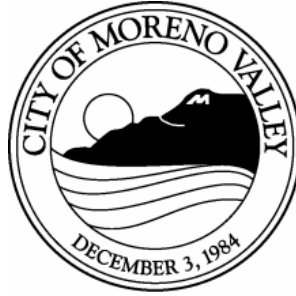

PLANNING COMMISSIONERS

BRIAN LOWELL
Chair

JEFFREY SIMS
Vice-Chair

RAY L. BAKER
Commissioner



JEFFREY BARNES
Commissioner

CARLOS RAMIREZ
Commissioner

PATRICIA KORZEC
Commissioner

MELI VAN NATTA
Commissioner

PLANNING COMMISSION Regular Meeting

Agenda

**Thursday, May 12, 2016 at 7:00 PM
City Hall Council Chamber – 14177 Frederick Street**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Approval of Agenda

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.

APPROVAL OF MINUTES

None

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.

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

- 1. Find that the Fiscal Year 16/17 Proposed Capital Improvement Plan is in Conformance with the City's General Plan

Case: PAXX-XXXX – Fiscal Year 2016-2017 Proposed Capital Improvement Plan Conformance with the General Plan

Applicant: City of Moreno Valley

Representative: Public Works Department

Location: Various Locations Throughout the City of Moreno Valley

STAFF RECOMMENDATION

Staff recommends that the Planning Commission make a finding that the Fiscal Year 2016-2017 Proposed CIP is in conformance with the City of Moreno Valley’s General Plan.

PUBLIC HEARING ITEMS

- 2. Case: PA15-0047 - Tentative Parcel Map 37058
PA15-0048 - Master Plot Plan
PA15-0049 - Conditional Use Permit – 112 room hotel
PA15-0050 - Plot Plan – 104 room hotel
PA15-0051 - Conditional Use Permit – service station
PA16-0012 - Plot Plan – multiple tenant retail building

Applicant: Day and Eucalyptus, LLC

Owner: Jeff Troesh

Representative: MPA Architects, Inc.

Location: Northeast corner of Day St. and Eucalyptus Ave.

Case Planner: Jeff Bradshaw

Council District: 5

Proposal: The Quarter Project proposes to subdivide 8.54 acres into six parcels for development of two hotels, a service station with convenience store, a multiple tenant retail building and future development of a fast food restaurant with drive-through and a retail building.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **ADOPT** a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA) Guidelines, for the project applications PA15-0047, PA15-0048, PA15-0050, PA15-0051, and PA16-0012 as described in the following resolutions and:

1. **APPROVE** Resolution No. 2016-09 and thereby **APPROVE** Tentative Parcel Map 37058 (PA15-0047), subject to the attached conditions of approval included as Exhibit A to Resolution 2016-09.
2. **APPROVE** Resolution No. 2016-10 and thereby **APPROVE** Master Plot Plan PA15-0048, subject to the attached conditions of approval included as Exhibit A to Resolution 2016-10.
3. **APPROVE** Resolution No. 2016-11 and thereby **APPROVE** Conditional Use Permit PA15-0049, subject to the attached conditions of approval included as Exhibit A to Resolution 2016-11.
4. **APPROVE** Resolution No. 2016-12 and thereby **APPROVE** Plot Plan PA15-0050, subject to the attached conditions of approval included as Exhibit A to Resolution 2016-12.
5. **APPROVE** Resolution No. 2016-13 and thereby **APPROVE** Conditional Use Permit PA15-0051, subject to the attached conditions of approval included as Exhibit A to Resolution 2016-13.
6. **APPROVE** Resolution No. 2016-14 and thereby **APPROVE** Plot Plan PA16-0012, subject to the attached conditions of approval included as Exhibit A to Resolution 2016-14.

OTHER COMMISSION BUSINESS

3. Planning Commission Rules of Procedure

RECOMMENDED ACTION:

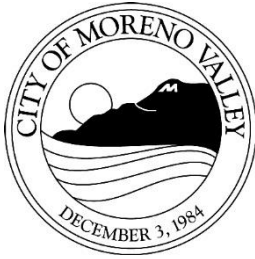
Discuss procedures for filling of a permanent vacancy on the Commission, consider recommendations to be forwarded to the City Council.

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

Next Meeting: Planning Commission Regular Meeting, **May 26, 2016 at 7:00 P.M.**, City of Moreno Valley, City Hall Council Chambers, 14177 Frederick Street, Moreno Valley, CA 92552



PLANNING COMMISSION

STAFF REPORT

Meeting Date: May 12, 2016

FIND THAT THE FISCAL YEAR 16/17 PROPOSED CAPITAL IMPROVEMENT PLAN IS IN CONFORMANCE WITH THE CITY'S GENERAL PLAN

Case: PAXX-XXXX – Fiscal Year 2016-2017 Proposed Capital Improvement Plan Conformance with the General Plan

Applicant: City of Moreno Valley

Representative: Public Works Department

Location: Various Locations Throughout the City of Moreno Valley

SUMMARY

City staff produces an updated Capital Improvement Plan (CIP) annually, which is brought before City Council for approval and to make a finding that the document is consistent with AB 1600, the California Mitigation Act. Prior to City Council consideration and action the document is also brought before the Planning Commission to make a finding that the Plan is in conformance with the City of Moreno Valley's General Plan.

PROJECT DESCRIPTION

Background

The intent of the Proposed CIP is to identify the various capital improvement projects and funding strategy for Fiscal Year 2016-2017, as well as to establish a capital improvement plan over the next five years and beyond, to build-out, as referred to in general plan land use and circulation plans. The components of the document have

been grouped by categories and by fund. The Plan includes a detailed project sheet for every project that is requesting carryover funds or new funds for Fiscal Year 2016-2017. All of the capital improvements were provided with an estimate of total project cost and anticipated fiscal year of construction. This plan also focuses on establishing funding sources and the availability of funds during the anticipated fiscal year of construction.

The document is designed to be a five year progressive document that is revised annually as part of the budget adoption process. The Fiscal Year 2016-2017 Proposed CIP begins with the capital budget year 2016-2017 and extends to “FY 2020-2021 and Beyond.” All projects listed in the “FY 2020-2021 and Beyond” timeframe are typically unfunded and will be brought forward as community needs arise.

Description

The streets, bridges, buildings, drainage facilities and traffic signals listed in the Fiscal Year 2016-2017 Proposed CIP are consistent with the General Plan. The parks projects listed meet the three acre per one thousand population standard set forth in the General Plan.

REVIEW PROCESS

Staff has had numerous meetings with all City Departments since December 2015 in an effort to prepare a complete Capital Budget and Fiscal Year 2016-2017 Proposed CIP. The Proposed CIP has been available for public review since April 27, 2016. This document, if approved by the Planning Commission, is tentatively scheduled to be presented to the City Council on June 7, 2016 for adoption as part of the City’s Fiscal Year 2016-2017 Budget.

ENVIRONMENTAL

The Proposed CIP is not a “project” as defined under the California Environmental Quality Act (CEQA) in that the proposal is a fiscal activity that does not in itself alone involve a commitment by the City to construct any specific project that may result in a potentially significant physical impact on the environment (Section 15378(b) (4) of the CEQA Guidelines). Each individual project will be required to undergo its own subsequent separate CEQA determination prior to implementation.

NOTIFICATION

Publication of the Planning Commission Agenda

STAFF RECOMMENDATION

Staff recommends that the Planning Commission make a finding that the Fiscal Year 2016-2017 Proposed CIP is in conformance with the City of Moreno Valley's General Plan.

Prepared by:
Linda Wilson
Senior Management Analyst

Approved by:
Richard J. Sandzimier
Planning Official

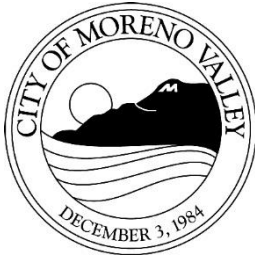
ATTACHMENTS

1. Summary by Category

**City of Moreno Valley
Capital Improvement Plan
FY 2016-2021 and Beyond
Summary By Category
Amounts in \$1,000's**

<i>Category</i>	<i>Carryover to FY 16/17</i>	<i>New Request FY 16/17</i>	<i>Plan FY17/18</i>	<i>Plan FY18/19</i>	<i>Plan FY19/20</i>	<i>Plan FY20/21 & Beyond</i>	<i>Grand Totals</i>
Streets and Highways	11,973	3,181	30,361	18,679	90,025	584,288	738,507
Bridges	350	10	360	360	3,210	99,237	103,527
Buildings	967	50	50	1,616	14,350	168,302	185,335
Drainage	2,904	1,272	2,630	-	-	30,759	37,565
Electricity	4,096	13,535	5,426	100	2,406	10,641	36,204
Parks	1,549	408	1,155	100	5,100	233,469	241,781
Traffic Signals	7,691	940	110	970	110	37,400	47,221
Underground Utilities	85	-	25	25	25	2,820	2,980
Programs	153	-	-	-	-	-	153
<i>Total</i>	<i>29,768</i>	<i>19,396</i>	<i>40,117</i>	<i>21,850</i>	<i>115,226</i>	<i>1,166,916</i>	<i>1,393,273</i>

Attachment: Summary by Category (2044 : Find that the Fiscal Year 16/17 Proposed Capital Improvement Plan is in Conformance with the



PLANNING COMMISSION

STAFF REPORT

Meeting Date: May 12, 2016

THE QUARTER PROJECT PROPOSES TO SUBDIVIDE 8.54 ACRES INTO SIX PARCELS FOR DEVELOPMENT OF TWO HOTELS, A SERVICE STATION WITH CONVENIENCE STORE, A MULTIPLE TENANT RETAIL BUILDING AND FUTURE DEVELOPMENT OF A FAST FOOD RESTAURANT WITH DRIVE-THROUGH AND A RETAIL BUILDING.

Case: PA15-0047 - Tentative Parcel Map 37058
 PA15-0048 - Master Plot Plan
 PA15-0049 - Conditional Use Permit – 112 room hotel
 PA15-0050 - Plot Plan – 104 room hotel
 PA15-0051 - Conditional Use Permit – service station
 PA16-0012 - Plot Plan – multiple tenant retail building

Applicant: Day and Eucalyptus, LLC

Owner: Jeff Troesh

Representative: MPA Architects, Inc.

Location: Northeast corner of Day St. and Eucalyptus Ave.

Case Planner: Jeff Bradshaw

Council District: 5

SUMMARY

The Quarter Project proposes to subdivide 8.54 acres located at the northeast corner of Day Street and Eucalyptus Avenue into six parcels for development of a four-story, 112 room hotel, a four-story 104 room hotel, a service station with convenience store, a multiple tenant retail building, and future development of a fast food restaurant with drive-through and a retail building.

PROJECT DESCRIPTION

Project

The Quarter Project proposes development of a master planned commercial center to be located on 8.54 acres at the northeast corner of Day Street and Eucalyptus Avenue. Applications include the following:

Tentative Parcel Map 37058

Tentative Parcel Map 37058 proposes to subdivide the 8.54 acres of Assessor's Parcel Numbers 291-650-013, 291-650-014, 291-650-015, and 291-650-016 into six commercial parcels in the Community Commercial (CC) zone.

The tentative parcel map has been conditioned to record an easement(s) for shared access and shared parking at the recordation of the final map.

The proposed parcels comply with all development standards of the CC zone and satisfy requirements such as lot dimensions, size, and access.

Master Plot Plan PA15-0048

Master Plot Plan PA15-0048 proposes to develop a six parcel commercial center on 8.54 acres to include:

- Parcel 1 – A 6,349 square foot fast food restaurant with a drive-through;
- Parcel 2 – A multi-tenant retail/restaurant building – 6,300 square feet
- Parcel 3 – A service station with six pumps and a 4,100 square foot retail building with convenience store and restaurant;
- Parcel 4 – A 4,800 square foot retail building;
- Parcel 5 – A four-story, 57,902 square foot hotel with 104 guest rooms; and
- Parcel 6 – A four-story, 85,162 square foot hotel with 112 guest suites with kitchens

The master plot plan proposes shared access and shared parking, a conceptual landscape plan and color and materials palettes for retaining walls and the buildings.

The approved color palettes for the buildings include earth tones and a variety of stone and tile treatments, glazing, fascia and canopy treatments. The building designs for the project will incorporate a contemporary style design with architectural elements including cantilevered roof elements, vertical tower features, metal canopies, and accent lighting.

There is an existing telecommunications facility on a portion of the project site that is operated by American Tower Corporation, which holds a lease for that use through October 2027. Two cellular service providers are operating from the site. The facility was originally approved in the 1990's when the batch plant was still in operation. The lease area will remain in place and become a part of the landscape planter on the site's northern property line. The master plot plan proposes to construct a retaining wall around the limits of the lease area creating a raised pad for the equipment shelters and cell tower.

Conditional Use Permit PA15-0049

Conditional Use Permit PA15-0049 proposes to develop a four-story, 85,162 square foot hotel with 112 kitchen suites on Parcel 6. The City's Municipal Code requires the approval of a Conditional Use Permit for all hotels/motels that include kitchens in more than 20% of the rooms. In this case, all suites/rooms would include a sink, refrigerator and two-burner stove-top.

Amenities at this hotel include a swimming pool, outdoor patio, exercise room, guest laundry and meeting room.

The building design of the hotel will have significant movement in the building's elevations to create contrast along the long axis and ends of the building. The roofline varies with a combination of level and cantilevered roof elements. The exterior finish includes earth tones and a variety of stone and tile treatments, glazing, fascia and canopy treatments.

Plot Plan PA15-0050

Plot Plan PA15-0050 proposes to develop a four-story, 57,902 square foot hotel with 104 guest rooms on Parcel 5.

Amenities at this hotel include a swimming pool, lounge, fitness center, guest laundry, business center, meeting room, and breakfast room.

The building design will incorporate significant movement in the building's elevations to create contrast along the long axis and ends of the building and will feature a cantilevered covered entrance. The roofline varies in height and includes a spandrel glass element above the main entrance. The exterior finish includes earth tones and a variety of stone and tile treatments, glazing, fascia and canopy treatments.

Conditional Use Permit PA15-0051

Conditional Use Permit PA15-0051 proposes to develop a six pump service station with a canopy and a 4,100 square foot retail building for a convenience store with alcohol sales and a fast food restaurant on Parcel 3.

The project site is located across the street from and within 300 feet of existing apartments and single-family tract homes. The proposal for a service station requires approval of a Conditional Use Permit in the CC zone when within 300 feet of a residential district or use. The project also proposes a retail building for a convenience store with alcohol sales and a restaurant. The proposal for the convenience store with alcohol sales also requires a Conditional Use Permit in the CC zone when within 300 feet of a residential district or use.

The contemporary building design features a circular tower element which provides for significant vertical movement in the building's north and west elevations. The roofline varies with a combination of level and cantilevered roof elements and includes a spandrel glass element. The exterior finish includes earth tones and a variety of stone and tile treatments, glazing, fascia and metal canopy treatments.

Plot Plan PA16-0012

Plot Plan PA16-0012 proposes to develop a 6,300 square foot multi-tenant retail/restaurant building on Parcel 2.

