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**PLANNING COMMISSIONERS**

JEFFREY SIMS  
Chairperson

RAY L. BAKER  
Vice Chairperson

PATRICIA KORZEC  
Commissioner



ALVIN DEJOHNETTE  
Commissioner

JOANN STEPHAN  
Commissioner

ROBERT HARRIS  
Commissioner

RAFAEL BRUGUERAS  
Commissioner

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# **PLANNING COMMISSION**

## **Regular Meeting**

### **Agenda**

**Thursday, November 14, 2019 at 7:00 PM**  
**City Hall Council Chamber – 14177 Frederick Street**

#### **CALL TO ORDER**

#### **ROLL CALL**

#### **PLEDGE OF ALLEGIANCE**

#### **APPROVAL OF AGENDA**

#### **PUBLIC COMMENTS PROCEDURE**

*Any person wishing to address the Commission on any matter, either under the Public Comments section of the Agenda or scheduled items or public hearings, must fill out a "Request to Speak" form available at the door. The completed form must be submitted to the Secretary prior to the Agenda item being called by the Chairperson. In speaking to the Commission, member 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 all will be enacted by one roll call vote. There will be no discussion of these items unless Members of the Planning Commission request specific items be removed from the Consent Calendar for separate action.*

1. Planning Commission Minutes – Regular Meeting – October 24, 2019 7:00 PM

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*Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, in compliance with the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to Guy Pegan, ADA Coordinator, at 951.413.3120 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: PEN19-0177  
Applicant: Adele Brecht, on behalf of Panacea Farms MV, LLC  
Property Owner: Thong Van Tran and Kim Nguyen  
Location: 24685 Alessandro Boulevard  
Case Planner: Julia Descoteaux  
Council District: 3  
Proposal: Conditional Use Permit for a cannabis microbusiness, "Cannaporium," in a 26,678 square foot retail space located at 24685 Alessandro Boulevard, within the Sunnymead Village Center.
  
2. Case: PEN19-0094  
Applicant: Anthony Hicks, Empire Marijuana LLC.  
Property Owner: Wilrub Enterprises, Inc., Trustee  
Location: 24384 Sunnymead Boulevard  
Case Planner: Jerry Guarracino  
Council District: 1  
Proposal: Conditional Use Permit for a retail cannabis dispensary, "The Goodlife," in a 2,145 square foot tenant space located at 24384 Sunnymead Boulevard, suites 100-106 & 115.

3. Case: PEN18-0086
- Applicant / Property Owner: Anoop and Meenu Maheshwari
- Representative John Nejad
- Location: South side of Fir Avenue west of Perris Boulevard
- Case Planner: Julia Descoteaux
- Council District: 1
- Proposal Planned Unit Development/Conditional Use Permit for a 20 multi-unit residential development in the Specific Plan 204 Village Residential zone.
4. Case: PEN18-0064 Plot Plan
- Applicant / Property Owner: Apollo III Development Group, LLC
- Representative Joe Holasek
- Location: West side of Edgemont Street between Eucalyptus Avenue and Dracaea Avenue
- Case Planner: Gabriel Diaz
- Council District: 1
- Proposal Plot Plan for an 18 unit multi-family residential development. The property is zoned Residential 10 District (R10).

**OTHER COMMISSION BUSINESS**

No items for discussion.

**STAFF COMMENTS**

**PLANNING COMMISSIONER COMMENTS**

**ADJOURNMENT**

Planning Commission Regular Meeting, November 28, 2019 at 7:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.

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

**REGULAR MEETING – 7:00 PM  
October 24, 2019**

**CALL TO ORDER**

This Regular meeting of the Planning Commission of the City of Moreno Valley was called to order at 7:05 p.m., by Chairperson Sims in the Council Chambers located at 14177 Frederick Street, Moreno Valley, California.

**ROLL CALL**

Planning Commission:	Jeffrey Sims	Chairperson	Present
	Ray L. Baker	Vice Chairperson	Present
	Patricia Korzec	Commissioner	Present
	Robert Harris	Commissioner	Present
	JoAnn Stephan	Commissioner	Present
	Rafael Brugueras	Commissioner	Present
	Alvin DeJohnette	Commissioner	Present

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner DeJohnette.

**APPROVAL OF AGENDA**

Motion to approve the agenda was made by Vice Chairperson Baker and seconded by Commissioner Harris.

**Vote:** 7-0

**Ayes:** Vice Chairperson Baker, Commissioner Harris, Korzec, Stephan, Brugueras, Chairperson Sims and Commissioner DeJohnette

**Action:** Approved

**STAFF PRESENT**

Paul Early	City Attorney
Patty Nevins	Acting Community Development Director
Sean Kelleher	Senior Planner
Julia Descoteaux	Associate Planner
Paul Villalobos	Fire Marshal
Lt. Michael Koehler	Lt. Administration
Ashley Aparicio	Planning Commission Secretary

Minutes Acceptance: Minutes of Oct 24, 2019 7:00 PM (CONSENT CALENDAR)

## PUBLIC COMMENTS PROCEDURE

### PUBLIC COMMENTS

No public speakers.

### CONSENT CALENDAR

1. Planning Commission - Regular Meeting - October 10, 2019 7:00 PM

Motion to approve the minutes of October 10, 2019 was made by Commissioner Korzec and seconded by Commissioner Brugueras.

**Vote:** 7-0

**Ayes:** Commissioner Korzec, Brugueras, Harris, Stephan, Chairperson Sims, Vice Chairperson Baker and Commissioner DeJohnette

**Action:** Approved

### NON-PUBLIC HEARING ITEMS

No items for discussion.

### PUBLIC HEARING ITEMS

1. Conditional Use Permit for a cannabis microbusiness, in a 26,678 square foot retail space located at 24685 Alessandro Boulevard, within the Sunnymead Village Center. (Report of: Planning Commission)

Staff indicated that an ALUC determination had not yet been received and recommended that the Planning Commission open the public hearing, take public comments, and continue the item to the November 14, 2019 meeting.

**Public Hearing Opened:** 7:36 p.m.

Mary L. Duran opposes item.

**Public Hearing Closed:** 7:41 p.m.

Motion to continue Conditional Use Permit PEN19-0177 to the November 14, 2019 Planning Commission meeting was made by Commissioner Brugueras and seconded by Commissioner Harris.

**Vote:** 7-0

**Ayes:** Commissioner Brugueras, Harris, Korzec, Stephan, Chairperson Sims, Vice Chairperson Baker and Commissioner DeJohnette

**Action:** Approved

**OTHER COMMISSION BUSINESS**

No items for discussion.

**STAFF COMMENTS**

No items for discussion.

**PLANNING COMMISSIONER COMMENTS**

Commissioner Stephan asked Staff about the status of the Yum Yum Donuts.

Patty Nevins, Acting Community Development Director stated the project is currently going through the Plan Check process.

Commissioner Stephan thanked Ms. Nevins.

Chairperson Sims asked for an update on the Golf Course.

Patty Nevins, Acting Community Development Director stated at this time there is no update.

Paul Early, City Attorney stated there are upcoming meetings, one being next week.

Chairperson Sims stated he is looking forward to when it opens.

Commissioner Brugueras stated that in the future when other cannabis applicants come through, will there be less security items to review.

Mr. Early stated that discussion of security needs to be broad and general.

Commissioner Brugueras thanks Mr. Early.

**ADJOURNMENT**

There being no further business to come before the Planning Commission, Chairperson Sims adjourned the meeting at 7:47 PM.

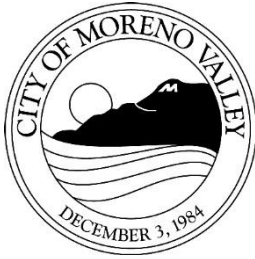
Submitted by:

Approved by:

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

\_\_\_\_\_  
Jeffrey Sims  
Chairperson

Minutes Acceptance: Minutes of Oct 24, 2019 7:00 PM (CONSENT CALENDAR)



## PLANNING COMMISSION

### STAFF REPORT

Meeting Date: November 14, 2019

CONTINUED FROM PLANNING COMMISSION HEARING OF OCTOBER 24, 2019  
 CONDITIONAL USE PERMIT FOR A CANNABIS MICROBUSINESS IN A 26,678  
 SQUARE FOOT RETAIL SPACE LOCATED AT 24685 ALESSANDRO BOULEVARD  
 WITHIN THE SUNNYMEAD VILLAGE CENTER.

Case: PEN19-0177

Applicant: Adele Brecht, on behalf of Panacea Farms MV, LLC

Property Owner: Thong Van Tran and Kim Nguyen

Location: 24685 Alessandro Boulevard

Case Planner: Julia Descoteaux

Council District: 3

Proposal: Conditional Use Permit for a cannabis microbusiness, "Cannaporium," in a 26,678 square foot retail space located at 24685 Alessandro Boulevard, within the Sunnymead Village Center.

#### **SUMMARY**

The Applicant, Adele Brecht, on behalf of Panacea Farms MV, LLC, is requesting approval of a Conditional Use Permit (CUP) to allow a cannabis microbusiness, "Cannaporium," within a 26,678 square foot space located at 24685 Alessandro Boulevard in the Community Commercial (CC) Zone. The proposed use is a cannabis microbusiness consisting of cultivation, manufacturing, distribution, and retail cannabis sales. The applicant is proposing hours of operation between 7:00 am and 10:00 pm, seven days per week. This project, as conditioned, is consistent with goals, policies and objectives of the City's General Plan and Municipal Code.

The item was continued from the October 24, 2019 Planning Commission Hearing to obtain the required Airport Land Use Review which has been completed.

## **Background**

Pursuant to the authority granted to the City by Article XI, Section 7 of the California Constitution, a City may make and enforce, within its limits, regulations designed to promote the public health, safety and welfare. The City Council, recently adopted Ordinances that regulate commercial cannabis businesses in the City. These Ordinances are based on both federal and state laws.

## **Federal and State Laws**

The Federal Controlled Substances Act classifies marijuana as a Schedule 1 Drug and makes it unlawful, under federal law, for any person to cultivate, manufacture, distribute, or possess with intent to manufacture, distribute, dispense, or possess. However, in 2016, Proposition 64 was approved by the voters in California (“The Adult Use Marijuana Act” or AUMA). AUMA established a comprehensive system to legalize, control and regulate the cultivation, processing, manufacturing, distribution, testing and sale of non-medical marijuana and products for use by adults 21 years of age and older. In addition, it allows taxation of commercial growth and retail sales of marijuana and marijuana products. Most recently, in 2017, then Governor Jerry Brown signed the “Medical and Adult-Use Cannabis Regulations and Safety Act” (MAUCRSA) which further amends prior statutory enactments.

## **City Regulations**

In November 2017, the City Council adopted Ordinance 926, which set rules for the establishment, operation, and regulation of specific commercial cannabis uses, and in March 2018 the City Council approved Resolution 2018-11 approving the initial procedure for permit applications. Land use regulations for the operation of the cannabis uses were established in April 2018 with the adoption of Ordinance 932, which provided for the following cannabis uses: dispensaries, testing, cultivation, manufacturing, microbusinesses, and distribution.

Additionally, in December 2018, the City Council adopted Resolution No. 2018-94, establishing a maximum of 43 commercial cannabis permits. The table below identifies the various types of commercial cannabis permit types, number of permits allowed, and number and status of permits submitted.

<b>Commercial Cannabis Permit Types</b>	<b>Number of Permits Allowed</b>	<b>Number of Provisional Business Permits Issued</b>	<b>Number of Conditional Use Permit Applications Submitted</b>	<b>Number of Conditional Use Permit Applications In Review</b>	<b>Number of Conditional Use Permit Applications Approved</b>
<b>Dispensaries</b>	23	23*	22*	15	7
<b>Testing Facilities</b>	2	0	0	0	0



<b>Cultivation</b>	8	2	2	2	0
<b>Manufacturing</b>	5	2	2	2	0
<b>Distribution (of products from licensee to licensee only)</b>	2	2	2	1	1
<b>Microbusinesses</b>	3	3*	3*	1	1
*Note: The Provisional Business License for one Microbusiness and one Dispensary have been revoked; therefore, the associated Conditional Use Permit Applications were closed.					

The City’s multi-step process for selecting commercial cannabis businesses that can legally operate in the City is as follows:

**Step 1 – Application Process.** Commercial Cannabis Business Permit applications were reviewed and a background check of business Owner(s) and their Employees, was conducted. Applications with a minimum overall score of 80% were interviewed by staff to establish a candidate pool, and applications were required to be submitted through an online (PlanetBids) system. The City issued provisional Commercial Cannabis Business Permits to 32 successful applicants, including two provisional permits that were revoked by the City. Only these commercial cannabis businesses can proceed to the subsequent steps in the process.

**Step 2 – Obtain a Conditional Use Permit.** Municipal Code Section 9.09.290C2 requires that commercial cannabis businesses must obtain a Conditional Use Permit, which is a land use entitlement process to confirm the proposed land use and site development elements will be consistent with City established development regulations as well as compatible with other land uses near the proposed project.

**Step 3 – State approval.** In addition to local permits, each Commercial cannabis business must also obtain applicable State of California cannabis permits prior to commencing operation lawfully within the City.

**Step 4 – Obtain a Certificate of Occupancy.** Lastly, all commercial cannabis businesses must obtain a Certificate of Occupancy (“C of O”) from the Building and Safety Division, prior to opening for business. The C of O is the final step in the process and documents that the Applicant has completed all required tenant improvements to the building and modifications to the parking lot, as required by conditions of approval in the CUP Resolution, and have paid all requisite City fees.

Provisional Commercial Cannabis Business Permit

On August 20, 2018, Panacea Farms MV, LLC, the operator of the proposed Cannaporium microbusiness received a provisional Commercial Cannabis Business Permit (Permit Number MVCCBP-MB0001) from the City of Moreno Valley for their proposed location at 24685 Alessandro Boulevard. A subsequent application for a

Conditional Use Permit was submitted to the City on August 8, 2019. The applicant has also applied for the necessary state permits.

## **PROJECT DESCRIPTION**

### **Project**

The applicants are requesting approval to establish a cannabis microbusiness named Cannaporium. The proposed business location will be 24685 Alessandro Boulevard in a vacant 26,678 square-foot building in the existing shopping center located at the southeast corner of Alessandro Boulevard and Indian Street. The subject space is located within the building area near Jenkins Drive (Assessor's Parcel Number 482-250-012). The applicant proposes to operate a cannabis microbusiness including cultivation, a retail dispensary for on-site sales, product manufacturing or packaging of various cannabis products, and distribution of cannabis products to other dispensaries (no deliveries to customers allowed). Municipal Code, Section 9.09.290 E (6) b, Commercial Cannabis Microbusinesses, defines a microbusiness as a cannabis facility that includes a combination of at least three of the following four activities: manufacturing, cultivation (limited to 10,000 square feet) distribution, and dispensary.

The applicant has proposed three entrances into the building. Two entrances are located on the front (north side) of the building and include an entrance for the dispensary and an entrance for the cultivation, manufacturing, distribution operations. A single entrance is proposed at the rear (south side) to a secured waste storage room. Additionally a single vehicle roll up door is proposed at the rear (south side) of the building for access to the secured garage which provides parking for a minimum of two vehicles.

Customers and employee parking will be provided within the main parking lot for the center. Proposed hours of operation for the cannabis microbusiness will be between 7:00 am and 10:00 pm, seven days per week. The hours of operation are consistent with provisions in state law regulating hours of operation for retail cannabis businesses only between the hours of 6:00 am and 10:00 pm.

### **Site**

#### **Safety and Security Plan**

Moreno Valley Municipal Code Section 9.09.294(B) (6) requires that any transfer of product or currency shall be identified in an individual security plan that is approved by the City. A Safety and Security Plan has been provided to the City, that identifies methods to address site security for employees, customers and the public as well as fire prevention methods that comply with local and state laws. Some of the highlights of the Safety and Security Plan include the following:

- 1) Utilization of licensed security guards to monitor and patrol the exterior and interior of the business premises.

- 2) Use of electronic locks to control all entrances and exits.
- 3) Installation and maintenance of a security and a fire alarm system through a licensed alarm company.
- 4) Installation of a video surveillance system consisting of interior and exterior cameras and video recorders.

The Safety and Security Plan ensures safety for both customers and employees of Cannaporium. Public access will be limited to the dispensary area of the building. Access to all cultivation, manufacturing, and distribution areas will be controlled through the use of key cards and electronic passcodes. In addition, video cameras will be placed both inside and outside the building and the video feed will be monitored and stored for review. The video surveillance on the exterior of the building will record all activities in the parking lots surrounding the dispensary. A condition of approval requires the applicant to provide all video to the Police and Fire Departments, upon their request. Additionally, the site will be patrolled by one or more licensed and armed, security officers during hours of operation.

The Municipal Code requires that two secured parking spaces be identified on a plot plan for those vehicles used to transfer cannabis products and currency to and from the site. The applicant has identified those two secured parking spaces adjacent to the north side of the building in the employee parking area. The two secured parking spaces will be monitored with security cameras as well as patrolled by an armed security officer.

#### Odor Control Plan

The Odor Control Plan provided demonstrates conformance with City requirements related to abating odors that would otherwise emanate to the exterior from the microbusiness. This Plan states that the dispensary will utilize carbon air filters on all air returns in the building and all air exhaust to the outside of the building, to trap all odors. Carbon filters can effectively absorb all odors and impurities in the air, according to the Odor Control Plan.

These systems will ensure that any odors associated with the dispensary are not detectable outside the premises, including parking lots, public rights-of-way, and adjacent business locations or surrounding neighborhoods. The carbon filters and the air exchange systems will be further reviewed and permitted by Building Division staff, as part of the tenant improvement construction plans for the dispensary.

#### Surrounding Area

Tenants adjacent to the proposed use include a restaurant and a place of worship; other uses in the same building include a tattoo studio, salon, and minor automobile repair facility. Surrounding land uses include single-family homes to the north across Alessandro Boulevard, a commercial center to the east, single-family homes to the south across Jenkins Street, and a commercial center and vacant land to the west across Indian Street.

## Access/Parking

Access to Sunnymead Village Center is provided from three existing driveways on Alessandro Boulevard and two existing driveways on Indian Street. A Reciprocal Parking and Access Agreement has been recorded on the shopping center property, allowing parking and access throughout the shopping center for all business employees and their customers.

As identified in the table below, a total of 64 parking stalls are required for the proposed cannabis microbusiness use. A total of 81 parking stalls are located on the subject parcel (Assessor's Parcel Number 482-250-012).

Development Standard			Proposal
<b>Manufacturing Cultivation</b>	1/500 sq. ft. of gross floor area (19,744 sq. ft.)	40 stalls	81 stalls
<b>Retail Dispensary</b>	1/225 sq. ft. of gross floor area (1,912 sq. ft.)	9 stalls	
<b>Office</b>	1/250 sq. ft. of gross floor area (2,822 sq. ft.)	12 stalls	
<b>Warehousing</b>	1/1,000 sq. ft. of gross floor area (2,200 sq. ft.)	3 stalls	
<b>Total Required:</b>		<b>64 stalls</b>	

In addition to the on-site parking the applicant has proposed to convert a portion of the building to a secured garage in order to provide secured parking for a minimum of two vehicles in compliance with the Municipal Code.

## Design/Landscaping

The project does not include any expansion of the building. However, the project will incorporate interior tenant improvements for each of the proposed microbusiness uses. A special condition has been placed on the project requiring that the applicant submit plans detailing provisions for controlled/secured access into and out of the dispensary area prior to the approval of the tenant improvement plans.

## REVIEW PROCESS

In compliance with the Municipal Code, the Project Review Staff Committee (PRSC) reviewed this project on August 20, 2019. The applicant has worked with staff, and modified the proposed floor plan to the satisfaction of all Departments. Based on staff's review, it was determined that the project will be consistent with the City's requirements, subject to the conditions of approval in the attached Resolution.

## **ENVIRONMENTAL**

This project is a cannabis microbusiness consisting of cultivation, manufacturing, distribution, and retail cannabis sales within an existing retail tenant space within an existing shopping center. As designed and conditioned, this project is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 for Existing Facilities.

## **NOTIFICATION**

The public hearing notice for this project was published in the local newspaper on October 11, 2019. Public notices were sent to all property owners of record within 600 feet of the project site on October 10, 2019. The public hearing notice for this project was posted on the project site on October 11, 2019.

As of the date of report preparation for the October 24 2019 hearing, staff received no phone calls or correspondence in response to the noticing for this project. Prior to the hearing, Staff received one letter provided to the Planning Commissioners and received one phone call both in opposition of the project.

## **REVIEW AGENCY COMMENTS**

The project application materials were circulated for review by all appropriate City departments and divisions as well as applicable outside agencies. Throughout the review process, comments and proposed conditions of approval were provided in writing to the Applicant. The project was submitted to the Airport Land Use Commission with a determination the project is consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan with recommended conditions.

## **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2019-36, and thereby:

1. **CERTIFY** that Conditional Use Permit PEN19-0177 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 1 Exemption (Section 15301, Existing Facilities); and
2. **APPROVE** Conditional Use Permit PEN19-0177 subject to the attached Conditions of Approval included as Exhibit A.

Prepared by:  
Ashley Aparicio  
Administrative Assistant

Approved by:  
Patty Nevins  
Acting Community Development Director

## **ATTACHMENTS**

1. Public Hearing Notice
2. Radius Map
3. 2019-36 Resolution
4. Exhibit A to Resolution No. 2019-36 Conditions of Approval
5. Site Plan
6. Proposed Floor Plan
7. Building Elevations
8. Aerial
9. Zoning Map



This may affect your property

# Notice of PUBLIC HEARING

Notice is hereby given that a Public Hearing will be held by the Planning Commission of the City of Moreno Valley on the following item(s):

**Project:** PEN19-0177  
**Applicant:** Panacea Farms MV, LLC  
**Owner:** Andrew Minor  
**Representative:** Andrew Minor  
**APN:** 482-520-012  
**Location:** 24685 Alessandro Boulevard  
**Proposal:** A Conditional Use Permit for a Commercial Cannabis Microbusiness, "Cannaporium" that includes cultivation, manufacturing, a retail dispensary and distribution of cannabis products in an existing building located in the Community Commercial zone.

**Council District:** 3

The project has been evaluated against criteria set forth in the California Environmental Quality Act (CEQA) Guidelines and it was determined that the project will not have a significant effect on the environment. A finding that the project is exempt from the provisions of CEQA as a Class 1 Categorical Exemption in accordance with CEQA Guidelines Section 15301 for Existing Facilities is being recommended for the project.

Any person interested in the proposal may speak at the hearing or provide written testimony at or prior to the hearing. The application file and environmental documents may be inspected at the Community Development Department at 14177 Frederick Street, Moreno Valley, California during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday and 7:30 a.m. to 4:30 p.m. on Fridays), or you may telephone (951) 413-3206 for further information.

The Planning Commission, at the Hearing or during deliberations, could approve changes to the project. If you challenge this project, including any modifications considered for the project, in court, you may be limited to raising only those items you or someone else raised

at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing.



**LOCATION** N ↑

## PLANNING COMMISSION HEARING

City Council Chamber, City Hall  
 14177 Frederick Street  
 Moreno Valley, Calif. 92553

**CONTINUED TO:**

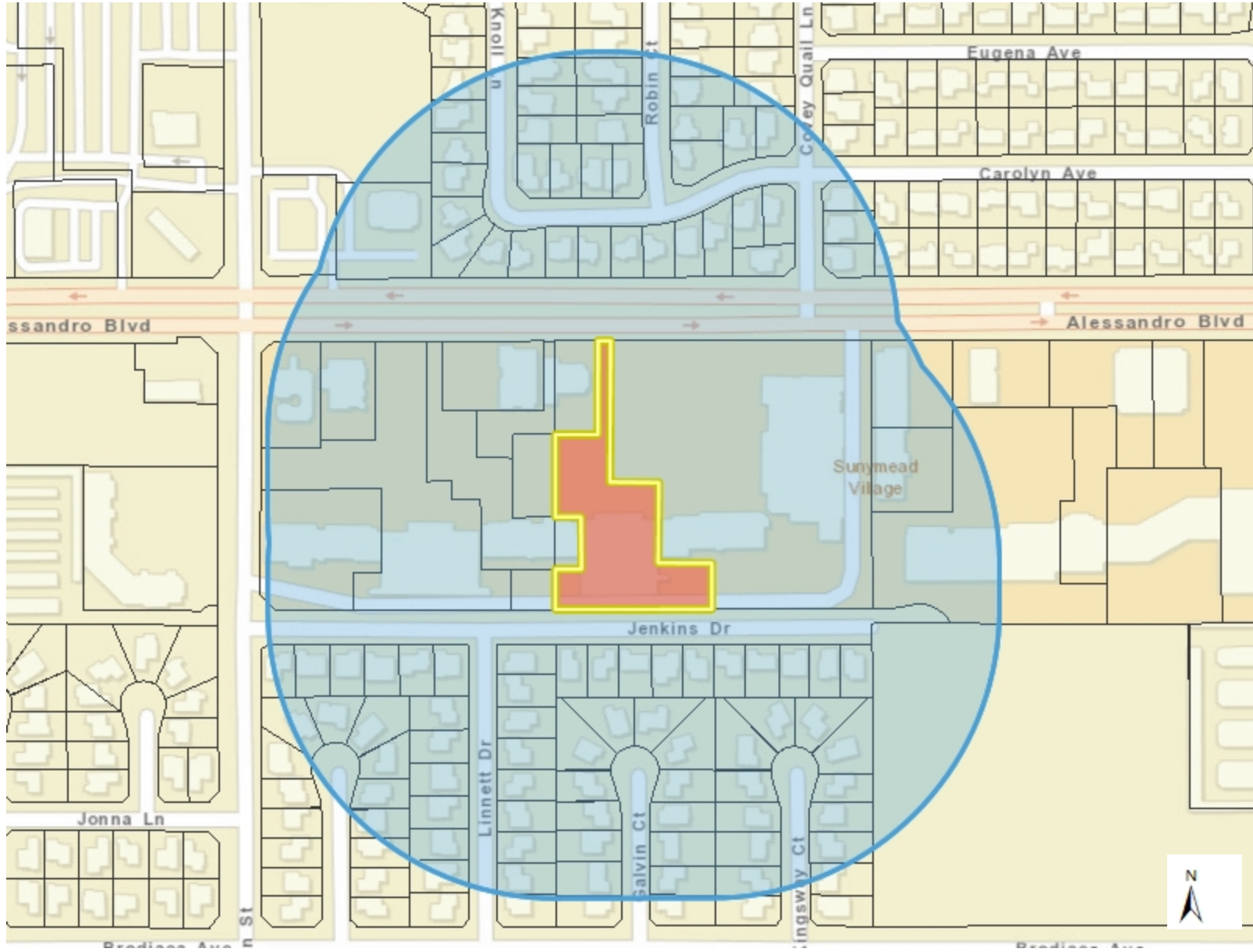
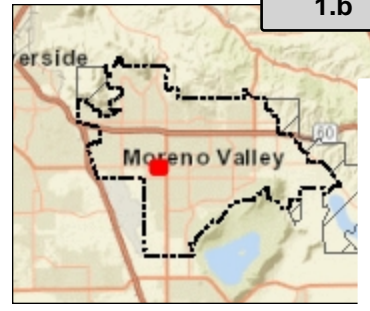
**DATE AND TIME:** November 14, 2019 at 7:00 P.M.

**CONTACT PLANNER:** Julia Descoteaux

**PHONE:** 951.413.3209

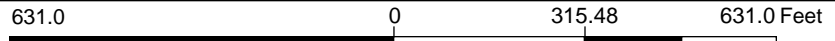
*Upon request and in compliance with the Americans with Disabilities Act of 1990, any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to Guy Pegan, ADA Coordinator, at 951.413.3120 at least 48 hours before the meeting. The 48-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.*

# 600 Foot Radius Map



**Legend**

- Parcels
- World Street Map



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

Print Date: 9/12/2019

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

**Notes**

APN: 482-520-012

Attachment: Radius Map (3821 : PEN19-0177 - CUP - Cannaporium)



PLANNING COMMISSION RESOLUTION NO. 2019-36

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING A CONDITIONAL USE PERMIT (PEN19-0177) FOR A CANNABIS MICROBUSINESS CONSISTING OF CULTIVATION, MANUFACTURING, DISTRIBUTION, AND RETAIL CANNABIS SALES, "CANNAPORIUM," WITHIN A 26,678 SQUARE FOOT RETAIL SPACE AT 24685 ALESSANDRO BOULEVARD, LOCATED ON THE SOUTH SIDE OF ALESSANDRO BOULEVARD EAST OF INDIAN STREET (ASSESSOR PARCEL NUMBER 482-520-012).

**WHEREAS**, Mr. Adele Brecht, representative for Cannaporium, has filed an application for the approval of Conditional Use Permit (CUP) PEN19-0177 for the development of a 26,678 square foot cannabis microbusiness consisting of cultivation, manufacturing, distribution, and retail cannabis sales, operating between the hours of 7:00 AM and 10:00 PM, 7-days per week, as described in the title above; and

**WHEREAS**, the application has been evaluated in accordance with established City of Moreno Valley (City) procedures, and with consideration of the Municipal Code, General Plan and other applicable regulations; and

**WHEREAS**, upon completion of a thorough development review process the project was appropriately agendized and noticed for a public hearing before the Planning Commission of the City of Moreno Valley (Planning Commission); and

**WHEREAS**, the public hearing notices for this project were published in the local newspaper on October 11, 2019 and public notice were sent to all property owners of record within 600 feet of the project site on October 10, 2019. The public hearing notice for this project was also posted on the project site on October 11, 2019; and

**WHEREAS**, on October 24, 2019, the Planning Commission held a public hearing to consider the application and continued the item to November 14, 2019; and

**WHEREAS**, on November 14, 2019, the Planning Commission held a public hearing to consider the application; and

**WHEREAS**, on November 14, 2019, the Planning Commission of the City of Moreno Valley determined that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et. seq.) under CEQA Guidelines Section 15301, Class 1: Existing Facilities; and

**WHEREAS**, all legal prerequisites to the adoption of this Resolution have occurred; and

**WHEREAS**, pursuant to Government Code Section 66020(d)(1), **NOTICE IS HEREBY GIVEN** that this project is subject to certain fees, dedications, reservations and other exactions as provided herein.

**NOW, THEREFORE, BE IT RESOLVED**, it is hereby found, determined and resolved by the Planning Commission as follows:

- A. This Planning Commission hereby specifically finds that all of the facts set forth above in this Resolution are true and correct.
- B. Based upon substantial evidence presented to this Planning Commission during the above-referenced meetings on October 24, 2019 and November 14, 2019 including written and oral staff reports, public testimony and the record from the public hearing, this Planning Commission hereby specifically finds as follows:
  - 1. **Conformance with General Plan Policies** – The proposed use is consistent with the General Plan, and its goals, objectives, policies and programs.

**FACT:** State Planning Law requires cities and counties to set forth goals, policies, and implementation programs for the long term physical development of the community. Section 65302 (a) of the Government Code requires preparation of a land use element which designates the proposed general distribution and general location of the uses of land for housing, business, industry, public buildings, and open space. The proposed development is located within the Commercial (C) land use designation of the Moreno Valley General Plan.

The CUP has been evaluated against General Plan Objective 2.4, which states “provide commercial areas within the City that are conveniently located, efficient, attractive, and have safe and easy pedestrian and vehicular circulation in order to serve the retail and service commercial needs of Moreno Valley residents and businesses” Staff has confirmed that the proposed project does not conflict with any of the goals, objectives, policies, and programs of the General Plan. The reuse of an existing commercial suite within an existing commercial center with a new cannabis microbusiness will provide a convenient, safe, and easily accessible commercial business within the City.

- 2. **Conformance with Zoning Regulations** – The proposed use complies with all applicable zoning and other regulations.

**FACT:** The proposed project is within the Community Commercial (CC) zoning district. Municipal Code Section 9.02.290(C)(2) (Cannabis Business Locations and Use), requires a Conditional Use Permit in order to lawfully operate commercial cannabis activities including dispensaries. The proposed Conditional Use Permit for a cannabis dispensary will comply with the Municipal Code Section 9.09.290 Commercial Cannabis Activities, which provides standards for cannabis dispensaries. The proposed cannabis microbusiness consisting of cultivation, manufacturing, distribution, and retail cannabis sales will be located within a 26,678 square foot tenant space in the commercial center.

The project is designed in accordance with the provisions of Section 9.09.290 Commercial Cannabis Activities, as well as Section 9.04 Commercial Districts, and Section 9.16 Design Guidelines of the City's Municipal Code. The project as designed and conditioned would comply with all applicable zoning standards.

3. **Health, Safety and Welfare** – The proposed use will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

**FACT:** The proposed cannabis microbusiness will operate in an existing 26,678 square foot retail space within an existing center. This proposed use will be consistent with General Plan Goal 6.1 as it achieves acceptable levels of protection from natural and man-made hazards to life, health, and property through the implementation of the Applicant's Security Plan, and compliance with applicable building and fire codes.

Planning staff has reviewed the request in accordance with the latest edition of the California Environmental Quality Act (CEQA) Guidelines and has determined that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et. seq.) under CEQA Guidelines Section 15301, Class 1: Existing Facilities.

4. **Redevelopment Plan** - The project conforms with any applicable provisions of any city redevelopment plan.

**FACT:** In January 2011, the Governor of the State of California proposed statewide elimination of redevelopment agencies. State legislation was passed on June 29, 2011 prohibiting redevelopment agencies from engaging in new business and established timelines for dissolution of redevelopment agencies. For these reasons, the finding is no longer applicable.

5. **Location, Design and Operation** – The location, design and operation of the proposed project will be compatible with existing and planned land uses in the vicinity.

**FACT:** The project site is consistent with the Commercial (C) General Plan and Community Commercial zoning designations. The proposed cannabis microbusiness consisting of cultivation, manufacturing, distribution, and retail cannabis sales will be within a 26,678 square foot existing space in the commercial center. Only interior tenant improvements, consistent with applicable federal, state and local regulations, are proposed. The project is a conditionally permitted use within the Community Commercial (CC) zone.

Additionally, the project site is not located within 600 feet from any public or private school providing instruction in kindergarten or grades 1 through 12, and from day care centers, youth centers, or arcades.

Overall, the proposed project has been found to be consistent with certain objectives, goals and policies outlined in the City's General Plan, as well as being compatible with the existing land uses in the project area.

This project as proposed and conditioned conforms to all development standards of the Community Commercial (CC) zone and the design guidelines for commercial developments prescribed in the City's Municipal Code and City Landscape Standards.

## **FEES, DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS**

### **1. FEES**

Impact, mitigation and other fees are due and payable under currently applicable ordinances and resolutions. These fees may include but are not limited to: Development Impact Fee, Transportation Uniform Mitigation Fee (TUMF), Multi-species Habitat Conservation Plan (MSHCP) Mitigation Fee, Stephens Kangaroo Habitat Conservation fee, Underground Utilities in lieu Fee, Area Drainage Plan fee, Bridge and Thoroughfare Mitigation fee (Future) and Traffic Signal Mitigation fee. The final amount of fees payable is dependent upon information provided by the applicant and will be determined at the time the fees become due and payable.

Unless otherwise provided for by this Resolution, all impact fees shall be calculated and collected at the time and in the manner provided in Chapter 3.32 of the City of Moreno Valley Municipal Code or as so provided in the applicable ordinances and resolutions. The City expressly reserves the right to amend the fees and the fee calculations consistent with applicable law.

2. **DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS**

The adopted Conditions of Approval for PEN19-0177, incorporated herein by reference, may include dedications, reservations, and exactions pursuant to Government Code Section 66020 (d) (1).

3. **CITY RIGHT TO MODIFY/ADJUST; PROTEST LIMITATIONS**

The City expressly reserves the right to establish, modify or adjust any fee, dedication, reservation or other exaction to the extent permitted and as authorized by law.

Pursuant to Government Code Section 66020(d)(1), NOTICE IS FURTHER GIVEN that the 90 day period to protest the imposition of any impact fee, dedication, reservation, or other exaction described in this Resolution begins on the effective date of this Resolution and any such protest must be in a manner that complies with Section 66020(a) and failure to timely follow this procedure will bar any subsequent legal action to attack, review, set aside, void or annul imposition.

The right to protest the fees, dedications, reservations, or other exactions does not apply to planning, zoning, grading, or other similar application processing fees or service fees in connection with this project and it does not apply to any fees, dedication, reservations, or other exactions of which a notice has been given similar to this, nor does it revive challenges to any fees for which the applicable statute of limitations has previously expired.

**BE IT FURTHER RESOLVED** that the Planning Commission **HEREBY APPROVES** Resolution No. 2019-36, and thereby:

1. **CERTIFY** that Conditional Use Permit PEN19-0177 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 1 Exemption (Section 15301, Existing Facilities); and
2. **APPROVE** Conditional Use Permit PEN19-0177 based on the findings contained in this resolution, and subject to the attached conditions of approval included as Exhibit A.

**APPROVED** this 14th day of November 2019.

\_\_\_\_\_  
Jeffrey Sims  
Chairperson, Planning Commission

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Patty Nevins,  
Acting Community Development Director  
Secretary to the Planning Commission

\_\_\_\_\_  
City Attorney

Attachments:

Exhibit A: Conditions of Approval

Attachment: 2019-36 Resolution [Revision 2] (3821 : PEN19-0177 - CUP - Cannaporium)

CITY OF MORENO VALLEY  
 CONDITIONS OF APPROVAL  
 Conditional Use Permit (PEN19-0177)

EFFECTIVE DATE:  
 EXPIRATION DATE:

**COMMUNITY DEVELOPMENT DEPARTMENT**

Planning Division

1. This approval shall expire three years after the approval date of this project unless used or extended as provided for by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever. Use means the beginning of substantial construction contemplated by this approval within the three-year period, which is thereafter pursued to completion, or the beginning of substantial utilization contemplated by this approval. (MC 9.02.230)
2. In the event the use hereby permitted ceases operation for a period of one (1) year or more, or as defined in the current Municipal Code, this permit may be revoked in accordance with provisions of the Municipal Code. (MC 9.02.260)
3. This project is located within the Community Commercial (CC) zone. The provisions of the Zoning Ordinance, and the Conditions of Approval shall prevail unless modified herein. (MC 9.13)
4. The commercial cannabis microbusiness shall be consistent with all other applicable federal, state and local requirements including the Moreno Valley Municipal Code Title 5 and Title 9, and all related Municipal Code sections. (MC 9.09.290 (E)(6)(a-f))
5. The site shall be developed in accordance with the approved plans on file in the Community Development Department - Planning Division, the Municipal Code regulations, General Plan, and the conditions contained herein. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Official. (MC 9.14.020)
6. All landscaped areas and the parking lot shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
7. Any signs indicated on the submitted plans are not included with this approval and shall be renewed under separate permit.
8. All site plans, grading plans, landscape plans and proposed signage shall be coordinated for consistency with this approval.
9. A copy of all pages of these conditions shall be included in the construction drawing package.

Special Conditions

10. The site has been approved for a commercial cannabis microbusiness that includes a retail dispensary, cultivation, manufacturing and distribution of cannabis products and materials, located at 24685 Alessandro Boulevard (approximately 26,678 square feet) per the approved plans and per the requirements of the City's Municipal Code (MC) Section 9.09.290 Commercial cannabis activities, 9.09.293 Cannabis Business locations and use, and 5.05 Commercial

Cannabis Activity. A change or modification to the interior design/set-up, exterior elevations or business process (including security procedures) shall require separate review and approval. For a Conditional Use Permit, violation may result in revocation in the case of a Conditional Use Permit per MC Section 9.09.290 F and 9.02.260. Testing and delivery to customers is not allowed.

11. Prior to issuance of any building permits, building plans shall be in compliance of the Airport Land Use Commission's Conditions of Approval.
12. The cannabis license and the Conditional Use Permit apply only to the 26,678 square foot tenant space at 24685 Alessandro Boulevard. No use of any other tenant space outside of this building/space is allowed per the Conditional Use Permit, PEN19-0177.
13. Daily hours of operation for the dispensary may start no earlier than 7:00 am and end no later than 10:00 pm, Sunday through Saturday.
14. A licensee conducting a commercial cannabis microbusiness shall meet all applicable operational requirements for retail/commercial cannabis dispensaries, commercial cannabis cultivation, commercial cannabis distribution and commercial cannabis manufacturing activities. (MC 9.09.290 (E)(6)(d))
15. All four activities associated with the commercial cannabis microbusiness: 1) retail/commercial cannabis dispensaries; 2) commercial cannabis cultivation; 3) commercial cannabis distribution; and 4) commercial cannabis manufacturing, shall commence and be continuously in operation. Should that applicant wish to modify or discontinue any of these activities an application to amend this conditional use permit shall be submitted to the City for review and approval.
16. The commercial cannabis operation shall have a valid Commercial Cannabis Business Permit and shall comply with all requirements of Moreno Valley Municipal Code Chapter 5.05 prior to issuance of occupancy permits.
17. Prior to occupancy, the operator must hold a microbusiness (Type 12) license issued by the State Bureau of Cannabis Control. (MC 9.09.290 (E)(6)(e))
18. Only manufacturing facilities with a Type-6 state license (non-volatile) may be allowed to operate in the city.
19. All City Fire, Police and Code personnel shall have unlimited and unrestricted property access for inspections of commercial cannabis businesses and facilities during business hours. (MC 9.09.290 (D)(2)(g))
20. The cannabis licensee shall display its current valid Commercial Cannabis Business Permit under Chapter 5.05 of this Code and a Conditional Use Permit issued in accordance with this chapter inside the lobby or waiting area of the main entrance to the site. The permits shall be displayed at all times in a conspicuous plane so that it may be readily seen by all persons entering the site. (MC 9.09.290 (D)(2)(c))
21. A microbusiness operation shall be consistent with all other applicable federal, state and local requirements, including Moreno Valley Municipal Code Title 5. (MC 9.09.290 (E)(6)(f))
22. All operations conducted and equipment used must be in compliance with all applicable state and local regulations, including all building, electrical and fire codes. (MC 9.09.290 (E)(7)(b))



23. No commercial cannabis microbusiness owner or employee shall: (i) cause or permit the sale, distribution, or consumption of alcoholic beverages on or within 50 feet of the premises of the cannabis business (ii) hold or maintain a license from the State Division of Alcoholic Beverage Control for the sale of alcoholic beverages; or (iii) operate a business on or adjacent to the dispensary property that sells alcoholic beverages. No alcoholic beverages shall be allowed or stored on the dispensary property.
24. No person shall smoke, ingest, or otherwise consume cannabis in any form on, or within twenty (20) feet of the dispensary site. (MC 9.09.290 (E)(4)(f))
25. Retail delivery service of any cannabis products associated with the dispensary use is not permitted. Deliveries to licensed cannabis facilities associated with the cultivation, manufacturing, and distribution uses of the microbusiness is permitted.
26. No cannabis or marijuana raw materials or products shall be visible from the exterior of any structure, facility, or building in which commercial cannabis microbusiness are being conducted. All commercial cannabis activities must take place within a fully enclosed, secured and permanent structure (with accommodations in place at all times to allow for and facilitate unlimited/unrestricted access throughout the premises by emergency service personnel). (MC 9.09.290 (E)(6)(c))
27. The commercial cannabis microbusiness shall have designated locked storage/safe room or safe that is bolted to the floor on the property for after-hours storage of medical and adult use recreational cannabis and cannabis infused products, products being manufactured, and cannabis that has completed the cultivation process or is otherwise not being cultivated. All storage areas shall be separated from the main entrance and lobby and shall be secured by a lock accessible only to managers and/or staff on the premises (with accommodations in place at all times to allow for and facilitate unlimited/unrestricted access throughout the premises by emergency service personnel).
28. All cultivation activities shall take place within the enclosed structure.
29. All cultivation areas in the building shall be separated from the main entrance and lobby, and shall be secured by a lock accessible only to managers and staff of the cannabis cultivation licensee (with accommodations in place at all times to allow for and facilitate unlimited/unrestricted access throughout the premises by emergency service personnel).
30. The total area of the premises designated/used for the cultivation canopy shall not be more than ten thousand (10,000) square feet.
31. Any person(s) cultivating cannabis with the use of grow lights, fans, ventilation devices or any other electrical or mechanical equipment shall comply with all applicable building and fire code requirements adopted by the city of Moreno Valley, and shall obtain all necessary permits and prerequisite inspections required for such installation prior to commercial use of the equipment and/or facility.
32. All cultivation facilities shall be organized in orderly rows with aisles at least three feet wide, and no more than eight feet between an aisle and the next aisle or the aisle and the wall, and clear access shall be maintained to all exits unless the planning official, building official and fire marshal collectively determine that the business has provided an alternative, properly dimensioned floor plan that confirms equivalent access and clearance/separation between plants and the facility exits.
33. An area designed for the secure transfer of cannabis from the cultivation area to a vehicle for

transportation shall be provided.

34. Two secured parking spaces, identified on a plot plan shall be located convenient to the required secured area of each facility to be used by secured transfer vehicles involved in the couriering or dispensing of cannabis materials products to and from the facility and for use by any secured vehicle commissioned for the transfer of currency to and from the facility. (MC 9.09.290 (E)(9)(f))
35. Security surveillance cameras and a video recording system must be installed to monitor all doors into and out of the buildings on the site, the parking lot, loading areas, and all exterior sides of the property adjacent to the public rights-of-way. The camera and recording systems must be of adequate quality, color rendition, and resolution to allow the identification of any individual present on the site. The recording system must be capable of exporting the recorded video in standards MPEG formats to another common medium, such as a DVD or USB drive. (MC 9.09.290 (E)(12)(a))
36. All windows on the building that houses the Cannabis Facility shall be appropriately secured and all marijuana securely stored.
37. Professionally and centrally monitored fire, robbery, and burglar alarm systems must be installed and maintained in good working condition. The alarm system must include a private security company that is required to respond to every alarm. (MC 9.09.290 (E)(12)(b))
38. Waste and storage and disposal of all marijuana and cannabis products shall meet all applicable state and local health regulation. (MC 9.09.290 (E)(13))
39. The premises must be equipped with an odor absorbing ventilation and exhaust system so that odor generated inside the Cannabis Business that is distinctive to its operation is not detected outside the Cannabis Business, anywhere on adjacent property or public rights-of-way, on or about any exterior or interior common area walkways, hallways, breeze-ways, foyers, lobby areas, or any other areas available for common use by tenants or the visiting public, or within any other unit located within the same building as the Cannabis Business. As such, Cannabis Businesses must install and maintain the following equipment or any other equipment which the Local Licensing Authority determines has the same or better effectiveness:
  - a. An exhaust air filtration system with odor control that prevents internal odors from being emitted externally; or
  - b. An air system that creates negative air pressure between the Cannabis Businesses' interior and exterior so that the odors generated inside the Cannabis Business are not detectable outside the Cannabis Business.
40. All Cannabis heating, ventilation, air conditioning and odor control plans and blue prints shall be stamped by a Licensed HVAC Mechanical Engineer.
41. All window arrays, doors and associated framing systems shall be renovated to install new glazing compounds and seals.
42. The Applicant shall install automatic closures on all interior and exterior doors.
43. All interior and exterior door seals shall be replaced and adjusted.
44. The Applicant shall seal and renovate all facility roll up doors, garage doors and associated systems.
45. All roof venting, wall penetrations, panel joints etc. shall be sealed.

46. The Applicant shall install air curtains on all exterior doors.
47. The Applicant shall place anti-odor gels and diffusers near all Cultivation exterior doors and windows.
48. A fire sprinkler system shall be installed for this project or as required by the Municipal Code Section 9.09.290. An approved automatic fire sprinkler system, designed in compliance with the California Fire Code is required in every building that houses a commercial cannabis business. This is a minimum standard and does not preclude the city from imposing additional fire prevention measures as deemed necessary by the fire marshal. (MC 9.09.290 (E)(7)(d))
49. All mechanical equipment, either roof or ground mounted, and shall be screened from public view. All such equipment shall be fully screened by the roof structure, a parapet wall, appropriate ground mounted walls, berming, or landscaping. All walls shall architecturally match the building. If after construction, but prior to the issuance of a Certificate of Occupancy, it is determined by the Planning Manager that equipment can be viewed from the public right-of-way a plan for screening the equipment shall be submitted to the Planning Department for approval. Once approved, said screening shall be constructed prior to issuance of a Certificate of Occupancy.
50. Prior to approval of tenant improvement plans, two copies of a detailed, on-site, computer generated, point-by-point comparison lighting plan, including exterior building, parking lot, and landscaping lighting, shall be submitted to the Planning Division for review and approval. 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 and shall include style, illumination, location, height and method of shielding. The lighting shall be designed in such a manner so that it meets the lighting standards in the Cannabis Ordinance 932. After the third plan check review for lighting plans, an additional plan check fee will apply. (MC 9.08.100, DG) Lighting shall comply with the provisions of MC Section 9.08.100 including fixture type, wattage illumination levels and shielding. (MC 9.09.290 (E)(10))
51. The parking lot lighting shall be maintained in good repair and shall comply with the Municipal Code lighting standards and the Security Plan at all times.
52. Exterior landscaping within ten (10) feet of a licensed premises shall be designed, installed and maintained free of locations which could reasonably be used by persons to conceal themselves and/or to enable undesirable activity. The design and maintenance practices shall give appropriate consideration to both natural and artificial illumination. (MC 9.09.290 (E)(8)(c))
53. Prior to issuance of any building permits, final landscaping and irrigation plans shall be submitted for review and approval of any new or repaired landscaping by the Planning Division designed per the City's Municipal Code 9.17.
54. Prior to issuance of Certificates of Occupancy or building final, the required landscaping and irrigation shall be installed, and inspected and approved by the Planning Division. (MC 9.03.040)
55. The applicant shall repaint the exterior of the suite, to the satisfaction of the Planning Division. Applicant shall submit paint colors and descriptions to the Planning Division for review and approval prior to repainting the building.
56. The applicant shall slurry seal and restripe the parking lot area within the limits of their parcel to the satisfaction of the Building and Planning Divisions. Applicant shall submit a restriping

plan to the Planning and Building Divisions for review and approval prior to restriping the parking lot.

57. Licensee shall prohibit loitering by individuals outside the licensed premises or anywhere on the property. (MC 9.09.290 (E)(14)(c))
58. Licensee shall remove any graffiti from the licensed premises within twenty-four (24) hours of its occurrence, or as requested by the city. (MC 9.09.290 (E)(14)(d))

#### Security Plan and Measures

59. Prior to Building Permit or Certificate of Occupancy, the process for any transfer of product or currency shall be identified in an updated Security Plan to be reviewed and approved by the Planning Division. (MC 9.09.290 (D)(2)(f))
60. The Security Plan on file with the City of Moreno Valley shall remain in effect as long as the established use is in operation. Any changes, additions, removal or modifications to the plan shall be submitted to the City for review and inclusion in the Conditional Use Permit file.
61. Prior to approval of tenant improvement plans, the applicant shall submit plans detailing provisions for controlled/secured access into and out of the dispensary area.

#### Miscellaneous Operating Requirements

62. Persons under the age of twenty-one (21) years shall not be allowed on the premises. It shall be unlawful and a violation of this chapter for any person to employ any person at a commercial cannabis business who is not at least twenty-one (21) years of age. Persons under the age of eighteen (18) years shall not be allowed on the premises of an M-Type commercial cannabis business. (MC5.05.310 (H)(1))

#### Building Division

63. The proposed non-residential project shall comply with the latest Federal Law, Americans with Disabilities Act, and State Law, California Code of Regulations, Title 24, Chapter 11B for accessibility standards for the disabled including access to the site, exits, bathrooms, work spaces, etc.
64. Contact the Building Safety Division for permit application submittal requirements.
65. Any construction within the city shall only be completed between the hour 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 obtained from the city building official or city engineer. (MC 8.14.040(E))
66. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.
67. The proposed development is subject to the payment of applicable processing fees as required by the City's current Fee Ordinance at the time a building permit application is submitted or prior to the issuance of permits as determined by the City.
68. The proposed project will be subject to approval by the Eastern Municipal Water District and all applicable fees and charges shall be paid prior to permit issuance. Contact the water district

at 951.928.3777 for specific details.

69. The proposed project's occupancy shall be classified by the Building Official and must comply with exiting, occupancy separation(s) and minimum plumbing fixture requirements. Minimum plumbing fixtures shall be provided per the 2016 California Plumbing Code, Table 422.1. The occupant load and occupancy classification shall be determined in accordance with the California Building Code.
70. All remodeled structures shall be designed in conformance to the latest design standards adopted by the State of California in the California Building Code, (CBC) Part 2, Title 24, California Code of Regulations including requirements for allowable area, occupancy separations, fire suppression systems, accessibility, etc. The current code edition is the 2016 CBC.
71. 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)
72. The proposed non-residential project shall comply with 2016 California Green Building Standards Code, Section 5.106.5.3, mandatory requirements for Electric Vehicle Charging Stations (EVCS).

### **Economic Development Department (EDD)**

73. New Moreno Valley business are encouraged to hire local residents.
74. New Moreno Valley business may utilize the workforce recruitment services provided by the Moreno Valley Employment Resource Center ("ERC").  
The ERC offers no cost assistance to businesses recruiting and training potential employees. Complimentary services include:
  - a. Job Announcements
  - b. Applicant testing / pre-screening
  - c. Interviewing
  - d. Job Fair support
  - e. Training space

New Moreno Valley businesses may work with the Economic Development Department to coordinate job recruitment fairs.

75. 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.

### **FIRE DEPARTMENT**

#### **Fire Prevention Bureau**

76. 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 and MC 8.36.060(I))
77. 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 MC 8.36.100)

78. Reference Materials for Business: Update to applicable current code cycle for any reference in regards to project. Please be aware that the 2019 California Codes will contain a Chapter on Cannabis related occupancies and additional regulations specific to this type of business will apply at time of Building Permit issuance.
79. Note on Title sheets for Building plans that proposed modifications to fire alarm, fire sprinklers or any fire protections systems will be under deferred submittal.
80. Provide details and specifications on proposed interior gates/security bars.
81. Electronically controlled access must be interlocked to release with activation of fire alarm system. Note on plans as part of proposed modifications to fire alarm system.
82. Knox Box Tamper switch is designed for operation with the fire alarm system. Knox boxes are only accessible by Fire Department Personnel. A supervisory alarm showing that Knox box has been opened is the intended purpose of the tamper switch. Interactivity with the Burglar alarm will need to be discussed and approved for the purpose of this project.
83. Site access control gate shall be required to be electronically controlled with a remote activation device for Emergency Fire Response. Add notation on any plan submittals regarding the site access gate(s).

