may be required along the project's frontage.

Prior to Encroachment Permit

- 119. For non-subdivision projects, execution of a Public Improvement Agreement (PIA) and/or security (in the form of a cash deposit or other approved means) may be required as determined by the City Engineer. [MC 9.14.220]
- 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 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. 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.
- 123. For Commercial projects, the owner may have to secure coverage under the State's General Industrial Activities Storm Water Permit as issued by the State Water Resources Control Board.
- 124. 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.
- 125. The developer shall be required to combine the two existing parcels within the project into a single parcel.
- 126. The developer shall be required to vacate 5' of right of way on the south side of the Alessandro Blvd along the project frontage.

Prior to Occupancy

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

Conditional Use Permit (PEN23-0103) Page 22

City standards, except as noted in the Special Conditions, including but not limited to the following:

a. Street improvements including, but not limited to: pavement, base, curb and/or gutter, cross gutters, spandrel, sidewalks, drive approaches, pedestrian ramps, street lights (MVU: SL-2), signing, striping, under sidewalk drains, landscaping and irrigation, medians, pavement tapers/transitions and traffic control devices as appropriate.

b. Storm drain facilities including, but not limited to: storm drain pipe, storm drain laterals, open channels, catch basins and local depressions.

c. City-owned utilities.

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

e. Relocation of overhead electrical utility lines including, but not limited to: electrical, cable and telephone.

- 130. For commercial, industrial and multi-family projects, a "Stormwater Treatment Device and Control Measure Access and Maintenance Covenant", "Maintenance Agreement for Water Quality Improvements located in the public right-of-way" and a "Declaration of Restrictive Covenants (encroachment on City easement)" shall be recorded to provide public notice of the maintenance requirements to be implemented per the approved final project-specific WQMP. A boilerplate copy of the covenants and agreements can be obtained by contacting the Land Development Division.
- 131. The applicant shall ensure the following, pursuant to Section XII. I. of the 2010 NPDES Permit:

a. Field verification that structural Site Design, Source Control and Treatment Control BMPs are designed, constructed and functional in accordance with the approved Final Water Quality Management Plan (WQMP).

b. Certification of best management practices (BMPs) from a state licensed civil engineer. An original WQMP BMP Certification shall be submitted for review and approved by the City Engineer.

132. The Developer shall comply with the following water quality related items:

a. Notify the Land Development Division prior to construction and installation of all structural BMPs so that an inspection can be performed.

b. Demonstrate that all structural BMPs described in the approved final project-specific WQMP have been constructed and installed in conformance with the approved plans and specifications;

c. Demonstrate that Developer is prepared to implement all non-structural BMPs described in the approved final project-specific WQMP; and

d. Demonstrate that an adequate number of copies of the approved final project-specific WQMP are available for future owners/occupants.

e. Clean and repair the water quality BMP's, including re-grading to approved

Conditional Use Permit (PEN23-0103) Page 23

civil drawing if necessary.

f. Obtain approval and complete installation of the irrigation and landscaping.

Special Districts Division

- 133. Street Light Coordination/Advanced Energy Fees. Prior to the issuance of the 1st Building Permit for this project, the Developer shall pay New Street Light Installation Fees for all street lights required to be installed for this development. Payment will be collected by the Land Development Division. Fees are based on the street light administration/coordination and advanced energy fees as set forth in the City Fees, Charges, and Rates as adopted by City Council and effective at the time of payment. Any change in the project which increases the number of street lights to be installed requires payment of the fees at the then current fee. Questions may be directed to the Special Districts Administration 951.413.3470 or at SDAdmin@moval.org.
- 134. CFD 2014-01. 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, form an association to fund the services or fund an endowment) to provide an ongoing funding source for a) Street Lighting Services for capital improvements, energy charges, and maintenance and/or if public landscaping is required b) Landscape Maintenance Services for public parkway, traffic circle, open space, and/or median landscaping on Alessandro Blvd., Moreno Beach Dr. and/or Maltby Ave.

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 gualified elector(s) will not protest the annexation or formation, but will retain the right to object to any eventual tax/assessment/fee that is not equitable should the financial burden of the tax/assessment/fee not be reasonably proportionate to the benefit the affected property receives from the improvements to be installed and/or maintained or services provided. The special election requires a minimum 90-day process in compliance with the provisions of Article 13C of the California Constitution, Proposition 218, or other applicable legislation, and consistent with the scheduling for City Council meetings.

Alternatively, the condition can be satisfied by the Developer forming a property owner association that will be responsible for the improvements and any and all operation and maintenance costs for the improvements or by funding an endowment in an amount sufficient to yield an annual revenue stream that meets the annual obligation, as calculated by Special Districts Admin staff. The Developer must contact Special Districts Administration at 951.413.3470 or at SDAdmin@moval.org to satisfy this condition.

- 135. Approved Landscape Plans. For those areas to be maintained by the City and prior to the issuance of the 1st Building Permit, Planning, Landscape Services and Transportation Engineering staff, at a minimum, shall review and approve the final median, parkway, slope, traffic circle and/or open space landscape/irrigation plans as designated on the tentative map or in these Conditions of Approval.
- 136. Major Infrastructure SFD Major Infrastructure Financing District. Prior to applying for the 1st Building Permit, the gualified elector (e.g. property owner) must initiate the process (i.e. pay the annexation fee or use the alternative identified at the time of the special financing district formation) to provide an ongoing funding source for the construction and maintenance of major infrastructure improvements, which may include but is not limited to thoroughfares, bridges, and certain flood control improvements. This condition will be applicable provided said district is under development at the time this project applies for the 1st Building Permit. This condition must be fully satisfied prior to issuance of the 1st Certificate of Occupancy. This condition will be satisfied with the successful annexation/formation (i.e. special election process) into a special financing district and payment of all costs associated with the special election process. Annexation into a special financing district requires an annual payment of the annual special tax, assessment, or fee levied against the property tax bill, or other lawful means, of the parcels of the project for such district. At the time of the public hearing to consider annexation into or formation of the district, the qualified elector(s) will not protest the annexation or formation, but will retain the right to object to any eventual tax/assessment/fee that is not equitable should the financial burden of the tax/assessment/fee not be reasonably proportionate to the benefit the affected property receives from the improvements to be installed and/or maintained or services provided. The special election requires a minimum 90-day process in compliance with the provisions of Article 13C of the California Constitution, Proposition 218, or other applicable legislation, and consistent with the scheduling for City Council meetings. An alternative to satisfying this condition will be identified at such time as a special financing district has been established. At the time of development, the developer Districts must contact Special Administration at 951.413.3470 or at SDAdmin@moval.org to determine if this condition is applicable.
- 137. 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.

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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.

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

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

Article 13C of the California Constitution, Proposition 218, or other applicable legislation, and consistent with the scheduling for City Council meetings.

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

- 139. Maintenance Period. If public landscaping is required, the Developer, or the Developer's successors or assignees shall be responsible for all parkway, traffic circle, open space and/or median landscape maintenance and utility costs, etc. for a period no less than one (1) year commencing from the time all items of work have been completed to the satisfaction of Landscape Services staff as per the City of Moreno Valley Public Works Department Landscape Design Guidelines, or until such time as the City accepts maintenance responsibilities.
- 140. Independent Utilities. Parkway, median, slope, traffic circle and/or open space landscape areas included within a special financing district are required to have independent utility systems, including but not limited to water, electric, and telephone services. An independent irrigation controller and pedestal will also be required. Combining utility systems with existing or future landscape areas that are not within the same CFD 2014-01 tax rate layers or funding program (e.g. NPDES) will not be permitted.
- 141. If public landscaping is required, parkway, open space, traffic circle, and/or median landscaping specified in the project's Conditions of Approval shall be constructed in compliance with the approved landscape plans and completed prior to the issuance of the first Certificate of Occupancy/Building Final for this project.
- 142. Landscape Inspection Fees. If public landscaping is required, inspection fees for the monitoring of landscape installation associated with the City of Moreno Valley maintained landscaping are due prior to the required pre-construction meeting. (MC 3.32.040)
- 143. Landscape Guidelines. If public landscaping is required, plans for parkway, median, slope, traffic circle, and/or open space landscape areas designated in the project's Conditions of Approval for incorporation into a City Coordinated landscape maintenance program, shall be prepared and submitted in accordance with the City of Moreno Valley Public Works Department Landscape Design Guidelines. The guidelines are available on the City's website at www.moval.org or from Landscape Services (951.413.3480 or SDLandscape@moval.org).
- 144. Maintenance Responsibility. The ongoing maintenance of any landscaping required to be installed behind the curb shall be the responsibility of the property owner.

- 145. If public landscaping is required, mylars of the landscape and irrigation plans shall be submitted on hanging tab to Landscape Services.
- 146. Landscape Plan Check Fees. If public landscaping is required, plan check fees for review of parkway/median, open space, and/or traffic circle landscape plans for improvements that shall be maintained by the City of Moreno Valley are due upon the first plan submittal. (MC 3.32.040)
- 147. The ongoing maintenance of any water quality BMP (e.g. Bioswale) constructed in the public right of way shall be the responsibility of a property owner association or the property owner.
- 148. Public Safety 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 fund an endowment) to provide an ongoing funding source for Public Safety operational services including but not limited to: Police Protection, Fire Protection & Suppression, Emergency Medical Response and Paramedic Services.

This condition must be fully satisfied prior to issuance of the 1st Certificate of Occupancy. This condition will be satisfied with the successful annexation (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 the district, the qualified elector(s) will not protest the annexation, but will retain the right to object to any eventual tax/assessment/fee that is not equitable should the financial burden of the tax/assessment/fee not be reasonably proportionate to the benefit the affected property receives from the improvements to be installed and/or maintained or services provided. The special election requires a minimum 90-day process in compliance with the provisions of Article 13C of the California Constitution, Proposition 218, or other applicable legislation, and consistent with the scheduling for City Council meetings.

Alternatively, the condition can be satisfied by the Developer funding an endowment in an amount sufficient to yield an annual revenue stream that meets the annual obligation, as calculated by Special Districts Admin staff. The Developer must contact Special Districts Administration at 951.413.3470 or at SDAdmin@moval.org to satisfy this condition.

Transportation Engineering Division

149. Project driveways shall conform to City of Moreno Valley Standard Plans No.

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN23-0103) Page 28

MVSI-112A~D-0 for commercial driveway approaches. Driveway access at the following locations shall be as follows:

- Alessandro Boulevard Driveway: Right-in and right-out only.

- Maltby Avenue Driveway: Full-Access
- 150. Each gated entrance shall be provided with the following:
 - A storage lane with a minimum of 60 feet queuing length for entering traffic.
 - Signing and striping.

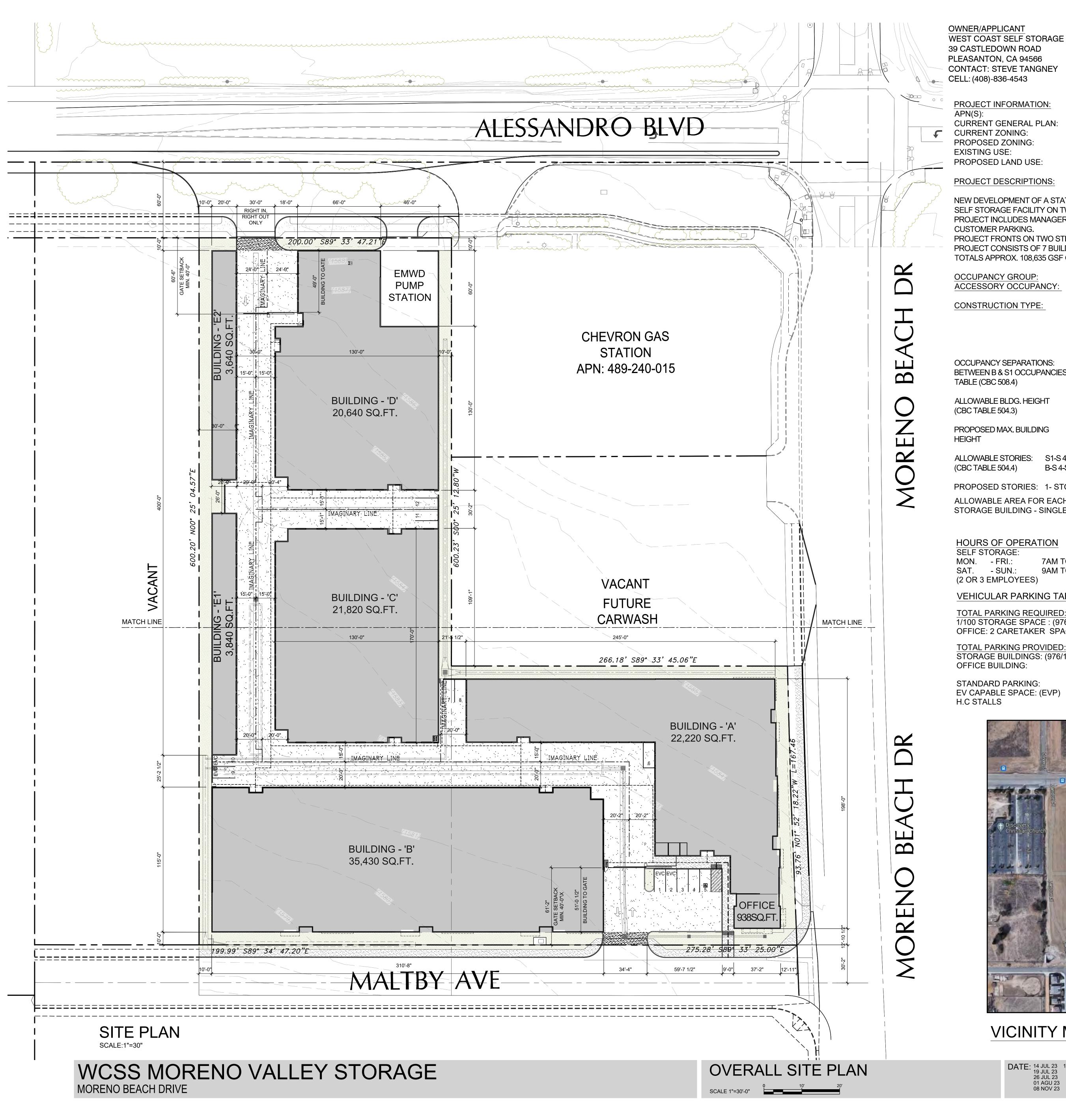
All of these features must be kept in working order.

- 151. Moreno Beach is classified and shall be improved as a Major Divided Arterial (134'RW/110'CC) per City Standard Plan Plan No. MVSI-101A-1. Necessary transition and/or interim improvements shall be constructed to the satisfaction of the City Engineer.
- 152. Alessandro Boulevard is classified and shall be improved as a Divided Arterial (110'RW/86'CC) per City Standard Plan Plan No. MVSI-103A-1. Necessary transition and/or interim improvements shall be constructed to the satisfaction of the City Engineer.
- 153. Maltby Avenue (60'RW/40'CC) shall be constructed to full-width. Improvements shall consist of, but not limited to, pavement, curb, gutter, sidewalk, streetlights, curb ramps, dry and wet utilities. Westerly terminus shall be designed and constructed to the satisfaction of the City Engineer.
- 154. Communication conduit shall be installed along Moreno Beach Drive per City Standard Plan No. MVSI-186-1.
- 155. Prior to issuance of the certificate of occupancy, all approved street improvements shall be installed to the satisfaction of the City Engineer.
- 156. Prior to issuance of the certificate of occupancy, all approved signing and striping shall be installed per current City Standards
- 157. Prior to the final approval of the street improvement plans, a signing and striping plan shall be prepared per City of Moreno Valley Standard Plans Section 4 for all streets along the project frontage.
- 158. Prior to issuance of a construction permit, construction traffic control plans prepared by a qualified, registered Civil or Traffic engineer shall be required for plan approval or as required by the City Traffic Engineer.
- 159. Prior to final approval of any landscaping or monument sign plans, the project plans shall demonstrate that sight distance at the project driveways conforms to City Standard Plan No. MVSI-164A, B, C-0.

160. Intersection improvements at the intersection of Maltby Avenue and Moreno Beach Drive shall be constructed to the satisfaction of the City Engineer. A stop sign facing eastbound traffic at the intersection of Maltby Avenue and Moreno Beach Drive shall be installed. Eastbound movement will ultimately be restricted to right-in and right-out access by means of a raised median.

PARKS & COMMUNITY SERVICES DEPARTMENT

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



			SHEET INDEX		
OWNER/APPLICANT WEST COAST SELF STORAGE 39 CASTLEDOWN ROAD PLEASANTON, CA 94566 CONTACT: STEVE TANGNEY CELL: (408)-836-4543	CIVIL ENGINEER ADKAN ENGINEERS 6879 AIRPORT DRIVE RIVERSIDE, CA 92504 MICHAEL BRENDECKE (951)-688-0241 MBRENDECKE@ADKAN.COM	ARCHITECT ENRIQUE WALLACE III 27405 PUERTA REAL, SUITE 235 MISSION VIEJO, CA 92691 RICK WALLACE RICK@WALLACEDESIGNGROUP.NET 949-525-9229	 OVERALL SITE SITE PLAN - NO SITE PLAN - SO IT MIX PLAN- B UNIT MIX PLAN UNIT MIX PLAN UNIT MIX PLAN UNIT MIX PLAN 	ORTH PART OUTH PART SUILDING 'A' & OFFICE S- BUILDING 'B' S- BUILDING 'C' & 'E1' S- BUILDING 'D' & 'E2'	
PROJECT INFORMATION: APN(S): CURRENT GENERAL PLAN: CURRENT ZONING: PROPOSED ZONING: EXISTING USE: PROPOSED LAND USE:	486-240-008; 486-240-018 COMMERCIAL CC CC VACANT COMMERCIAL	949-525-9229	 9. ROOF PLAN- B 10. ROOF PLAN- B 11. ROOF PLAN- B 12. ELEVATIONS 'A 13. ELEVATIONS E 14. ELEVATIONS E 	SUILDING 'C' & 'E1' SUILDING 'D' & 'E2' A' & OFFICE SUILDING 'B'	
PROJECT DESCRIPTIONS:			16. FIRE ACCESS 16. FIRE ACCESS	ROAD PLAN	
SELF STORAGE FACILITY ON T PROJECT INCLUDES MANAGEF CUSTOMER PARKING.	TE OF THE ART CLIMATE CONTRO WO ADJACENT VACANT PARCELS R'S OFFICE, RETAIL SPACE, TWO S REETS, MORENO BEACH DR AND DINGS AND	ECURITY GATES,	<u>SITE AREA COVER</u> BUILDING FOOTPR HARDSCAPE: LANDSCAPE:		108,634 S.F. (63.3 38,190 S.F. (22.3 24,971 S.F. (14.
OCCUPANCY GROUP:	ON 4.3 ACRES. APN'S ARE 486-240 S-1 : STORAGE		LOT AREA: <u>BUILDING DATA:</u>		171,627 S.F. (100
ACCESSORY OCCUPANCY: CONSTRUCTION TYPE:	B : OFFICE (LESS THAN 10% OF PRIMARY OCCUPANCY) TYPE II-B, BUILDINGS A,B,C,& D))	<u>BUILDING A TOTAL</u> OFFICE:		<u>23,203 S.F.</u> 983 S.F.
	STORAGE BUILDING (FULLY SPRIN TYPE II-B, BUILDING E STORAGE BUILDING (NON-SPRINK TYPE II-B, OFFICE BUILDING (FULLY SPRINK	(LED)	BUILDING A: (STOF BUILDING B: BUILDING C: BUILDING D:		22,220 S.F. 35,491 S.F. 21,820 S.F. 20,640 S.F.
OCCUPANCY SEPARATIONS: BETWEEN B & S1 OCCUPANCIES TABLE (CBC 508.4)	0-HOURS S		BUILDING E1: BUILDING E2: STORAGE BUILDIN	G TOTAL:	3,640 S.F. 3,840 S.F. 107,651 S.F.
ALLOWABLE BLDG. HEIGHT (CBC TABLE 504.3)	75'-0"		TOTAL GROSS ARE	EA:	108,634 S.F.
PROPOSED MAX. BUILDING HEIGHT	18'-0"		BUILDING CODE INF		
	4-STORIES STORIES		OCCUPANCY GROUP: ACCESSORY OCCUPANCY:	PRIMARY OCCUPANCY)	
PROPOSED STORIES: 1- STORIES: 1- STORAGE AREA FOR EACH	H BUILDING: (TABLE 506.2)	0,000 S.F.	CONSTRUCTION TYPE:	TYPE II-B, STORAGE BUIL TYPE II-B, OFFICE BUILDIN	N N N N N N N N N N N N N N N N N N N
	О 7РМ О 5РМ				
VEHICULAR PARKING TA	BULATION:				
TOTAL PARKING REQUIRED 1/100 STORAGE SPACE : (97 OFFICE: 2 CARETAKER SPA	6/100) 10 STALLS				
TOTAL PARKING PROVIDED: STORAGE BUILDINGS: (976/ OFFICE BUILDING:					



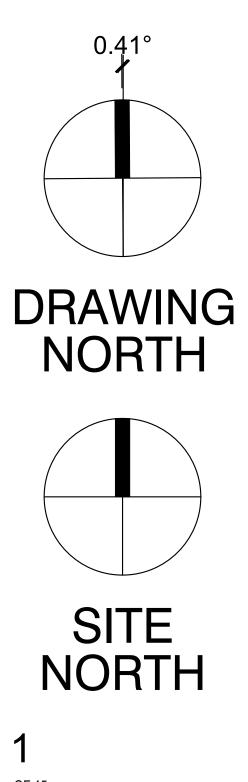
VICINITY MAP

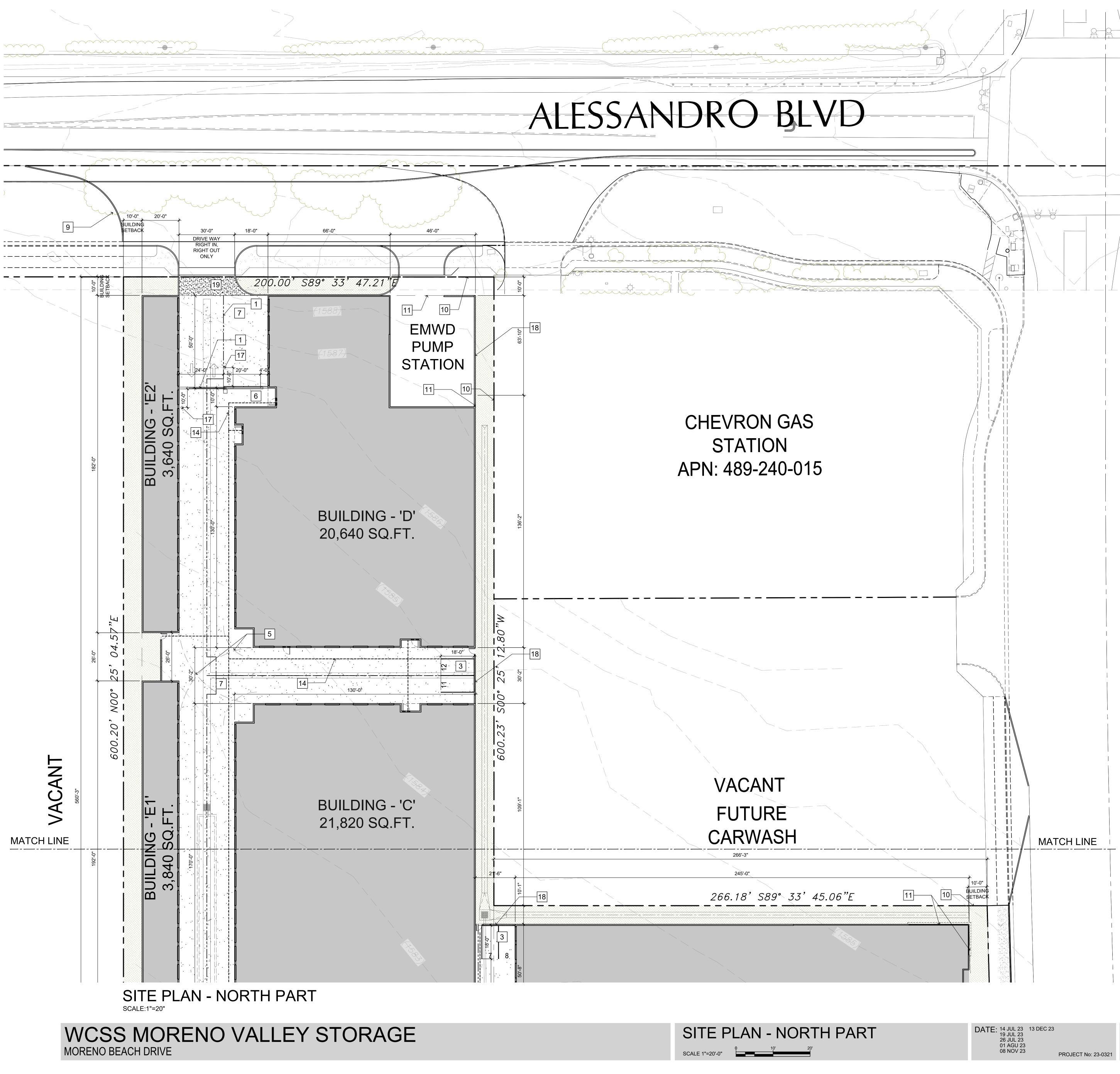




63.3%) (22.2%) (14.5%) (100%)

IKLED) _ED)





ACCESSIBLE STORAGE UNITS TABULATION

ACCESSIBLE STORAGE UNITS PROVIDED, (WITH 30" X 48" CLEAR FLOOR SPACE) ALL UNITS SHALL BE PROVIDED WITH ACCESSIBLE HARDWARE & WALL SIGNAGE

REQUIRED ACCESSIBLE UNITS CALCULATION PER CBC TABLE 11B-225.3: 934 TOTAL UNITS PROVIDED IN PROJECT 934-200 (5% OF 200 = 10) $734 \times 2\% = 15 \text{ UNITS} + 10 + 10 = 35$