The building design is contemporary style architecture with vertical movement in the building's elevations to create contrast along the long axis and ends of the building. The roofline varies with a combination of level and cantilevered roof elements. The exterior finish includes earth tones and a variety of stone and tile treatments, glazing, fascia and awnings.

Parcel 1 and Parcel 4

Prior to development of a 6,349 square foot fast food restaurant with a drive-through on Parcel 1, and a 4,800 square foot retail building on Parcel 4, separate applications must be submitted to the Planning Division for review and approval of building architecture for consistency with Master Plot Plan PA15-0048.

Site

The project site is zoned CC and located at the northeast corner of Day Street and Eucalyptus Avenue.

The project topography varies from level to rolling to gently sloping. A concrete batch plant operated at this site beginning in 1978. The batch plant ceased operations in 2014 and the owner cleared the site. Based on site visits by staff, the site qualifies environmentally as a previously disturbed site due to the operation of the concrete batch plant. In addition, based on staff's environmental review, the subject site does not include scenic resources, rock outcroppings, trees, or historic buildings on site.

As noted previously, there is an existing telecommunications facility that leases a portion of the project site. The facility includes two equipment shelters located within a block wall enclosure and a 77 foot tall cell tower with two telecommunication arrays.

The facility continues to operate at this location under a long term lease agreement. There is currently an application on file from one of the cell tower tenants requesting minor modifications to one of the arrays. Staff is working with the property owner and the cell tower operator to address aesthetics and the possibility of improving the design of the facility.

Surrounding Area

The project site is bounded by the Towngate Specific Plan (SP 200) on the north, east and south, and Office zoning within the City of Riverside to the west on the west side of Day Street.

Surrounding development includes office buildings and vacant land in the City of Riverside to the west; a shopping center with a grocery store, a vacant retail pad and two restaurants to the north; vacant land and Fire Station #6 to the east; and single-family tract homes and apartments to the south. The development to the north and east is within the Town Gate Specific Plan.

Edgemont Elementary School is located further to the west on Eucalyptus Avenue. State Highway 60 is located approximately one-half mile to the north on Day Street and the I-215 freeway is located approximately one-half mile to the west on Eucalyptus Avenue. Other land uses in the vicinity include the Moreno Valley Mall to the northeast.

Overall, the proposed commercial development is compatible with the City's General Plan and existing land uses.

Access/Parking

The access to the proposed development is proposed from Day Street and Eucalyptus Avenue with two driveways on each street frontage.

The driveways will be required to meet the City's Design Guidelines for a commercial driveway approach. Access at the driveways shall be as follows:

- Northerly Day Street driveway: Left-in, right-in, and right-out access allowed.
- Southerly Day Street driveway: Right-in and right-out access allowed.
- Easterly Eucalyptus Avenue driveway: Left-in, right-in, and right-out access allowed.
- Westerly Eucalyptus Avenue driveway: Right-in and right-out access allowed.

An easement for shared access is conditioned to be recorded with the recordation of Tentative Parcel Map 37058.

The project is conditioned to install a raised landscaped median in Day Street along project frontage consistent with City Standards. An in lieu fee may be paid by the project applicant to the City with the City Engineer's approval.

Municipal Code Section 9.11 requires a total of 353 spaces for the master plot plan. The project as designed provides a total of 347 parking spaces. Municipal Code Section 9.11.070 allows for the consideration of shared parking which must be supported by a parking analysis prepared by a registered traffic engineer.

The Traffic Impact Analysis Report prepared by Linscott, Law & Greenspan Engineers (dated March 2, 2016) concluded that the project will have a peak shared parking demand of 271 spaces. Based on the results of the analysis, findings are proposed in support of shared parking for this project. An easement for shared parking is conditioned to be recorded with the recordation of Tentative Parcel Map 37058.

The driveways and interior drive aisles within the site have been reviewed and approved by the Fire Prevention Bureau for fire truck access. The site has also been designed for adequate truck maneuvering and turnaround for delivery trucks and trash pick-up.

The project as designed satisfies all parking requirements of the City's Municipal Code including ADA accessible parking and parking for fuel efficient vehicles.

Design/Landscaping

This project, as designed and conditioned, conforms to all development standards of the Community Commercial zone and the design guidelines for commercial uses, service stations, and hotels as required within the City's Municipal Code. It should be noted that signs are not a part of this approval and will be reviewed and approved under separate administrative permit.

The City's Municipal Code does not require a minimum percentage of landscaping for commercial development. Instead, there are requirements for landscape setback areas along perimeter streets, parking lot landscape, street trees and landscape treatments around the perimeter of buildings where visible from the public right-of-way.

The project as designed and conditioned conforms to all requirements of the City Municipal Code and Landscape Standards.

REVIEW PROCESS

The project was originally reviewed by the Project Review Staff Committee (PRSC) in January 2016. Modifications were required to the tentative parcel map, the master plot plan, the preliminary grading plan and the building elevations.

Revised plans were submitted in March and April 2016. Upon review of final drafts of the tentative parcel map and the site plan, and completion of the Initial Study / Mitigated Negative Declaration in April 2016, a determination was made to schedule this project for a Planning Commission public hearing on May 12, 2016.

ENVIRONMENTAL

An Initial Study was prepared which examined the potential of the proposed project to have an impact on the environment. The Initial Study provides information in support of the findings for a Mitigated Negative Declaration. The proposed project will not have a significant effect on the environment with the implementation of mitigation measures. Studies prepared for this project included a traffic study, a greenhouse gas analysis, a cultural resource assessment, a preliminary hydrology study and a preliminary water quality management plan.

Public notice of the availability of the Initial Study / Mitigated Negative Declaration was published in the newspaper 20 days in advance of the Planning Commission public hearing.

Based upon the results of the technical studies required for this project and completion of the Initial Study checklist, the only checklist category that required mitigation to reduce an impact to a less than significant level was traffic.

Based upon the conclusions of a Traffic Impact Analysis Report prepared by Linscott, Law & Greenspan Engineers (dated March 2, 2016), analysis of the year 2020 cumulative traffic plus project traffic conditions demonstrated cumulative impacts to three intersections (Day Street at Canyon Springs Parkway, Day Street at Bay Avenue, and Day Street at Alessandro Boulevard). The following mitigation measures are recommended to mitigate cumulative impacts to these intersections to a less than significant level:

- TRA-1: Cumulative impacts to the intersection at Day Street and Bay Avenue shall be mitigated through the payment of City Development Impact Fees (DIF) to contribute a fair share to the cost to install a traffic signal and design for two-phase operation to widen and restripe Day Street to provide an exclusive northbound left-turn lane and an exclusive southbound left-turn lane.
- TRA-2: Cumulative impacts to the intersection at Day Street and Alessandro Boulevard shall be mitigated through the payment of City Development Impact Fees (DIF) to contribute a fair share to the cost to widen and restripe Alessandro Boulevard (approach and departure) to provide a 3rd westbound through lane and modify the existing traffic signal.
- TRA-3: Cumulative impacts to the intersection at Day and Canyon Springs Parkway shall be mitigated through the payment of a fair share contribution of 10.7% of the total cost to modify the existing traffic signal and install an eastbound right-turn overlap and a westbound right-turn overlap.

There were no other measured impacts and although not required as mitigation measures to reduce a potentially significant impact to acceptable levels, the following mitigation measures have been introduced to ensure compliance with City General Plan policies and other requirements related to Air Quality, Biological Resources, Noise, Cultural Resources.

Air Quality:

- AQ-1: Roadway grading activities shall comply with SCAQMD Rule 403 regarding the control of fugitive dust (GP Policy 6.7.5).
 - AQ-2: Construction contractor shall ensure that all disturbed areas are watered frequently enough to ensure effective control of fugitive dust (at least three times per day). Frequency shall be increased during high and gusty wind conditions.
 - AQ-3: Disturbed areas, which will not be covered by pavement at the end of the work, shall have a soil stabilizer applied to it to prevent wind erosion.
 - AQ-4: The project applicant shall use “Low-Volatile Organic Compounds” paints, coatings, and solvents with a VOC content lower than required under Rule 1113 (not to exceed 150 grams/liter; 1.25 pounds/gallon). High Pressure Low Volume (HPLV) applications of paints, coatings, and solvents shall be consistent with SCAQMD Rule 1113. Alternatively, the project applicant shall use materials that do not require painting or are pre-painted.
 - AQ-5: Prior to the issuance of grading permits, the project applicant shall require by contract specifications that all streets within the construction site shall be swept once per day if visible soil materials are carried to adjacent streets.
- AQ-6: Prior to the issuance of grading permits, the project applicant shall require by contract specifications that all trucks hauling dirt, sand, soil, or other loose materials are to be covered or shall maintain at least 2 feet of freeboard in accordance with the requirements of California Vehicle Code (CVC) Section 23114 (freeboard means vertical space between the top of the load and the top of the trailer).
- AQ-7: All clearing, grading, earthmoving, or excavation activities shall cease when winds (as instantaneous gusts) exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions. On-site truck idling shall be prohibited in excess of five minutes.
 - AQ-8: The staging of construction equipment and the construction trailer shall be placed as far as possible from the existing single-family and multiple residences located to the south (similar mitigation required for Noise see N-2).

Biological Resources:

- BR-1: A pre-construction burrowing owl survey shall be performed within 30 days prior to the commencement of ground disturbing activities according to the recognized burrowing owl protocol for the MSHCP.

Cultural Resources:

- CR-1: If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the Developer, the project archaeologist, and the affected Tribe(s) shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources. If the Developer, the project archaeologist and the Tribe(s) cannot agree on the significance or the

mitigation for such resources, these issues will be presented to the Planning Official for decision. The Planning Official shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the affected Tribe(s).

- CR-2: If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the “most likely descendant(s)” of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98 and according to Tribal customs and traditions.

Noise:

- N-1: Construction activities shall be operated in a manner that limits noise impacts on surrounding uses (General Plan Policy 6.5.2). In order to limit noise impacts on surrounding property, the construction contractor will ensure the following:
 - All construction equipment powered by gasoline or diesel engines will be required to have sound-control devices at least as effective as those originally provided by the manufacturer; no equipment will be permitted to have an unmuffled exhaust.
 - Mobile noise-generating equipment and machinery will be shut off when not in use;
 - Construction vehicles assessing the site will be required to use the shortest possible route to and from local freeways, provided the routes do not expose additional receptors to noise
- N-2: The staging of construction equipment and the construction trailer shall be placed as far as possible from the existing single-family and multiple residences located to the south (similar mitigation required for Air Quality see AQ-8).

A mitigation monitoring program has been prepared to ensure implementation of the mitigation measures (see Attachment 6).

NOTIFICATION

The public hearing notice for this project was published in the local newspaper on April 21, 2016. A notice of availability of the Mitigated Negative Declaration was sent to the City of Riverside as a trustee agency on April 21, 2016.

Public notice was sent to all property owners of record within 300 feet of the project site on April 29, 2016. The public hearing notice for this project was also posted on the project site on May 2, 2016.

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

REVIEW AGENCY COMMENTS

Staff received the following responses to the Project Review Staff Committee transmittal; which was sent to all potentially affected reviewing agencies.

<u>Agency</u>	<u>Response Date</u>	<u>Comments</u>
Moreno Valley Utility	January 1, 2016	No MVU service in this area
Riverside Transit Authority	January 14, 2016	Planned service
Riverside County Flood Control	February 29, 2016	Approved storm water plan
Airport Land Use Commission	March 29, 2016	Finding of Consistency

The City complied with the requirements of State Assembly Bill 52 requiring notice and consultation to Native American tribal groups. The City coordinated with all participating Native American tribal groups requesting consultation for this project, and incorporated conditions of approval as requested.

A project transmittal form and site plan for this project were sent to the City of Riverside on December 29, 2015 and as stated previously, a notice of availability of the Mitigated Negative Declaration was sent to the City of Riverside as a trustee agency on April 21, 2016. No comments or response was provided by the City of Riverside.

Staff has coordinated with the agencies listed above and where applicable, conditions of approval have been included to address concerns from the responding agencies.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **ADOPT** a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA) Guidelines, for the project applications PA15-0047, PA15-0048, PA15-0050, PA15-0051, and PA16-0012 as described in the following resolutions and:

1. **APPROVE** Resolution No. 2016-09 and thereby **APPROVE** Tentative Parcel Map 37058 (PA15-0047), subject to the attached conditions of approval included as Exhibit A to Resolution 2016-09.

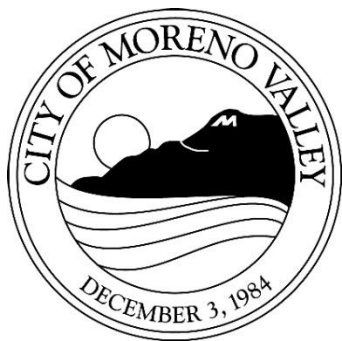
2. **APPROVE** Resolution No. 2016-10 and thereby **APPROVE** Master Plot Plan PA15-0048, subject to the attached conditions of approval included as Exhibit A to Resolution 2016-10.
3. **APPROVE** Resolution No. 2016-11 and thereby **APPROVE** Conditional Use Permit PA15-0049, subject to the attached conditions of approval included as Exhibit A to Resolution 2016-11.
4. **APPROVE** Resolution No. 2016-12 and thereby **APPROVE** Plot Plan PA15-0050, subject to the attached conditions of approval included as Exhibit A to Resolution 2016-12.
5. **APPROVE** Resolution No. 2016-13 and thereby **APPROVE** Conditional Use Permit PA15-0051, subject to the attached conditions of approval included as Exhibit A to Resolution 2016-13.
6. **APPROVE** Resolution No. 2016-14 and thereby **APPROVE** Plot Plan PA16-0012, subject to the attached conditions of approval included as Exhibit A to Resolution 2016-14.

Prepared by:
Jeffrey Bradshaw
Associate Planner

Approved by:
Allen Brock
Community Development Director

ATTACHMENTS

1. Public Hearing Notice
2. Planning Commission Resolution 2016-09
3. Planning Commission Resolution 2016-10
4. Planning Commission Resolution 2016-11
5. Planning Commission Resolution 2016-12
6. Planning Commission Resolution 2016-13
7. Planning Commission Resolution 2016-14
8. Mitigated Negative Declaration
9. Initial Study Checklist - Final
10. Mitigation Monitoring Program
11. Aerial Photo
12. Architectural Plans
13. Preliminary Grading Plan
14. Tentative Parcel Map 37058



Notice of PUBLIC HEARING

This may affect your property. Please read.

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):

CASE: PA15-0047 - Tentative Parcel Map 37058
 PA15-0048 - Master Plot Plan
 PA15-0049 - Conditional Use Permit – 112 room hotel
 PA15-0050 - Plot Plan – 104 room hotel
 PA15-0051 - Conditional Use Permit – service station
 PA16-0012 - Plot Plan – multiple tenant retail building

APPLICANT: Day and Eucalyptus, LLC

OWNER: Jeff Troesh

REPRESENTATIVE: MPA Architects, Inc.

LOCATION: Northeast corner of Day St. and Eucalyptus Ave.