The Moreno Valley Municipal code requires accommodations in place at all times to allow for and facilitate unlimited/unrestricted access throughout the premises by emergency service personnel. Understanding that security measures and access restrictions by electronic devices are necessary, this requirement will still be in effect. Please note this on future submittals and references for this project to avoid any confusion or misunderstanding on this subject.

84. Hazardous, flammable and combustible materials shall be disclosed at time of building/occupancy permit issuance. An inventory list of these items shall be submitted and provided for review along with quantities, hazard rating and method of storage of these items.
85. Operational details shall be provided to determine proper approval of equipment (listed/design built) for the business. Details while provided in the submittal package are general and do not provide sufficient information for proper review. Fire Suppression/Hood systems are mentioned that would require approval for this specific use. More information is needed for the type and scope of the system, (Systems approved for occupied spaces for example).
86. 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 force at the time of building plan submittal.

## **PUBLIC WORKS DEPARTMENT**

### Land Development

87. 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]
88. For non-subdivision projects, a copy of the Covenants, Conditions and Restrictions (CC&Rs) shall be submitted for review by the City Engineer. The CC&Rs shall include, but not be limited to access easements, reciprocal access, private and/or public utility easements as may be relevant to the project.
89. 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.

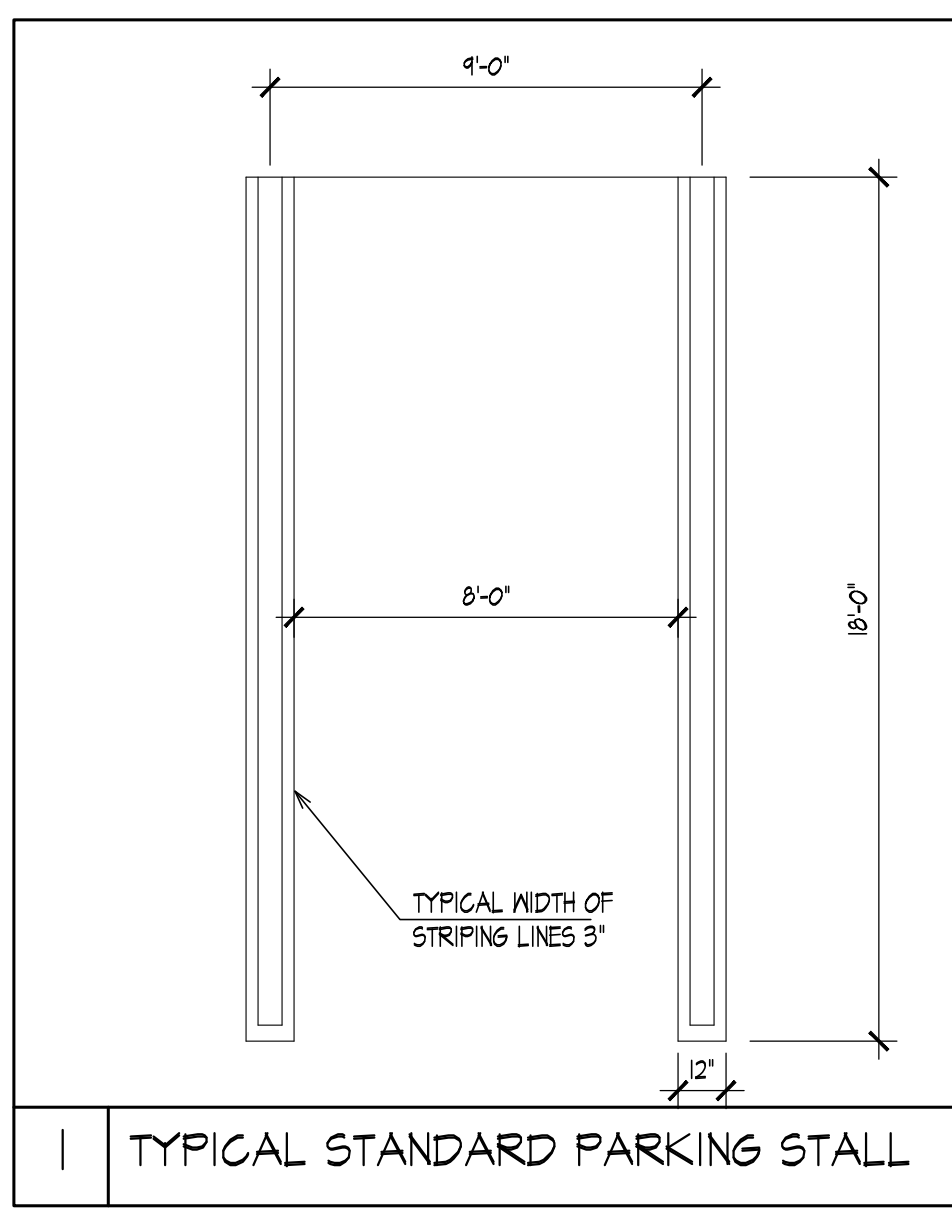
Violation of any condition, restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor (s) to remedy as noted in City Municipal Code 8.14.090. In addition, the City Engineer or Building Official may suspend all construction related activities 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.

#### Prior to Encroachment Permit

90. All applicable inspection fees shall be paid.
91. Any work performed within public right-of-way requires an encroachment permit.

#### Prior to Occupancy

92. All outstanding fees shall be paid.
93. Any proposed monument sign adjacent to the public street shall be submitted for review and approval meeting the current City Standard, MVS1-164, and the City's Municipal Code for monument signs.



1 TYPICAL STANDARD PARKING STALL

**OCCUPANT LOAD**  
PER 2016 CBC

	OCCUPANCY TYPE	SQ.FT.	OCCUPANT LOAD
TOTAL	F-1	12,923	49.2
TOTAL	S	3,722	7.5
TOTAL	B	8,121	27.2
TOTAL	M	1,912	31.9
TOTAL (E) FOOTPRINT		26,678	
TOTAL FOOTPRINT		26,678	116
TOTAL SITE		89,733.6	

**NOTE:**  
A RECIPROCAL ACCESS AGREEMENT EXIST FOR THE SHARED-USE DRIVEWAY(S)



**NOTE:**  
THIS PROJECT SHALL COMPLY WITH THE LOCAL ORDINANCE AND THE 2016 CALIFORNIA BUILDING CODE, PART 2; THE 2016 CALIFORNIA RESIDENTIAL CODE, PART 2.5; THE 2016 CALIFORNIA ELECTRICAL CODE, PART 3; THE 2016 CALIFORNIA MECHANICAL CODE, PART 4; THE 2016 CALIFORNIA PLUMBING CODE, PART 5; THE 2016 CALIFORNIA ENERGY CODE, PART 6; THE 2016 CALIFORNIA FIRE CODE, PART 4; THE 2016 CALIFORNIA EXISTING BUILDING CODE, PART 10; THE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11; THE 2016 CALIFORNIA REFERENCED STANDARDS CODE, PART 12

**WORK SCOPE:**  
USE AN EXISTING 26,678 SQ. FT. BUILDING FOR A CANNABIS MICRO-BUSINESS

**REQUIRED PARKING**  
RETAIL AREA (1912 SQ. FT. @ 1,225 = 4  
STORAGE/CULTIVATION/EXTRACTION (16,645 SQ. FT. @ 1,1000 = 17  
KITCHEN/OFFICE/BREAK ROOM/TRANSIT (8121 SQ. FT. @ 1,250 = 33  
TOTAL REQUIRED PARKING = 54

**PROVIDED PARKING**  
74 STANDARD SPACES PROVIDED  
2 HANDICAP PROVIDED  
81 SPACES PROVIDED

**BUILDING INFORMATION:**  
DEVELOPMENT TYPE: COMMERCIAL  
CONSTRUCTION TYPE: III-B FULLY SPRINKLERED  
DESCRIPTION OF USE: PROFESSIONAL, RETAIL & OFFICE  
OCCUPANCY: B, M, S, F-1  
# OF STORIES: 1  
SPRINKLERS: YES  
ZONING: C-1  
YEAR BUILT: 1980

**APPLICANT:**  
PANACEA FARMS MV, LLC  
630 7TH STREET  
SAN JACINTO, CA 92582  
TEL: (951) 242-5126  
CEL: (951) 232-4930  
FAX: (951) 454-0974

**REPRESENTATIVE:**  
ANDY MINOR  
CANNAPORIUM LLC  
630 7TH STREET  
SAN JACINTO, CA 92582  
TEL: (951) 242-5126  
CEL: (951) 232-4930  
E-MAIL: AMINOR@PANACEAFARMS.COM

**ARCHITECT:**  
DMA  
35443 VERANDA CIRCLE  
MILADOMAR, CA 92553  
TEL: (951) 434-2112  
CONTACT: DAVE MADDEN  
E-MAIL: DAVE@DMARCHITECT.NET

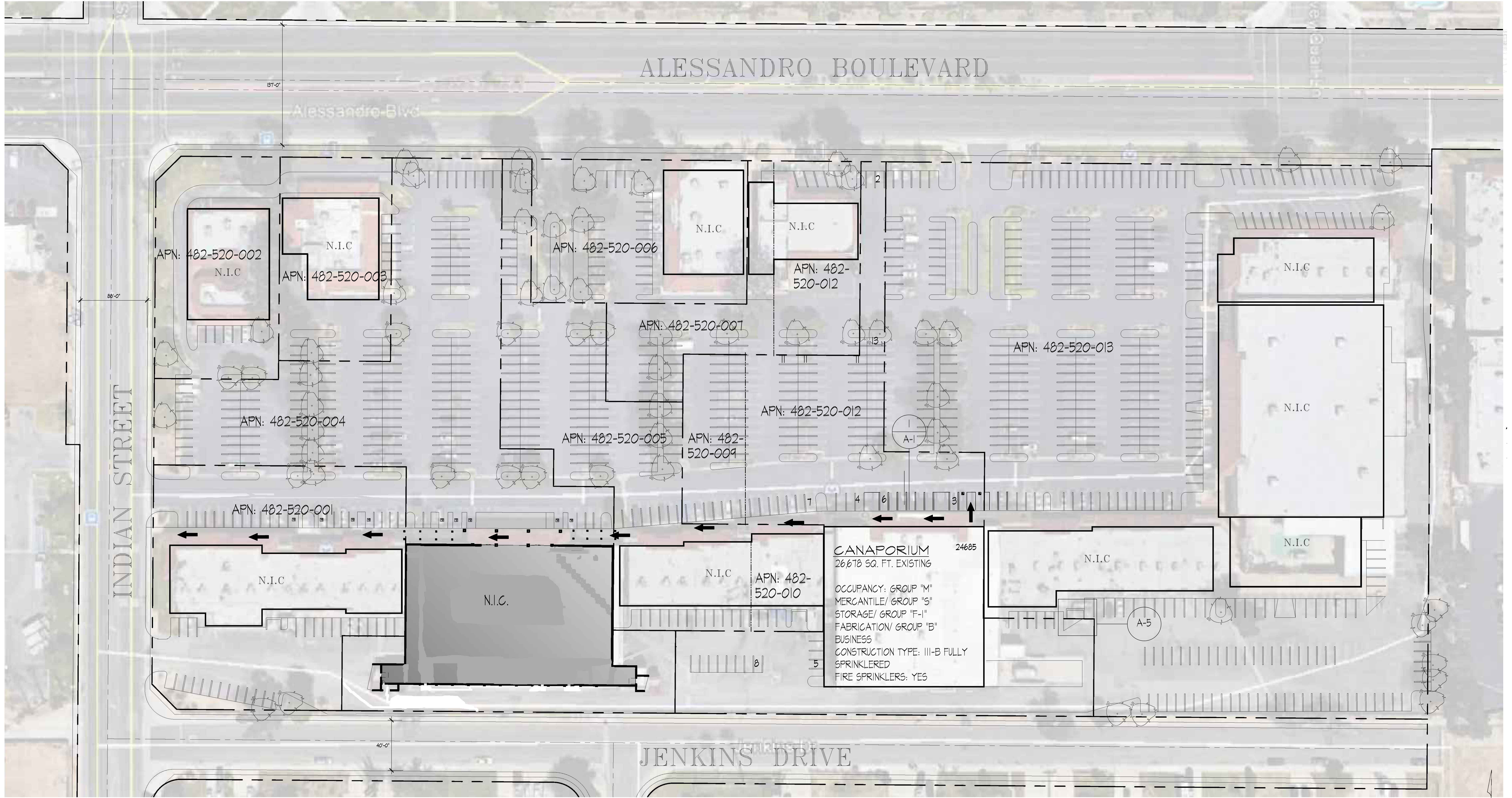
**EMERGENCY CONTACT:**  
ANDY MINOR  
CANNAPORIUM LLC  
630 7TH STREET  
SAN JACINTO, CA 92582  
TEL: (951) 242-5126  
CEL: (951) 232-4930  
E-MAIL: AMINOR@PANACEAFARMS.COM

**LEGAL DESCRIPTION:**  
PARCEL 3 PM 075004  
SUBDIVISION NAME: PM-1748  
24685 ALESSANDRO BLVD  
MORENO VALLEY RIVERSIDE COUNTY, CA  
APN 482-520-012

**LEGEND:**  
← ADA PATH OF TRAVEL FROM BUILDING TO PARKING TO PUBLIC RIGHT OF WAY WITH SLOPE AND CROSS SLOPE LESS THAN 2%.

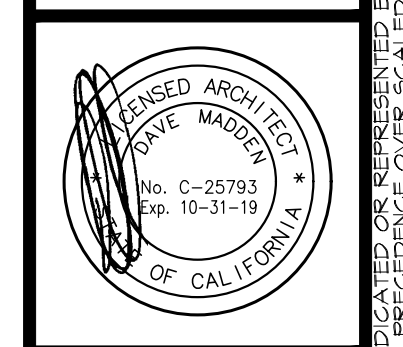
**SHEET INDEX:**  
A-1 SITE PLAN  
A-2 DEMO FLOOR PLAN  
A-3 FLOOR PLAN  
A-4 ELEVATIONS  
A-5 TRASH ENCLOSURE

**DMMA**  
DAVE MADDEN ARCHITECT  
Phone 951-434-2112 • E-Mail: dmarchitect.net  
35443 Veranda Circle, Miladomar, California 92543

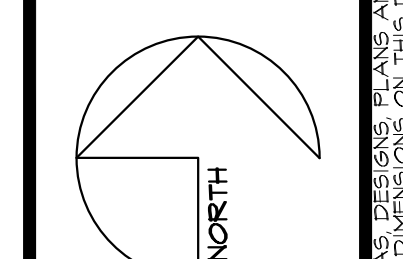


**SITE PLAN**

Project and Location  
**CANNAPORIUM T.I.**  
24685 ALESSANDRO BLVD.  
MORENO VALLEY, CA 92553  
CONDITIONAL USE PERMIT: PE19-0177



Drawn by LM  
Checked by  
Date 05/31/19  
Job No. 19-026



1  
1" = 40'-0"  
Sheet Number  
A-1  
Of Sheets

Attachment: Site Plan (382) - PE1919-0177 - CUP - Cannaporium

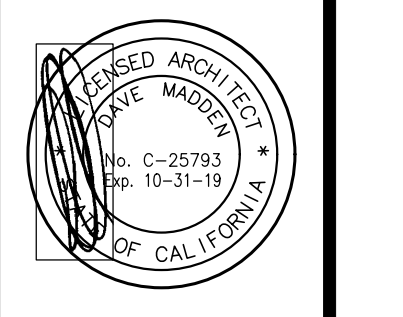


Revisions  
 PLANNING DEPT. REV. 02/11/14

**DMA**  
 DAVE MADDEN ARCHITECT  
 Phone 415-424-2112 • E-Mail: [dave@maddenarchitect.net](mailto:dave@maddenarchitect.net)  
 954-413 Veranda Circle, Wildomar, California 92595

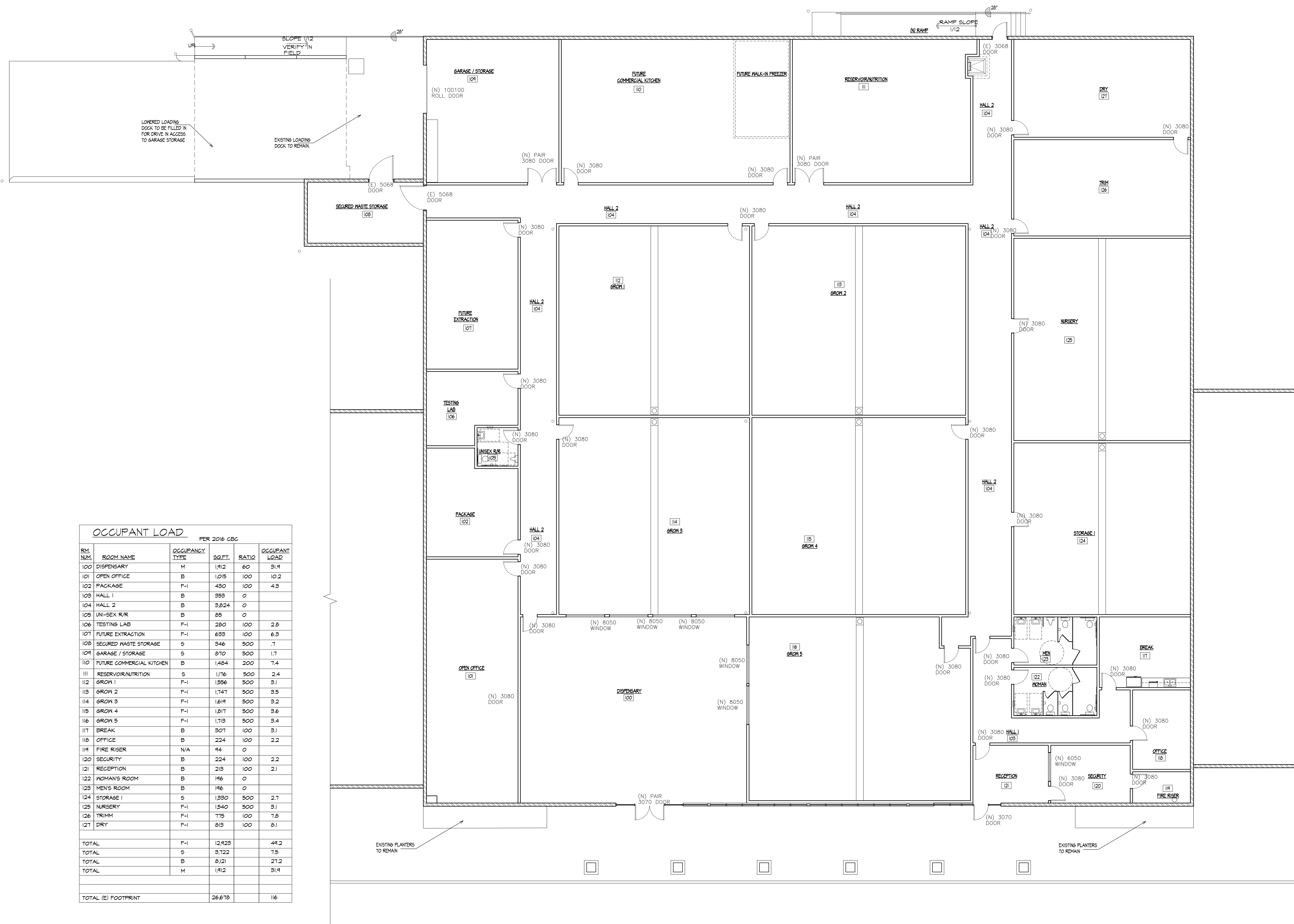
**FLOOR PLAN**

Project and Location  
**CANNAPORIUM T.I.**  
**24625 ALESSANDRO BLVD.**  
**MORENO VALLEY, CA 92553**



Drawn by LM  
 Checked by  
 Date 05/16/19  
 Job No. 19-026

Sheet Number  
**A-3**  
 Of Sheets



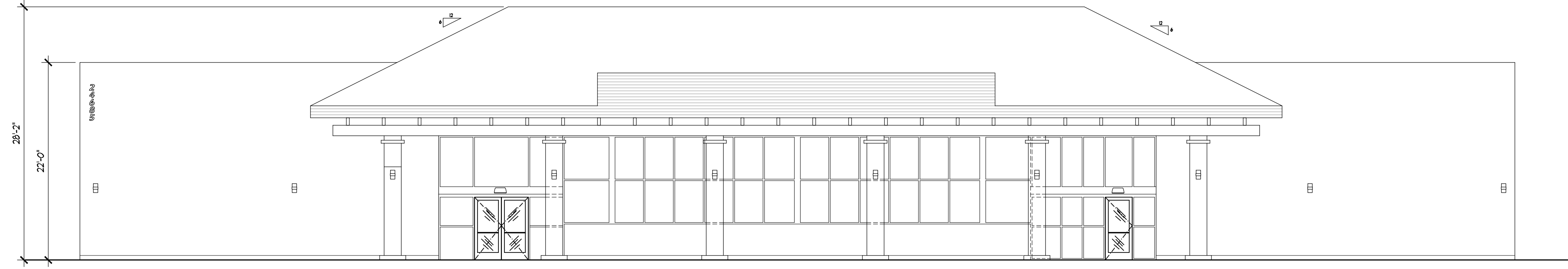
OCCUPANT LOAD				
PER 2016 CBC				
RM. NUM.	ROOM NAME	OCCUPANCY TYPE	SQ. FT.	OCCUPANT LOAD
100	DISPENSARY	M	1412	60
101	OPEN OFFICE	B	1015	100
102	PACKAGE	F-1	450	100
103	HALL 1	B	953	0
104	HALL 2	B	9,224	0
105	UNI-SEX R/R	B	95	0
106	TESTING LAB	F-1	280	100
107	FUTURE EXTRACTION	F-1	633	100
108	SECURED WASTE STORAGE	S	346	100
109	GARAGE / STORAGE	S	870	100
110	FUTURE COMMERCIAL KITCHEN	B	1,484	200
111	RESERVOIR/NUTRITION	S	1,176	500
112	GR0W 1	F-1	1,556	500
113	GR0W 2	F-1	1,741	500
114	GR0W 3	F-1	1,619	500
115	GR0W 4	F-1	1,817	500
116	GR0W 5	F-1	1,713	500
117	BREAK	B	307	100
118	OFFICE	B	224	100
119	FIRE RISER	N/A	94	0
120	SECURITY	B	224	100
121	RECEPTION	B	213	100
122	WOMAN'S ROOM	B	196	0
123	MEN'S ROOM	B	196	0
124	STORAGE 1	S	1,330	500
125	NURSERY	F-1	1,540	500
126	TRIMM	F-1	175	100
127	DRY	F-1	813	100
TOTAL		F-1	12,423	44.2
TOTAL		S	3,722	7.5
TOTAL		B	8,121	27.2
TOTAL		M	1,412	31.4
TOTAL (E) FOOTPRINT			26,675	116

WALL LEGEND	
	EXISTING 8" CMU WALLS TO REMAIN
	EXISTING 2X WALLS TO BE REMOVED
	NEW 2X WALLS

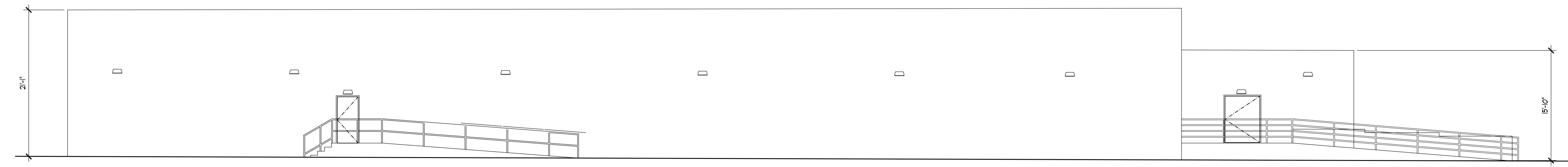
BUILDING INFORMATION:	
DEVELOPMENT TYPE:	COMMERCIAL
CONSTRUCTION TYPE:	III-B FULLY SPRINKLERED
DESCRIPTION OF USE:	PROFESSIONAL, RETAIL & OFFICE
OCCUPANCY:	B, M, S, F-1
# OF STORIES:	1
SPRINKLERS:	YES
ZONING:	C-1
YEAR BUILT:	1960

19026-FF-01-02.dwg

1/8" = 1'-0"



FRONT ELEVATION



REAR ELEVATION

NO.	DATE	REVISION

**DMA**  
 DAVE MADDEN ARCHITECT  
 Dave Madden Architect, Inc.  
 Phone 951-494-2712 • E-Mail: dma@dmarchitect.com  
 35443 Veranda Circle, Wildomar, California 92595

File: **ELEVATIONS**

Project and Location:  
**CANNAPORIUM T.I.**  
**24685 ALESSANDRO BLVD.**  
**MORENO VALLEY, CA 92553**

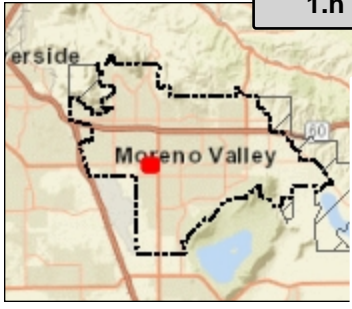


Drawn by LM  
 Checked by  
 Date 09/11/19  
 Job No. 19-026

1/8" = 1'-0"  
 Sheet Number  
**A-4**  
 Of Sheets

19026-ELEV-01-00.dwg

# Aerial Photograph



### Legend

Parcels



616.0      0      308.02      616.0 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

Print Date: 9/12/2019

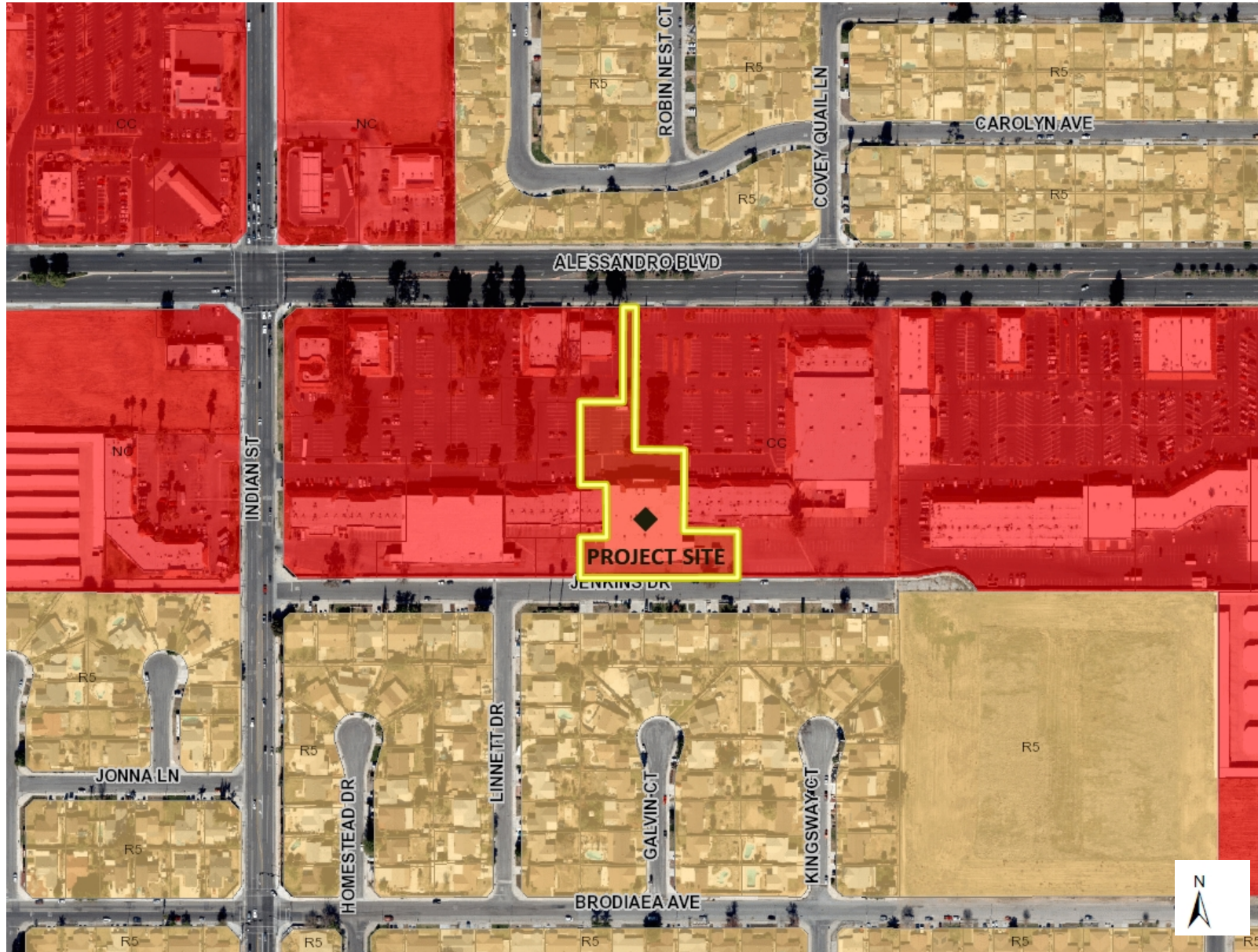
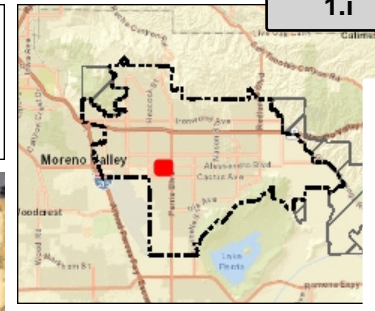
*DISCLAIMER: The information shown on this map was compiled from the City of Moreno Valley GIS and Riverside County GIS. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Riverside County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

### Notes

APN: 482-520-012

Attachment: Aerial (3821 : PEN19-0177 - CUP - Cannaporium)

# Community Commercial (CC) Zoning District



## Legend

### Zoning

- Commercial
- Industrial/Business Park
- Public Facilities
- Office
- Planned Development
- Large Lot Residential
- Residential Agriculture 2 DU/AC
- Residential 2 DU/AC
- Suburban Residential
- Multi-family
- Open Space/Park

### Master Plan of Trails

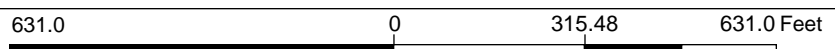
- Bridge
- Improved
- Multiuse
- Proposed
- Regional
- State

### Road Labels

- Parcels
- City Boundary
- Sphere of Influence
- World Street Map

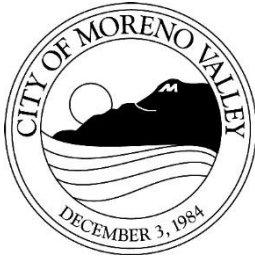
## Notes

PEN19-0177 - Conditional Use Permit



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

Attachment: Zoning Map (3821 : PEN19-0177 - CUP - Cannaporium)



## PLANNING COMMISSION

### STAFF REPORT

Meeting Date: November 14, 2019

CONDITIONAL USE PERMIT FOR A RETAIL CANNABIS DISPENSARY, THE GOODLIFE, CUP PEN19-0094, IN A 2,145 SQUARE FOOT RETAIL SPACE LOCATED AT 24384 SUNNYMEAD BOULEVARD, SUITES 100-106 AND 115.

Case:	PEN19-0094
Applicant:	Anthony Hicks, Empire Marijuana LLC.
Property Owner	Wilrub Enterprises, Inc., Trustee
Location:	24384 Sunnymead Boulevard
Case Planner:	Jerry Guarracino
Council District:	1
Proposal	Conditional Use Permit for a retail cannabis dispensary, "The Goodlife," in a 2,145 square foot tenant space located at 24384 Sunnymead Boulevard, suites 100-106 & 115.

#### **SUMMARY**

The Applicant, Mr. Anthony Hicks of Empire Marijuana LLC, is requesting approval of a Conditional Use Permit (CUP) to allow a retail cannabis dispensary, "The Goodlife" in a 2,145 square foot tenant space located on the ground floor of a two-story office/retail building in the Village Specific Plan SP 204, Village Commercial/Residential (VCR) district. The applicant is proposing hours of operation between 9:00 am and 10:00 pm, seven days per week. The proposed use is for commercial retail sales of cannabis and cannabis products sold to individuals who are 21 years of age or older. This project, as conditioned, is consistent with goals, policies and objectives of the City's General Plan and Municipal Code.

#### **BACKGROUND**

Pursuant to the authority granted to the City by Article XI, Section 7 of the California Constitution, a City may make and enforce, within its limits, regulations designed to promote the public health, safety and welfare. The City Council, recently adopted Ordinances that regulate commercial cannabis businesses in the City. These Ordinances are based on both federal and state laws.

### Federal and State Laws

The Federal Controlled Substances Act classifies marijuana as a Schedule 1 Drug and makes it unlawful, under federal law, for any person to cultivate, manufacture, distribute, or possess with intent to manufacture, distribute, dispense, or possess. However, in 2016, Proposition 64 was approved by the voters in California (“The Adult Use Marijuana Act” or AUMA). AUMA established a comprehensive system to legalize, control and regulate the cultivation, processing, manufacturing, distribution, testing and sale of non-medical marijuana and products for use by adults 21 years of age and older. In addition, it allows taxation of commercial growth and retail sales of marijuana and marijuana products. Most recently, in 2017, then Governor Jerry Brown signed the “Medical and Adult-Use Cannabis Regulations and Safety Act” (MAUCRSA) which further amends prior statutory enactments.

### City Regulations

In November 2017, the City Council adopted Ordinance 926, which set rules for the establishment, operation, and regulation of specific commercial cannabis uses, and in March 2018 the City Council approved Resolution 2018-11 approving the initial procedure for permit applications. Land use regulations for the operation of the cannabis uses were established in April 2018 with the adoption of Ordinance 932, which provided for the following cannabis uses: dispensaries, testing, cultivation, manufacturing, microbusinesses, and distribution.

Additionally, in December 2018, the City Council adopted Resolution No. 2018-94, establishing a maximum of 43 commercial cannabis permits. The table below identifies the various types of commercial cannabis permit types, number of permits allowed, and number and status of permits submitted.

<b>Commercial Cannabis Permit Types</b>	<b>Number of Permits Allowed</b>	<b>Number of Provisional Business Permits Issued</b>	<b>Number of Conditional Use Permit Applications Submitted</b>	<b>Number of Conditional Use Permit Applications In Review</b>	<b>Number of Conditional Use Permit Applications Approved</b>
<b>Dispensaries</b>	23	23*	22*	15	7
<b>Testing Facilities</b>	2	0	0	0	0
<b>Cultivation</b>	8	2	2	2	0
<b>Manufacturing</b>	5	2	2	2	0

<b>Distribution (of products from licensee to licensee only)</b>	2	2	2	1	1
<b>Microbusinesses</b>	3	3*	3*	1	1
*Note: The Provisional Business License for one Microbusiness and one Dispensary have been revoked; therefore, the associated Conditional Use Permit Applications were closed.					

The City’s multi-step process for selecting commercial cannabis businesses that can legally operate in the City as follows:

**Step 1 – Application Process.** Commercial Cannabis Business Permit applications were reviewed and a background check of business Owner(s) and their Employees, was conducted. Applications with a minimum overall score of 80% were interviewed by staff to establish a candidate pool, and applications were required to be submitted through an online (PlanetBids) system. The City issued provisional Commercial Cannabis Business Permits to 32 successful applicants. Only those commercial cannabis businesses with provisional permits are eligible to proceed to the subsequent steps in the process. As noted in the table above, the City has revoked one of the previously issued provisional permits for a microbusiness.

**Step 2 – Obtain a Conditional Use Permit.** Municipal Code Section 9.09.290C2 requires that commercial cannabis businesses must obtain a Conditional Use Permit, which is a land use entitlement process to confirm the proposed land use and site development elements will be consistent with City established development regulations as well as compatible with other land uses near the proposed project.

**Step 3 – State approval.** In addition to local permits, each Commercial cannabis business must also obtain applicable State of California cannabis permits prior to commencing operation lawfully within the City.

**Step 4 – Obtain a Certificate of Occupancy.** Lastly, all commercial cannabis businesses must obtain a Certificate of Occupancy (“C of O”) from the Building and Safety Division, prior to opening for business. The C of O is the final step in the process and documents that the Applicant has completed all required tenant improvements to the building and modifications to the parking lot, as required by conditions of approval in the CUP Resolution, and have paid all requisite City fees.

Provisional Commercial Cannabis Business Permit

On, January 17, 2019, Empire Marijuana LLC, received a provisional Commercial Cannabis Business Permit (Permit Number MVCCBP-R0022) from the City of Moreno Valley. A subsequent application for a Conditional Use Permit was submitted to the City on April 17, 2019. The applicant represents that they will apply for the necessary state permits once the Planning Commission approves the CUP application.

**PROJECT DESCRIPTION**

## Project

The applicant is requesting approval to establish a commercial cannabis dispensary (retail sales only), named "The Goodlife." The site is located at 24384 Sunnymead Boulevard, Suites 100-106 & 115, in a two-story office/commercial building, located on the north side of Sunnymead Boulevard and east of Back Way (Assessor's Parcel Number 481-101-029). The tenant space is limited to a 2,145 square foot, ground floor portion of an existing 9,667 square foot building.

Proposed tenant improvements that will constitute public areas in the south side of the dispensary include development of a 470 square foot lounge and customer waiting area, and a 1,100 square foot product display and sales area. For security purposes, the retail sales area will have a restricted entrance to only allow pre-screened customers to enter.

Secured employee areas are located on the north side of the dispensary and include a 293 square foot cash/product storage room and a 137 square foot employee kitchen/break room. A 146 square foot vendor room is located in the northeast corner of the suite and can be accessed from the exterior of the dispensary.

Customers will park to the south of the building and enter through secured double doors, under the supervision of an armed security guard. Proposed hours of operation for this use will be between 9:00 am and 10:00 pm, seven days per week. The hours of operation are consistent with provisions in state law regulating hours of operation for retail cannabis businesses only between the hours of 6:00 am and 10:00 pm.

## Safety and Security Plan

Moreno Valley Municipal Code Section 9.09.294(B)(6) requires that any transfer of product or currency shall be identified in an individual security plan that is approved by the City. A Safety and Security Plan has been provided to the City that identifies methods to address site security for employees, customers and the public as well as fire prevention methods that comply with local and state laws. Some of the highlights of the Safety and Security Plan include on-site security guards, a security and a fire alarm system, and a video surveillance system.

The Safety and Security Plan ensures safety for both customers and employees of The Goodlife. Public access into the building and from the public waiting area into and out of the display and sales areas will be controlled by utilizing electronic sensors on all doors. A condition of approval requires the applicant to provide all video to the Police and Fire Departments, upon their request.

The Municipal Code requires that two secured parking spaces be provided for those vehicles used to transfer cannabis products to and from the site. The applicant has identified those two secured parking spaces adjacent to the north side of the building away from the customer parking that is on the south side of the building. The secured



parking spaces will be monitored with security cameras as well as patrolled by an armed security officer.

### Odor Control Plan

An Odor Control Plan has been prepared for the project in conformance with City requirements to ensure abatement of all potential odors that could emanate from the dispensary. This Plan states that the dispensary will utilize either carbon or gel air filters to trap all odors on all air returns into the building and all air exhaust to the outside of the building. These filters will absorb odors and impurities in the air so that odors are not noticeable in public spaces nor other business locations on the ground level or the first floor of the building. In addition, staff is requiring that automatic closures shall be installed on all interior and exterior doors and that all roof venting, wall penetrations panel joints, etc., be sealed to prevent odors from migrating outside of the dispensary.

These systems will also ensure that any odors associated with the dispensary are not detectable outside the premises, including parking lots, public rights-of-way, and adjacent business locations either within the building or in surrounding neighborhoods. The required air filtration system and the air exchange system are required to be consistent with the Odor Control Plan submitted to the City. The air filtration system must be designed by a licensed Mechanical Engineer and reviewed and permitted by the Building & Safety Division staff as part of the tenant improvement plans for the heating, ventilation and air conditioning (HVAC) systems for the proposed dispensary.

### Surrounding Area

Tenants in the building include a variety of office uses including real estate, insurance, security and financial advisory companies. Surrounding land uses include multiple family residences to the north, a motel to the east, and commercial uses to the south and west.

### Access/Parking

Vehicular access to the site is provided from Sunnymead Boulevard. A gated secondary emergency vehicle access is provided from the alley way located in the northeastern corner of the site.

K2 Traffic Engineering, Inc. has prepared a parking study, on behalf of the applicant. The parking study incorporates two different methodologies to analyze the parking as follows:

- 1) Standard Parking Analysis utilizing the Municipal Code parking requirements for all existing and proposed uses.

Based on application of the Municipal Code parking requirements for the existing and proposed mix of uses (office, service, retail), including the proposed retail

cannabis dispensary, there would not be adequate parking on-site as 41 spaces are required, 3 more than is available onsite.

- 2) Shared Parking Analysis utilizing time-of-day factors found in the Urban Land Institute's (ULI) "Shared Parking, Second Edition."

Parking surveys were conducted on-site to determine existing on-site parking demand and incorporated ULI data for the 2,145 square foot cannabis dispensary for the shared parking analysis. When combining the survey data and the ULI data it was determined that the peak on-site parking demand would be 37 parking spaces at 2:00 PM, 1 less than the number of spaces provided on-site.

Based on the shared parking analysis methodology there is adequate parking available within the site with the inclusion of the proposed cannabis dispensary.

### **Design/Landscaping**

The applicant proposes to modify the south elevation of the building by replacing existing windows with double doors, creating a new entry into the suite, and installing new windows. The new doors will provide secured ingress and egress directly to the dispensary, as well as enhance the south elevation of the building. To further enhance the site, staff is requiring the site landscaping be enhanced and the parking lot on the south side of the building to be slurry sealed and restriped. The addition of plant materials, slurry and restriping of the parking will improve the aesthetics of this site.

### **REVIEW PROCESS**

In compliance with the Municipal Code, the Project Review Staff Committee (PRSC) reviewed this project on May 22, 2019. The applicant has worked with staff, and modified the proposed floor plan to the satisfaction of all Departments. Based on staff's review, it was determined that the project will be consistent with the City's requirements, subject to the conditions of approval in the attached Resolution.

### **ENVIRONMENTAL**

This project is a retail use within an existing tenant space in a two-story commercial building. As designed and conditioned, this project is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 for Existing Facilities.

### **NOTIFICATION**

Public notice was sent to all property owners of record within 600' of the project on October 31, 2019. The public hearing notice for this project was also posted on the project site on November 1, 2019, and a notice was published in the local newspaper on November 1, 2019.

As of the date of report preparation, staff has received no phone calls or correspondence in response to the noticing for this project.

### **REVIEW AGENCY COMMENTS**

The project application materials were circulated for review by all appropriate City departments and divisions as well as applicable outside agencies. Throughout the review process, comments and proposed conditions of approval were provided in writing to the Applicant.

### **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2019-41, and thereby:

1. **CERTIFY** that Conditional Use Permit PEN19-0094 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 1 Exemption (Section 15301, Existing Facilities); and
2. **APPROVE** Conditional Use Permit PEN19-0094 subject to the attached Conditions of Approval included as Exhibit A to the Resolution.

Prepared by:  
Jeff Zwack  
Planning Consultant

Approved by:  
Patty Nevins  
Acting Community Development Director

### **ATTACHMENTS**

1. Public Hearing Notice
2. 600' Radius Map PEN 19-0094
3. Resolution for CUP PEN19-0094
4. Exhibit A Conditions of Approval to Resolution 2019-41
5. Site Plan
6. Floor Plan
7. Building Elevations
8. Parking Study
9. Aerial Map
10. Zoning Map



# NOTICE OF PUBLIC HEARING

---

## PROPOSAL:

A Conditional Use Permit (CUP) to allow a retail cannabis dispensary, "The Goodlife" in a 2,145 square foot tenant space located on the ground floor of a two-story office/retail building in the Village Specific Plan SP 204, Village Commercial/Residential (VCR) district.

## ENVIRONMENTAL DETERMINATION:

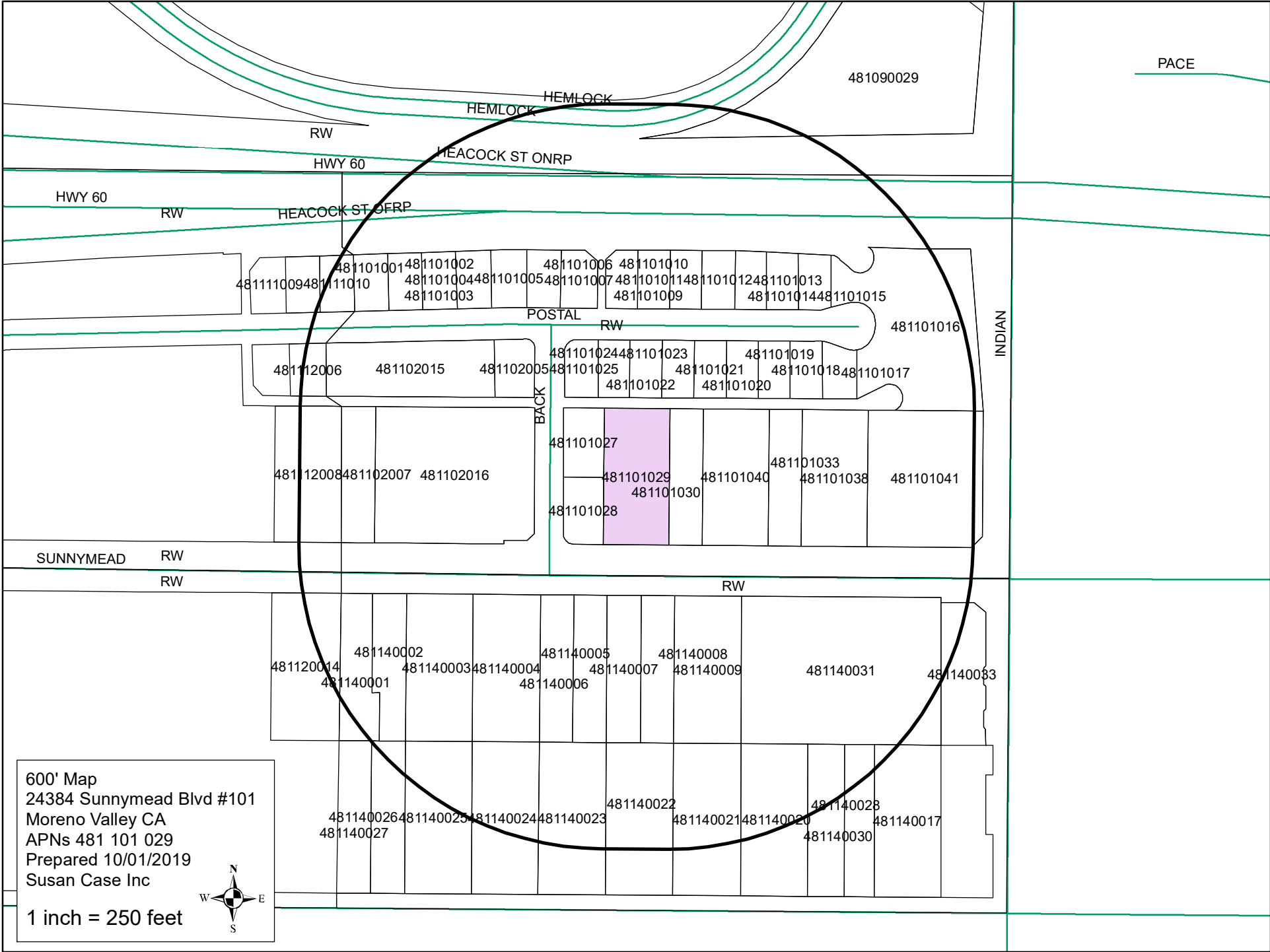
This project is a retail use within an existing tenant space in a two-story building. As designed and conditioned, this project is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 for Existing Facilities.

## HEARING:

Any person interested in the proposal may speak at the hearing or provide written testimony at or prior to the hearing. The application file and environmental documents may be inspected at the Community Development Department at 1417 Frederick Street, Moreno Valley, California during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday and 7:30 a.m. to 4:30 p.m. on Fridays), or you may telephone (951) 413-3206 for further information.

The Planning Commission, at the Hearing or during deliberations, could also consider and approve changes to the project or the environmental determination. If you challenge this project, including any modifications considered for the project, in court, you may be limited to raising only those items you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission on or before the public hearing.

*Upon request and in compliance with the Americans with Disabilities Act of 1990, any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to Guy Pegan, ADA Coordinator, at 951.413.3120 at least 48 hours before the meeting. The 48-hour notification will enable the City to make reasonable arrangements to ensure accessibility.*



600' Map  
 24384 Sunnymead Blvd #101  
 Moreno Valley CA  
 APNs 481 101 029  
 Prepared 10/01/2019  
 Susan Case Inc



1 inch = 250 feet

Attachment: 600' Radius Map PEN 19-0094 (3798 : CUP PEN19-0094 The Goodlife)

PLANNING COMMISSION RESOLUTION NO. 2019-41

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING A CONDITIONAL USE PERMIT (PEN19-0094) FOR A CANNABIS DISPENSARY, "THE GOODLIFE" IN A 2,145 SQUARE FOOT TENANT SPACE AT 24384 SUNNYMEAD BOULEVARD, SUITES 100-106 & 115, LOCATED ON THE NORTH SIDE OF SUNNYMEAD BOULEVARD, EAST OF BACK WAY (ASSESSOR PARCEL NUMBER 481-101-029).

**WHEREAS**, Mr. Anthony Hicks, owner of Empire Marijuana LLC., has filed an application for the approval of Conditional Use Permit (CUP) PEN19-0094 for the development of a 2,145 square foot cannabis dispensary, operating between the hours of 9:00 a.m. and 10:00 p.m., 7 days per week, as described in the title above; and

**WHEREAS**, the application has been evaluated in accordance with established City of Moreno Valley (City) procedures, and with consideration of the Municipal Code, General Plan and other applicable regulations; and

**WHEREAS**, upon completion of a thorough development review process the project was appropriately agendized and noticed for a public hearing before the Planning Commission of the City of Moreno Valley (Planning Commission); and

**WHEREAS**, the public hearing notice for this project was published in the local newspaper on November 1, 2019 and public notice were sent to all property owners of record within 600 feet of the project site on October 31, 2019. The public hearing notice for this project was also posted on the project site on November 1, 2019, and

**WHEREAS**, on November 14, 2019, the Planning Commission held a public hearing to consider the application; and

**WHEREAS**, on November 14, 2019, the Planning Commission of the City of Moreno Valley determined that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et. seq.) under CEQA Guidelines Section 15301, Class 1: Existing Facilities; and

**WHEREAS**, all legal prerequisites to the adoption of this Resolution have occurred; and

**WHEREAS**, pursuant to Government Code Section 66020(d)(1), **NOTICE IS HEREBY GIVEN** that this project is subject to certain fees, dedications, reservations and other exactions as provided herein.

**NOW, THEREFORE, BE IT RESOLVED**, it is hereby found, determined and resolved by the Planning Commission as follows:

- A. This Planning Commission hereby specifically finds that all of the facts set forth above in this Resolution are true and correct.
- B. Based upon substantial evidence presented to this Planning Commission during the above-referenced meeting on November 14, 2019, including written and oral staff reports, public testimony and the record from the public hearing, this Planning Commission hereby specifically finds as follows:

1. **Conformance with General Plan Policies** – The proposed use is consistent with the General Plan, and its goals, objectives, policies and programs.

**FACT:** State Planning Law required cities and counties to set forth goals, policies, and implementation programs for the long term physical development of the community. Section 65302 (a) of the Government Code requires preparation of a land use element which designates the proposed general distribution and general location of the uses of land for housing, business, industry, public buildings, and open space. The proposed development is located within the Commercial (C) land use designation of the Moreno Valley General Plan.

The CUP has been evaluated against General Plan Objective 2.4, which states “provide commercial areas within the City that are conveniently located, efficient, attractive, and have safe and easy pedestrian and vehicular circulation in order to serve the retail and service commercial needs of Moreno Valley residents and businesses.” Staff has confirmed that the proposed project does not conflict with any of the goals, objectives, policies, and programs of the General Plan. The reuse of an existing suite within an existing center with a new cannabis microbusiness will provide a convenient, safe, and easily accessible commercial business within the City.

2. **Conformance with Zoning Regulations** – The proposed use complies with all applicable zoning and other regulations.

**FACT:** The proposed project is within the Village Specific Plan SP 204, Village Commercial/Residential (VCR) District. Municipal Code Section 9.02.290 C 2 (Cannabis Business Locations and Use), requires a Conditional Use Permit in order to lawfully operate all commercial cannabis activities including dispensaries. The proposed Conditional Use Permit for a cannabis dispensary will comply with the Municipal Code Section 9.09.290 Commercial Cannabis Activities, which provides standards for cannabis dispensaries. The proposed dispensary will be located within a 2,145 square foot tenant space on the ground floor of a two-story building.



The project is designed in accordance with the provisions of Village Specific Plan SP 204, VCR. The project as designed and conditioned would comply with all applicable zoning standards.

3. **Health, Safety and Welfare** – The proposed use will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

**FACT:** The proposed commercial cannabis business will operate in a 2,145 square foot tenant space within the existing, two-story building. This proposed use will be consistent with General Plan Goal 6.1 as it achieves acceptable levels of protection from natural and man-made hazards to life, health, and property through the implementation of the Applicant's Security Plan, and compliance with applicable building and fire codes.

Planning staff has reviewed the request in accordance with the latest edition of the California Environmental Quality Act (CEQA) Guidelines and has determined that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et. seq.) under CEQA Guidelines Section 15301, Class 1: Existing Facilities.

4. **Redevelopment Plan** - The project conforms to all applicable provisions of any city redevelopment plan.

**FACT:** In January 2011, the Governor of the State of California proposed statewide elimination of redevelopment agencies. State legislation was passed on June 29, 2011 prohibiting redevelopment agencies from engaging in new business and established timelines for dissolution of redevelopment agencies. For these reasons, the finding is no longer applicable.

5. **Location, Design and Operation** – The location, design and operation of the proposed project will be compatible with existing and planned land uses in the vicinity.

**FACT:** The project site is consistent with the Commercial (C) General Plan, and the Village Specific Plan SP 204, Village Commercial/Residential (VCR) District and is permitted subject to the approval of a Conditional Use Permit. The proposed commercial cannabis dispensary will be within an existing 2,145 square foot tenant space within the center. Tenant improvements, consistent with applicable federal, state and local regulations, are proposed.