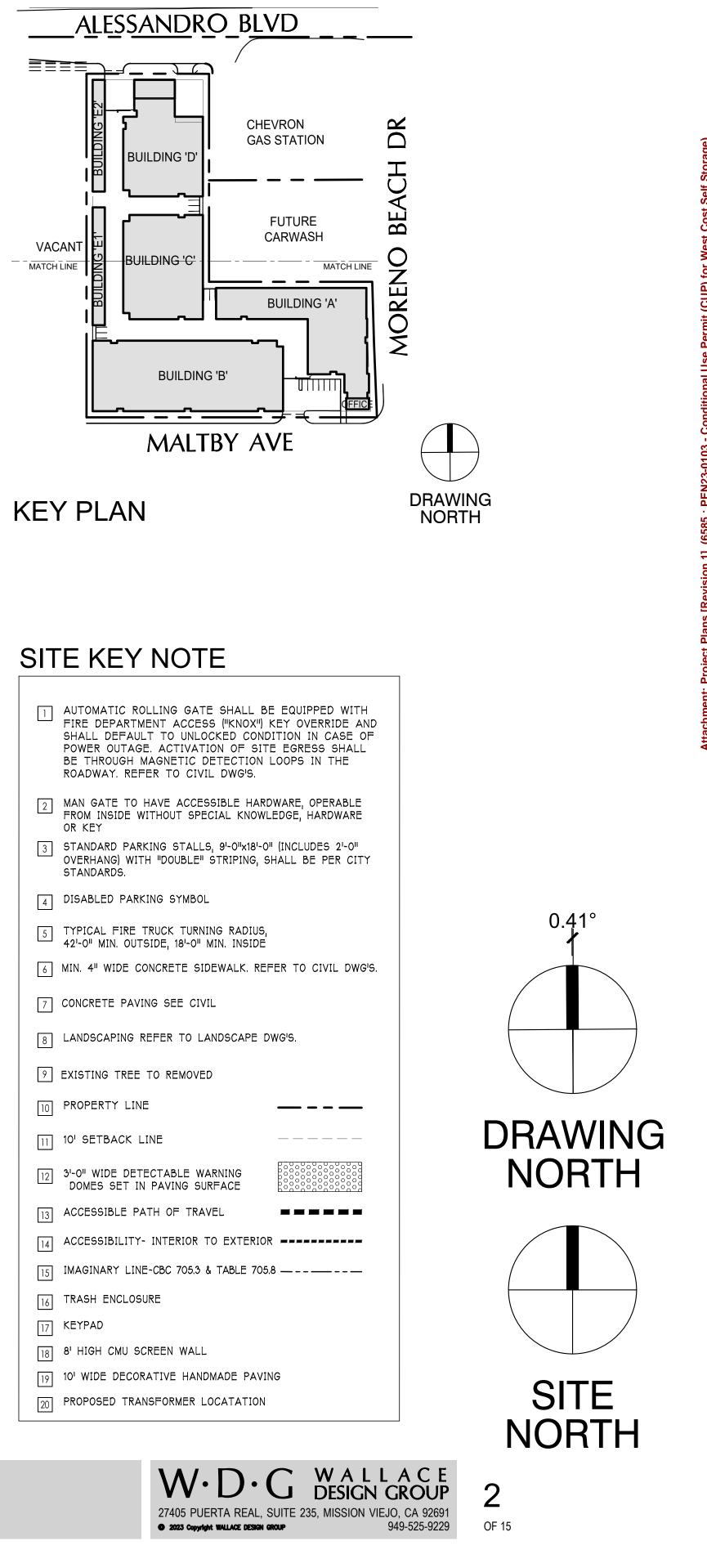
35 TOTAL UNITS REQUIREMENT

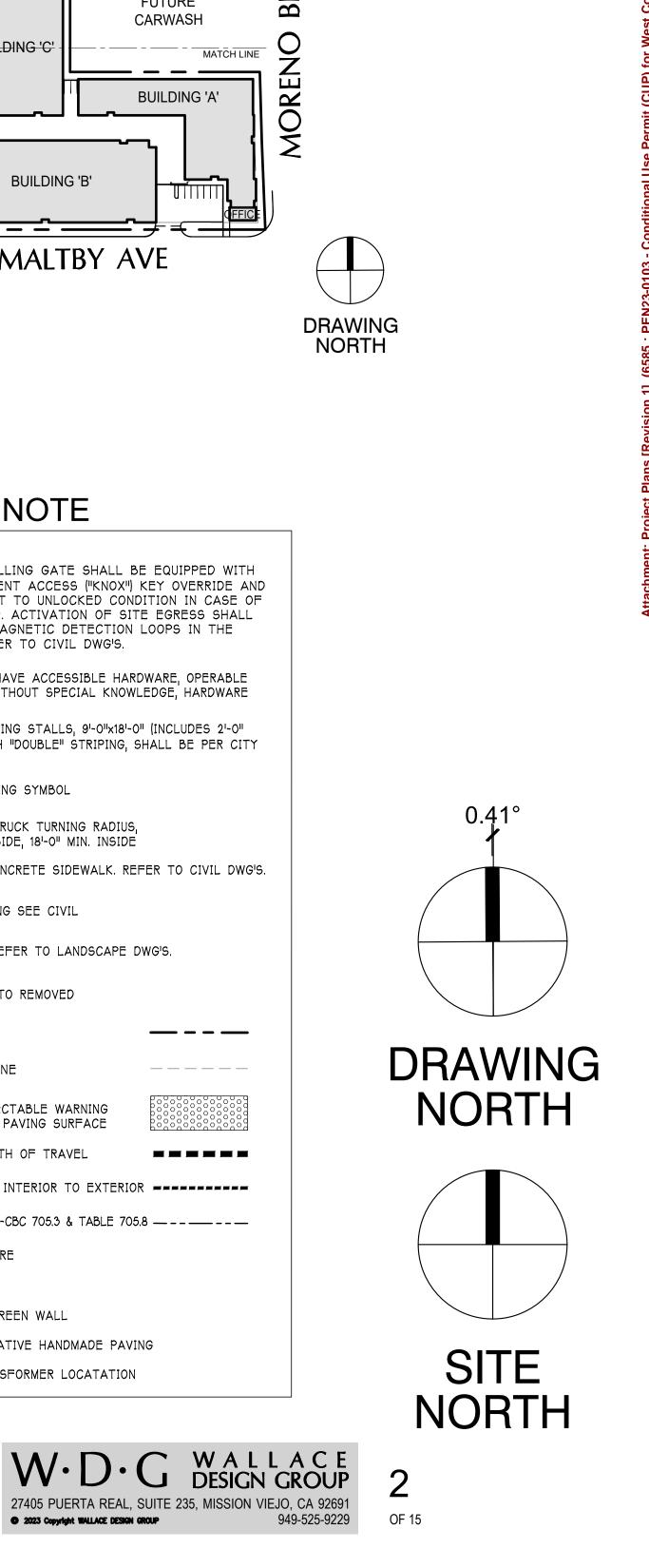
ACCESSIBLE UNITS PROVIDED:

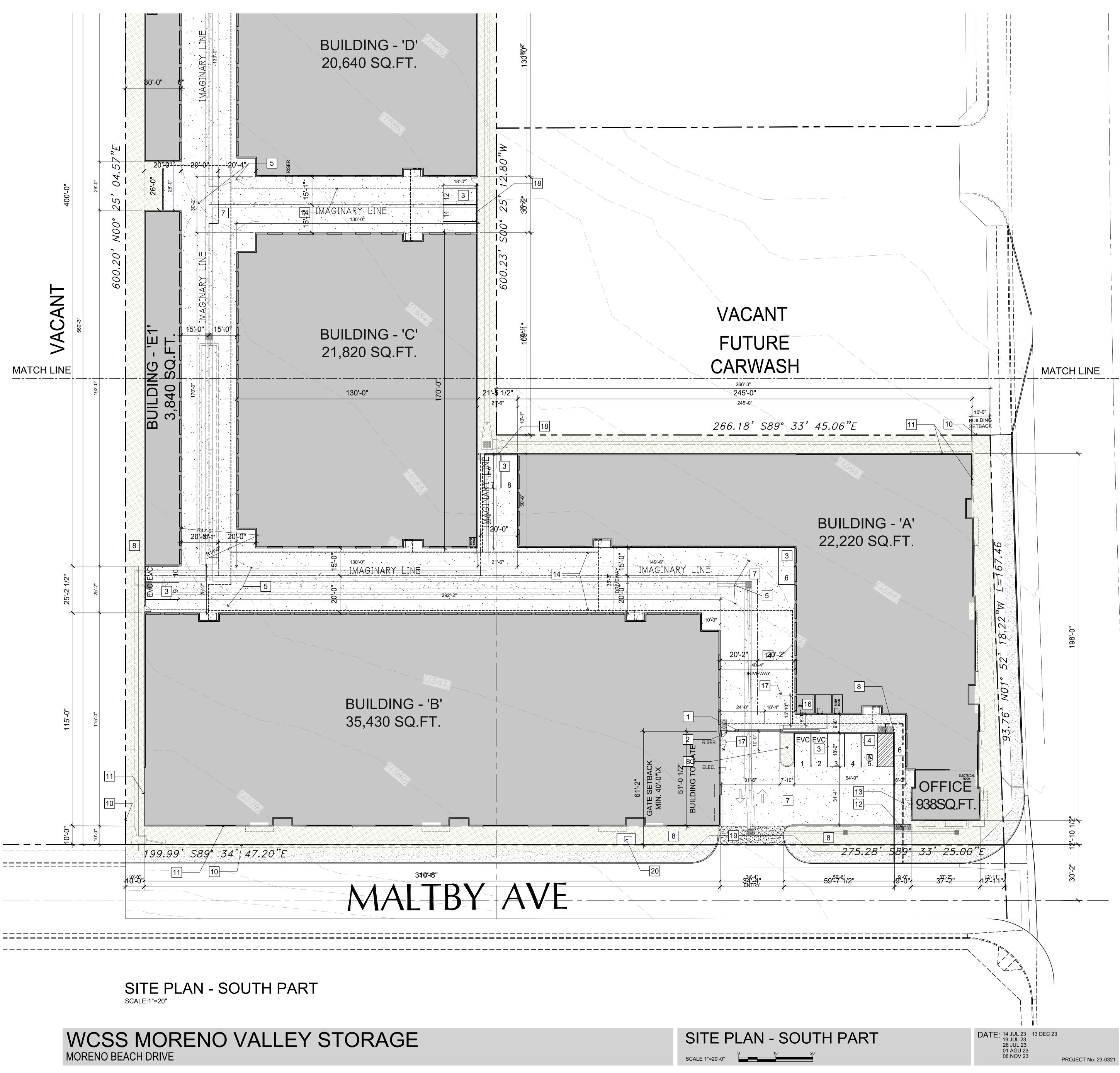
5X5 5X10 10X7.5 10X10 10X15 10X20 15X10 DR-10X20 DR-10X30 DR- (3) UNITS - (BUILDING-B)

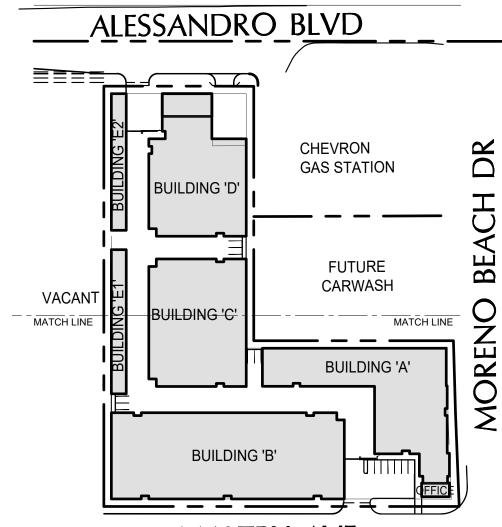
(4) UNITS - (BUILDING-D) (3) UNITS – (BUILDING-D) (4) UNITS – (BUILDING-C) (4) UNITS - (BUILDING-A) (4) UNITS - (BUILDING-A) (4) UNITS - (BUILDING-D) (4) UNITS - (BUILDING-C) (5) UNITS – (BUILDING-E2)

35 TOTAL UNITS PROVIDED







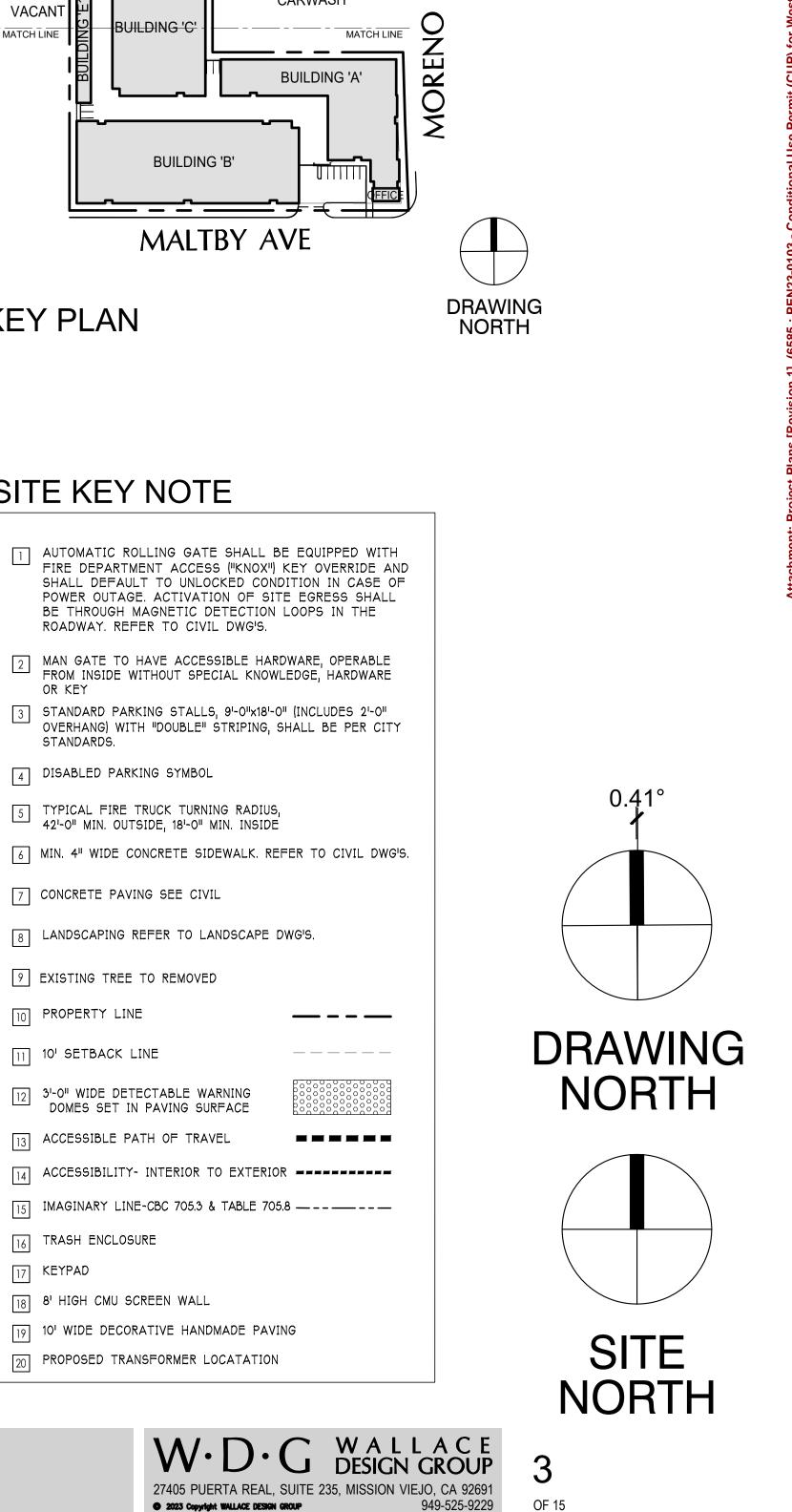


KEY PLAN

SITE KEY NOTE

- AUTOMATIC ROLLING GATE SHALL BE EQUIPPED WITH FIRE DEPARTMENT ACCESS ("KNOX") KEY OVERRIDE AND SHALL DEFAULT TO UNLOCKED CONDITION IN CASE OF POWER OUTAGE. ACTIVATION OF SITE EGRESS SHALL BE THROUGH MAGNETIC DETECTION LOOPS IN THE ROADWAY. REFER TO CIVIL DWG'S.
- 2 MAN GATE TO HAVE ACCESSIBLE HARDWARE, OPERABLE FROM INSIDE WITHOUT SPECIAL KNOWLEDGE, HARDWARE OR KEY
- 3 STANDARD PARKING STALLS, 9'-0"x18'-0" (INCLUDES 2'-0" OVERHANG) WITH "DOUBLE" STRIPING, SHALL BE PER CITY STANDARDS.
- 4 DISABLED PARKING SYMBOL
- 5 TYPICAL FIRE TRUCK TURNING RADIUS, 42'-0" MIN. OUTSIDE, 18'-0" MIN. INSIDE
- 6 MIN. 4" WIDE CONCRETE SIDEWALK. REFER TO CIVIL DWG'S.
- 7 CONCRETE PAVING SEE CIVIL
- 8 LANDSCAPING REFER TO LANDSCAPE DWG'S.
- 10 PROPERTY LINE
- 11 10' SETBACK LINE

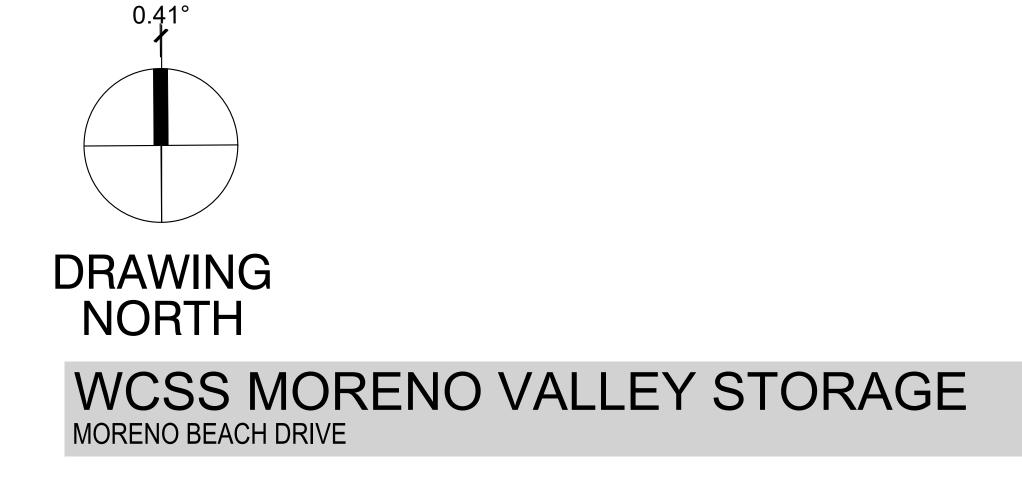
- 16 TRASH ENCLOSURE
- 17 KEYPAD
- 18 8' HIGH CMU SCREEN WALL
- 19 10' WIDE DECORATIVE HANDMADE PAVING
- 20 PROPOSED TRANSFORMER LOCATATION



Packet Pg. 51

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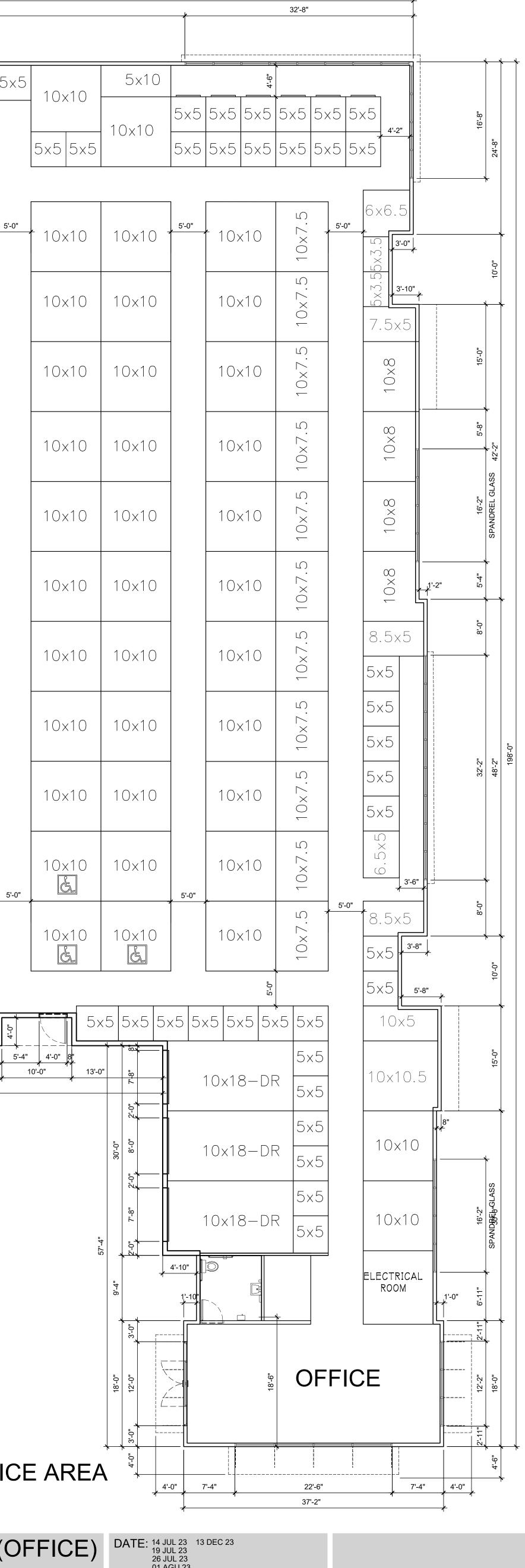
10x25-DR 10x25-DR 10x25-DR 10x25-DR	10x20 10x20	10x5 5x5 5x5	10×15	10×15	10×15	0×15	0x15	D T	Ĺ	15	<u> </u>		 10x15	5x5	
10x25-DR 10x25-DR	10x20	5x5 5x5	10x15	0 × 1	0×1	0×15	×	<u> </u>	<u>ل</u>	1	5		10x15	5×5	
10x25-DR								1 0 × 0	10×1	10×1	10×1	10×			
		I I			21-0-								5x5 5x5	5x5	5x5 5x5
10x25–DR		<u>5-0</u> 5×5 5×5	10×10	10x10	10x10	10×10	10x10	10x10	10x10	10x10	10×10	10×10	10×10 *	<u>₅-o</u> " 5×5 5×5	7.5×10
	10x20	5x5 5x5	10x10	0 – DR	0 – D R	20-DR	0 - DR	00-DR	00-DR	20-DR	20-DR	0 – DR	10x10	5x5 5x5	10x15
10x25–DR	20x10-DR	4	10x10-DR		10×2	10x2	10×2	10×2	10×2	10×2	10×20.	10x2	10x10	5×5 5×5	10x15
28'-4" 40'-10"	8'-0" 4'-6"	8" 4'-0" 4'-8" 8" 4'-0" 4'-8" 1'-2 9'-4"		-0" 8'-0" 2'-	-0" 8'-0" 2' 149'-6"	2'-0" 8'-0" 2'-	-0" 8'-0" 2' 99'-	-0" <u>8'-0"2</u> '- 4"	0" 8'-0" 2'-	0" 8'-0" 2'			10x10-DR	10×10	10x15
			G 'A' F	LOOR	PLAN							80- 80-	10x20)-DR	10x15
	SCAL	E:1/8"=1'-0"										8'-0"	10x20)-DR	10x15
												8'-0"	10x20)-DR	10x15
												90'-0" 7'-4" 2'-0'	10x20)-DR	10x15
												7'-4" 3'-4"	10x20)-DR	10x15
												8'-0"	10x20)-DR	10x15
												8'-0"	10x20)-DR	10x15
												₌╄───┣	₽		1



BUILDING 'A' OFFICE AREA SCALE:1/8"=1'-0"

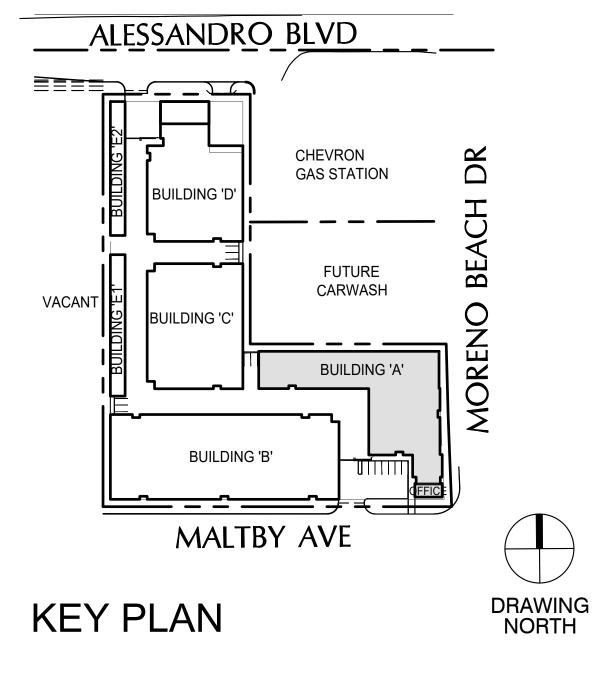
59'-8"

FLOOR PLAN-BUILDING 'A' & (OFFICE) SCALE 1/8"=1'-0"



PROJECT No: 23-0321

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VV		U	Ľ	DESIC	IN	G	R
27405 PUEF	RTA REAL,	SUITE	235,	MISSIO	n Vie	EJO	, (
© 2023 Copyright	WALLACE DESIGN	GROUP				94	9-

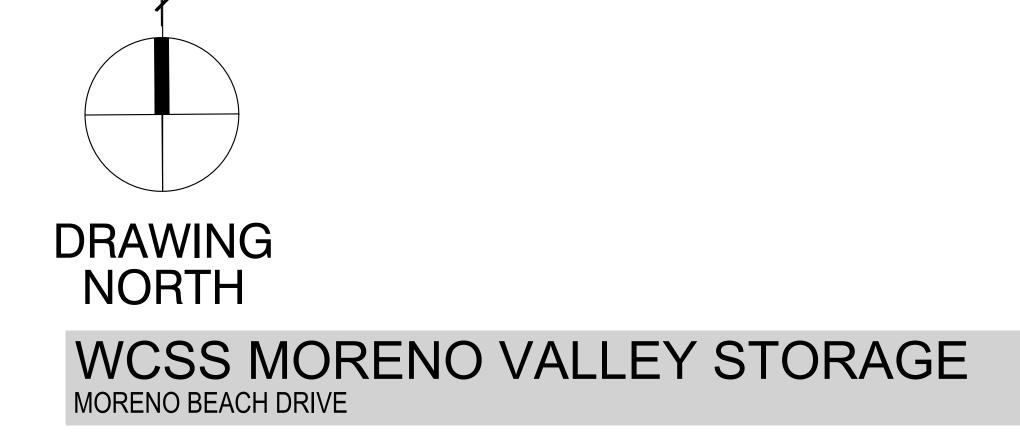


TOTAL UNIT MIX BUILDING - A **BUILDING - B** BUILDING - C BUILDING - D BUILDING - E 1 BUILDING - E 2 TOTAL 1

LUNIT MIX	
GROSS	TOTAL UNIT
22,232.0	190
35,491.0	374
21,820.0	208
20,640.0	186
3,640.0	18
3,840.0	19
107,663.0	976







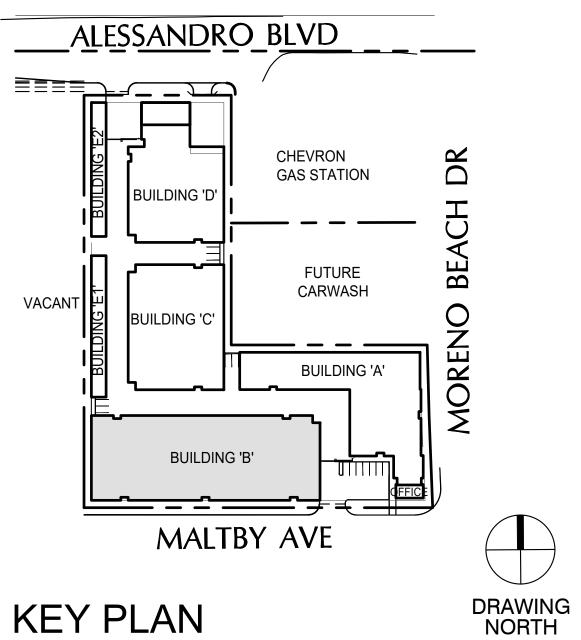
0.41°

BUILDING 'B' FLOOR PLAN SCALE:1/8"=1'-0"