PROPOSAL: The project proposes to subdivide 8.54 acres into six parcels for commercial development. Applications include: Tentative Parcel Map 37058 to subdivide the project site into six parcels; a Master Plot Plan for development of a six parcel commercial site; a Conditional Use Permit to develop a 4-story, 85,162 square foot hotel with 112 kitchen suites on Parcel 6; a Plot Plan to develop a 4-story, 57,902 square foot hotel with 104 guest rooms on Parcel 5; a Conditional Use Permit to develop a six pump service station with a 4,100 square foot convenience store on Parcel 3; and a Plot Plan to develop a 6,300 square foot multi-tenant retail/restaurant building on Parcel 2. Future development of a 6,349 square foot fast food restaurant with a drive-through on Parcel 1, and a 4,800 square foot retail building on Parcel 4 will require approval under separate applications.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

COUNCIL DISTRICT: 5

STAFF RECOMMENDATION: Approval

Any person interested in any listed proposal can contact the Community Development Department, Planning Division, at 14177 Frederick St., Moreno Valley, California, during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday and Fridays from 7:30 a.m. to 4:30 p.m.), or may telephone (951) 413-3206 for further information. The associated documents will be available for public inspection at the above address.

In the case of Public Hearing items, any person may also appear and be heard in support of or opposition to the project or recommendation of adoption of the Environmental Determination at the time of the Hearing.

The Planning Commission, at the Hearing or during deliberations, could approve changes or alternatives to the proposal.

If you challenge any of these items 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

DATE AND TIME: May 12, 2016 at 7 PM

CONTACT PLANNER: Jeff Bradshaw

PHONE: (951) 413-3224

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.

PLANNING COMMISSION RESOLUTION NO. 2016-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING TENTATIVE PARCEL MAP 37058 (APPLICATION PA15-0047) TO SUBDIVIDE THE 8.54 ACRES LOCATED WITHIN ASSESSOR'S PARCEL NUMBERS 291-650-013, 291-650-014, 291-650-015, AND 291-650-016 INTO SIX PARCELS FOR DEVELOPMENT OF A COMMERCIAL CENTER AT THE NORTHEAST CORNER OF DAY STREET AND EUCALYPTUS AVENUE.

Section 1:

WHEREAS, MPA Architects, Inc., on behalf of Day & Eucalyptus, LLC, has filed an application for the approval of Tentative Parcel Map 37058 (application PA15-0047), a proposal to subdivide the 8.54 acres located within Assessor's Parcel Numbers 291-650-013, 291-650-014, 291-650-015, and 291-650-016 into six parcels as described in the title of this Resolution;

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

WHEREAS, the City has prepared an Initial Study and Mitigated Negative Declaration consistent with the California Environmental Quality Act (CEQA) based on a thorough analysis of potential environmental impacts. The Mitigated Negative Declaration represents the City's independent judgment and analysis; 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 April 21, 2016. Public notice was sent to all property owners of record within 300 feet of the project site on April 29, 2016. The public hearing notice for this project was also posted on the project site on May 2, 2016;

WHEREAS, on May 12, 2016, the Planning Commission held a public hearing to consider the application; 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 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 May 12, 2016, including written and oral staff reports, and the record from the public hearing, this Planning Commission hereby specifically finds as follows:

- 1. That the proposed map is consistent with applicable general and specific plans and the zoning ordinance;

FACT: General Plan Objective 2.4 states that commercial areas are to be provided 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. The proposed project has a Commercial land use designation.

The project site is bounded by the Towngate Specific Plan (SP 200) on the north, east and south, and Office zoning within the City of Riverside to the west on the west side of Day Street. Surrounding development includes commercial and office uses to the north, east, and west, and apartments to the south.

The proposed project is located along Day Street, a Modified Divided Major Arterial and Eucalyptus Avenue, a Divided Arterial. The proposed use is consistent with the objectives and goals of the Commercial land use designation and satisfies the City's General Plan Objective 2.4 regarding pedestrian access, and vehicular circulation. General Plan Objectives 6.3, 6.4, 6.5 and 6.9 require the avoidance of adverse noise impacts on surrounding properties and require well-lighted entrances, walkways and parking lots, and street lighting to facilitate nighttime surveillance and discourage crime.

The project as designed and conditioned will achieve the objectives of the City of Moreno Valley's General Plan. 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. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans;

FACT: General Plan Objective 2.4 states that commercial areas are to be provided 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. The proposed project has a Commercial land use designation.

Surrounding development includes office buildings and vacant land in the City of Riverside to the west; a shopping center with a grocery store, a vacant retail pad and two restaurants to the north; vacant land and Fire Station #6 to the east; and single-family tract homes and apartments to the south.

Edgemont Elementary School is located further to the west on Eucalyptus Avenue. State Route 60 is located approximately one-half mile to the north on Day Street and the I-215 freeway is located approximately one-half mile to the west on Eucalyptus Avenue. Other land uses in the vicinity include the Moreno Valley Mall to the northeast.

The land division proposed by Tentative Parcel Map No. 37058 is consistent with the City's Municipal Code Section 9.14 Land Divisions. The proposed parcel map will subdivide the 8.54 acres located within Assessor's Parcel Numbers 291-650-013, 291-650-014, 291-650-015, and 291-650-016 into six parcels for development of a commercial center.

The subdivision as designed and conditioned is consistent with existing goals, objectives, policies and programs of the General Plan.

3. That the site is physically suitable for the type of development;

FACT: The project site is located at the northeast corner of Day Street and Eucalyptus Avenue. The zoning for the site is Community Commercial (CC), which provides for the general shopping needs of area residents and workers with a variety of business, retail, and related services. The project site is rectangular in shape and is comprised of topography that varies from level to rolling to gently sloping. Overall, the project site is well suited for the proposed subdivision.

4. That the site of the proposed land division is physically suitable for the proposed density of the development;

FACT: The project site is rectangular in shape and is comprised of topography that varies from level to rolling to gently sloping. The parcel map is designed in accordance with the provisions of the City's Municipal Code Section 9.14 Land Divisions. The project site is physically suitable for the proposed density of the development.

5. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;

FACT: The project site is bounded on the north, east and west by commercial development with existing single-family and multiple family residential developments to the south. The site is comprised of level to rolling to gently sloping topography. A concrete batch plant had operated at this site since at 1978. The batch plant ceased operations in 2014 and the owner cleared the site. There are no existing trees, streambeds, drainage features or riparian vegetation on the project site. Based upon information from the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Full Report as provided by the Riverside County Transportation and Land Management Agency, there are no identified candidate, sensitive or special status species associated with the project site. An Initial Study and Mitigated Negative Declaration have been prepared for the project. Therefore, the parcel map will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat

6. That the design of the subdivision or type of improvements is not likely to cause serious public health problems;

FACT: As conditioned, the proposed parcel map would not cause serious public health problems. The Eastern Municipal Water District will provide water and sewer services to the project site. There are no known hazardous conditions associated with the property, the design of the land division or the type of improvements.

The proposed parcel map as designed and conditioned will not result in unacceptable levels of protection from natural and man-made hazards to life, health, and property and is therefore consistent with General Goal 9.6.1. The project site is located within approximately 500 feet of Fire Station #6 which is consistent with General Plan Goal 9.6.2 which requires emergency services that are adequate to meet minor emergency and major catastrophic situations.

The proposed parcel map will not result in a development that would be inconsistent with General Plan Objective 6.1 to minimize the potential for loss of life and protect residents, workers, and visitors to the City from physical injury and property damage due to seismic ground shaking and secondary effects or General Plan Objective 6.2 to minimize the potential for loss of life and protect residents, workers, and visitors to the City from physical injury and property damage, and to minimize nuisances due to flooding.

The parcel map has been designed consistently with the City's Municipal Code Section 9.14 Land Divisions and meets all City requirements related to subdividing a property.

7. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision;

FACT: The tentative tract map has been designed to accommodate and not conflict with existing easements on the subject site including utility and storm drain easements.

8. That the proposed land division and the associated design and improvements are not consistent with applicable ordinances of the city.

FACT: The land division proposed by Tentative Parcel Map No. 37058 is consistent with the City's Municipal Code Section 9.14 Land Divisions. The subdivision as designed and conditioned is consistent with applicable ordinances of the city.

Section 2:

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 PA15-0047, 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.

Section 3:

BE IT FURTHER RESOLVED that the Planning Commission **HEREBY APPROVES** Resolution No. 2016-09 and thereby:

1. **ADOPTS** a Mitigated Negative Declaration for Tentative Parcel Map 37058 (application PA15-0047), pursuant to the California Environmental Quality Act (CEQA) Guidelines; and
2. **APPROVES** Tentative Parcel Map 37058 (application PA15-0047) based on the findings contained in this resolution, and subject to the attached conditions of approval included as Exhibit A.

APPROVED this 12th day of May, 2016.

Brian Lowell
Chair, Planning Commission

ATTEST:

Richard J. Sandzimier, Planning Official
Secretary to the Planning Commission

APPROVED AS TO FORM:

City Attorney

CITY OF MORENO VALLEY
DRAFT CONDITIONS OF APPROVAL FOR PA15-0047
TENTATIVE PARCEL MAP 37058
A.P.N.'s: 291-650-013, -014, -015, and -016

Approval Date:
Expiration Date:

The following conditions are attached for the following departments:

- Planning (P), including School District (S), Post Office (PO), Building (B)
- Fire Prevention Bureau (F)
- Public Works Department – Land Development Division (LD)
- Public Works Department – Special Districts Division (SD)
- Public Works Department – Transportation Engineering Division (TE)
- Parks & Community Services (PCS)

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

For questions regarding any Planning condition of approval, please contact the Planning Division at (951) 413-3206.

- P1. Tentative Parcel Map No. 37058 is approved to subdivide the 8.54 acres of Assessor’s Parcel Numbers 291-650-013, 291-650-014, 291-650-015, and 291-650-016 into six parcels for development purposes.
- P2. This approval shall comply with all applicable requirements of the City of Moreno Valley Municipal Code.
- P3. This tentative map shall expire three years after the approval date of this tentative map unless extended as provided by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever in the event the applicant or any successor in interest fails to properly file a final map before the date of expiration. (MC 9.02.230, 9.14.050, 080)

Timing Mechanisms for Conditions (see abbreviation at beginning of affected condition):

R - Map Recordation	GP - Grading Permits	CO - Certificate of Occupancy or building final
WP - Water Improvement Plans	BP - Building Permits	P - Any permit

Governing Document (see abbreviation at the end of the affected condition):

GP - General Plan	MC - Municipal Code	CEQA - California Environmental Quality Act
Ord - Ordinance	DG - Design Guidelines	Ldscp - Landscape Development Guidelines and Specs
Res - Resolution	UFC - Uniform Fire Code	UBC - Uniform Building Code
	SBM - Subdivision Map Act	

Attachment: Planning Commission Resolution 2016-09 (2080 : The Quarter Project)

**DRAFT CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP 37058
PAGE 2 OF 35**

- P4. The site shall be developed in accordance with the approved tentative map on file in the Community Development Department -Planning Division, the Municipal Code regulations, General Plan, and the conditions contained herein. (MC 9.14.020)
- P5. All undeveloped portions of the site shall be maintained in a manner that provides for the control of weeds, erosion and dust. (MC 9.02.030)
- P6. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
- P7. All site plans, grading plans, landscape and irrigation plans, and street improvement plans shall be coordinated for consistency with this approval.

PRIOR TO GRADING

- P8. (GP) Prior to issuance of grading permits, the developer shall pay the applicable Stephen's' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee. (Ord)
- P9. (GP) Prior to the issuance of grading permits, final erosion control landscape and irrigation plans for all cut or fill slopes over 3 feet in height shall be submitted to the Planning Division for review and approval for the phase in process. The plans shall be designed in accordance with the slope erosion plan as required by the City Engineer for that phase. Man-made slopes greater than 10 feet in height shall be "land formed" to conform to the natural terrain and shall be landscaped and stabilized to minimize visual scarring. (GP Objective 1.5, MC 9.08.080, DG)
- P10. (GP) Prior to the issuance of grading permits, mitigation measures contained in the Mitigation Monitoring Program approved with this project shall be implemented as provided therein. A mitigation monitoring fee, as provided by City ordinance, shall be paid by the applicant within 30 days of project or tentative map approval. No City permit or approval shall be issued until such fee is paid. (CEQA)

MITIGATION MEASURES

Biological Resources

- P11. BR-1: A pre-construction burrowing owl survey shall be performed within 30 days prior to the commencement of ground disturbing activities according to the recognized burrowing owl protocol for the Multiple Species Habitat Conservation Plan (MSHCP).

**DRAFT CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP 37058
PAGE 3 OF 35**

Cultural Resources

- P12. CR-1: If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the Developer, the project archaeologist, and the affected Tribe(s) shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources. If the Developer, the project archaeologist and the Tribe(s) cannot agree on the significance or the mitigation for such resources, these issues will be presented to the Planning Official for decision. The Planning Official shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the affected Tribe(s).
- P13. CR-2: If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the “most likely descendant(s)” of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98 and according to Tribal customs and traditions.

Air Quality

- P14. AQ-1: Roadway grading activities shall comply with SCAQMD Rule 403 regarding the control of fugitive dust (GP Policy 6.7.5).
- P15. AQ-2: Construction contractor shall ensure that all disturbed areas are watered frequently enough to ensure effective control of fugitive dust (at least three times per day). Frequency shall be increased during high and gusty wind conditions.
- P16. AQ-3: Disturbed areas, which will not be covered by pavement at the end of the work, shall have a soil stabilizer applied to it to prevent wind erosion.
- P17. AQ-4: The project applicant shall use “Low-Volatile Organic Compounds” paints, coatings, and solvents with a VOC content lower than required under Rule 1113 (not to exceed 150 grams/liter; 1.25 pounds/gallon). High Pressure Low Volume (HPLV) applications of paints, coatings, and solvents shall be consistent with

**DRAFT CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP 37058
PAGE 4 OF 35**

SCAQMD Rule 1113. Alternatively, the project applicant shall use materials that do not require painting or are pre-painted.

- P18. AQ-5: Prior to the issuance of grading permits, the project applicant shall require by contract specifications that all streets within the construction site shall be swept once per day if visible soil materials are carried to adjacent streets.
- P19. AQ-6: Prior to the issuance of grading permits, the project applicant shall require by contract specifications that all trucks hauling dirt, sand, soil, or other loose materials are to be covered or shall maintain at least 2 feet of freeboard in accordance with the requirements of California Vehicle Code (CVC) Section 23114 (freeboard means vertical space between the top of the load and the top of the trailer).
- P20. AQ-7: All clearing, grading, earthmoving, or excavation activities shall cease when winds (as instantaneous gusts) exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions. On-site truck idling shall be prohibited in excess of five minutes.
- P21. AQ-8: The staging of construction equipment and the construction trailer shall be placed as far as possible from the existing single-family and multiple residences located to the south (similar mitigation required for Noise see N-2).