Additionally, the project site is not located within 600 feet of any public or private school providing instruction in kindergarten or grades 1 through 12, and from child day care centers, youth centers, or arcades.

Overall, the proposed project has been found to be consistent with certain objectives, goals and policies outlined in the City's General Plan, as well as being compatible with the existing land uses in the project area.

This project as proposed and conditioned conforms to all development standards of the Village Specific Plan SP 204, Village Commercial/Residential (VCR) District and the design guidelines for commercial developments prescribed in the City's Municipal Code and City Landscape Standards.

## **FEES, DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS**

### **1. FEES**

Impact, mitigation and other fees are due and payable under currently applicable ordinances and resolutions. These fees may include but are not limited to: Development Impact Fee, Transportation Uniform Mitigation Fee (TUMF), Multi-species Habitat Conservation Plan (MSHCP) Mitigation Fee, Stephens Kangaroo Habitat Conservation fee, Underground Utilities in lieu Fee, Area Drainage Plan fee, Bridge and Thoroughfare Mitigation fee (Future) and Traffic Signal Mitigation fee. The final amount of fees payable is dependent upon information provided by the applicant and will be determined at the time the fees become due and payable.

Unless otherwise provided for by this Resolution, all impact fees shall be calculated and collected at the time and in the manner provided in Chapter 3.32 of the City of Moreno Valley Municipal Code or as so provided in the applicable ordinances and resolutions. The City expressly reserves the right to amend the fees and the fee calculations consistent with applicable law.

### **2. DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS**

The adopted Conditions of Approval for PEN19-0177, incorporated herein by reference, may include dedications, reservations, and exactions pursuant to Government Code Section 66020 (d) (1).

### **3. CITY RIGHT TO MODIFY/ADJUST; PROTEST LIMITATIONS**

The City expressly reserves the right to establish, modify or adjust any fee, dedication, reservation or other exaction to the extent permitted and as authorized by law.

Pursuant to Government Code Section 66020(d)(1), NOTICE IS FURTHER GIVEN that the 90 day period to protest the imposition of any impact fee, dedication, reservation, or other exaction described

in this Resolution begins on the effective date of this Resolution and any such protest must be in a manner that complies with Section 66020(a) and failure to timely follow this procedure will bar any subsequent legal action to attack, review, set aside, void or annul imposition.

The right to protest the fees, dedications, reservations, or other exactions does not apply to planning, zoning, grading, or other similar application processing fees or service fees in connection with this project and it does not apply to any fees, dedication, reservations, or other exactions of which a notice has been given similar to this, nor does it revive challenges to any fees for which the applicable statute of limitations has previously expired.

**BE IT FURTHER RESOLVED** that the Planning Commission **HEREBY APPROVES** Resolution No. 2019-41, and thereby:

1. **CERTIFY** that Conditional Use Permit PEN19-0094 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 1 Exemption (Section 15301, Existing Facilities); and
2. **APPROVE** Conditional Use Permit PEN19-0094 subject to the attached Conditions of Approval included as Exhibit A to the Resolution.

**APPROVED** this 14th day of November, 2019.

\_\_\_\_\_  
 Jeffrey Sims  
 Chairperson, Planning Commission

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
 Patty Nevins, Planning Official  
 Secretary to the Planning Commission

\_\_\_\_\_  
 City Attorney

Attachments:

Exhibit A: Conditions of Approval

Attachment: Resolution for CUP PEN19-0094 [Revision 8] (3798 : CUP PEN19-0094 The Goodlife)

CITY OF MORENO VALLEY  
 CONDITIONS OF APPROVAL  
 Conditional Use Permit (PEN19-0094)

EFFECTIVE DATE:  
 EXPIRATION DATE:

**COMMUNITY DEVELOPMENT DEPARTMENT**  
Planning Division

1. This approval shall expire three years after the approval date of this project unless used or extended as provided for by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever. Use means the beginning of substantial construction contemplated by this approval within the three-year period, which is thereafter pursued to completion, or the beginning of substantial utilization contemplated by this approval. (MC 9.02.230)
2. In the event the use hereby permitted ceases operation for a period of one (1) year or more, or as defined in the current Municipal Code, this permit may be revoked in accordance with provisions of the Municipal Code. (MC 9.02.260)
3. This project is located within the Village Specific Plan SP 204 VCR. The provisions of the zoning, and the Conditions of Approval shall prevail unless modified herein.
4. The commercial cannabis dispensary shall be consistent with all other applicable federal, state and local requirements including the Moreno Valley Municipal Code Title 5 and Title 9, and all related Municipal Code sections.
5. The site shall be developed in accordance with the approved plans on file in the Community Development Department - Planning Division, the Municipal Code regulations, General Plan, and the conditions contained herein. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Official. (MC 9.14.020)
6. All landscaped areas and the parking lot shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
7. Any signs indicated on the submitted plans are not included with this approval and shall be renewed under separate permit.
8. All site plans, grading plans, landscape plans and proposed signage shall be coordinated for consistency with this approval.
9. A copy of all pages of these conditions shall be included in the construction drawing package.

Special Conditions

10. The site has been approved for a commercial cannabis dispensary, located at 24384 Sunnymead Boulevard, Suites 100-106 & 115, (approximately 2,145 square feet) per the approved plans and per the requirements of the City's Municipal Code (MC) Section 9.09.290

Commercial cannabis activities, 9.09.293 Cannabis Business locations and use, and 5.05 Commercial Cannabis Activity. A change or modification to the interior design/set-up, exterior elevations or business process (including security procedures) shall require separate review and approval. For a Conditional Use Permit, violation may result in revocation in the case of a Conditional Use Permit per MC Section 9.09.290 F and 9.02.260.

11. The cannabis license and the Conditional Use Permit apply only to the 2,145 square foot space at 24384 Sunnymead Boulevard, suites 100-106 & 115. No use of any other tenant space, outside of the 2,145 square foot tenant space is allowed per CUP, PEN19-0094.
12. Daily hours of operation for the dispensary may start no earlier than 9:00 am and end no later than 10:00 pm, Sunday through Saturday.
13. A licensee conducting a commercial cannabis dispensary shall meet all applicable operational requirements for retail/commercial cannabis dispensaries. (MC 9.09.290 (E)(4))
14. The commercial cannabis operation shall have a valid Commercial Cannabis Business Permit and shall comply with all requirements of Moreno Valley Municipal Code Chapter 5.05 prior to issuance of occupancy permits.
15. The cannabis licensee shall display its current valid Commercial Cannabis Business Permit under Chapter 5.05 of this Code and a Conditional Use Permit issued in accordance with this chapter inside the lobby or waiting area of the main entrance to the site. The permits shall be displayed at all times in a conspicuous plane so that it may be readily seen by all persons entering the site. (MC 9.09.290 (D)(2)(c))
16. All City Fire, Police and Code personnel shall have unlimited and unrestricted property access for inspections of commercial cannabis businesses and facilities during business hours. (MC 9.09.290 (D)(2)(g))
17. A cannabis dispensary operation shall be consistent with all other applicable federal, state and local requirements, including Moreno Valley Municipal Code Title 5. (MC 9.09.290)
18. No person associated with this commercial cannabis dispensary shall cause or permit the sale, dispensing or consumption of alcoholic beverages or the sale of tobacco products on or within 50 feet of the premises of a cannabis business. (MC 9.09.290 (D)(2)(b))
19. No person shall smoke, ingest, or otherwise consume cannabis in any form on, or within twenty (20) feet of, the dispensary site. (MC 9.09.290 (E)(4)(f))
20. No commercial cannabis dispensary owner or employee shall: (i) cause or permit the sale, distribution, or consumption of alcoholic beverages on the dispensary property (ii) hold or maintain a license from the State Division of Alcoholic Beverage Control for the sale of alcoholic beverages; or (iii) operate a business on or adjacent to the dispensary property that sells alcoholic beverages. No alcoholic beverages shall be allowed or stored on the dispensary property. (MC 9.09.290 (E)(4)(g))
21. No cannabis or marijuana materials or products shall be visible from the exterior of any structure, facility, or building in which commercial cannabis dispensaries are being conducted. All commercial cannabis dispensaries must take place within a fully enclosed, secured and permanent structure (with accommodations in place at all times to allow for and facilitate unlimited/unrestricted access throughout the premises by emergency service personnel). (MC 9.09.290 (E)(6)(c))

22. The commercial cannabis dispensary shall have designated locked storage on the dispensary property for after-hours storage of medical and adult use recreational cannabis and cannabis infused products. All cannabis and cannabis infused products shall be stored at the dispensary property in secured rooms that are completely enclosed or in a safe that is bolted to the floor (with accommodations in place at all times to allow for and facilitate unlimited/unrestricted access throughout the premises by emergency service personnel). (MC 9.09.290 (E)(4)(c))
23. No delivery service (retail) of any cannabis products is allowed. All distribution of cannabis must be conducted within the enclosed building area of the dispensary property between the seller and buyer. (MC 9.09.290 (E)(4)(e))
24. All operations conducted and equipment used must be in compliance with all applicable state and local regulations, including all building, electrical and fire codes. (MC 9.09.290 (E)(7)(b))
25. Security surveillance cameras and a video recording system must be installed to monitor all doors into and out of the buildings on the site, the parking lot, loading areas, and all exterior sides of the property adjacent to the public rights-of-way. The camera and recording systems must be of adequate quality, color rendition, and resolution to allow the identification of any individual present on the site. The recording system must be capable of exporting the recorded video in standards MPEG formats to another common medium, such as a DVD or USB drive. (MC 9.09.290 (E)(12)(a))
26. All windows on the building that houses the Cannabis Facility shall be appropriately secured and all marijuana securely stored.
27. Professionally and centrally monitored fire, robbery, and burglar alarm systems must be installed and maintained in good working condition. The alarm system must include a private security company that is required to respond to every alarm. (MC 9.09.290 (E)(12)(b))
28. Waste and storage and disposal of all marijuana and cannabis products shall meet all applicable state and local health regulation. (MC 9.09.290 (E)(13))
29. The premises must be equipped with an odor absorbing ventilation and exhaust system so that odor generated inside the Cannabis Business that is distinctive to its operation is not detected outside the Cannabis Business, anywhere on adjacent property or public rights-of-way, on or about any exterior or interior common area walkways, hallways, breeze-ways, foyers, lobby areas, or any other areas available for common use by tenants or the visiting public, or within any other unit located within the same building as the Cannabis Business. As such, Cannabis Businesses must install and maintain the following equipment or any other equipment which the Local Licensing Authority determines has the same or better effectiveness:
  - a. An exhaust air filtration system with odor control that prevents internal odors from being emitted externally; or
  - b. An air system that creates negative air pressure between the Cannabis Businesses' interior and exterior so that the odors generated inside the Cannabis Business are not detectable outside the Cannabis Business.
30. All Cannabis heating, ventilation, air conditioning and odor control plans and blue prints shall be stamped by a Licensed HVAC Mechanical Engineer.
31. All window arrays, doors and associated framing systems shall be renovated to install new glazing compounds and seals.

32. The Applicant shall install automatic closures on all interior and exterior doors.
33. All interior and exterior door seals shall be replaced and adjusted.
34. The Applicant shall seal and renovate all facility roll up doors, garage doors and associated systems.
35. All roof venting, wall penetrations, panel joints etc. shall be sealed.
36. The Applicant shall install air curtains on all exterior doors.
37. The Applicant shall place anti-odor gels and diffusers near all Cultivation exterior doors and windows.
38. Two secured parking spaces, identified on a plot plan shall be located convenient to the required secured area of each facility to be used by secured transfer vehicles involved in the couriering or dispensing of cannabis materials products to and from the facility and for use by any secured vehicle commissioned for the transfer of currency to and from the facility. (MC 9.09.290 (E)(9)(f))
39. A fire sprinkler system shall be installed for this project or as required by the Municipal Code Section 9.09.290. An approved automatic fire sprinkler system, designed in compliance with the California Fire Code is required in every building that houses a commercial cannabis business. This is a minimum standard and does not preclude the city from imposing additional fire prevention measures as deemed necessary by the fire marshal (MC 9.09.290 (E)(7)(d))
40. Licensee shall prohibit loitering by individuals outside the licensed premises or anywhere on the property. (MC 9.09.290 (E)(14)(c))
41. Licensee shall remove any graffiti from the licensed premises within twenty-four (24) hours of its occurrence, or as requested by the city. (MC 9.09.290 (E)(14)(d))
42. Exterior landscaping within ten (10) feet of a licensed premises shall be designed, installed and maintained free of locations which could reasonably be used by persons to conceal themselves and/or to enable undesirable activity. The design and maintenance practices shall give appropriate consideration to both natural and artificial illumination. (MC 9.09.290 (E)(8)(c))
43. Prior to issuance of any building permits, final landscaping and irrigation plans shall be submitted for review and approval of any new or repaired landscaping by the Planning Division designed per the City's Municipal Code 9.17.
44. Prior to issuance of Certificates of Occupancy or building final, the required landscaping and irrigation improvements shall be installed, and inspected and approved by the Planning Division. (DC 9.03.040)
45. Prior to issuance of Certificates of Occupancy or building final, the applicant shall cause the slurry sealing and restriping of the parking lot that shall be inspected and approved by the Planning and Building Divisions.
46. The parking lot lighting shall be maintained in good repair and shall comply with the Municipal Code lighting standards and the Security Plan at all times.

47. Prior to approval of tenant improvement plans, two copies of a detailed, on-site, computer generated, point-by-point comparison lighting plan, including exterior building, parking lot, and landscaping lighting, shall be submitted to the Planning Division for review and approval. 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 and shall include style, illumination, location, height and method of shielding. The lighting shall be designed in such a manner so that it meets the lighting standards in the Cannabis Ordinance 932. After the third plan check review for lighting plans, an additional plan check fee will apply. (MC 9.08.100, DG) Lighting shall comply with the provisions of MC Section 9.08.100 including fixture type, wattage illumination levels and shielding. (MC 9.09.290 (E)(10))
48. The commercial cannabis operation shall comply with all requirements of Moreno Valley Municipal Code Chapter 5.05 prior to issuance of occupancy permits.

#### Security Plan and Measures

49. Prior to Building Permit or Certificate of Occupancy, the process for any transfer of product or currency shall be identified in an updated Security Plan to be reviewed and approved by the Planning Division. (MC 9.09.290 (D)(2)(f))
50. The Security Plan on file with the City of Moreno Valley shall remain in effect as long as the established use is in operation. Any changes, additions, removal or modifications to the plan shall be submitted to the City for review and inclusion in the Conditional Use Permit file.
51. Prior to approval of tenant improvement plans, the applicant shall submit plans detailing provisions for controlled/secured access into and out of the dispensary area.

#### Miscellaneous Operating Requirements

52. Persons under the age of twenty-one (21) years shall not be allowed on the premises. It shall be unlawful and a violation of this chapter for any person to employ any person at a commercial cannabis business who is not at least twenty-one (21) years of age. Persons under the age of eighteen (18) years shall not be allowed on the premises of an M-Type commercial cannabis business. (MC5.05.310 (H)(1))

#### Building Division

53. The proposed non-residential project shall comply with the latest Federal Law, Americans with Disabilities Act, and State Law, California Code of Regulations, Title 24, Chapter 11B for accessibility standards for the disabled including access to the site, exits, bathrooms, work spaces, etc. Applicant shall also be subject to the determination and decision by the Building Official regarding the Hardship request letter submitted by the applicant.
54. Prior to occupancy of the tenant space, the applicant is required to upgrade the existing non-compliant common restrooms on the ground floor, subject to the review and approval of the Building Official.
55. Contact the Building Safety Division for permit application submittal requirements.
56. Any construction within the city shall only be completed between the hour 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 obtained from the city building official or city engineer (Municipal Code Section 8.14.040 (E)).



57. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.
58. The proposed development is subject to the payment of applicable processing fees as required by the City's current Fee Ordinance at the time a building permit application is submitted or prior to the issuance of permits as determined by the City.
59. The proposed project will be subject to approval by the Eastern Municipal Water District and all applicable fees and charges shall be paid prior to permit issuance. Contact the water district at 951.928.3777 for specific details.
60. 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 2016 California Plumbing Code, Table 422.1. The occupant load and occupancy classification shall be determined in accordance with the California Building Code.
61. All remodeled structures shall be designed in conformance to the latest design standards adopted by the State of California in the California Building Code, (CBC) Part 2, Title 24, California Code of Regulations including requirements for allowable area, occupancy separations, fire suppression systems, accessibility, etc. The current code edition is the 2016 CBC.
62. All improvements pursuant to the Security Plan, shall include information including, but not limited to, building materials, door schedules, magnetic locking mechanisms, control mechanisms, building design, etc., shall comply with the 2016 California Building Standards (California Code of Regulations Title 24).
63. Prior to permit issuance, every applicant shall submit a properly completed Waste Management Plan (WMP), as a portion of the building or demolition permit process. (MC 8.80.030)

#### **Economic Development Department (EDD)**

64. New Moreno Valley business are encouraged to hire local residents.
65. New Moreno Valley business may utilize the workforce recruitment services provided by the Moreno Valley Employment Resource Center ("ERC").  
The ERC offers no cost assistance to businesses recruiting and training potential employees. Complimentary services include:
  - a. Job Announcements
  - b. Applicant testing / pre-screening
  - c. Interviewing
  - d. Job Fair support
  - e. Training space

New Moreno Valley businesses may work with the Economic Development Department to coordinate job recruitment fairs.
66. 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.

## **FIRE DEPARTMENT**

### **Fire Prevention Bureau**

67. 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)
68. 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])
69. All restricted access and egress devices shall be approved by the Building and Fire Departments and be in compliance with the 2016 CBC.
70. 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.
71. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)
72. Prior to the issuance of a 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]).
73. 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)

## **PUBLIC WORKS DEPARTMENT**

### **Special Districts Division**

74. Any damage to existing landscape areas maintained by the City of Moreno Valley due to project construction shall be repaired/replaced by the Developer, or Developer's successors in interest, at no cost to the City of Moreno Valley.

### **Land Development Division**

75. Prior to issuance of a Certificate of Occupancy, the applicant is required to construct a trash enclosure per City standards. Consideration shall be given to relocating the trash enclosure to minimize backing of refuse hauling vehicles on-site, to the satisfaction of Public Works, Planning and Building and Safety Departments/Divisions.









October 9, 2019

Anthony Hicks  
 Empire Marijuana  
 12540 Heacock St  
 Moreno Valley, CA 92553

**Re: Parking Study- Proposed Cannabis Retail Store  
 24384 Sunnymead Boulevard, Moreno Valley, CA 92553**

Dear Anthony,

Per your request, we have conducted a parking study for the proposed cannabis retail store. This letter presents our methodology, finding, and recommendation in regards to the sufficiency of parking.

### **PROJECT INFORMATION**

The subject site is situated at 24384 Sunnymead Boulevard in the City of Moreno Valley, as shown in **Exhibit 1**. The site consists of a two-story office with building size of 9,667 square feet gross floor area. The proposed cannabis retail store, Empire Marijuana, has a gross floor area of 2,145 square feet. The proposed business hours are from 8 am to 10 pm, seven days a week.

The list of existing tenants in the site is shown in **Table 1**. There are no other vacant units at the time of study besides the units that Empire Marijuana will occupy. The site provides 38 parking spaces in total.

### **STANDARD PARKING ANALYSIS**

The Code states that "Parking requirements for commercial cannabis dispensary businesses shall be the same as parking requirements and restrictions for off-street parking that pertains to general retail establishments" (Section 9.09.290 E (9) a).

***K2 Traffic Engineering, Inc.***

1442 Irvine Blvd, Suite 210, Tustin, CA 92780 T.714-832-2116 Email: kay@k2traffic.com

**Table 1. Standard Parking Analysis**

24384 Sunnymead Boulevard, Moreno Valley					Gross Floor Area (Sq. Ft.)	M.V. Municipal Code	
Tenant	Suite	Business Name	Use	Business Hours		Parking Ratio (1 space per)	Parking Demand
<b>Proposed</b>	100-106 & 115	Empire Marijuana	Cannabis Retail	Daily 8am - 10 pm	2,145	225 SF	10
<b>Existing</b>	110	Tyler Endsley	Office	M - F: 9am - 5pm	853	250 SF	31
	130	JB Realty Elite Homes	Office	M - F: 10am - 3pm	438		
	140	Excellence Empire Real Estate	Office	M - F: 9am - 5pm	324		
	150	Patent Insurance Agency	Office	M - F: 10am - 3pm	123		
	200	Progressive Protective Services	Office	M - F: 9am - 5pm	776		
	205, 210	HR Associates Building Designers	Office	M - F: 9am - 5pm	319		
	220	General Office Area & Hallway	Office	M - F: 9am - 5pm	707		
	220A	12027 Protective Services	Office	M - F: 9am - 5pm	232		
	220B	Precision Express & Financial	Office	M - F: 9am - 5pm	187		
	220C	David Marks Consultation	Office	M - F: 9am - 5pm	73		
	220D	Workers Realty	Office	M - F: 9am - 5pm	243		
	220E	Concept 4 Life	Office	M - F: 9am - 5pm	184		
	220F	Holly Way Church of Christ	Office	M - F: 9am - 5pm	144		
	230	Towncom International Group	Office	M - F: 9am - 5pm	219		
	240	12027 Protective Services	Office	M - F: 9am - 5pm	920		
	250	John Brewington Engineering	Office	M - F: 9am - 5pm	291		
	Common Area				1489		
<b>TOTAL</b>					<b>9,667</b>		<b>41</b>

Source: Joseph Lee, Property Owner/Manager

Attachment: Parking Study (3798 : CUP PEN19-0094 The Goodlife)

The parking requirement for Cannabis Dispensary is therefore one space per 225 square feet of gross floor area. For the proposed cannabis dispensary of 2,145 square feet, ten (10) parking spaces are required.

Standard parking analysis based on the parking requirements set forth in Moreno Valley Municipal Code has included all existing and proposed tenants, as shown in **Table 1**. The overall parking demand at the center is 41 spaces, as shown in **Table 2**. The site provides 38 parking space, a deficit of three (3) parking spaces.

**Table 2. Maximum Parking Demand**

Category	Parking Demand
Proposed Cannabis Retail	10
Existing Tenants	31
Overall Parking Demand	41
Parking Provided	38

**ALTERNATIVE PARKING ANALYSIS**

As an alternative to the standard analysis, the study applied the methodology of shared parking with time-of-day factors as recommended in “*Shared Parking, Second Edition*” by Urban Land Institute (ULI). The projected future parking demand on an hourly basis is shown in **Exhibit 2**.


The overall hourly parking demand at the center is illustrated in **Exhibit 3**. The peak parking demand is 37 spaces occurring at 2 pm. The parking lot capacity of 38 parking spaces is sufficient to accommodate the projected parking demand. The study hereby concludes that the proposed cannabis retail store is suitable for the site and the shared parking lot can sufficiently accommodate the parking demand.

Attachment: Parking Study (3798 : CUP PEN19-0094 The Goodlife)



Regards,

**K2 Traffic Engineering, Inc.**

  
Jende "Kay" Hsu, T.E.  
California Licensed TR2285

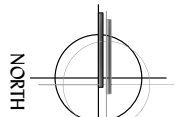
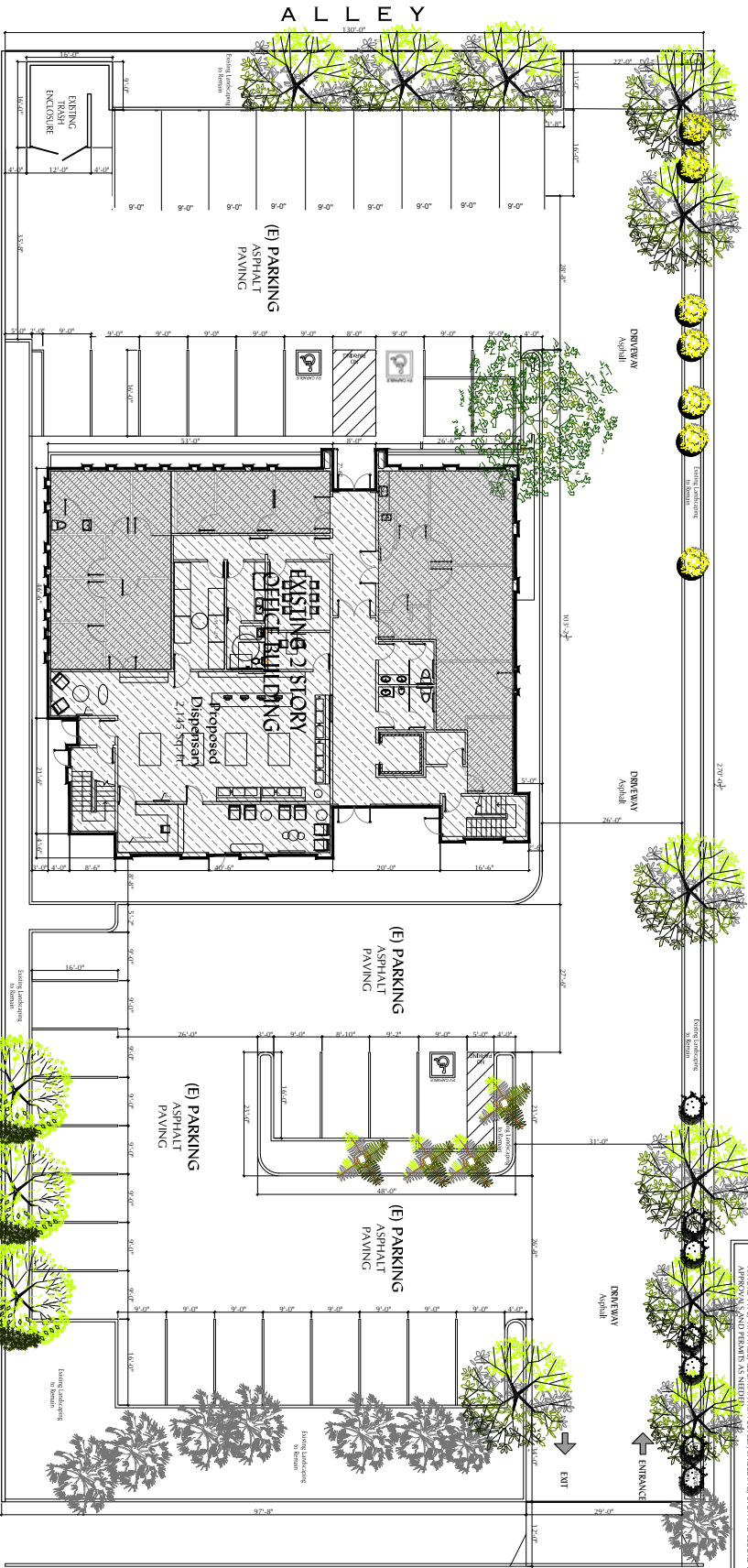


Attachment: Parking Study (3798 : CUP PEN19-0094 The Goodlife)

# "A CANNABIS FACILITY PLAN"

IN THE CITY OF MORENO VALLEY, RIVERSIDE COUNTY, STATE OF CALIFORNIA  
**EMPIRE EXPRESS**

BING A PORTION OF SECTION 19N1, TOWNSHIP 4 S, RANGE 5  
 EAST, SAN BERNARDINO MERIDIAN



REFERENCE CODES:	
PART 2 2016 CALIFORNIA BUILDING CODE	Based on 2017 Amended Building Code
PART 2 2016 CALIFORNIA ELECTRICAL CODE	Based on 2015 National Electrical Code
PART 2 2016 CALIFORNIA MECHANICAL CODE	Based on 2015 Uniform Mechanical Code
PART 2 2016 CALIFORNIA PLUMBING CODE	Based on 2015 Uniform Plumbing Code
PART 4 CALIFORNIA ENERGY CODE	Based on 2015 California Energy Code
PART 7 2016 CALIFORNIA FIRE CODE	Based on 2017 Amended Fire Code
PART 11 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE	Based on 2017 Amended Fire Code
2014 CALIFORNIA BUILDING STANDARDS COMMISSION CODE	

GENERAL INFORMATION	
<b>OWNER/APPLICANT/DEVELOPER:</b>	EMPIRE PERIZ 15-573 GRAND AVE. LAKE ELSHIRE, CA 92530
<b>PROJECT ADDRESS:</b>	24384 SUNNYMEAD BLVD., MORENO VALLEY, CA 92553
<b>ASSESSOR'S PARCEL No.</b>	481-101-0239
<b>AGE:</b>	0.0 ACRES
<b>GROSS TOTAL SITE:</b>	1.34,970 SQ. FT.
<b>ZONING:</b>	
<b>LEGAL DESCRIPTION:</b>	Recorded Book Page: MB 197 Subdivision Name: EDDMONT GARDENS TRACT 1 Lot/Parcel: 15 Block: Tract Number: 0

**GENERAL NOTES**

1. THE BUSINESS SHALL BE OPERATED WITH A RETAIL COMMERCIAL ALKALINITY THAT IS OPERATING IN FULL COMPLIANCE WITH CHAPTER 5.02
2. THE BUSINESS ENTRANCES AND ALL WINDOW AREAS SHALL BE ILLUMINATED DURING EVENING HOURS. THE APPLICANT SHALL COMPLY WITH THE CITY'S LIGHTING STANDARDS REGARDING APPROXIMATE LUMEN OUTPUT AND BEHAVIOR AS SET FORTH IN CHAPTER 5.02 AND SECURE THE NECESSARY PERMITS AS NECESSARY.



**SITE PLAN**  
DATE: 11/18/19

DESIGNED BY	GABRIEL LUJAN & ASSOCIATES
CHECKED BY	GABRIEL LUJAN
DATE	11/18/19
PROJECT NO.	19-001-2819
SHEET	1

**A CANNABIS FACILITY PLAN FOR:**  
**EMPIRE EXPRESS**  
 24-384 SUNNYMEAD BLVD., MORENO VALLEY, CA. 92553

**GABRIEL LUJAN & ASSOCIATES**  
 BRANNING • DESIGN • LAND PLANNING  
 GABRIEL LUJAN  
 DESIGN CONSULTANT  
 75430 ENFIELD LN. • BLDG. 1 • SUITE 101  
 PALM DESERT, CA 92211  
 CELL: 760.578.8545 FAX: 760.674.8100  
 EMAIL: glujan@globejgroup.com

**Exhibit 2. Weekday Time-of-Day Factors**

24384 Sunnymead Boulevard, Moreno Valley

Land Use	Max. Parking Demand	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Proposed Cannabis Retail Store	10	10%	20%	30%	50%	70%	70%	60%	50%	60%	85%	100%	100%	90%	80%	70%
	Hourly Demand	1	2	3	5	7	7	6	5	6	9	10	10	9	8	7
Office Use (Existing Tenants)	31	75%	95%	100%	100%	90%	90%	100%	100%	90%	50%	25%	10%	7%	3%	1%
	Hourly Demand	23	29	31	31	28	28	31	31	28	16	8	3	2	1	0
<b>Total Hourly Demand</b>		24	31	34	36	35	35	37	36	34	25	18	13	11	9	7

Note: Time-of-Day Factors are derived from the published data of "Shared Parking, Second Edition" by Urban Land Institute (ULI).

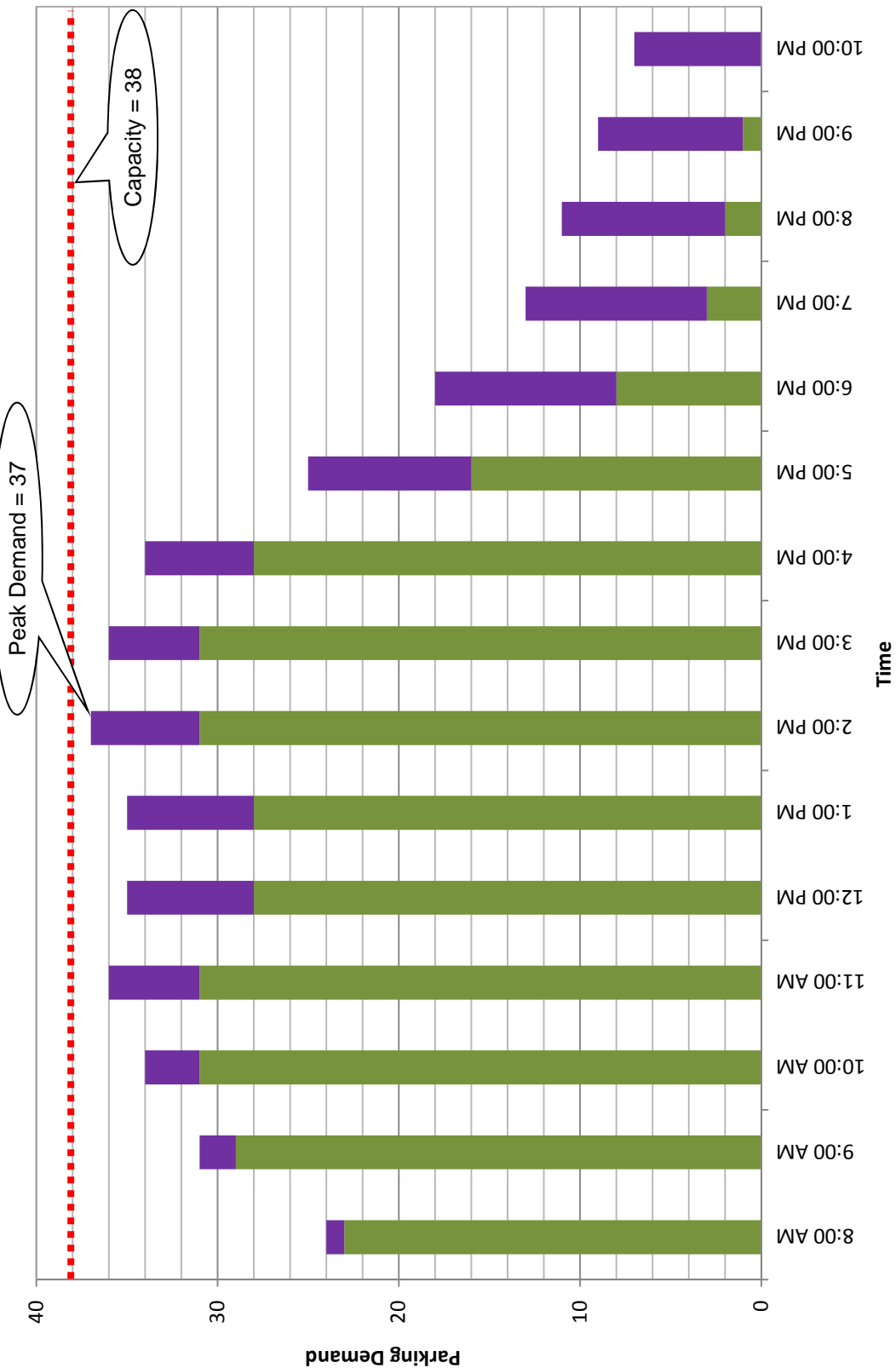
### Exhibit 3. Projected Parking Demand

K2 Traffic Engineering, Inc.  
Prepared: 8/30/2019

24384 Sunnymead Blvd, Moreno Valley

Proposed Cannabis Retail Store

Existing Tenants



# Aerial Map



### Legend

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

315.5 0 157.74 315.5 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

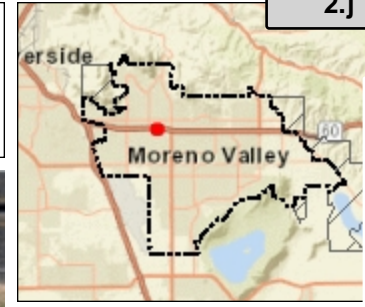
Print Date: 10/22/2019

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

### Notes

PEN19-0094 - Conditional Use Permit

# Specific Plan 204, Village Commercial/Residential District (VCR)



### Legend

#### Zoning

- Commercial
- Industrial/Business Park
- Public Facilities
- Office
- Planned Development
- Large Lot Residential
- Residential Agriculture 2 DU/AC
- Residential 2 DU/AC
- Suburban Residential
- Multi-family
- Open Space/Park

#### Master Plan of Trails

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

#### Road Labels

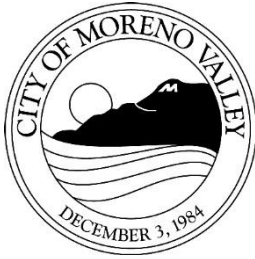
- Parcels
- City Boundary
- Sphere of Influence
- World Street Map

### Notes

SP19-0094 - Conditional Use Permit

315.5 0 157.74 315.5 Feet

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## PLANNING COMMISSION

### STAFF REPORT

Meeting Date: November 14, 2019

PLANNED UNIT DEVELOPMENT/CONDITIONAL USE PERMIT FOR A 20 MULTI-UNIT RESIDENTIAL DEVELOPMENT ON 1.36 ACRES LOCATED ON THE SOUTH SIDE OF FIR AVENUE WEST OF PERRIS BOULEVARD

Case:	PEN18-0086
Applicant / Property Owner:	Anoop and Meenu Maheshwari
Representative	John Nejad
Location:	South side of Fir Avenue west of Perris Boulevard
Case Planner:	Julia Descoteaux
Council District:	1
Proposal	Planned Unit Development/Conditional Use Permit for a 20 multi-unit residential development in the Specific Plan 204 Village Residential zone.

#### **SUMMARY**

The applicants, Anoop and Meenu Maheshwari are requesting approval of a 20 multi-unit residential development, "Fir Garden Townhomes," located on the south side of Fir Avenue between Indian Street and Perris Boulevard, within the Village Residential (VR) land use district of the Specific Plan 204 (The Village Specific Plan). The project as designed and conditioned is consistent with the goals, policies, and objectives of the City's General Plan, as well as, the requirements of the Village Specific Plan, and the City's Municipal Code for Planned Unit Developments.

#### **Background**

In January 2019, Lot Line Adjustment No. 1052 was processed and approved by the Public Works Department, merging the original three parcels into one 1.36 acre parcel.

## **PROJECT DESCRIPTION**

### **Project**

The proposed residential project on approximately 1.36 acres includes the construction of nineteen (19) new residential units and the modification an existing single-family residential unit to be consistent with the design of the project. All of the new units will be two-story with 4 bedrooms, 2.5 bathrooms, and two car garages. Eighteen units will be constructed as duplexes with a shared wall. The existing structure and Building Five (5) will be constructed as separate units. A new garage will be constructed for the existing structure.

The proposed project includes a Conditional Use Permit for a Planned Unit Development (PUD). The purpose of the PUD is to provide specific development guidelines for this project. A PUD provides for greater innovation in housing development including a variation of housing types and site design allowing for deviations in site design requirements. The Specific Plan 204 Village Residential allows duplex style development to use the Single Family site requirements but also encourages the Planned Unit Development process allowing projects flexibility in the standards to achieve the multi-unit development on one parcel. This project includes eighteen duplexes and two separate units all with private open space and a picnic area for all residents on one parcel. The modified design standard includes the building separation of ten (10) feet, which is consistent with the Building Code Requirements.

### **Site and Surrounding Area**

The 1.36-acre vacant project site is located on the south side of Fir Avenue between Indian Street and Perris Boulevard. The project site and adjacent properties to the south, east, and west are developed with a combination of single-family and multi-family homes. These properties have a General Plan Land Use Designation of Residential 15 and a Zoning Designation of Specific Plan 204 Village Residential (SP204 VR). Sunnymead Park is located on the north side of Fir Avenue, north of the site, and has a General Plan Land Use Designation of Public Facilities and a Zoning Designation of Specific Plan 204 Public (SP204 P).

### **Access/Parking**

The project site will have a single full access driveway on Fir Avenue. Units within the development will be accessed by an on-site private driveway that will also be designed to provide access and turnarounds for large vehicles including fire, waste management and delivery.



The project site has been designed to comply with on-site City parking requirements by providing a two-car garage for each unit and ten visitor parking stalls.

The project will include street and sidewalk improvements along the site's Fir Avenue frontage and will provide connectivity with the existing public improvements.

### **Design/Landscaping**

The buildings reflect a contemporary architectural style with two different elevation styles each with their own roof design and color/material combinations. Exterior enhancements to the building include stucco banding, decorative lighting, and shutters. The lower portion of the three buildings visible from Fir Avenue (Buildings One, Ten, and the existing structure) will incorporate enhanced stone features.

Each of the units will have a fenced private open space area ranging in size from 231 to 933 square feet, which exceeds the 150 square foot minimum requirement established in the Specific Plan 204. The common open space area includes a picnic gathering area with BBQ stations and picnic tables. Additional landscaped areas are provided throughout the project.

Perimeter landscaping is provided along the project frontage and throughout the development. Proposed fencing includes a decorative block wall along the perimeter of the development.

### **REVIEW PROCESS**

The review process included several submittals with comments by staff addressing site design, water quality and building standards. The applicant has addressed all comments.

### **ENVIRONMENTAL**

City staff has completed an independent review of the potential environmental impacts of the proposed project in accordance with the California Environmental Quality Act (CEQA) Guidelines and has determined the project does not have the potential for a significant effect on the environment, and qualifies for a Class 32 Categorical Exemption (Section 15332, In-fill Development Projects).

### **NOTIFICATION**

The public hearing notice for this project was published in the local newspaper on November 4, 2019. Public notices were sent to all property owners of record within 600 feet of the project site on October 31, 2019. The public hearing notice for this project was posted on the project site on November 4, 2019.

As of the date of report preparation, staff has received no phone calls or correspondence in response to the noticing for this project.

## **REVIEW AGENCY COMMENTS**

The project application materials were circulated for review by all appropriate City departments and divisions as well as applicable outside agencies. Throughout the review process, comments and proposed conditions of approval were provided in writing to the Applicant.

## **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2019-35, and thereby:

1. **CERTIFY** that Planned Unit Development/Conditional Use Permit PEN18-0086 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. **APPROVE** Planned Unit Development/Conditional Use Permit PEN18-0086, subject to the attached conditions of approval included as Exhibit A.

Prepared by:  
Julia Descoteaux  
Associate Planner

Approved by:  
Patty Nevins  
Acting Community Development Director

## **ATTACHMENTS**

1. Public Hearing Notice
2. Radius Map
3. Resolution 2019-35
4. Exhibit A to 2019-35 Conditions of Approval
5. Site Plan
6. Grading Plan
7. Color Building Elevations
8. Existing House Elevations
9. Color and Materials
10. Floor Plans
11. Conceptual Landscape Plan
12. Aerial Map
13. Zoning Map



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

## NOTICE OF PUBLIC HEARING



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

**MEETING INFORMATION:** November 14, 2019, 7:00 P.  
 Moreno Valley Council Chamber, 14177 Frederick Street

**PROJECT LOCATION:** 24921 Fir Avenue. District 1.

**CASE NUMBER(s):** PEN18-0086

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

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

Attachment: Public Hearing Notice (3712 : PEN18-0086

# NOTICE OF PUBLIC HEARING

---

## PROPOSAL:

A Planned Unit Development/Conditional Use Permit for a twenty (20) multi-unit development on 1.36 acres located in the Village Residential (VR) zone of the Village Specific Plan 204.

## ENVIRONMENTAL DETERMINATION:

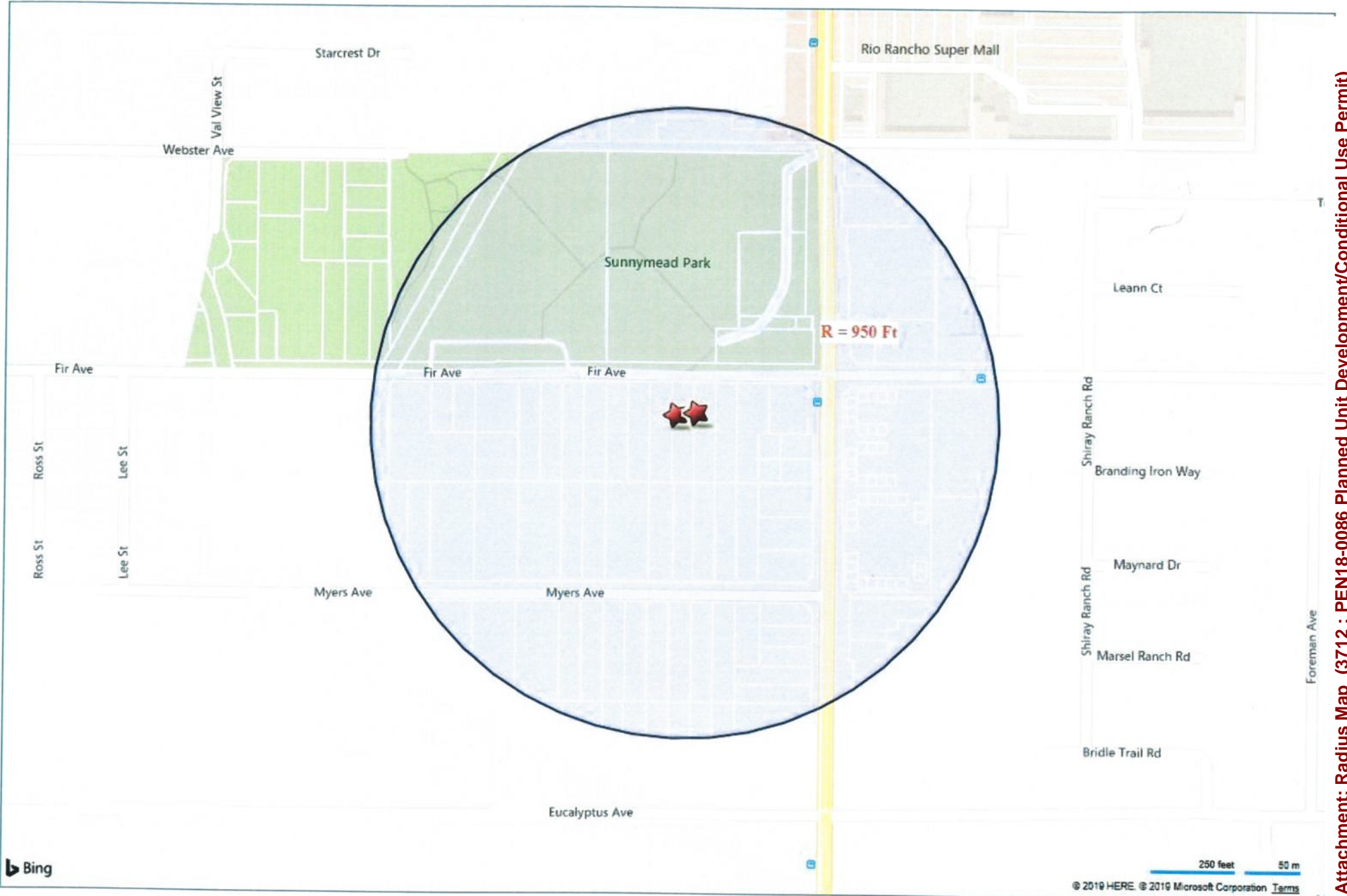
The project has been evaluated against criteria set forth in the California Environmental Quality Act (CEQA) Guideline and it was determined that the project will not have a significant effect on the environment. A finding that the project is exempt from the provisions of CEQA as a Class 32 Categorical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

## HEARING:

Any person interested in the proposal may speak at the hearing or provide written testimony at or prior to the hearing. The application file and environmental documents may be inspected at the Community Development Department at 1411 Frederick Street, Moreno Valley, California during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday and 7:30 a.m. to 4:30 p.m. on Fridays), or you may telephone (951) 413-3206 for further information.

The Planning Commission, at the Hearing or during deliberations, could also consider and approve changes to the project or the environmental determination. If you challenge this project, including any modifications considered for the project, in court, you may be limited to raising only those items you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission on or before the public hearing.

*Upon request and in compliance with the Americans with Disabilities Act of 1990, any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to Guy Pegan, ADA Coordinator, at 951.413.3120 at least 48 hours before the meeting. The 48-hour notification will enable the City to make reasonable arrangements to ensure accessibility.*



Attachment: Radius Map (3712 : PEN18-0086 Planned Unit Development/Conditional Use Permit)

## RESOLUTION NO. 2019-35

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING A PLANNED UNIT DEVELOPMENT/CONDITIONAL USE PERMIT (PEN18-0086) FOR THE DEVELOPMENT OF A 20 MULTI-UNIT RESIDENTIAL PROJECT ON A 1.36 ACRE PARCEL LOCATED ON THE NORTH SIDE OF FIR AVENUE BETWEEN INDIAN STREET AND PERRIS BOULEVARD (ASSESSOR PARCEL NUMBERS 481-200-013, 481-200-043, AND 481-200-044).

**WHEREAS**, Annoop and Meenu Maheshwari, have filed an application for the approval of Planned Unit Development/Conditional Use Permit PEN18-0086 for development of a 20 multi-unit project as described in the title above; and

**WHEREAS**, the application has been evaluated in accordance with established City of Moreno Valley (City) procedures, and with consideration of the General Plan, Specific Plan, Municipal Code, and other applicable regulations; and

**WHEREAS**, upon completion of a thorough development review process, the project was appropriately agendized and noticed for a public hearing before the Planning Commission of the City of Moreno Valley (Planning Commission); and

**WHEREAS**, the public hearing notice for this project was published in the local newspaper on November 4, 2019. Public notices were sent to all property owners within 600 feet of the project site on October 31, 2019. The public hearing notice for this project was also posted on the project site on November 4, 2019; and

**WHEREAS**, on November 14, 2019, the Planning Commission held a public hearing to consider the application; and

**WHEREAS**, on November 14, 2019, the Planning Commission of the City of Moreno Valley determined that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et. seq.) under CEQA Guidelines Section 15332, Class 32: In-Fill Development Projects; and

**WHEREAS**, all legal prerequisites to the adoption of this Resolution have occurred; and

**WHEREAS**, pursuant to Government Code Section 66020(d)(1), **NOTICE IS HEREBY GIVEN** that this project is subject to certain fees, dedications, reservations and other exactions as provided herein.

**NOW, THEREFORE, BE IT RESOLVED**, it is hereby found, determined and resolved by the Planning Commission as follows:

A. This Planning Commission hereby specifically finds that all of the facts set forth above in this Resolution are true and correct.

B. Based upon substantial evidence presented to this Planning Commission during the above-referenced meeting on November 14, 2019, including written and oral staff reports, and the record from the public hearing, this Planning Commission hereby specifically finds as follows:

1. **Conformance with General Plan Policies** – The proposed use is consistent with the General Plan, and its goals, objectives, policies and programs.

**FACT:** The proposed development is for a 20 multi-unit residential complex on approximately 1.36 acres. The General Plan land use designation for the project site is Residential 15, which allows for the proposed use.

The project as proposed is consistent with General Plan Goal 2.4, which identifies the need for a supply of housing in sufficient numbers suitable to meet the diverse needs of future residents and to support healthy economic development without creating an oversupply of any particular type of housing. The project is also consistent with General Plan Objective 2.2, which states that the City will provide a wide range of residential opportunities and dwelling types to meet the demands of present and future residents of all socioeconomic groups.

The project as designed and conditioned will achieve the objectives of the City of Moreno Valley's General Plan to provide for housing projects. The project is consistent with the General Plan Housing Element that identifies goals, objectives and policies to create housing opportunities (Housing Chapter 8, G.8.8 and Objective 8.10). The project satisfies all of the requirements in the Specific Plan 204 and the City's Municipal Code.

The proposed project is consistent with the General Plan and does not conflict with the goals, objectives, policies, and programs established within the Plan.

2. **Conformance with Zoning Regulations** – The proposed use complies with all applicable zoning and other regulations.

**FACT:** The intent of the Village Residential zone within Specific Plan 204 is to provide for a range of densities from small, single family lots with detached and attached homes (duplexes) to attached multiple-

family complexes, which can include triplexes and fourplexes with common courtyards and access points.

The proposed project will include the construction of 9 new duplexes, 1 new single unit building, and modifications to the existing unit on-site to be consistency with the new development, for a total of 20 residential units.

The proposed project complies with the Village Residential zone of Specific Plan 204. The Specific Plan 204 provides for alternative design options with the approval of a Conditional Use Permit for a Planned Unit Development. As designed and conditioned the project satisfies all the requirements of the Specific Plan and the City's Municipal Code for Planned Unit Development including provisions for private open space for each unit, a common area with amenities, and on-site parking.

3. **Health, Safety and Welfare** – The proposed use will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

**FACT:** The proposed residential project will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity. The proposed multi-unit residential project as designed and conditioned will provide acceptable levels of protection from natural and man-made hazards to life, health, and property consistent with General Goal 9.6.1. The project site is located within approximately one mile of Fire Station No. 2. Therefore, adequate emergency services can be provided to the site consistent with General Plan Goal 9.6.2.

Planning staff has reviewed the project in accordance with the latest edition of the California Environmental Quality Act (CEQA) Guidelines and has determined that the project is exempt under the provisions of the CEQA as a Class 32 Categorical Exemption, CEQA Guidelines, Section 15332 for In-Fill Development Projects. The Class 32 exemption applies to the single-family residential project because the Planned Unit Development is consistent with the criteria of the exemption including the following.

The project is consistent with the applicable General Plan land use designation and all applicable General Plan policies, as well with all applicable regulations of Specific Plan 204 and the City's Municipal Code.



The proposed development occurs within City limits on a project site of 1.36 acres, which is less than the exemption requirement of five acres. In addition, the site is surrounded by existing urban uses, and has no value as habitat for endangered, rare or threatened species.

Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and can be adequately served by all required utilities and public services.

The project as designed and conditioned will be required to comply with the Specific Plan 204, all applicable building codes, and the City's Municipal Code.

4. **Redevelopment Plan** - The project conforms with any applicable provisions of any city redevelopment plan.

**FACT:** In January 2011, the Governor of the State of California proposed statewide elimination of redevelopment agencies. State legislation was passed on June 29, 2011 prohibiting redevelopment agencies from engaging in new business and established timelines for dissolution of redevelopment agencies. For these reasons, the finding is no longer applicable.

5. **Location, Design and Operation** – The location, design and operation of the proposed project will be compatible with existing and planned land uses in the vicinity.

**FACT:** The project site is surrounded by development with improved street frontage, curb gutter and sidewalk along Fir Avenue. The area surrounding the proposed project includes Sunnymead Park to the north and a mix of single- and multiple-family residential developments to the south, east, and west.

The project includes 9 two-story duplexes, 1 single two-story unit. Each new unit will be approximately 1,222 square feet in size. The existing unit that will be modified to be consistent with the rest of the development is 750 square feet in size. Each unit will have a private outdoor area of between 231 square feet and 933 square feet and a two-car garage. The common area includes barbeques and seating areas.