- - - -	<u></u>	<u>30'-0"</u> -0" <u>8'-0"2</u> '-	-0" 7'-8"	10'-0" 1'-4" 5'-4" 4'	<u>1'-4" 7'-8" 2</u>	<u>''-0" 8'-0" 2</u>	-0" <u>8'-0"</u> 2'	-0" 8'-0" 2	2'-0" 8'-0" 2	'-0" <u>8'-0"</u> 2'	'-0", 7'-4" 3	3'-4" <u>7'-4</u> " (2'-0" 8'-0"	<u>2'-0" 8'-0"</u>	22(2'-0", 8'-0" 2'	310'-8" 0'-0" -0" 8'-0" 2'	-0" 8'-0" 2'	<u>'-0" 8'-0" 2</u>	'-0" <u>8'-0"</u> 2	<u>''-0", 8'-0" 2</u>	-0" 8'-0" 2	-0" <u>8'-0"</u> 2'	'-0" <u>8'-0"</u> 2'-	-0"2	<u>2'-0", 8'-0" 2'</u>	'-0", 7'-8" <u>1</u> '-4	10'-0" 4" 5'-4" 4'-0"		<u> </u>	-0"7'-8"
	10×30-DR	10×30-DR	10×30-DR	5×5 5×5		10×30-DR	10×30-DR	10×30-DR	10×30-DR	10×30-DR	10×30-DR	10×20-DR	10×20-DR	10×20-DR	10×20-DR	10×20-DR	10×20-DR	10×20-DR	10×20-DR	10×20-DR	10×20-DR	10×20-DR	10×20-DR	10×20-DR	10×20-DR	10x10-DR	5x5	10x10-DR 10x10	10×20-DR	10×20-DR
				5x5 5x5	10x10							5 ×10 5 ×10	5 x10 5 x10	5×10 5×10	5 x10	5×10 5×10	5×10 5×10	5 x10 5 x10	5 x10 5 x10	5 x10 5 x10	5 ×10 5 ×10	5×10 5×10	5×10 5×10	5×10 5×10	5×10 5×10	5×10 5×10	5×5 5×5	5 ×10 5 ×10	5×10 5×10	1 0 7 X 7 0
	D	ſ	L)	5x5	5x5 5x5	5x5 5x5	5x5 5x5	5x5 5x5	5x5 5x5	5x5 5x5	5x5 5x5		1	1	0 2 2	1	1	1	1	1	[1	1	[1	ים- מ ו	\	ГТ		.
	1 0 x 1	1 0 X 1	10×1	5x5 5x5	7.5x10	7.5x10	7.5x10	7.5x10	7.5x10	7.5x10	7.5x10	5x5 ⁰	10x10	10x10	10×10	10x10	10x10	10x10	10x10	10x10	10x10	10×10	10×10	10×10	10x10	10x10	5×5 5×5	10x10	10x10	10x1(
			2-0-	5x5	7.5x10	7.5x10	7.5×10	7.5x10	7.5x10	7.5×10	7.5x10	10x10	10x10	10x10	10×10	10x10	10x10	10x10	10x10	10x10	10×10	10×10	10×10	10×10	10x10	10x10	5×5 5×5	+ 10x10	10x10	10x1
115'-0"	0×1 0	0×15	0×1 5	5x5		2-0"									0. 2.											י -0 מ				5
			~	5×5	" O"	7.5x10	7.5x10	7.5x10	7.5x10	7.5x10	7.5x10	7.5x10	7.5x10	7.5x10	7.5x10	7.5x10	7.5x10	7.5x10	7.5x10	7.5x10	7.5x10	7.5x10	7.5x10	7.5x10	7.5x10	7.5x10	5×5	7.5x10	7.5x10	7.5x1
	10x15	10×15	10×15	5x5		7.5x10	7.5×10	7.5x10	7.5x10	7.5×10	7.5x10	7.5x10	7.5x10	7.5×10	7.5×10	7.5x10	7.5x10	7.5x10	7.5x10	7.5x10	7.5x10	7.5×10	7.5×10	7.5x10	7.5x10	7.5x10	5×5	7.5x10	7.5×10	7.5x1
			k	5x5		2-0"	1		1			1	1		2-0"	1					1		1		1	0" 2'				
	7.5×10	7.5x10	7.5×1(5x5	10×10	10x10	10x10	10x10	10x10	10x10	10x10	10x10	10x10	10x10	10×10	10x10	10x10	10x10	10x10	10x10	10x10	10x10	10x10	10x10	10x10	10x10	5×5 5×5	10x10	10x10	10x1(
		7.5x10			5 ×10 5 ×10	5 x 1 0 5 x 1 0	5×10 5×10	5×10 5×10	5 x10 5 x10	5×10 5×10	5×10 5×10	5 ×10 5 ×10	5 ×10 5 ×10	5×10 5×10	5×10 5×10	5 ×10 5 ×10	5×10 5×10	5x10 5x10	5x10 5x10	5x10 5x10	5×10 5×10	5×10 5×10	5×10 5×10	5×10 5×10	5×10 5×10	5×10 5×10	5×5 5×5	+ 10×10	10x10	10x1(
	5×10 5×10	5×10 5×10			5 x10 5 x10 5 x10	5 x 1 0 5 x 1 0 5 x 1 0	5×10 5×10	10x5.5	5'-0" .	5×7.5 5×7.5	5×7.5 5×7.5	5'-0"	5×10 5×10	5×10 5×10	5 x10 5 x10	5×10 5×10	4- 0. 10×	<5.5	5×7.5 5×7.5		└∩ _ 5'-0"	5×10 5×10	5×10 5×10	5×10 5×10	5×10 5×10	5 2 0 5 10	10×5.5	2 x 1 0 2 x 1 0	5'-0"	5×7.5
↓	,	33'-3"		69'-8" S	16'-2" SPANDREL GLASS	, 5'-3"	15'-0"	↓ 	8'-0"		'-2"	12'-1	85'-2"	20'-2" SPANDREL GLASS		, 15'-0"		'-0"	"	24'-2"		12'-11" 85'-2"	20 SPANDRI	'-2" EL GLASS	4'-11"	15'-0"				 28'-8 0'-8"
-	,							- · · · · ·	4							310'-8"	*	*									4	r		
		זי סואור																												

FLOOR PLAN-BUILDING 'B'

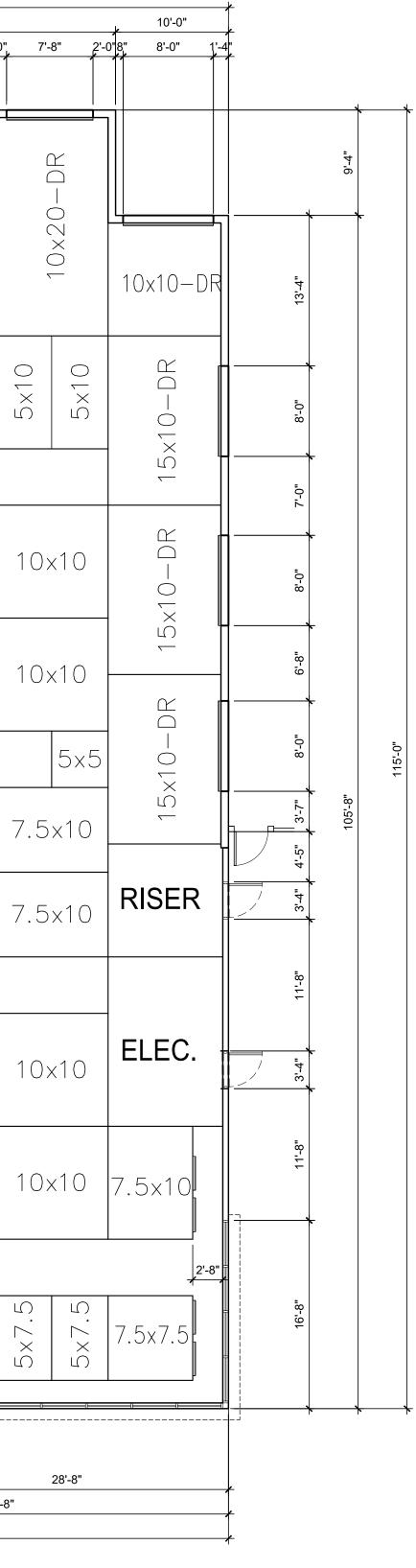
SCALE 1/8"=1'-0"



KEY PLAN

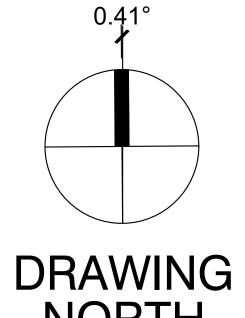


DATE: 14 JUL 23 19 JUL 23 26 JUL 23 01 AGU 23 08 NOV 23 PROJECT No: 23-0321







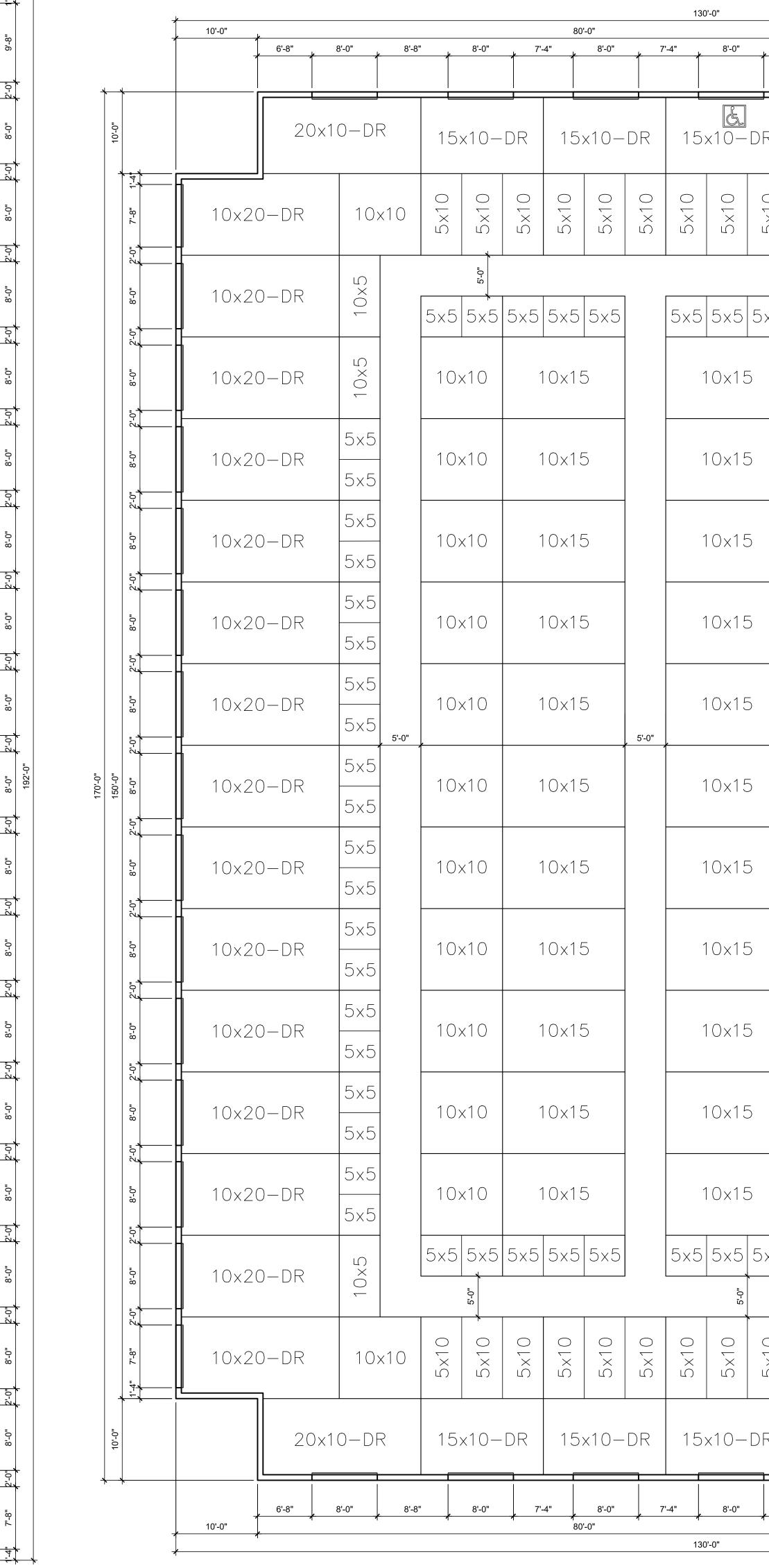


BUILDING 'E1' FLOOR PLAN

	_
12x20-DR	
10x20-DR	
10x20-DR	
10x20-DR	
10x20-DR	
10×20-DR	
10×20-DR	
10x20-DR	
10×20-DR	
10x20-DR	
9x20-DR	
20'-0"	_,

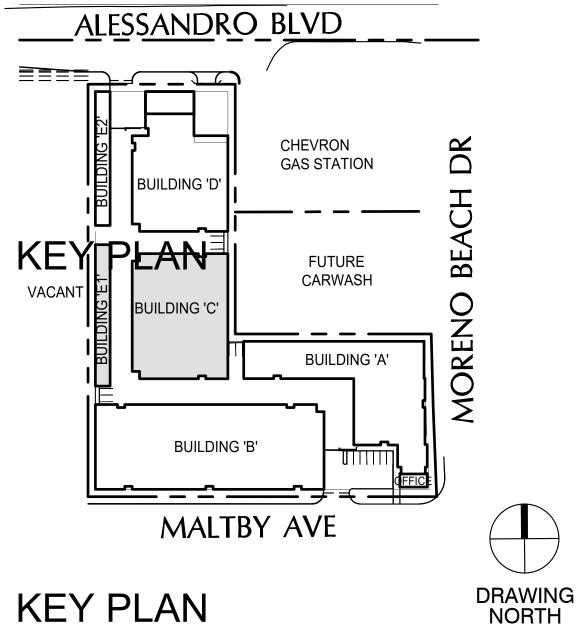
BUILDING 'C' FLOOR PLAN SCALE:1/8"=1'-0" FLOOR PLAN-BUILDING 'C' & 'E1' SCALE 1/8"=1'-0" 0 10' 20'





6'-0"	"	8'-0"	4'-0"	10 4'-0"	'-0" 5'-4"	4'-0"	8'-0"		'-0" -0" ,	8'-0"	4'-0"	
												-+
)R	15;	E <10-	DR		4'-0"	15	E 5x10-	DR	15	E 5x10-E)R	
5×10	5×10	5×10	5×10	<u>, 5'-0"</u>	5×10	5×10	5×10	5×10		10×15		
5x5 5	5×5	5x5	5x5		5x5	5x5	5x5			10x15		
	1	0x15)		10×7.5		10×7.5			10x15		
	1	0x15)		10×7.5		10×7.5			10x15		
	1	0x15)		10×7.5		10×7.5			10x15)	
	1	0x15)		10×7.5		10×7.5			10x15		
	1	0x15)	5'-0"	10×7.5		10×7.5	5'-0"		10x15		
	1	0x15		<u> </u>	10×7.5		10×7.5	, , ,	¢	10x15	,	170'-0"
	1	0x15)		10×7.5		10×7.5			10x15		
	1	0x15	.)		10×7.5		10×7.5			10x15)	
	1	0x15	.)		10×7.5		10×7.5			10x15		
	1	0x15	.)		10×7.5		10×7.5			10x15		
	1	0x15	.)		10×7.5		10×7.5			10x15	,	
5x5 5	5x5	5x5	5x5		5x5	5x5	5x5			10x15		
5×10	5×10	5×10	5×10	<u>5'-0"</u>	5x10	5×10	5×10			10x15	,	
	15:	×10–			4'-0"		5x10-	-DR	10)×10-C	RISER ROOM	
6'-0"	"	8'-0"	4'-0"	4'-0" 10		, ,,	, 8'-0"	*	'-9" '-0"	8'-0"	3'-3"	

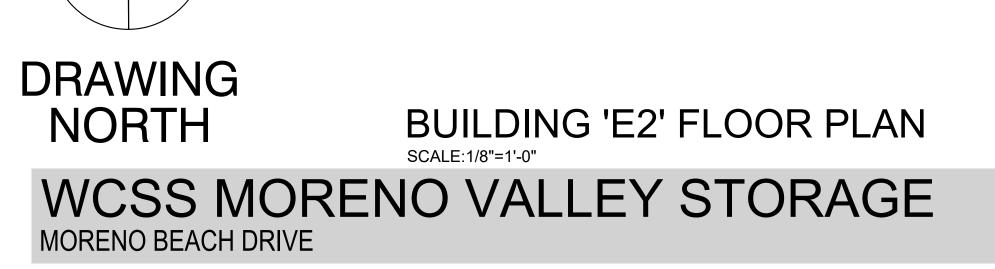
W.D.G WALLACE DESIGN GROUP 6 27405 PUERTA REAL, SUITE 235, MISSION VIEJO, CA 92691 ● 2023 Copyright WALLACE DESIGN GROUP 949-525-9229



DATE: 14 JUL 23 13 DEC 23 19 JUL 23 26 JUL 23 01 AGU 23 08 NOV 23 PROJECT No: 23-0321

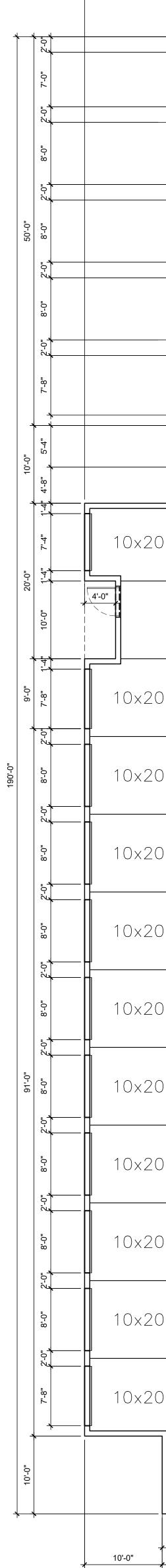






0.41°

<u>.</u>	20'-0"
	10x20-DR 🛃
0, 0, 0, 0, 0, 0, 0, 0,	10×20-DR
-0- 8	10×20-DR 戻
-0-0 0	10×20-DR 🕞
8:-0"	10×20-DR
8O	10x20-DR
"0 -0	10×20-DR
0- <mark>0</mark>	10x20-DR
-0 <mark>-</mark>	
-0- 	10x20-DR
-0- 80- 10-	10x20-DR
7:-8"	10x20-DR
7:-8"	10×20-DR
-0- 8	10x20-DR
-0 5-	
-0- 	10x20-DR
	10x20-DR
0"-2-0	
	10x20-DR
7-8"	
28" 	10x20-DR
	12x20-DR
9'-4"	
	ųų



3'-0"	†					66'-0"							2					
	10x20-	-DR			10x2	0				10x2	20							
	10x20-	-DR			10x2	0				10x2	20							
	10x20-	-DR			10x2	0				10x2	20							
	10x20-	-DR			10x2	0				10x2	20							
	10x20-	-DR			10x2	0				10x2	20							
	4'-0"	10x5	5	10×5	5	10x;	5			10x2	20		,				46'-0"	
20-DR	13×10		10x1(C	10)×15		5'-0"		10x2	20		11.5	×10		10×7.5		
						5'-0"												
5×	<u>5</u> 5x5 5x5		E 5x5	5x5	5×5	5×5	5x5		5x5	5x5	5x5	5 5×5	5x5	5x5		5x5	5x5	5
20-DR	10×10		10x	10	,	10x15	Ō		10>	(10		10:	×20			10×7.5		10×7 5
20-DR	5x10 5x10	-	10x	10	,	10×15	5		10>	(10		10:	×20			10×7.5		10×7 5
20-DR	5×10 5×10	-	10x	10		10x15	5		10>	(10		10:	×20			10×7.5		C× Z× O
20-DR	5×10	-	10x	10		10×15	5	_	10>	(10		10:	×20			0×7.5		0×7 5 1
20-DR	5x10 5x10	_	10x	10		10×15	5		10>	(10		10:	×20			10×7.5 10		0×7 5 10
20-DR	5x10 5x10	_	10x	10		10×15	5	_	10>	(10		10:	×20			0x7.5 10		0×7 5 10
	5×10 5×10	-					_									5 10>		
20-DR	5x10	5'-0"	- 10x	10	,	10x15		5'-0"	1 0×	(10		10:	×20	7	5'-0"	10×7.		1 O × 7
20-DR	5x10 5x10	_	10x	10	,	10×15	5		10>	(10		10:	×20			10×7.5		10×7
20-DR	5x5		5x5	5x5	5x5	5×5	5×5		5×5	5x5	5×5	5 5x5	5x5	5x5		5x5	 5x5	5
20-DR	10×10	5×10	5×10	5×10	5×10	5×10	5×10	5x10	5×10	5×10	5×10	5×10	5×10 B	5×10	5'-0"	5×10	5×10	
15x1C	D-DR BISI	15:	x10—[DR	15:	×10-	DR	15	×10-	DR	15	5x10-	-DR [10-	DF
3'-4" 8'-0		3'-4"	8'-0"		-4"	8'-0"		7'-4"	8'-0"	6	·-0"	8'-0"	4'-0"			4'-0"	8'-0"	
	1 7	ণ 1		<i>*</i>	80)'-0"	1	13	0'-0"	1	ł		Ĩ	10'	-0"	¢		

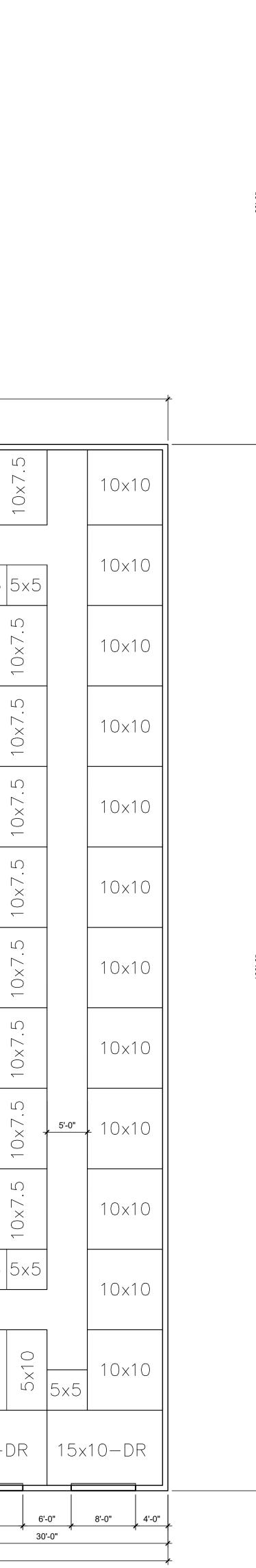
BUILDING 'D' FLOOR PLAN SCALE:1/8"=1'-0"

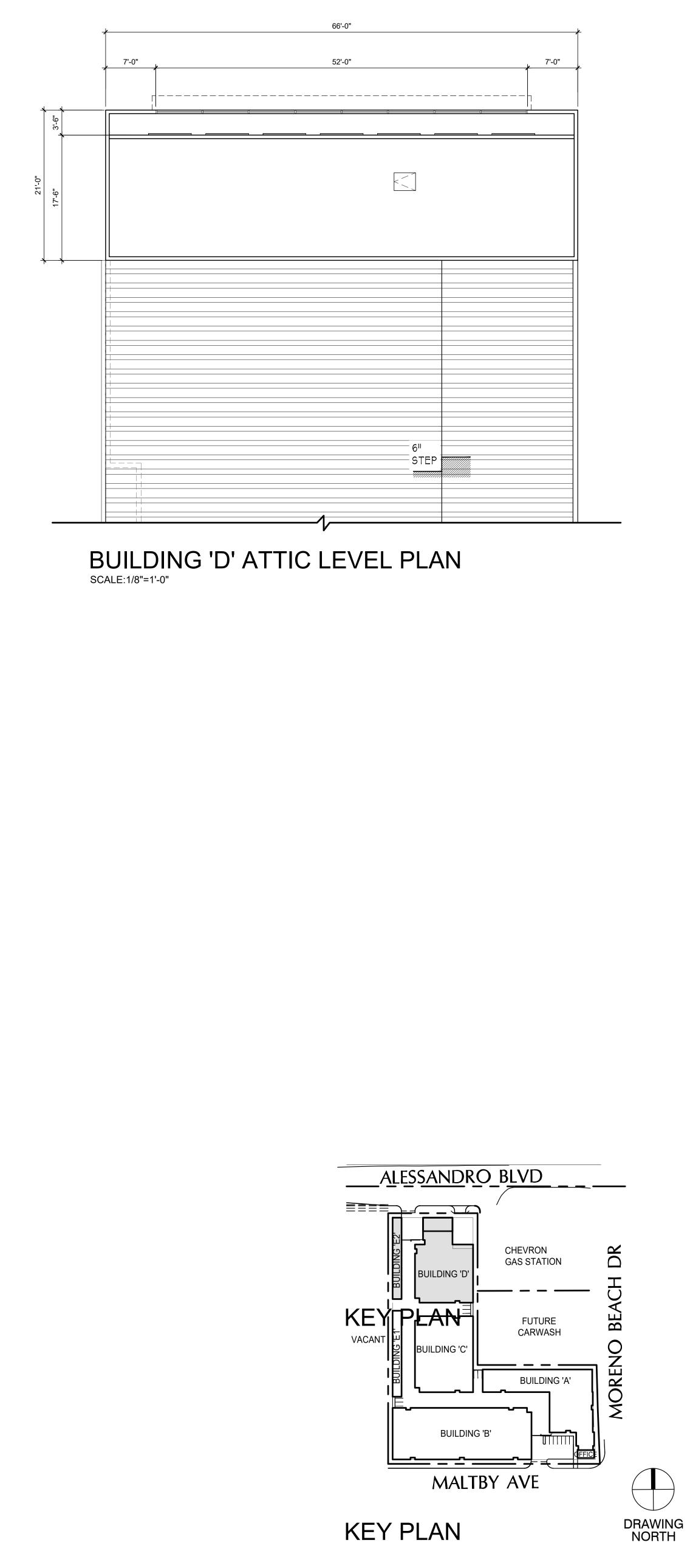
FLOOR PLAN-BUILDING 'D' & 'E2' SCALE 1/8"=1'-0"

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DATE: 14 JUL 23 13 DEC 23 19 JUL 23 26 JUL 23 01 AGU 23 08 NOV 23