Noise

- P22. N-1: Construction activities shall be operated in a manner that limits noise impacts on surrounding uses (General Plan Policy 6.5.2). In order to limit noise impacts on surrounding property, the construction contractor will ensure the following:
- All construction equipment powered by gasoline or diesel engines will be required to have sound-control devices at least as effective as those originally provided by the manufacturer; no equipment will be permitted to have an unmuffled exhaust.
 - Mobile noise-generating equipment and machinery will be shut off when not in use;
 - Construction vehicles accessing the site will be required to use the shortest possible route to and from local freeways, provided the routes do not expose additional receptors to noise
- P23. N-2: The staging of construction equipment and the construction trailer shall be placed as far as possible from the existing single-family and multiple residences located to the south.

**DRAFT CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP 37058
PAGE 5 OF 35**

Transportation

- P24. TRA-1: Cumulative impacts to the intersection at Day Street and Bay Avenue shall be mitigated through the payment of City Development Impact Fees (DIF) to contribute a fair share to the cost to install a traffic signal and design for two-phase operation to widen and restripe Day Street to provide an exclusive northbound left-turn lane and an exclusive southbound left-turn lane.
- P25. TRA-2: Cumulative impacts to the intersection at Day Street and Alessandro Boulevard shall be mitigated through the payment of City Development Impact Fees (DIF) to contribute a fair share to the cost to widen and restripe Alessandro Boulevard (approach and departure) to provide a 3rd westbound through lane and modify the existing traffic signal.
- P26. TRA-3: Cumulative impacts to the intersection at Day and Canyon Springs Parkway shall be mitigated through the payment of a fair share contribution of 10.7% of the total cost to modify the existing traffic signal and install an eastbound right-turn overlap and a westbound right-turn overlap.

PRIOR TO RECORDATION OF FINAL MAP

- P27. (R) Prior to final map recordation, subdivision phasing (including any proposed common open space or improvement phasing, if applicable), shall be subject to the Planning Division approval. Any proposed phasing shall provide for adequate vehicular access to all lots in each phase as determined by the City Transportation Engineer or designee and shall substantially conform to all intent and purpose of the subdivision approval. (MC 9.14.080)
- P28. (R) Prior to recordation of the final map, final median enhancement/landscape/irrigation plans shall be reviewed and approved by the Planning Division, and Public Works Department - Special Districts Administration for review and approval by each division. (GP - Circulation Master Plan)
- P29. (R) Prior to recordation of the final subdivision map, the developer shall submit for review and approval the following documents to the Planning Division which shall demonstrate that the project will be developed and maintained in accordance with the intent and purpose of the approval:
- a. The document to convey title
 - b. Deed restrictions, easements, or Covenants, Conditions and Restrictions to be recorded

**DRAFT CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP 37058
PAGE 6 OF 35**

The approved documents shall be recorded at the same time that the subdivision map is recorded. The documents shall contain provisions for general maintenance of the site, shared access to proposed parcels, shared parking, water quality treatment BMP's, lighting, landscaping and any other common areas. The approved documents shall also contain a provision, which provides that they may not be terminated and/or substantially amended without the consent of the City and the developer's successor-in-interest. (MC 9.14.090)

Building and Safety Division

- B1. 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 2013 CBC.
- B2. Prior to submittal, all new development, including residential second units, are required to obtain a valid property address prior to permit application. Addresses can be obtained by contacting the Building Safety Division at 951.413.3350.
- B3. 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 of the 2013 California Plumbing Code Table 4-1.
- B4. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.
- B5. 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.
- B6. 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.
- B7. 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.
- B8. Any construction within the city shall only be as follows: Monday through Friday (except for holidays which occur on weekdays), six a.m. to eight p.m.; weekends and holidays (as observed by the city and described in the Moreno Valley Municipal Code Chapter 2.55), seven a.m. to eight p.m., unless written approval is first obtained from the Building Official or City Engineer.

**DRAFT CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP 37058
PAGE 7 OF 35**

MORENO VALLEY UNIFIED SCHOOL DISTRICT

- S1. (BP) Prior to issuance of building permits, the developer shall provide to the Community & Economic Development Director a written certification by the affected school district that either: (1) the project has complied with the fee or other exaction levied on the project by the governing board of the district, pursuant to Government Code Section 65996; or (2) the fee or other requirement does not apply to the project.

UNITED STATES POSTAL SERVICE

- PO1. (BP) Prior to the issuance of building permits, the developer shall contact the U.S. Postal Service to determine the appropriate type and location of mailboxes.

**DRAFT CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP 37058
PAGE 8 OF 35**

FIRE PREVENTION BUREAU

With respect to the conditions of approval, the following fire protection measures shall be provided in accordance with Moreno Valley City Ordinances and/or recognized fire protection standards:

- F1. 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.
- F2. The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering 3,750 gallons per minute for 3 hour(s) duration at 20-PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 507.3, Appendix B)
- F3. 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)
- F4. 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 MV City Standard Engineering Plan 422 a, b, c)
- F5. 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)
- F6. 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)
- F7. 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)

**DRAFT CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP 37058
PAGE 9 OF 35**

- F8. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet when the height of a building does not exceed 35 feet. Buildings with heights in excess of 35 feet will require an unobstructed fire lane width of at least 30 feet. The building height dimension shall be measured on a vertical plane from the lowest level of vehicular access to the highest point of the roofs edge, or to the top of the parapet, whichever is higher. (MVMC 503.2.1)
- F9. 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)
- F10. 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)
- F11. 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)
- F12. 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)
- F13. 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)
- F14. Prior to construction, "private" driveways over 150 feet in length shall have a turnaround as determined by the Fire Prevention Bureau capable of accommodating fire apparatus. Driveway grades shall not exceed 12 percent. (CFC 503 and MVMC 8.36.060, CFC 501.4)
- F15. 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])
- F16. 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

**DRAFT CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP 37058
PAGE 10 OF 35**

- emergency access gates shall be electronically operated and be provided with Knox key switches for access by emergency personnel. (CFC 506.1)
- F17. Prior to issuance of Building Permits, the applicant/developer shall participate in the Fire Impact Mitigation Program. (Fee Resolution as adopted by City Council)
- F18. 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])
- F19. 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)
- F20. Prior to Certificate of Occupancy all locations where medians are constructed and prohibit vehicular ingress/egress into or away from the site, provisions must be made to construct a median-crossover at all locations determined by the Fire Marshal and the City Engineer. Prior to the construction, design plans will be submitted for review and approval by the City Engineer and all applicable inspections conducted by Land Development Division.
- F21. Prior to construction, all traffic calming designs/devices must be approved by the Fire Marshal and City Engineer.
- F22. 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)
- F23. 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.

**DRAFT CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP 37058
PAGE 11 OF 35**

PUBLIC WORKS DEPARTMENT

Land Development Division

The following are the Public Works Department – Land Development Division Conditions of Approval for this project and shall be completed at no cost to any government agency. All questions regarding the intent of the following conditions shall be referred to the Public Works Department – Land Development Division.

General Conditions

- LD1. (G) 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)
- LD2. (G) If the project involves the subdivision of land, maps may be developed in phases with the approval of the City Engineer. Financial security shall be provided for all improvements associated with each phase of the map. The boundaries of any multiple map increment shall be subject to the approval of the City Engineer. The City Engineer may require the dedication and construction of necessary utilities, streets or other improvements outside the area of any particular map, if the improvements are needed for circulation, parking, access, or for the welfare or safety of the public. (MC 9.14.080, GC 66412 and 66462.5) If the project does not involve the subdivision of land and it is necessary to dedicate right-of-way/easements, the developer shall make the appropriate offer of dedication by separate instrument. The City Engineer may require the construction of necessary utilities, streets or other improvements beyond the project boundary, if the improvements are needed for circulation, parking, access, or for the welfare or safety of the public.
- LD3. (G) It is understood that the tentative map and plot plan correctly shows all existing easements, traveled ways, and drainage courses, and that their omission may require the map or plans associated with this application to be resubmitted for further consideration. (MC 9.14.040)
- LD4. (G) In the event right-of-way or offsite easements are required to construct offsite improvements necessary for the orderly development of the surrounding area to meet the public health and safety needs, the developer shall make a good faith effort to acquire the needed right-of-way in accordance with the Land Development Division’s administrative policy. In the event that the developer is unsuccessful, he shall enter into an agreement with the City to acquire the necessary right-of-way or offsite easements and complete the improvements at such time the City acquires the right-of-way or offsite easements which will

**DRAFT CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP 37058
PAGE 12 OF 35**

- permit the improvements to be made. The developer shall be responsible for all costs associated with the right-of-way or easement acquisition. (GC 66462.5)
- LD5. (G) If improvements associated with this project are not initiated within two years of the date of approval of the Public Improvement Agreement, the City Engineer may require that the improvement cost estimate 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 Public Improvement Agreement or issuance of a permit.
- LD6. (G) The developer shall monitor, supervise and control all construction and construction supportive 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 Public Works Department.
 - (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 shall be adhered to during the grading operations.
- Violation of any condition or restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedies as noted in the 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.
- LD7. (G) The developer shall protect downstream properties from damage caused by alteration of drainage patterns, i.e., concentration or diversion of flow. 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)
- LD8. (G) Public drainage easements, when required, shall be a minimum of 25 feet wide and shall be shown on the map and plan, and noted as follows: "Drainage Easement – no structures, obstructions, or encroachments by land fills are allowed." In addition, the grade within the easement area shall not exceed a 3:1 (H:V) slope, unless approved by the City Engineer.

**DRAFT CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP 37058
PAGE 13 OF 35**

- LD9. (G) A detailed (Final) Drainage study shall be submitted to the City Engineer for review and approval at the time of any improvement or grading plan submittal. The study shall be prepared by a registered civil engineer and shall include existing and proposed hydrologic conditions. Hydraulic calculations are required for all drainage control devices, storm drain lines, and that 12" of (HGL) free-board below the catch basin flow line, channel embankment or finish pavement surface, shall be maintained. Prior to approval of the related improvement or grading plans, the developer shall submit the approved drainage study, on compact disk, in (.PDF) digital format to the Land Development Division of the Public Works Department (MC 9.14.110).
- LD10. (G) The final conditions of approval issued by the Planning Division subsequent to Planning Commission approval shall be photographically or electronically placed on mylar sheets and included in the Grading and Street Improvement plan sets on twenty-four (24) inch by thirty-six (36) inch mylar and submitted with the plans for plan check. These conditions of approval shall become part of these plan sets and the approved plans shall be available in the field during grading and construction.
- LD11. (G) Upon approval of the tentative tract map and plot plan by the Planning Commission, the Developer shall submit the approved tentative tract map or plot plan on compact disk in (PDF) digital format to the Land Development Division of the Public Works Department.

Prior to Grading Plan Approval or Grading Permit

- LD12. (GPA) Prior to approval of the grading plans, plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch mylar and signed by a registered civil engineer and other registered/licensed professional as required.
- LD13. (GPA) Prior to approval of grading plans, 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.

**DRAFT CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP 37058
PAGE 14 OF 35**

- c. A grading permit shall be obtained from the Public Works Department Land Development Division prior to commencement of any grading outside of the City maintained road right-of-way.
- d. All improvement plans are substantially complete and appropriate clearance and at-risk letters are provided to the City. (MC 9.14.030)
- e. The developer shall submit a soils and geologic report to the Public Works Department – Land Development Division. The report shall address the soil's stability and geological conditions of the site.

LD14. (GPA) Prior to approval of the grading plans 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). The WDID# shall be noted on the grading plans prior to issuance of the first grading permit.

LD15. (GPA) Prior to the grading plan approval, the Developer shall submit two (2) copies of the final project-specific Water Quality Management Plan (WQMP) for review by the City Engineer that :

- a. Addresses Site Design Best Management Practices (BMPs) such as minimizing impervious areas, maximizing permeability, minimizes directly connected impervious areas to the City's street and storm drain systems, and conserves natural areas;
- b. Incorporates Source Control BMPs and provides a detailed description of their implementation;
- c. Incorporates Treatment Control BMPs and provides information regarding design considerations;
- d. Describes the long-term operation and maintenance requirements for BMPs requiring maintenance; and
- e. Describes the mechanism for funding the long-term operation and maintenance of the BMPs.

A copy of the final WQMP template can be obtained on the City's Website or by contacting the Land Development Division of the Public Works Department.

LD16. (GPA) Prior to the grading plan approval, the Developer shall secure approval of the final project-specific WQMP from the City Engineer. The final project-specific WQMP shall be submitted at the same time of grading plan submittal. The approved final WQMP shall be submitted to the Storm Water Program Manager on compact disk(s) in PDF format prior to grading plan approval.

LD17. (GPA) Prior to the grading plan approval, or issuance of a building permit as determined by the City Engineer, the approved final project-specific WQMP shall be incorporated by reference or attached to the project's Storm Water Pollution

**DRAFT CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP 37058
PAGE 15 OF 35**

Prevention Plan as the Post-Construction Management Plan. A WQMP Identification Number may be issued by the Storm Water Management Section and shall be noted on the rough grading plans as confirmation that a project-specific F-WQMP approval has been obtained.

- LD18. (GPA) Prior to grading plan approval, the developer shall prepare a Storm Water Pollution Prevention Plan (SWPPP) in conformance with the state's 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.
- LD19. (GPA) Prior to the approval of the grading plans, the developer shall pay applicable remaining grading plan check fees.
- LD20. (GPA/MA) Prior to the later of either grading plan or final map approval, resolution of all drainage issues shall be as approved by the City Engineer.
- LD21. (GP) Prior to the issuance of a grading permit the developer shall submit recorded slope easements from adjacent landowners in all areas where grading resulting in slopes is proposed to take place outside of the project boundaries. For all other offsite grading, written permission from adjacent property owners shall be submitted.
- LD22. (GP) Prior to issuance of a grading permit, if the fee has not already been paid prior to map approval or prior to issuance of a building permit if a grading permit is not required, the developer shall pay Area Drainage Plan (ADP) fees. The developer shall provide a receipt to the City showing that ADP fees have been paid to Riverside County Flood Control and Water Conservation District. (MC 9.14.100)
- LD23. (GP) Prior to issuance of a grading permit, security, in the form of a cash deposit (preferable), letter of credit, or performance bond shall be required to be submitted as a guarantee of the completion of the grading required as a condition of approval of the project. (MC 8.21.070)
- LD24. (GP) Prior to issuance of a grading permit, security, in the form of a cash deposit (preferable), letter of credit, or performance bond shall be required to be submitted as a guarantee of the implementation and maintenance of erosion control measures required as a condition of approval of the project. At least twenty-five (25) percent of the required security shall be in cash and shall be deposited with the City. (MC 8.21.160)
- LD25. (GP) Prior to issuance of a grading permit, the developer shall pay the applicable grading inspection fees.