As designed and conditioned the proposed multi-unit residential project is compatible with existing and proposed land uses in the vicinity.

## C. FEES, DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS

### 1. FEES

Impact, mitigation and other fees are due and payable under currently applicable ordinances and resolutions. These fees may include but are not limited to: Development Impact Fee, Transportation Uniform Mitigation Fee (TUMF), Multi-species Habitat Conservation Plan (MSHCP) Mitigation Fee, Stephens Kangaroo Habitat Conservation fee, Underground Utilities in lieu Fee, Area Drainage Plan fee, Bridge and Thoroughfare Mitigation fee (Future) and Traffic Signal Mitigation fee. The final amount of fees payable is dependent upon information provided by the applicant and will be determined at the time the fees become due and payable.

Unless otherwise provided for by this Resolution, all impact fees shall be calculated and collected at the time and in the manner provided in Chapter 3.32 of the City of Moreno Valley Municipal Code or as so provided in the applicable ordinances and resolutions. The City expressly reserves the right to amend the fees and the fee calculations consistent with applicable law.

### 2. DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS

The adopted Conditions of Approval for PEN18-0086, incorporated herein by reference, may include dedications, reservations, and exactions pursuant to Government Code Section 66020 (d) (1).

### 3. CITY RIGHT TO MODIFY/ADJUST; PROTEST LIMITATIONS

The City expressly reserves the right to establish, modify or adjust any fee, dedication, reservation or other exaction to the extent permitted and as authorized by law.

Pursuant to Government Code Section 66020(d)(1), NOTICE IS FURTHER GIVEN that the 90 day period to protest the imposition of any impact fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this Resolution and any such protest must be in a manner that complies with Section 66020(a) and failure to timely follow this procedure will bar any subsequent legal action to attack, review, set aside, void or annul imposition.

The right to protest the fees, dedications, reservations, or other exactions does not apply to planning, zoning, grading, or other similar application processing fees or service fees in connection

with this project and it does not apply to any fees, dedication, reservations, or other exactions of which a notice has been given similar to this, nor does it revive challenges to any fees for which the statute of limitations has previously expired.

**BE IT FURTHER RESOLVED** that the Planning Commission **HEREBY APPROVES** Resolution No. 2019-35, and thereby:

- 1. **CERTIFY** that this item 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. **APPROVE** Planned Unit Development/Conditional Use Permit PEN18-0086 based on the findings contained in this resolution, and subject to the attached conditions of approval included as Exhibit A.

**APPROVED** on this 14<sup>th</sup> day of November 2019.

AYES:

\_\_\_\_\_  
 Jeffrey D. Sims  
 Chairperson, Planning Commission

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
 Patty Nevins,  
 Acting Community Development Director  
 Secretary to the Planning Commission

\_\_\_\_\_  
 City Attorney

Attached

Exhibit A: Conditions of Approval

Attachment: Resolution 2019-35 [Revision 11] (3712 : PEN18-0086 Planned Unit Development/Conditional Use Permit)

**CONDITIONS OF APPROVAL**

Plot Plan (PEN18-0086)

Page 1

CITY OF MORENO VALLEY  
 CONDITIONS OF APPROVAL  
 PLANNED UNIT DEVELOPMENT/CONDITIONAL USE PERMIT (PEN18-0086)

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. Any expansion to this use or exterior alterations will require the submittal of a separate application(s) and shall be reviewed and approved under separate permit(s). (MC 9.02.080)
3. 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. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
6. The required parking for this use shall comply with all applicable requirements of the City of Moreno Valley Municipal Code (MC 9.11.040).
7. This project is located within Specific Plan 204. The provisions of the specific plan, the design manual, their subsequent amendments, and the Conditions of Approval shall prevail unless modified herein. (MC 9.13)
8. 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)
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)

**CONDITIONS OF APPROVAL**

Plot Plan (PEN18-0086)

Page 2

10. All site plans, grading plans, landscape and irrigation plans, fence/wall plans, lighting plans and street improvement plans shall be coordinated for consistency with this approval.

Special Conditions

11. Prior to the start of any construction, temporary security fencing shall be erected. The fencing shall be a minimum of six (6) feet high with locking, gated access and shall remain through the duration of construction. Security shall remain in place until the project is completed or the above conditions no longer exist. (Security fencing is required if there is: construction, unsecured structures, unenclosed storage of materials and/or equipment, and/or the condition of the site constitutes a public hazard).
12. The site has been approved for a 20-Unit Multi-family Complex located on approximately 1.36 acres in the Specific Plan 204, Village Residential. The development includes nine duplexes, one single detached unit, and modifications to the existing unit. The project shall be designed and operated consistent with the standards of the City's Municipal Code and the standards in the Specific Plan 204 Village Residential. A change or modification shall require separate approval.
13. The owner or owner's representative shall establish and maintain a relationship with the City of Moreno Valley and cooperate with the Problem Oriented Policing (POP) program, or its successors.
14. The multifamily complex on site and parking lot lighting shall be maintained in good repair and shall comply with the Municipal Code lighting standards.
15. The existing residence shall remain on the project site. The exterior elevations shall be modified to include exterior architectural enhancements and the addition of a 400-square foot garage per the approved plans.

Prior to Grading Permit

16. Prior to the issuance of grading permits, decorative (e.g. colored/scored concrete or as approve by the Planning Official) pedestrian pathways across circulation aisles/paths shall be provided throughout the development to connect dwellings with open spaces and/or recreational uses or commercial/industrial buildings with open space and/or parking. and/or the public right-of-way. The pathways shall be shown on the precise grading plan. (GP Objective 46.8, DG)
17. Prior to issuance of any grading permit, all Conditions of Approval shall be printed on the grading plans.
18. Prior to issuance of grading permits, the developer shall pay the applicable Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee. (Ord)
19. 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

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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).

20. 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.
21. Prior to approval of any grading permits, plans for any security gate system shall be submitted to and approved by to the Planning Division.
22. Prior to issuance of grading permits, the developer shall submit wall /fence plans to the Planning Division for review and approval as follows:
  - a. A maximum 6-foot high solid decorative block wall with pilasters and a cap shall be required along the perimeter of the project site.
  - 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.
23. Prior to the issuance of grading permits, a temporary project identification sign shall be erected on the site in a secure and visible manner. The sign shall be conspicuously posted at the site and remain in place until occupancy of the project. The sign shall include the following:
  - a. The name (if applicable) and address of the development.
  - b. The developer's name, address, and a 24-hour emergency telephone number.
24. 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.
25. Prior to the issuance of building permits, proposed covered trash enclosures shall be included in the Planning review of the Fence and Wall plan or separate Planning submittal. The trash enclosure(s), including the roof materials, shall be compatible with the architecture, color and materials of the building (s) design. Trash enclosure areas shall include landscaping on three sides. Approved design plans shall be included in a Building submittal (Fence and Wall or building design plans). (GP Objective 43.6, DG)
26. Prior to issuance of any building permits, final landscaping and irrigation plans shall be submitted for review and approved by the Planning Division. After the third plan check review

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- for landscape plans, an additional plan check fee shall apply. The plans shall be prepared in accordance with the City's Landscape Requirements and shall include:
- a. A three (3) foot high decorative wall, solid hedge or berm shall be placed in any setback areas between a public right of way and a parking lot for screening.
  - b. Finger and end planters with required step outs are required.
  - c. Drought tolerant landscape shall be used. Sod shall be limited to gathering areas only.
  - 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 prior to the release of certificate of any occupancy permits.
27. Prior to issuance of building permits, the Planning Division shall review and approve the location and method of enclosure or screening of transformer cabinets, commercial gas meters and back flow preventers as shown on the final working drawings. Location and screening shall comply with the following criteria : transformer cabinets and commercial gas meters shall not be located within required setbacks and shall be screened from public view either by architectural treatment or landscaping; multiple electrical meters shall be fully enclosed and incorporated into the overall architectural design of the building (s); back-flow preventers shall be screened by landscaping. (GP Objective 43.30)
  28. Prior to issuance of a building permit, the developer/property owner or developer's successor-in-interest shall pay all applicable impact fees due at permit issuance, including but not limited to Multi-species Habitat Conservation Plan (MSHCP) mitigation fees. (Ord)
  29. Prior to building final, the developer/owner or developer's/owner' s successor-in-interest shall pay all applicable impact fees, including but not limited to Transportation Uniform Mitigation fees (TUMF), and the City's adopted Development Impact Fees. (Ord)
  30. Prior to or at building plan check submittal, the elevation plans shall include decorative lighting sconces on all sides of the buildings of the complex facing a parking lot, courtyard or plaza, or public right of way or open space to provide up-lighting and shadowing on the structures. Include drawings of the sconce details for each building within the elevation plans, approved by the Planning Division prior to building permit issuance.
  31. Prior to or at building plan check submittal, two copies of a detailed, on -site, computer generated, point-by-point comparison lighting plan, including exterior building, parking lot, and landscaping lighting, shall be submitted to the Planning Division for review and approval prior to the issuance of a building permit. The lighting plan shall be generated on the plot plan and

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shall be integrated with the final landscape plan. The plan shall indicate the manufacturer's specifications for light fixtures used, shall include style, illumination, location, height and method of shielding per the City's Municipal Code requirements. After the third plan check review for lighting plans, an additional plan check fee will apply. (MC 9.08.100, 9.16.280)

Prior to Building Final or Occupancy

32. 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).
33. Prior to building final, Planning approved/stamped landscape plans shall be provided to the Community Development Department – Planning Division on a CD disk.
34. Prior to building final, all required and proposed fences and walls shall be constructed according to the approved plans on file in the Planning Division. (MC 9.080.070).
35. Prior to building final or Certificate of Occupancy, the owner or owner 's representative shall provide documentation to the Planning Division that they have contacted the Moreno Valley Police Department to establish and maintain a relationship with the City of Moreno Valley Police Department and cooperate with the Problem Oriented Policing (POP) program, or its successors.

Building Division

32. Prior to submittal, all new development, including residential second units, are required to obtain a valid property address to permit applicant. Addresses can be obtained by contacting the Building and Safety Division at 951.413.3350.
33. Contact the Building Safety Division for permit application submittal requirements.
34. Any construction within the city shall only be as follows: Monday through Friday seven a.m. to seven p.m(except for holidays which occur on weekdays), eight a.m. to four p.m.; weekends and holidays (as observed by the city and described in the Moreno Valley Municipal Code Chapter 2.55), unless written approval is first obtained from the Building Official or City Engineer.
35. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.
36. The proposed development shall be subject to the payment of required development fees as required by the City's current Fee Ordinance at the time a building application is submitted or prior to the issuance of permits as determined by the City.
37. The proposed project will be subject to approval by the Eastern Municipal Water District and all applicable fees and charges shall be paid prior to permit issuance . Contact the water district at 951.928.3777 for specific details.
38. All new structures shall be designed in conformance to the latest design standards adopted by the State of California in the California Building Code, (CBC) Part 2, Title 24, California Code of Regulations including requirements for allowable area, occupancy separations, fire suppression systems, accessibility, etc. The current code edition is the 2016 CBC.
39. The proposed project's occupancy shall be classified by the Building Official and must comply



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with exiting, occupancy separation(s) and minimum plumbing fixture requirements. Minimum plumbing fixtures shall be provided per the 2016 California Plumbing Code, Table 422.1. The occupant load and occupancy classification shall be determined in accordance with the California Building Code.

40. The proposed residential project shall comply with The 2016 California Green Building Standards Code, Section 4.106.4, mandatory requirements for Electric Vehicle Charging Station (EVCS).
41. Prior to permit issuance, every applicant shall submit a properly completed Waste Management Plan (WMP), as a portion of the building or demolition permit process . (MC 8.80.030)

**FIRE DEPARTMENT**Fire Prevention Bureau

42. Prior to issuance of Building Permits, the applicant/developer shall participate in the Fire Impact Mitigation Program. (Fee Resolution as adopted by City Council)
43. 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])
44. Multi-family residences shall display the address in accordance with the Riverside County Fire Department Premises Identification standard 07-01. (CFC 505.1)
45. All Fire Department access roads or driveways shall not exceed 12 percent grade. (CFC 503.2.7 and MVMC 8.36.060[G])
46. 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)
47. 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)
48. 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)
49. 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)
50. Prior to issuance of Certificate of Occupancy or Building Final, "Blue Reflective Markers" shall be installed to identify fire hydrant locations in accordance with City specifications. (CFC 509.1 and MVL 440A-0 through MVL 440C-0)
51. Existing fire hydrants on public streets are allowed to be considered available . Existing fire

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- 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.
52. 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.
  53. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)
  54. 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])
  55. 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)
  56. 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)
  57. 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 1/2" x 2 1/2") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3, MVMC 912.2.1)
  58. 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)
  59. During phased construction, dead end roadways and streets which have not been completed shall have a turn-around capable of accommodating fire apparatus. (CFC 503.1 and 503.2.5)
  60. 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)
  61. 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)
  62. The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B 105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering said waterflow for 2 hour(s) duration at 20-PSI residual operating pressure. The required fire flow

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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)

63. Prior to construction, all traffic calming designs/devices must be approved by the Fire Marshal and City Engineer.
64. 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)
65. Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Fire Prevention Bureau for review. Plans shall: a. Be signed by a registered civil engineer or a certified fire protection engineer; b . Contain a Fire Prevention Bureau approval signature block; and c. Conform to hydrant type, location, spacing of new and existing hydrants and minimum fire flow required as determined by the Fire Prevention Bureau. The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Moreno Valley Fire Department prior to beginning construction. They shall be maintained accessible.

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

66. 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.
67. 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]
68. 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.
69. 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.

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- 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.
70. If improvements associated with this project are not initiated within two (2) years of the date of approval of the Public Improvement Agreement (PIA) if required, the City Engineer may require that the engineer's estimate for improvements associated with the project be modified to reflect current City construction 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)]
71. The developer shall protect downstream properties from damage caused by alteration of drainage patterns (i.e. concentration or diversion of flow, ect). Protection shall be provided by constructing adequate drainage facilities, includein, but not limied to, modifying existing facilities or by securing a drainage easement. [MC 9.14.110]
72. 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/Storm drain w/ striping, etc.) (prior to encroachment permit);
  - 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), etc.) (prior to Building Permit Issuance);
  - g. As-Built revision for all plans (prior to Occupancy release);

Prior to Grading Plan Approval

73. Resolution of all drainage issues shall be as approved by the City Engineer.
74. 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

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- 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.
75. Emergency overflow areas shall be shown at all applicable drainage improvement locations in the event that the drainage improvement fails or exceeds full capacity.
  76. The final project-specific Water Quality Management Plan (WQMP) shall be consistent with the approved P-WQMP, as well as in full conformance with the document: "Water Quality Management Plan - A Guidance Document for the Santa Ana Region of Riverside County" dated October 22, 2012. The F-WQMP shall be submitted and approved prior to application for and issuance of grading permits. At a minimum, the F-WQMP shall include the following: Site Design BMPs; Source Control BMPs, Treatment Control BMPs, Operation and Maintenance requirements for BMPs and sources of funding for BMP implementation.
    - a. The Applicant has proposed to incorporate the use of Bioretention. Final design and sizing details of all BMPs must be provided in the first submittal of the F-WQMP. The Applicant acknowledges that more area than currently shown on the plans may be required to treat site runoff as required by the WQMP guidance document.
    - b. The Applicant shall substantiate the Hydrologic Condition of Concerns (HCOC) in Section F of the F-WQMP, if applicable.
    - c. All proposed LID BMP's shall be designed in accordance with the RCFC&WCD's Design Handbook for Low Impact Development Best Management Practices, dated September 2011.
    - d. The proposed LID BMP's as identified in the project-specific P-WQMP shall be incorporated into the Final WQMP.
    - e. The NPDES notes per City Standard Drawing No. MVFE-350-0 shall be included in the grading plans.
    - f. Post-construction treatment control BMPs, once placed into operation for post-construction water quality control, shall not be used to treat runoff from construction sites or unstabilized areas of the site.
    - g. Prior to precise grading plan approval, the grading plan shall show any proposed trash enclosure to include a cover (roof) and sufficient size for dual bin (1 for trash and 1 for recyclables). The architecture shall be approved by the Planning Division and any structural approvals shall be made by the Building and Safety Division.
  77. 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.

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- 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.
78. 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.
  79. 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.
  80. The developer shall pay all remaining plan check fees.
  81. 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.
  82. Any proposed trash enclosure shall include a solid cover (roof) and sufficient size for dual bin (one for trash and one for recyclables). The architecture shall be approved by the Planning Division and any structural approvals shall be made by the Building & Safety Division.
  83. 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

84. 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)]
85. For non-subdivision projects, a copy of the Covenants, Conditions and Restrictions (CC&Rs) shall be submitted for review by the City Engineer. The CC&Rs shall include, but not be limited to, access easements, reciprocal access, private and/or public utility easements as may be relevant to the project.
86. A digital (pdf) copy of all approved grading plans shall be submitted to the Land Development Division.
87. 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)]
88. 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]
89. The developer shall pay all applicable inspection fees.

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Prior to Improvement Plan Approval

90. 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.
91. The developer shall submit clearances from all applicable agencies, and pay all applicable plan check fees.
92. The street improvement plans shall comply with current City policies, plans and applicable City standards (i.e. MVSI-160 series, etc.) throughout this project.
93. 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.
94. Any missing or deficient existing improvements along the project frontage within 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.
95. 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 for trench repairs may be allowed for emergency repairs or as specifically approved by the City Engineer.
96. All dry and wet utilities shall be shown on the plans and any crossings shall be potholed to determine actual location and elevation. Any conflicts shall be identified and addressed on the plans. The pothole survey data shall be submitted to Land Development with the public improvement plans for reference purposes only. The developer is responsible to coordinate with all affected utility companies and bear all costs of any utility relocation.

Prior to Encroachment Permit

97. All applicable inspection fees shall be paid.
98. 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]
99. Any work performed within public right-of-way requires an encroachment permit.

Prior to Building Permit

100. An engineered-fill certification, rough grade certification and compaction report shall be submitted for review and approved by the City Engineer. A digital (pdf) copy of the approved compaction report shall be submitted to the Land Development Division. All pads shall meet pad elevations per approved grading plans as noted by the setting of "blue-top" markers installed by a registered land surveyor or licensed civil engineer.

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101. For Commercial/Industrial projects, the owner may have to secure coverage under the State's General Industrial Activities Storm Water Permit as issued by the State Water Resources Control Board.
102. 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 that do not meet current City standards shall be required to be installed, replaced and/or repaired. The applicant may be required post security to cover the cost of the repairs and complete the repairs within the time allowed in the public improvement agreement used to secure the improvements.

Prior to Occupancy

103. All outstanding fees shall be paid.
104. All required as-built plans (prepared by a registered/licensed civil engineer) shall be submitted for review and approved by the City Engineer per the current submittal requirements.
105. The final/precise grade certification shall be submitted for review and approved by the City Engineer.
106. For commercial, industrial and multi-family projects, in compliance with Proposition 218, the developer shall agree to approve the City of Moreno Valley NPDES Regulatory Rate Schedule that is in place at the time of certificate of occupancy issuance. Under the current permit for storm water activities required as part of the National Pollutant Discharge Elimination System (NPDES) as mandated by the Federal Clean Water Act, this project is subject to the following requirements:
  - a. Select one of the following options to meet the financial responsibility to provide storm water utilities services for the required continuous operation, maintenance, monitoring system evaluations and enhancements, remediation and/or replacement, all in accordance with Resolution No. 2002-46.
    - i. Participate in the mail ballot proceeding in compliance with Proposition 218, for the Common Interest, Commercial, Industrial and Quasi-Public Use NPDES Regulatory Rate Schedule and pay all associated costs with the ballot process; or
    - ii. Establish an endowment to cover future City costs as specified in the Common Interest, Commercial, Industrial and Quasi-Public Use NPDES Regulatory Rate Schedule.
  - b. Notify the Special Districts Division of the intent to request building permits 90 days prior to their issuance and the financial option selected. The financial option selected shall be in place prior to the issuance of certificate of occupancy. [California Government Code & Municipal Code]
107. The developer shall complete all public improvements in conformance with current City standards, except as noted in the Special Conditions, including but not limited to the following:
  - a. Street improvements including, but not limited to: pavement, base, curb and/or gutter, cross gutters, spandrel, sidewalks, drive approaches, pedestrian ramps, street lights (LS-2), signing, striping, under sidewalk drains, landscaping and irrigation, medians, pavement tapers/transitions and traffic control devices as appropriate.



**CONDITIONS OF APPROVAL**

Plot Plan (PEN18-0086)

Page 14

- b. Storm drain facilities including, but not limited to: storm drain pipe, storm drain laterals, open channels, catch basins and local depressions.
  - c. City-owned utilities.
  - d. Sewer and water systems including, but not limited to: sanitary sewer, potable water and recycled water.
  - e. Under grounding of all existing and proposed utilities adjacent to and on-site. [MC 9.14.130]
  - f. Relocation of overhead electrical utility lines including, but not limited to: electrical, cable and telephone.
108. For commercial, industrial and multi-family projects, a “Stormwater Treatment Device and Control Measure Access and Maintenance Covenant” shall be recorded to provide public notice of the maintenance requirements to be implemented per the approved final project-specific WQMP. A boilerplate copy of the “Stormwater Treatment Device and Control Measure Access and Maintenance Covenant” can be obtained by contacting the Land Development Division.
109. The applicant shall ensure the following, pursuant to Section XII. I. of the 2010 NPDES Permit:
- a. Field verification that structural Site Design, Source Control and Treatment Control BMPs are designed, constructed and functional in accordance with the approved Final Water Quality Management Plan (WQMP).
  - b. Certification of best management practices (BMPs) from a state licensed civil engineer. An original WQMP BMP Certification shall be submitted for review and approved by the City Engineer.
110. The Developer shall comply with the following water quality related items:
- a. Notify the Land Development Division prior to construction and installation of all structural BMPs so that an inspection can be performed.
  - b. Demonstrate that all structural BMPs described in the approved final project-specific WQMP have been constructed and installed in conformance with the approved plans and specifications;
  - c. Demonstrate that Developer is prepared to implement all non-structural BMPs described in the approved final project-specific WQMP; and
  - d. Demonstrate that an adequate number of copies of the approved final project-specific WQMP are available for future owners/occupants.
  - e. Clean and repair the water quality BMP's, including re-grading to approved civil drawing if necessary.
  - f. Obtain approval and complete installation of the irrigation and landscaping.

**PUBLIC WORKS DEPARTMENT**Special Districts Division

**CONDITIONS OF APPROVAL**

Plot Plan (PEN18-0086)

Page 15

111. Prior to the issuance of the first building permit for this project, the Developer shall pay Advanced Energy fees for all applicable Residential and Arterial Street Lights required for this development. Payment shall be made to the City of Moreno Valley and collected by the Land Development Division. Fees are based upon the Advanced Energy fee rate in place at the time of payment, as set forth in the current Listing of City Fees, Charges, and Rates adopted by City Council. The Developer shall provide a copy of the receipt to the Special Districts Division ([specialdistricts@moval.org](mailto:specialdistricts@moval.org)). Any change in the project which may increase the number of street lights to be installed will require payment of additional Advanced Energy fees at the then current fee. Questions may be directed to the Special Districts Division at 951.413.3480 or [specialdistricts@moval.org](mailto:specialdistricts@moval.org).
112. This project is conditioned for a proposed district to provide a funding source for the operation and maintenance of public improvements and /or services associated with new development in that territory. The Developer shall satisfy this condition with one of the options outlined below.
- a. Participate in a special election for maintenance/services and pay all associated costs of the election process and formation, if any. Financing may be structured through a Community Facilities District, Landscape and Lighting Maintenance District, or other financing structure as determined by the City; or
  - b. Establish an endowment fund to cover the future maintenance and /or service costs.

The Developer must notify the Special Districts Division at 951.413.3480 or at [specialdistricts@moval.org](mailto:specialdistricts@moval.org) when submitting the application for building permit issuance. If the first building permit is pulled prior to formation of the district, this condition will not apply. If the district has been or is in the process of being formed the Developer must inform the Special Districts Division of its selected financing option (a. or b. above). The option for participating in a special election requires 90 days to complete the special election process. This allows adequate time to be in compliance with the provisions of Article 13C of the California Constitution.

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

113. This project is conditioned to provide a funding source for the following special financing program(s):
- a. Street Lighting Services for capital improvements, energy charges, and maintenance.
- The Developer's responsibility is to provide a funding source for the capital improvements and the continued maintenance. The Developer shall satisfy this condition with one of the options below.
- i. Participate in a special election (mail ballot proceeding) and pay all associated costs of the special election and formation, if any. Financing may be structured through a Community Services District zone, Community Facilities District, Landscape and Lighting Maintenance District, or other financing structure as determined by the City; or
  - ii. Establish a Property Owner's Association (POA) or Home Owner's Association (HOA) which will be responsible for any and all operation and maintenance costs

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

**CONDITIONS OF APPROVAL**

Plot Plan (PEN18-0086)

Page 16

specialdistricts@moval.org of its selected financial option when submitting the application for building permit issuance. The option for participating in a special election requires approximately 90 days to complete the special election process. This allows adequate time to be in compliance with the provisions of Article 13C of the California Constitution.

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

114. This project has been conditioned to provide a funding source for the continued maintenance, enhancement, and or retrofit of neighborhood parks, open spaces, linear parks, and/or trails systems. The Developer shall satisfy this condition with one of the options below.
- a. Participate in a special election for annexation into Community Facilities District No. 1 or other district and pay all associated costs with the special election process and formation, if any; or
  - b. Establish an endowment fund to cover future maintenance costs for new neighborhood parks.

The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org when submitting the application for building permit issuance of its selected financial option. If option a. is selected, the special election will require a 90 day process prior to building permit issuance. This allows adequate time to be in compliance with the provisions of Article 13C of the California Constitution.

Annexation to CFD No. 1 shall be completed or proof of payment to establish the endowment fund shall be provided prior to the issuance of the first certificate of occupancy for the project.

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

**CONDITIONS OF APPROVAL**

Plot Plan (PEN18-0086)

Page 17

special election will require a minimum of 90 days prior to issuance of the first building permit. This allows adequate time to be in compliance with the provisions of Article 13C of the California Constitution. (California Government Code Section 53313 et. seq.)

117. The ongoing maintenance of any landscaping required to be installed behind the curb shall be the responsibility of the property owner.
118. Street Light Authorization forms for all street lights that are conditioned to be installed as part of this project must be submitted to the Special Districts Division for approval, prior to street light installation. The Street Light Authorization form can be obtained from the utility company providing electric service to the project, either Moreno Valley Utility or Southern California Edison. For questions, contact the Special Districts Division at 951.413.3480 or specialdistricts@moval.org.
119. The Moreno Valley Community Services District Zone A (Parks & Community Services) tax is assessed per parcel or per dwelling unit for parcels with more than one dwelling unit.
120. The parcel(s) associated with this project have been incorporated into the Moreno Valley Community Services District Zone A (Parks & Community Services) and Zone C (Arterial Street Lighting). All assessable parcels therein shall be subject to annual parcel taxes for Zone A and Zone C for operations and capital improvements.

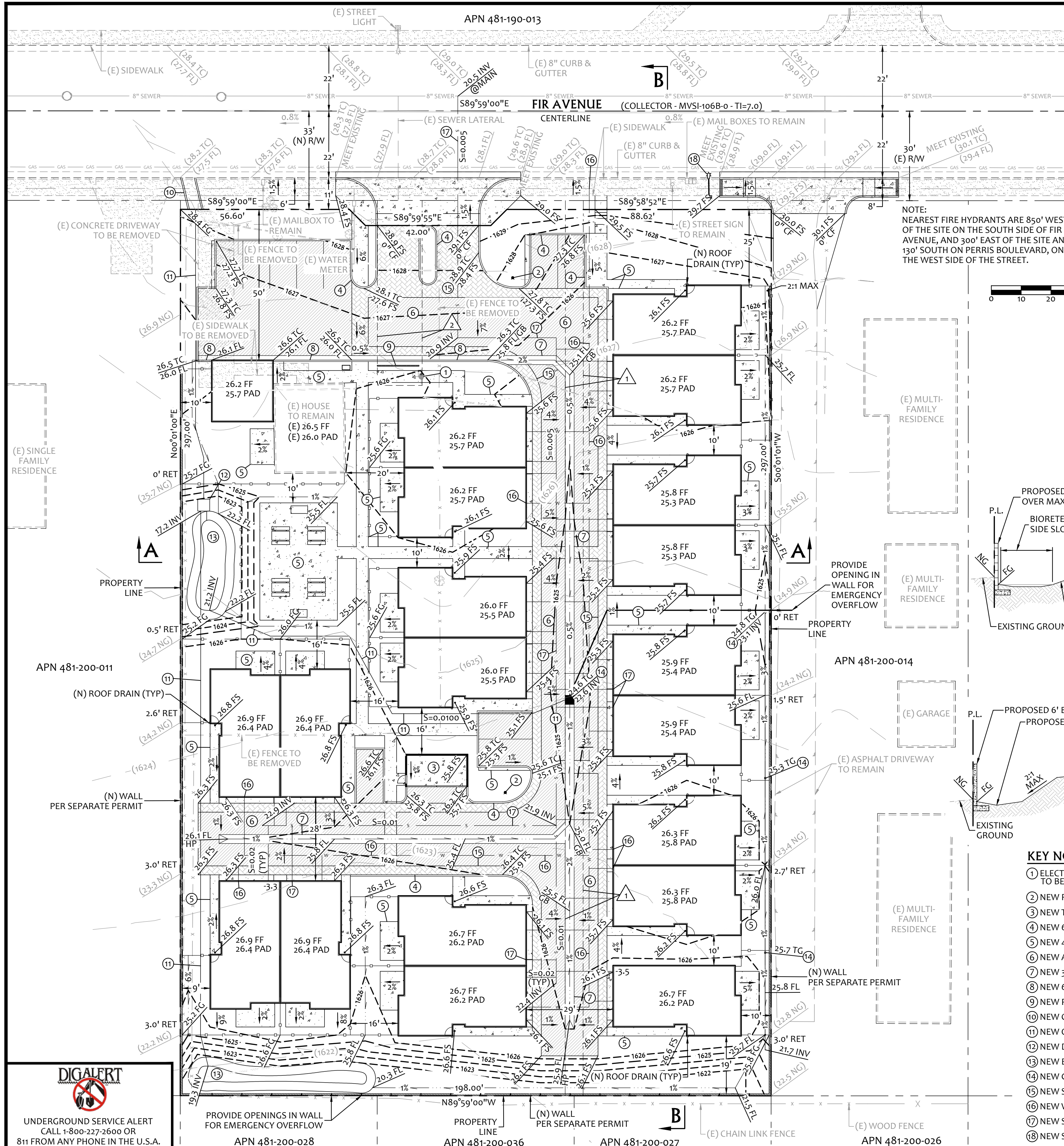
**PARKS & COMMUNITY SERVICES DEPARTMENT**

121. The parcel(s) associated with this project have been incorporated into the Moreno Valley Community Services District Zone A (Parks and Community Services). All assessable parcels therein shall be subject to the annual Zone 'A' charge for operations and capital improvements. Proof of such shall be supplied to Parks and Community Services upon Final Map and at Building Permits.
122. This project is subject to current Development Impact Fees.
123. This project is required to supply a funding source for the continued maintenance, enhancement, and or retrofit of neighborhood parks, open spaces, linear parks, and/or trails systems. This can be achieved through annexing into Community Facilities District No. 1 (Park Maintenance). Please contact the Special Districts Division at 951.413.3480 or specialdistricts@moval.org to complete the annexation process.
124. This project is subject to current Quimby Fees.



# PRELIMINARY GRADING PLAN

CITY OF MORENO VALLEY  
APN 481-200-013, 043, 044



### UTILITY COMPANIES

- BOX SPRINGS MUTUAL WATER COMPANY (951) 653-6419
- SPECTRUM (TIME WARNER) (800) 892-2253
- EASTERN MUNICIPAL WATER DISTRICT (951) 928-3777
- EDGEMONT COMMUNITY SERVICES DISTRICT (951) 784-2632
- FRONTIER COMMUNICATION (855) 296-5094
- SOUTHERN CALIFORNIA EDISON COMPANY (800) 655-4555
- SOUTHERN CALIFORNIA GAS COMPANY (800) 427-2200
- SUNESYS (951) 278-0400
- RIVERSIDE TRANSIT AGENCY (951) 565-5164
- UNDERGROUND SERVICE ALERT (800) 227-2600
- MORENO VALLEY UTILITY ADMINISTRATION (951) 413-3500
- SPECIAL DISTRICTS ADMINISTRATION (951) 413-3480
- TRAFFIC SIGNAL MAINTENANCE (CITY) (951) 413-3140
- VERIZON WIRELESS (800) 922-0204
- MORENO VALLEY UNIFIED SCHOOL DISTRICT (951) 571-7500

### OWNER/DEVELOPER:

ANOOP-MEENU MAHESHWARI  
2275 S. MAIN STREET  
CORONA, CA 92882  
PH: 951.888.7357

### SOIL ENGINEERING:

SOIL EXPLORATION COMPANY, INC.  
7535 JURUPA AVENUE, UNIT C  
RIVERSIDE, CA 92504  
PH: 951.688.7200

### SOURCE OF SURVEY:

ENVIRONMENTAL HI TECH ENGINEERING  
3272 N. E STREET #A  
SAN BERNARDINO, CA 92405  
PH: 909.886.1811  
DATE: JULY 2018

### STATEMENT OF PURPOSE:

THE PURPOSE OF THIS PLAN IS TO SHOW THE DESIGN CONCEPT FOR GRADING AND DRAINAGE FOR NEW DUPLEX STYLE APARTMENT HOMES. THE PLAN INCLUDES A PRELIMINARY DESIGN FOR BUILDING PADS, PROVISION FOR DRAINAGE, WATER QUALITY FEATURES, SLOPES, HARDSCAPE AND WALLS.

### ARCHITECT:

DATE: JULY 2018

### LEGAL DESCRIPTION:

PARCEL 1:  
BEING LOT 247 OF EDGEMONT TRACT IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 15, PAGE 90, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THE WEST 66.00 FEET OF LOT 248 OF SAID TRACT.

CONTAINS 1.36 ACRES, MORE OR LESS.

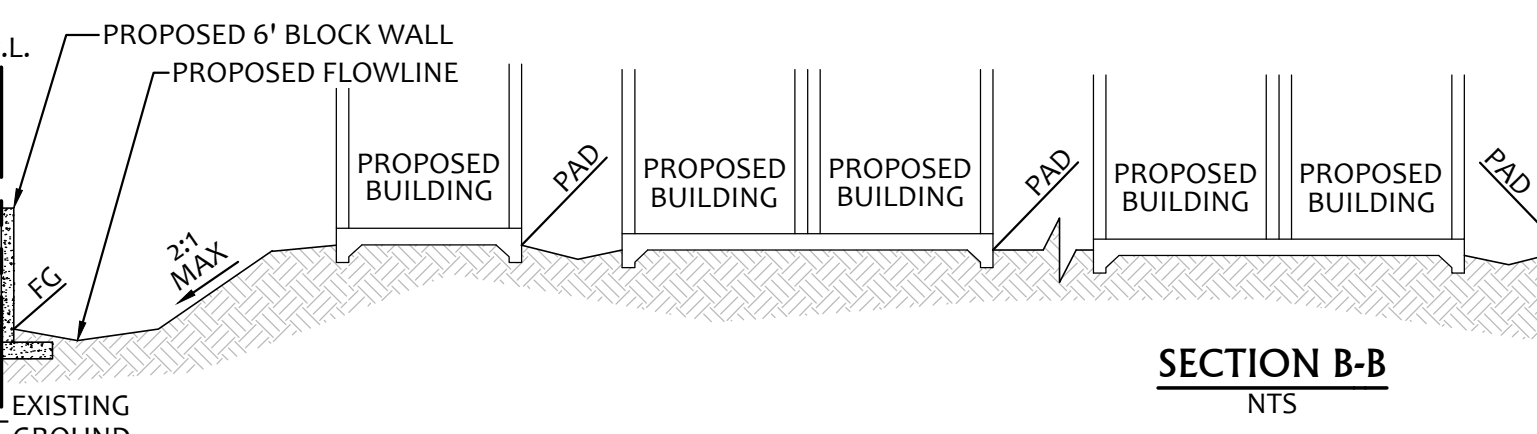
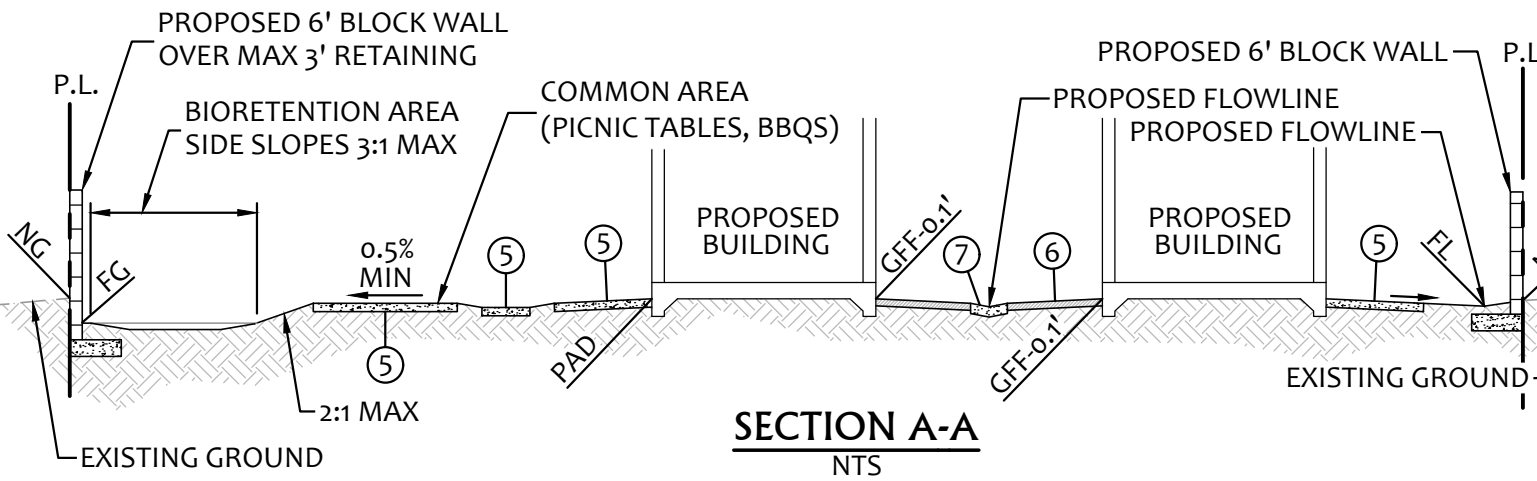
### ABBREVIATIONS

- AC ASPHALT CONCRETE PAVEMENT
- BSL BUILDING SETBACK LINE
- CF CURB FACE
- EP EDGE OF PAVEMENT
- FF FINISHED FLOOR
- GFF GARAGE FINISHED FLOOR
- FG FINISHED GRADE
- FL FLOWLINE
- FS FINISHED SURFACE
- GB GRADE BREAK
- INV PIPE INVERT ELEVATION
- NG NATURAL GROUND
- PAD PAD ELEVATION
- PCC PORTLAND CEMENT CONCRETE
- PL PROPERTY LINE
- PP POWER POLE
- R/W RIGHT-OF-WAY
- SEP SEPARATE
- STD STANDARD
- TC TOP OF CURB
- TF TOP OF FOOTING
- TR TOP OF RETAINED SURFACE
- TW TOP OF WALL

### EASEMENTS:

- GRANTED TO: CTE CALIFORNIA INCORPORATED, A CORPORATION.  
PURPOSE: PUBLIC UTILITIES.  
RECORDED: JUNE 14, 1999 AS INSTRUMENT NUMBER 261971, OF OFFICIAL RECORDS.  
AFFECTS: THE EASTERLY 3.00 FEET OF LOT 247 AND THE WESTERLY 3.00 FEET OF LOT 248 OF EDGEMONT GARDENS, AS SHOWN ON MAP ON FILE IN BOOK 15, PAGE 90, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY EXCEPT THEREFROM THE EASTERLY RECTANGULAR ONE HALF OF SAID LOT 248 AND THE WESTERLY RECTANGULAR ONE-HALF OF SAID LOT 247.
- GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION.  
PURPOSE: PUBLIC UTILITIES.  
RECORDED: JULY 21, 2000 AS INSTRUMENT NUMBER 2000-281262, OF OFFICIAL RECORDS.  
AFFECTS: THE NORTHERLY 62 FEET OF THE WESTERLY 15 FEET THE EAST ONE-HALF OF LOT 247 OF EDGEMONT GARDENS AS FILED IN BOOK 15, PAGE 90, INCLUSIVE, OF MAPS IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

NOTE: NEAREST FIRE HYDRANTS ARE 850' WEST OF THE SITE ON THE SOUTH SIDE OF FIR AVENUE, AND 300' EAST OF THE SITE AND 130' SOUTH ON PERRIS BOULEVARD, ON THE WEST SIDE OF THE STREET.



### NOTE TO CONTRACTOR FROM ENGINEER OF RECORD

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND FACILITIES INCLUDING, BUT NOT LIMITED TO, PIPES AND STRUCTURES SHOWN ON THESE PLANS WAS OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE FACILITIES SHOWN ON THESE PLANS. IN ADDITION, THE CONTRACTOR SHALL ASSUME ALL LIABILITY FOR UNDERGROUND FACILITIES WHETHER OR NOT THEY ARE SHOWN ON THESE PLANS.

CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF PEOPLE AND PROPERTY. THIS REQUIREMENT APPLIES CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS ONLY. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER OF RECORD.

### GRADING QUANTITIES:

EARTHWORK	CUT	FILL
	570 CY	2700 CY

### SITE DATA

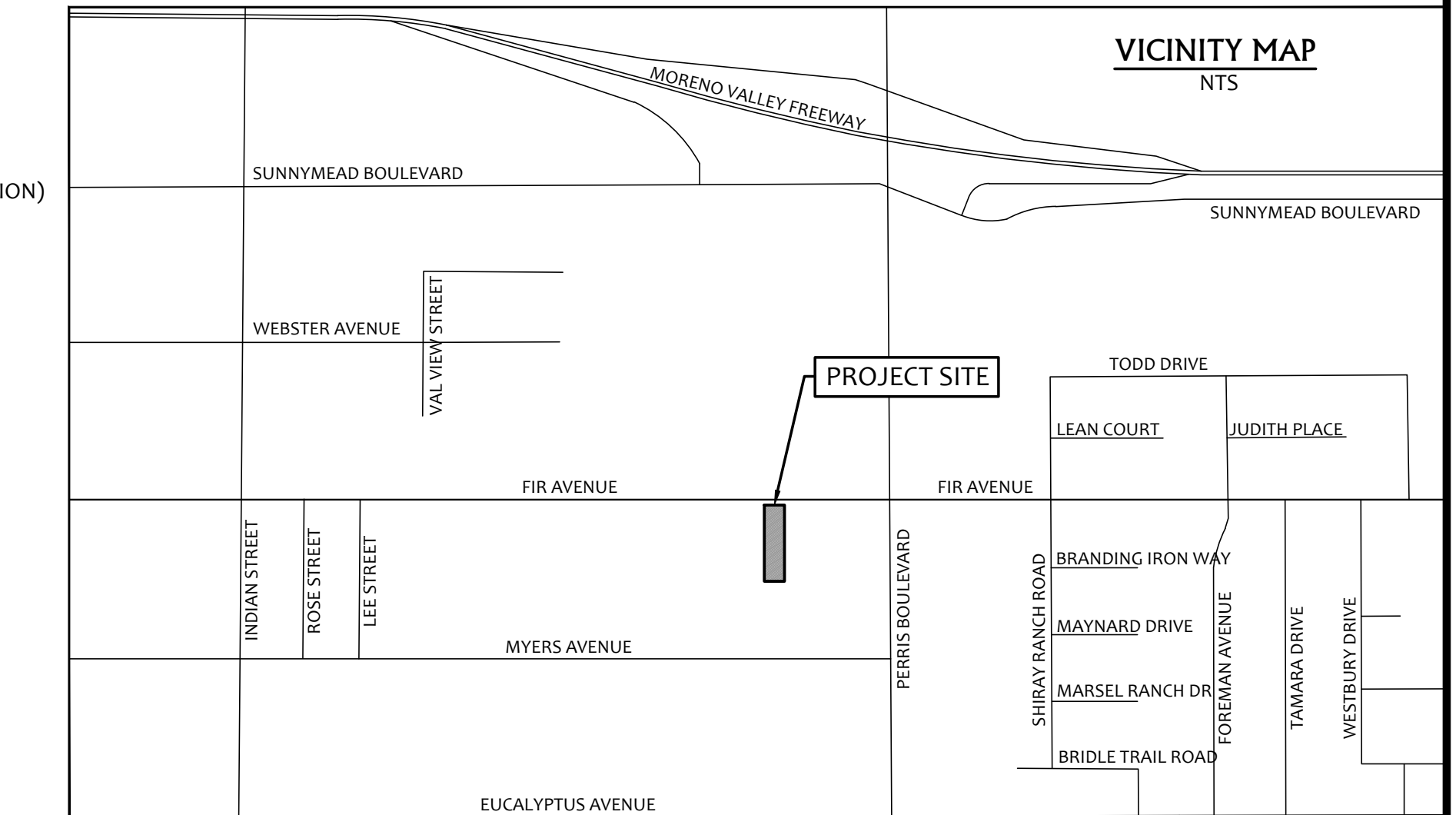
GROSS DISTURBED ACREAGE:	1.36 ACRES
NET DISTURBED ACREAGE:	1.36 ACRES
FLOOD ZONE:	ZONE X, PANEL 06065C0761G 08/28/2008

### KEY NOTES:

- ELECTRIC POLE AND BOX TO BE UNDERGROUNDED
- NEW FIRE HYDRANT
- NEW TRASH ENCLOSURE
- NEW 6" CONCRETE CURB
- NEW 4" THICK CONCRETE PAVEMENT
- NEW AC PAVEMENT
- NEW 3" CONCRETE RIBBON GUTTER
- NEW 6" CONCRETE CURB & GUTTER
- NEW PROJECT SIGNAGE
- NEW CURB DRAIN
- NEW ONSITE STORM DRAIN
- NEW DRAINAGE PUMP
- NEW BIORETENTION AREA
- NEW GRATED INLET
- NEW STAMPED CONCRETE
- NEW WATER SERVICE
- NEW SEWER SERVICE
- NEW STREET LIGHT

### LEGEND

- X.XX PROPOSED ELEVATION
- (X.XX) EXISTING ELEVATION
- PROPERTY LINE (PROPERTY IN QUESTION)
- PROPERTY LINE (OTHER)
- RIGHT-OF-WAY
- CENTERLINE
- EASEMENT LINE
- EXISTING CONTOUR (1')
- EXISTING CONTOUR (5')
- EXISTING CURB OR GUTTER
- EXISTING FLOWLINE
- EXISTING AC PAVEMENT
- EXISTING PCC PAVEMENT
- EXISTING WALL
- EXISTING [X", TYPE] WATER LINE
- EXISTING [X", TYPE] SEWER LINE
- EXISTING [X", TYPE] GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING ELECTRIC LINE
- EXISTING CABLE LINE
- EXISTING POWER POLE/UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING VALVE
- EXISTING SIGN
- PROPOSED BUILDING
- PROPOSED HARDSCAPE
- PROPOSED WALL



**DIGALERT**  
UNDERGROUND SERVICE ALERT  
CALL 1-800-227-2600 OR  
811 FROM ANY PHONE IN THE U.S.A.  
TWO WORKING DAYS BEFORE YOU DIG

BENCHMARK	BASIS OF BEARING	REVIEW BY CITY STAFF	CITY OF MORENO VALLEY APPROVALS			
TOP OF SEWER MANHOLE COVER IN FIR AVENUE, 5 FEET NORTH OF CENTERLINE NEAR THE NORTHEAST CORNER OF SUBJECT PROPERTY. ELEV. = 1628.40		OFFICE ENGINEERING DIVISION MANAGER LAND DEVELOPMENT PLANNING TRANSPORTATION PARKS AND COMMUNITY SERVICES SPECIAL DISTRICTS STORM WATER MANAGEMENT PRGM	RECOMMENDED:	DATE		
			APPROVED:	DATE		
		MARK DATE INITIAL DESCRIPTION REC APPR DATE	REVISION			

**VISION CIVIL ENGINEERING**  
12273 11TH STREET  
YUCAIPA, CA 92399  
PH: 909.748.1300

UNDER THE SUPERVISION OF:  
JENNIFER KEMME, PE  
RCE 73054

**CITY OF MORENO VALLEY**

PREPARED: 6/26/19

**PRELIMINARY GRADING PLAN**  
LOT 247 & PTN LOT 248, EDGEMONT GARDENS, MB 15/90

APN 481-200-013, 043, 044  
24921 FIR AVENUE, MORENO VALLEY

SHEET 1 OF 1  
CITY ID No  
PEN18-0086  
LWQ18-0034

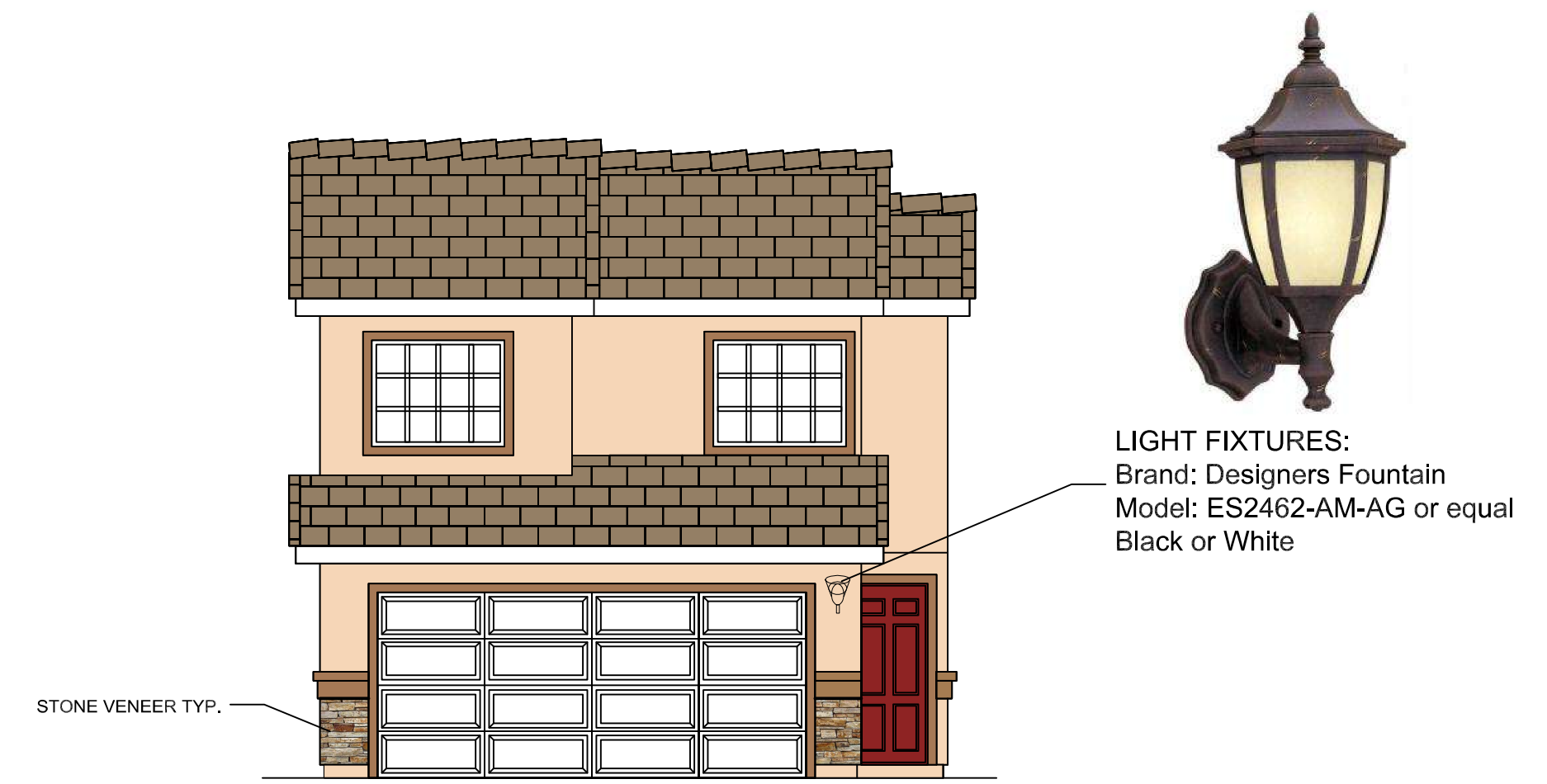
Attachment: Grading Plan (3712) - PEN18-0086 Planned Unit Development(Conditional Use Permit)