PROJECT No: 23-0321

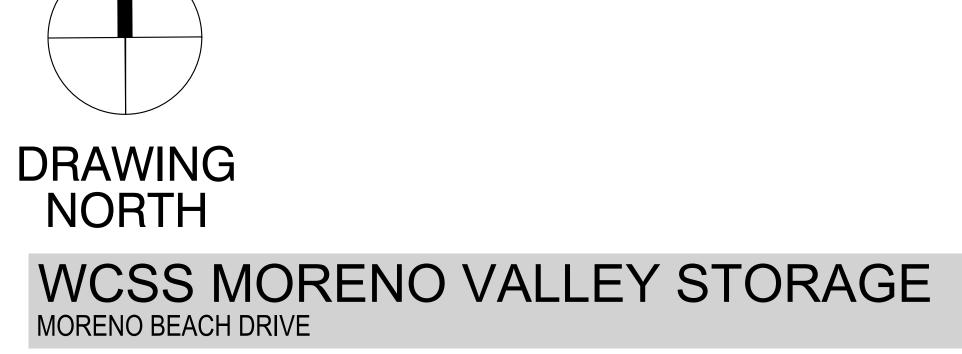


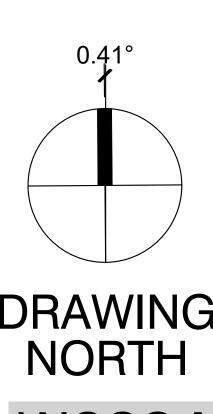


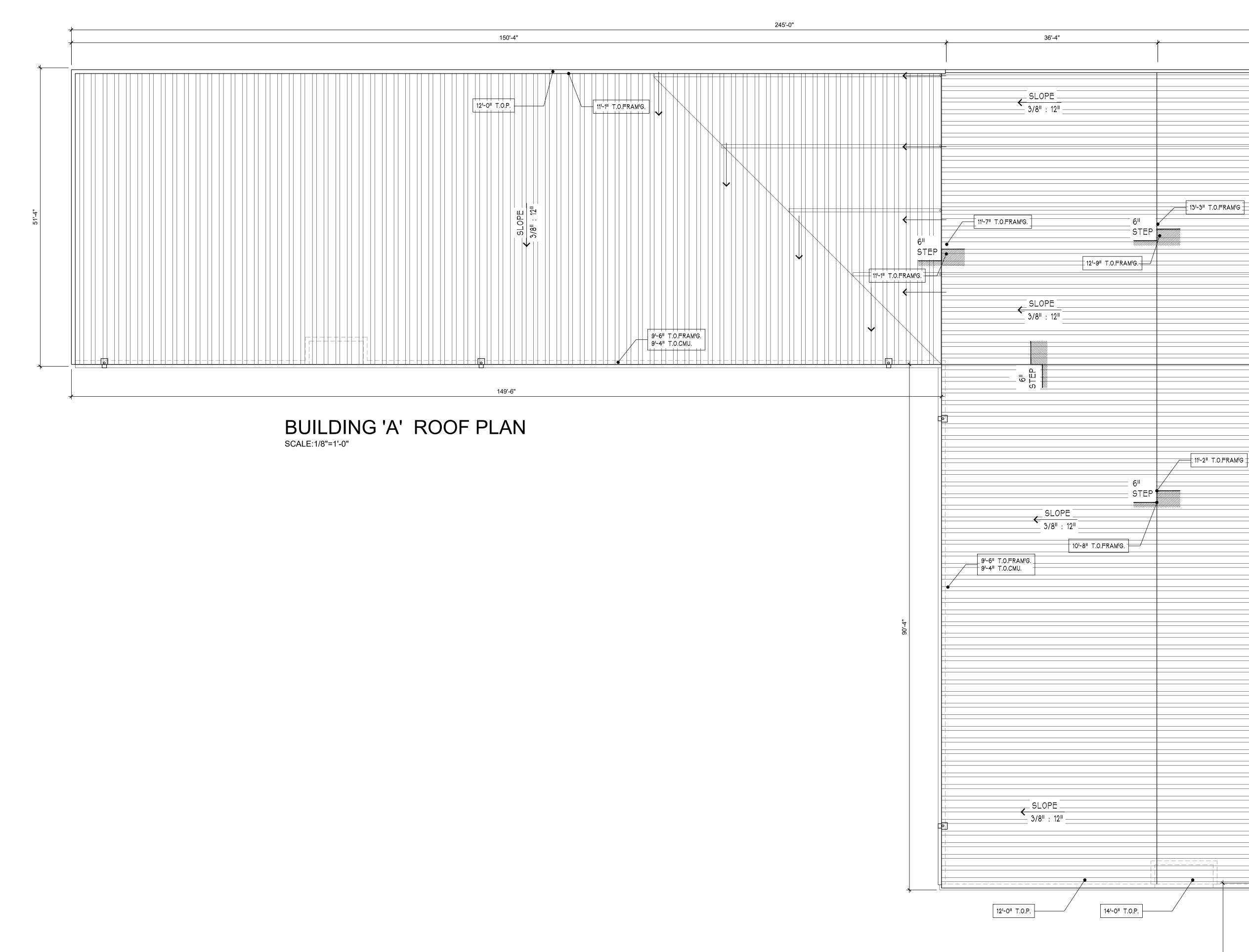


1.b









BUILDING 'A' (OFFICE AREA) ROOF PLAN

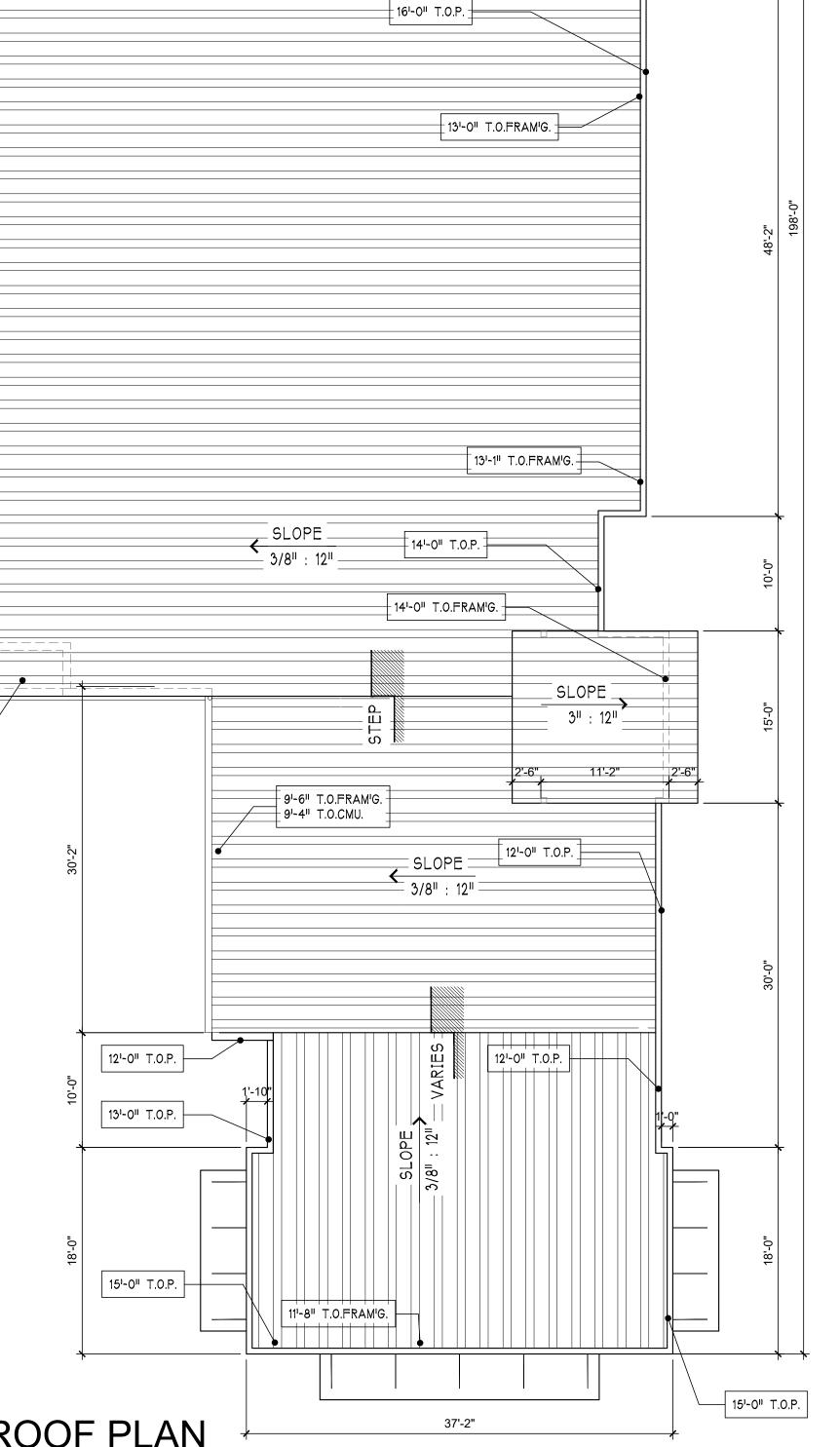
ROOF PLAN- BUILDING 'A' & (OFFICE) SCALE 1/8"=1'-0"



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PROJECT No: 23-0321

W.D.G WALLACE DESIGN GROUP 8 27405 PUERTA REAL, SUITE 235, MISSION VIEJO, CA 92691 ● 2023 Copyright WALLACE DESIGN GROUP 949-525-9229



58'-4"

SLOPE

- 」 - 一日 - 一日 - 一日 - 一日

18'-0" T.O.P.

_____ 16¹-0" T.O.P. _____

14'-0" T.O.P.

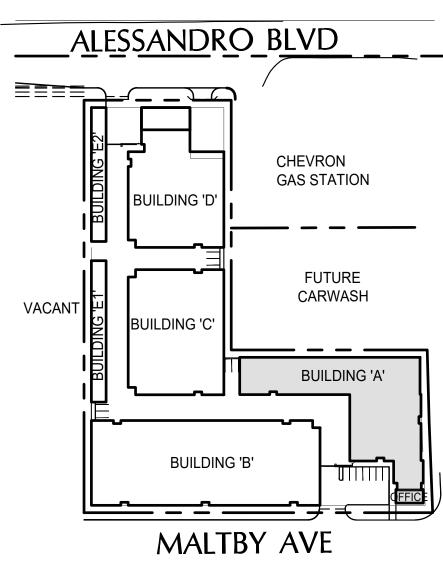
13'-1" T.O.FRAM'G.

SLOPE 3" : 12" ⁺

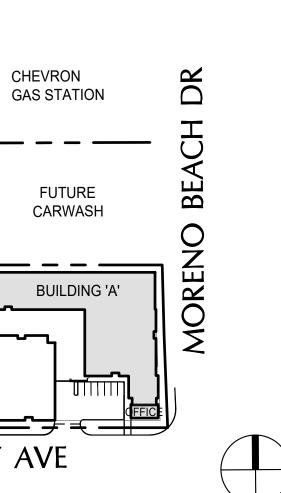
2'-6" 8'-0" 2'-6"

16'-0" T.O.FRAM'G.-





1.b

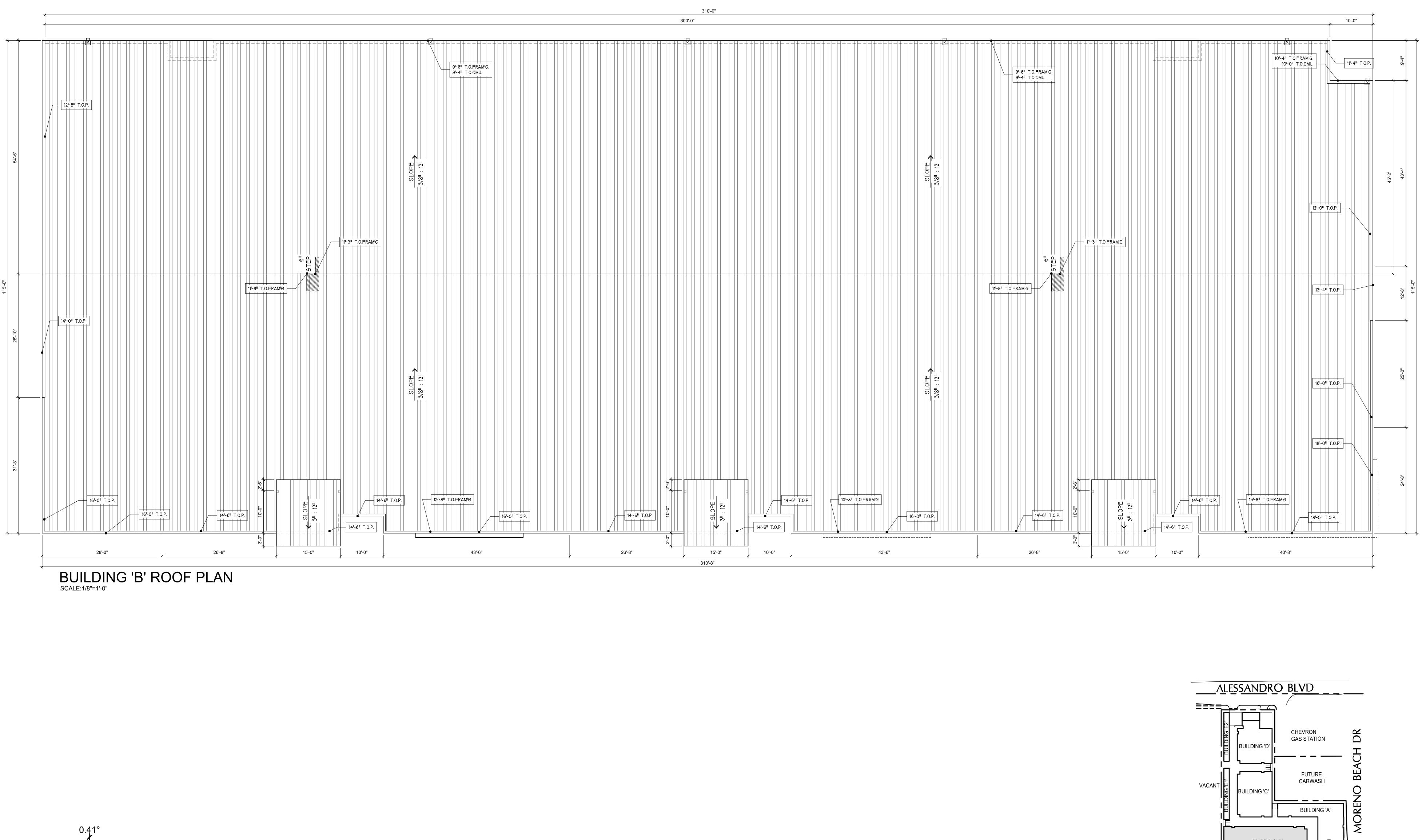


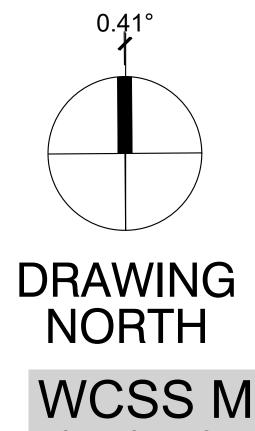






Packet Pg. 56



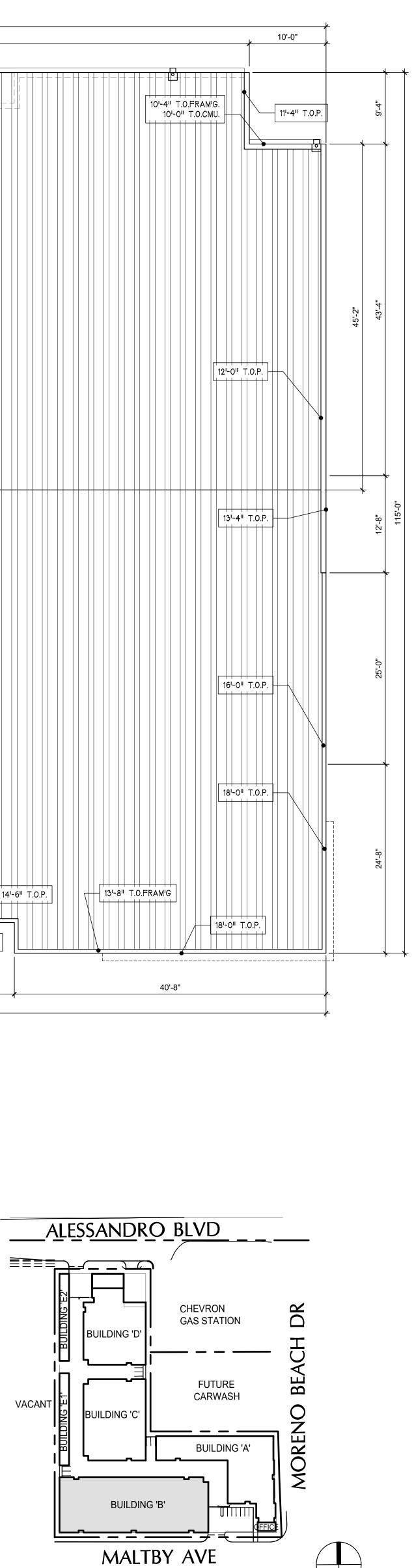






ROOF PLAN-BUILDING 'B'

SCALE 1/8"=1'-0"



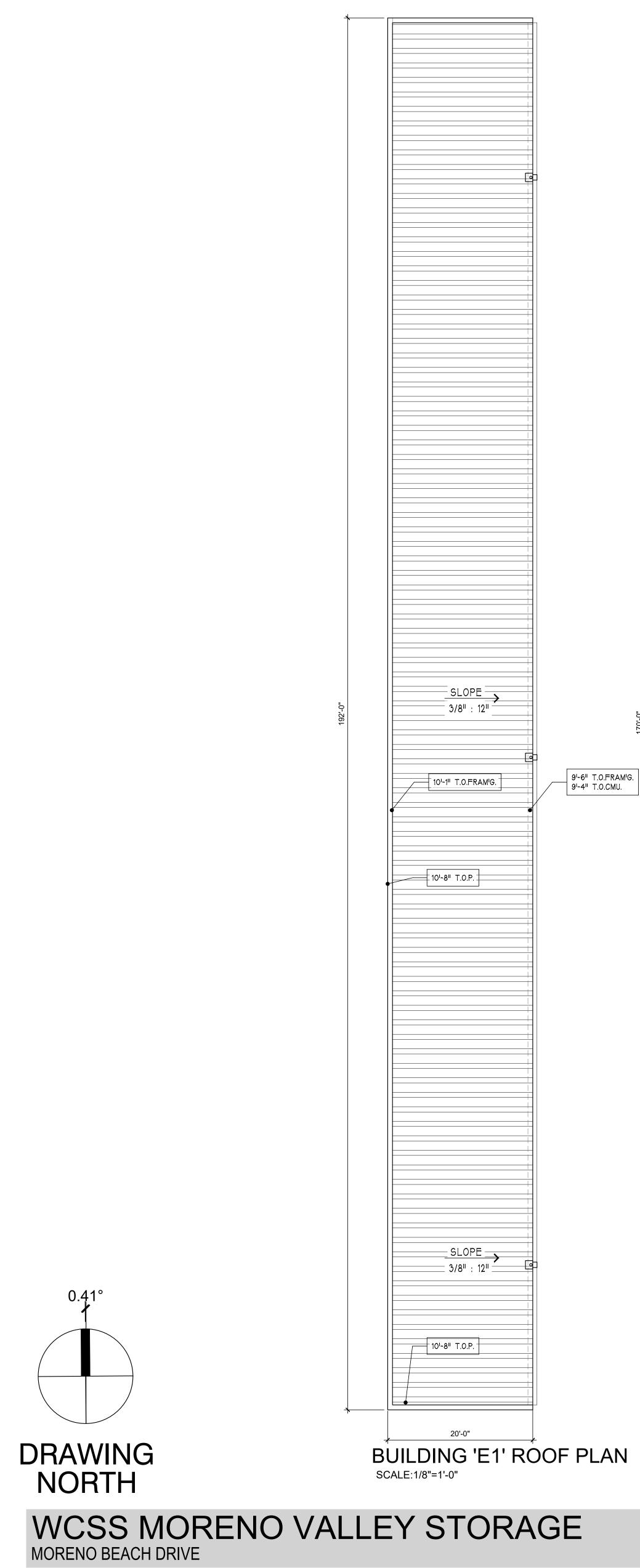
KEY PLAN



DATE: 14 JUL 23 13 DEC 23 19 JUL 23 26 JUL 23 01 AGU 23 08 NOV 23 PROJECT No: 23-0321



DRAWING NORTH



			65'-0"	
*	- -	10'-0"	* 	1
	10'-0"		9'-10" T.O.FRAM'G. 9'-4" T.O.CMU.	
			10 ¹ -8 ¹¹ T.O.P.	
			10'-8" Т.О.Р ОО	
		•		
			SLOPE 3/8" : 12"	
		9 ¹ -6 ¹¹ T. 9 ¹ -4 ¹¹ T.	.O.FRAM'G. .O.CMU.	
			SLOPE 3/8 [™] : 12 [™]	
			3/8" : 12" Ö	
	ō			
170'-0"	150'-0"			
~				
-				
		9 ¹ -6 ¹¹ T.	.0.FRAM'G.	Image: Constraint of the second of
		9 ¹ -6 ¹¹ T. 9 ¹ -4 ¹¹ T.	0.FRAM'G. .O.CMU.	
		9 ¹ -6 ¹¹ T. 9 ¹ -4 ¹¹ T.	.O.FRAM'G. .O.CMU.	11'-7" T.O.RIDGE
		9 ¹ -6 ¹¹ T. 9 ¹ -4 ¹¹ T.	0.FRAM'G. .o.CMU.	11'-7" T.O.RIDGE
		9 ¹ -6 ¹¹ T. 9 ¹ -4 ¹¹ T.	0.FRAM'G. .0.CMU.	11'-7" T.O.RIDGE
		9 ¹ -6 ¹¹ T. 9 ¹ -4 ¹¹ T.	0.FRAM'G.	11'-7" T.O.RIDGE
			O_FRAM'G. O_CMU.	11'-7" T.O.RIDGE
			0.FRAM'G.	11'-7" T.O.RIDGE
			0.FRAMG. 	
			O.FRAMG. O.CMU.	11 ¹ -7 ¹¹ T.O.RIDGE
		9 ¹ -6 ¹¹ 9 ¹ -4 ¹¹ 1 9 ¹ -4 ¹¹ 1 1		
	10-0		10'-8" T.O.P.	
			10'-8" T.O.P.	
			русси	

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ROOF PLAN-BUILDING 'C' & 'E1'

SCALE 1/8"=1'-0"

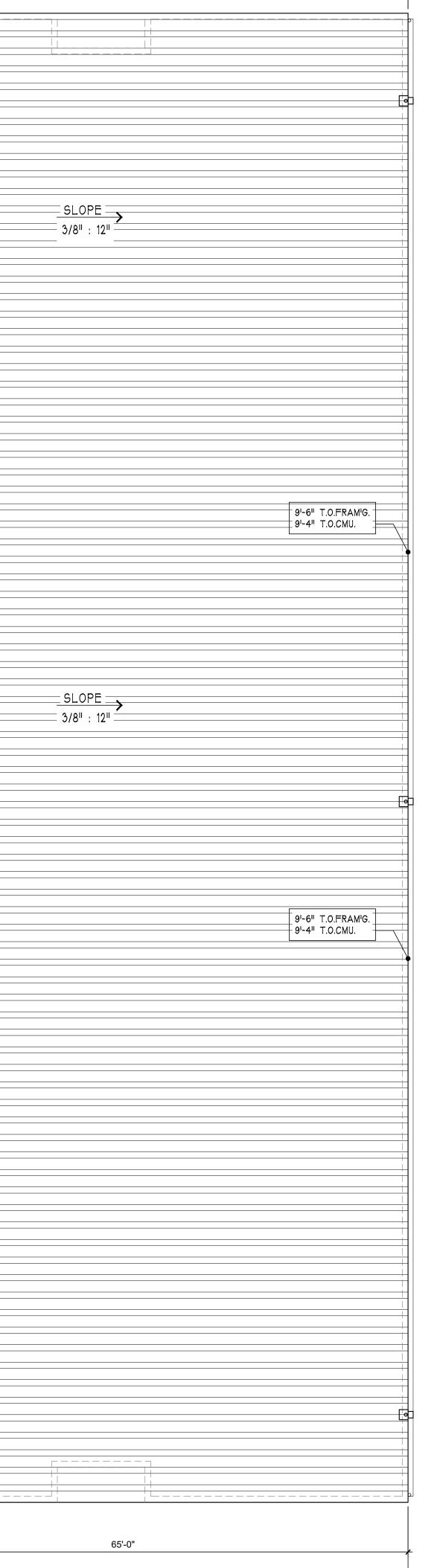


BUILDING 'C' ROOF PLAN

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

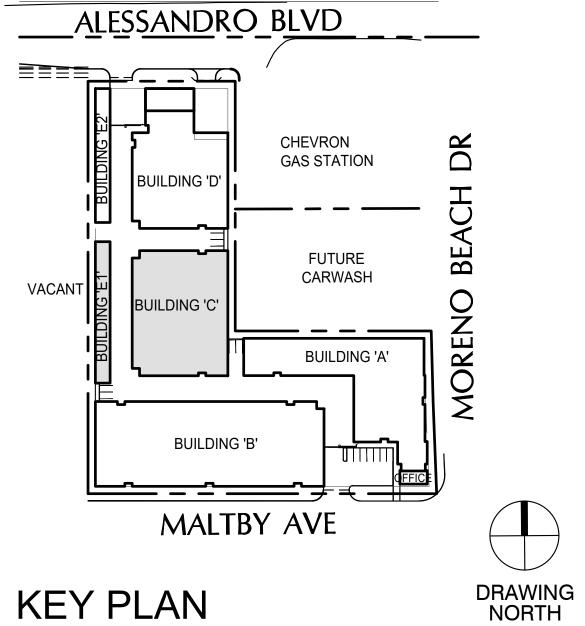


KEY PLAN



65'-0"