**DRAFT CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP 37058
PAGE 16 OF 35**

Prior to Map Approval or Recordation

- LD26. (MA) Prior to approval of the map, the developer shall submit a copy of the Covenants, Conditions and Restrictions (CC&Rs) to the Land Development Division for review and approval. 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. In addition, the developer shall submit bylaws and articles of incorporation for review and approval as part of the maintenance agreement for any water quality BMP's.
- LD27. (MA) Prior to approval of the map, all street dedications shall be irrevocably offered to the public and shall continue in force until the City accepts or abandons such offers, unless otherwise approved by the City Engineer. All dedications shall be free of all encumbrances as approved by the City Engineer.
- LD28. (MA) Prior to approval of the map, security shall be required to be submitted as a guarantee of the completion of the improvements required as a condition of approval of the project. A public improvement agreement will be required to be executed.
- LD29. (MA) Prior to approval of the map, the developer shall enter into an agreement with the City and Riverside County Flood Control and Water Conservation District establishing the terms and conditions covering the inspection, operation and maintenance of Master Drainage Plan facilities if required to be constructed as part of the project. (MC 9.14.110)
- LD30. (MR) Prior to recordation of the map the developer shall comply with the requirements of the City Engineer based on recommendations of the Riverside County Flood Control District regarding the construction of County Master Plan Facilities. (MC 9.14.110)
- LD31. (MR) Prior to recordation of the map, if the developer chooses to construct the project in construction phases, a Construction Phasing Plan for the construction of on-site public and private improvements shall be reviewed and approved by the City Engineer. This approval must be obtained prior to the Developer submitting a Phasing Plan to the California State Department of Real Estate.
- LD32. (MR) Prior to recordation of the map, the developer shall submit the map, on compact disks, in (.PDF) digital format to the Land Development Division of the Public Works Department.

Prior to Improvement Plan Approval or Construction Permit

- LD33. (IPA) Prior to approval of the improvement plans, the improvement plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch mylar and signed by a registered civil engineer and other registered/licensed professional as required.

**DRAFT CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP 37058
PAGE 17 OF 35**

- LD34. (IPA) Prior to approval of the improvement plans, the developer shall submit clearances from all applicable agencies, and pay all outstanding plan check fees. (MC 9.14.210)
- LD35. (IPA) All public improvement plans prepared and signed by a registered civil engineer in accordance with City standards, policies and requirements shall be approved by the City Engineer in order for the Public Improvement Agreement and accompanying security to be executed.
- LD36. (IPA) Prior to approval of the improvement plans, securities and a public improvement agreement shall be required to be submitted and executed as a guarantee of the completion of the improvements required as a condition of approval of the project.
- LD37. (IPA) The street improvement plans shall comply with all applicable City standards and the following design standards throughout this project:
- a. Corner cutbacks in conformance with City Standard MVSI-165-0 shall be shown on the final map or, if no map is to be recorded, offered for dedication by separate instrument.
 - b. Lot access to major thoroughfares shall be restricted except at intersections and approved entrances and shall be so noted on the final map. (MC 9.14.100)
 - c. The minimum centerline and flow line grades shall be one percent unless otherwise approved by the City Engineer. (MC 9.14.020)
 - d. All street intersections shall be at ninety (90) degrees plus or minus five (5) degrees per City Standard No. MVSI-160A-0, or as approved by the City Engineer. (MC 9.14.020)
 - e. All reverse curves shall include a minimum tangent of one hundred (100) feet in length.
- LD38. (IPA) Prior to approval of the improvement plans, the plans shall be based upon a centerline profile, extending beyond the project boundaries a minimum distance of 300 feet at a grade and alignment approved by the City Engineer. Design plan and profile information shall include the minimum 300 feet beyond the project boundaries.
- LD39. (IPA) Prior to approval of the improvement plans, 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 years old and recently slurry sealed streets less than one year old. Pavement cuts for trench repairs

**DRAFT CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP 37058
PAGE 18 OF 35**

may be allowed for emergency repairs or as specifically approved in writing by the City Engineer.

- LD40. (IPA) Prior to approval of the improvement plans, the developer shall pothole to determine the exact location of existing underground utilities. The improvement plans shall be designed based on the pothole field investigation results. The developer shall coordinate with all affected utility companies and bear all costs of utility relocations.
- LD41. (IPA) Prior to submittal of the improvement plans, all dry and wet utility crossings shall be potholed to determine actual elevations. Any conflicting utilities shall be identified and addressed on the plans. The pothole survey data shall be submitted with the street improvement plans for reference purposes.
- LD42. (IPA) Prior to approval of the improvement plans, 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, those access ramps in that intersection shall be retrofitted to comply with current ADA requirements, unless approved otherwise by the City Engineer.
- LD43. (IPA) Prior to approval of the improvement plans, drainage facilities with sump conditions shall be designed to convey the tributary 100-year storm flows. Secondary emergency escape shall also be provided. (MC 9.14.110)
- LD44. (IPA) Prior to the approval of the improvement plans, the hydrology study shall show that the 10-year storm flow will be contained within the curb and the 100-year storm flow shall be contained within the street right-of-way. In addition, one lane in each direction shall not be used to carry surface flows during any storm event for street sections equal to or larger than a minor arterial. When any of these criteria is exceeded, additional drainage facilities shall be installed. (MC 9.14.110 A.2)
- LD45. (IPA) The project shall be designed to accept and properly convey all off-site drainage flowing onto or through the site. All storm drain design and improvements shall be subject to review and approval of the City Engineer. In the event that the City Engineer permits the use of streets for drainage purposes, the provisions of the Development Code will 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 Public Works Department – Land Development Division. (MC 9.14.110)
- LD46. (CP) All work performed within the City right-of-way requires a construction permit. As determined by the City Engineer, security may be required for work

**DRAFT CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP 37058
PAGE 19 OF 35**

within the right-of-way. Security shall be in the form of a cash deposit or other approved means. The City Engineer may require the execution of a public improvement agreement as a condition of the issuance of the construction permit. All inspection fees shall be paid prior to issuance of construction permit. (MC 9.14.100)

LD47. (CP) Prior to issuance of a construction permit, all public improvement plans prepared and signed by a registered civil engineer in accordance with City standards, policies and requirements shall be approved by the City Engineer.

LD48. (CP) Prior to issuance of construction permits, the developer shall submit all improvement plans on compact disks, in (.PDF) digital format to the Land Development Division of the Public Works Department.

LD49. (CP) Prior to issuance of construction permits, the developer shall pay all applicable inspection fees.

Prior to Building Permit

LD50. (BP) Prior to issuance of building permits, all street dedications shall be irrevocably offered to the public and shall continue in force until the City accepts or abandons such offers, unless otherwise approved by the City Engineer. All dedications shall be free of all encumbrances as approved by the City Engineer.

LD51. (BP) Prior to issuance of building permits for non-subdivisions, security shall be required to be submitted as a guarantee of the completion of the improvements required as a condition of approval of the project. A public improvement agreement will be required to be executed.

LD52. (BP) Prior to issuance of building permit for a non-subdivision project, the developer shall comply with the requirements of the City Engineer based on recommendations of the Riverside County Flood Control District regarding the construction of County Master Plan Facilities. (MC 9.14.110)

LD53. (BP) Prior to issuance of a building permit, an approval by the City Engineer is required of the water quality control basin(s). The developer shall provide certification to the line, grade, flow test and system invert elevations.

LD54. (BP) Prior to issuance of a building permit, all pads shall meet pad elevations per approved plans as noted by the setting of "Blue-top" markers installed by a registered land surveyor or licensed engineer.

LD55. (BP) Prior to issuance of a building permit, the developer shall record with the County-Clerk Recorder a "Covenant and Agreement" or CC&R that informs future property owners of the requirement to maintain Parcel 37058 BMP's, as shown on the Grading Plans on file at the City of Moreno Valley Public Works

**DRAFT CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP 37058
PAGE 20 OF 35**

Department as a retention/detention/bioretention facilities. The “Covenant and Agreement” or CC&R shall be in a form acceptable to the City of Moreno Valley. Proof of recordation must be provided to the City prior to issuance of a building permit.

- LD56. (BP) Prior to the first building permit and prior to the payment of the Development Impact Fee (DIF), the developer may enter into a DIF Improvement Credit Agreement to secure credit for the construction of applicable arterial street, traffic signal, and/or interchange improvements. If the developer fails to complete this agreement prior to the timing as specified above, no credits will be given. The applicant shall pay Arterial Streets, Traffic Signals, and Interchange Improvements development impact fees adopted by the City Council by resolution. (Ord. 695 § 1.1 (part), 2005) (MC 3.38.030, .040, .050)
- LD57. (BP) Prior to the first building permit, prior to any improvement construction and prior to the payment of the Transportation Uniform Mitigation Fee (TUMF), the developer may enter into a TUMF Improvement Credit Agreement to secure credit for the construction of applicable improvements, if any. If the developer fails to complete this agreement by the timing as specified above, no credits will be given for any work. Prior to approval of the TUMF Improvement Credit Agreement, an approved engineer’s cost estimate and street improvement plan are required.

Prior to Certificate of Occupancy

- LD58. (CO) Prior to issuance of a certificate of occupancy, a Parcel Map shall be recorded.
- LD59. (CO) Prior to issuance of the last certificate of occupancy or building final, the developer shall pay all outstanding fees.
- LD60. (CO) Prior to issuance of a certificate of occupancy, this project is subject to requirements 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. 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. Following are the 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

**DRAFT CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP 37058
PAGE 21 OF 35**

- 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)
- LD61. (CO) Prior to issuance of a certificate of occupancy or building final, the developer shall construct all public improvements in conformance with applicable City standards, except as noted in the Special Conditions, including but not limited to the following applicable improvements:
- a. Street improvements including, but not limited to: pavement, base, curb and/or gutter, cross gutters, spandrel, sidewalks, drive approaches, pedestrian ramps, street lights, signing, striping, under sidewalk drains, landscaping and irrigation, medians, redwood header boards, pavement tapers/transitions and traffic control devices as appropriate.
 - b. Storm drain facilities including, but not limited to: storm drain pipe, storm drain laterals, open channels, catch basins and local depressions.
 - c. City-owned utilities.
 - d. Sewer and water systems including, but not limited to: sanitary sewer, potable water and recycled water.
 - e. Under grounding of existing and proposed utility lines less than 115,000 volts.
 - f. Relocation of overhead electrical utility lines including, but not limited to: electrical, cable and telephone.
- LD62. (CO) Prior to issuance of a certificate of occupancy or building final, all existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Moreno Valley ordinances. (MC 9.14.130)
- LD63. (CO) Not a residential project; can delete?
- LD64. (CO) Prior to issuance of a certificate of occupancy, the Developer shall record a "Stormwater Treatment Device and Control Measure Access and Maintenance Covenant," to provide public notice of the requirement to implement the approved

**DRAFT CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP 37058
PAGE 22 OF 35**

final project-specific WQMP and the maintenance requirements associated with the 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 of the Public Works Department.

LD65. (CO) Prior to issuance of a certificate of occupancy or building final for any Commercial/Industrial facility, whichever occurs first, 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.

LD66. (CO) Prior to issuance of a certificate of occupancy or building final, 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 to the City for review and approval.

Prior to Acceptance of Streets into the City Maintained Road System

LD67. (AOS) Aggregate slurry, as defined in Section 203-5 of Standard Specifications for Public Works Construction, may be required just prior to the end of the one-year warranty period of the public streets at the discretion of the City Engineer. If slurry is required, the developer/contractor must provide a slurry mix design submittal for City Engineer approval. The latex additive shall be Ultra Pave 70 (for anionic – per project geotechnical report) or Ultra Pave 65 K (for cationic – per project geotechnical report) or an approved equal. 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.

SPECIAL CONDITIONS

LD68. (MA) Prior to parcel map recordation/building permit issuance, either reciprocal access easement(s) shall be shown on the map or a separate recordation, a copy of a reciprocal access agreement between parcels shall be submitted to the City for review and approval.

LD69. (PGA) Prior to precise/rough grading plan approval, the plans shall clearly show the extents of all existing easements on the property. All building structures shall be constructed outside of existing easements.

**DRAFT CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP 37058
PAGE 23 OF 35**

LD70. (MA) Prior to final map approval, the developer shall provide maintenance and access rights to the existing cell site located at the project's northerly property line. Access rights may be provided via an easement, a lease agreement or similar. This project shall install a driveway access ramp from this project's drive aisle to the existing cell tower.

Right-of Way

LD71. (MA) Prior to parcel map approval, the map shall show the following:

- (a) A 15-foot street right-of-way dedication on the east side of Day Street along project frontage.
- (b) A 4-foot minimum pedestrian right-of-way dedication behind any driveway approach per City Standard MVSI-112C-0, on both Day Street and Eucalyptus Avenue.
- (c) The appropriate street right-of-way dedication on the east side of Day Street along this project's west frontage to ensure a centerline to east right-of-way distance of 65-feet for an Arterial, City Standard MVSI-102B-0 Alternate Modified Divided Major Arterial and along this project's south side frontage to ensure a center line to the north side of
- (d) The appropriate additional right-of-way and pedestrian easement adjacent to the bus turn-out, for the required bus turn-out (min 60 feet of parallel bus parking area with required transitions) on Day Street is per the City Standard MVSI-161-0 or as approved by the City Engineer. Corner cutback right-of-way dedications per City Standard MSVI-165-0.

Grading

LD72. (PGA) Prior to any grading plan approval, the plans shall clearly show that any slope near the public right-of-way has a minimum set-back area at 2% maximum of 2 feet before the start of the top or toe of slope. If the vertical height of the slope exceeds 10 feet, this set-back area shall be 3 feet minimum. This includes but is not limited to the slopes along Day Street and Eucalyptus Avenue.

LD73. (BP) Prior to building permit issuance, the precise grading plan for the shopping center master plot plan (PA15-0047) shall be approved by the City. If this precise grading plan is not yet approved, the developer shall submit a separate precise grading plan for this project for review and approval

LD74. (PGA) Prior to rough grading plan approval, for any parcel which will not be fully developed per this, the grading plans shall show that long-term interim water quality and erosion and sediment control mechanisms are implemented. Future,

**DRAFT CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP 37058
PAGE 24 OF 35**

separate plot plan applications will be required for the development of these parcels.

Drainage

- LD75. (PGA) Prior to precise/rough grading plan approval, the grading plans shall clearly demonstrate that drainage is properly collected and conveyed. The plans shall show all necessary on-site and off-site drainage improvements to properly collect and convey drainage entering, within and leaving the project. This may include, but not be limited to on-site and perimeter drainage improvements to properly convey drainage within and along the project site, and downstream off-site improvements. The developer will be required to obtain the necessary permission for offsite construction, including easements.
- LD76. (PGA) Prior to rough grading plan approval, this project shall demonstrate, via a final drainage study, that the increased runoff resulting from the development of this site is mitigated. During no storm event shall the flow leaving the site in the developed condition be larger than that of the pre-developed condition. The drainage study shall analyze the following events: 1, 3, 6 and 24-hour duration events for the 2, 5, 10 and 100-year storm events. The applicant understands that additional detention measures, beyond those shown on the tentative map and preliminary drainage study, may be required.