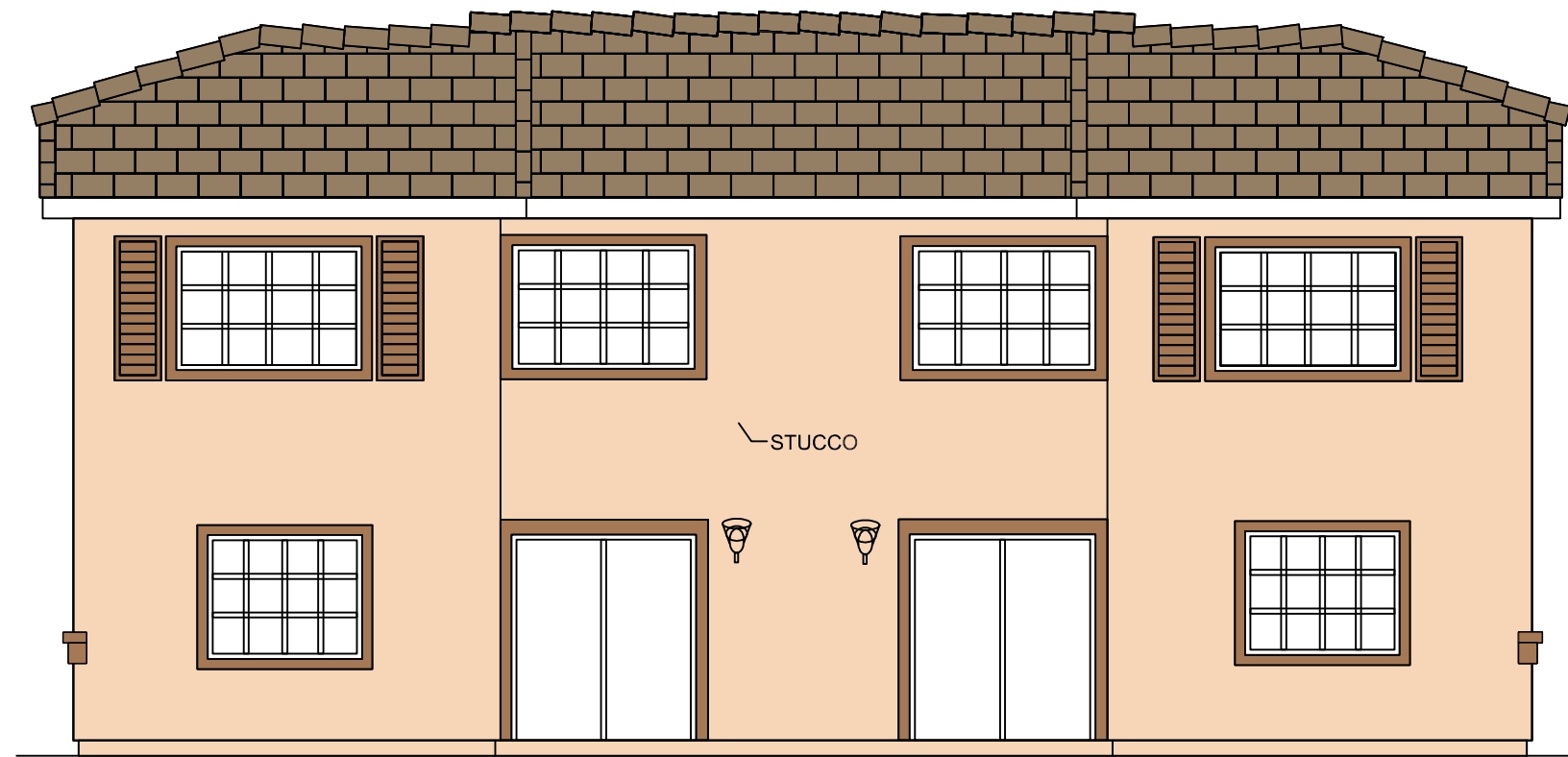
**FRONT ELEVATION (ROOF TYPE "A") (DUPLEX)**  
1" = 6'-0"



**FRONT ELEVATION (ROOF TYPE "B") (DUPLEX)**  
1" = 6'-0"



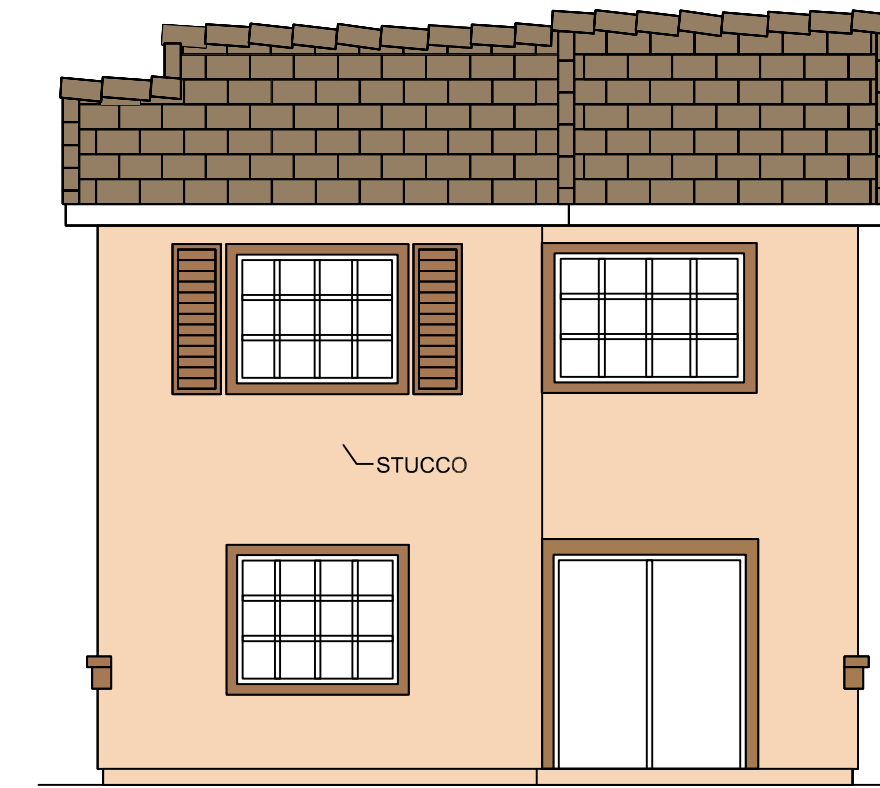
**BUILDING 5 FRONT ELEVATION**  
1" = 6'-0"



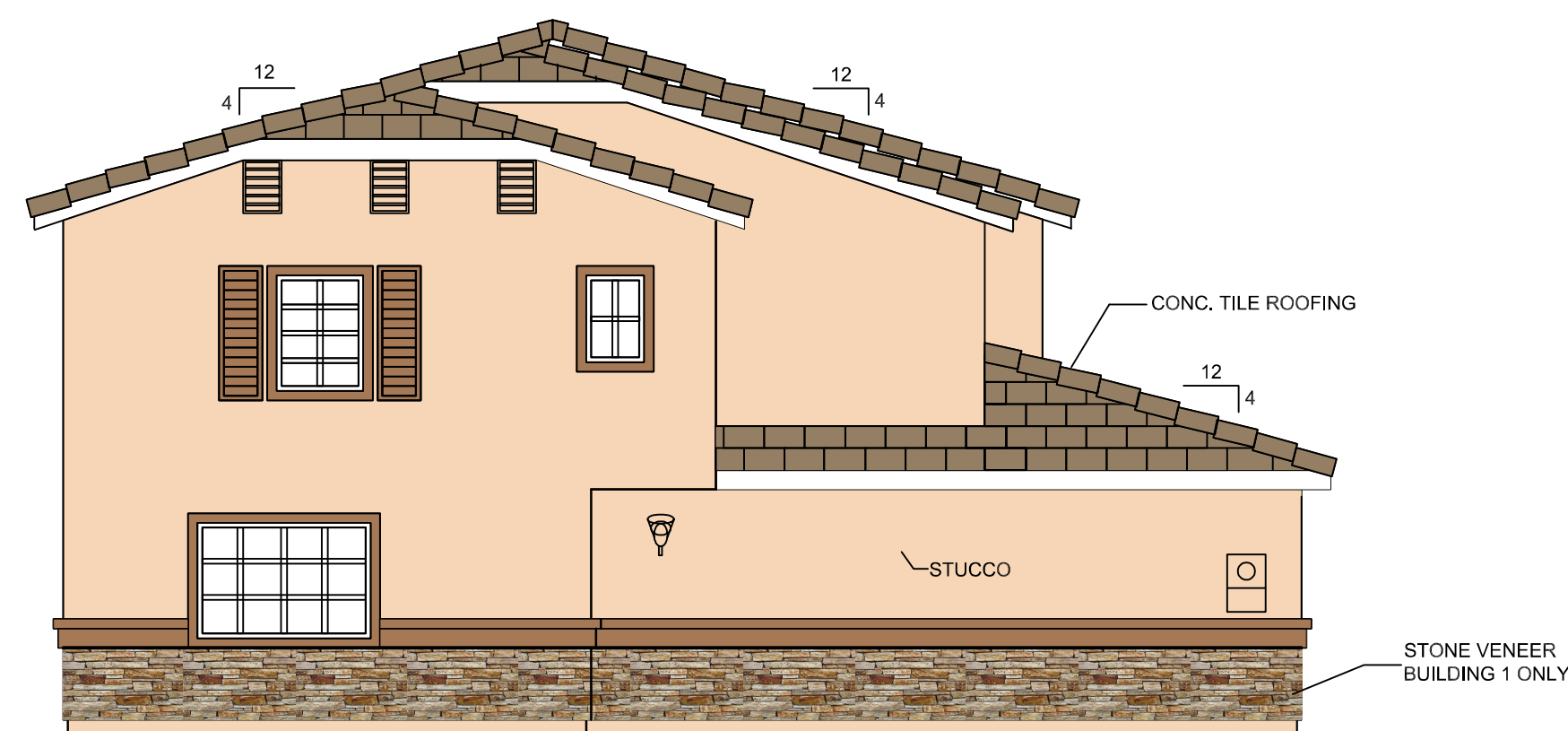
**REAR ELEVATION (ROOF TYPE "A") (DUPLEX)**  
1" = 6'-0"



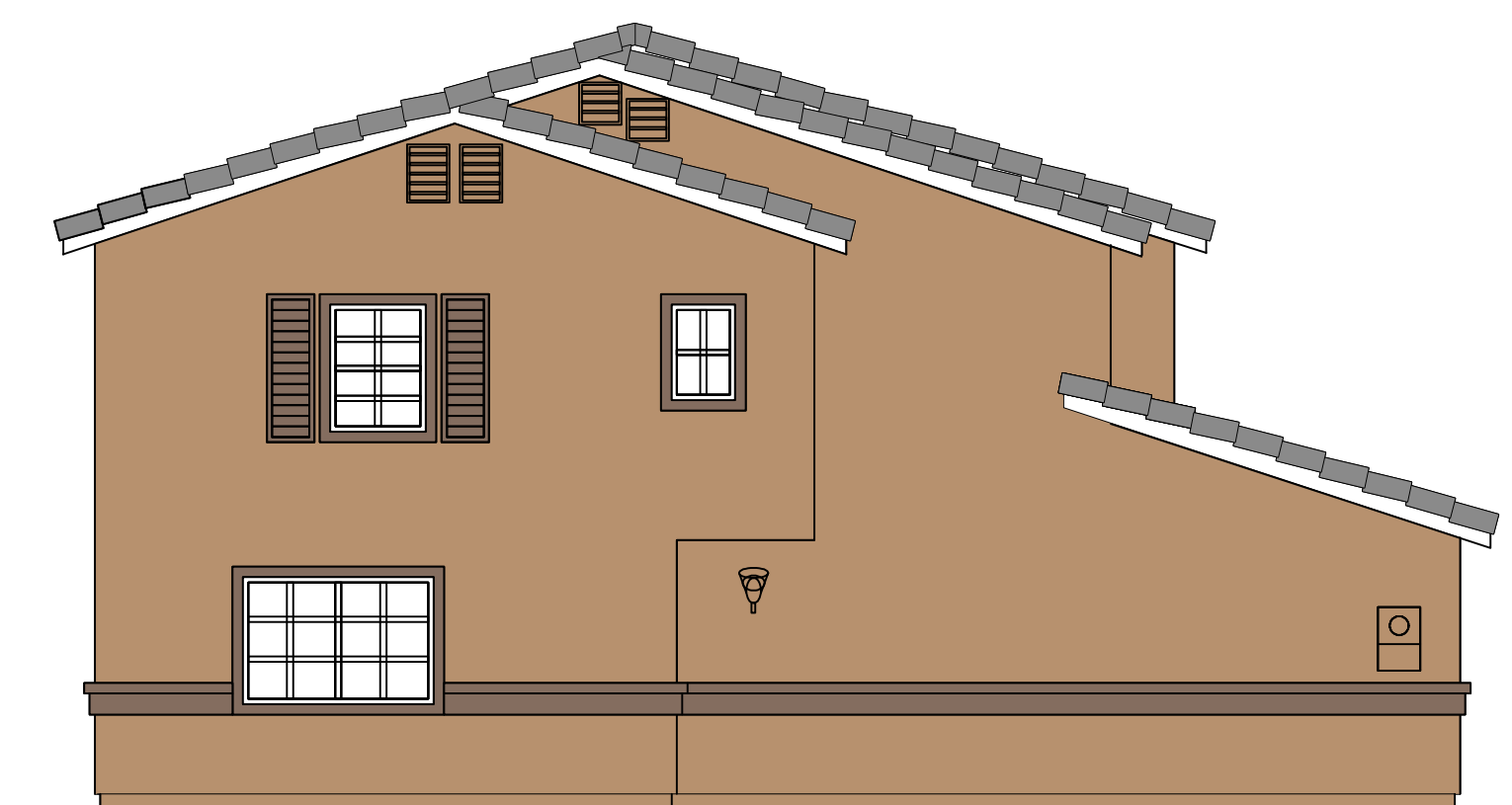
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1" = 6'-0"



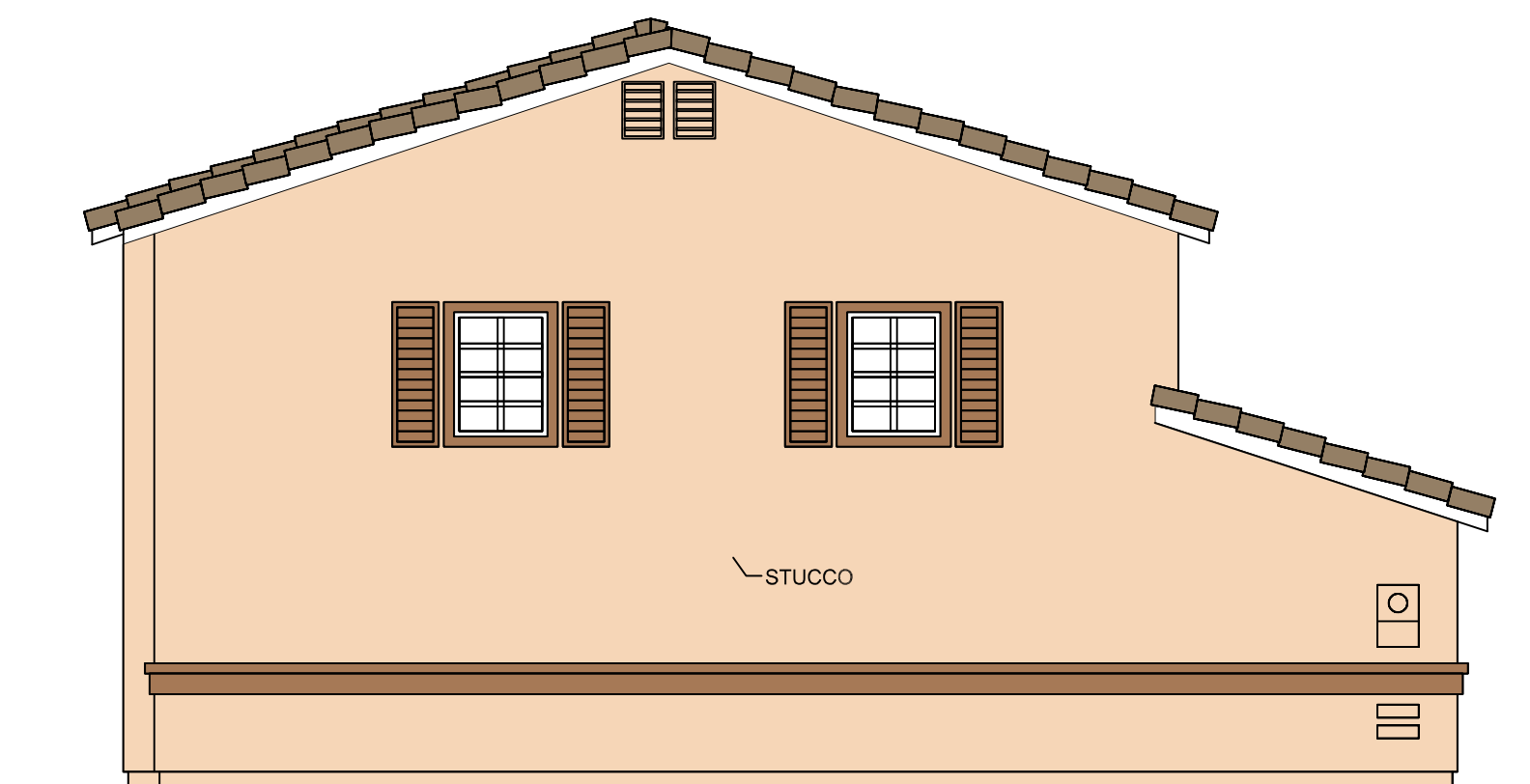
**BUILDING 5 REAR ELEVATION**  
1" = 6'-0"



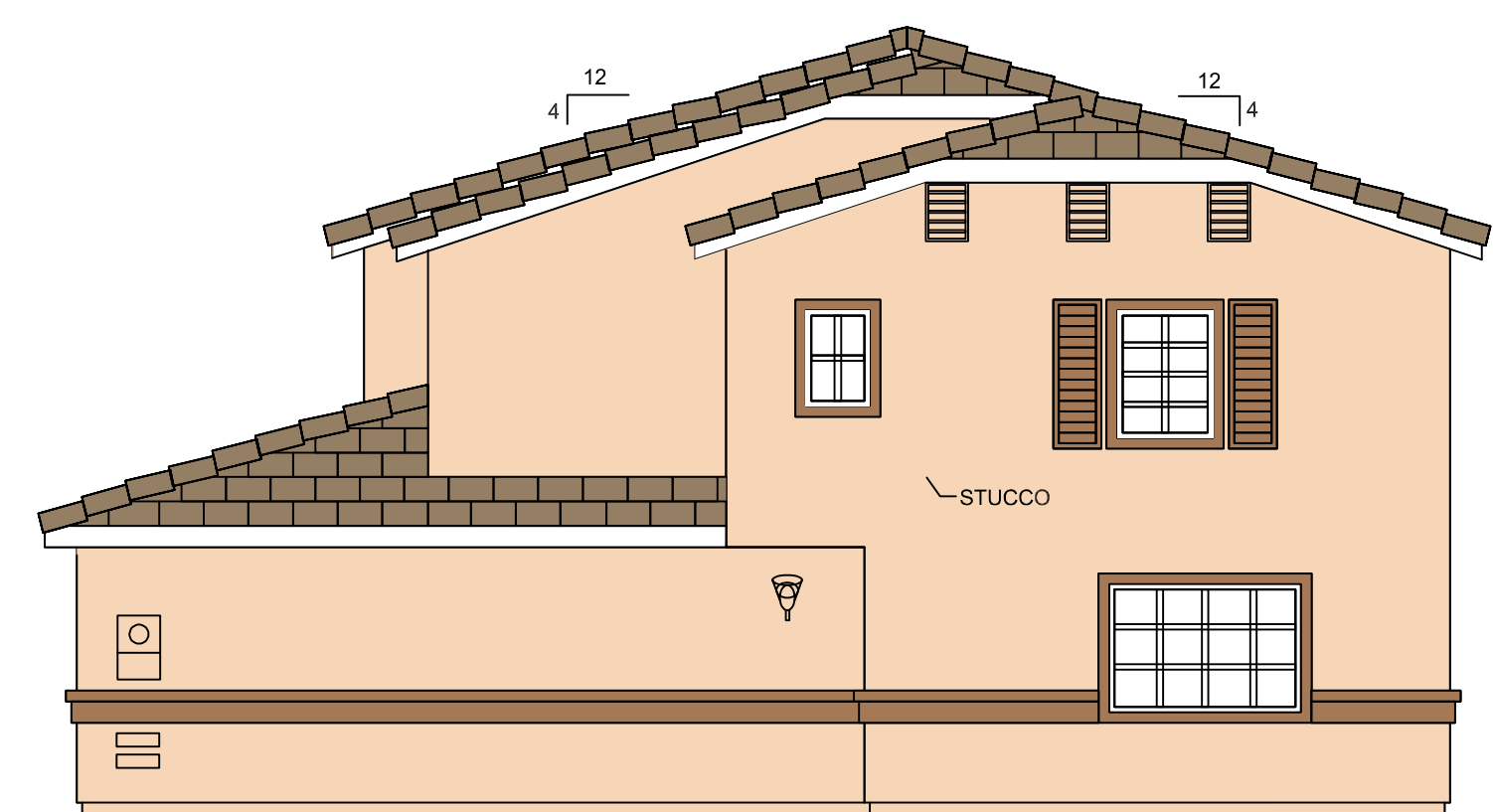
**LEFT ELEVATION (ROOF TYPE "A") (DUPLEX)**  
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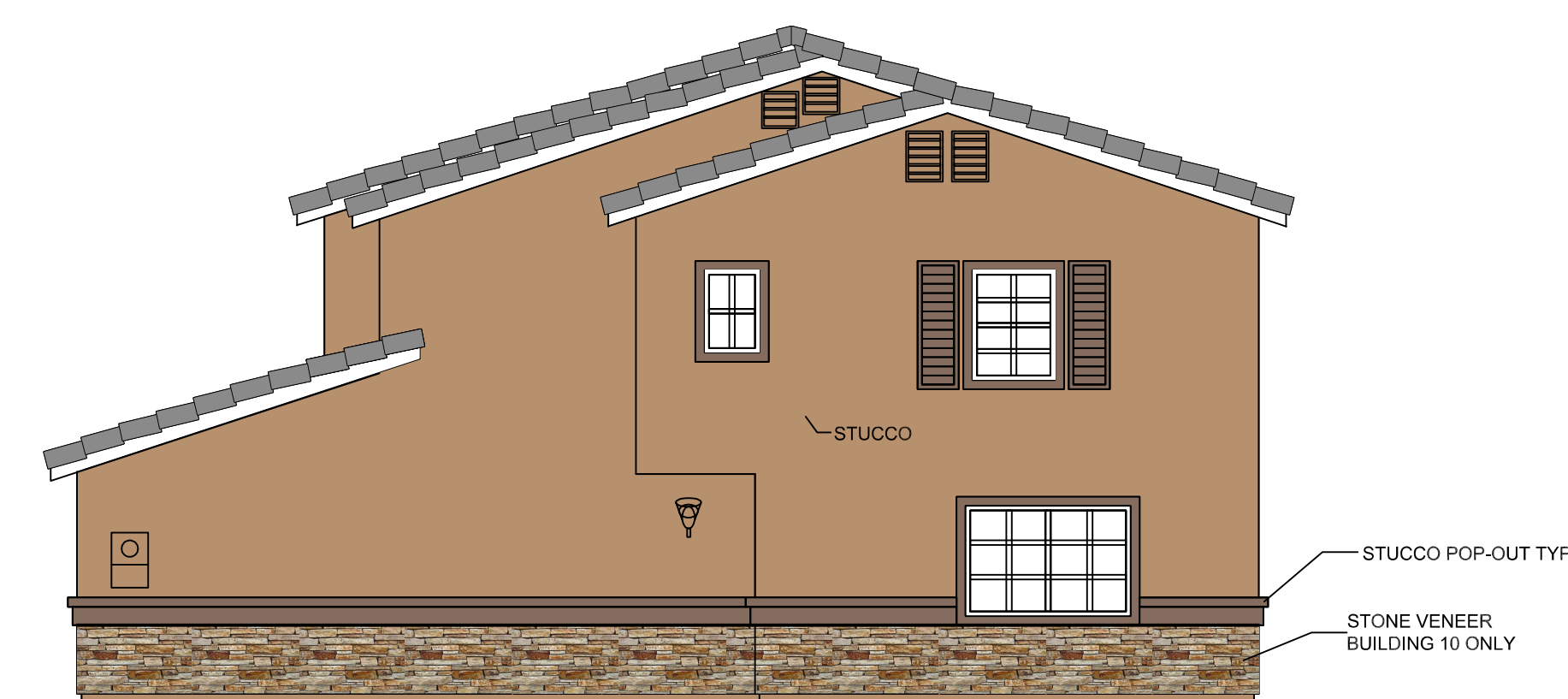
**LEFT ELEVATION (ROOF TYPE "B") (DUPLEX)**  
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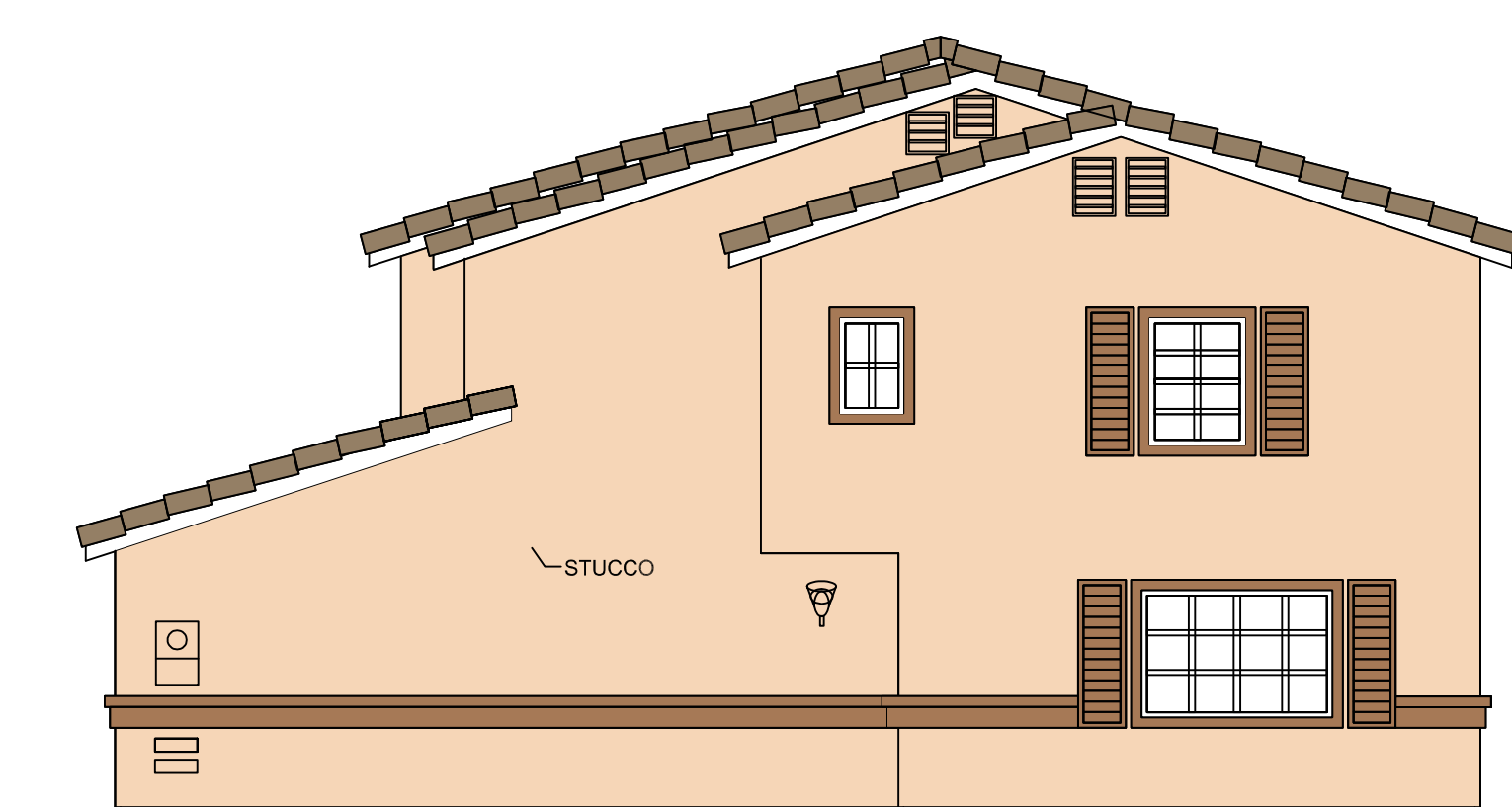
**BUILDING 5 LEFT ELEVATION**  
1" = 6'-0"



**RIGHT ELEVATION (ROOF TYPE "A") (DUPLEX)**  
1" = 6'-0"



**RIGHT ELEVATION (ROOF TYPE "B") (DUPLEX)**  
1" = 6'-0"



**BUILDING 5 RIGHT ELEVATION**  
1" = 6'-0"

REVISIONS	BY

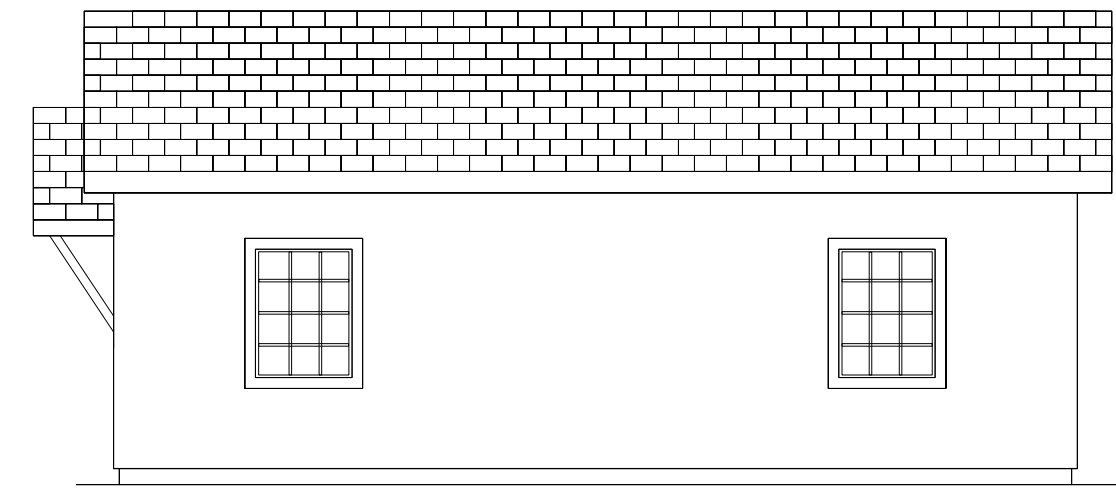
PREPARED BY: JOHN NEJAD  
 ADDRESS: 420 N. MCKINLEY ST #111-105  
 CORONA, CA 92879  
 PHONE: 951-288-7357  
 FAX: 951-483-7877  
 EMAIL: JOHNNEJAD2000@GMAIL.COM

OWNER: ANOOP & MEENU MAHESHWARI  
 ADDRESS: 2275 S. MAIN STREET  
 CORONA, CA 92882  
 PHONE: 951-538-6169  
 FAX:  

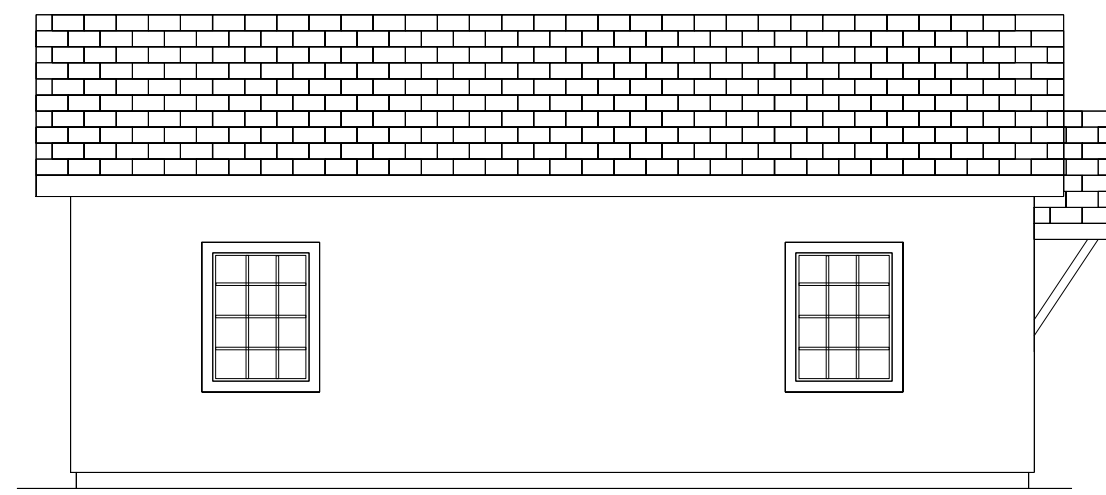
PROJECT: FIR GARDEN TOWNHOMES  
 PROPOSED 19 MULTI-FAMILY UNITS  
 ADDRESS: FIR AVE., MORENO VALLEY, CA  
 A. P. N.: 481-200-013  
 481-200-044  
 481-200-043

DRAWN
CHECKED
DATE
SCALE 1" = 6'-0"
JOB NO.
SHEET
OF SHEETS

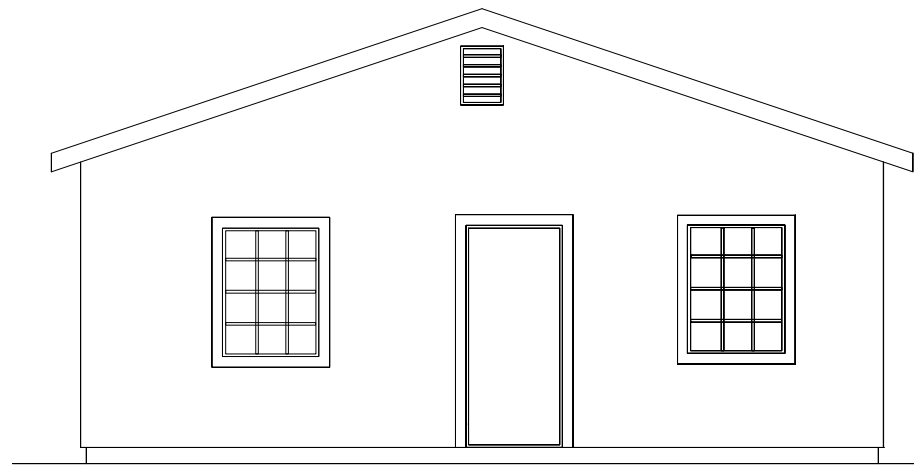
### EXISTING ELEVATIONS



**LEFT ELEVATION (E)**  
1" = 6'-0"



**RIGHT ELEVATION (E)**  
1" = 6'-0"

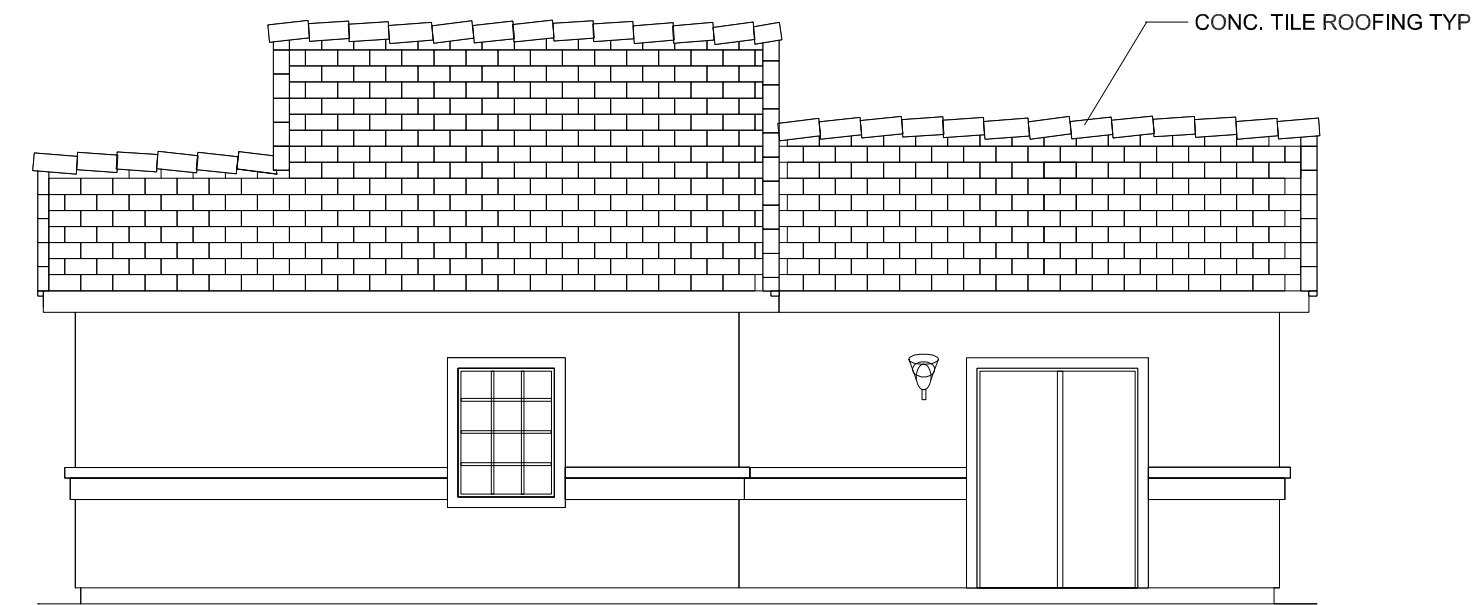


**REAR ELEVATION (E)**  
1" = 6'-0"

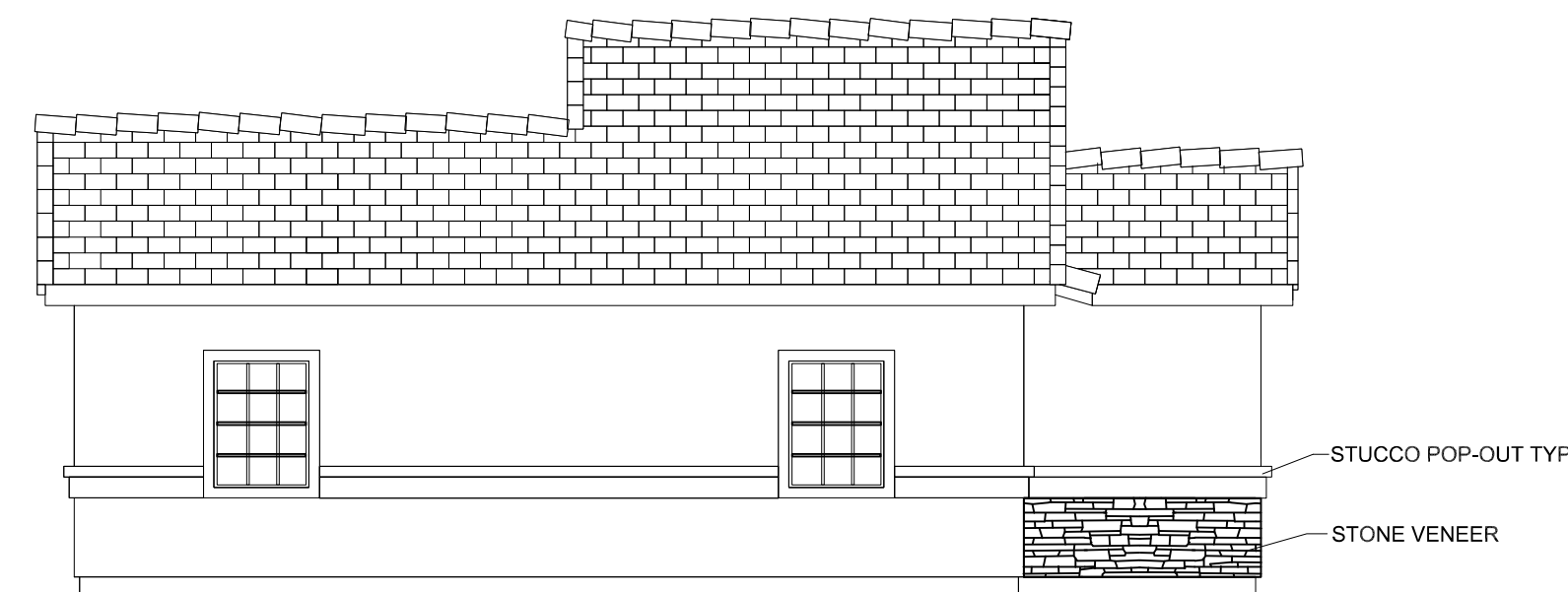


**FRONT ELEVATION (E)**  
1" = 6'-0"

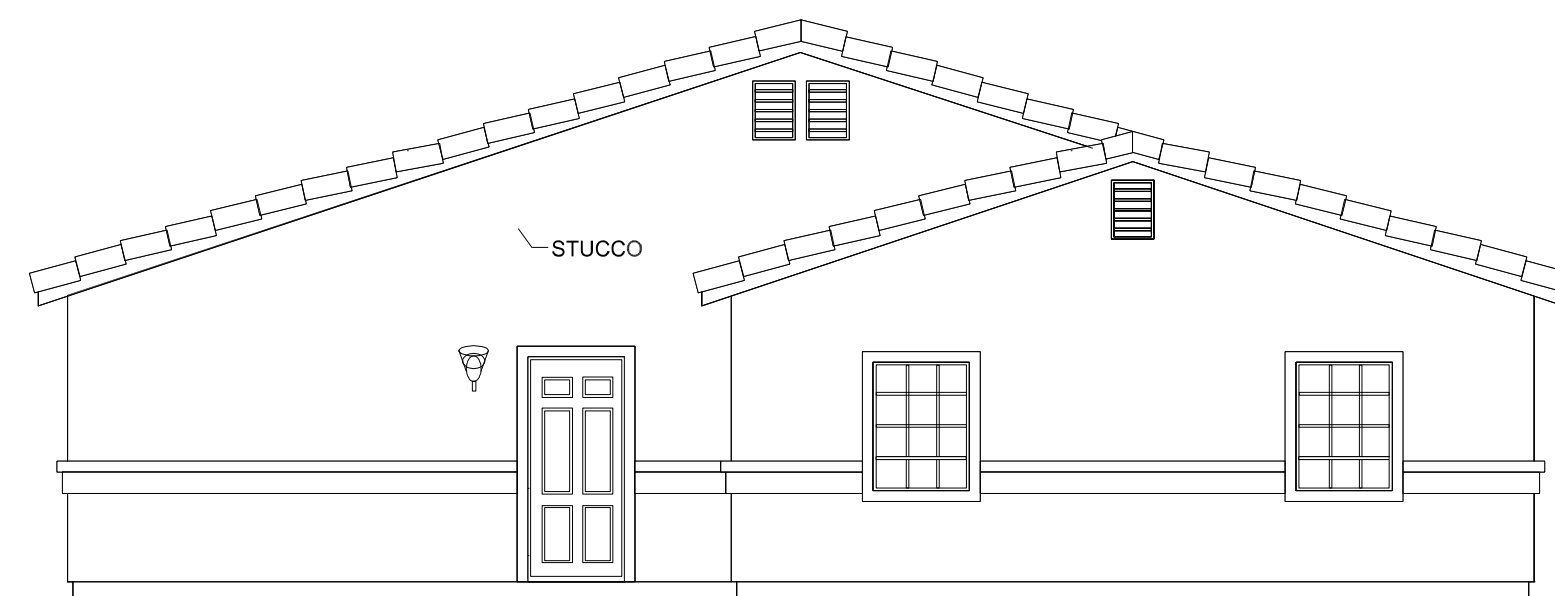
### PROPOSED ELEVATIONS



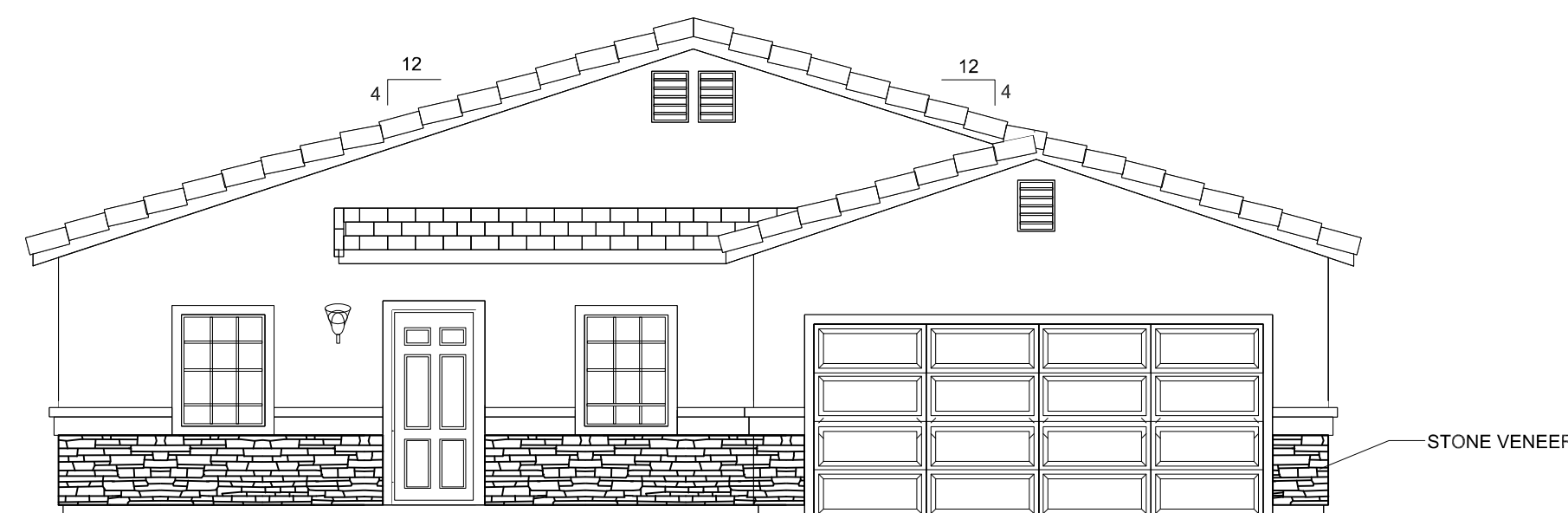
**RIGHT ELEVATION (N)**  
1" = 6'-0"



**LEFT ELEVATION (N)**  
1" = 6'-0"

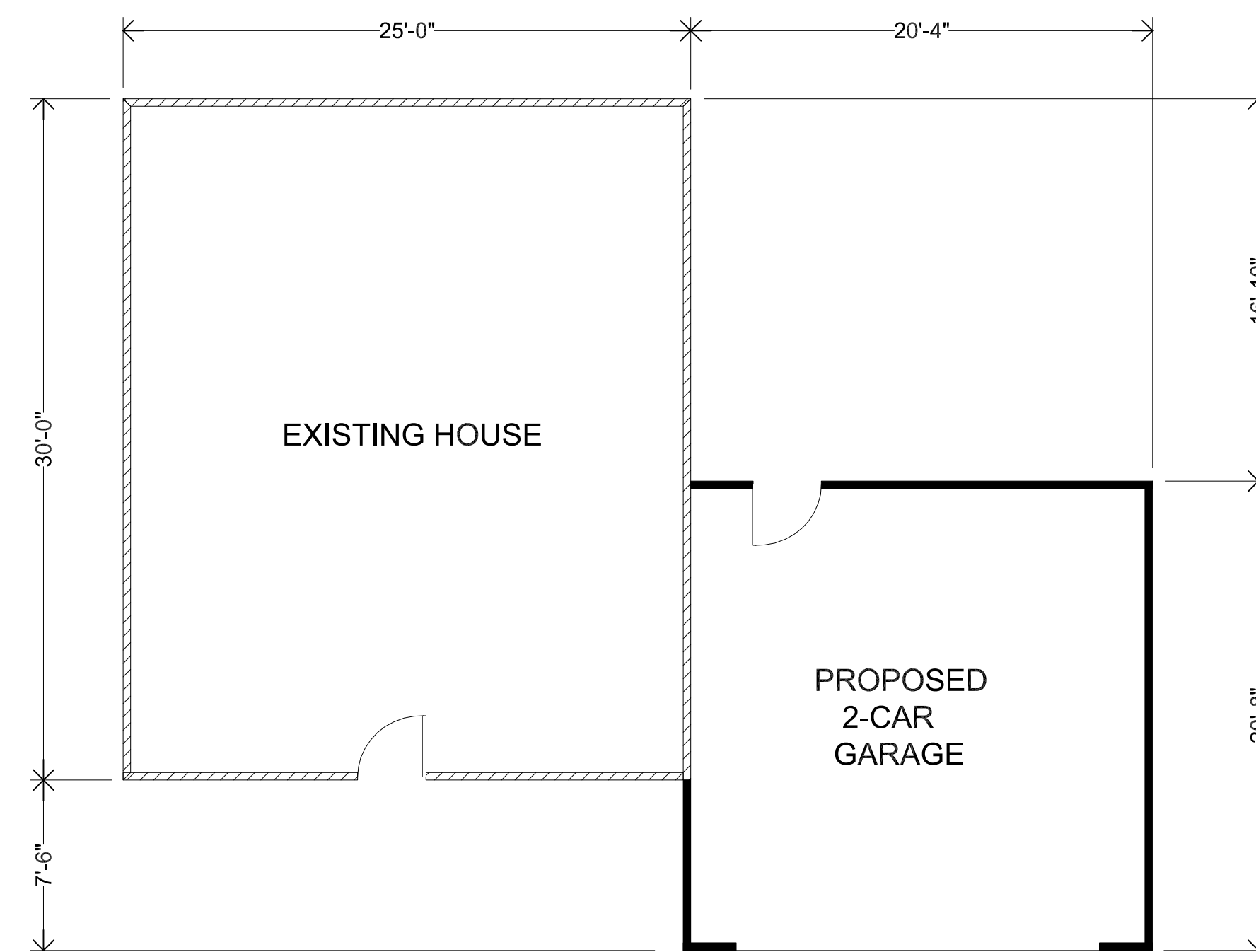


**REAR ELEVATION (N)**  
1" = 6'-0"



**FRONT ELEVATION (N)**  
1" = 6'-0"

### PROPOSED 2-CAR GARAGE ADDITION TO EXISTING HOUSE



**FLOOR PLAN**  
1" = 6'-0"

REVISIONS	BY

PREPARED BY: JOHN NEJAD  
 ADDRESS: 420 N. MCKINLEY ST #111-105  
 CORONA, CA 92879  
 PHONE: 951-288-7357  
 FAX: 951-493-7877  
 EMAIL: JOHNNEJAD2000@GMAIL.COM





OWNER: ANOOP & MEENU MAHESHWARI  
 ADDRESS: 2275 S. MAIN STREET  
 CORONA, CA 92882  
 PHONE: 951-538-6169  
 FAX:  

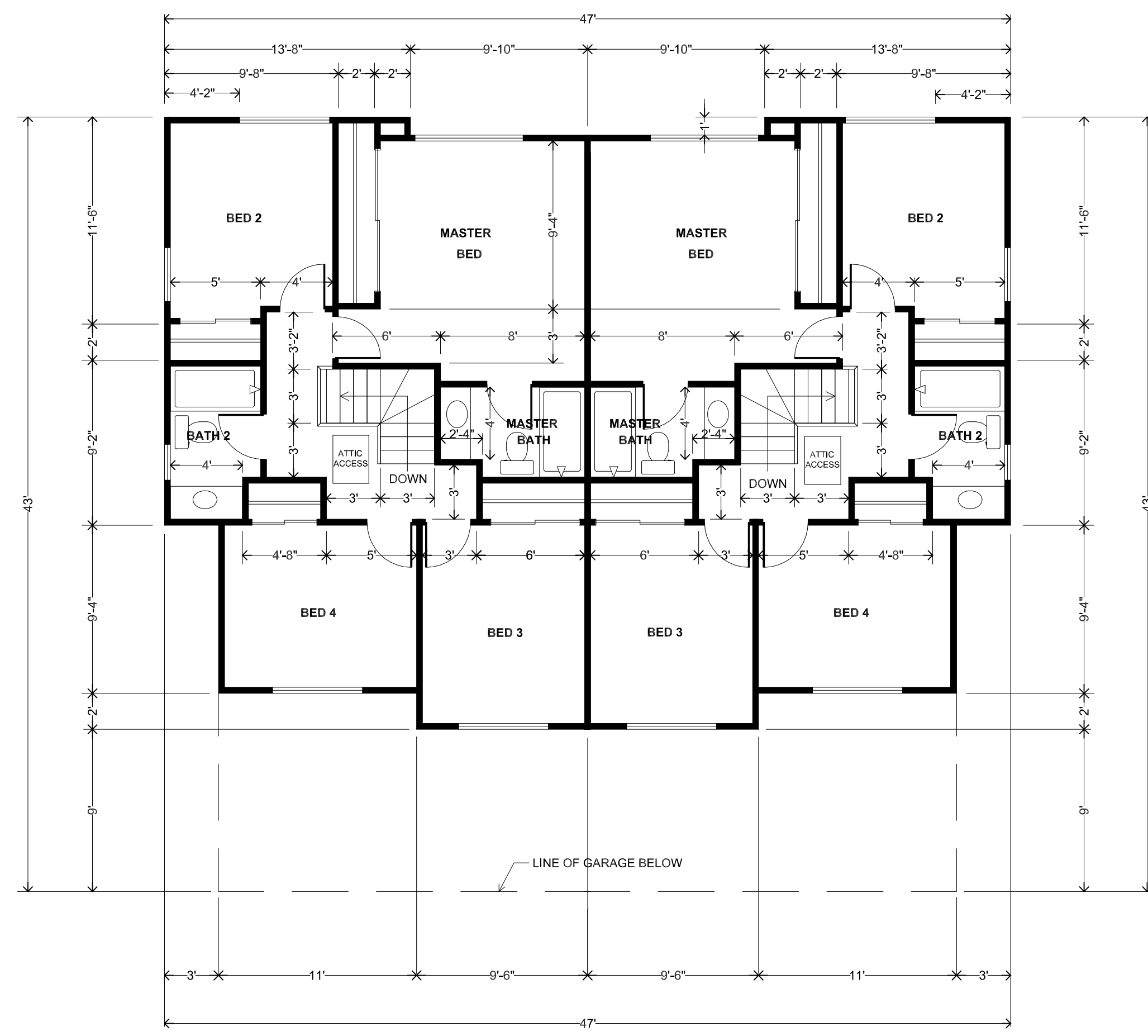
PROJECT: FIR GARDEN TOWNHOMES  
 PROPOSED 19 MULTI-FAMILY UNITS  
 ADDRESS: FIR AVE., MORENO VALLEY, CA  
 A. P. N.: 481-200-013  
 481-200-044  
 481-200-043