1



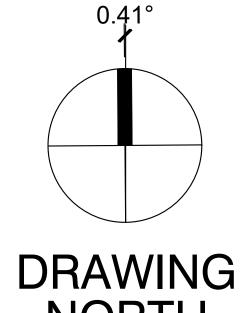
1.b



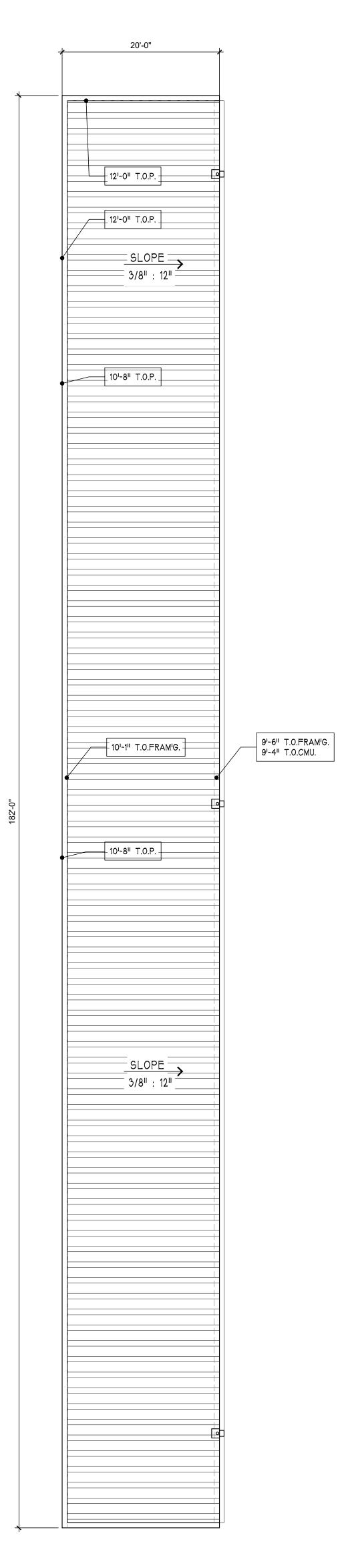


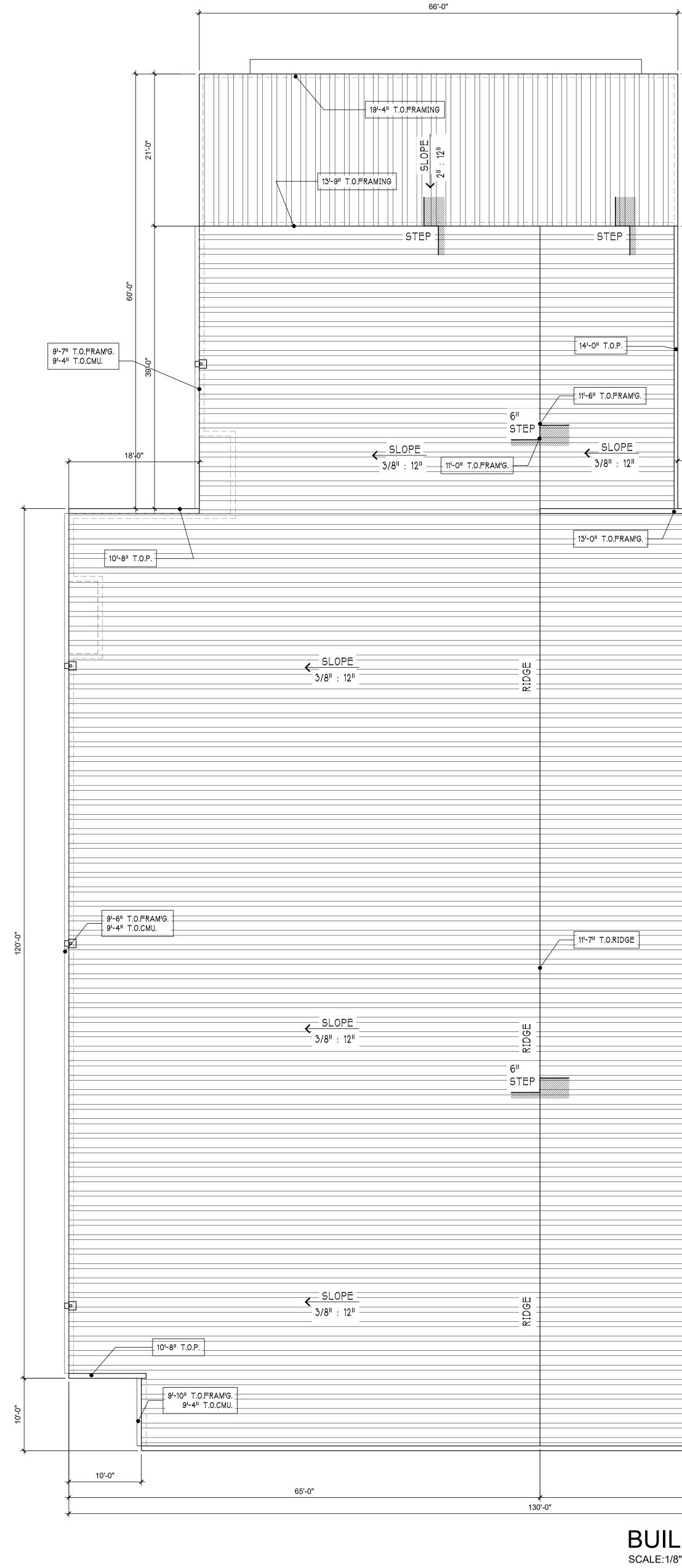






BUILDING 'E2' ROOF PLAN SCALE: 1/8"=1'-0"





ROOF PLAN-BUILDING 'D' & 'E' SCALE 1/8"=1'-0"

DING 'D' ROOF PLAN	
"=1'-0"	

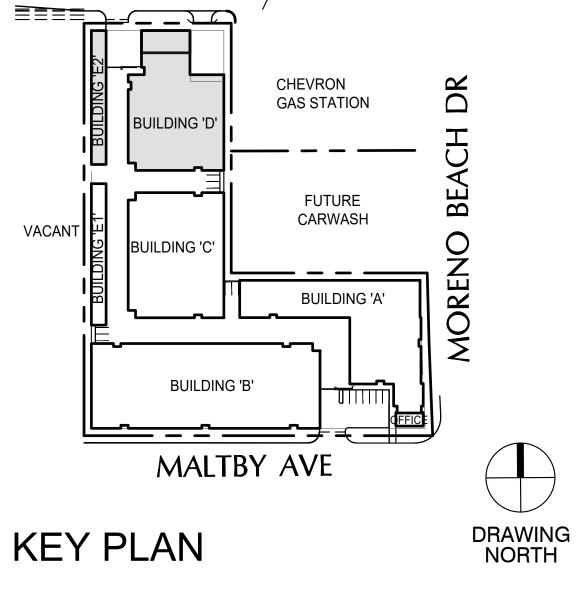
DATE: 14 JUL 23 19 JUL 23 26 JUL 23 01 AGU 23 08 NOV 23

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	*	
210"		
36,-0.		
	46'-0"	\
	12'-8" T.O.P.	
SL3/8	OPE ": 12"	
	9'-6" T.O.FRAM'G. 9'-4" T.O.CMU.	130'-0"
SL3/8	OPE ": 12"	
SL 3/8	OPE	
	65'-0"	



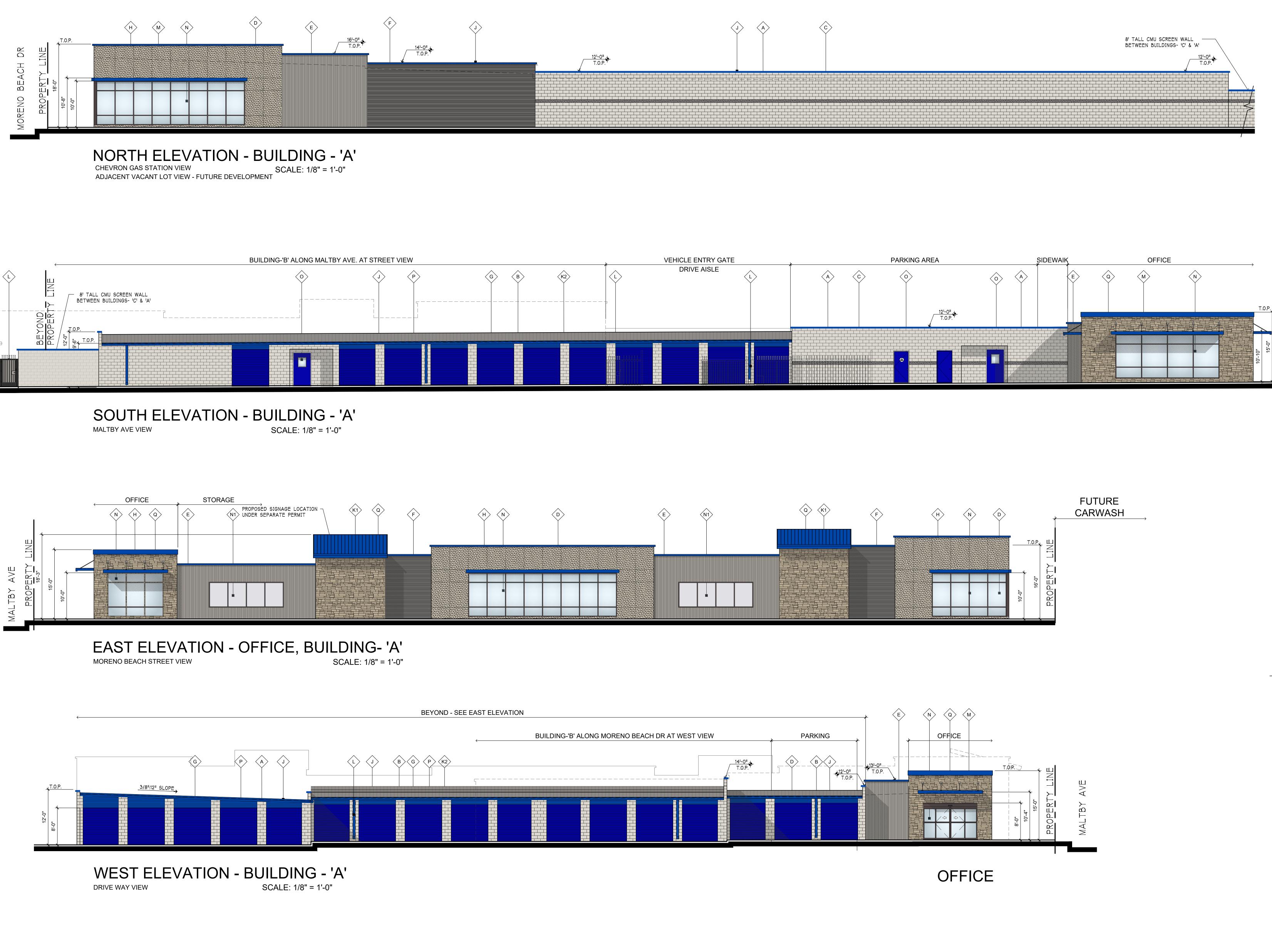
KEY PLAN



ALESSANDRO BLVD

1.b

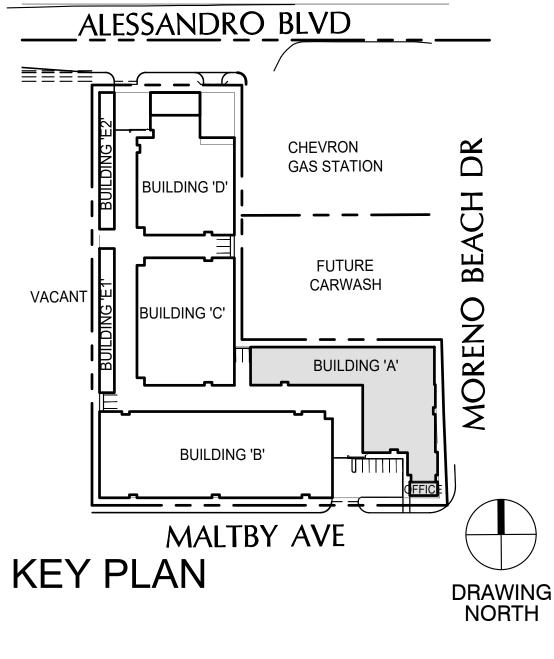




WCSS MORENO VALLEY STORAGE MORENO BEACH DRIVE

ELEVATIONS-BUILDING 'A' & OFFICE 0 10' 20

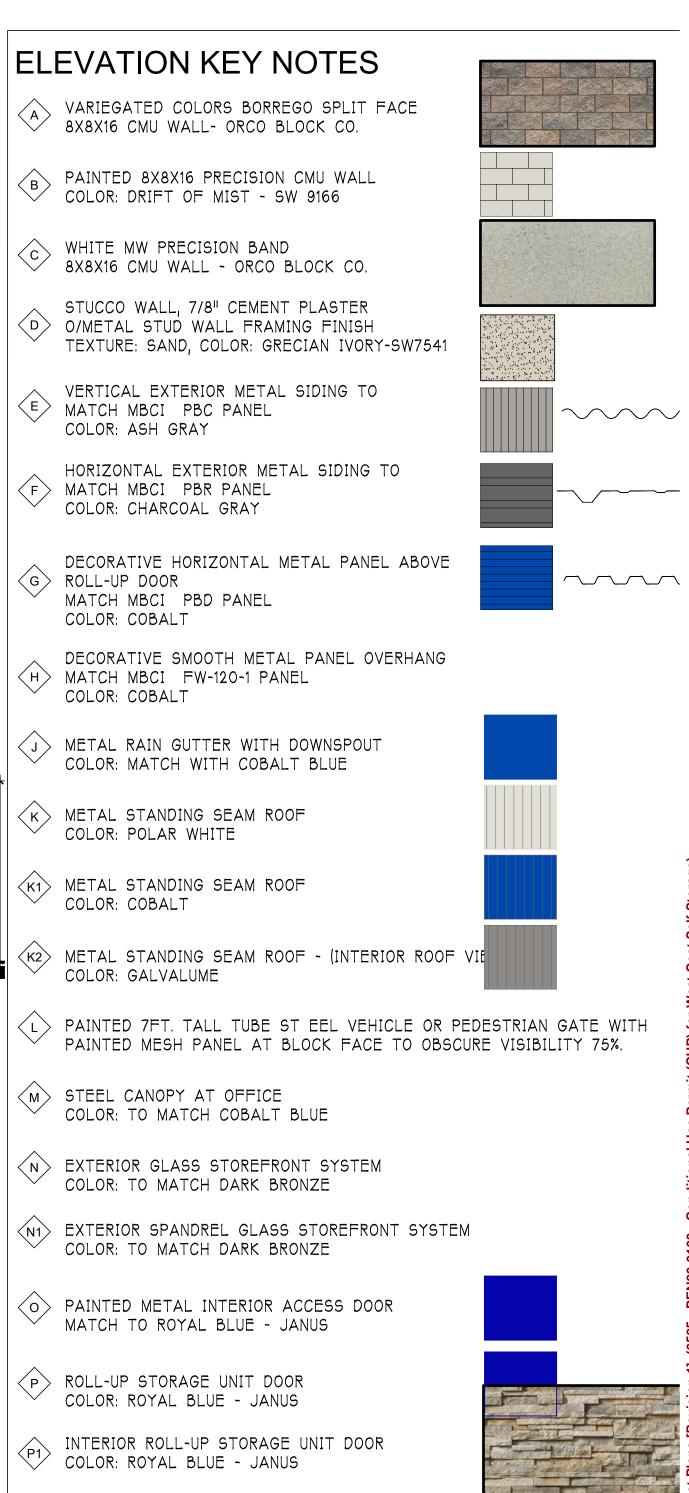
	$\langle A \rangle$	8X8X16 CMU WALL- ORCO BI
	B	PAINTED 8X8X16 PRECISION COLOR: DRIFT OF MIST - SV
	¢	WHITE MW PRECISION BAND 8X8X16 CMU WALL - ORCO E
		STUCCO WALL, 7/8" CEMENT O/METAL STUD WALL FRAM: TEXTURE: SAND, COLOR: GRE
	E	VERTICAL EXTERIOR METAL MATCH MBCI PBC PANEL COLOR: ASH GRAY
	F	HORIZONTAL EXTERIOR MET MATCH MBCI PBR PANEL COLOR: CHARCOAL GRAY
	G	DECORATIVE HORIZONTAL M ROLL-UP DOOR MATCH MBCI PBD PANEL COLOR: COBALT
	H	DECORATIVE SMOOTH META MATCH MBCI FW-120-1 PAN COLOR: COBALT
	< V V	METAL RAIN GUTTER WITH COLOR: MATCH WITH COBAL
	K	METAL STANDING SEAM ROO COLOR: POLAR WHITE
	K1	METAL STANDING SEAM ROO COLOR: COBALT
	×2>	METAL STANDING SEAM ROO COLOR: GALVALUME
	L	PAINTED 7FT. TALL TUBE S PAINTED MESH PANEL AT B
	M	STEEL CANOPY AT OFFICE COLOR: TO MATCH COBALT
	N	EXTERIOR GLASS STOREFRC COLOR: TO MATCH DARK BR
	N1	EXTERIOR SPANDREL GLASS COLOR: TO MATCH DARK BR
	\diamond	PAINTED METAL INTERIOR A MATCH TO ROYAL BLUE - J
	P	ROLL-UP STORAGE UNIT DOC COLOR: ROYAL BLUE - JANU
	P1	INTERIOR ROLL-UP STORAGE COLOR: ROYAL BLUE - JANU
	$\langle 0 \rangle$	STONE VENEER CULTURED S PRO-FIT®ALPINE LEDGESTO DIMENSIONS (APPROX): 4"HX8
	R	PAINTED TUBE STEEL VINE ATTACHED TO THE BUILDIN
L		







PROJECT No: 23-0321



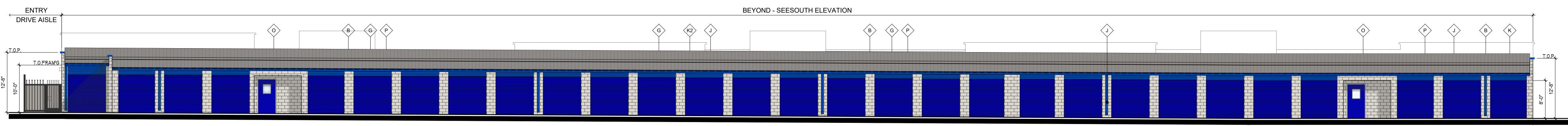
1.b

9 STONE FONE – SUMMIT PEAK X8"L,4"HX12"L, AND 4"HX20"L TRELLISES

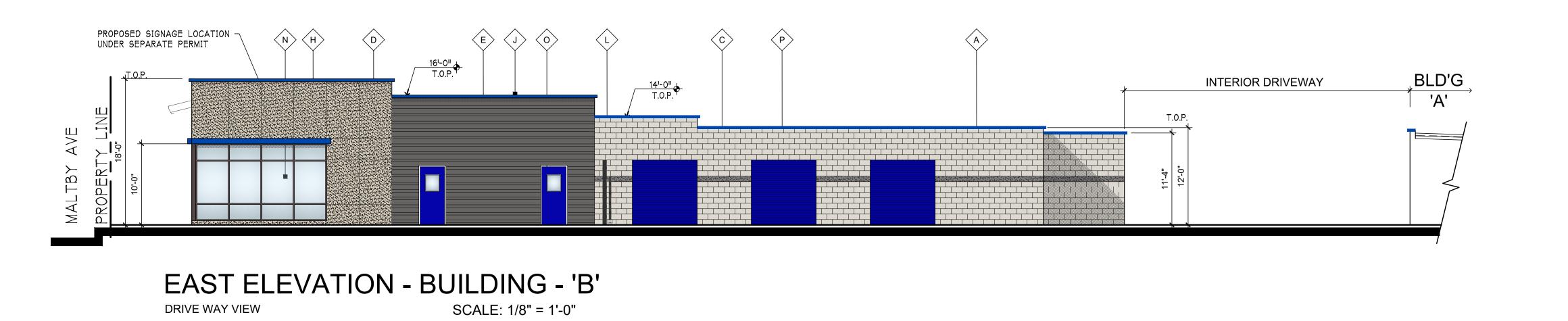


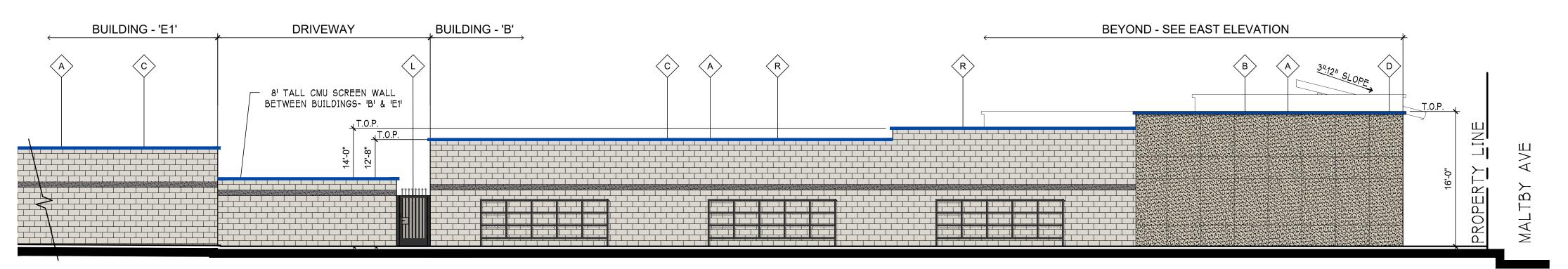


SOUTH ELEVATION - BUILDING - 'B' SCALE: 1/8" = 1'-0" MALTBY AVE VIEW

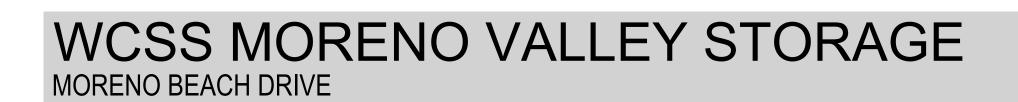








WEST ELEVATION - BUILDING - 'B' SCALE: 1/8" = 1'-0"



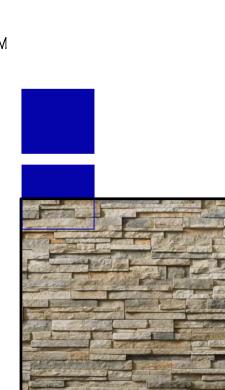


ELEVATION KEY NOTES

- A VARIEGATED COLORS BORREGO SPLIT FACE 8X8X16 CMU WALL- ORCO BLOCK CO.
- B PAINTED 8X8X16 PRECISION CMU WALL COLOR: DRIFT OF MIST - SW 9166
- C WHITE MW PRECISION BAND 8X8X16 CMU WALL - ORCO BLOCK CO.
- STUCCO WALL, 7/8" CEMENT PLASTER O/METAL STUD WALL FRAMING FINISH TEXTURE: SAND, COLOR: GRECIAN IVORY-SW7541
- VERTICAL EXTERIOR METAL SIDING TO < E MATCH MBCI PBC PANEL COLOR: ASH GRAY
- HORIZONTAL EXTERIOR METAL SIDING TO (F) MATCH MBCI PBR PANEL COLOR: CHARCOAL GRAY
- DECORATIVE HORIZONTAL METAL PANEL ABOVE G ROLL-UP DOOR MATCH MBCI PBD PANEL COLOR: COBALT
- DECORATIVE SMOOTH METAL PANEL OVERHANG (H) MATCH MBCI FW-120-1 PANEL COLOR: COBALT
- J METAL RAIN GUTTER WITH DOWNSPOUT COLOR: MATCH WITH COBALT BLUE
- $\langle \kappa \rangle$ METAL STANDING SEAM ROOF COLOR: POLAR WHITE
- K1 METAL STANDING SEAM ROOF COLOR: COBALT
- K2 METAL STANDING SEAM ROOF (INTERIOR ROOF VIE COLOR: GALVALUME
- L> PAINTED 7FT. TALL TUBE ST EEL VEHICLE OR PEDESTRIAN GATE WITH PAINTED MESH PANEL AT BLOCK FACE TO OBSCURE VISIBILITY 75%.
- M STEEL CANOPY AT OFFICE COLOR: TO MATCH COBALT BLUE
- N EXTERIOR GLASS STOREFRONT SYSTEM COLOR: TO MATCH DARK BRONZE
- (N1) EXTERIOR SPANDREL GLASS STOREFRONT SYSTEM COLOR: TO MATCH DARK BRONZE
- O PAINTED METAL INTERIOR ACCESS DOOR MATCH TO ROYAL BLUE - JANUS
- P
 ROLL-UP STORAGE UNIT DOOR

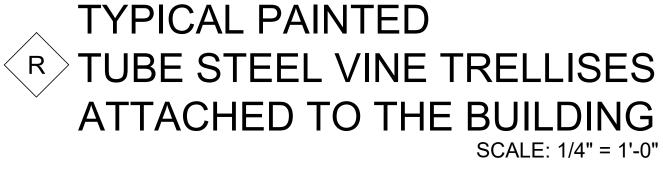
 COLOR: ROYAL BLUE JANUS
- (P1) INTERIOR ROLL-UP STORAGE UNIT DOOR COLOR: ROYAL BLUE JANUS
- STONE VENEER CULTURED STONE PRO-FIT®ALPINE LEDGESTONE SUMMIT PEAK DIMENSIONS (APPROX): 4"HX8"L,4"HX12"L, AND 4"HX20"L
- R PAINTED TUBE STEEL VINE TRELLISES ATTACHED TO THE BUILDING



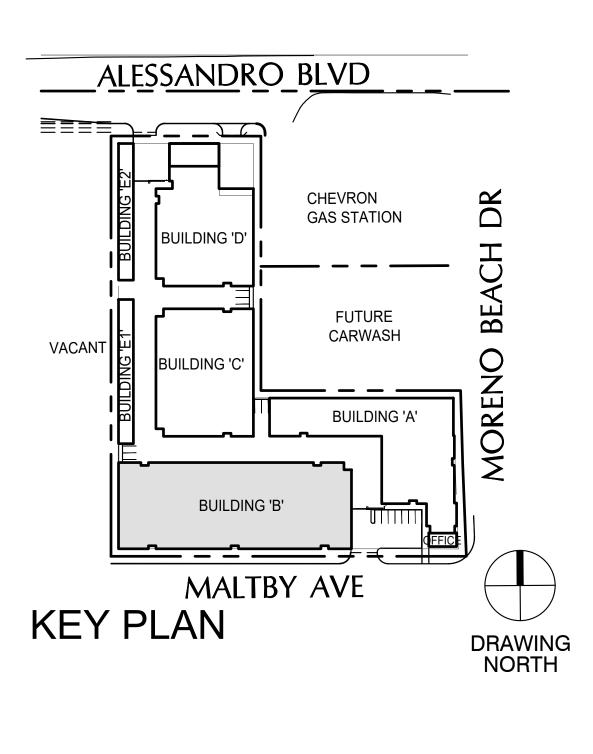


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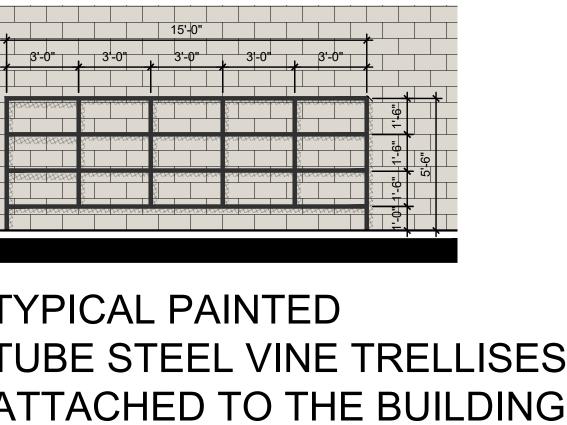
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15'-0"