Improvements

- LD77. (PIA) Prior to parcel map approval/building permit issuance, the Developer shall guarantee the construction of the following improvements by entering into a public improvement agreement and posting security. The improvements shall be completed prior to occupancy of the first building or as otherwise determined by the City Engineer.
- LD78. Day Street, Arterial, City Standard MVSI-102B-0 Alternate Modified Divided Major Arterial (120-foot RW / 98-foot CC) shall be constructed to half-width plus an additional 18 feet west of the centerline, along the entire project's west frontage. A 15-foot right-of-way dedication on the east side of the street, along the project's westerly property line, shall be shown on the parcel map. Improvements shall consist of, but not be limited to, raised median, pavement, base, curb, gutter, sidewalk, driveway approaches, drainage structures, any necessary offsite improvement transition/joins to existing, streetlights, pedestrian ramps, removal/relocation and/or undergrounding of any power poles with overhead utility lines less than 115,000 volts, and dry and wet utilities.
- LD79. Eucalyptus Avenue right-of-way distance of 57-feet for an Arterial, City Standard MVSI-103B-0 Alternate Divided Arterial. (114-foot RW / 57-foot CC) shall be constructed to half-width plus an additional 18 feet south of the centerline, along the entire project's south frontage. Improvements shall consist of, but not be

**DRAFT CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP 37058
PAGE 25 OF 35**

limited to, raised median, pavement, base, curb, gutter, sidewalk, driveway approaches, drainage structures, any necessary offsite improvement transition/joins to existing, streetlights, pedestrian ramps, removal/relocation and/or undergrounding of any power poles with overhead utility lines less than 115,000 volts, and dry and wet utilities. If the improvements are already constructed to the ultimate location, then prior to building permit issuance, the developer shall provide to the City Engineer the results of a coring test confirming that said pavement section has been constructed per City Standard No. MVSI-103B-0, and has secured the construction of any missing or deficient improvements along the project southerly frontage, and the City Engineer may require additional signing and striping for the frontage improvements to accommodate increased traffic imposed by the development.

- LD80. Prior to precise grading plan or improvement plan approval, as applicable, the plans shall show all driveway approaches to be constructed per City Standard Plan MVSI-112C-0. The driveways shall have a minimum radius of 50 feet and transition from an 8 inch curb height to a 0 inch curb height at the conventional right-of-way 12 feet behind the curb line, or as approved by the City Engineer. There shall be 4-foot wide pedestrian sidewalk area at 2% maximum behind the conventional right-of-way. A 4-foot pedestrian right-of-way dedication shall be made on the final parcel map PM 37058.
- LD81. (MA) Prior to final parcel map approval/building permit issuance, the applicant shall schedule a walk through with a Public Works Inspector to inspect existing improvements within public right-of-way along project frontage. The applicant will be required to install, replace and/or repair any missing, damaged or substandard improvements including handicap access ramps that do not meet current City standards. 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.
- LD82. (BP) Prior to building permit issuance, Parcel Map 37058 (City Case Number PA15-0048) shall record and all public frontage street improvements, as conditioned per PM 37058 and this project (PA15-0047), shall be complete.

Onsite Improvements

- LD83. (PGA) Prior to precise grading plan approval, the grading plans shall show any proposed trash enclosure as dual bin; one bin for trash and one bin for recyclables. The trash enclosure shall be per City Standard Plan MVGF-660A-0 or 660B-0.
- LD84. (PGA) Prior to precise grading plan approval, the grading plans shall clearly show that the parking lot conforms to City standards. The parking lot shall be 5% maximum, 1% minimum, 2% maximum at or near any disabled parking stall and travel way. Ramps, curb openings and travel paths shall all conform to current

**DRAFT CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP 37058
PAGE 26 OF 35**

ADA standards as outlined in Department of Justice's "ADA Standards for Accessible Design", Excerpt from 28 CFR Part 36. (www.usdoj.gov) and as approved by the City's Building and Safety Division.

- LD85. (PGA) Prior to precise grading plan approval, the plans shall show roof drains directed to a landscaped area rather than being routed directly to the parking lot. Alternatively, roof drain flows can be directed to private storm drains which will connect to the treatment control best management practice.
- LD86. The following project engineering design plans submitted on 24"x36" sheet size shall be submitted for review and approval, as well as additional plans that are deemed necessary, prior to the time as noted below or as maybe required by the City during the plan review process for plans not listed below:
- (a) Rough Grading Plan : prior to approval for Precise Grading
 - (b) Precise Grading Plan: prior to Building permits Improvement Plan (off-site, street, striping/signage): prior to Building permits
 - (c) Final Drainage Study: upon submittal of any grading/improvement plans
 - (d) Final WQMP: prior to approval of grading plans
 - (e) As-Built Plans of all "plans" listed above: prior to last Occupancy or final building permit issued.

**DRAFT CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP 37058
PAGE 27 OF 35**

Special Districts Division

Conditions are standard to all or most development projects. Some special conditions, modified conditions or clarification of conditions may be included. Please review conditions as listed and contact the Division at 951.413.3480 for any questions.

Acknowledgement of Conditions

The following items are the Special Districts Division's Conditions of Approval for project PA15-0047; this project shall be completed at no cost to any Government Agency. All questions regarding the following Conditions including but not limited to intent, requests for change/modification, variance and/or request for extension of time shall be sought from the Special Districts Division of the Public Works Department 951.413.3480 or by emailing specialdistricts@moval.org.

General Conditions

- SD1. 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.
- SD2. Plans for parkway, median, slope, and/or open space landscape areas designated in the project's Conditions of Approval for incorporation into a City coordinated landscape maintenance program, shall be prepared and submitted in accordance with the City of Moreno Valley Public Works Department Landscape Design Guidelines. The guidelines are available on the City's website at www.moval.org/sd or from the Special Districts Division (951.413.3480 or specialdistricts@moval.org).
- SD3. The Developer, or the Developer's successors or assignees shall be responsible for all parkway and/or median landscape maintenance for a period of one (1) year commencing from the time all items of work have been completed to the satisfaction of Special Districts staff as per the City of Moreno Valley Public Works Department Landscape Design Guidelines, or until such time as the District accepts maintenance responsibilities.
- SD4. 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.
- SD5. The ongoing maintenance of any landscaping required to be installed behind the sidewalk on Day St. and Eucalyptus Ave. shall be the responsibility of the property owner.

**DRAFT CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP 37058
PAGE 28 OF 35**

- SD6. A new water service and central control irrigation system will be required for publicly maintained landscaping installed by this development (curb adjacent parkway on Day St. and Eucalyptus Ave. and median landscaping on Day St.) unless it is determined by the landscape architect the existing services for Landscape Maintenance District No. 2014-02, Zone 01 have capacity to include them.
- SD7. Plan check fees for review of parkway/median landscape plans for improvements that shall be maintained by the City of Moreno Valley are due upon the first plan submittal. (MC 3.32.040)
- SD8. Inspection fees for the monitoring of landscape installation associated with the City of Moreno Valley maintained parkways/medians are due prior to the required pre-construction meeting. (MC 3.32.040)
- SD9. 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.

Prior to Recordation of Final Map

- SD10. (R) This project has been identified to be included in the formation of a Community Facilities District 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 that may already be established. The Developer must notify the Special Districts Division at 951.413.3480 or specialdistricts@moval.org of its intent to record the final map for the development 90 days prior to City Council action authorizing recordation of the map. 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.)
- SD11. (R) 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 on Day St.
 - b. Landscape Maintenance Services for parkway and/or median landscaping on Day St. and Eucalyptus Ave.

**DRAFT CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP 37058
PAGE 29 OF 35**

The Developer's responsibility is to provide a funding source for the capital improvements and the continued maintenance of the landscaped area. 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 specialdistricts@moval.org of its selected financial option prior to City Council action authorizing recordation of the final map for the development. 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 for conducting a special election.

The financial option selected shall be in place prior to the issuance of the first building permit for this project.

SD12. (R) This project is conditioned 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 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 of its selected financial option prior to City Council action authorizing recordation of the final map for the development. A minimum of 90 days is needed to complete the special election process. This allows adequate time to be in compliance with the provisions of Article 13C of the California Constitution for conducting a special election.

**DRAFT CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP 37058
PAGE 30 OF 35**

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

SD13. *Commercial* (R) 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, maintenance, monitoring, systems evaluation and enhancements 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 specialdistricts@moval.org of its selected financial option for the National Pollution Discharge Elimination System (NPDES) program (see Land Development's related condition) 90 days prior to City Council action authorizing recordation of the final map for the development and participate in a special election process. 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.)

Prior to Building Permit Issuance

SD14. (BP) 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). 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.

SD15. (BP) For those areas to be maintained by the City and prior to the issuance of the first Building Permit, Planning Division (Community Development Department), Special Districts Division (the Public Works Department) and Transportation Division (the Public Works Department) shall review and approve the final median, parkway, slope, and/or open space landscape/irrigation plans as designated on the tentative map or in these Conditions of Approval prior to the issuance of the first Building Permit.

**DRAFT CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP 37058
PAGE 31 OF 35**

Prior to Certificate of Occupancy

- SD16. (CO) Parkway, open space, and/or median landscaping specified in the project's Conditions of Approval shall be constructed in compliance with the City of Moreno Valley Public Works Design Guidelines and completed prior to the issuance of the first Certificate of Occupancy/Building Final for this project.
- SD17. (CO) Landscape and irrigation plans for parkway, median, slope, and/or open space landscape areas designated to be maintained by the City shall be placed on compact disk (CD) in pdf format. The CD shall include "As Built" plans, revisions, and changes. The CD will become the property of the City of Moreno Valley and the Moreno Valley Community Services District.

**DRAFT CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP 37058
PAGE 32 OF 35**

Transportation Engineering Division

Based on the information contained in our standard review process we recommend the following conditions of approval be placed on this project:

GENERAL CONDITIONS

- TE1. Day Street shall have a raised, landscaped median installed along project frontage consistent with City Standards. An in lieu fee may be paid by the project applicant to the City with the City Engineer's approval. The in lieu fee amount shall be based upon an engineer's estimate to the satisfaction of the City Engineer.
- TE2. Driveways shall conform to Section 9.11.080, and Table 9.11.080-14 of the City's Development Code – Design Guidelines and City of Moreno Valley Standard No. MVSI-112C-0 for commercial driveway approach. Access at the driveways shall be as follows:
- Northerly Day Street driveway: Left-in, right-in, and right-out access allowed.
 - Southerly Day Street driveway: Right-in and right-out access allowed.
 - Easterly Eucalyptus Avenue driveway: Left-in, right-in, and right-out access allowed.
 - Westerly Eucalyptus Avenue driveway: Right-in and right-out access allowed.
- TE3. Conditions of approval may be modified or added if a modified plan is submitted for this development.

PRIOR TO IMPROVEMENT PLAN APPROVAL OR CONSTRUCTION PERMIT

- TE4. Prior to the final approval of the street improvement plans, traffic signal modification plans will be required for the traffic signal located at Day Street and Eucalyptus Avenue. Modifications may include but not limited to new signal poles, new pull boxes, new traffic detector loops, etc.
- TE5. Prior to the final approval of the street improvement plans, a bus bay shall be designed for northbound Day Street, just north of Eucalyptus Avenue per City Standard Plan No. MVSI-161-0, modified to the satisfaction of the City Engineer.
- TE6. Prior to the final approval of the street improvement plans, a signing and striping plan shall be prepared per City of Moreno Valley Standard Plans - Section 4 for all streets.
- TE7. Prior to issuance of a construction permit, construction traffic control plans prepared by a qualified, registered Civil or Traffic engineer may be required for plan approval or as required by the City Traffic Engineer.

**DRAFT CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP 37058
PAGE 33 OF 35**

TE8. Prior to final approval of the street improvement plans, the project plans shall demonstrate that sight distance at proposed streets and driveways conforms to City Standard Plan No. MVSI-164A-0 through MVSI-164C-0.

PRIOR TO BUILDING PERMIT

TE9. (BP) Prior to the issuance of Building Permit, the project applicant shall make a fair-share payment to the City of Moreno Valley for improvement identified in the project Traffic Study.

PRIOR TO CERTIFICATE OF OCCUPANCY OR BUILDING FINAL

TE10. (CO) Prior to issuance of Certificate of Occupancy, improvements identified in TE4 and TE5 shall be completed per the approved plans to the satisfaction of the City Engineer.

TE11. (CO) Prior to issuance of Certificate of Occupancy, all approved signing and striping shall be installed per current City Standards and the approved plans.

PRIOR TO ACCEPTANCE OF STREETS INTO THE CITY-MAINTAINED ROAD SYSTEM

TE12. Prior to acceptance of streets into the City-maintained road system, all approved signing and striping shall be installed per current City Standards and the approved plans.

**DRAFT CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP 37058
PAGE 34 OF 35**

PARKS AND COMMUNITY SERVICES DEPARTMENT

Acknowledgement of Conditions

The following items are Parks and Community Services Department Conditions of Approval for Case No. PA15-0047; this project shall be completed at no cost to any Government Agency. All questions regarding Parks and Community Services Department Conditions including but not limited to, intent, requests for change/modification, variance and/or request for extension of time shall be sought from the Parks and Community Services Department 951.413.3280. The applicant is fully responsible for communicating with the Parks and Community Services Department regarding the conditions.

PCS1. 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.

PCS2. 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.

PCS3. This project is subject to current Development Impact Fees.

PLANNING COMMISSION RESOLUTION NO. 2016-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING MASTER PLOT PLAN APPLICATION PA15-0048 FOR DEVELOPMENT OF A COMMERCIAL CENTER ON 8.54 ACRES SUBJECT TO RECORDATION OF TENTATIVE PARCEL MAP 37058 (ASSESSOR'S PARCEL NUMBERS 291-650-013, 291-650-014, 291-650-015 AND 291-650-016).

Section 1:

WHEREAS, MPA Architects, Inc., on behalf of Day & Eucalyptus, LLC, has filed an application for the approval of Master Plot Plan PA15-0048 for development of a commercial center to include two hotel sites, a service station with convenience store, a multiple tenant building for retail and restaurants, a fast food restaurant with drive-through and a retail building subject to recordation of Tentative Parcel Map 37058; and

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

WHEREAS, the City has prepared an Initial Study and Mitigated Negative Declaration consistent with the California Environmental Quality Act (CEQA) based on a thorough analysis of potential environmental impacts; 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 April 21, 2016. Public notice was sent to all property owners of record within 300 feet of the project site on April 29, 2016. The public hearing notice for this project was also posted on the project site on May 2, 2016;

WHEREAS, on May 12, 2016, the Planning Commission held a public hearing to consider the application; 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 May 12, 2016, 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: General Plan Objective 2.4 states that commercial areas are to be provided 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. The proposed project has a Commercial land use designation.

The project site is bounded by the Towngate Specific Plan (SP 200) on the north, east and south, and Office zoning within the City of Riverside to the west on the west side of Day Street. Surrounding development includes commercial and office uses to the north, east, and west, and apartments to the south.

The proposed project is located along Day Street, a Modified Divided Major Arterial and Eucalyptus Avenue, a Divided Arterial. The proposed use is consistent with the objectives and goals of the Commercial land use designation and satisfies the City's General Plan Objective 2.4 regarding pedestrian access, and vehicular circulation. General Plan Objectives 6.3, 6.4, 6.5 and 6.9 require the avoidance of adverse noise impacts on surrounding properties and require well-lighted entrances, walkways and parking lots, and street lighting to facilitate nighttime surveillance and discourage crime.