DRAWN
CHECKED
DATE
SCALE 1" = 6'-0"
JOB NO.
SHEET
OF SHEETS



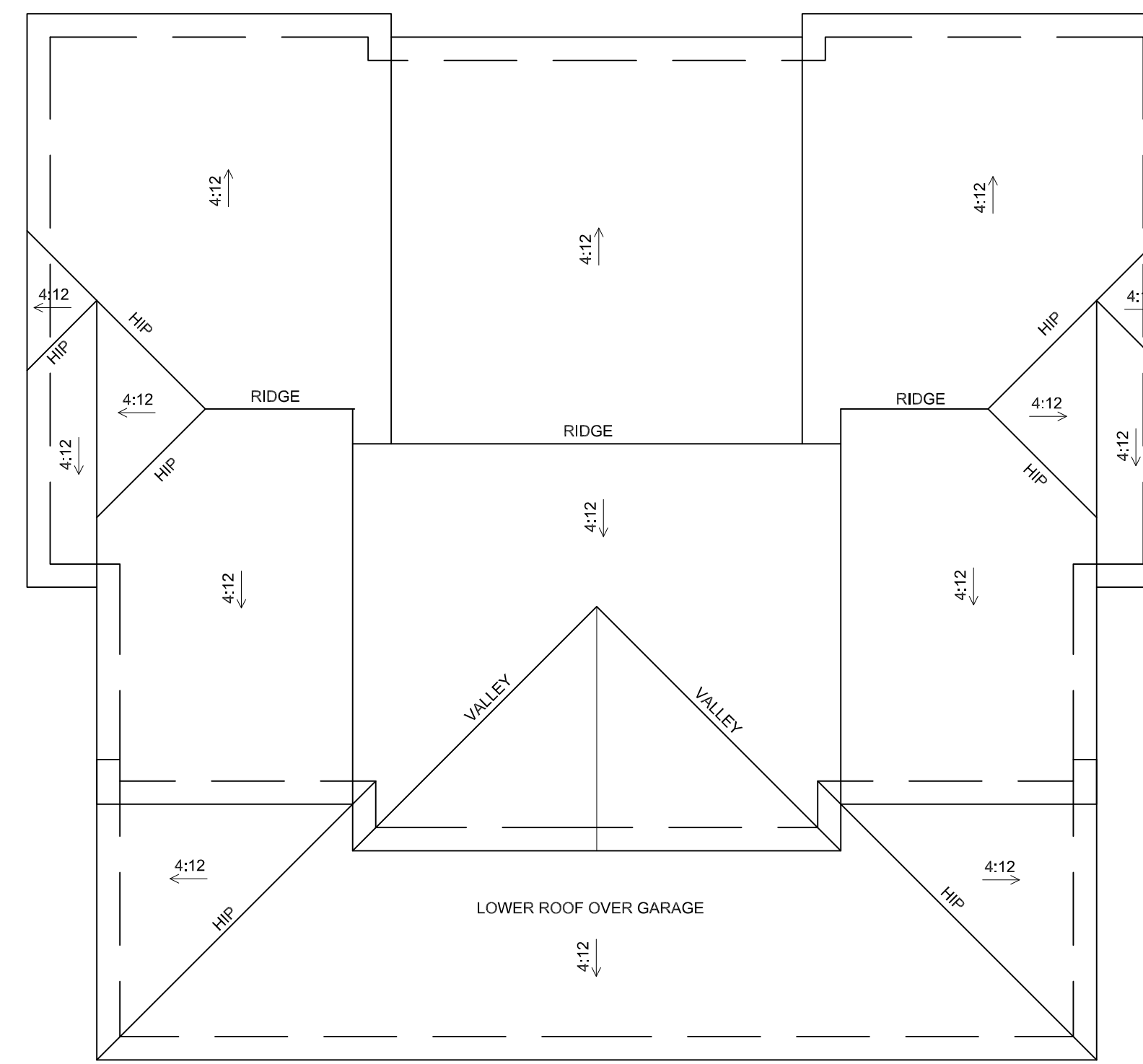
# FIR GARDEN TOWNHOMES, FIR AVE. MORENO VALLEY

<b>PAINT</b>	SHERWIN WILLIAMS	
<b>STUCCO</b>	LA HABRA	
<b>ROOF TILE</b>	AUBURN TILE	
<b>STONE VENEER</b>	EL DORADO STONE	
<b>GARAGE DOORS</b>	CLOPAY - CLASSIC	
	<b>TYPE "A", BLDG 5 EXISTING HOUSE</b>	<b>TYPE "B"</b>
<b>FASCIA</b>	WHITE	WHITE
<b>TRIM - SHUTTERS</b>	SW 6096 JUTE BROWN	SW 6103 TEA CHEST
<b>ENTRY DOORS</b>	SW 6307 FINE WINE	SW 6496 OCEANSIDE
<b>GARAGE DOORS</b>	WHITE	WHITE
<b>STUCCO</b>	24 SANTA FE	278 TRABUCO
<b>STONE VENEER</b>	 <p><b>STACKED STONE</b></p>	 <p><b>STACKED STONE</b></p>
<b>ROOF TILE</b>	 <p><b>RUSTIC SHAKE</b></p>	 <p><b>CAPE COD</b></p>

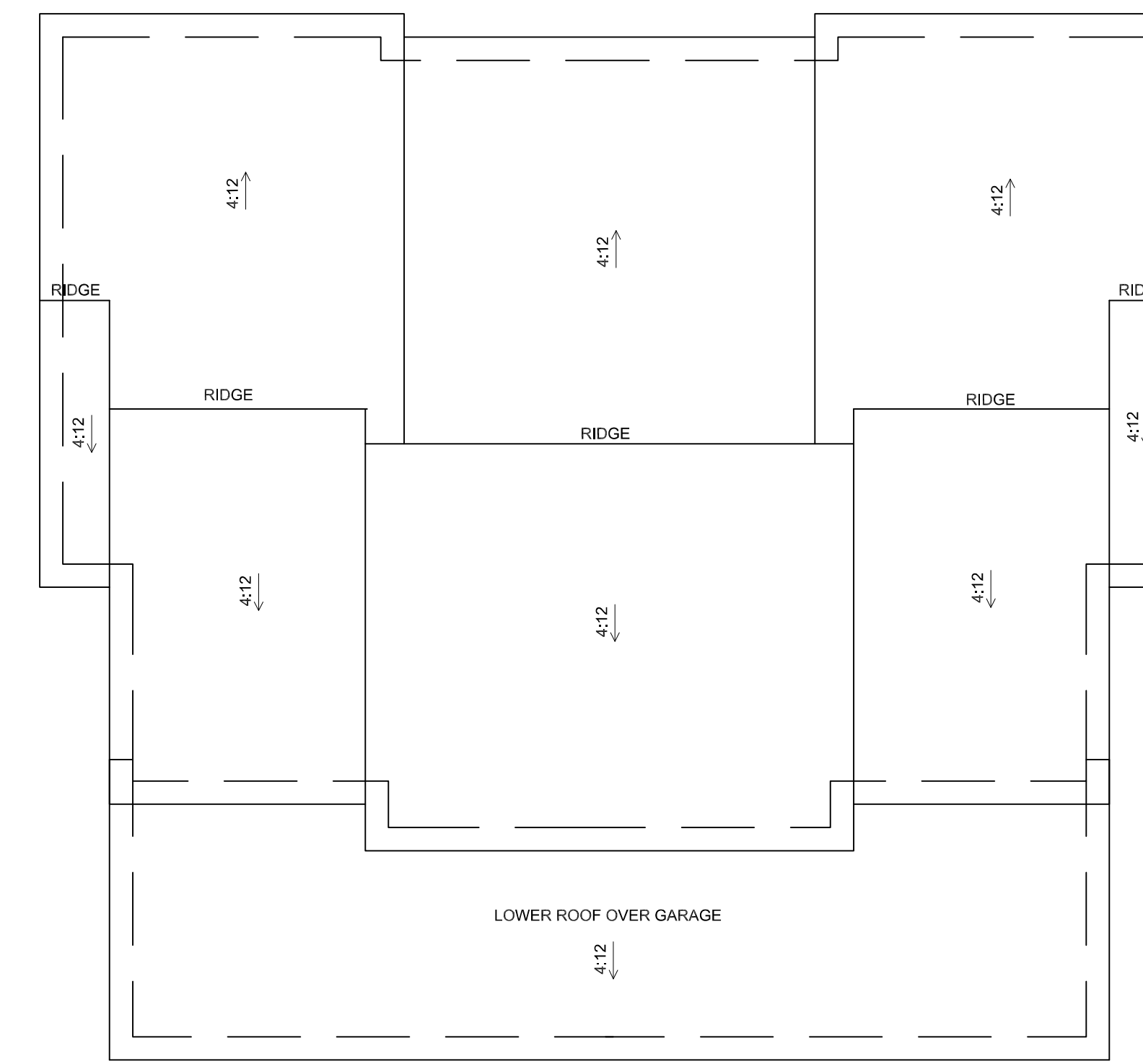


**2ND FLOOR PLAN (DUPEX)**  
1" = 6'-0"  
**LIVING AREA: 733 SF**

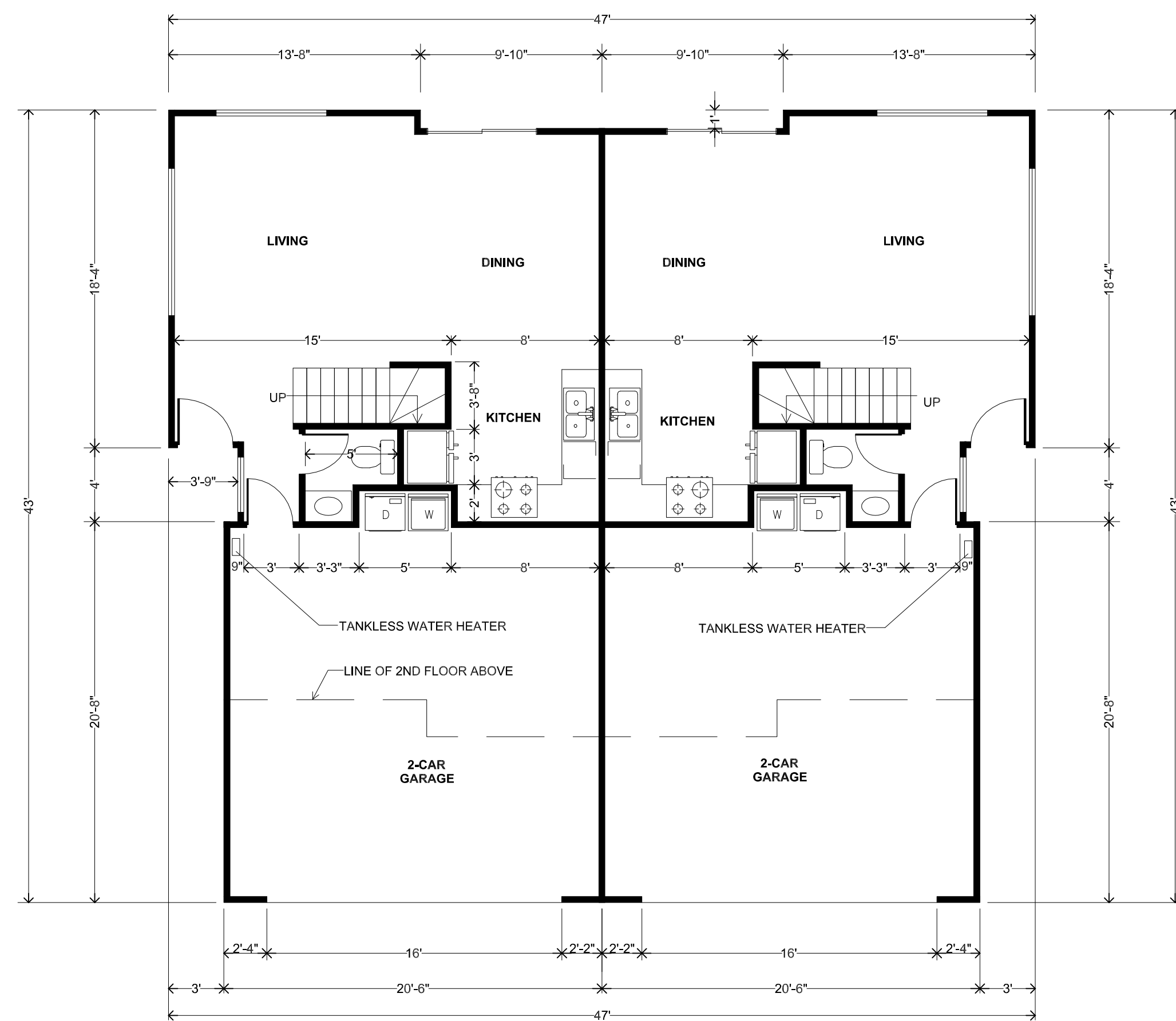
FAU'S TO BE PLACED IN THE ATTICS



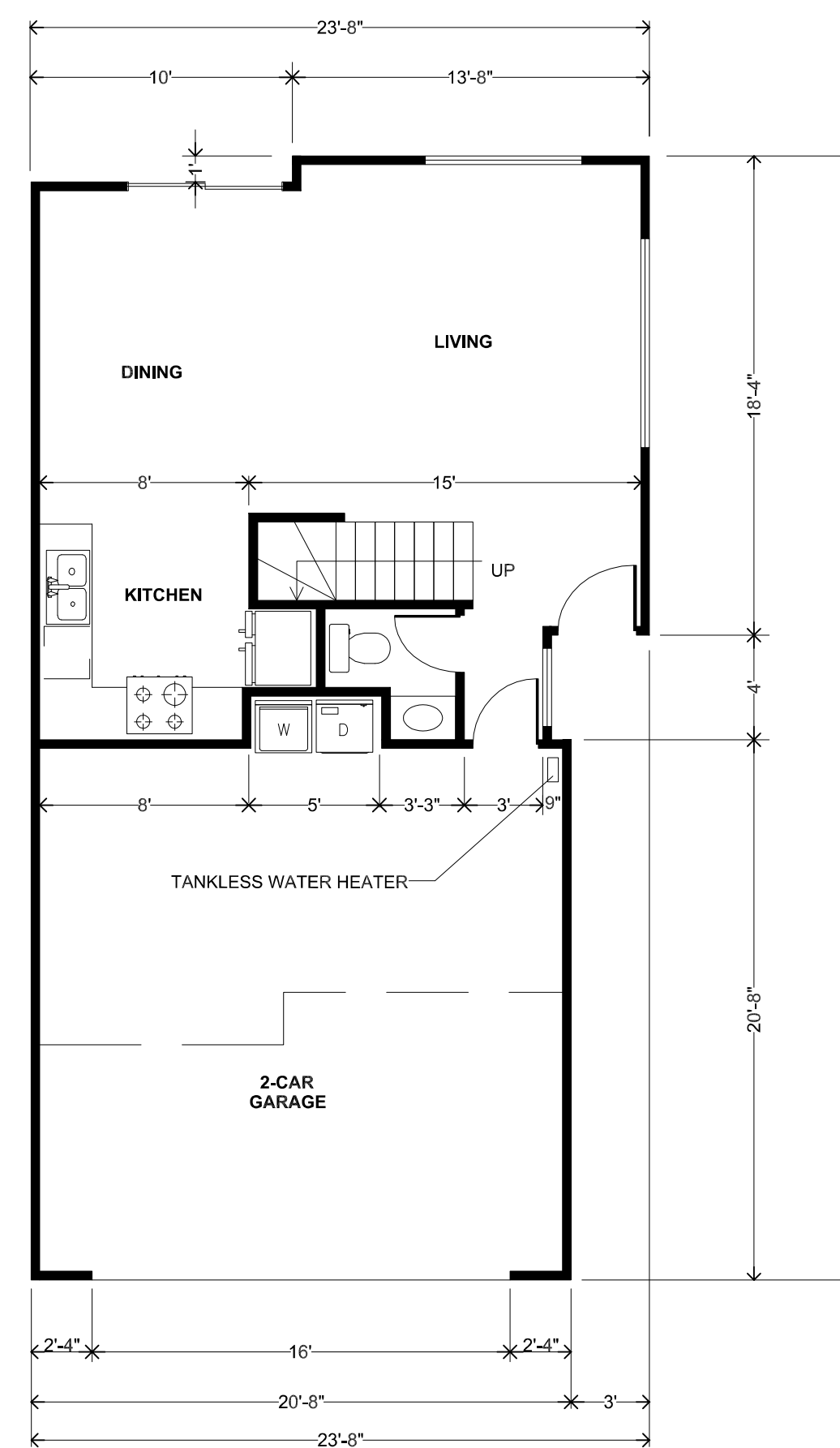
**ROOF PLAN TYPE "A" (DUPEX)**  
1" = 6'-0"



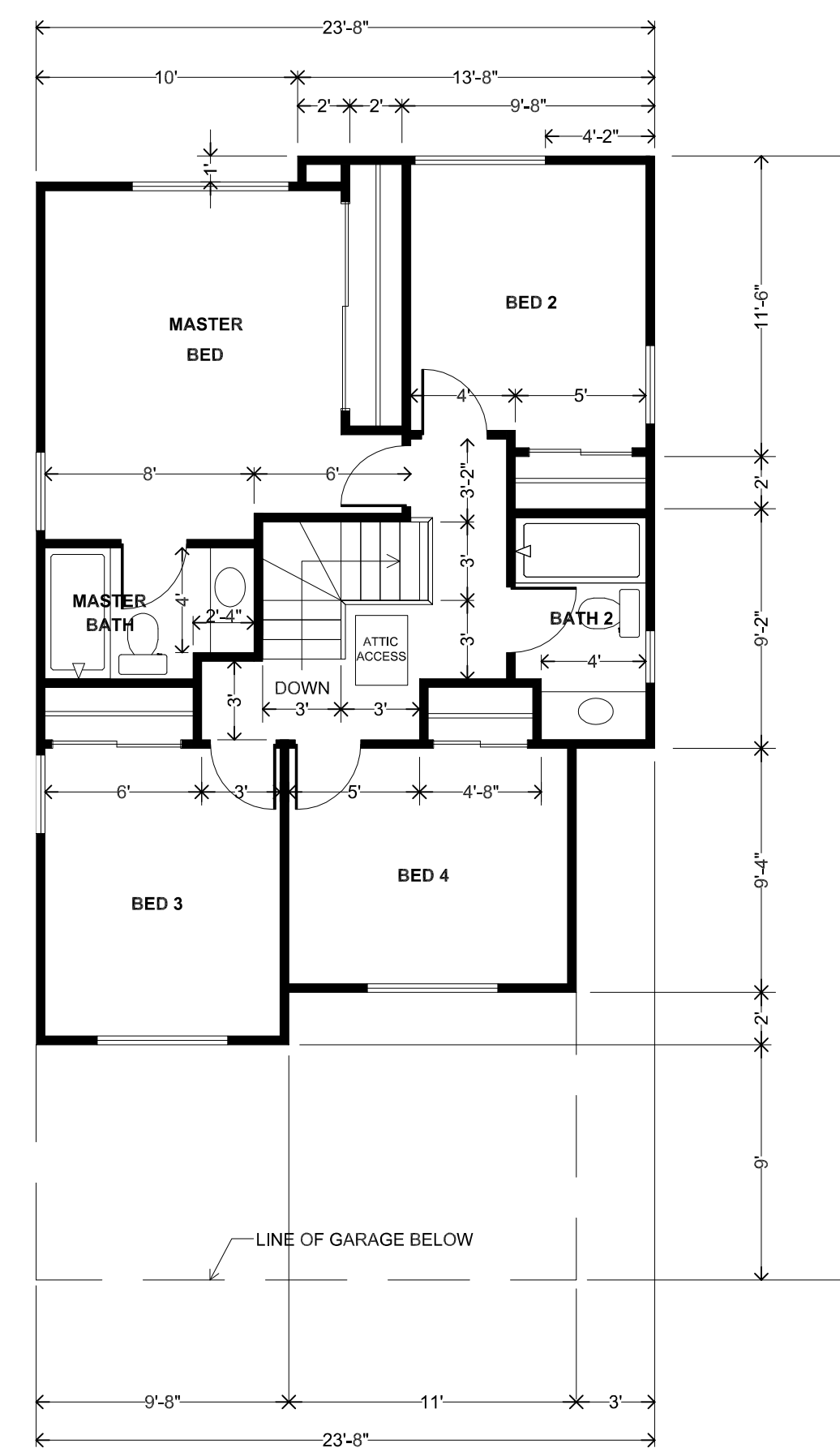
**ROOF PLAN TYPE "B" (DUPEX)**  
1" = 6'-0"



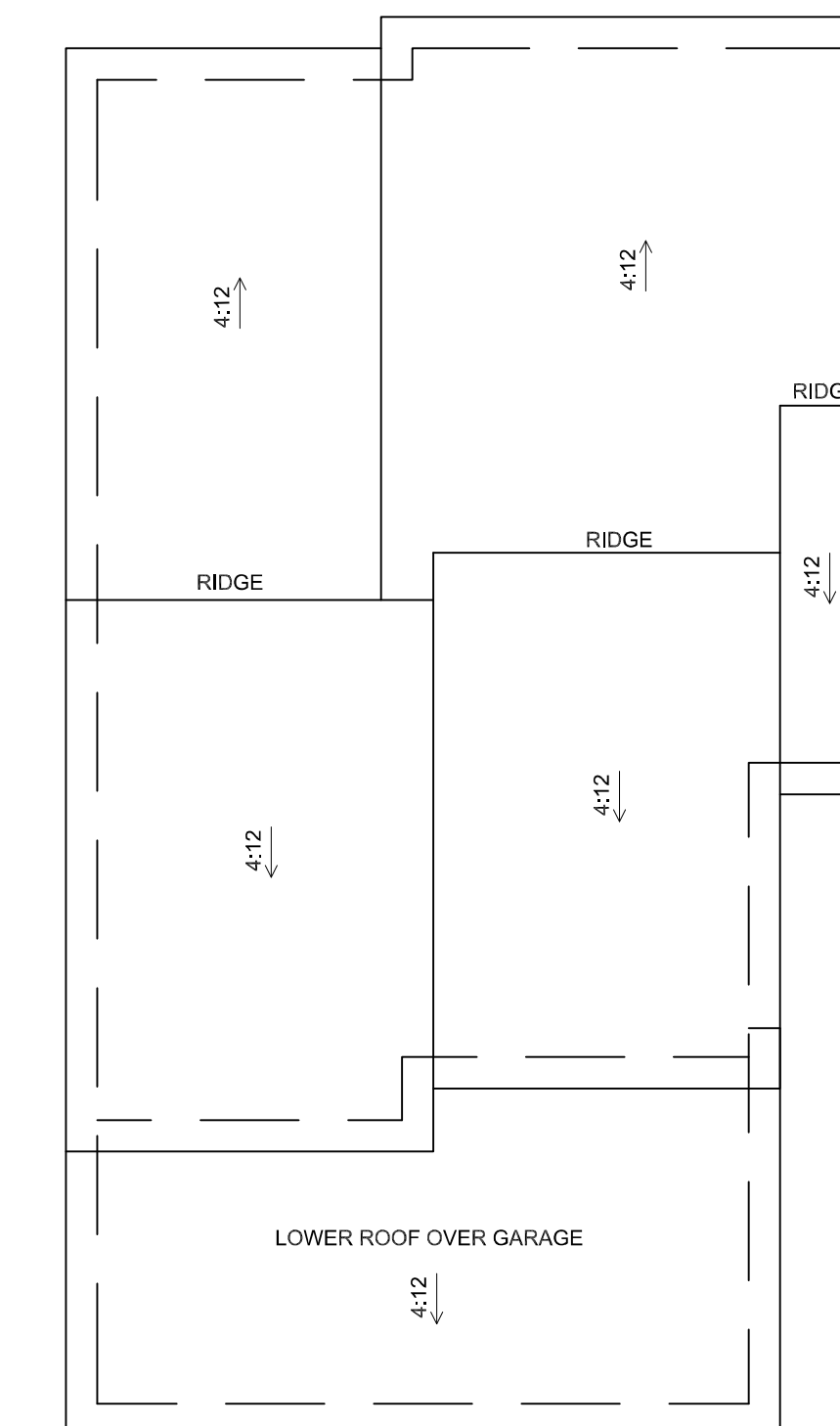
**1ST FLOOR PLAN (DUPEX)**  
1" = 6'-0"  
**LIVING 489 SF**  
**GARAGE 423 SF**



**BUILDING 5, 1ST FLOOR PLAN**  
1" = 6'-0"  
**LIVING 493 SF**  
**GARAGE 427 SF**



**BUILDING 5, 2ND FLOOR PLAN**  
1" = 6'-0"  
**LIVING 739 SF**



**BUILDING 5, ROOF PLAN**  
1" = 6'-0"

REVISIONS	BY

PREPARED BY: JOHN NEJAD  
ADDRESS: 420 N. MCKINLEY ST #111-105  
CORONA, CA 92879  
PHONE: 951-288-7357  
FAX: 951-493-7877  
EMAIL: MJRN@NETSCAPE.COM

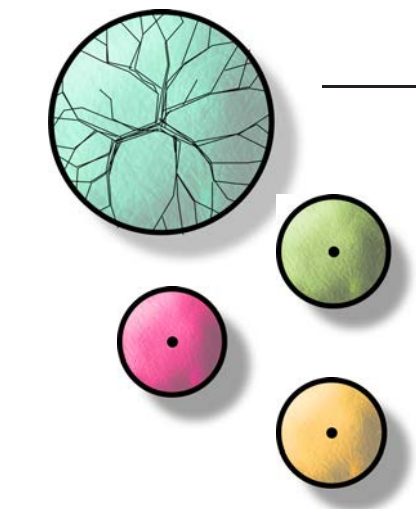
OWNER: ANOOP AND MEENU MAHESHWARI  
ADDRESS: 2275 S. MAIN STREET  
CORONA, CA 92882  
PHONE: 951-538-6169  
FAX:  

PROJECT: PROPOSED 19 MULTI-FAMILY UNITS  
ADDRESS: FIR AVE., MORENO VALLEY, CA  
A. P. N. : 481-200-013  
481-200-044  
481-200-043

	DRAWN
	CHECKED
	DATE
	SCALE 1" = 6'-0"
	JOB NO.
	SHEET

# COUNTY OF RIVERSIDE CALIFORNIA FRIENDLY PLANT PALETTE

WUCOLS REGION #4



## TREES

### Street



*Pinus halepensis*  
Aleppo Pine



*Liquidambar styraciflua*  
American Sweet Gum  
(Seedless Var.)



*Platanus x acerifolia*  
London Plane Tree

### Community



*Gleditsia triacanthos*  
Honey Locust



*Prosopis chilensis*  
Chilean Mesquite



*Pyrus calleryana*  
Callery Pear

### Accent



*Lagerstroemia indica*  
Crape Myrtle



*Lagerstroemia indica*  
Natchez Crape Myrtle



*Vitex agnus-castus*  
Monk's Pepper Tree

### Specimen



*Cercidium floridum*  
Blue Palo Verde



*Quercus virginiana*  
Southern Live Oak



*Tipuana tipu*  
Tipu Tree

## Shrubs



*Cassia artemisioides*  
Feathery Cassia



*Cistus ssp.*  
Rockrose



*Leonotis leonurus*  
Lions Tail



*Leucophyllum frutescens*  
Texas Sage



*Rosmarinus officinalis*  
Tuscan Blue Rosemary



*Salvia Greggii*  
Autumn Sage



*Tecoma stans*  
Yellow Bells



*Bougainvillea ssp.*



*Trachelospermum jasminoides*  
Star Jasmine



*Acacia redolens*  
Bank catclaw

## Vines

## Basin

## Groundcovers



*Callistemon 'Little John'*  
Dwarf Bottlebrush



*Justicia spicigera*  
Mexican Honeysuckle



*Lantana montevidensis*  
Trailing Lantana



*Senecio mandraliscae*  
Blue Chalk Sticks



*Agave attenuata*  
Foxtail Agave



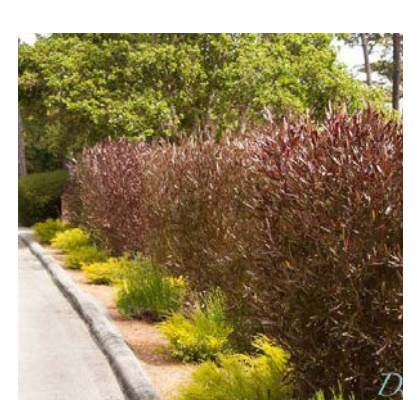
*Aloe striata*  
Coral Aloe



*Phormium tenax ssp.*  
New Zealand Flax



*Buxus microphylla*  
Japanese Boxwood



*Dodonaea viscosa*  
Hopseed Bush

## Accents

## Hedges

# CONCEPTUAL LANDSCAPE MASTER PLAN

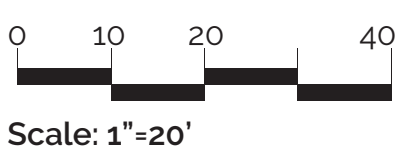
## Fir Garden Townhomes - Fir Ave Moreno Valley, CA

August 2019

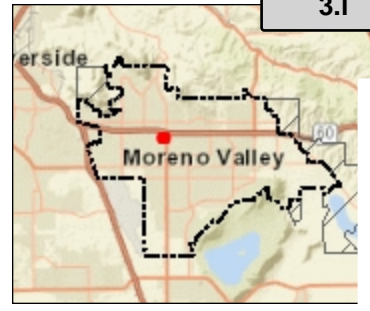
### NOTES:

1. PLAN WAS DESIGNED USING MORENO VALLEY MUNICIPAL CODE, TITLE 9 PLANNING AND ZONING, CHAPTER 9.17.30 LANDSCAPE AND WATER EFFICIENCY REQUIREMENTS AND RIVERSIDE COUNTY CALIFORNIA FRIENDLY PLANT LIST.
2. PLANS ARE DIAGRAMMATIC AND ARE NOT INTENDED FOR CONSTRUCTION.

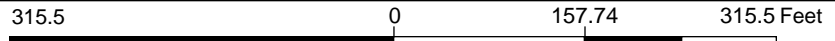
APN:  
481-200-013  
481-200-044  
481-200-043



# PEN18-0086 Site Plan



- Legend**
- Public Facilities
    - Public Facilities
    - ★ Fire Stations
  - Parcels
  - ⊞ City Boundary
  - ⊞ Sphere of Influence



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

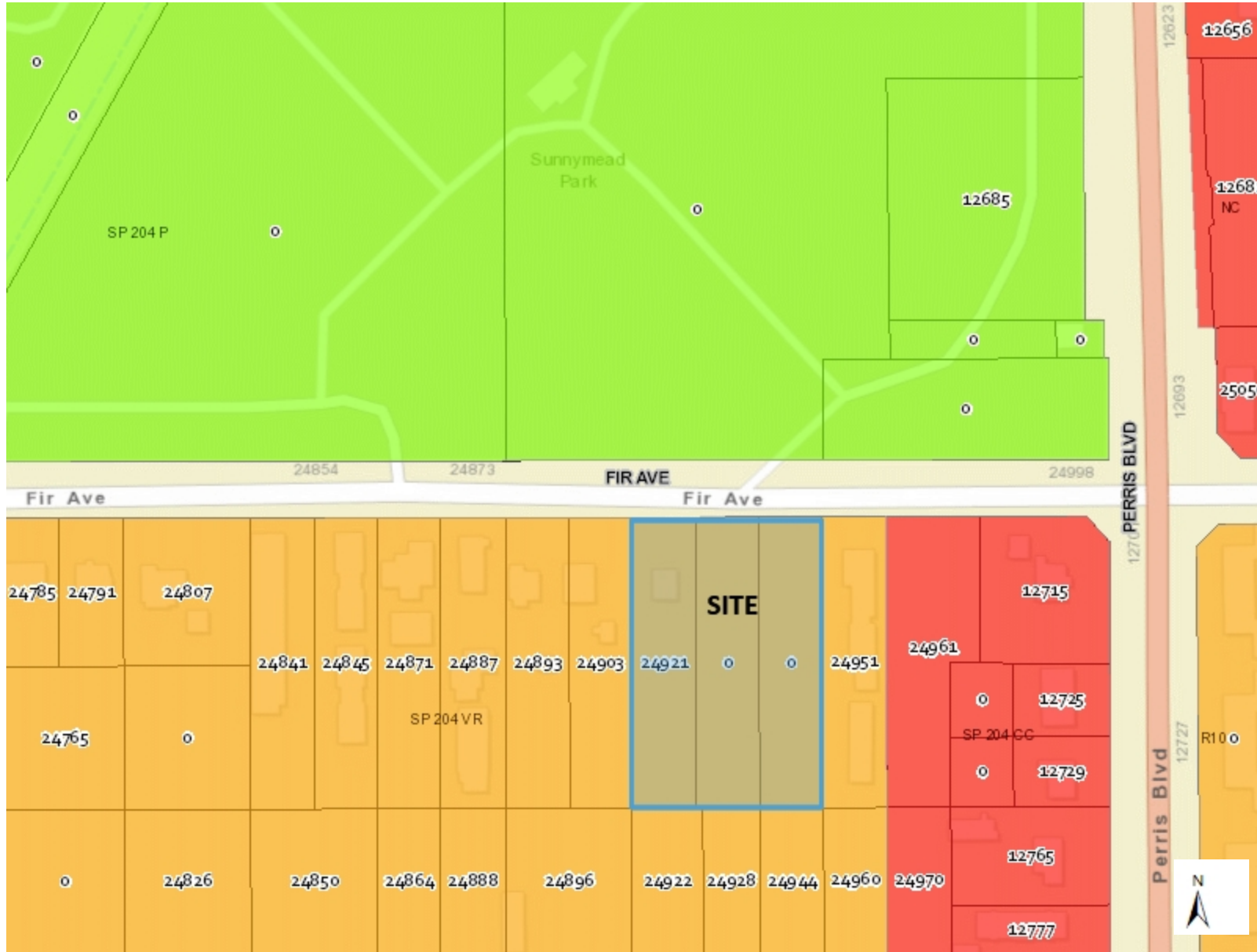
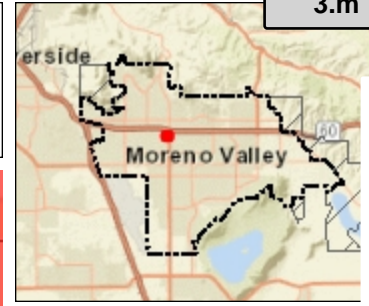
Notes

Attachment: Aerial Map (3712 : PEN18-0086 Planned Unit Development/Conditional Use Permit)



# PEN18-0086 Zoning Map SP204VR

3.m



### Legend

#### Zoning

- Commercial
- Industrial/Business Park
- Public Facilities
- Office
- Planned Development
- Large Lot Residential
- Residential Agriculture 2 DU/AC
- Residential 2 DU/AC
- Suburban Residential
- Multi-family
- Open Space/Park

#### Master Plan of Trails

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

#### Road Labels

- Parcels
- City Boundary
- Sphere of Influence
- World Street Map

### Notes

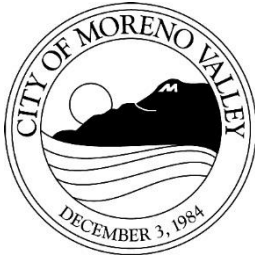
315.5 0 157.74 315.5 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

Print Date: 10/22/2019

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

Attachment: Zoning Map (3712 : PEN18-0086 Planned Unit Development/Conditional Use Permit)



## PLANNING COMMISSION

### STAFF REPORT

Meeting Date: November 14, 2019

PLOT PLAN FOR AN 18 UNIT MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT ON 1.86 ACRES LOCATED ON THE WEST SIDE OF EDGEMONT STREET BETWEEN EUCALYPTUS AVENUE AND DRACAEA AVENUE

Case: PEN18-0064 Plot Plan

Applicant / Property Apollo III Development Group, LLC  
Owner:

Representative Joe Holasek

Location: West side of Edgemont Street between Eucalyptus Avenue and Dracaea Avenue

Case Planner: Gabriel Diaz

Council District: 1

Proposal Plot Plan for an 18 unit multi-family residential development. The property is zoned Residential 10 District (R10).

#### **SUMMARY**

The applicant, Apollo III Development Group, LLC, is requesting approval of an 18 unit multi-family residential development on 1.86 acres of land located on the west side of Edgemont Street between Eucalyptus Avenue and Dracaea Avenue, within the Residential 10 (R10) District. The project as designed and conditioned is consistent with the goals, policies, and objectives of the City's General Plan, as well as, the requirements of the Residential 10 (R10) District, and the City's Municipal Code.

#### **PROJECT DESCRIPTION**

## **Project**

The proposed multi-family residential development on approximately 1.86 acres includes the construction of four single-story 4-unit buildings and one single-story 2-unit building. All 18 units are 1,035 square feet in size and consist of two bedrooms and two bathrooms, a 154 square foot private open space area, and an attached two-car garage. Common on-site amenities include 5,580 square feet of common open space with picnic tables and barbecues, as well as six guest parking spaces. The applicant has also proposed a 0.26 acre easement across two adjacent vacant parcels to the west (APNs: 263-132-016 and 263-132-017) for sewer and storm drain purposes. The applicant owns both parcels and at this time has not identified any plans to develop them.

## **Site and Surrounding Area**

The 1.86-acre project site is located on the west side of Edgemont Street between Eucalyptus Avenue and Dracaea Avenue. The contiguous parcels to the north, south, and east consist of a mixture of vacant parcels and single-family residential development and have a General Plan Land Use Designation of Residential 10 and a Zoning Designation of Residential 10 (R10) District. The contiguous parcels to the west consist of a mixture of vacant land and multi-family residential development and have a General Plan Land Use Designation of Residential 15 to and a Zoning Designation of Residential 15 (R15) District.

The project site wraps around a vacant 0.23 acre parcel (APN: 263-132-028) that is zoned Residential 10 (R10) District, consistent with the project site. During the review of the application staff encouraged the applicant to explore opportunities to acquire the property. Unfortunately, the applicant was unsuccessful. Therefore, the project has been designed in a manner as to not preclude future development of this parcel.

## **Access/Parking**

The project site will have a single full access driveway on Edgemont Street. Units within the development will be accessed by an on-site private driveway that will also be designed to provide access and turnarounds for large vehicles including fire, waste management and delivery.

The project site has been designed to comply with on-site City parking requirements by providing a two-car garage for each unit and six visitor parking stalls.

The project will include street and sidewalk improvements along the site's Edgemont Street frontage and will provide connectivity with the existing public improvements.

## **Design/Landscaping**

The buildings reflect a contemporary architectural style. Exterior enhancements to the building include wood fascia, concrete tile roofs, foam window sills, painted metal vents,

covered private entrances, exterior columns and trellises. The two buildings visible from Edgemont Street have been designed to complement the existing single-family residences located on the east side of Edgemont Street.

Each of the units will have a 154 square foot fenced private open space area, which exceeds the 150 square foot minimum requirement of the Municipal Code. The proposed project exceeds the minimum common open space area of 5,400 square feet, 300 square feet per unit, by providing a 5,580 square foot common open space area that includes a picnic gathering area with BBQ stations and picnic tables. Additional landscaped areas are provided throughout the project.

Perimeter landscaping is provided along the project frontage and throughout the development. Proposed fencing includes a decorative masonry pilasters with stucco finish and precast concrete cap, and decorative wrought iron fencing along the perimeter of the development.

This project, as designed and conditioned, conforms to all development standards of the Residential 10 (R10) District and the design guidelines for multi-family residential developments prescribed in the City's Municipal Code and City Landscape Standards.

### **REVIEW PROCESS**

The review process included several submittals with comments by staff addressing site design, water quality and building standards. The applicant has addressed all comments.

### **ENVIRONMENTAL**

City staff has completed an independent review of the potential environmental impacts of the proposed project in accordance with the California Environmental Quality Act (CEQA) Guidelines and has determined the project does not have the potential for a significant effect on the environment, and qualifies for a Class 32 Categorical Exemption (Section 15332, In-fill Development Projects).

### **NOTIFICATION**

The public hearing notice for this project was published in the local newspaper on November 1, 2019. Public notices were sent to all property owners of record within 600 feet of the project site on October 31, 2019. The public hearing notice for this project was posted on the project site on November 1, 2019.

As of the date of report preparation, staff has received no phone calls or correspondence in response to the noticing for this project.

### **REVIEW AGENCY COMMENTS**



The project application materials were circulated for review by all appropriate City departments and divisions as well as applicable outside agencies. Throughout the review process, comments and proposed conditions of approval were provided in writing to the Applicant.

Given the project site's proximity to the March Air Reserve Base, the project application has been reviewed by the Riverside County Airport Land Use Commission (ALUC). Conditions of approval provided by ALUC have been incorporated into the recommended Conditions of Approval for the project.

### **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2019-42, and thereby:

1. **CERTIFY** that Plot Plan PEN18-0064 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. **APPROVE** Plot Plan PEN18-0064, based on the findings contained in this resolution, and subject to the attached conditions of approval included as Exhibit A.

Prepared by:  
Gabriel Diaz  
Associate Planner

Approved by:  
Patty Nevins  
Acting Community Development Director

### **ATTACHMENTS**

1. Public Hearing Notice
2. 600 Foot Radius Map
3. Resolution 2019-42
4. Exhibit A to Resolution 2019-42 Conditions of Approval
5. Site Plan
6. Grading Plans Conceptual
7. Building Elevations
8. Floor and Roof Plans
9. Preliminary Landscape Plans
10. Aerial Map
11. General Plan Map
12. Zoning Map



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

## NOTICE OF PUBLIC HEARING



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

**MEETING INFORMATION:** November 14, 2019, 7:00 P.  
 Moreno Valley Council Chamber, 14177 Frederick Street

**PROJECT LOCATION:** West side of Edgemont Street between Eucalyptus Avenue and Dracaea Avenue (APN: 263-132- and 263-132-033). District 1.

**CASE NUMBER(s):** PEN18-0064

**CASE PLANNER:** Gabriel Diaz, Associate Planner  
 (951) 413-3226 or gabrield@moval.org

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

Attachment: Public Hearing Notice [Revision 3] (3802 :

# NOTICE OF PUBLIC HEARING

---

## PROPOSAL:

A Plot Plan for an 18-unit multi-family residential development on 1.86. The property is zoned Residential 10 (R10).

## ENVIRONMENTAL DETERMINATION:

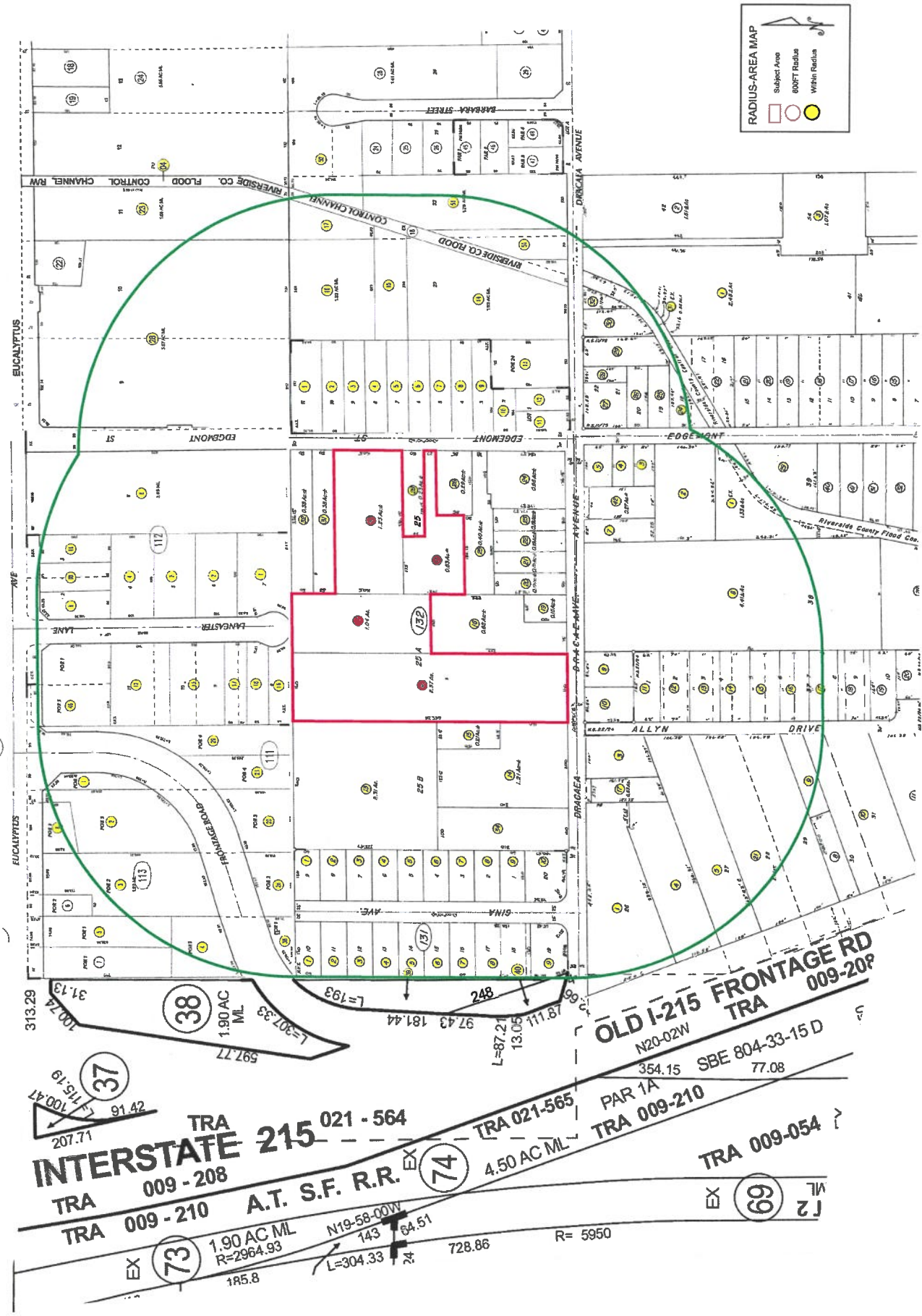
The project has been evaluated against criteria set forth in the California Environmental Quality Act (CEQA) Guideline and it was determined that the project will not have a significant effect on the environment. A finding that the project is exempt from the provisions of CEQA as a Class 32 Categorical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

## HEARING:

Any person interested in the proposal may speak at the hearing or provide written testimony at or prior to the hearing. The application file and environmental documents may be inspected at the Community Development Department at 1417 Frederick Street, Moreno Valley, California during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday and 7:30 a.m. to 4:30 p.m. on Fridays), or you may telephone (951) 413-3206 for further information.

The Planning Commission, at the Hearing or during deliberations, could also consider and approve changes to the project or the environmental determination. If you challenge this project, including any modifications considered for the project, in court, you may be limited to raising only those items you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission on or before the public hearing.

*Upon request and in compliance with the Americans with Disabilities Act of 1990, any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to Guy Pegan, ADA Coordinator, at 951.413.3120 at least 48 hours before the meeting. The 48-hour notification will enable the City to make reasonable arrangements to ensure accessibility.*



Attachment: 600 Foot Radius Map (3802 : PEN18-0064 Plot Plan)

TRA 009-210 A.T. S.F. R.R. EX 73 1.90 AC ML R=2964.93

TRA 009-208 INTERSTATE 215 021 - 564

TRA 021-565 74 4.50 AC ML

TRA 009-210 PAR 1A SBE 804-33-15 D N20-02 M20-02

TRA 009-054 69 77.08

OLD I-215 FRONTAGE RD TRA 009-208

## RESOLUTION NO. 2019-42

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING A PLOT PLAN (PEN18-0064) FOR DEVELOPMENT OF AN 18 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON A 1.86 ACRE SITE LOCATED ON THE WEST SIDE OF EDMONT STREET BETWEEN EUCALYPTUS AVENUE AND DRACAEA AVENUE. (APNS: 263-132-030 and 263-132-033).

**WHEREAS**, Apollo III Development Group, LLC, has filed an application for the approval of Plot Plan PEN18-0064 for development of an 18 unit multi-family project as described in the title above; and

**WHEREAS**, the application has been evaluated in accordance with established City of Moreno Valley (City) procedures, and with consideration of the General Plan, Municipal Code, and other applicable regulations; and

**WHEREAS**, upon completion of a thorough development review process the project was appropriately agendized and noticed for a public hearing before the Planning Commission of the City of Moreno Valley (Planning Commission); and

**WHEREAS**, the public hearing notice for this project was published in the local newspaper on November 1, 2019. Public notices were sent to all property owners of record within 600 feet of the project site on October 31, 2019. The public hearing notice for this project was posted on the project site on November 1, 2019; and

**WHEREAS**, on November 14, 2019, the Planning Commission held a public hearing to consider the application; and

**WHEREAS**, on November 14, 2019, the Planning Commission of the City of Moreno Valley determined that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et. seq.) under CEQA Guidelines Section 15332, Class 32: In-Fill Development Projects; and

**WHEREAS**, all legal prerequisites to the adoption of this Resolution have occurred; and

**WHEREAS**, pursuant to Government Code Section 66020(d)(1), **NOTICE IS HEREBY GIVEN** that this project is subject to certain fees, dedications, reservations and other exactions as provided herein.

**NOW, THEREFORE, BE IT RESOLVED**, it is hereby found and determined by the Planning Commission of the City of Moreno Valley as follows:

A. This Planning Commission hereby specifically finds that all of the facts set forth above in this Resolution are true and correct.

B. Based upon substantial evidence presented to this Planning Commission during the above-referenced meeting on November 14, 2019, including written and oral staff reports, and the record from the public hearing, this Planning Commission hereby specifically finds as follows:

1. **Conformance with General Plan Policies** – The proposed use is consistent with the General Plan, and its goals, objectives, policies and programs.

**FACT:** The proposed development is for an 18 unit multi-family residential development on approximately 1.86 net acres. The General Plan land use designation for the project site is Residential 10, which allows for the proposed use.

The project as proposed is consistent with General Plan Goal 2.4, which identifies the need for a supply of housing in sufficient numbers suitable to meet the diverse needs of future residents and to support healthy economic development without creating an oversupply of any particular type of housing. The project is also consistent with General Plan Objective 2.2, which states that the City will provide a wide range of residential opportunities and dwelling types to meet the demands of present and future residents of all socioeconomic groups.

The project as designed and conditioned will achieve the objectives of the City of Moreno Valley's General Plan to provide for housing projects. The project is consistent with the General Plan Housing Element that identifies goals, objectives and policies to create housing opportunities (Housing Chapter 8, G.8.8 and Objective 8.10). The project satisfies all of the requirements in the City's Municipal Code.

2. **Conformance with Zoning Regulations** – The proposed use complies with all applicable zoning and other regulations.

**FACT:** The project site is zoned Residential 10 (R10) District. The proposed project is within the range of density allowed under the R10 zoning. The project provides a residential density of 9.6 dwelling units to the acre. The range for density permitted within the R10 zone is 8 to 10 dwelling units per acre.

The project is designed in accordance with the provisions of Section 9.03 Residential Districts and Section 9.16 Design Guidelines of the

City's Municipal Code. The project as designed and conditioned would comply with all applicable zoning and other regulations.

3. **Health, Safety and Welfare** – The proposed use will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

**FACT:** The proposed multifamily residential project will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity. The proposed multi-family residential project as designed and conditioned will provide acceptable levels of protection from natural and man-made hazards to life, health, and property consistent with General Goal 9.6.1. The project site is located within approximately one half mile of Fire Station No. 6. Therefore, adequate emergency services can be provided to the site consistent with General Plan Goal 9.6.2.

Planning staff has reviewed the project in accordance with the latest edition of the California Environmental Quality Act (CEQA) Guidelines and has determined that the project is exempt under the provisions of the CEQA as a Class 32 Categorical Exemption, CEQA Guidelines, Section 15332 for In-Fill Development Projects. The Class 32 exemption applies to the single-family residential project because the Plot Plan is consistent with the criteria of the exemption including the following.

The proposed development occurs within city limits on a project site of 1.86 acres, which is less than the exemption requirement of five acres. In addition, the site is surrounded by existing urban uses, and has no value as habitat for endangered, rare or threatened species.

Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and can be adequately served by all required utilities and public services.

The project as designed and conditioned will result in a development that will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

The project as designed and conditioned will be required to comply with the Residential 10 (R10) zoning regulations, all applicable building codes, and the City's Municipal Code.

4. **Redevelopment Plan** - The project conforms with any applicable provisions of any city redevelopment plan.

**FACT:** In January 2011, the Governor of the State of California proposed statewide elimination of redevelopment agencies. State legislation was passed on June 29, 2011 prohibiting redevelopment agencies from engaging in new business and established timelines for dissolution of redevelopment agencies. For these reasons, the finding is no longer applicable.

5. **Location, Design and Operation** – The location, design and operation of the proposed project will be compatible with existing and planned land uses in the vicinity.

**FACT:** The project site is consistent with the Residential 10 General Plan and zoning designations. The area surrounding the proposed project includes a mix of single- and multiple-family residential developments and vacant land.

The project includes a total of five 1-story apartment buildings. The proposed mix includes four 4-unit buildings and one 2-unit building. All 18 units are 1,035 square feet in size and consist of two bedrooms, two bathrooms, a 154 square foot private open space area, and an attached two-car garage. Common on-site amenities include 5,580 square feet of common open space with picnic tables and barbecues, as well as six guest parking spaces.

As designed and conditioned the proposed multifamily residential project is compatible with existing and proposed land uses in the vicinity.

## C. FEES, DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS

### 1. FEES

Impact, mitigation and other fees are due and payable under currently applicable ordinances and resolutions. These fees may include but are not limited to Development Impact Fee, Transportation Uniform Mitigation Fee (TUMF), Multi-species Habitat Conservation Plan (MSHCP) Mitigation Fee, Stephens Kangaroo Habitat Conservation fee, Underground Utilities in lieu Fee, Area Drainage Plan fee, Bridge and Thoroughfare Mitigation fee (Future) and Traffic Signal Mitigation fee. The final amount of fees payable is dependent upon information provided by the applicant and will be determined at the time the fees become due and payable.

Unless otherwise provided for by this Resolution, all impact fees shall be calculated and collected at the time and in the manner provided in Chapter 3.32 of the City of Moreno Valley Municipal Code or as so provided in the applicable ordinances and resolutions. The City



expressly reserves the right to amend the fees and the fee calculations consistent with applicable law.

## 2. DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS

The adopted Conditions of Approval for PEN18-0064 incorporated herein by reference, may include dedications, reservations, and exactions pursuant to Government Code Section 66020 (d) (1).

## 3. CITY RIGHT TO MODIFY/ADJUST; PROTEST LIMITATIONS

The City expressly reserves the right to establish, modify or adjust any fee, dedication, reservation or other exaction to the extent permitted and as authorized by law.

Pursuant to Government Code Section 66020(d) (1), NOTICE IS FURTHER GIVEN that the 90 day period to protest the imposition of any impact fee, dedication, reservation, or other exaction described in this Resolution begins on the effective date of this Resolution and any such protest must be in a manner that complies with Section 66020(a) and failure to timely follow this procedure will bar any subsequent legal action to attack, review, set aside, void or annul imposition.

The right to protest the fees, dedications, reservations, or other exactions does not apply to planning, zoning, grading, or other similar application processing fees or service fees in connection with this project and it does not apply to any fees, dedication, reservations, or other exactions of which a notice has been given similar to this, nor does it revive challenges to any fees for which the applicable statute of limitations has previously expired.