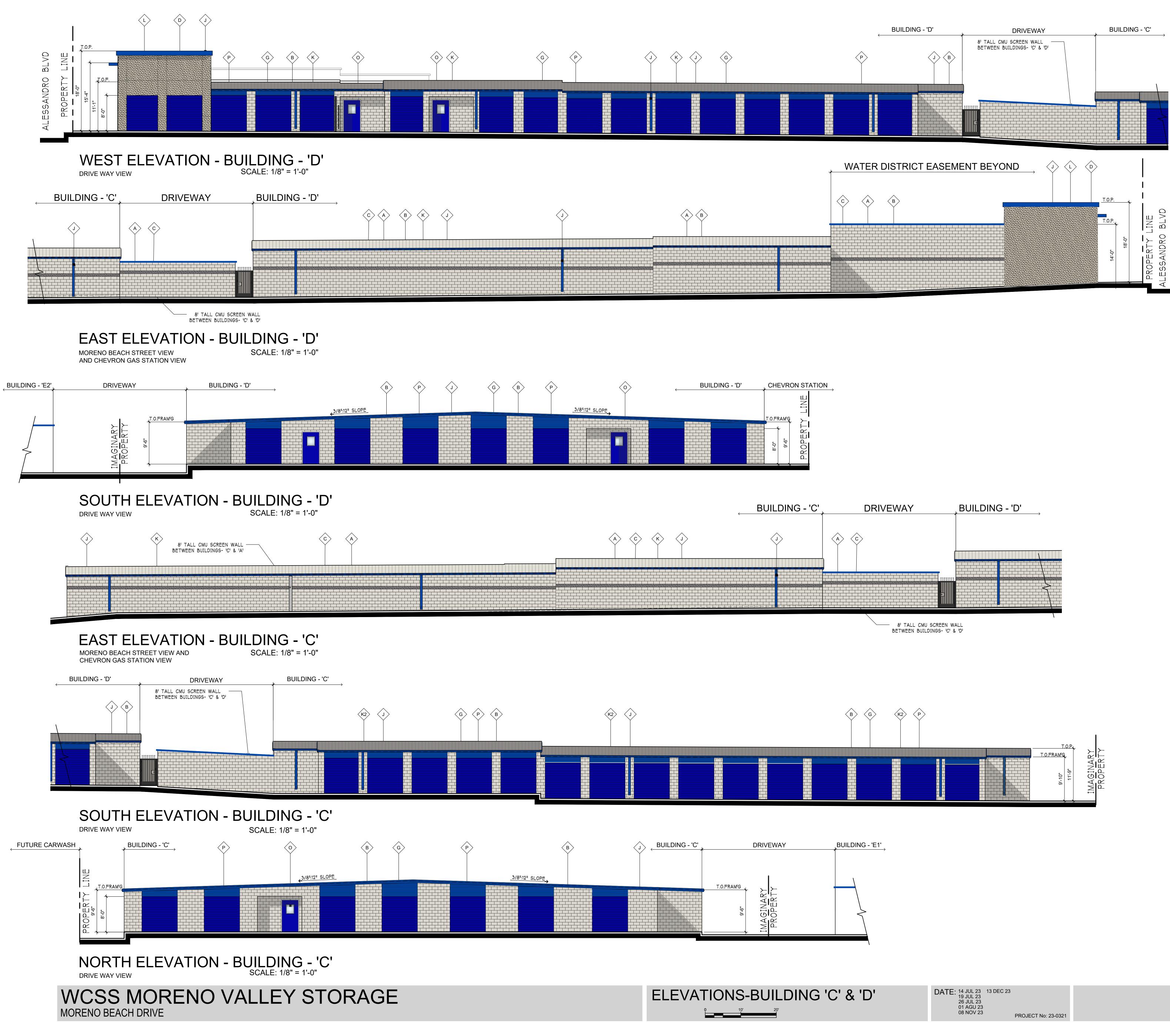






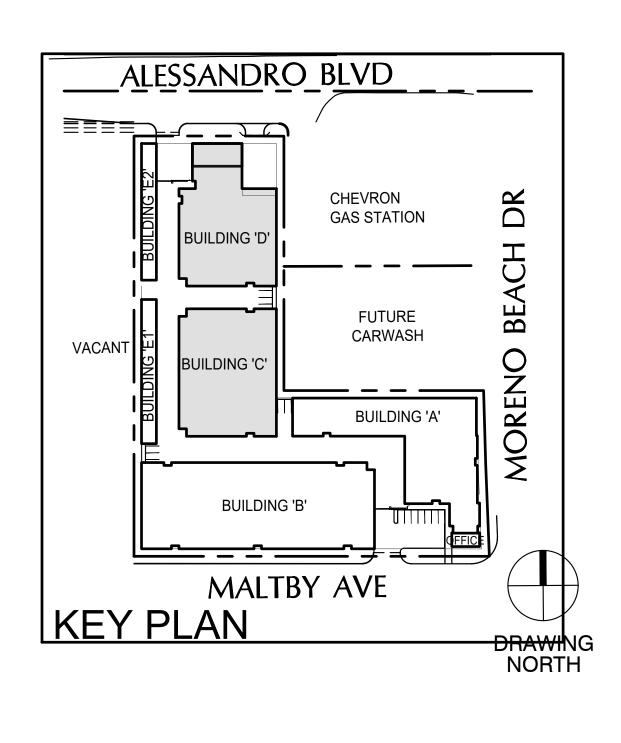
SCALE: 1/4" = 1'-0"



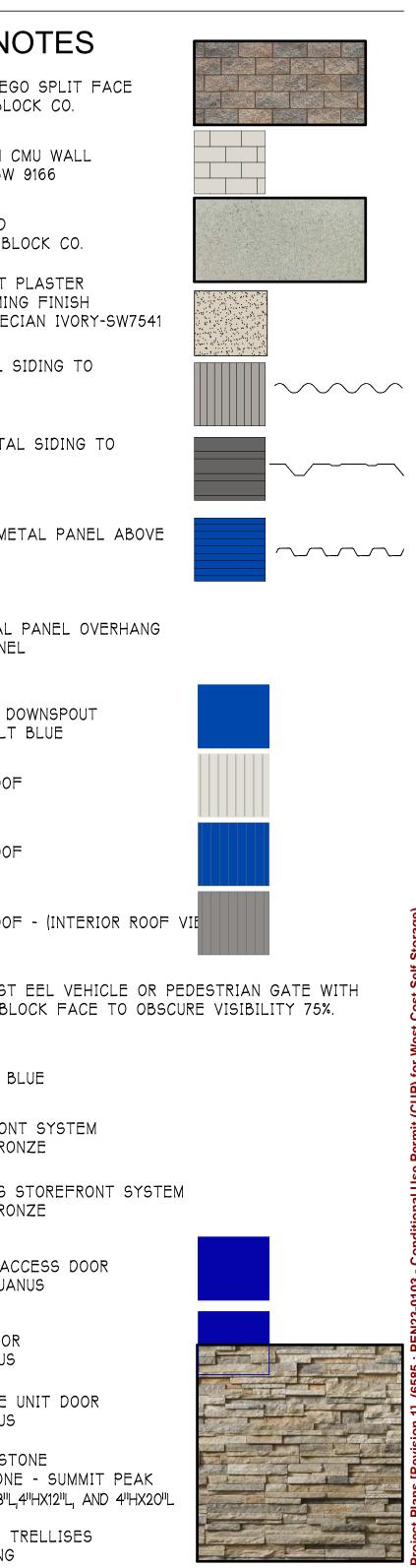


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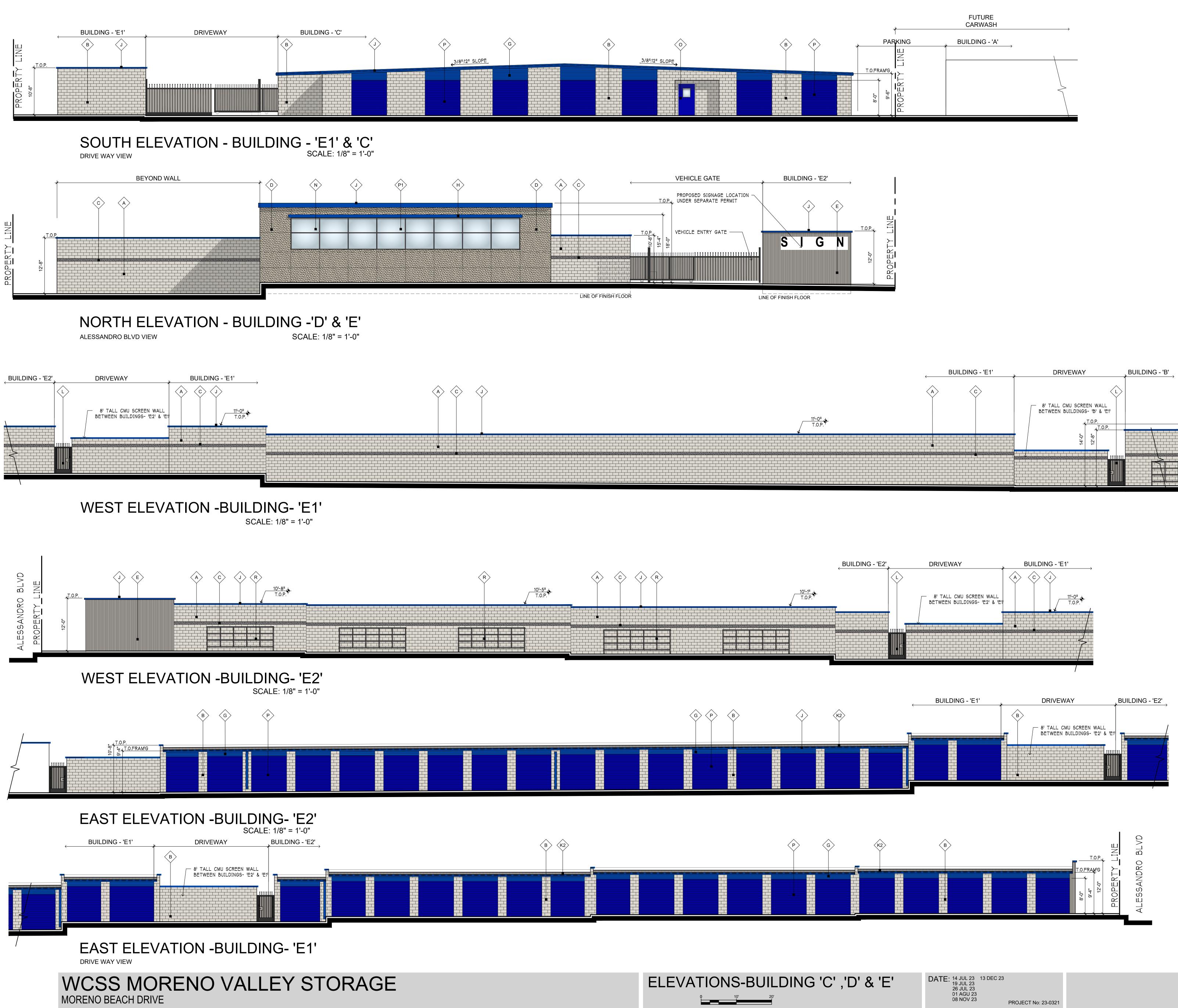
ELI	EVATION KEY NO
	VARIEGATED COLORS BORREG 8X8X16 CMU WALL- ORCO BLC
B	PAINTED 8X8X16 PRECISION C COLOR: DRIFT OF MIST - SW
¢	WHITE MW PRECISION BAND 8X8X16 CMU WALL - ORCO BL
	STUCCO WALL, 7/8" CEMENT F O/METAL STUD WALL FRAMIN TEXTURE: SAND, COLOR: GREC
E	VERTICAL EXTERIOR METAL S MATCH MBCI PBC PANEL COLOR: ASH GRAY
F	HORIZONTAL EXTERIOR METAL MATCH MBCI PBR PANEL COLOR: CHARCOAL GRAY
G	DECORATIVE HORIZONTAL ME ROLL-UP DOOR MATCH MBCI PBD PANEL COLOR: COBALT
H	DECORATIVE SMOOTH METAL MATCH MBCI FW-120-1 PANEL COLOR: COBALT
	METAL RAIN GUTTER WITH DO COLOR: MATCH WITH COBALT
ĸ	METAL STANDING SEAM ROOF COLOR: POLAR WHITE
K1	METAL STANDING SEAM ROOF COLOR: COBALT
K2	METAL STANDING SEAM ROOF COLOR: GALVALUME
	PAINTED 7FT. TALL TUBE ST PAINTED MESH PANEL AT BLO
M	STEEL CANOPY AT OFFICE COLOR: TO MATCH COBALT BI
	EXTERIOR GLASS STOREFRON COLOR: TO MATCH DARK BRON
	EXTERIOR SPANDREL GLASS S COLOR: TO MATCH DARK BRON
\diamond	PAINTED METAL INTERIOR AC MATCH TO ROYAL BLUE - JAN
P	ROLL-UP STORAGE UNIT DOOR COLOR: ROYAL BLUE - JANUS
	INTERIOR ROLL-UP STORAGE U COLOR: ROYAL BLUE - JANUS
	STONE VENEER CULTURED STO PRO-FIT®ALPINE LEDGESTONE DIMENSIONS (APPROX): 4"HX8"L
	PAINTED TUBE STEEL VINE T ATTACHED TO THE BUILDING
L	



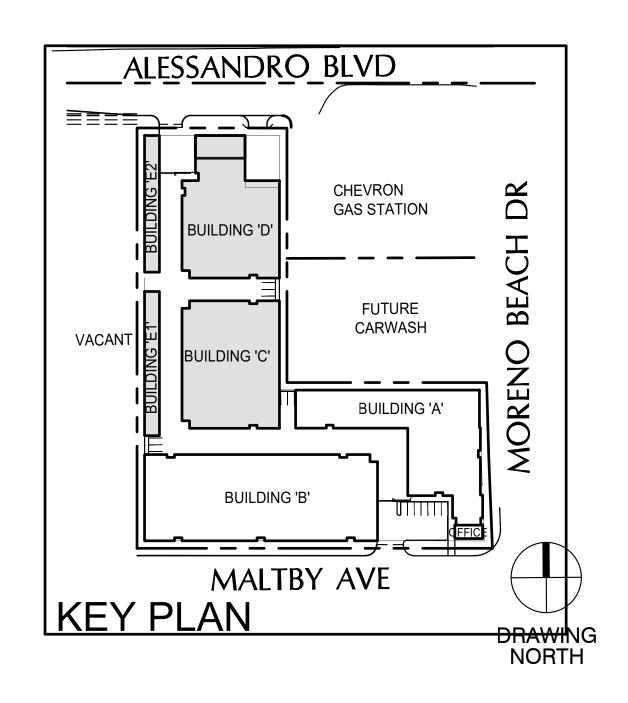




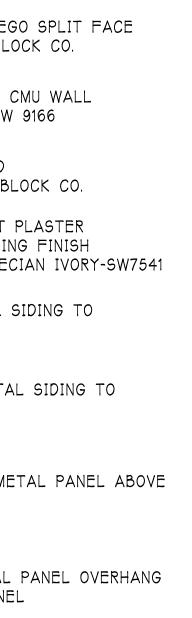


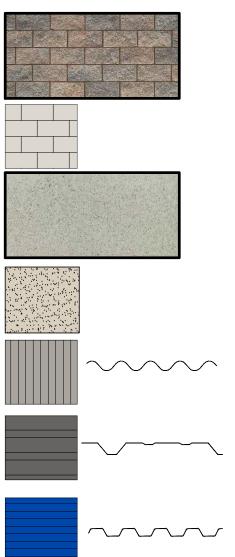


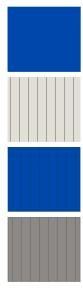
EL	EVATION KEY NOTES
	VARIEGATED COLORS BORREGO SPLIT FA 8X8X16 CMU WALL- ORCO BLOCK CO.
	PAINTED 8X8X16 PRECISION CMU WALL COLOR: DRIFT OF MIST - SW 9166
¢	WHITE MW PRECISION BAND 8X8X16 CMU WALL - ORCO BLOCK CO.
	STUCCO WALL, 7/8" CEMENT PLASTER O/METAL STUD WALL FRAMING FINISH TEXTURE: SAND, COLOR: GRECIAN IVORY-
E	VERTICAL EXTERIOR METAL SIDING TO MATCH MBCI PBC PANEL COLOR: ASH GRAY
F	HORIZONTAL EXTERIOR METAL SIDING TO MATCH MBCI PBR PANEL COLOR: CHARCOAL GRAY
G	DECORATIVE HORIZONTAL METAL PANEL ROLL-UP DOOR MATCH MBCI PBD PANEL COLOR: COBALT
H	DECORATIVE SMOOTH METAL PANEL OVE MATCH MBCI FW-120-1 PANEL COLOR: COBALT
	METAL RAIN GUTTER WITH DOWNSPOUT COLOR: MATCH WITH COBALT BLUE
K	METAL STANDING SEAM ROOF COLOR: POLAR WHITE
K1>	METAL STANDING SEAM ROOF COLOR: COBALT
K2	METAL STANDING SEAM ROOF - (INTERIOR ROOF VIEW) COLOR: GALVALUN
	PAINTED 7FT. TALL TUBE ST EEL VEHIC PAINTED MESH PANEL AT BLOCK FACE
	STEEL CANOPY AT OFFICE COLOR: TO MATCH COBALT BLUE
	EXTERIOR VISION GLASS STOREFRONT S COLOR: TO MATCH DARK BRONZE
	EXTERIOR SPANDREL GLASS STOREFRON COLOR: TO MATCH DARK BRONZE
\diamond	PAINTED METAL INTERIOR ACCESS DOOR MATCH TO ROYAL BLUE - JANUS
P	ROLL-UP STORAGE UNIT DOOR COLOR: ROYAL BLUE - JANUS
	INTERIOR ROLL-UP STORAGE UNIT DOOR COLOR: ROYAL BLUE - JANUS
	STONE VENEER CULTURED STONE PRO-FIT®ALPINE LEDGESTONE - SUMMIT DIMENSIONS (APPROX): 4"HX8"L,4"HX12"L, AND
	PAINTED TUBE STEEL VINE TRELLISES ATTACHED TO THE BUILDING











: GALVALUME

T EEL VEHICLE OR PEDESTRIAN GATE WITH BLOCK FACE TO OBSCURE VISIBILITY 75%.

OREFRONT SYSTEM ONZE

STOREFRONT SYSTEM ONZE

CCESS DOOR ANUS

STONE NE – SUMMIT PEAK "L,4"HX12"L, AND 4"HX20"L TRELLISES







PLANT LEGEND

SYMBOL TREES	BOTANICAL NAME	COMMON NAME	SIZE
	ACACIA SALICINA	AUSTRALIAN WILLOW	24" BOX
	LAGERSTROEMIA INDICA 'NATCHEZ'	CRAPE MYRTLE	24" BOX
	PINUS CANARIENSIS	CANARY ISLAND PINE	24" BOX
	PINUS ELDARICA	AFGAN PINE	24" BOX
	SCHINUS MOLLE	CALIFORNIA PEPPER	24" BOX
	TRISTANIA CONFERTA	BRISBANE BOX	24" BOX
SHRUBS			E CAL
	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL.
	ARBUTUS UNEDO 'COMPACTA'		5 GAL.
	CALLISTEMON V. 'LITTLE JOHN'	WEEPING BOTTLEBRUSH	5 GAL.
	CISTUS PRUPUREA	ORCHID ROCK ROSE	5 GAL.
	DIETES BICOLOR	FORTNIGHT LILY	5 GAL.
	DODONAEA VISCOSA 'AUTROPURPUREA'	PURPLE HOPSEED BUSH	5 GAL.
	GREVILLEA NOELLII	NOELL'S GREVILLEA	5 GAL.
	LANTANA MONTEVIDENSIS	TRAILING LANTANA	1 GAL.
	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	5 GAL.
	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	5 GAL.
	MYOPORUM PARVIFOLIUM	CREEPING MYOPORUM	5 GAL.
	NERIUM OLEANDER	OLEANDER	5 GAL.
	ROSEMARINUS OFFICINALIS	TUSCAN BLUE ROSEMARY	1 GAL.
	'TUSCAN BLUE' WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL.
BIOSWALE			
	ACHILLEA MILLEFOLIUM	YARROW	1 GAL.
	CAREX PANSA	SAND DUNE SEDGE	1 GAL.
	JUNCUS PATENS	COMMON RUSH	5 GAL.

NOTE SHRUB AREAS SHALL RECEIVE A 3" LAYER OF FOREST FLOOR COMPOSTED WOOD MULCH $\frac{1}{2}$ "- 1 $\frac{1}{2}$ " SIZE OR EQUAL. MULCH SHALL HAVE A MINIMUM 80% RECYCLED CONTENT.



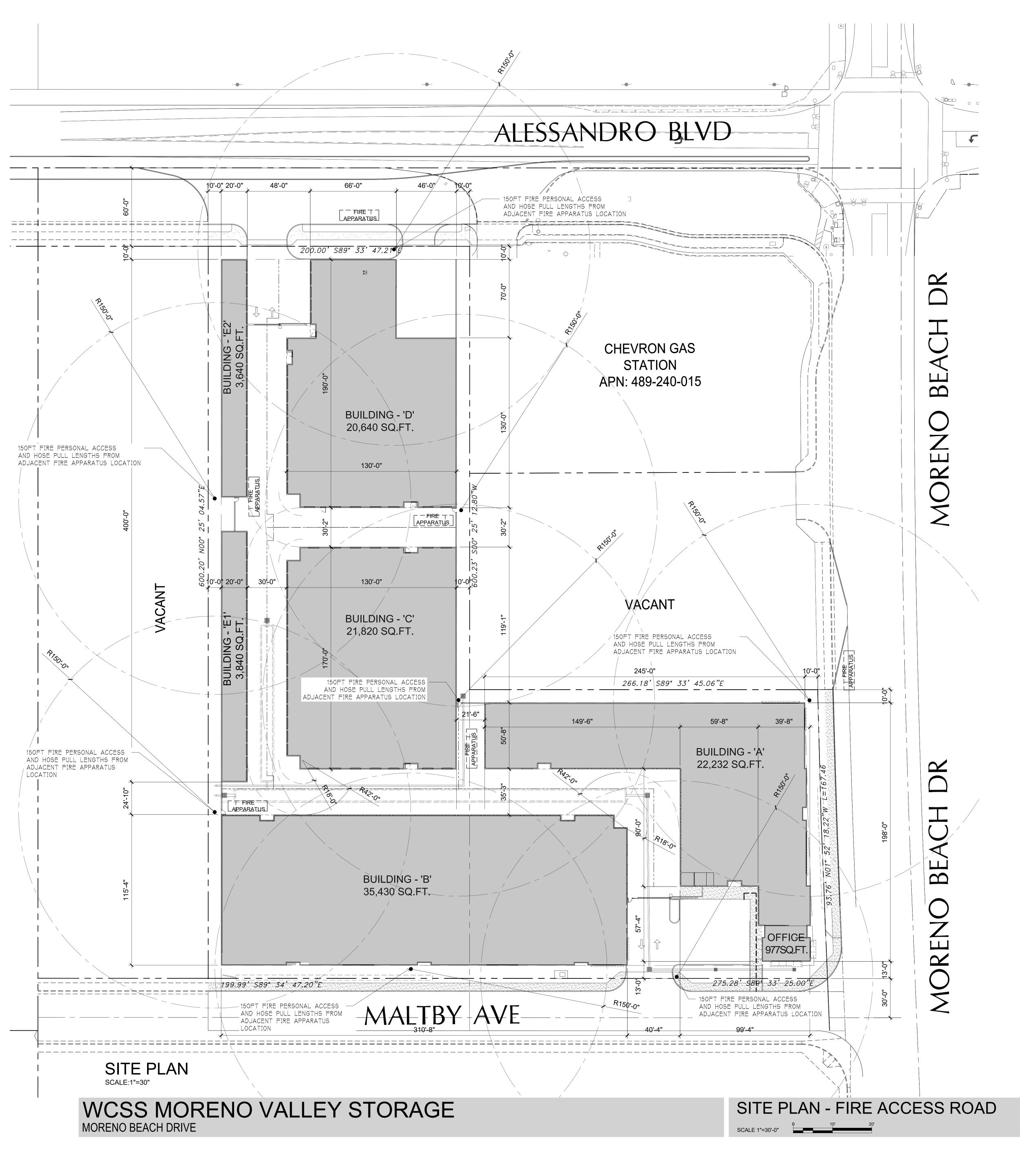


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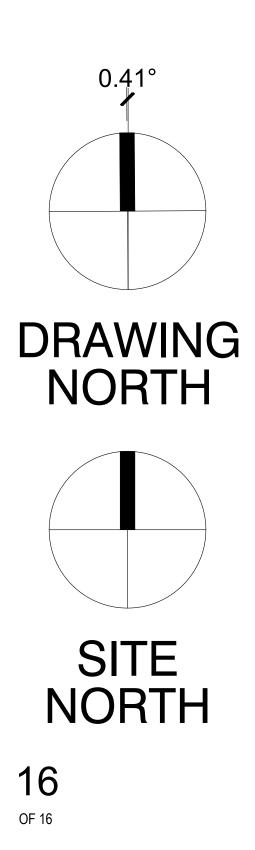


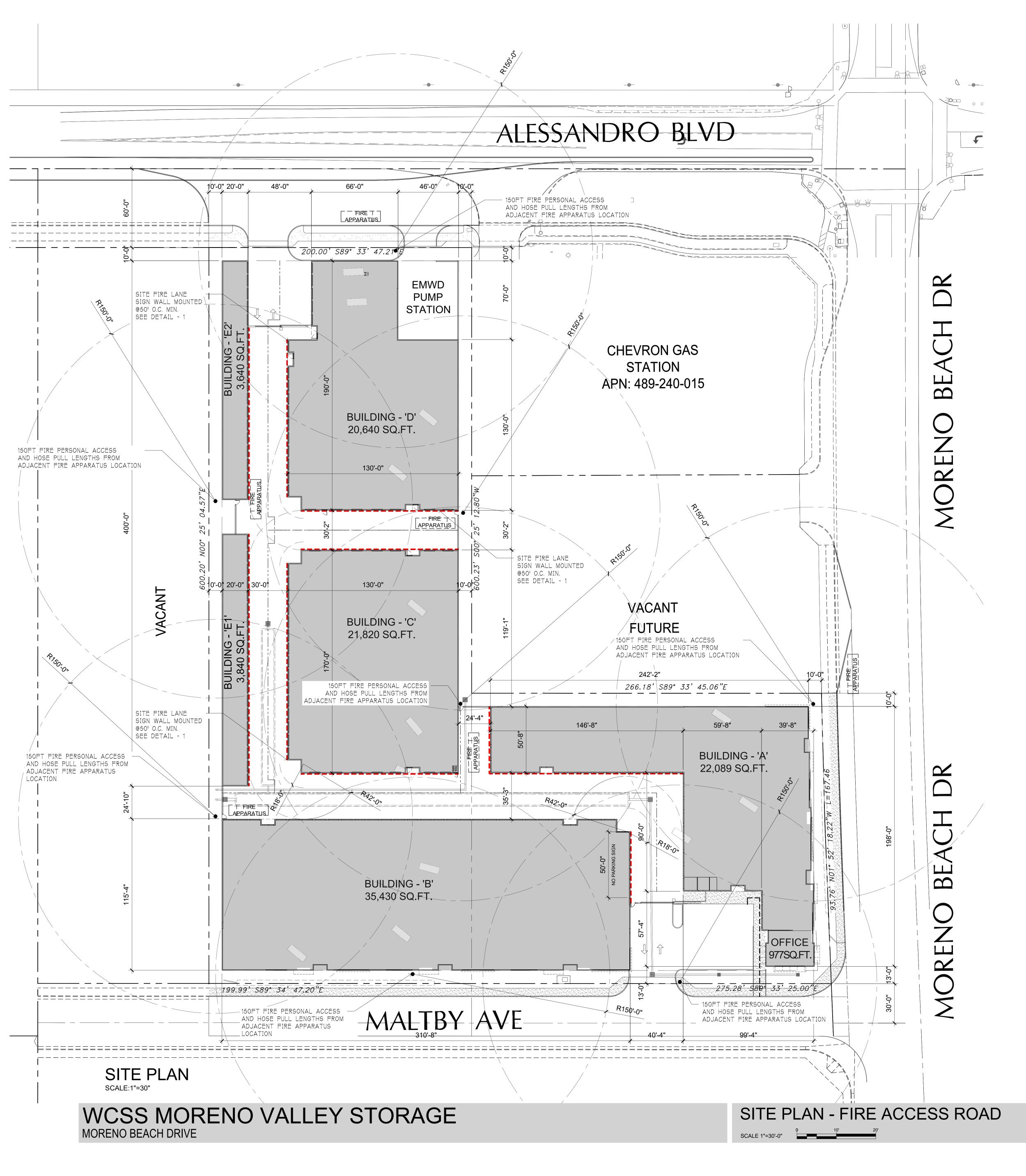














NOTES: 1. ALL LETTER TO BE 8" HIGH AND STENCILED IN. 2. REFER TO SITE PLAN FOR LOCATION. 3. PAINT THE LETTERS WITH WHITE PAINT WITH MINIMUM 1" STROKE.