The project as designed and conditioned will achieve the objectives of the City of Moreno Valley's General Plan. 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 project site is currently zoned Community Commercial (CC). The proposed commercial uses are all permitted or conditionally permitted under the CC zoning. The project is designed in accordance with the provisions of Chapter 9.04 Commercial Districts of the City's Municipal

Code and Section 9.09.080 Drive-in, Drive-through, Fast Food and Take-out Restaurants. 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 master plot plan 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 close proximity to Fire Station No. 6. Therefore, adequate emergency services can be provided to the site consistent with General Plan Goal 9.6.2.

The proposed project as designed and conditioned will result in a development that will minimize the potential for loss of life and protect residents, workers, and visitors to the City from physical injury and property damage due to seismic ground shaking and flooding as provided for in General Plan Objective 6.1 and General Plan Objective 6.2.

The project has been designed consistent with the City's Municipal Code Section 9.04 Commercial Districts and will satisfy all City requirements related to light and noise. Planning staff prepared an Initial Study and Mitigated Negative Declaration in accordance with the provisions of the California Environmental Quality Act (CEQA) based on a thorough analysis of potential environmental impacts. The Mitigated Negative Declaration represents the City's independent judgment and analysis.

- 4. 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 bounded by the Towngate Specific Plan (SP 200) on the north, east and south, and Office zoning within the City of Riverside to the west on the west side of Day Street. Surrounding development includes commercial and office uses to the north, east, and west, and apartments to the south.

The project is in close proximity to regional transportation corridors. State Route 60 is located approximately one-half mile to the north on Day Street and the I-215 freeway is located approximately one-half mile to the west on Eucalyptus Avenue. Other land uses in the vicinity include the Moreno Valley Mall to the northeast.

As designed and conditioned and with the implementation of required mitigation measures, the master plot plan is compatible with existing and proposed land uses in the vicinity.

5. **Adjustments to Off-street Parking Requirements** – Shared parking is encouraged to avoid the creation of unused parking spaces and their potential harmful effects such as increased construction and maintenance costs, heat and glare, and water run off requiring treatment of pollutants. The project as designed will require shared parking. Section 9.11.070 B.4 identifies that the approval authority shall make a finding or findings for granting reductions for shared use of parking facilities.

FACT: Municipal Code Section 9.11 requires a total of 353 spaces for the master plot plan. The project as designed provides a total of 347 parking spaces. Municipal Code Section 9.11.070 allows for the consideration of shared parking which must be supported by a parking analysis prepared by a registered traffic engineer.

The Traffic Impact Analysis Report prepared by Linscott, Law & Greenspan Engineers (dated March 2, 2016) concluded that the project will have a peak shared parking demand of 271 spaces. The project has been conditioned to establish easements for shared driveway access and shared parking to be recorded with the recordation of Tentative Parcel Map 37058.

The Traffic Impact Analysis Report documents that the requested parking reduction is justified based upon the presence of two or more adjacent land uses which have substantially different operating hours or different peak parking characteristics. The study recognized that the project design will allow joint use of the same parking facilities and finds that the clustering of different land uses is such that a reduced number of parking spaces can serve multiple-trip purposes to the area in question.

The project as designed and conditioned would achieve the objectives of Municipal Code Section 9.11.070 Adjustments to Off-Street Parking which would result in slight reductions to maintenance costs, heat and glare, and water run off requiring treatment of pollutants.

Section 2:

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 PA15-0048, 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.

Section 3:

BE IT FURTHER RESOLVED that the Planning Commission **HEREBY APPROVES** Resolution No. 2016-10, and thereby:

1. **ADOPT** a Mitigated Negative Declaration for Master Plot Plan PA15-0048, pursuant to the California Environmental Quality Act (CEQA) Guidelines; and
2. **APPROVE** Master Plot Plan PA15-0048 based on the findings contained in this resolution, and subject to the attached conditions of approval included as Exhibit A.

APPROVED this 12th day of May, 2016.

Brian Lowell
Chair, Planning Commission

ATTEST:

Richard J. Sandzimier, Planning Official
Secretary to the Planning Commission

APPROVED AS TO FORM:

City Attorney

Exhibit A

Attachment: Planning Commission Resolution 2016-10 (2080 : The Quarter Project)

CITY OF MORENO VALLEY
DRAFT CONDITIONS OF APPROVAL
MASTER PLOT PLAN PA15-0048
A.P.N.'s: 291-650-013, -014, -015, and -016

Approval Date:
Expiration Date:

The following conditions are attached for the following departments:

- Planning (P), including School District (S), Post Office (PO), Building (B)
- Economic Development Department (EDD)
- Fire Prevention Bureau (F)
- Public Works Department – Land Development Division (LD)
- Public Works Department – Special Districts Division (SD)
- Public Works Department – Transportation Engineering Division (TE)
- Parks & Community Services (PCS)

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

For questions regarding any Planning condition of approval, please contact the Planning Division at (951) 413-3206.

P1. Master Plot Plan PA15-0048 has been approved for the development of a six parcel commercial center on 8.54 acres to include:

- Parcel 1 – Future development of a 6,349 square foot fast food restaurant with a drive-through;
- Parcel 2 – Multi-tenant retail/restaurant building – 6,349 square feet
- Parcel 3 – Service station with six pumps and 4,100 square foot convenience store;
- Parcel 4 – Future development of a 4,800 square foot retail building;
- Parcel 5 – Hotel site, 4-story, 57,902 square foot hotel with 104 guest rooms; and
- Parcel 6 – Hotel site, 4-story, 85,162 square foot hotel with 112 kitchen suites

The master plot plan has been approved with shared access and shared parking, a conceptual landscape plan and color and materials palette for the buildings.

Timing Mechanisms for Conditions (see abbreviation at beginning of affected condition):

R - Map Recordation	GP - Grading Permits	CO - Certificate of Occupancy or building final
WP - Water Improvement Plans	BP - Building Permits	P - Any permit

Governing Document (see abbreviation at the end of the affected condition):

GP - General Plan	MC - Municipal Code	CEQA - California Environmental Quality Act
Ord - Ordinance	DG - Design Guidelines	Ldscp - Landscape Development Guidelines and Specs
Res - Resolution	UFC - Uniform Fire Code	UBC - Uniform Building Code
	SBM - Subdivision Map Act	

Attachment: Planning Commission Resolution 2016-10 (2080 : The Quarter Project)

**DRAFT CONDITIONS OF APPROVAL
 MASTER PLOT PLAN PA15-0048
 PAGE 2 OF 37**

- P2. This approval shall comply with all applicable requirements of the City of Moreno Valley Municipal Code.
- P3. This master plot plan shall expire three years after the approval date of this tentative map unless extended as provided by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever in the event the applicant or any successor in interest fails to properly file a final map before the date of expiration. (MC 9.02.230, 9.14.050, 080)
- P4. The site shall be developed in accordance with the approved master plot plan on file in the Community Development Department -Planning Division, the General Plan, the Municipal Code regulations, and the conditions contained herein. (MC 9.14.020)
- P5. All undeveloped portions of the site shall be maintained in a manner that provides for the control of weeds, erosion and dust. (MC 9.02.030)
- P6. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
- P7. 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), proposed for this development shall be designed in conformance with the sign provisions of the Municipal Code or an approved sign program, if applicable, and shall require separate application and approval by the Planning Division. No signs are permitted in the public right of way. (MC 9.12)
- P8. All site plans, grading plans, landscape and irrigation plans, and street improvement plans shall be coordinated for consistency with this approval.
- P9. If the proposed project requires blasting, it shall be used only as a last resort. In such cases, it shall be approved by the Fire Marshall, and the developer shall comply with the current City ordinance governing blasting. (Ord)

PRIOR TO GRADING

- P10. (GP) Prior to issuance of grading permits, the developer shall pay the applicable Stephen's' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee. (Ord)

**DRAFT CONDITIONS OF APPROVAL
 MASTER PLOT PLAN PA15-0048
 PAGE 3 OF 37**

- P11. (GP) Prior to the issuance of grading permits, final erosion control landscape and irrigation plans for all cut or fill slopes over 3 feet in height shall be submitted to the Planning Division for review and approval for the phase in process. The plans shall be designed in accordance with the slope erosion plan as required by the City Engineer for that phase. Man-made slopes greater than 10 feet in height shall be "land formed" to conform to the natural terrain and shall be landscaped and stabilized to minimize visual scarring. (GP Objective 1.5, MC 9.08.080, DG)
- P12. (GP) Prior to approval of any grading permits, final median enhancement/landscape/irrigation plans shall be submitted to the Planning Division, and Public Works Department – Special Districts Division for review and approval by each division. (GP - Circulation Master Plan) Timing of installation shall be determined by Special Districts.
- P13. (GP) Prior to the issuance of grading permits, the grading plan shall show decorative concrete paving for all driveway ingress/egress locations of the project and across drive aisles throughout the development to connect required paths of travel with the public right-of-way.
- P14. (GP) 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 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; and
 - B. Any proposed retaining walls shall also be decorative in nature, while the combination of retaining and other walls on top shall not exceed the height requirement.
- P15. (GP) Prior to the issuance of grading permits, mitigation measures contained in the Mitigation Monitoring Program approved with this project shall be implemented as provided therein. A mitigation monitoring fee, as provided by City ordinance, shall be paid by the applicant within 30 days of project or tentative map approval. No City permit or approval shall be issued until such fee is paid. (CEQA)

MITIGATION MEASURES

Biological Resources

- P16. BR-1: A pre-construction burrowing owl survey shall be performed within 30 days prior to the commencement of ground disturbing activities according to the recognized burrowing owl protocol for the Multiple Species Habitat Conservation Plan (MSHCP).

**DRAFT CONDITIONS OF APPROVAL
MASTER PLOT PLAN PA15-0048
PAGE 4 OF 37**

Cultural Resources

- P17. CR-1: If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the Developer, the project archaeologist, and the affected Tribe(s) shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources. If the Developer, the project archaeologist and the Tribe(s) cannot agree on the significance or the mitigation for such resources, these issues will be presented to the Planning Official for decision. The Planning Official shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the affected Tribe(s).
- P18. CR-2: If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the “most likely descendant(s)” of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98 and according to Tribal customs and traditions.

Air Quality

- P19. AQ-1: Roadway grading activities shall comply with SCAQMD Rule 403 regarding the control of fugitive dust (GP Policy 6.7.5).
- P20. AQ-2: Construction contractor shall ensure that all disturbed areas are watered frequently enough to ensure effective control of fugitive dust (at least three times per day). Frequency shall be increased during high and gusty wind conditions.
- P21. AQ-3: Disturbed areas, which will not be covered by pavement at the end of the work, shall have a soil stabilizer applied to it to prevent wind erosion.
- P22. AQ-4: The project applicant shall use “Low-Volatile Organic Compounds” paints, coatings, and solvents with a VOC content lower than required under Rule 1113 (not to exceed 150 grams/liter; 1.25 pounds/gallon). High Pressure Low Volume (HPLV) applications of paints, coatings, and solvents shall be consistent with SCAQMD Rule 1113. Alternatively, the project applicant shall use materials that do not require painting or are pre-painted.

**DRAFT CONDITIONS OF APPROVAL
 MASTER PLOT PLAN PA15-0048
 PAGE 5 OF 37**

- P23. AQ-5: Prior to the issuance of grading permits, the project applicant shall require by contract specifications that all streets within the construction site shall be swept once per day if visible soil materials are carried to adjacent streets.
- P24. AQ-6: Prior to the issuance of grading permits, the project applicant shall require by contract specifications that all trucks hauling dirt, sand, soil, or other loose materials are to be covered or shall maintain at least 2 feet of freeboard in accordance with the requirements of California Vehicle Code (CVC) Section 23114 (freeboard means vertical space between the top of the load and the top of the trailer).
- P25. AQ-7: All clearing, grading, earthmoving, or excavation activities shall cease when winds (as instantaneous gusts) exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions. On-site truck idling shall be prohibited in excess of five minutes.
- P26. AQ-8: The staging of construction equipment and the construction trailer shall be placed as far as possible from the existing single-family and multiple residences located to the south (similar mitigation required for Noise see N-2).

Noise

- P27. N-1: Construction activities shall be operated in a manner that limits noise impacts on surrounding uses (General Plan Policy 6.5.2). In order to limit noise impacts on surrounding property, the construction contractor will ensure the following:
- All construction equipment powered by gasoline or diesel engines will be required to have sound-control devices at least as effective as those originally provided by the manufacturer; no equipment will be permitted to have an unmuffled exhaust;
 - Mobile noise-generating equipment and machinery will be shut off when not in use; and
 - Construction vehicles assessing the site will be required to use the shortest possible route to and from local freeways, provided the routes do not expose additional receptors to noise.
- P28. N-2: The staging of construction equipment and the construction trailer shall be placed as far as possible from the existing single-family and multiple residences located to the south.

**DRAFT CONDITIONS OF APPROVAL
 MASTER PLOT PLAN PA15-0048
 PAGE 6 OF 37**

Transportation

- P29. TRA-1: Cumulative impacts to the intersection at Day Street and Bay Avenue shall be mitigated through the payment of City Development Impact Fees (DIF) to contribute a fair share to the cost to install a traffic signal and design for two-phase operation to widen and restripe Day Street to provide an exclusive northbound left-turn lane and an exclusive southbound left-turn lane.
- P30. TRA-2: Cumulative impacts to the intersection at Day Street and Alessandro Boulevard shall be mitigated through the payment of City Development Impact Fees (DIF) to contribute a fair share to the cost to widen and restripe Alessandro Boulevard (approach and departure) to provide a 3rd westbound through lane and modify the existing traffic signal.
- P31. TRA-3: Cumulative impacts to the intersection at Day and Canyon Springs Parkway shall be mitigated through the payment of a fair share contribution of 10.7% of the total cost to modify the existing traffic signal and install an eastbound right-turn overlap and a westbound right-turn overlap.

PRIOR TO BUILDING PERMITS

- P32. (BP) 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, DG)
- P33. (BP) Prior to issuance of building permits, screening details shall be addressed on plans for roof top equipment and trash enclosures submitted for Planning Division review and approval. All equipment shall be completely screened so as not to be visible from public view, and the screening shall be an integral part of the building. For trash enclosures, landscaping shall be included on at least three sides. The trash enclosure, including any roofing, shall be compatible with the architecture for the building(s). (GP Objective 43.6, DG)
- P34. (BP) Prior to issuance of building permits, 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,

**DRAFT CONDITIONS OF APPROVAL
 MASTER PLOT PLAN PA15-0048
 PAGE 7 OF 37**

illumination, location, height and method of shielding. The lighting shall be designed in such a manner so that it does not exceed one-quarter foot-candle minimum maintained lighting measured from within five feet of any property line. The lighting level for all parking lots or structures shall be a minimum coverage of one foot-candle of light with a maximum of eight foot-candles. After the third plan check review for lighting plans, an additional plan check fee will apply. (MC 9.08.100, DG)

- P35. (BP) Prior to issuance of building permits, the developer or developer's successor-in-interest shall pay all applicable impact fees, including but not limited to Transportation Uniform Mitigation fees (TUMF), Multi-species Habitat Conservation Plan (MSHCP) mitigation fees, and the City's adopted Development Impact Fees. (Ord)
- P36. (BP) Prior to the issuance of building permits, the master site plan shall include landscape for trash enclosures to include landscape on three sides, while elevation plans for trash enclosures shall be provided that include decorative enhancements such as an enclosed roof and other decorative features that are consistent with the architecture of the proposed buildings on the site, subject to the approval of the Planning Division.
- P37. (BP) 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 Standards 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.
 - a. Diamond planters shall be provided every 3 parking stalls for double stacked parking.
 - C. Drought tolerant landscape shall be used. Sod shall be limited to gathering and recreation areas
 - D. Street trees shall be provided every 40 feet on center in the parkway along the Day Street and Eucalyptus Avenue frontages.
 - 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
 - G. The review of all utility boxes, transformers etc. shall be coordinated to provide adequate screening from public view.