**BE IT FURTHER RESOLVED** that the Planning Commission **HEREBY APPROVES** Resolution No. 2019-42, and thereby:

1. **CERTIFY** that this item 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. **APPROVE** Plot Plan PEN18-0064 based on the findings contained in this resolution, and subject to the attached conditions of approval included as Exhibit A.

**APPROVED** on this 14<sup>th</sup> day of November 2019.

AYES:

\_\_\_\_\_  
Jeffrey D. Sims  
Chairperson, Planning Commission

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Patty Nevins,  
Acting Community Development Director  
Secretary to the Planning Commission

\_\_\_\_\_  
City Attorney

Attached

Exhibit A: Conditions of Approval

Attachment: Resolution 2019-42 [Revision 4] (3802 : PEN18-0064 Plot Plan)

**CONDITIONS OF APPROVAL**

Plot Plan (PEN18-0064)

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CITY OF MORENO VALLEY  
 CONDITIONS OF APPROVAL  
 Plot Plan (PEN18-0064)

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. Any expansion to this use or exterior alterations will require the submittal of a separate application(s) and shall be reviewed and approved under separate permit(s). (MC 9.02.080)
3. 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. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
6. The required parking for this use shall comply with all applicable requirements of the City of Moreno Valley Municipal Code (MC 9.11.040).
7. The site shall be developed in accordance with the approved plans on file in the Community Development Department - Planning Division, the Municipal Code regulations, General Plan, and the conditions contained herein. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Official. (MC 9.14.020)
8. Any signs indicated on the submitted plans are not included with this approval. Any signs, whether permanent (e.g. wall, monument) or temporary (e.g. banner, flag), require separate application and approval by the Planning Division. No signs are permitted in the public right of way. (MC 9.12)
9. All site plans, grading plans, landscape and irrigation plans, fence/wall plans, lighting plans and street improvement plans shall be coordinated for consistency with this approval.

**CONDITIONS OF APPROVAL**

Plot Plan (PEN18-0064)

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Special Conditions

10. Prior to the start of any construction, temporary security fencing shall be erected. The fencing shall be a minimum of six (6) feet high with locking, gated access and shall remain through the duration of construction. Security shall remain in place until the project is completed or the above conditions no longer exist. (Security fencing is required if there is: construction, unsecured structures, unenclosed storage of materials and/or equipment, and/or the condition of the site constitutes a public hazard).
11. The site has been approved for an 18-unit multi-family residential development on approximately 1.86 acres includes the construction of four single-story 4-unit buildings and one single-story 2-unit building. All 18-units are 1,035 square feet in size and consist of two bedrooms, two bathrooms, a 154 square foot private open space area, and an attached two-car garage. Common on-site amenities include 5,580 square feet of common open space with picnic tables and barbecues, as well as six guest parking spaces. Additionally a 0.26 acre easement across two adjacent vacant parcels to the west (APNs: 263-132-017 and 263-132-016) for sewer and storm drain purposes is approved.
12. The project perimeter walls and fences shall be constructed with decorative masonry pilasters and decorative wrought iron fencing, the pilasters will have a stucco finish with a precast concrete cap. Vinyl fencing or other decorative durable fencing material as approved by the Community Development Director shall be used in separating the private open space in-between buildings.
13. The follow Airport Land Use Commission Conditions of Approval apply to the project. Prior to the issuance of a grading permit, the applicant shall demonstrate to the City of Moreno Valley that the Airport Land Use Commission Conditions of Approval have been satisfied.
  - a. ALUC-1 Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
  - b. ALUC-2 The following uses/activities are not included in the proposed project and shall be prohibited at this site.
    - Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
    - Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
    - Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators).

**CONDITIONS OF APPROVAL**

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- Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- c. "ALUC-3 The following disclosure notice shall be provided to all potential purchasers of the property and to any lessees of the structure (s) thereon, and shall be recorded as a deed of notice:

**NOTICE OF AIRPORT IN VICINITY**

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 1101 (b)(13)(A)."

- d. ALUC-4 Any new aboveground detention or water quality on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
- e. ALUC-5 March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
14. The owner or owner's representative shall establish and maintain a relationship with the City of Moreno Valley and cooperate with the Problem Oriented Policing (POP) program, or its successors.
15. The multifamily complex on site and parking lot lighting shall be maintained in good repair and shall comply with the Municipal Code lighting standards.
16. Prior to approval of any grading permit, the tree plan shall be submitted to and approved by the Planning Division. The plan shall identify all mature trees (4 inch trunk diameter or larger) on the subject property and City right -of-way. Using the grading plan as a base, the plan shall indicate trees to be relocated, retained, and removed. Replacement trees shall be shown on the plan, be a minimum size of 24 inch box, and meet a ratio of three replacement trees for each mature tree removed or as approved by the Planning Official. (GP Objective 4.4, 4.5, DG)

Prior to Grading Permit

17. Prior to the issuance of grading permits, decorative (e.g. colored/scored concrete or as approve by the Planning Official) pedestrian pathways across circulation aisles/paths shall be provided throughout the development to connect dwellings with open spaces and/or recreational uses or commercial/industrial buildings with open space and/or parking, and/or the public right-of-way. The pathways shall be shown on the precise grading plan. (GP Objective 46.8, DG)

**CONDITIONS OF APPROVAL**

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18. Prior to issuance of any grading permit, all Conditions of Approval shall be printed on the grading plans.
19. Prior to issuance of grading permits, the developer shall pay the applicable Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee. (Ord)
20. If potential historic, archaeological, Native American cultural resources or paleontological resources are uncovered during excavation or construction activities at the project site, work in the affected area must cease immediately and a qualified person (meeting the Secretary of the Interior's standards (36CFR61)) shall be consulted by the applicant to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, prehistoric, or paleontological resource. Determinations and recommendations by the consultant shall be immediately submitted to the Planning Division for consideration, and implemented as deemed appropriate by the Community Development Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all affected Native American Tribes before any further work commences in the affected area.

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

21. 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.
22. Prior to approval of any grading permits, plans for any security gate system shall be submitted to and approved by to the Planning Division.
23. Prior to issuance of grading permits, the developer shall submit wall /fence plans to the Planning Division for review and approval as follows:
  - a. A maximum 6-foot high solid decorative block 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.
24. Prior to the issuance of grading permits, a temporary project identification sign shall be erected on the site in a secure and visible manner. The sign shall be conspicuously posted at the site and remain in place until occupancy of the project. The sign shall include the following:
  - a. The name (if applicable) and address of the development.

**CONDITIONS OF APPROVAL**

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- b. The developer's name, address, and a 24-hour emergency telephone number.
25. 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.
  26. Prior to the issuance of building permits, proposed covered trash enclosures shall be included in the Planning review of the Fence and Wall plan or separate Planning submittal. The trash enclosure(s), including the roof materials, shall be compatible with the architecture, color and materials of the building (s) design. Trash enclosure areas shall include landscaping on three sides. Approved design plans shall be included in a Building submittal (Fence and Wall or building design plans). (GP Objective 43.6, DG)
  27. Prior to issuance of any building permits, final landscaping and irrigation plans shall be submitted for review and approved by the Planning Division. After the third plan check review for landscape plans, an additional plan check fee shall apply. The plans shall be prepared in accordance with the City's Landscape Requirements and shall include:
    - a. A three (3) foot high decorative wall, solid hedge or berm shall be placed in any setback areas between a public right of way and a parking lot for screening.
    - b. Finger and end planters with required step outs and curbing shall be provided every 12 parking stalls as well as at the terminus of each aisle.
    - c. Drought tolerant landscape shall be used. Sod shall be limited to gathering areas. (or No sod shall be installed)
    - d. Street trees shall be provided every 40 feet on center.
    - e. On-site trees shall be planted at an equivalent of one (1) tree per thirty (30) linear feet of the perimeter of a parking lot and per thirty linear feet of a building dimension for the portions of the building visible from a parking lot or right of way. Trees may be massed for pleasing aesthetic effects.
    - f. Enhanced landscaping shall be provided at all driveway entries and street corner locations. The review of all utility boxes, transformers etc. shall be coordinated to provide adequate screening from public view.
    - g. Landscaping on three sides of any trash enclosure.
    - h. All site perimeter and parking lot landscape and irrigation shall be installed prior to the release of certificate of any occupancy permits for the site.
  28. 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)
  29. Prior to issuance of a building permit, the developer/property owner or developer's successor-

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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)

30. Prior to building final, the developer/owner or developer's/owner' s successor-in-interest shall pay all applicable impact fees, including but not limited to Transportation Uniform Mitigation fees (TUMF), and the City's adopted Development Impact Fees. (Ord)
31. Prior to or at building plan check submittal, the elevation plans shall include decorative lighting sconces on all sides of the buildings of the complex facing a parking lot, courtyard or plaza, or public right of way or open space to provide up-lighting and shadowing on the structures. Include drawings of the sconce details for each building within the elevation plans, approved by the Planning Division prior to building permit issuance.
32. Prior to or at building plan check submittal, two copies of a detailed, on -site, computer generated, point-by-point comparison lighting plan, including exterior building, parking lot, and landscaping lighting, shall be submitted to the Planning Division for review and approval prior to the issuance of a building permit. 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)
33. Prior to approval of any grading permit, the tree plan shall be submitted to and approved by the Planning Division. The plan shall identify all mature trees (4 inch trunk diameter or larger) on the subject property and City right -of-way. Using the grading plan as a base, the plan shall indicate trees to be relocated, retained, and removed. Replacement trees shall be shown on the plan, be a minimum size of 24-inch box, and meet a ratio of three replacement trees for each mature tree removed or as approved by the Planning Official. (GP Objective 4.4, 4.5, DG)

Prior to Building Final or Occupancy

34. 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).
35. Prior to building final, Planning approved/stamped landscape plans shall be provided to the Community Development Department – Planning Division on a CD disk.
36. 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).
37. Prior to building final or Certificate of Occupancy, the owner or owner 's representative shall provide documentation to the Planning Division that they have contacted the Moreno Valley Police Department to establish and maintain a relationship with the City of Moreno Valley Police Department and cooperate with the Problem Oriented Policing (POP) program, or its successors.

Building Division

38. 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,



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exits, kitchens, bathrooms, common spaces, pools/spas, etc.

39. Prior to submittal, all new development, including residential second units, are required to obtain a valid property address to permit applicant. Addresses can be obtained by contacting the Building and Safety Division at 951.413.3350.
45. Contact the Building Safety Division for permit application submittal requirements.
46. Any construction within the city shall only be as follows: Monday through Friday seven a.m. to seven p.m.(except for holidays which occur on weekdays), eight a.m. to four p.m.; weekends and holidays (as observed by the city and described in the Moreno Valley Municipal Code Chapter 2.55), unless written approval is first obtained from the Building Official or City Engineer.
47. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.
48. The proposed development shall be subject to the payment of required development fees as required by the City's current Fee Ordinance at the time a building application is submitted or prior to the issuance of permits as determined by the City.
49. The proposed project will be subject to approval by the Eastern Municipal Water District and all applicable fees and charges shall be paid prior to permit issuance . Contact the water district at 951.928.3777 for specific details.
50. All new structures shall be designed in conformance to the latest design standards adopted by the State of California in the California Building Code, (CBC) Part 2, Title 24, California Code of Regulations including requirements for allowable area, occupancy separations, fire suppression systems, accessibility, etc. The current code edition is the 2016 CBC.
51. 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 2016 California Plumbing Code, Table 422.1. The occupant load and occupancy classification shall be determined in accordance with the California Building Code.
52. The proposed residential project shall comply with The 2016 California Green Building Standards Code, Section 4.106.4, mandatory requirements for Electric Vehicle Charging Station (EVCS).
53. 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)
54. Required accessible elements (trash enclosure) must be accessible and shall be on the accessible route. Please modify plans to show that the accessible route, including a man-door access - to the trash enclosure.

**FIRE DEPARTMENT**Fire Prevention Bureau

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55. 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)
56. Prior to issuance of Building Permits, the applicant/developer shall participate in the Fire Impact Mitigation Program. (Fee Resolution as adopted by City Council)
57. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a fire sprinkler system based on square footage and type of construction, occupancy or use. Fire sprinkler plans shall be submitted to the Fire Prevention Bureau for approval prior to installation. (CFC Chapter 9, MVMC 8.36.100[D])
58. Multi-family residences shall display the address in accordance with the Riverside County Fire Department Premises Identification standard 07-01. (CFC 505.1)
59. All Fire Department access roads or driveways shall not exceed 12 percent grade. (CFC 503.2.7 and MVMC 8.36.060[G])
60. 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)
61. 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)
62. 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)
63. 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)
64. 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)
65. 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.
66. 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

**CONDITIONS OF APPROVAL**

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plan submittal.

67. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)
68. 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])
69. 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)
70. 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)
71. 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)
72. 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)
73. During phased construction, dead end roadways and streets which have not been completed shall have a turn-around capable of accommodating fire apparatus. (CFC 503.1 and 503.2.5)

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

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

**CONDITIONS OF APPROVAL**

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76. The final approved conditions of approval (COAs) issued and any applicable Mitigation Measures by the Planning Division shall be photographically or electronically placed on mylar sheets and included in the Grading and Street Improvement plans.
77. The developer shall monitor, supervise and control all construction related activities, so as to prevent these activities from causing a public nuisance, including but not limited to, insuring strict adherence to the following:
- a. Removal of dirt, debris, or other construction material deposited on any public street no later than the end of each working day.
  - b. Observance of working hours as stipulated on permits issued by the Land Development Division.
  - c. The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.
  - d. All dust control measures per South Coast Air Quality Management District (SCAQMD) requirements during the grading operations.

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

78. Drainage facilities (e.g., catch basins, water quality basins, etc.) with sump conditions shall be designed to convey the tributary 100-year storm flows. Secondary emergency escape shall also be provided.
79. 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)]
80. The developer shall protect downstream properties from damage caused by alteration of drainage patterns (i.e. concentration or diversion of flow, etc). Protection shall be provided by constructing adequate drainage facilities, including, but not limited to, modifying existing facilities or by securing a drainage easement . [MC 9.14.110]
81. The maintenance responsibility of the proposed storm drain line shall be clearly identified. Storm drain lines within private property will be privately maintained and those within public streets will be publicly maintained.
82. The proposed private storm drain system shall connect to the existing in Dracaea Avenue. A storm drain manhole shall be placed at the right-of-way line to mark the beginning of the publicly maintained portion of this storm drain.
83. 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

**CONDITIONS OF APPROVAL**

Plot Plan (PEN18-0064)

Page 11

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/Storm Drain w/ Striping, RCFC storm drain, 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), etc.) (prior to Building Permit Issuance);
- g. As-Built revision for all plans (prior to Occupancy release);

Prior to Grading Plan Approval

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

**CONDITIONS OF APPROVAL**

Plot Plan (PEN18-0064)

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recyclables). The architecture shall be approved by the Planning Division and any structural approvals shall be made by the Building and Safety Division.

Prior to Grading Permit

85. 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)]
86. For non-subdivision projects, a copy of the Covenants, Conditions and Restrictions (CC&Rs) shall be submitted for review by the City Engineer. The CC&Rs shall include, but not be limited to, access easements, reciprocal access, private and /or public utility easements as may be relevant to the project.
87. A digital (pdf) copy of all approved grading plans shall be submitted to the Land Development Division.
88. 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)]
89. 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]
90. The developer shall pay all applicable inspection fees.

Prior to Improvement Plan Approval

91. The developer shall submit clearances from all applicable agencies, and pay all applicable plan check fees.
92. The street improvement plans shall comply with current City policies, plans and applicable City standards (i.e. MVSI-160 series, etc.) throughout this project.
93. 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.
94. 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]
95. 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.
96. 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

**CONDITIONS OF APPROVAL**

Plot Plan (PEN18-0064)

Page 13

pavement section is per current City Standards; additional signing & striping to accommodate increased traffic imposed by the development, etc.

97. All dry and wet utilities shall be shown on the plans and any crossings shall be potholed to determine actual location and elevation. Any conflicts shall be identified and addressed on the plans. The pothole survey data shall be submitted to Land Development with the public improvement plans for reference purposes only. The developer is responsible to coordinate with all affected utility companies and bear all costs of any utility relocation.

Prior to Encroachment Permit

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

Prior to Building Permit

102. 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.
103. For non-subdivision projects, the developer shall comply with the requirements of the City Engineer based on recommendations of the Riverside County Flood Control District regarding the construction/connection to County Master Plan Facilities.
104. For Commercial/Industrial projects, the owner may have to secure coverage under the State's General Industrial Activities Storm Water Permit as issued by the State Water Resources Control Board.
105. 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.
106. Certification to the line, grade, flow test and system invert elevations for the water quality control BMPs shall be submitted for review and approved by the City Engineer (excluding models homes).
107. Prior to building permit issuance, this project shall submit for review and approval a lot line adjustment for the intention of eliminating the common lot line between APNs 263-132-030 and 263-132-033.

**CONDITIONS OF APPROVAL**

Plot Plan (PEN18-0064)

Page 14

108. Easement(s) shall be required for the proposed private sewer and private storm drain on private property west of your project. The developer shall be responsible for all costs associated with the easement acquisition (s). Prior to Building Permit issuance, the easement(s) shall be approved and recorded and a copy shall be provided to the City.

Prior to Occupancy

109. All outstanding fees shall be paid.
110. All required as-built plans (prepared by a registered/licensed civil engineer) shall be submitted for review and approved by the City Engineer per the current submittal requirements.
111. The final/precise grade certification shall be submitted for review and approved by the City Engineer.
112. For commercial, industrial and multi-family projects, in compliance with Proposition 218, the developer shall agree to approve the City of Moreno Valley NPDES Regulatory Rate Schedule that is in place at the time of certificate of occupancy issuance. Under the current permit for storm water activities required as part of the National Pollutant Discharge Elimination System (NPDES) as mandated by the Federal Clean Water Act, this project is subject to the following requirements:
- a. Select one of the following options to meet the financial responsibility to provide storm water utilities services for the required continuous operation, maintenance, monitoring system evaluations and enhancements, remediation and/or replacement, all in accordance with Resolution No. 2002-46.
    - i. Participate in the mail ballot proceeding in compliance with Proposition 218, for the Common Interest, Commercial, Industrial and Quasi-Public Use NPDES Regulatory Rate Schedule and pay all associated costs with the ballot process; or
    - ii. Establish an endowment to cover future City costs as specified in the Common Interest, Commercial, Industrial and Quasi-Public Use NPDES Regulatory Rate Schedule.
  - b. Notify the Special Districts Division of the intent to request building permits 90 days prior to their issuance and the financial option selected. The financial option selected shall be in place prior to the issuance of certificate of occupancy . [California Government Code & Municipal Code]
113. The developer shall complete all public improvements in conformance with current City standards, except as noted in the Special Conditions, including but not limited to the following:
- a. Street improvements including, but not limited to: pavement, base, curb and/or gutter, cross gutters, spandrel, sidewalks, drive approaches, pedestrian ramps, street lights (LS-2), signing, striping, under sidewalk drains, landscaping and irrigation, medians, pavement tapers/transitions and traffic control devices as appropriate.
  - b. Storm drain facilities including, but not limited to: storm drain pipe, storm drain laterals, open channels, catch basins and local depressions.
  - c. City-owned utilities.



**CONDITIONS OF APPROVAL**

Plot Plan (PEN18-0064)

Page 15

- d. Sewer and water systems including, but not limited to: sanitary sewer, potable water and recycled water.
  - e. Under grounding of all existing and proposed utilities adjacent to and on -site. [MC 9.14.130]
  - f. Relocation of overhead electrical utility lines including, but not limited to : electrical, cable and telephone.
114. 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 Declaration of Restrictive Covenants (encroachment on City easement), as required, 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 agreement can be obtained by contacting the Land Development Division.
115. 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.
116. The Developer shall comply with the following water quality related items:
- a. Notify the Land Development Division prior to construction and installation of all structural BMPs so that an inspection can be performed.
  - b. Demonstrate that all structural BMPs described in the approved final project-specific WQMP have been constructed and installed in conformance with the approved plans and specifications;
  - c. Demonstrate that Developer is prepared to implement all non -structural BMPs described in the approved final project-specific WQMP; and
  - d. Demonstrate that an adequate number of copies of the approved final project-specific WQMP are available for future owners/occupants.
  - e. Clean and repair the water quality BMP's, including re-grading to approved civil drawing if necessary.
  - f. Obtain approval and complete installation of the irrigation and landscaping.

Special Districts Division

117. This project is conditioned for a proposed district to provide a funding source for the operation and maintenance of public improvements and/or services associated with new development in that territory. The Developer shall satisfy this condition with one of the options outlined below.

**CONDITIONS OF APPROVAL**

Plot Plan (PEN18-0064)

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- a. Participate in a special election for maintenance/services and pay all associated costs of the election process and formation, if any. Financing may be structured through a Community Facilities District, Landscape and Lighting Maintenance District, or other financing structure as determined by the City; or
- b. Establish an endowment fund to cover the future maintenance and /or service costs.

The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org when submitting the application for building permit issuance. If the first building permit is pulled prior to formation of the district, this condition will not apply. If the district has been or is in the process of being formed the Developer must inform the Special Districts Division of its selected financing option (a. or b. above). The option for participating in a special election requires 90 days to complete the special election process. This allows adequate time to be in compliance with the provisions of Article 13C of the California Constitution.

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

118. This project has been conditioned to provide a funding source for the continued maintenance, enhancement, and or retrofit of neighborhood parks, open spaces, linear parks, and/or trails systems. The Developer shall satisfy this condition with one of the options below.
  - a. Participate in a special election for annexation into Community Facilities District No. 1 or other district and pay all associated costs with the special election process and formation, if any; or
  - b. Establish an endowment fund to cover future maintenance costs for new neighborhood parks.

The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org when submitting the application for building permit issuance of its selected financial option. If option a. is selected, the special election will require a 90 day process prior to building permit issuance. This allows adequate time to be in compliance with the provisions of Article 13C of the California Constitution.

Annexation to CFD No. 1 shall be completed or proof of payment to establish the endowment fund shall be provided prior to the issuance of the first certificate of occupancy for the project.

119. Commercial (BP) If Land Development, a Division of the Public Works Department, requires this project to supply a funding source necessary to provide for, but not limited to, stormwater utilities services for the continuous operation, remediation and/or replacement, monitoring, systems evaluations and enhancement of on -site facilities and performing annual inspections of the affected areas to ensure compliance with state mandated stormwater regulations, a funding source needs to be established. The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org of its selected financial option for the National Pollution Discharge Elimination System (NPDES) program when submitting the application for the first building permit issuance (see Land Development's related condition). Participating in a special election the process requires a 90 day period prior to the City's issuance of a building permit. This allows adequate time to be in compliance with the provisions of Article 13D of the California Constitution. (California Health and Safety Code Sections 5473 through 5473.8 (Ord. 708 Section 3.1, 2006) & City of Moreno Valley Municipal Code Title 3,

**CONDITIONS OF APPROVAL**

Plot Plan (PEN18-0064)

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Section 3.50.050.)

120. This project has been identified to be included in the formation of a Community Facilities District (Mello-Roos) for Public Safety services, including but not limited to Police, Fire Protection, Paramedic Services, Park Rangers, and Animal Control services. The property owner(s) shall not protest the formation; however, they retain the right to object to the rate and method of maximum special tax. In compliance with Proposition 218, the property owner shall agree to approve the mail ballot proceeding (special election) for either formation of the CFD or annexation into an existing district. The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org when submitting the application for building permit issuance to determine the requirement for participation. If the first building permit is pulled prior to formation of the district, this condition will not apply. If the condition applies, the special election will require a minimum of 90 days prior to issuance of the first building permit. This allows adequate time to be in compliance with the provisions of Article 13C of the California Constitution. (California Government Code Section 53313 et. seq.)
121. The ongoing maintenance of any landscaping required to be installed behind the curb shall be the responsibility of the property owner.
122. The parcel(s) associated with this project have been incorporated into the Moreno Valley Community Services District Zone A (Parks & Community Services). All assessable parcels therein shall be subject to the annual parcel tax for Zone A for operations and capital improvements.
123. The Moreno Valley Community Services District Zone A (Parks & Community Services) tax is assessed per parcel or per dwelling unit for parcels with more than one dwelling unit.
124. If street lights are required, submit an acknowledgement from Edgemont Community Services District confirming they have accepted all street lights required to be installed by this project into its system for ongoing maintenance, have received a deposit and that the proceedings for the annexation or creation of a new Zone, by which the streetlights would be maintained, has been completed.
125. This project is located within the Edgemont Community Services District for streetlight services if streetlights are required, then coordination of streetlight funding requirements should be made with the Edgemont Community Services District at Edgemont Community Services District, P. O. Box 5436, Riverside, CA 92514. Phone: 951.784.2411.

Transportation Engineering Division

126. Prior to final approval of the landscape plans and construction plans for any type of fencing or monument sign, the project plans shall demonstrate that sight distance at the project driveway conforms to City Standard Plan No. MVSI-164A-0 through MVSI-164C-0. Trees, plants, shrubs, fencing and monument signing shall not be located in an area that obstructs the drivers' line-of-sight.
127. All proposed on-site traffic signing and striping should be accordance with the latest California Manual on Uniform Traffic Control Devices (CAMUTCD).
128. Prior to issuance of an encroachment permit for work within the public right -of-way, construction traffic control plans prepared by a qualified, registered Civil or Traffic Engineer shall be required for plan approval by the City Traffic Engineer.

**CONDITIONS OF APPROVAL**

Plot Plan (PEN18-0064)

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129. The project driveway shall conform to City of Moreno Valley Standard No . MVSI-112A~D-0 for a Commercial Driveway Approach.

**PARKS & COMMUNITY SERVICES DEPARTMENT**

130. This project is subject to current Development Impact Fees.
131. This project is required to supply a funding source for the continued maintenance, enhancement, and or retrofit of neighborhood parks, open spaces, linear parks, and/or trails systems. This can be achieved through annexing into Community Facilities District No. 1 (Park Maintenance). Please contact the Special Districts Division at 951.413.3480 or specialdistricts@moval.org to complete the annexation process.
132. This project is subject to current Quimby Fees.
133. The parcel(s) associated with this project have been incorporated into the Moreno Valley Community Services District Zone A (Parks and Community Services). All assessable parcels therein shall be subject to the annual Zone 'A' charge for operations and capital improvements. Proof of such shall be supplied to Parks and Community Services upon Final Map and at Building Permits.

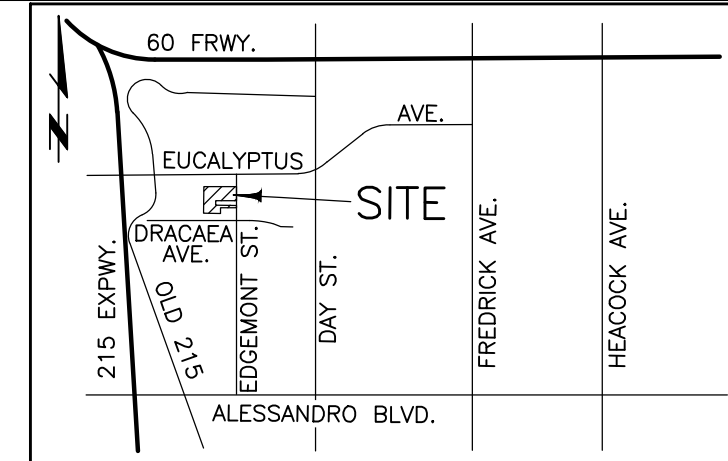


IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# CONCEPTUAL GRADING PLAN

## A.P.N. 263-132-030 & 033

No.	REVISIONS	BY	DATE
1			
2			
3			



VICINITY MAP

**GENERAL NOTES:**

**OWNER/APPLICANT**

APOLLO III DEV. GROUP, LLC  
CHINTU PATEL  
2661 PUMMELO CT.  
ESCONDIDO, CA 92027

**ENGINEER**

WINCHESTER ASSOCIATES, INC.  
DAVID J. SLAWSON  
P.O. BOX 280  
23640 TOWER STREET, SUITE 3  
MORENO VALLEY, CA 92556-0280  
PHONE: (951) 924-5425

**ASSESSOR'S PARCEL No.**

263-132-030, & 033

**PUBLIC UTILITIES**

**WATER**  
BOX SPRINGS MUTUAL WATER CO. (951) 653-6419  
21740 DRACAEA AVE.,  
MORENO VALLEY, CA 92553

**SEWER**  
EDGEMONT COMMUNITY SERVICES DIST. (951) 653-5120  
21640 COTTONWOOD AVE.,  
MORENO VALLEY, CA 92553

**ELECTRICITY**  
S.C.E. (800) 655-4555  
26100 MENEFEE RD.  
ROMOLAND, CA 92585

**GAS**  
SO. CAL. GAS COMPANY (800) 427-2200  
4495 HOWARD AVE.,  
RIVERSIDE, CA 91756

**TELEPHONE**  
FRONTIER (951) 748-6656

**LAND USE AND ZONING**

CURRENT GENERAL PLAN R10  
CURRENT ZONING R10  
PROPOSED ZONING R10  
EXISTING USE VACANT

**PROPOSED LAND USE** APARTMENTS

**AREA AND DENSITY**

GROSS ACREAGE: 1.99 ACRES  
NET ACREAGE: 1.86 ACRES

APNs 263-130-016 & 017  
EASEMENT ACREAGE: 0.26 ACRES  
DISTURBED ACREAGE: 0.26 ACRES

**FLOOD HAZARD**

THE SUBJECT PROPERTY IS WITHIN THE 500 YEAR FLOOD PLAIN, ZONE X. FEMA FLOOD INSURANCE PANEL NO. 06065C0745G.

**SCHOOL**

MORENO VALLEY UNIFIED SCHOOL DISTRICT

**THOMAS BROS. GUIDE**

PAGE 716 GRID: J 4

**TOPOGRAPHY**

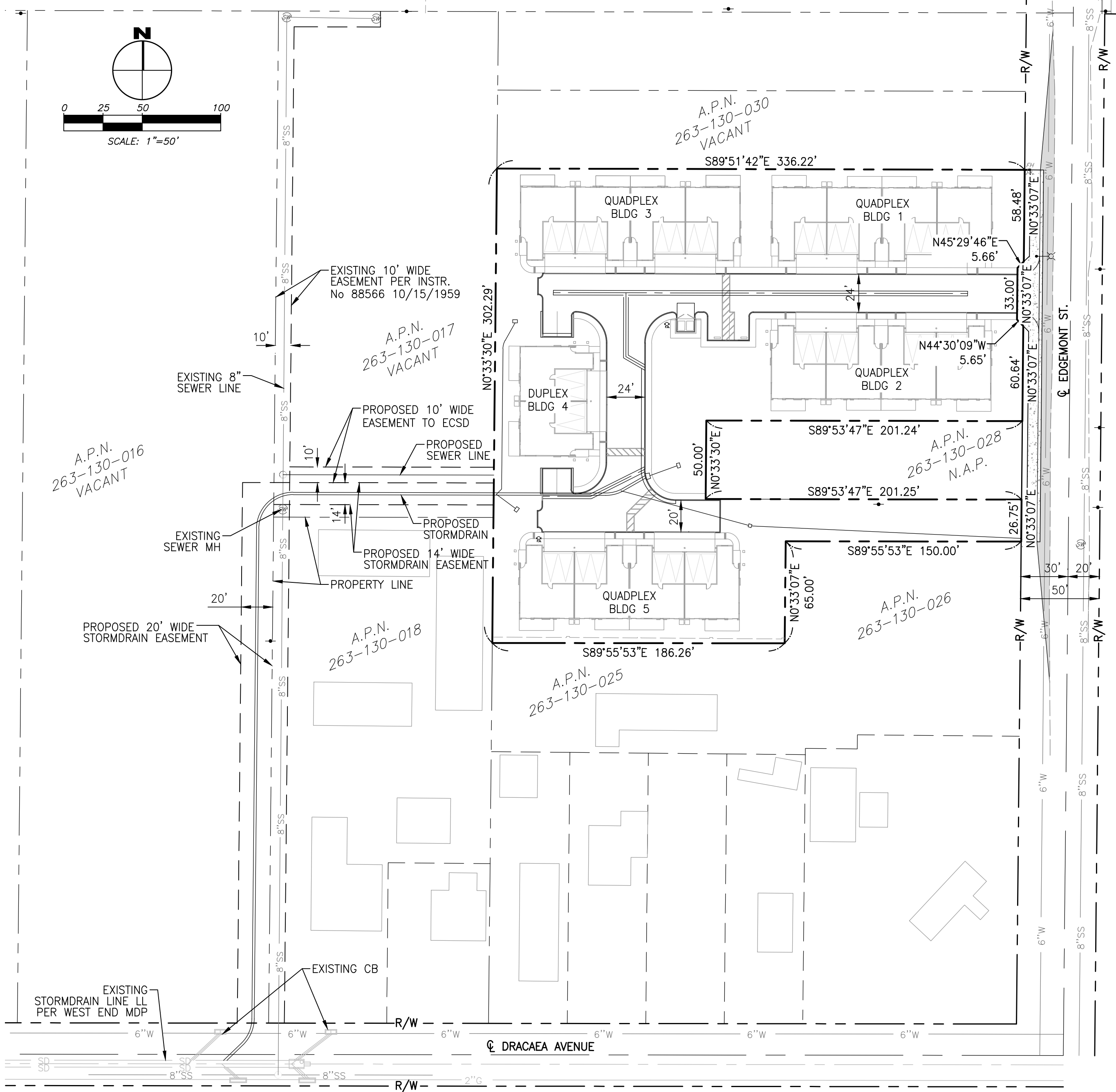
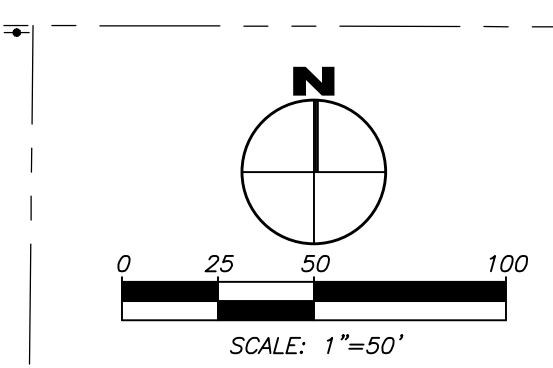
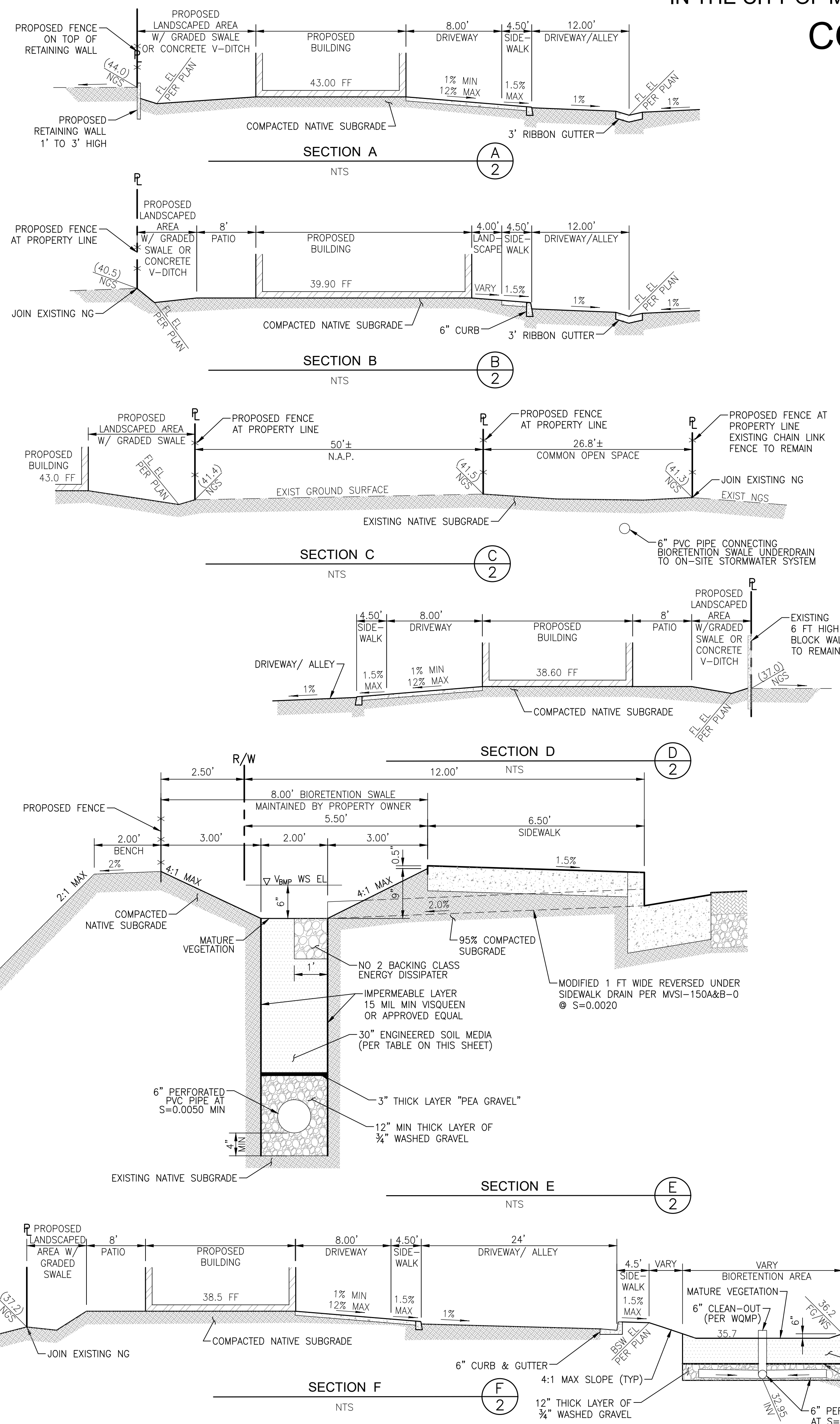
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**PREPARED BY:**

**Winchester Associates, Inc.**  
**ENGINEERING • LAND SURVEYING**

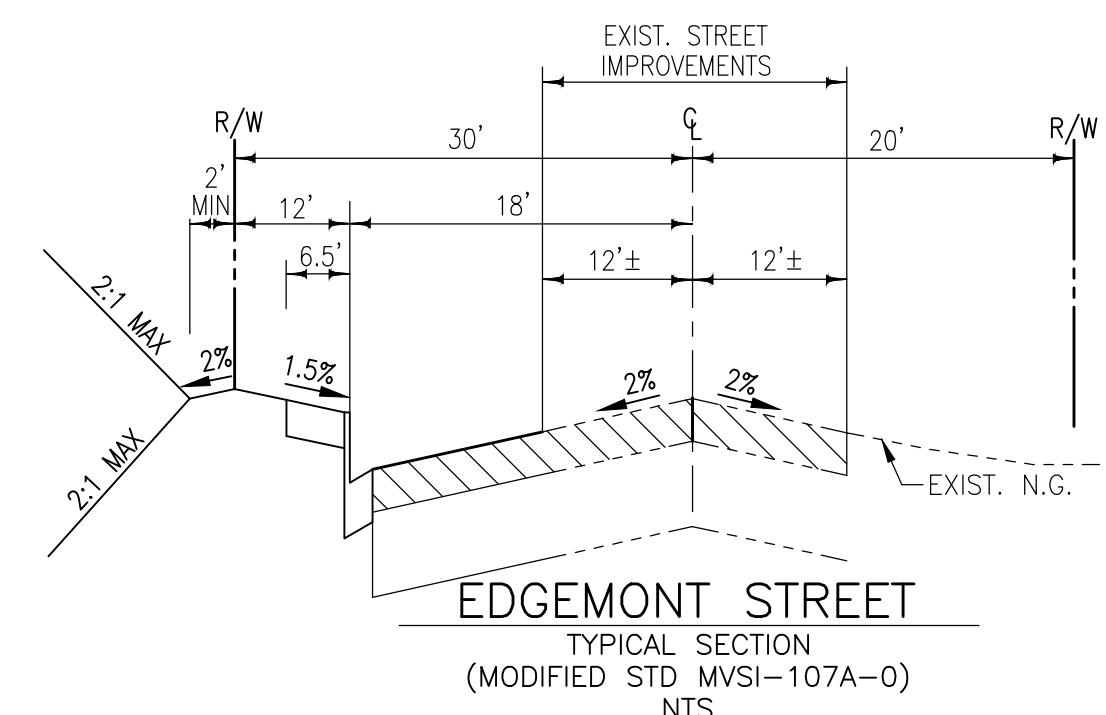
23640 TOWER ST., SUITE 3  
PO BOX 280  
MORENO VALLEY, CA 92556-0280  
PH: (951) 924-5425

DAVID J. SLAWSON PLS 4724  
DATE PREPARED: 07/10/2019



**PRELIMINARY EARTHWORK ESTIMATE**

	EXCAVATION	EMBANKMENT
RAW CUT	1,000 CY	
RAW FILL		100 CY
SHRINKAGE (3'@15%)		710 CY
SUBSIDENCE (0.1')		320 CY
<b>TOTAL</b>	<b>1,000 CY</b>	<b>1,130 CY</b>
<b>TOTAL IMPORT</b>		<b>130 CY</b>



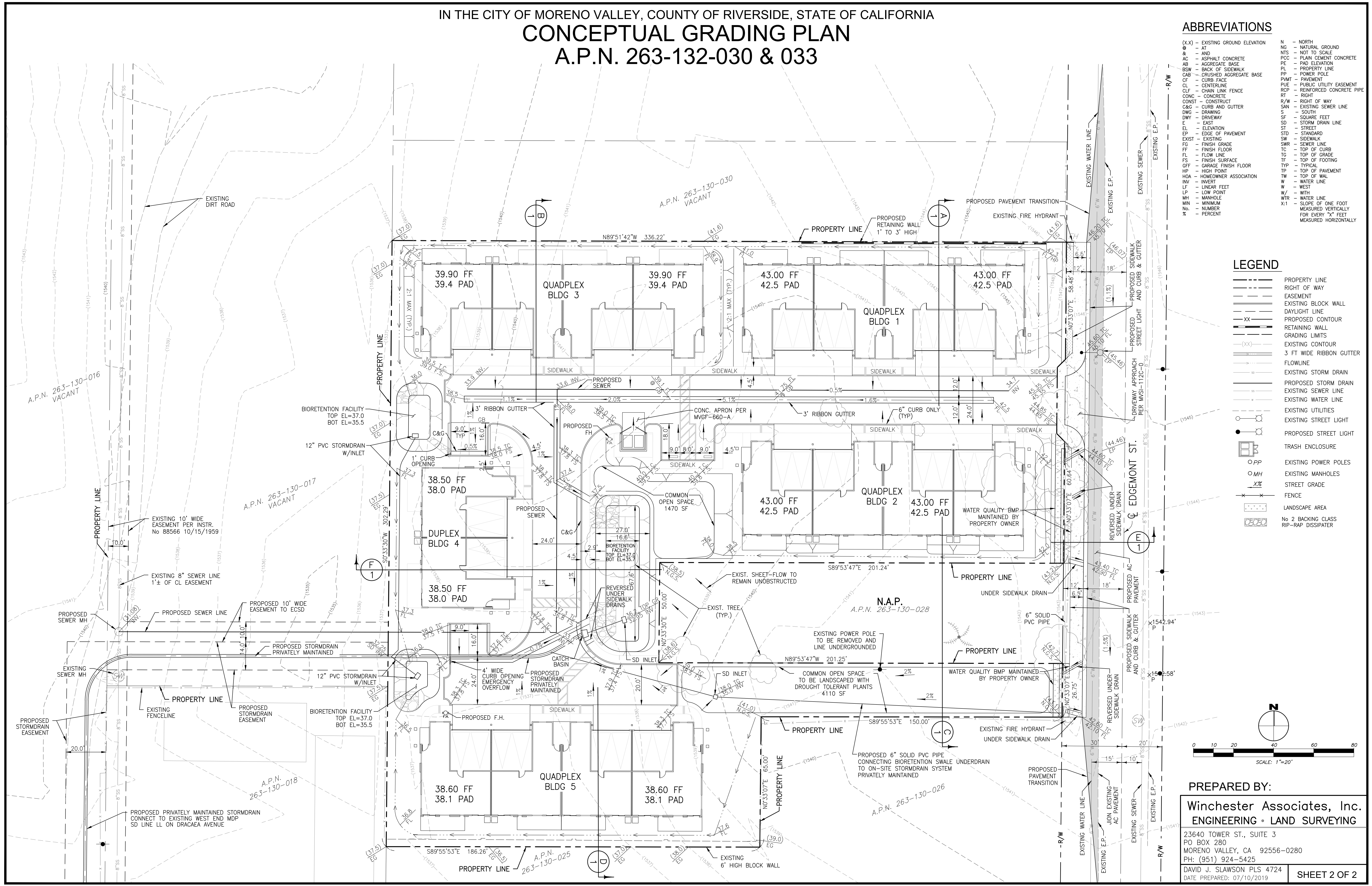
IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**CONCEPTUAL GRADING PLAN**  
**A.P.N. 263-132-030 & 033**

**ABBREVIATIONS**

(X.X)	- EXISTING GROUND ELEVATION	N	- NORTH
@	- AT	NG	- NATURAL GROUND
NTS	- NOT TO SCALE	NTD	- NOT TO SCALE
AC	- ASPHALT CONCRETE	PCC	- PLAIN CEMENT CONCRETE
AB	- AGGREGATE BASE	PE	- PAD ELEVATION
BSW	- BACK OF SIDEWALK	PL	- PROPERTY LINE
C&G	- CRUSHED AGGREGATE BASE	PP	- POWER POLE
CF	- CURB FACE	PVMT	- PAVEMENT
CL	- CENTERLINE	PUE	- PUBLIC UTILITY EASEMENT
CLF	- CHAIN LINK FENCE	RCP	- REINFORCED CONCRETE PIPE
CONC	- CONCRETE	RT	- RIGHT
CONST	- CONSTRUCT	R/W	- RIGHT OF WAY
C&G	- CURB AND GUTTER	S	- SOUTH
DWG	- DRAWING	SS	- EXISTING SEWER LINE
DWY	- DRIVEWAY	S	- SOUTH
E	- EAST	SF	- SQUARE FEET
EL	- ELEVATION	SD	- STORM DRAIN LINE
EP	- EDGE OF PAVEMENT	ST	- STREET
EXIST	- EXISTING	STD	- STANDARD
FO	- FINISH GRADE	SW	- SIDEWALK
FF	- FINISH FLOOR	SWR	- SEWER LINE
FL	- FLOW LINE	TC	- TOP OF CURB
FS	- FINISH SURFACE	TG	- TOP OF GRADE
GFF	- GARAGE FINISH FLOOR	TF	- TOP OF FOOTING
HP	- HIGH POINT	TYP	- TYPICAL
HOA	- HOMEOWNER ASSOCIATION	TP	- TOP OF PAVEMENT
INV	- INVERT	TW	- TOP OF WALL
LF	- LINEAR FEET	W	- WATER LINE
LP	- LOW POINT	W	- WEST
MH	- MANHOLE	W/W	- WITH
MIN	- MINIMUM	WTR	- WATER LINE
N	- NORTH	X1'	- SLOPE OF ONE FOOT MEASURED VERTICALLY FOR EVERY "X" FEET MEASURED HORIZONTALLY
NTS	- NOT TO SCALE		
%	- PERCENT		

**LEGEND**

	PROPERTY LINE
	RIGHT OF WAY
	EASEMENT
	EXISTING BLOCK WALL
	DAYLIGHT LINE
	PROPOSED CONTOUR
	RETAINING WALL
	GRADING LIMITS
	EXISTING CONTOUR
	3 FT WIDE RIBBON GUTTER
	FLOWLINE
	EXISTING STORM DRAIN
	PROPOSED STORM DRAIN
	EXISTING SEWER LINE
	EXISTING WATER LINE
	EXISTING UTILITIES
	EXISTING STREET LIGHT
	PROPOSED STREET LIGHT
	TRASH ENCLOSURE
	EXISTING POWER POLES
	EXISTING MANHOLES
	STREET GRADE
	FENCE
	LANDSCAPE AREA
	No 2 BACKING CLASS RIP-RAP DISSIPATER



**PREPARED BY:**  
**Winchester Associates, Inc.**  
**ENGINEERING • LAND SURVEYING**  
 23640 TOWER ST., SUITE 3  
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 MORENO VALLEY, CA 92556-0280  
 PH: (951) 924-5425  
 DAVID J. SLAWSON PLS 4724  
 DATE PREPARED: 07/10/2019

**SHEET 2 OF 2**

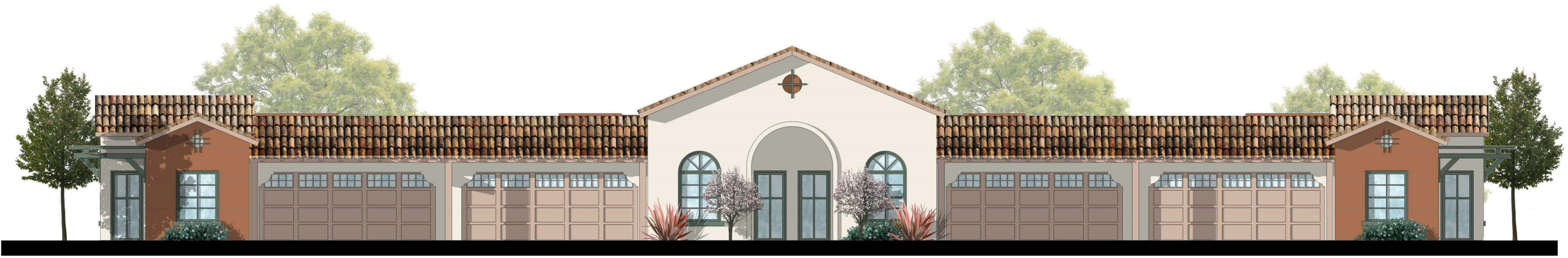
**APOLLO III DEVELOPMENT GROUP, LLC**  
**MORENO VALLEY**  
13171 EDMONT ST.  
MORENO VALLEY, CA

Issue Dates	
PRE-APPLICATION REVIEW	10-25-17
PLANNING SUBMITTAL	03-29-18
PLANNING RE-SUBMITTAL	09-25-18
PLANNING RE-SUBMITTAL	02-25-19
PLANNING RE-SUBMITTAL	05-23-19
PLANNING RE-SUBMITTAL	07-16-19

Revisions	
Revised	7-16-2019
Job Number	
Drawn By	
Checked	
Cad No.	

**COLORED ELEVATIONS**

Scale \_\_\_\_\_  
**A-7**







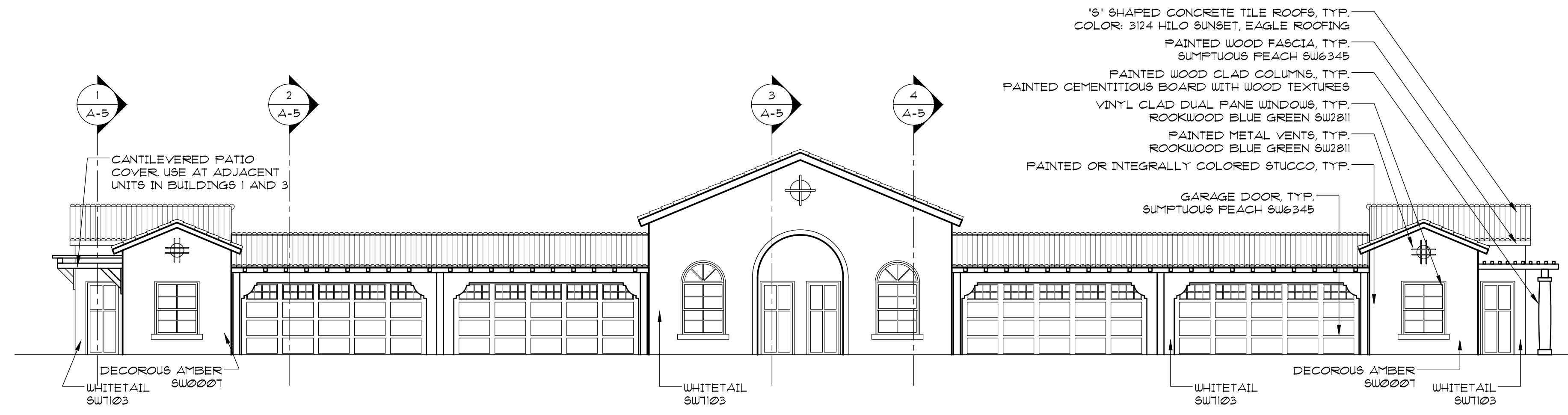
Issue Dates	
PRE-APPLICATION REVIEW	10-25-17
PLANNING SUBMITTAL	03-29-18
PLANNING RE-SUBMITTAL	09-25-18
PLANNING RE-SUBMITTAL	02-25-19
PLANNING RE-SUBMITTAL	05-23-19
PLANNING RE-SUBMITTAL	07-16-19

Revisions	
Revised	7-16-2019
Job Number	
Drawn By	
Checked	
Cad No.	