PAINT THE BACKGROUND "HIGHWAY RED", 6" WIDE- SEE SITE PLAN.

PAINTED 'NO PARKING/FIRE LANE LETTERING



USE 24" DEEP MIN. x15" MIN. WIDE

FOOTING

THE WORDS "FIRE LANE" SHALL BE 2" BOLD, CONDENSED WHITE REFLECTIVE LETTERING ON RED BACKGROUND LETTERING SHALL BE 2" BOLD, CONDENSED RED LETTERING ON WHITE

REFLECTIVE BACKGROUND

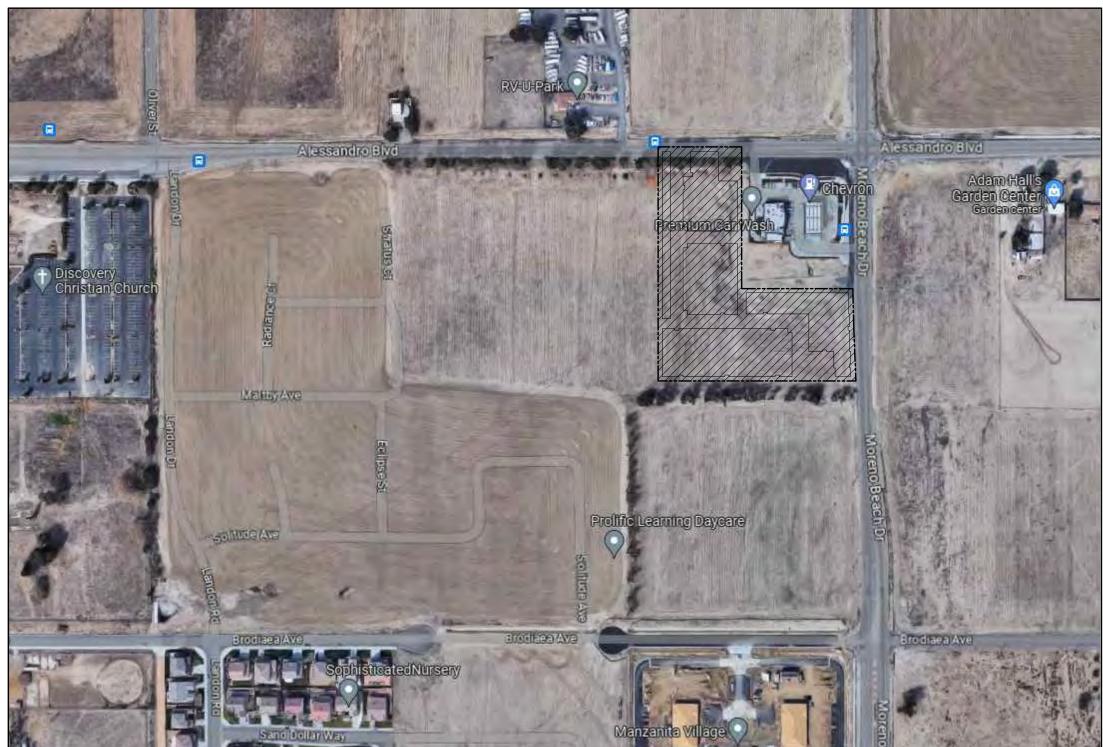
LETTERING SHALL BE 1" RED LETTERING ON WHITE REFLECTIVE BACKGROUND

-THE SIGN SHALL BE NO SMALLER THAN 12" WIDE BY 18" HIGH.

-THE SIGN SHALL SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE OF DURABLE MATERIAL AND INSTALLED PER GUIDELINES FOR SIGN MOUNTING.

-SIGNS MAY BE MOUNTED ON EXISTING POSTS OR BUILDINGS IF CENTERLINE OF SIGN IS NO MORE THAN 24" FROM EDGE OF ROADWAY (OCFA GUIDELINE B-09, ATTACHMENT 13 & 14)

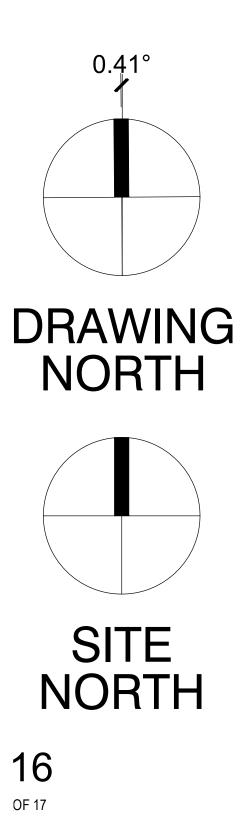
DETAIL - 1 SITE FIRE LANE SIGN WALL MOUNTED @ 50' O.C. ON BUILDING 60" ABOVE FINISH FLOOR

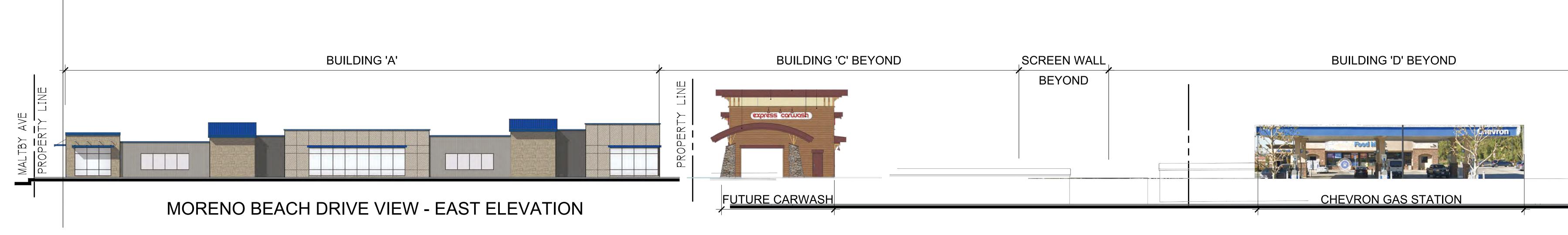


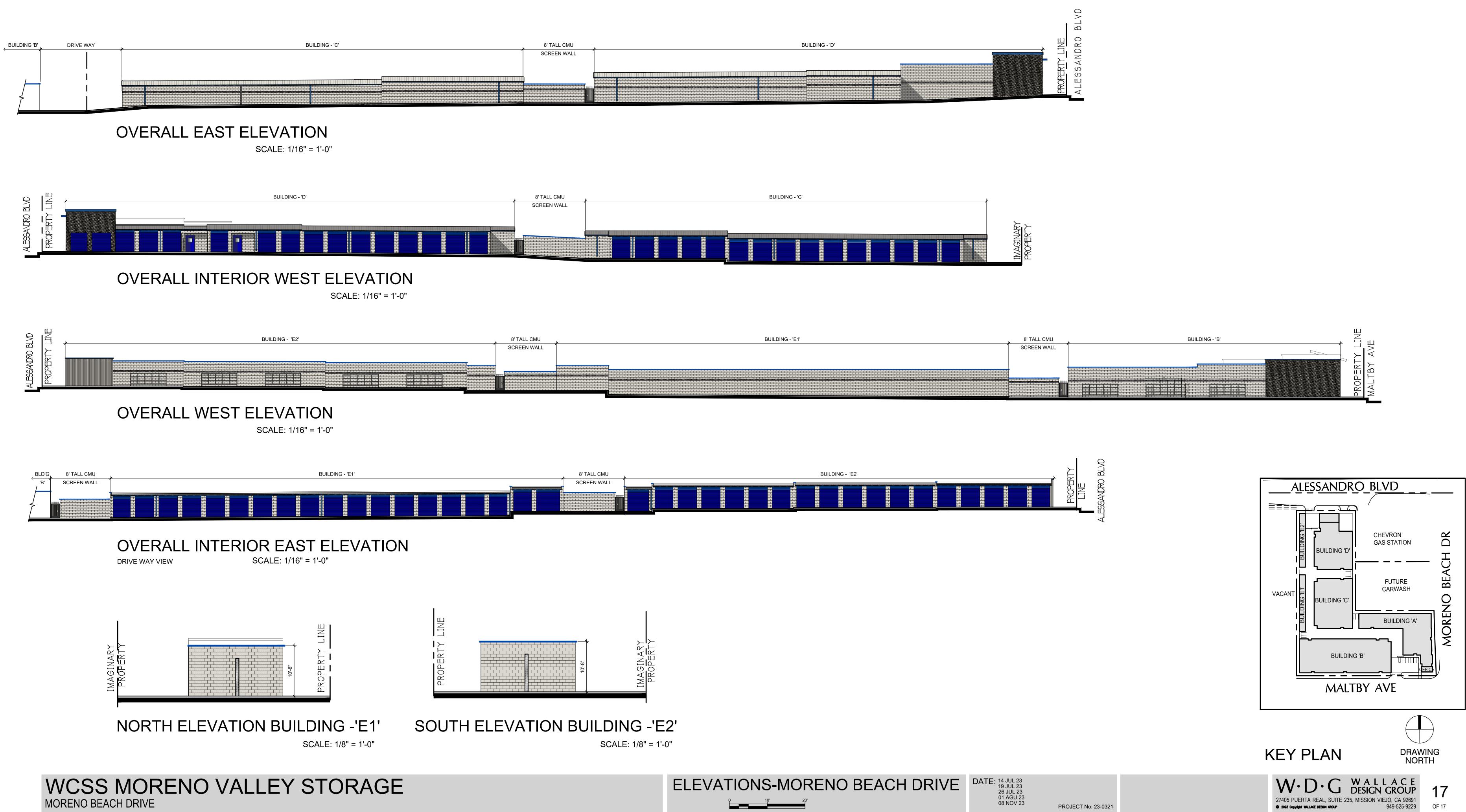
VICINITY MAP

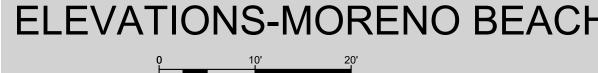
DATE: 14 JUL 23 19 JUL 23 26 JUL 23 01 AGU 23 08 NOV 23





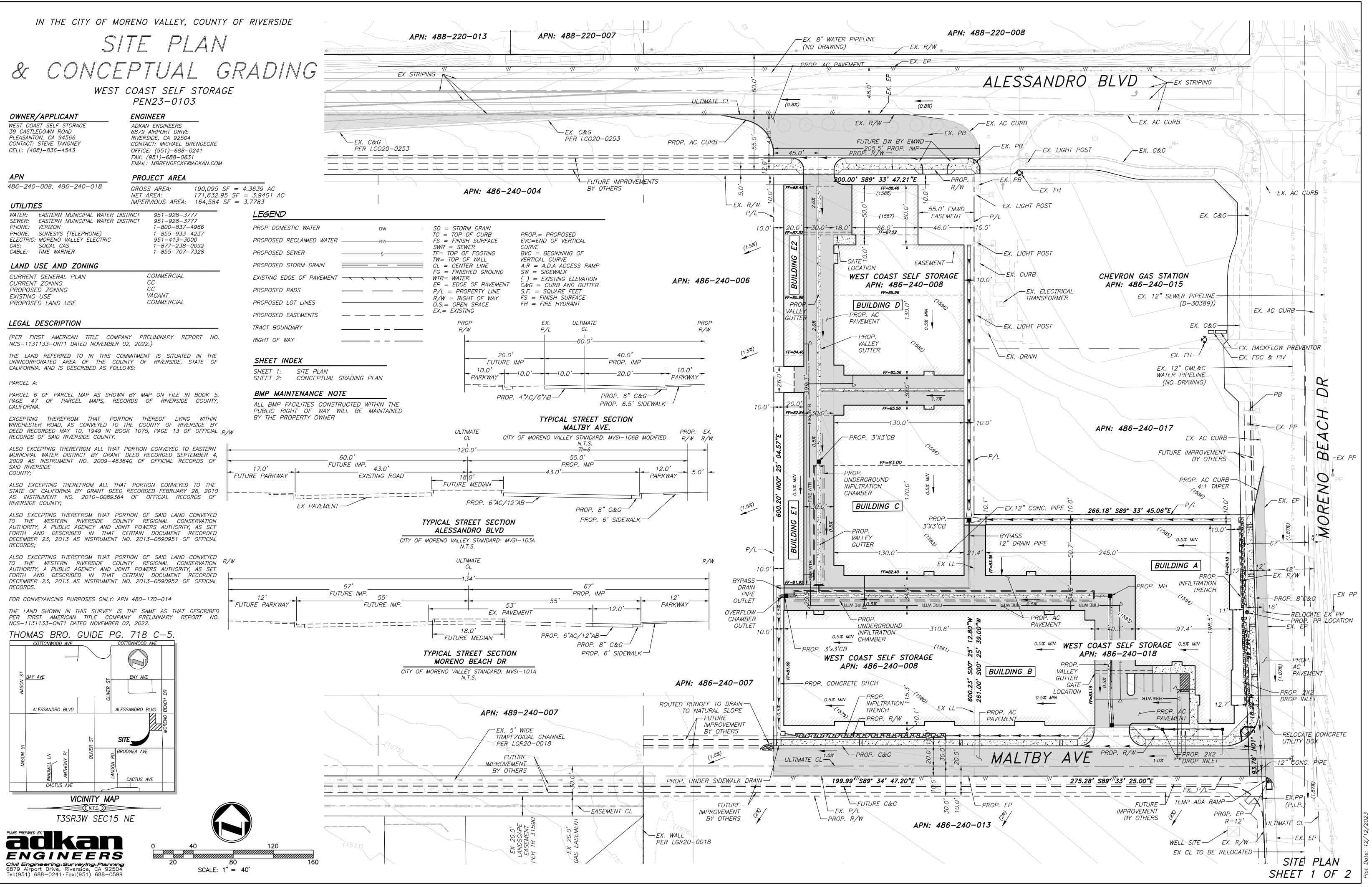






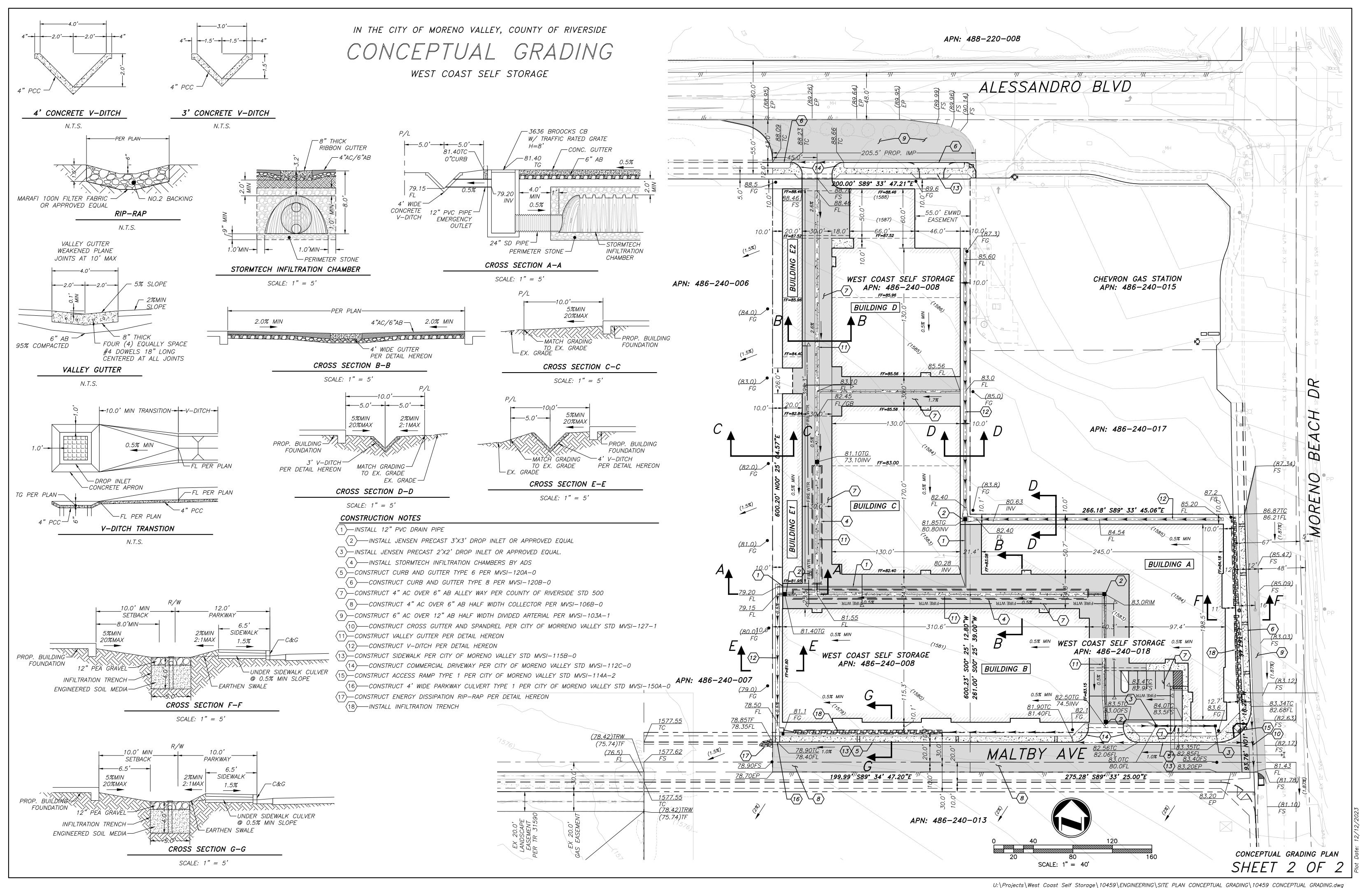
	8' TALL CMU	BUILDING - 'E1'
~	SCREEN WALL	





U:\Projects\West Coast Self Storage\10459\ENGINEERING\SITE PLAN CONCEPTUAL GRADING\10459 CONCEPTUAL GRADING.dwg

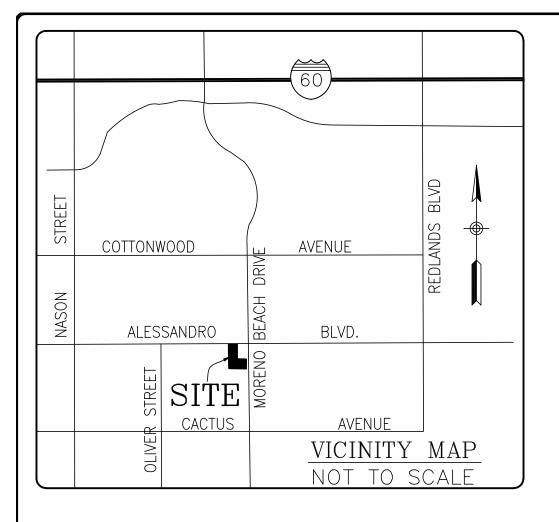
Packet Pg. 68



Packet Pg. 69

The second se

1.b



SURVEYOR'S CERTIFICATE

TO MORENO BEACH STATION, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, DINOS GLAVAS AND KATHERINE GLAVAS, TRUSTEES, OF THE DINOS GLAVAS TRUST, DATED FEBRUARY 1, 1993 AND FIRST AMERICAN TITLE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2 THROUGH 5, 8, 13, 14, AND 16 THROUGH 19 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON 12/08/22.

DATE: 01/03/2023

Mart

MIGUEL A. VILLASENOR REGISTRATION NO. 8509 EXP. DATE 12/31/24



LEGAL DESCRIPTION:

(PER FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT NO. NCS-1156880-WA1 DATED NOVEMBER 15, 2022.)

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

PARCEL 3 OF PARCEL MAP NO. 5867 AS SHOWN BY MAP ON FILE IN BOOK 15, PAGE 40 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. FOR CONVEYANCING PURPOSES ONLY: APN 486-240-008

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED PER FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT NO. NCS-1156880-WA1 DATED NOVEMBER 15, 2022.)

(PER FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT NO. NCS-1155094-WA1 DATED NOVEMBER 01, 2022.)

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

PARCEL B AS SHOWN ON LOT LINE ADJUSTMENT NO. 1071/ CERTIFICATE OF COMPLIANCE AS EVIDENCED BY DOCUMENT RECORDED MARCH 31, 2021, AS INSTRUMENT NO. 2021-0202091 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT CERTAIN PORTION OF PARCEL 2 OF PARCEL MAP NO. 36262. IN THE CITY OF MORENO VALLEY, RECORDED IN BOOK 232, PAGES 61 THROUGH 63 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 2:

THENCE NORTHERLY, ALONG THE WESTERLY LINE OF SAID PARCEL 2, NORTH 00°25'39" EAST 261.00 FEET;

THENCE EASTERLY, LEAVING SAID WESTERLY LINE, SOUTH 89°33'48" EAST 266.23 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID PARCEL 2, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 10581.15 FEET, AN INITIAL RADIAL LINE TO WHICH BEARS SOUTH 89°02'23" WEST;

THENCE SOUTHERLY ALONG SAID CURVE AND EASTERLY BOUNDARY, THROUGH A CENTRAL ANGLE OF 00°54'24", AN ARC LENGTH OF 167.46 FEET, A TERMINAL RADIAL LINE TO WHICH BEARS SOUTH 88°07'59" WEST;

THENCE CONTINUING SOUTHERLY, ALONG SAID EASTERLY BOUNDARY, SOUTH 01°52'01" EAST 93.77 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2;

THENCE WESTERLY, ALONG THE SOUTHERLY LINE OF SAID PARCEL 2, NORTH 89°33'25" WEST 275.37 FEET TO THE POINT OF BEGINNING.

FOR CONVEYANCING PURPOSES ONLY: APN 480-240-018

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED PER FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT NO. NCS-1155094-WA1 DATED NOVEMBER 01, 2022.)

SURVEYOR'S NOTES

- 1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF ALESSANDRO BOULEVARD PER PARCEL MAP NO. 36262, P.M. 232/61-63.
- 2. ALL UTILITIES SHOWN ON THIS A.L.T.A. SURVEY ARE BASED ON A FIELD SURVE OF EXPOSED, ABOVE GROUND UTILITIES. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES OR STRUCTURES.
- 3. NO STRUCTURES, UTILITIES, OR IMPROVEMENTS WERE LOCATED BY FIELD SURVEY WHICH ARE MORE THAN FIVE (5.00') FEET OUTSIDE THE PROPERTY LINES, EXCEPT AS SHOWN.
- 4. THIS SURVEY WAS BASED ON THE DESCRIPTION FURNISHED BY FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT NO. NCS-1156880-WA1 DATED NOVEMBER 15, 2022 AND FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT NO. NCS-1155094-WA1 DATED NOVEMBER 01, 2022
- 5. FOR CONVEYANCING PURPOSES ONLY: APN 486-240-008 AND 486-240-018
- 6. FIELD SURVEY OF THIS SITE WAS PERFORMED ON DECEMBER 8, 2022 BY: INLAND VALLEY SURVEYING, INC. 130 WEST WALNUT AVENUE SUITE "A-5" PERRIS, CA 92571 PH. (951) 657-1200
- 7. OWNER: MORENO BEACH STATION, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, SUBJECT TO ITEM NO. 11 OF DINOS GLAVAS AND KATHERINE GLAVAS, TRUSTEES, OF THE DINOS GLAVAS TRUST, DATED FEBRUARY 1, 1993
- 8. SITE ADDRESS: VACANT LAND, MORENO VALLEY, CA 92555.
- 9. GROSS AREA APN: 486-240-008 2.75 ACRES MORE OR LESS. GROSS AREA APN: 486-240-018 1.62 ACRES MORE OR LESS.
- 10. PROPERTY HAS PHYSICAL ACCESS TO MORENO BEACH DRIVE AND ALESSANDRO BOULEVARD.
- 11. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDE'S, AND ENCROÁCHMENTS; ÁRE BASED SOLELY ON ÁBOVE GROUŃD, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECÍFICALLY REFERENCED HEREON.
- 12. FLOOD ZONE: "X"

MAP NUMBER: 06065C0770G EFFECTIVE DATE: AUG. 28, 2008

- 13. NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES, COMPLETED, AND AVAILABLE FROM CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- 14. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK OR BUILDING CONSTRUCTION WITHIN RECENT MONTHS.

NOTE: IN ACCORDANCE WITH SEC. 8770.6 OF THE BUSINESS AND PROFESSIONS CODE, STATE OF CALIFORNIA, THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" ON THIS DOCUMENT ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

TOGRAPHY SOURCE

INLAND VALLEY SURVEYING, INC. 130 WALNUT AVENUE, SUITE A-5 PERRIS, CA 92571 951-657-1200

BENCHMARK

COUNTY OF RIVERSIDE BENCHMARK: "M-40-4 RESET"

LOCATION: AT THE SOUTHEAST CORNER OF NASON STREET AND ALESSANDRO BOULEVARD; 56.0 FEET EAST OF CENTERLINE OF NASON STREET; 48 FEET SOUTH OF ALESSANDRO BOULEVARD; 3' WEST OF TP #GT- 70306, 1.0 FEET NORTH OF A 4" X 4" MARKER POST; A BRASS DISK SET IN TOP OF A CONCRETE POST AND MARKED M-40-4 RESET 1976.

ELEVATION : 1588.421 FEET NGVD 1929

ALTA/NSPS LAND TITLE SURVEY

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

Υ	THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I—REQUIREMENTS ARE MET.
2.	(A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
З.	ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
4.	EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
5.	ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
6.	(A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS.
7.	GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2022–2023.
)	FIRST INSTALLMENT: \$1,217.22, OPEN PENALTY: \$0.00 SECOND INSTALLMENT: \$1,217.22, OPEN PENALTY: \$0.00 TAX RATE AREA: 021–011 A. P. NO.: 486–240–018
8.	THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
9.	AN EASEMENT FOR PIPELINES, DITCHES, FLUMES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 155 OF DEEDS, PAGE 204. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
9.	A RIGHT OF WAY OVER, UNDER, THROUGH AND UPON SAID LAND AND EVERY PART THEREOF, FOR ALL NECESSARY PIPELINES, DITCHES AND FLUMES; ALSO, THE RIGHT TO ENTER UPON SAID LAND, AT ANY AND ALL TIMES, TO LAY, CONSTRUCT AND REPAIR SAID PIPELINES, DITCHES AND FLUMES, TOGETHER WITH THE RIGHT TO CONDUCT WATER IN AND THROUGH SAME, AS RESERVED TO THE BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY ON THE BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY TRACT MAP FILED IN BOOK 11 PAGE 10 OF MAPS. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
	AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 12, 1969 AS INSTRUMENT NO. 115832 OF OFFICIAL RECORDS. IN FAVOR OF: EASTERN MUNICIPAL WATER DISTRICT AFFECTS: AS DESCRIBED THEREIN THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
11.	THE EFFECT OF A DEED EXECUTED BY HOWARD P. CONNELLY AND HARRIET A. CONNELLY, HUSBAND AND WIFE TO FRANK POZGAJ AND MARIA POZGAJ FAMILY TRUST , RECORDED SEPTEMBER 2, 1986 AS INSTRUMENT NO. 210870 OF OFFICIAL RECORDS. THE GRANTEE/ONE OF THE GRANTEES NAMED IN THE DEED DOES NOT APPEAR TO BE AN ENTITY CAPABLE OF ACQUIRING TITLE TO REAL PROPERTY.
12.	THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANT AND ACKNOWLEDGEMENT OF ASSESSMENTS" RECORDED FEBRUARY 17, 2011 AS INSTRUMENT NO. 2011–0076446 OF OFFICIAL RECORDS.
13.	AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF PARCEL MAP NO. 36262 RECORDED MAY 25, 2011 AND ON FILE IN BOOK 232, PAGE(S) 61-63, OF PARCEL MAPS. FOR: MUNICIPAL ELECTRICAL UTILITY, INCLUDES RIGHT OF INGRESS-EGRESS FOR THE PURPOSES OF CONSTRUCTION, OPERATION, MAINTENANCE, FACILITY REPAIR AND METER READING AND INCIDENTAL PURPOSES.THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
14.	ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM MORENO BEACH DRIVE EXCEPT THE GENERAL EASEMENT OF TRAVEL AND AT APPROVED ACCESS OPENINGS, HAVE BEEN DEDICATED OR RELINQUISHED ON THE MAP OF PARCEL MAP NO. 36262 ON FILE IN BOOK 232, PAGE 61–63, OF PARCEL MAPS.
15.	THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF USE RESTRICTION" RECORDED JUNE 3, 2011 AS INSTRUMENT NO. 2011–0244862 OF OFFICIAL RECORDS. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED APRIL 16, 2021 AS INSTRUMENT NO. 2021–0239425 OF OFFICIAL RECORDS.
16.	THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT FOR PUBLIC IMPROVEMENTS FOR STORM DRAIN IMPROVEMENTS– PROJECT NO. PA09–0043 (TENTATIVE PARCEL MAP 36262)" RECORDED JUNE 06, 2011 AS INSTRUMENT NO. 2011–0246248 OF OFFICIAL RECORDS.

ITEMS WHICH AFFECT THE TITLE APN: 486-240-018

NOVEMBER 01, 2022.)

(PER FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT NO. NCS-1155094-WA1 DATED

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR

ITEMS WHICH AFFECT THE TITLE APN: 486-240-018

(PER FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT NO. NCS-1155094-WA1 DATED NOVEMBER 01, 2022.)

- 17. A LIEN FOR UNSECURED PROPERTY TAXES, EVIDENCED BY A CERTIFICATE RECORDED BY THE TAX COLLECTOR OF RIVERSIDE COUNTY, RECORDED JUNE 07, 2018, AS INSTRUMENT NO. 2018–0231598 OF OFFICIAL RECORDS. DEBTOR: MORENO BEACH STATION YEAR & NO.: 2014-2015 & 0470116
- 18. WE FIND NO OUTSTANDING VOLUNTARY LIENS OF RECORD AFFECTING SUBJECT PROPERTY. AN INQUIRY SHOULD BE MADE CONCERNING THE EXISTENCE OF ANY UNRECORDED LIEN OR OTHER INDEBTEDNESS WHICH COULD GIVE RISE TO ANY SECURITY INTEREST IN THE SUBJECT
- 19. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS_SURVEY.
- 20. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- 21. RIGHTS OF PARTIES IN POSSESSION.

ITEMS WHICH AFFECT THE TITLE APN: 486-240-008 (PER FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT NO. NCS-1156880-WA1 DATED NOVEMBER 15, 2022.)

- I-REQUIREMENTS ARE MET.
- RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
- ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
- RECORDS.
- SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
- PUBLIC RECORDS.
- 7. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2022–2023.

FIRST INSTALLMENT: \$749.44, OPEN PENALTY: \$0.00 SECOND INSTALLMENT: \$749.44, OPEN PENALTY: \$0.00 TAX RATE AREA: 021–011 A. P. NO.: 486-240-008

- 8. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
- DETERMINED FROM RECORD INFORMATION.
- 10. AN EASEMENT FOR ALL RIGHTS OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES. IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT AFFECTS: AS DESCRIBED THEREIN.
- INDEBTEDNESS WHICH COULD GIVE RISE TO ANY SECURITY INTEREST IN THE SUBJECT PROPERTY
- 12. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- ROAD, STREET OR HIGHWAY.
- 14. RIGHTS OF PARTIES IN POSSESSION.

SHEET 1 OF 2

AMOUNT: \$3,574.47, AND ANY OTHER AMOUNTS DUE THEREUNDER.

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART

2. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE

3. ANY FACTS. RIGHTS. INTERESTS. OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE

4. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC

5. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND

6. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE

9. AN EASEMENT FOR PIPELINES, DITCHES, FLUMES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 155 OF DEEDS, PAGE 204. THE LOCATION OF THE EASEMENT CANNOT BE

 $^{-1}$ RECORDED JANUARY 12, 2018 AS INSTRUMENT NO. 2018–0014527 OF OFFICIAL RECORDS

11. WE FIND NO OUTSTANDING VOLUNTARY LIENS OF RECORD AFFECTING SUBJECT PROPERTY. AN INQUIRY SHOULD BE MADE CONCERNING THE EXISTENCE OF ANY UNRECORDED LIEN OR OTHER

13. RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY PUBLIC

Revision Block

ALTA/NSPS Lan	ALTA/NSPS Land Title Survey								
INLAND VALLEY SURVEYING, INC. 130 WEST WALNUT AVENUE SUITE "A-5" PERRIS, CALIFORNIA 92571 Office: 951-657-1200 - Fax: 951-657-1221 inlandvalleysurveying.com email: pls8509@yahoo.com									
Drwn By: MAVDate: 01/03/2023 Revision:Surveyor Ref. No: CA #8509 Approved By:Date: 01/03/2023 Revision:Field Date: 12/08/2022 Scale: as shownDate: 01/03/2023 Revision:									
Prepared For: WEST COAST SELF STORAGE Client Ref. No:									
Project Address: VACANT LAND, MORENO VALLEY, CA Project Location: MORENO VALLEY, CA Project Name: MORENO VALLEY ALTA Job Number: 22-159									

ALTA/NSPS LAND TITLE SURVEY

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

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTER LINE ALESSANDRO BOULEVARD PER P.M. 232/61–63. BEING N 89°33'48" W.

SURVEYOR'S NOTES

- () INDICATES RECORD DATA PER P.M. 232/61–63.
- [] INDICATES RECORD DATA PER P.M. 15/40.
- { } INDICATES RECORD DATA PER LLA No. 1071 REC'D. 03/31/21 INST. NO. 2021-0202091 O.R.
- INDICATES PLOTTED ITEMS AS LISTED IN FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT NO. NCS-1155094-WA1 DATED NOVEMBER 01, 2022 AND NCS-1156880-WA1 DATED NOVEMBER 15, 2022.
- INDICATES RESTRICTED VEHICULAR ACCESS PER PARCEL MAP No. 36262 P.M. 232/61-63
- (1) INDICATES SEARCHED NOTHING FOUND.

MONUMENT NOTES:

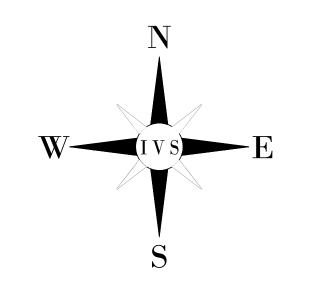
- INDICATES FOUND 1" I.P., DOWN 0.5', IN WELL, STAMPED L.S. 5137. PER P.M. 232/61-63. UNLESS NOTED OTHERWISE.
- INDICATES FOUND 3/4" I.P., W/PP, DOWN 2.5', STAMPED L.S. 31.63, PER P.M. 15/40. UNLESS NOTED OTHERWISE.

BENCHMARK

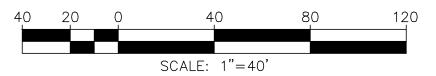
COUNTY OF RIVERSIDE BENCHMARK: "M-40-4 RESET"

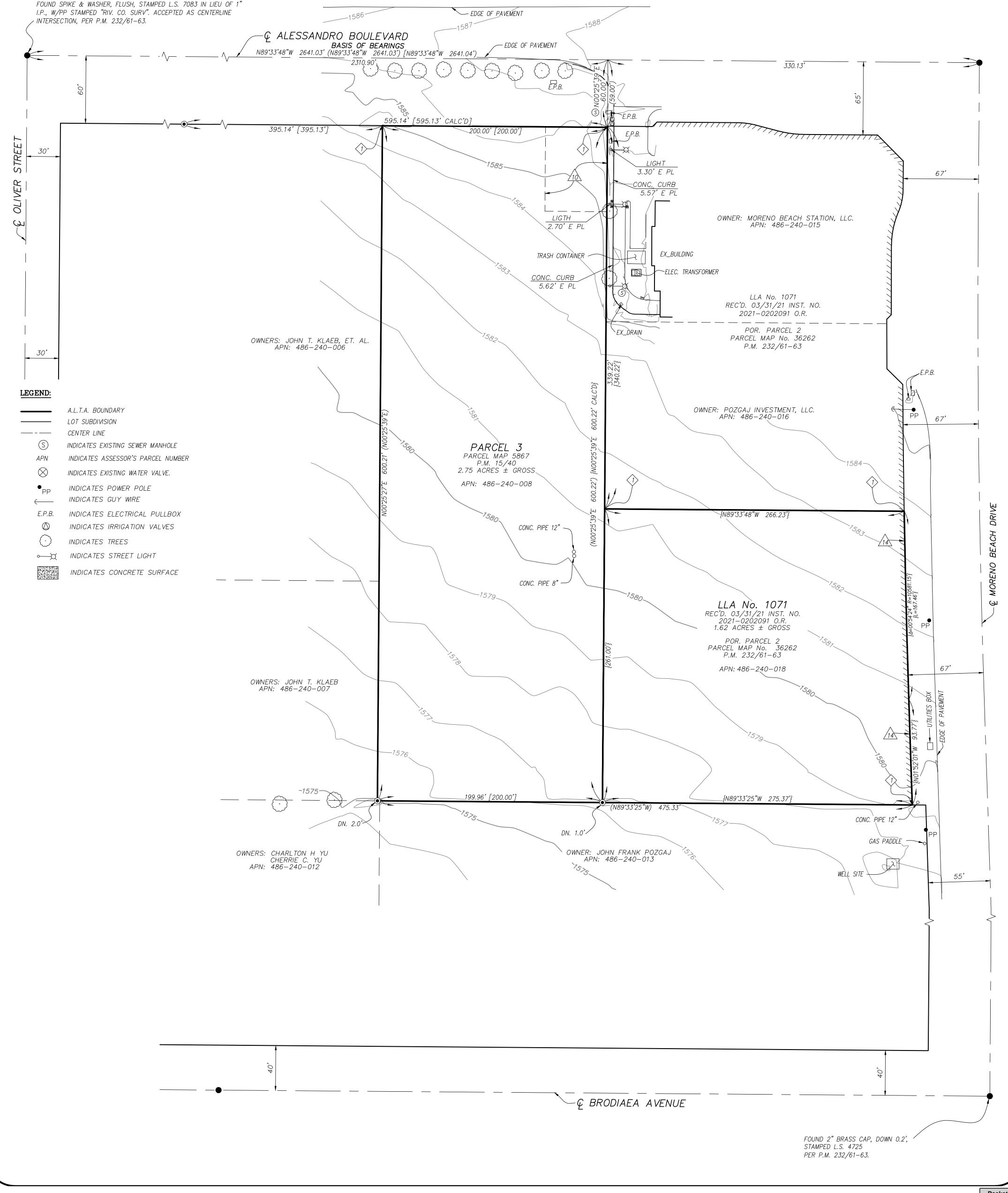
LOCATION: AT THE SOUTHEAST CORNER OF NASON STREET AND ALESSANDRO BOULEVARD; 56.0 FEET EAST OF CENTERLINE OF NASON STREET; 48 FEET SOUTH OF ALESSANDRO BOULEVARD; 3' WEST OF TP #GT- 70306, 1.0 FEET NORTH OF A 4" X 4" MARKER POST; A BRASS DISK SET IN TOP OF A CONCRETE POST AND MARKED M-40-4 RESET 1976.

ELEVATION : 1588.421 FEET



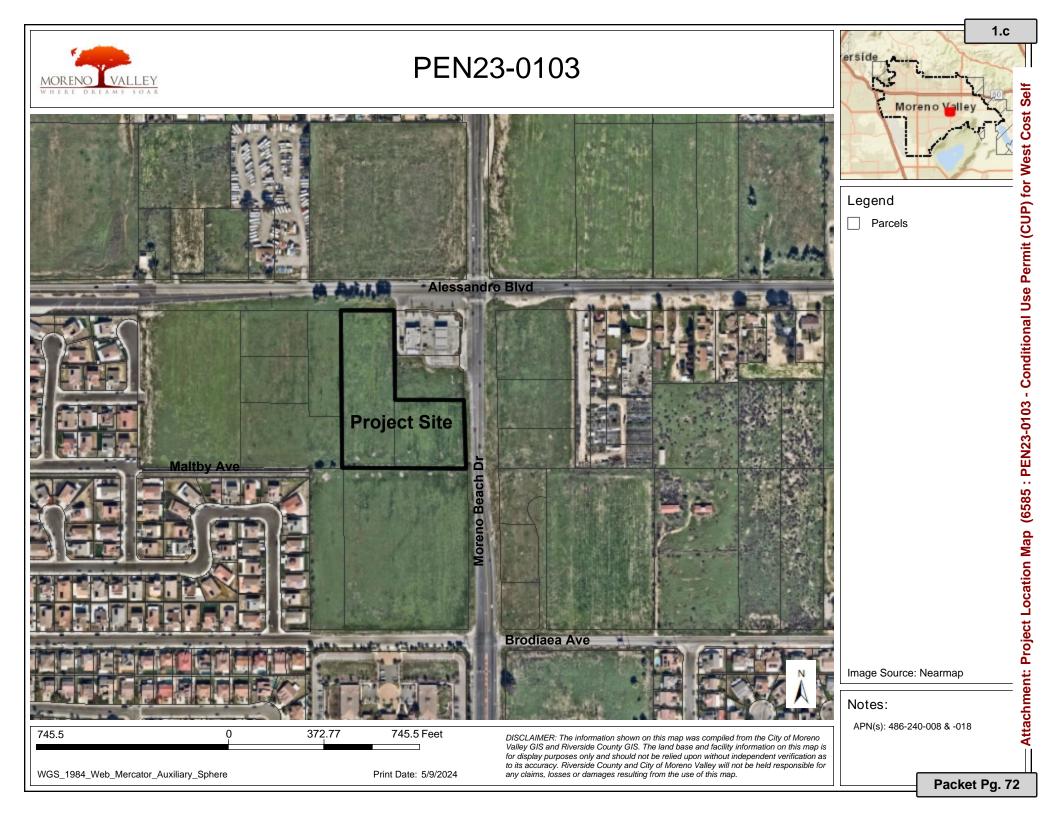
GRAPHIC SCALE





SHEET 2 OF 2

Attachment: Project Plans [Revision 1] (6585 : PEN23-0103 - Conditional Use Permit (CUP) for West Cost Self Storage)





PLANNING COMMISSION

STAFF REPORT

Meeting Date: May 23, 2024

REPORT FOR ASSEMBLY BILL (AB) 2485 AS REQUESTED BY THE PLANNING COMMISSIONER DARYL TERRELL

The Planning Commission can take whatever action it deems necessary.

Prepared by: Rachel Ramirez Senior Administrative Assistant Approved by: Robert Flores Planning Division Manager/Official

ATTACHMENTS

To view large attachments, please click your "bookmarks" side of this document for the necessary attachment.

on the left hand

1. Assembly Bill 2485

Page 1

CALIFORNIA LEGISLATURE-2023-24 REGULAR SESSION

ASSEMBLY BILL

No. 2485

Introduced by Assembly Member Juan Carrillo (Coauthors: Assembly Members Dixon and Joe Patterson)

February 13, 2024

An act to amend Section 65584.01 of the Government Code, relating to housing.

LEGISLATIVE COUNSEL'S DIGEST

AB 2485, as amended, Juan Carrillo. Planning and zoning: regional *Regional* housing need: *determination*.

The Planning and Zoning Law requires each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city, which includes, among other mandatory elements, a housing element. That law requires, for the 4th and subsequent revisions of the housing element, the Department of Housing and Community Development (department) to determine the existing and projected need for housing for each region, as specified. That law requires the department, in consultation with the council of governments, to determine the existing and projected need of housing for each region in a specified manner. That law requires the department's determination to be based upon population projections produced by the Department of Finance, as specified. That law also requires the department to meet and consult with the council of governments regarding the assumptions and methodologies to be used to determine each region's housing need and requires the council of governments to provide data assumptions from the council of governments' projections, as specified. That law authorizes the department to accept or reject the information provided

Revised 4-17-24—See last page.

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by the council of governments and, after consultation with each council of governments, to make determinations on the council of governments' data assumptions and the methodology the department will use to determine each region's housing need. That law requires the department to provide its determinations to each council of governments, as specified.

This bill would require the department to publish on its internet website the data sources, analyses, and methodology, as specified, prior to finalization of the regional determination. The bill would also require the department, for the 7th and subsequent revisions of the housing element, to assemble and convene an advisory panel that includes, among others, an expert on the data assumptions by each council of governments to advise the department on the assumptions and methodology it will use to determine each region housing need. The bill would also require the department to consult with the advisory panel before making determinations on the council of governments' data assumptions and methodology it will use to determine each region's housing need for the 7th and subsequent revisions of the housing element. The bill would also additionally require the department to publish its determination on its internet website.

Existing law, the Planning and Zoning Law, requires the legislative body of each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city and specified land outside its boundaries that includes, among other mandatory elements, a housing element. For the 4th and subsequent revisions of the housing element, as specified, existing law requires the Department of Housing and Community Development to determine the existing and projected need for housing for each region, as prescribed.

This bill would make nonsubstantive changes to those provisions.

Vote: majority. Appropriation: no. Fiscal committee: no-yes. State-mandated local program: no.

The people of the State of California do enact as follows:

1 SECTION 1. Section 65584.01 of the Government Code is 2 amended to read:

- 3 65584.01. For the fourth and subsequent revision of the housing
- 4 element pursuant to Section 65588, the department, in consultation
- 5 with each council of governments, where applicable, shall

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determine the existing and projected need for housing for each
 region in the following manner:

3 (a) (1) The department's determination shall be based upon 4 population projections produced by the Department of Finance 5 and regional population forecasts used in preparing regional 6 transportation plans, in consultation with each council of 7 governments. If the total regional population forecast for the 8 projection year, developed by the council of governments and used 9 for the preparation of the regional transportation plan, is within a 10 range of 1.5 percent of the total regional population forecast for 11 the projection year by the Department of Finance, then the 12 population forecast developed by the council of governments shall 13 be the basis from which the department determines the existing 14 and projected need for housing in the region. If the difference 15 between the total population projected by the council of 16 governments and the total population projected for the region by 17 the Department of Finance is greater than 1.5 percent, then the 18 department and the council of governments shall meet to discuss 19 variances in methodology used for population projections and seek 20 agreement on a population projection for the region to be used as 21 a basis for determining the existing and projected housing need 22 for the region. If agreement is not reached, then the population 23 projection for the region shall be the population projection for the 24 region prepared by the Department of Finance as may be modified 25 by the department as a result of discussions with the council of 26 governments. 27 (2) The department shall publish on its internet website the data

(2) The department shall publish on its internet website the data
sources, analyses, and methodology, including the assumptions
and factors used in and applied to the Department of Finance
projections and engagement process with the council of
governments, prior to finalization of the regional determination
pursuant to subdivision (b).

33 (b) (1) At least 26 months before the scheduled revision 34 pursuant to Section 65588 and before developing the existing and projected housing need for a region, the department shall meet and 35 36 consult with the council of governments regarding the assumptions 37 and methodology to be used by the department to determine the 38 region's housing needs. The council of governments shall provide 39 data assumptions from the council's projections, including, if 40 available, the following data for the region:

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1 (A) Anticipated household growth associated with projected 2 population increases.

3 (B) Household size data and trends in household size.

4 (C) The percentage of households that are overcrowded and the 5 overcrowding rate for a comparable housing market. For purposes 6 of this subparagraph:

7 (i) The term "overcrowded" means more than one resident per 8 room in each room in a dwelling.

9 (ii) The term "overcrowded rate for a comparable housing 10 market" means that the overcrowding rate is no more than the 11 average overcrowding rate in comparable regions throughout the 12 nation, as determined by the council of governments.

(D) The rate of household formation, or headship rates, based
on age, gender, ethnicity, or other established demographic
measures.

16 (E) The vacancy rates in existing housing stock, and the vacancy 17 rates for healthy housing market functioning and regional mobility, 18 as well as housing replacement needs. For purposes of this 19 subparagraph, the vacancy rate for a healthy rental housing market 20 shall be considered no less than 5 percent.

21 (F) Other characteristics of the composition of the projected 22 population.

23 (G) The relationship between jobs and housing, including any24 imbalance between jobs and housing.

(H) The percentage of households that are cost burdened and
the rate of housing cost burden for a healthy housing market. For
the purposes of this subparagraph:

(i) The term "cost burdened" means the share of very low, low-,
moderate-, and above moderate-income households that are paying
more than 30 percent of household income on housing costs.

(ii) The term "rate of housing cost burden for a healthy housing
market" means that the rate of households that are cost burdened
is no more than the average rate of households that are cost
burdened in comparable regions throughout the nation, as
determined by the council of governments.

36 (I) The loss of units during a state of emergency that was 37 declared by the Governor pursuant to the California Emergency

declared by the Governor pursuant to the California EmergencyServices Act (Chapter 7 (commencing with Section 8550) of

39 Division 1 of Title 2), during the planning period immediately

Attachment: Assembly Bill 2485 (6656 : RHNA Report requested by Commissioner)

1 preceding the relevant revision pursuant to Section 65588 that 2 have yet to be rebuilt or replaced at the time of the data request.

3 (2) The department may accept or reject the information 4 provided by the council of governments or modify its own 5 assumptions or methodology based on this information. After 6 consultation with the council of governments, the department shall 7 make determinations in writing on the assumptions for each of the 8 factors listed in subparagraphs (A) to (I), inclusive, of paragraph 9 (1) and the methodology it shall use and shall provide these 10 determinations to the council of governments. The methodology 11 submitted by the department may make adjustments based on the 12 region's total projected households, which includes existing 13 households as well as projected households.

(3) For the seventh and subsequent revisions of the housing
element pursuant to Section 65588, the department shall assemble
and convene an advisory panel to advise the department on its
assumptions and methodology it shall use. The panel shall be
composed of all of the following:

19 (A) A United States Census Bureau-affiliated practitioner.

20 (B) An expert on the data described in subparagraphs (A) to 21 (I), inclusive, of paragraph (1).

22 (C) A representative from the council of governments.

23 (4) After consultation with the council of governments and, for 24 the seventh and subsequent revisions of the housing element 25 pursuant to Section 65588, the advisory panel described in 26 paragraph (3), the department shall make determinations in writing 27 on the assumptions for each of the factors listed in subparagraphs 28 (A) to (I), inclusive, of paragraph (1) and the methodology it shall 29 use and shall provide these determinations to the council of 30 governments and publish these determinations on the department's 31 internet website. The methodology submitted by the department 32 may make adjustments based on the region's total projected 33 households, which includes existing households as well as 34 projected households. 35 (c) (1) After consultation with the council of governments, the

department shall make a determination of the region's existing and projected housing need based upon the assumptions and methodology determined pursuant to subdivision (b). The region's existing and projected housing need shall reflect the achievement of a feasible balance between jobs and housing within the region

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using the regional employment projections in the applicable
regional transportation plan. Within 30 days following notice of
the determination from the department, the council of governments
may file an objection to the department's determination of the
region's existing and projected housing need with the department.
(2) The objection shall be based on and substantiate either of

7 the following:

8 (A) The department failed to base its determination on the 9 population projection for the region established pursuant to 10 subdivision (a), and shall identify the population projection that 11 the council of governments believes should instead be used for the 12 determination and explain the basis for its rationale.

13 (B) The regional housing need determined by the department 14 is not a reasonable application of the methodology and assumptions 15 determined pursuant to subdivision (b). The objection shall include 16 a proposed alternative determination of its regional housing need 17 based upon the determinations made in subdivision (b), including 18 analysis of why the proposed alternative would be a more 19 reasonable application of the methodology and assumptions 20 determined pursuant to subdivision (b). 21 (3) If a council of governments files an objection pursuant to

22 this subdivision and includes with the objection a proposed 23 alternative determination of its regional housing need, it shall also 24 include documentation of its basis for the alternative determination. 25 Within 45 days of receiving an objection filed pursuant to this 26 section, the department shall consider the objection and make a 27 final written determination of the region's existing and projected 28 housing need that includes an explanation of the information upon 29 which the determination was made.

30 (d) Statutory changes enacted after the date the department
31 issued a final determination pursuant to this section shall not be a
32 basis for a revision of the final determination.

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35 **REVISIONS**:

36 Heading—Line 2.

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