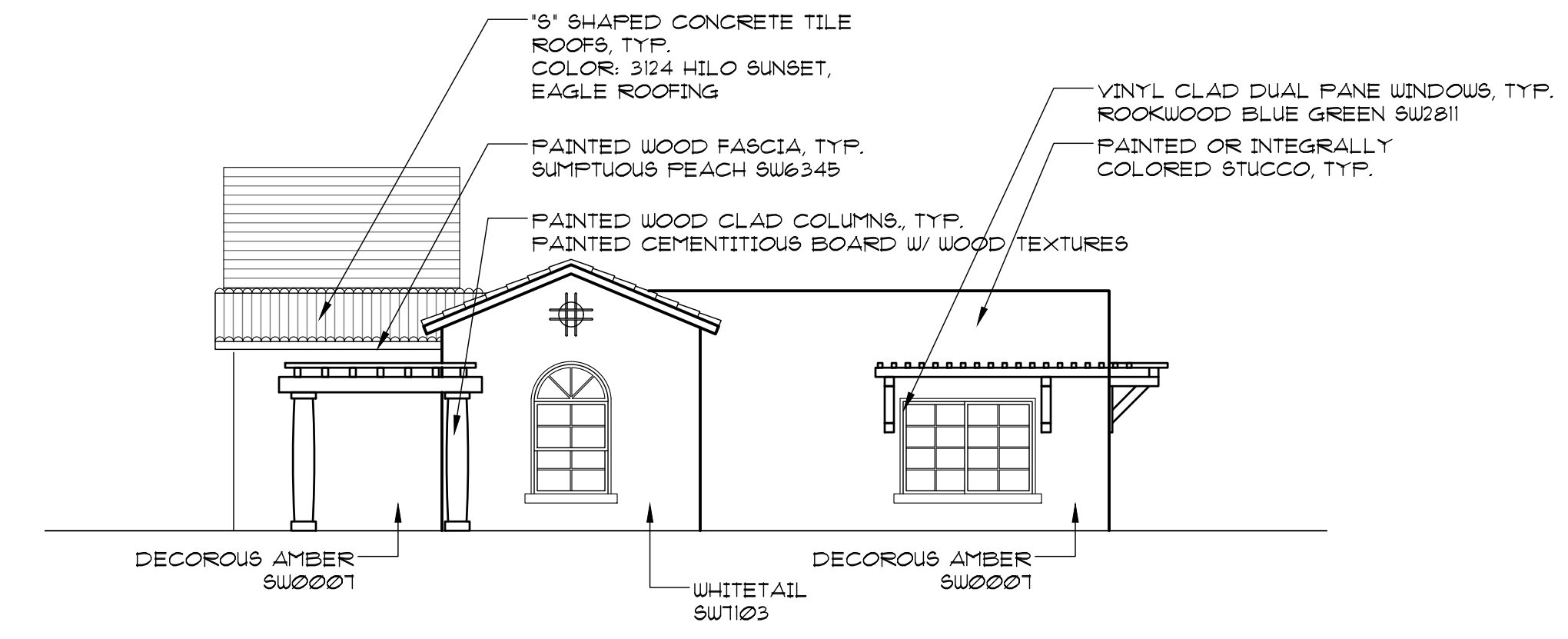
ELEVATIONS

Scale

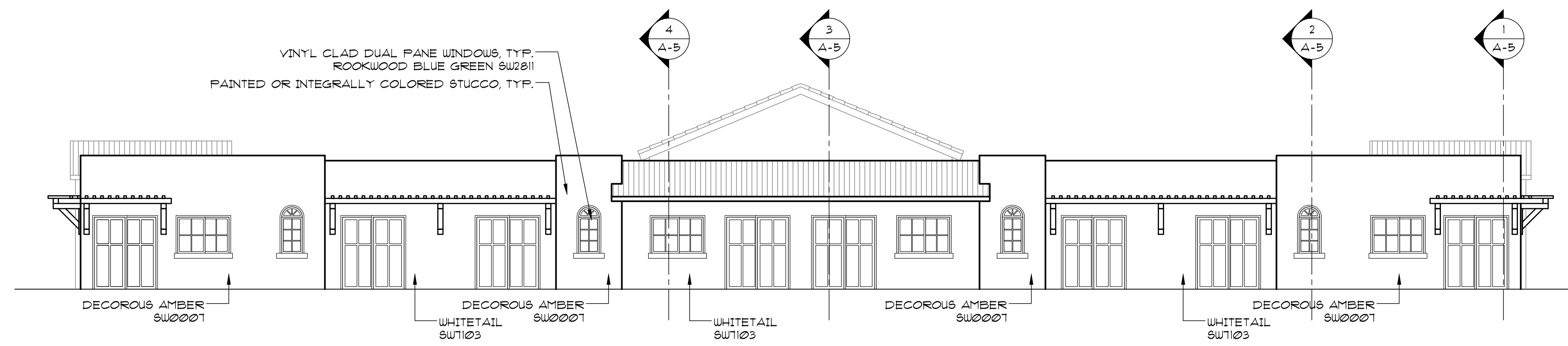
A-4



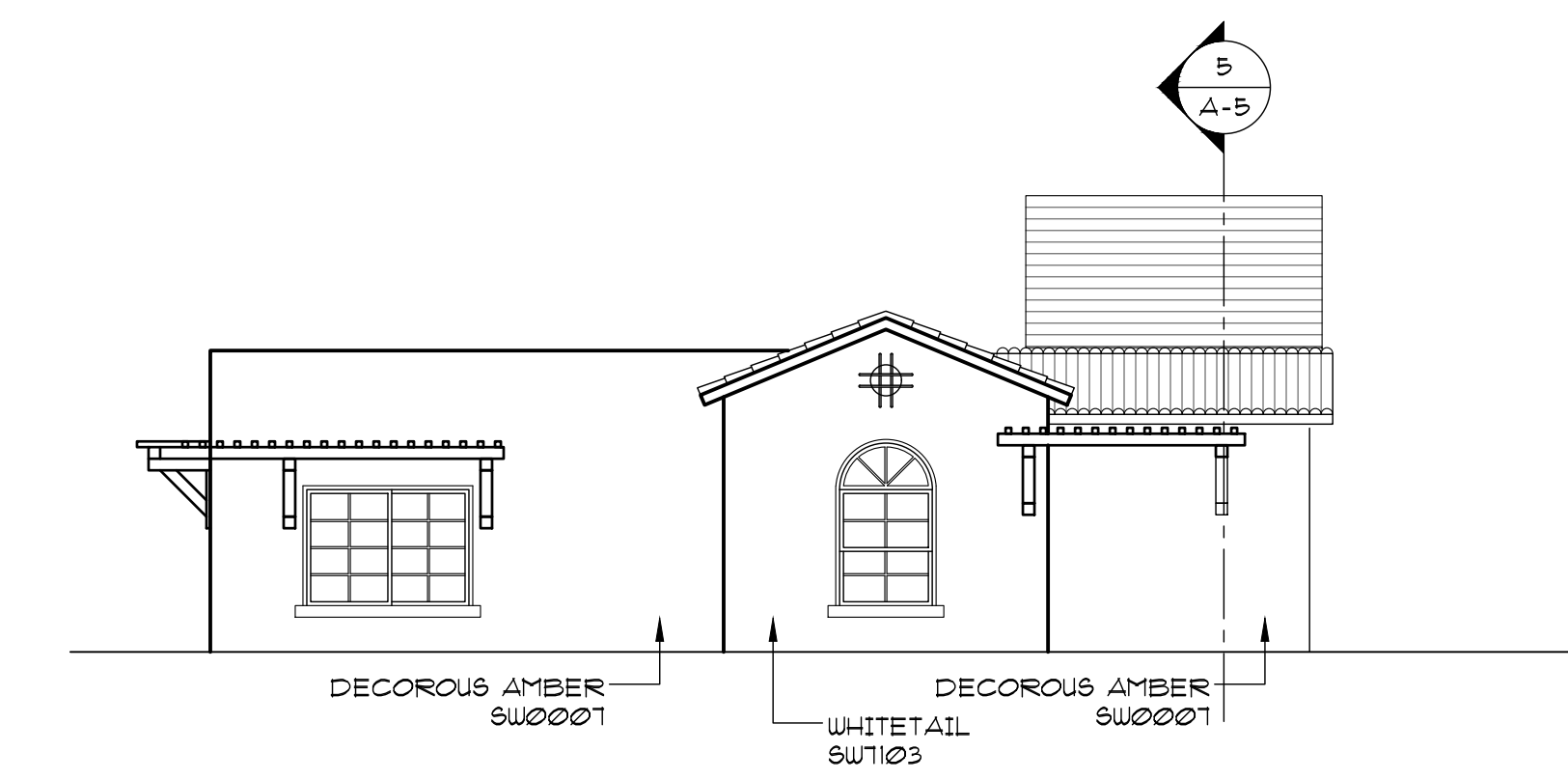
1 FRONT ELEVATION - QUADPLEX  
SCALE: 1/8" = 1'-0"



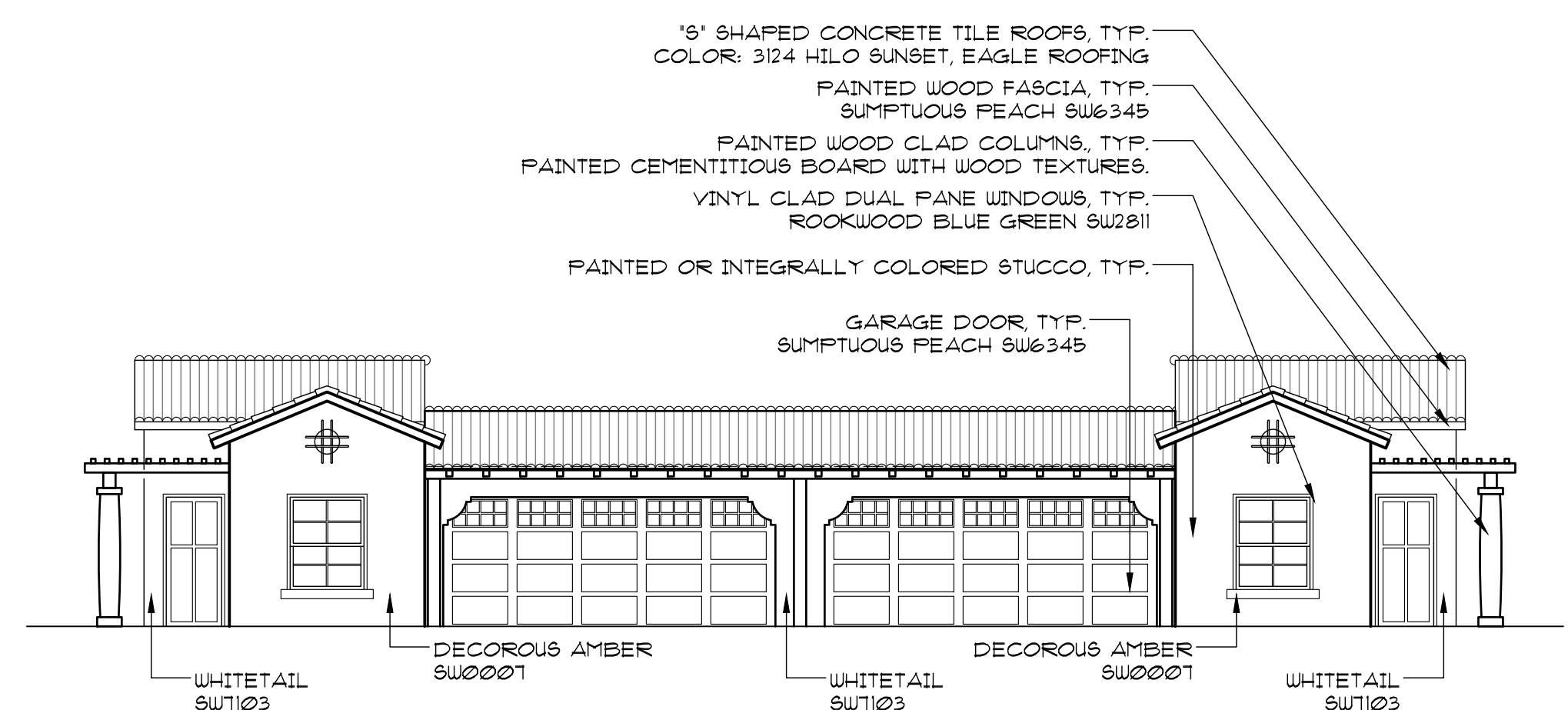
2 SIDE ELEVATION - QUADPLEX  
SCALE: 1/8" = 1'-0"



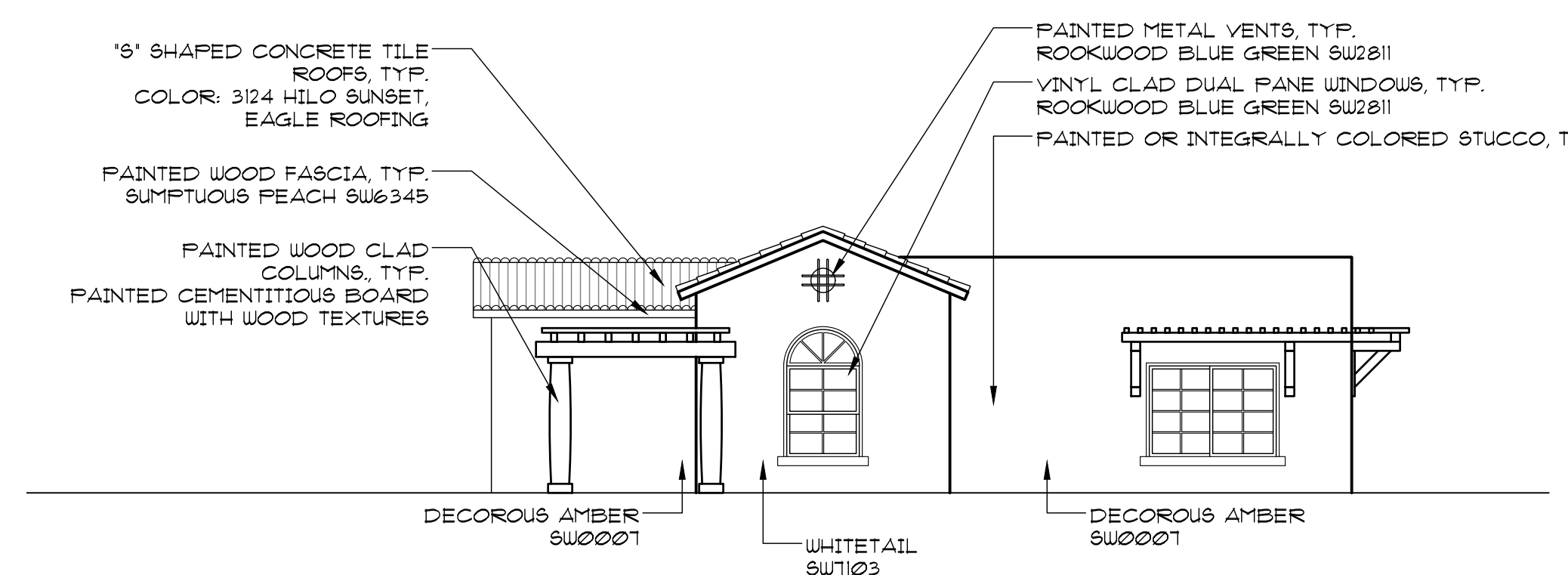
3 BACK ELEVATION - QUADPLEX  
SCALE: 1/8" = 1'-0"



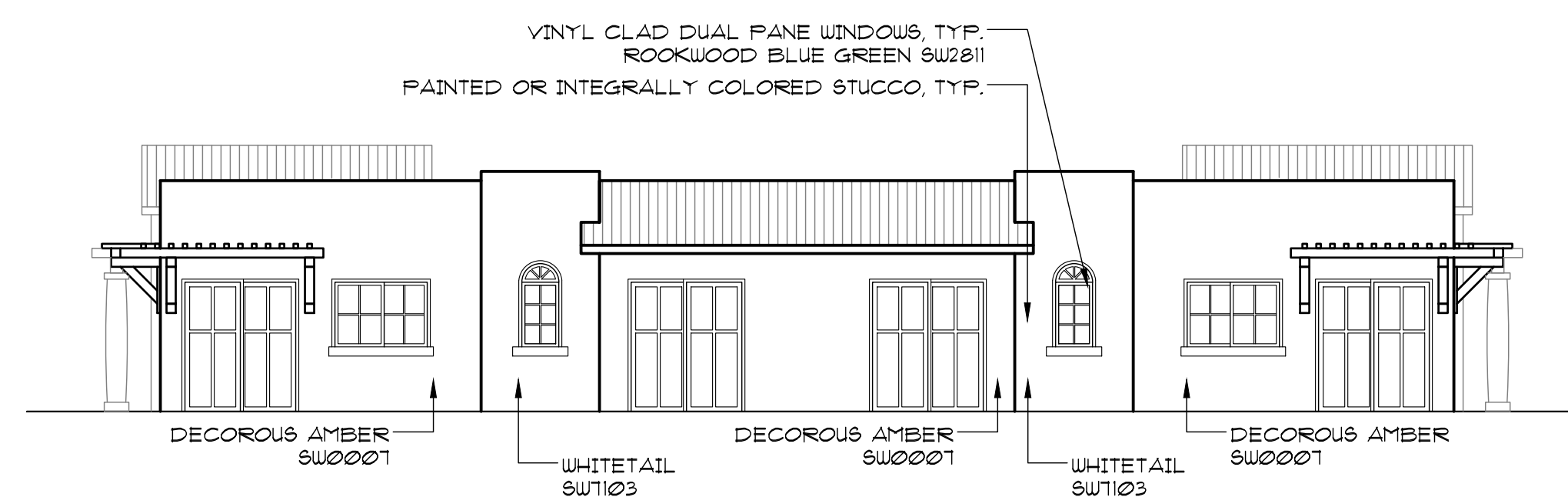
4 SIDE ELEVATION - QUADPLEX  
SCALE: 1/8" = 1'-0"



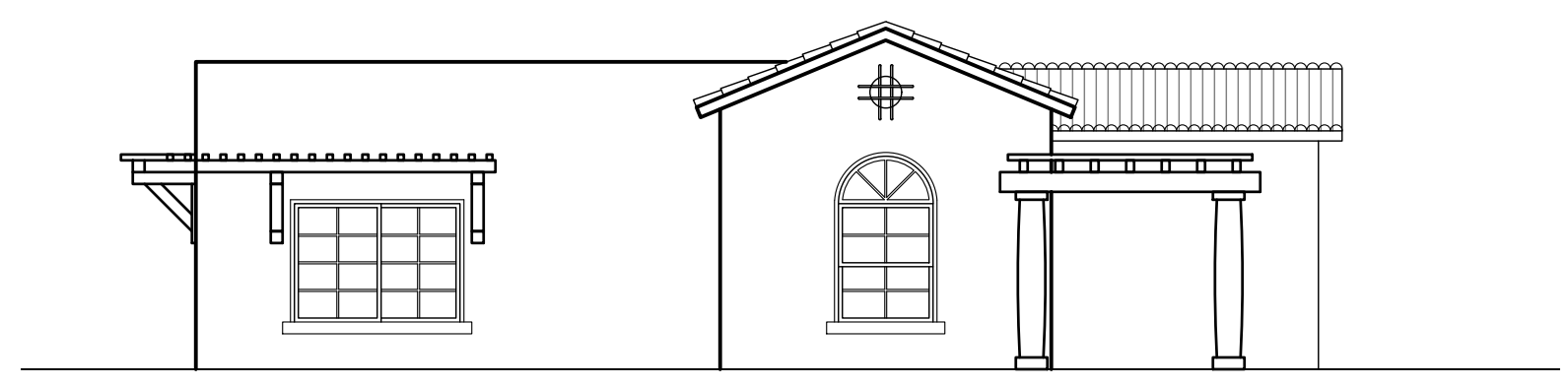
5 FRONT ELEVATION - DUPLEX  
SCALE: 1/8" = 1'-0"



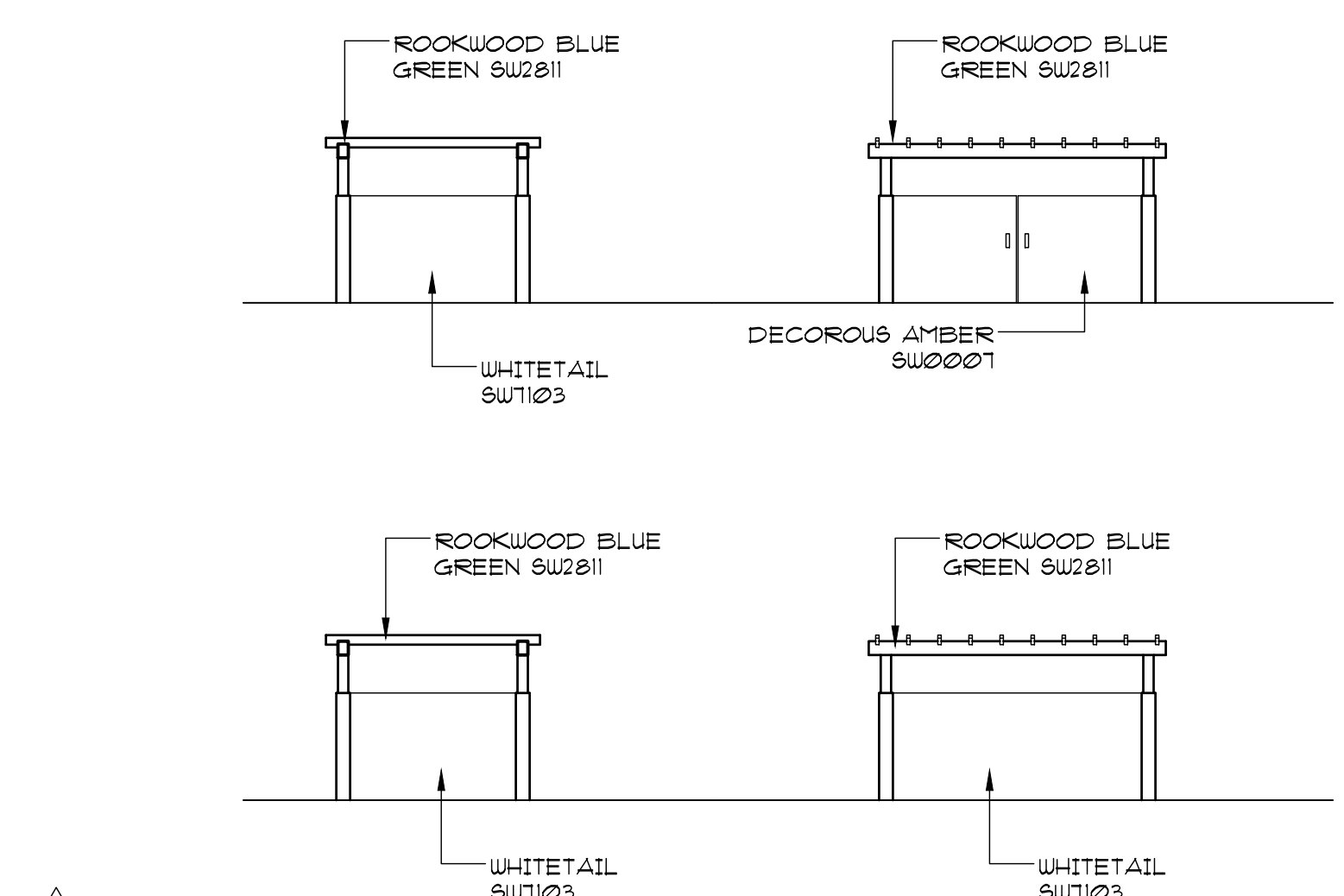
6 SIDE ELEVATION - DUPLEX  
SCALE: 1/8" = 1'-0"



7 BACK ELEVATION - DUPLEX  
SCALE: 1/8" = 1'-0"



8 SIDE ELEVATION - DUPLEX  
SCALE: 1/8" = 1'-0"



9 TRASH ENCLOSURE ELEVATIONS  
SCALE: 1/8" = 1'-0"

O:\APOLLO - Moreno Valley\PLANNING\SHEETS\A-4 ELEVATIONS.dwg 7-16-2019 - 7:00am (cassier)

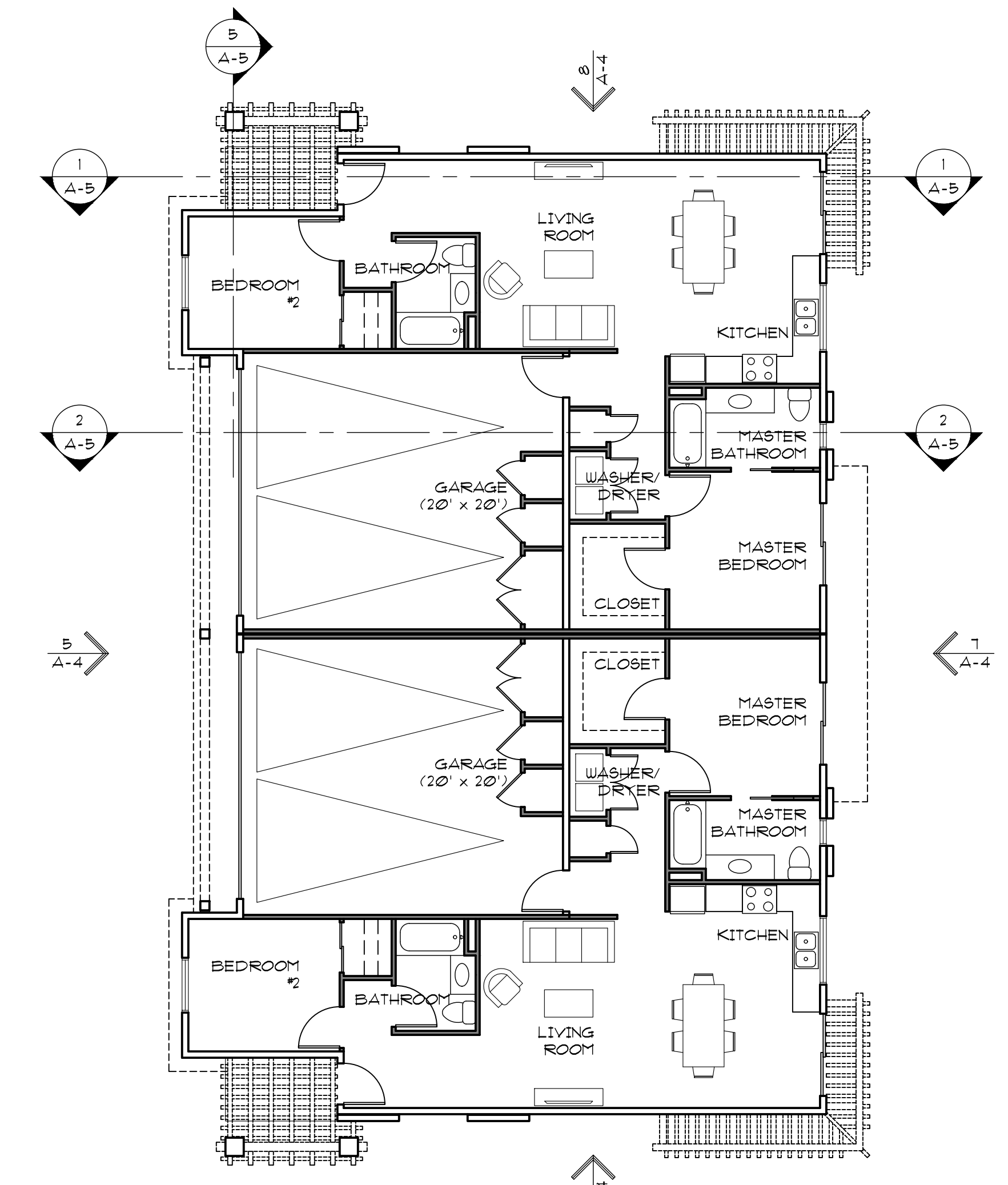
Issue Dates	
PRE-APPLICATION REVIEW	10-25-17
PLANNING SUBMITTAL	03-29-18
PLANNING RE-SUBMITTAL	09-25-18
PLANNING RE-SUBMITTAL	02-25-19
PLANNING RE-SUBMITTAL	05-23-19
PLANNING RE-SUBMITTAL	07-16-19

Revisions	
Revised	7-16-2019
Job Number	
Drawn By	
Checked	
Cad No.	

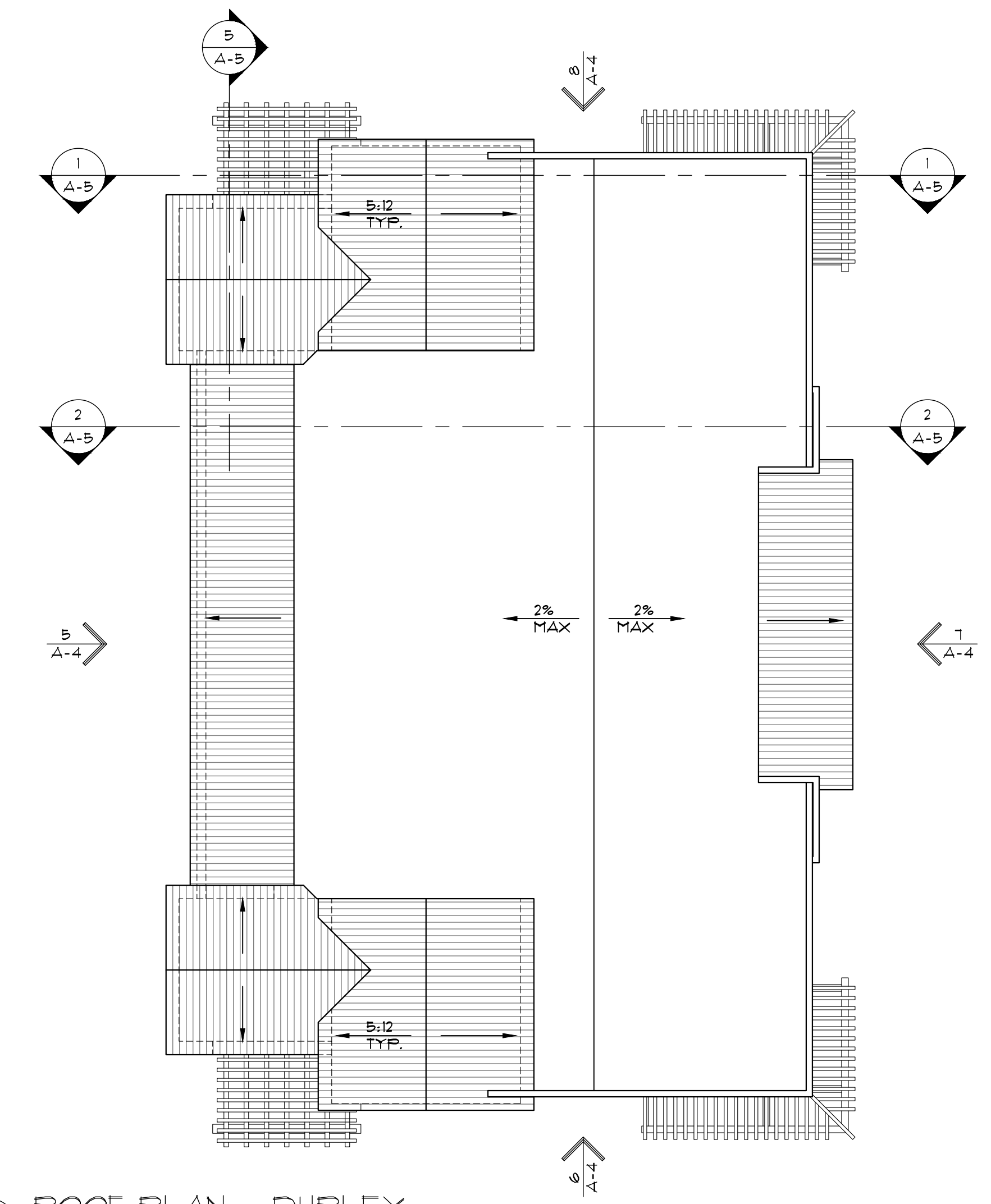
FLOOR & ROOF PLANS

Scale

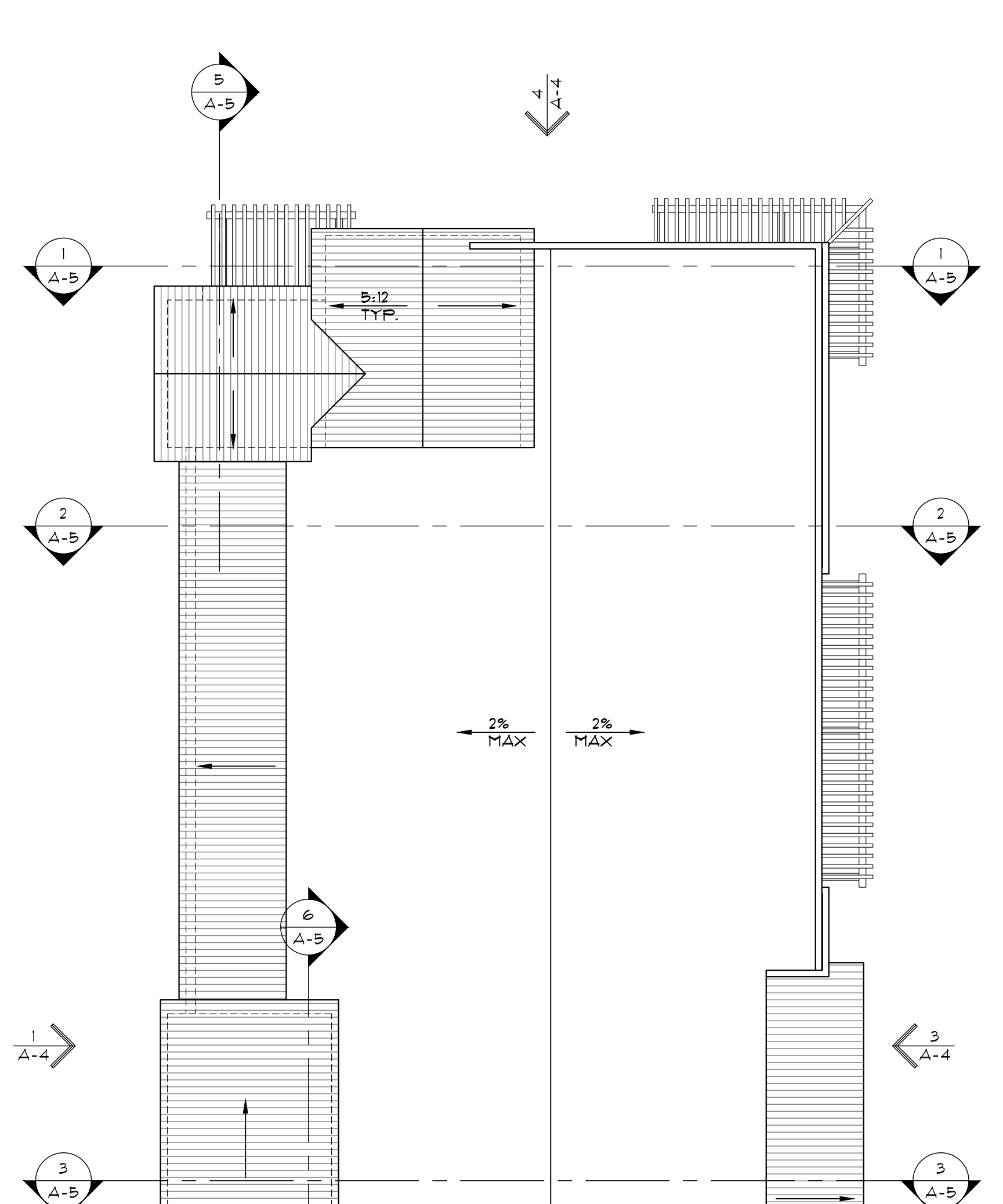
A-3



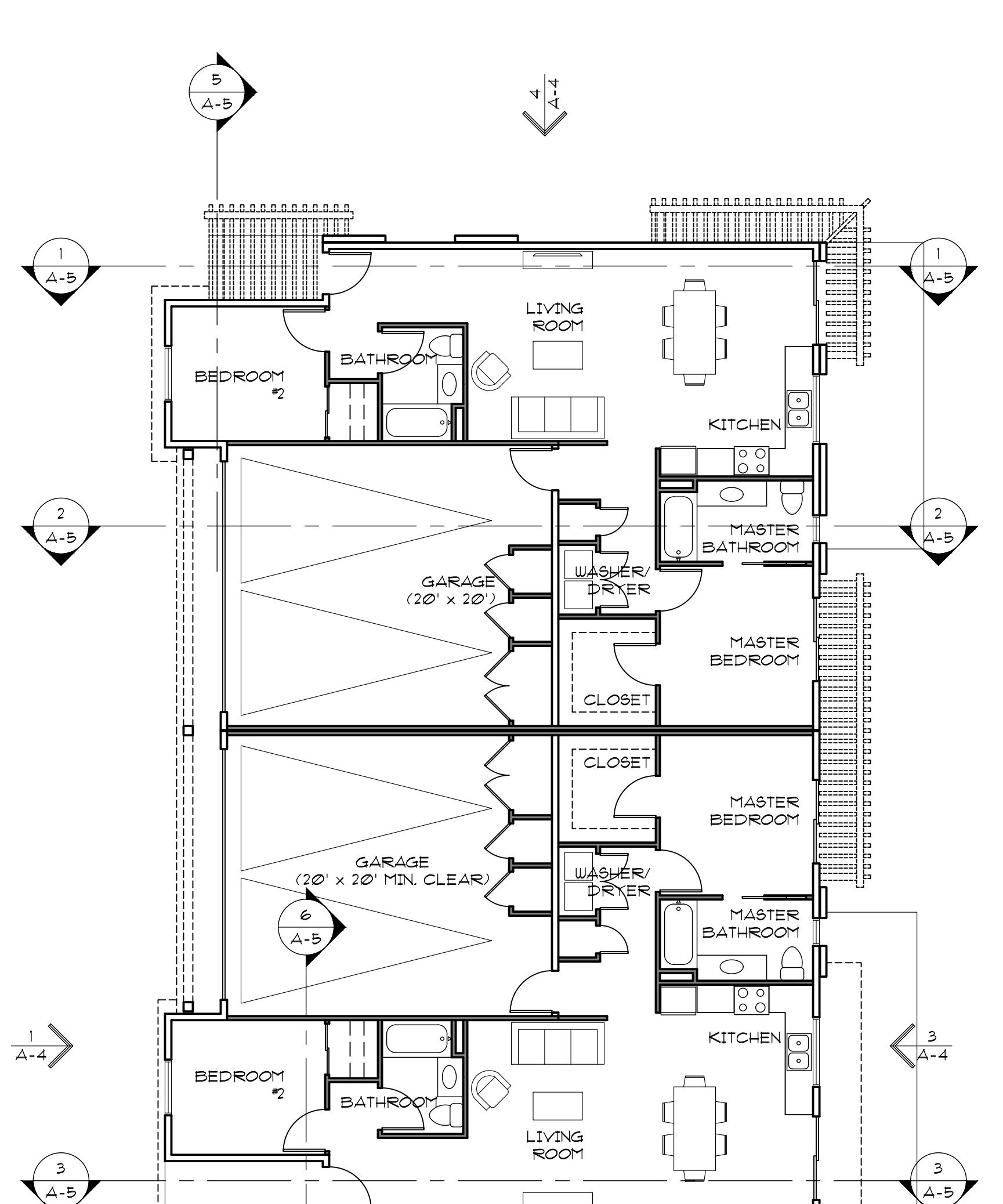
3 FLOOR PLAN - DUPLEX  
SCALE: 1/8" = 1'-0"



4 ROOF PLAN - DUPLEX  
SCALE: 1/8" = 1'-0"



2 ROOF PLAN - QUADPLEX  
SCALE: 1/8" = 1'-0"



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

O:\APOLLO - Moreno Valley\PLANNING\SHEETS\A-3 FLOOR AND ROOF PLANS.dwg 7-16-2019 - 6:59am (cassier)



**APOLLO III DEVELOPMENT GROUP, LLC**  
**MORENO VALLEY**  
13171 EDMONT ST.  
MORENO VALLEY, CA

Attachment: Preliminary Landscape Plans (3802 - PEN18-0064 Plot Plan)

Issue Dates

PRE-APPLICATION REVIEW	10-25-17
	09-25-18
	05-24-19
	07-03-19

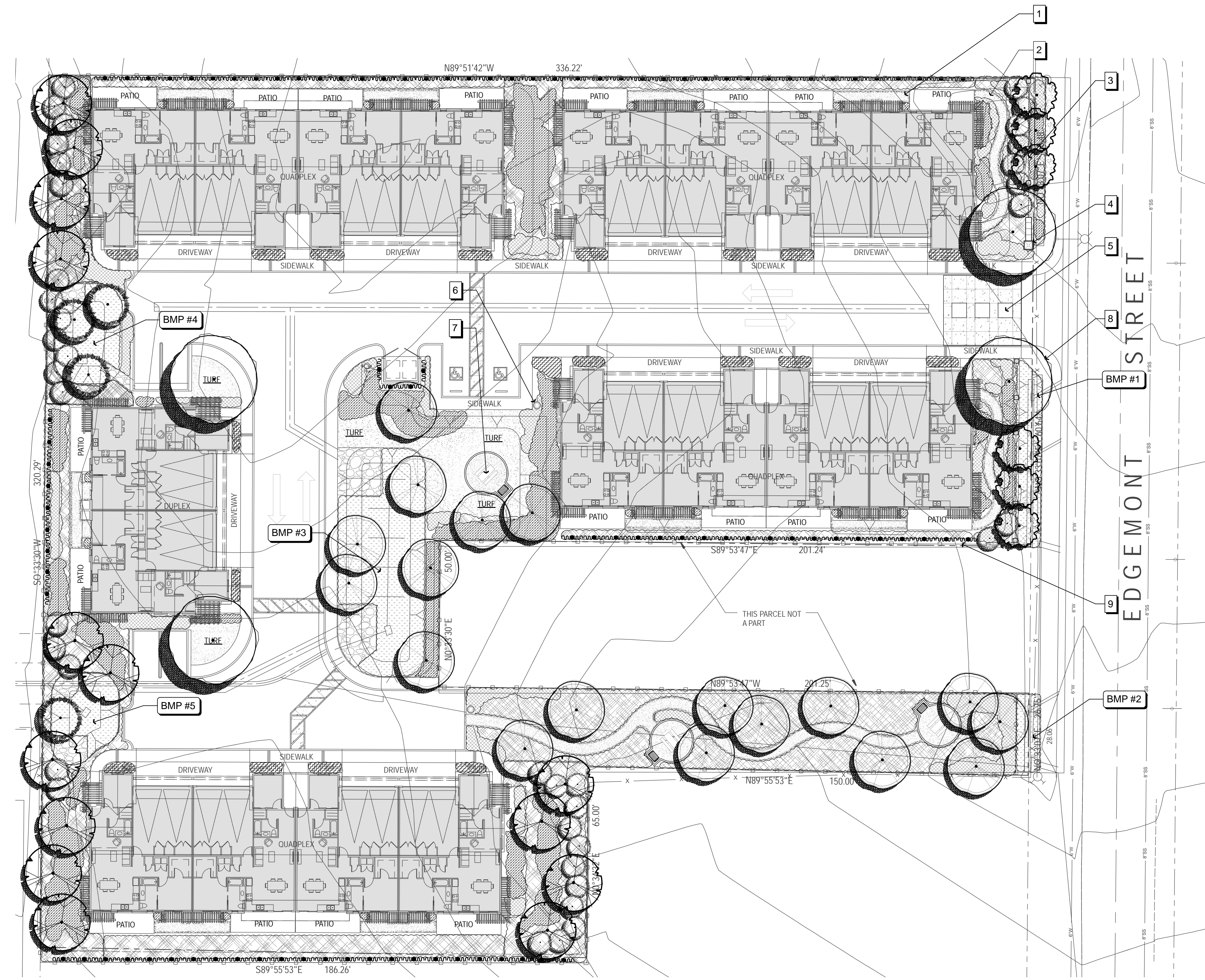
Revisions

Revised	3-27-2019
Job Number	
Drawn By	JSS
Checked	JSS
Cad No.	

**CONCEPTUAL  
LANDSCAPE  
PLAN**

Scale

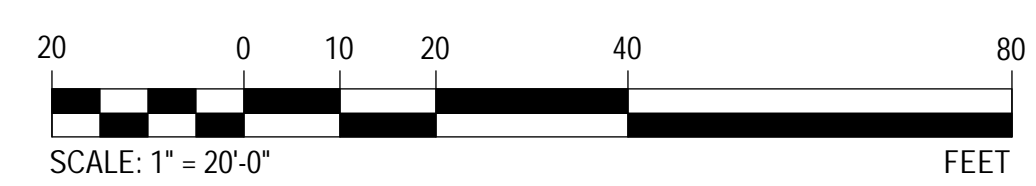
**L-1.0**



**KEYNOTES**

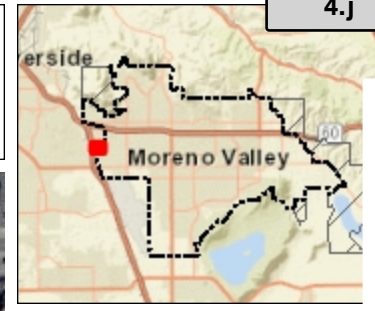
1. DECOMPOSED GRANITE PAVING, TYPICAL
2. DECOMPOSED GRANITE PATHWAY, TYPICAL
3. 5'-6" HIGH DECORATIVE WROUGHT IRON FENCING WITH 6'-0" HIGH MASONRY PILASTERS WITH STUCCO FINISH AND PRECAST CONCRETE CAP
4. ENTRY MONUMENT TO BE MASONRY STRUCTURE WITH STUCCO FINISH AND PRECAST CONCRETE CAP. MAXIMUM HEIGHT TO BE 6'-0"
5. ENHANCED PAVING AT DRIVEWAY ENTRY. PAVING TO BE INTEGRALLY COLORED CONCRETE WITH TWO VARYING LEVELS OF ETCHED FINISHES AND DECORATIVE SCORE PATTERN
6. TRASH RECEPTACLES, TYPICAL
7. PICNIC TABLE WITH BARBECUE. SURFACE AREA TO BE COMPACTED DECOMPOSED GRANITE WITH 6" WIDE CONCRETE LOW LEVEL CURBING
8. 60" BOXED PROJECT THEME TREES LOCATED ON EACH SIDE OF THE FRONT DRIVEWAY ENTRY TO CREATE A DISTINCTIVE POINT OF ENTRY INTO THE COMMUNITY
9. 6' HIGH WOODEN PRIVACY FENCE, TYPICAL

**\* SEE SHEET L-1.1 FOR PRELIMINARY PLANT LEGEND**





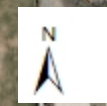
# Aerial Map



### Legend

World Street Map

Attachment: Aerial Map (3802 : PEN18-0064 Plot Plan)



### Notes

PEN18-0064 - Plot Plan

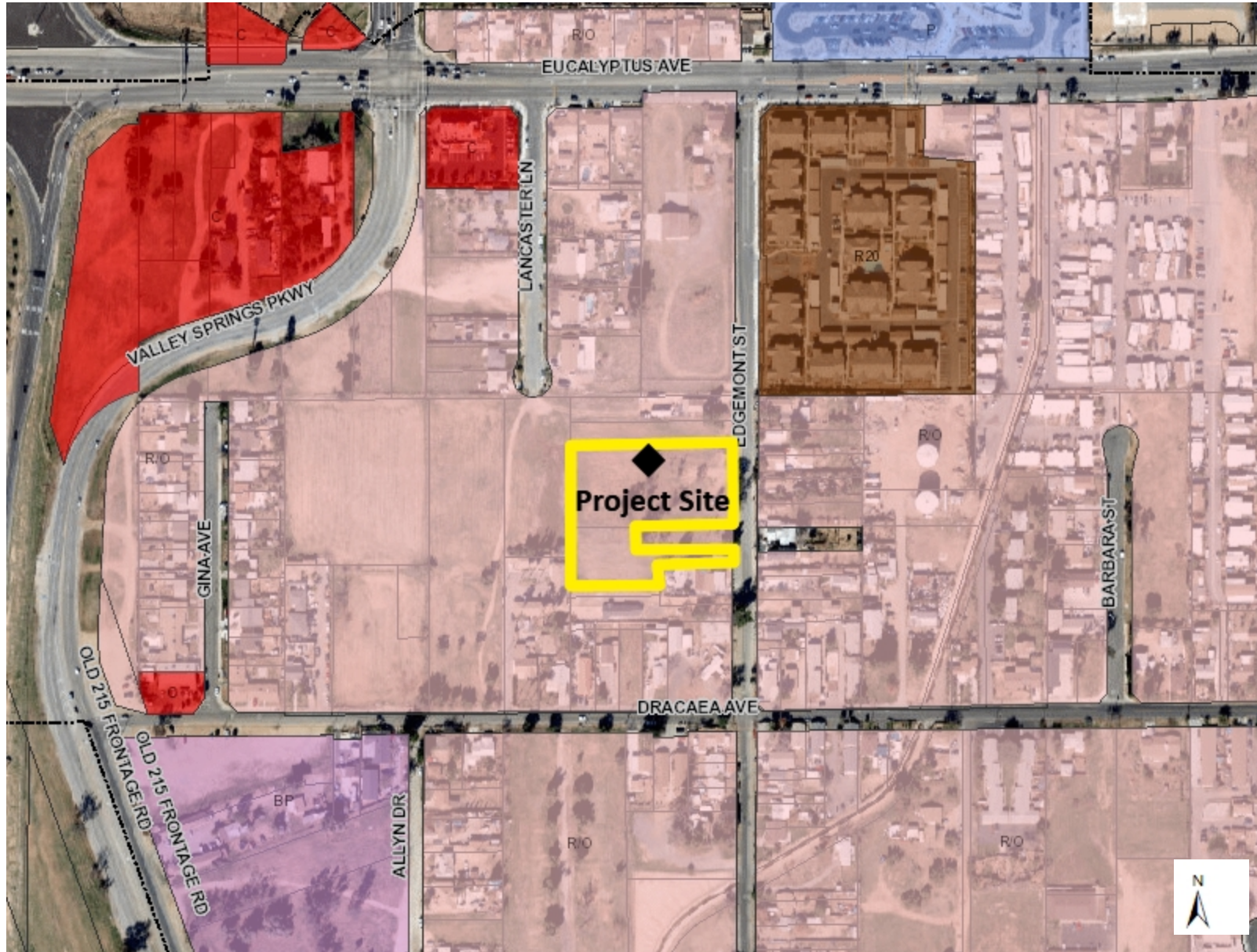
631.0 0 315.48 631.0 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

Print Date: 10/22/2019

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

# General Plan Land Use Residential / Office (R/O)



### Legend

- Land Use**
- Residential: Max. 1 du/ac
  - Mixed Use
  - Residential: Max. 2 du/ac
  - Rural Residential: Max 2.5 du/ac
  - Residential: Max. 3 du/ac
  - Residential: Max. 5 du/ac
  - Residential: Max. 5 or 15 du/ac
  - Residential: Max. 10 du/ac
  - Residential: Max. 15 du/ac
  - Residential: Max. 20 du/ac
  - Residential: Max. 30 du/ac
  - Hillside Residential
  - Planned Residential
  - Residential/Office
  - Office
  - Commercial
  - Business Park/Light Industrial
  - Open Space
  - Public Facilities
  - Floodplain
- Master Plan of Trails**
- Bridge
  - Improved
  - Multiuse
  - Proposed

Attachment: General Plan Map (3802 : PEN18-0064 Plot Plan)

### Notes

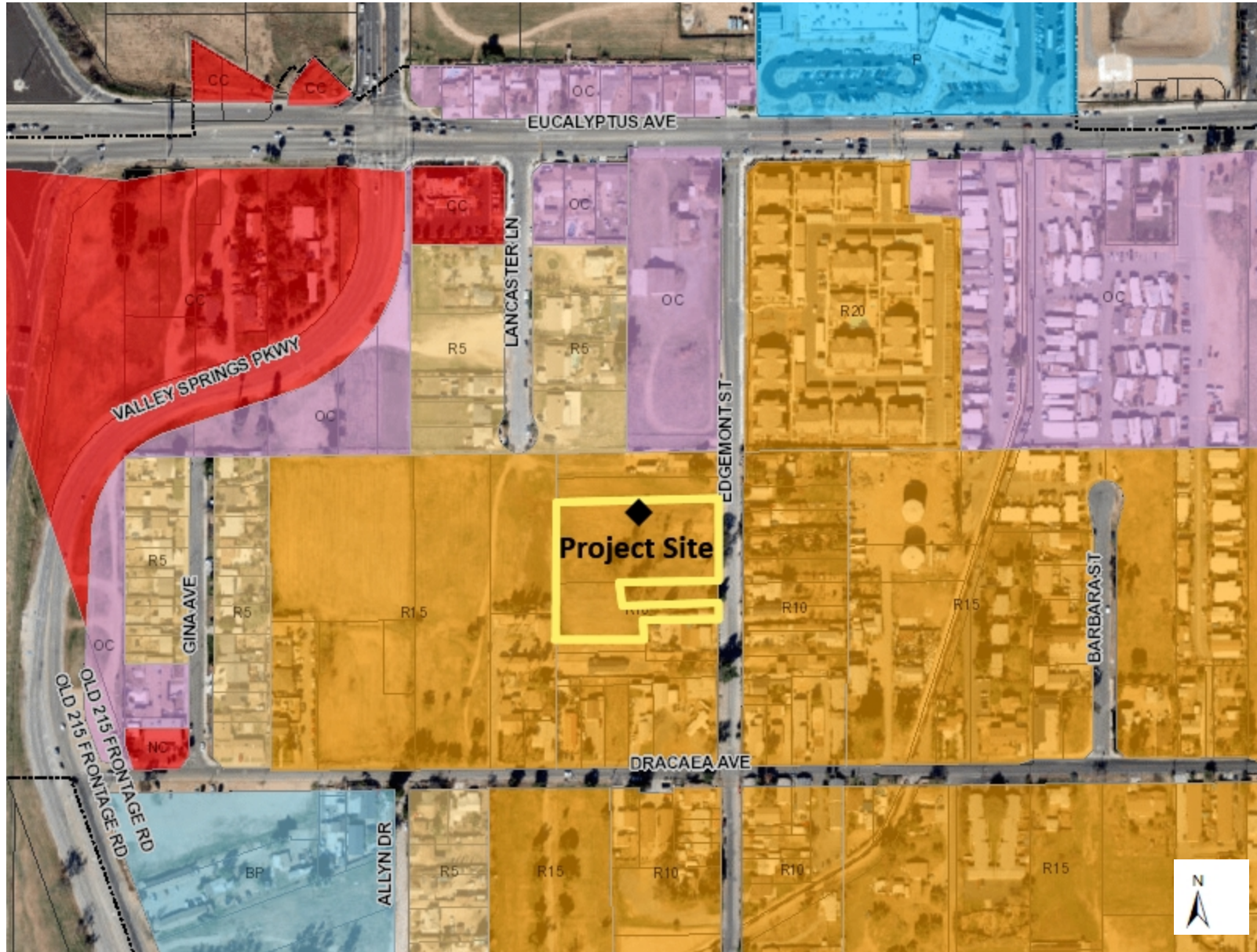
PEN18-0064 - Plot Plan

631.0 0 315.48 631.0 Feet

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



# Zoning Designation Residential 10 (R10) District



### Legend

#### Zoning

- Commercial
- Industrial/Business Park
- Public Facilities
- Office
- Planned Development
- Large Lot Residential
- Residential Agriculture 2 DU/AC
- Residential 2 DU/AC
- Suburban Residential
- Multi-family
- Open Space/Park

#### Master Plan of Trails

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

#### Road Labels

- Parcels
- City Boundary
- Sphere of Influence
- World Street Map

### Notes

PEN18-0064

631.0 0 315.48 631.0 Feet

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