**DRAFT CONDITIONS OF APPROVAL
 MASTER PLOT PLAN PA15-0048
 PAGE 8 OF 37**

- H. Landscaping on three sides of any trash enclosure.
- I. All site perimeter and parking lot landscape and irrigation shall be installed prior to the release of certificate of any occupancy permits for the site or pad in question (master plot plan).
- J. Bio-retention or other water quality or storm water infrastructure placed in a required landscape planter shall be landscaped per Municipal Code Section 9.17 and the City's Landscape Standards.

PRIOR TO BUILDING FINAL

- P38. (BF) Prior to building final, the required landscaping and irrigation shall be installed. (MC 9.03.040)
- P39. (BF) 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).
- P40. (BF) Prior to building final, installed landscaping and irrigation shall be inspected by the Planning Division. All on-site and common area landscaping shall be installed in accordance with the City's Landscape Standards and the approved project landscape plans and all site clean-up shall be completed. All site perimeter and parking lot landscape and irrigation shall be installed prior building final for the site or pad in question.
- P41. (BF) Prior to building final, Planning approved/stamped landscape plans shall be provided to the Community Development Department – Planning Division on a CD disk.

Building and Safety Division

- B1. 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 2013 CBC.
- B2. Prior to submittal, all new development, including residential second units, are required to obtain a valid property address prior to permit application. Addresses can be obtained by contacting the Building Safety Division at 951.413.3350.
- B3. 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 of the 2013 California Plumbing Code Table 4-1.
- B4. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.

**DRAFT CONDITIONS OF APPROVAL
MASTER PLOT PLAN PA15-0048
PAGE 9 OF 37**

- B5. 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.
- B6. 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.
- B7. 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.
- B8. Any construction within the city shall only be as follows: Monday through Friday (except for holidays which occur on weekdays), six a.m. to eight p.m.; weekends and holidays (as observed by the city and described in the Moreno Valley Municipal Code Chapter 2.55), seven a.m. to eight p.m., unless written approval is first obtained from the Building Official or City Engineer.

SCHOOL DISTRICT

- S1. (BP) Prior to issuance of building permits, the developer shall provide to the Community & Economic Development Director a written certification by the affected school district that either: (1) the project has complied with the fee or other exaction levied on the project by the governing board of the district, pursuant to Government Code Section 65996; or (2) the fee or other requirement does not apply to the project.

UNITED STATES POSTAL SERVICE

- PO1. (BP) Prior to the issuance of building permits, the developer shall contact the U.S. Postal Service to determine the appropriate type and location of mailboxes.

**DRAFT CONDITIONS OF APPROVAL
MASTER PLOT PLAN PA15-0048
PAGE 10 OF 37**

ECONOMIC DEVELOPMENT DEPARTMENT

EDD1. New Moreno Valley businesses are encouraged to hire local residents.

EDD2. New Moreno Valley businesses 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:

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

EDD3. New Moreno Valley businesses may work with the Economic Development Department to coordinate job recruitment fairs.

EDD4. New Moreno Valley businesses are encouraged to provide a job fair flyer and/or web announcement to the City in advance of job recruitments, so that the City can assist in publicizing these events.

EDD5. 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 the public recruitment.

**DRAFT CONDITIONS OF APPROVAL
MASTER PLOT PLAN PA15-0048
PAGE 11 OF 37**

FIRE PREVENTION BUREAU

With respect to the conditions of approval, the following fire protection measures shall be provided in accordance with Moreno Valley City Ordinances and/or recognized fire protection standards:

- F1. 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.
- F2. The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering 3,750 gallons per minute for 3 hour(s) duration at 20-PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 507.3, Appendix B)
- F3. 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)
- F4. 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 MV City Standard Engineering Plan 422 a, b, c)
- F5. 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)
- F6. 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)
- F7. 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)

**DRAFT CONDITIONS OF APPROVAL
MASTER PLOT PLAN PA15-0048
PAGE 12 OF 37**

- F8. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet when the height of a building does not exceed 35 feet. Buildings with heights in excess of 35 feet will require an unobstructed fire lane width of at least 30 feet. The building height dimension shall be measured on a vertical plane from the lowest level of vehicular access to the highest point of the roofs edge, or to the top of the parapet, whichever is higher. (MVMC 503.2.1)
- F9. 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)
- F10. 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)
- F11. 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)
- F12. 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)
- F13. 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)
- F14. Prior to construction, "private" driveways over 150 feet in length shall have a turnaround as determined by the Fire Prevention Bureau capable of accommodating fire apparatus. Driveway grades shall not exceed 12 percent. (CFC 503 and MVMC 8.36.060, CFC 501.4)
- F15. 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])
- F16. 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

**DRAFT CONDITIONS OF APPROVAL
 MASTER PLOT PLAN PA15-0048
 PAGE 13 OF 37**

- emergency access gates shall be electronically operated and be provided with Knox key switches for access by emergency personnel. (CFC 506.1)
- F17. Prior to issuance of Building Permits, the applicant/developer shall participate in the Fire Impact Mitigation Program. (Fee Resolution as adopted by City Council)
- F18. 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])
- F19. 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)
- F20. Prior to Certificate of Occupancy all locations where medians are constructed and prohibit vehicular ingress/egress into or away from the site, provisions must be made to construct a median-crossover at all locations determined by the Fire Marshal and the City Engineer. Prior to the construction, design plans will be submitted for review and approval by the City Engineer and all applicable inspections conducted by Land Development Division.
- F21. Prior to construction, all traffic calming designs/devices must be approved by the Fire Marshal and City Engineer.
- F22. 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)
- F23. 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.

**DRAFT CONDITIONS OF APPROVAL
 MASTER PLOT PLAN PA15-0048
 PAGE 14 OF 37**

PUBLIC WORKS DEPARTMENT – LAND DEVELOPMENT DIVISION

The following are the Public Works Department – Land Development Division Conditions of Approval for this project and shall be completed at no cost to any government agency. All questions regarding the intent of the following conditions shall be referred to the Public Works Department – Land Development Division.

General Conditions

- LD1. (G) 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)
- LD2. (G) If the project involves the subdivision of land, maps may be developed in phases with the approval of the City Engineer. Financial security shall be provided for all improvements associated with each phase of the map. The boundaries of any multiple map increment shall be subject to the approval of the City Engineer. The City Engineer may require the dedication and construction of necessary utilities, streets or other improvements outside the area of any particular map, if the improvements are needed for circulation, parking, access, or for the welfare or safety of the public. (MC 9.14.080, GC 66412 and 66462.5) If the project does not involve the subdivision of land and it is necessary to dedicate right-of-way/easements, the developer shall make the appropriate offer of dedication by separate instrument. The City Engineer may require the construction of necessary utilities, streets or other improvements beyond the project boundary, if the improvements are needed for circulation, parking, access, or for the welfare or safety of the public.
- LD3. (G) It is understood that the tentative map and plot plan correctly shows all existing easements, traveled ways, and drainage courses, and that their omission may require the map or plans associated with this application to be resubmitted for further consideration. (MC 9.14.040)
- LD4. (G) In the event right-of-way or offsite easements are required to construct offsite improvements necessary for the orderly development of the surrounding area to meet the public health and safety needs, the developer shall make a good faith effort to acquire the needed right-of-way in accordance with the Land Development Division’s administrative policy. In the event that the developer is unsuccessful, he shall enter into an agreement with the City to acquire the necessary right-of-way or offsite easements and complete the improvements at such time the City acquires the right-of-way or offsite easements which will permit the improvements to be made. The developer shall be responsible for all costs associated with the right-of-way or easement acquisition. (GC 66462.5)

**DRAFT CONDITIONS OF APPROVAL
 MASTER PLOT PLAN PA15-0048
 PAGE 15 OF 37**

- LD5. (G) If improvements associated with this project are not initiated within two years of the date of approval of the Public Improvement Agreement, the City Engineer may require that the improvement cost estimate 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 Public Improvement Agreement or issuance of a permit.
- LD6. (G) The developer shall monitor, supervise and control all construction and construction supportive 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 Public Works Department.
 - (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 shall be adhered to during the grading operations.

Violation of any condition or restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedies as noted in the 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.

- LD7. (G) The developer shall protect downstream properties from damage caused by alteration of drainage patterns, i.e., concentration or diversion of flow. 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)
- LD8. (G) Public drainage easements, when required, shall be a minimum of 25 feet wide and shall be shown on the map and plan, and noted as follows: "Drainage Easement – no structures, obstructions, or encroachments by land fills are allowed." In addition, the grade within the easement area shall not exceed a 3:1 (H:V) slope, unless approved by the City Engineer.

**DRAFT CONDITIONS OF APPROVAL
 MASTER PLOT PLAN PA15-0048
 PAGE 16 OF 37**

- LD9. (G) A detailed (Final) Drainage study shall be submitted to the City Engineer for review and approval at the time of any improvement or grading plan submittal. The study shall be prepared by a registered civil engineer and shall include existing and proposed hydrologic conditions. Hydraulic calculations are required for all drainage control devices, storm drain lines, and that 12" of (HGL) free-board below the catch basin flow line, channel embankment or finish pavement surface, shall be maintained. Prior to approval of the related improvement or grading plans, the developer shall submit the approved drainage study, on compact disk, in (.PDF) digital format to the Land Development Division of the Public Works Department (MC 9.14.110).
- LD10. (G) The final conditions of approval issued by the Planning Division subsequent to Planning Commission approval shall be photographically or electronically placed on mylar sheets and included in the Grading and Street Improvement plan sets on twenty-four (24) inch by thirty-six (36) inch mylar and submitted with the plans for plan check. These conditions of approval shall become part of these plan sets and the approved plans shall be available in the field during grading and construction.
- LD11. (G) Upon approval of the tentative tract map and plot plan by the Planning Commission, the Developer shall submit the approved tentative tract map or plot plan on compact disk in (PDF) digital format to the Land Development Division of the Public Works Department.

Prior to Grading Plan Approval or Grading Permit

- LD12. (GPA) Prior to approval of the grading plans, plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch mylar and signed by a registered civil engineer and other registered/licensed professional as required.
- LD13. (GPA) Prior to approval of grading plans, the developer shall ensure compliance with the City Grading ordinance, these Conditions of Approval and the following criteria:
- a. The project street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area and outlet points. Unless otherwise approved by the City Engineer, lot lines shall be located at the top of slopes.
 - b. Any grading that creates cut or fill slopes adjacent to the street shall provide erosion control, sight distance control, and slope easements as approved by the City Engineer.
 - c. A grading permit shall be obtained from the Public Works Department Land Development Division prior to commencement of any grading outside of the City maintained road right-of-way.

**DRAFT CONDITIONS OF APPROVAL
 MASTER PLOT PLAN PA15-0048
 PAGE 17 OF 37**

- d. All improvement plans are substantially complete and appropriate clearance and at-risk letters are provided to the City. (MC 9.14.030)
- e. The developer shall submit a soils and geologic report to the Public Works Department – Land Development Division. The report shall address the soil's stability and geological conditions of the site.

LD14. (GPA) Prior to approval of the grading plans 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). The WDID# shall be noted on the grading plans prior to issuance of the first grading permit.

LD15. (GPA) Prior to the grading plan approval, the Developer shall submit two (2) copies of the final project-specific Water Quality Management Plan (WQMP) for review by the City Engineer that :

- a. Addresses Site Design Best Management Practices (BMPs) such as minimizing impervious areas, maximizing permeability, minimizes directly connected impervious areas to the City's street and storm drain systems, and conserves natural areas;
- b. Incorporates Source Control BMPs and provides a detailed description of their implementation;
- c. Incorporates Treatment Control BMPs and provides information regarding design considerations;
- d. Describes the long-term operation and maintenance requirements for BMPs requiring maintenance; and
- e. Describes the mechanism for funding the long-term operation and maintenance of the BMPs.

A copy of the final WQMP template can be obtained on the City's Website or by contacting the Land Development Division of the Public Works Department.

LD16. (GPA) Prior to the grading plan approval, the Developer shall secure approval of the final project-specific WQMP from the City Engineer. The final project-specific WQMP shall be submitted at the same time of grading plan submittal. The approved final WQMP shall be submitted to the Storm Water Program Manager on compact disk(s) in PDF format prior to grading plan approval.

LD17. (GPA) Prior to the grading plan approval, or issuance of a building permit as determined by the City Engineer, the approved final project-specific WQMP shall be incorporated by reference or attached to the project's Storm Water Pollution Prevention Plan as the Post-Construction Management Plan. A WQMP Identification Number may be issued by the Storm Water Management Section

**DRAFT CONDITIONS OF APPROVAL
MASTER PLOT PLAN PA15-0048
PAGE 18 OF 37**

and shall be noted on the rough grading plans as confirmation that a project-specific F-WQMP approval has been obtained.

- LD18. (GPA) Prior to grading plan approval, the developer shall prepare a Storm Water Pollution Prevention Plan (SWPPP) in conformance with the state's 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.
- LD19. (GPA) Prior to the approval of the grading plans, the developer shall pay applicable remaining grading plan check fees.
- LD20. (GPA/MA) Prior to the later of either grading plan or final map approval, resolution of all drainage issues shall be as approved by the City Engineer.
- LD21. (GP) Prior to the issuance of a grading permit the developer shall submit recorded slope easements from adjacent landowners in all areas where grading resulting in slopes is proposed to take place outside of the project boundaries. For all other offsite grading, written permission from adjacent property owners shall be submitted.
- LD22. (GP) Prior to issuance of a grading permit, if the fee has not already been paid prior to map approval or prior to issuance of a building permit if a grading permit is not required, the developer shall pay Area Drainage Plan (ADP) fees. The developer shall provide a receipt to the City showing that ADP fees have been paid to Riverside County Flood Control and Water Conservation District. (MC 9.14.100)
- LD23. (GP) Prior to issuance of a grading permit, security, in the form of a cash deposit (preferable), letter of credit, or performance bond shall be required to be submitted as a guarantee of the completion of the grading required as a condition of approval of the project. (MC 8.21.070)
- LD24. (GP) Prior to issuance of a grading permit, security, in the form of a cash deposit (preferable), letter of credit, or performance bond shall be required to be submitted as a guarantee of the implementation and maintenance of erosion control measures required as a condition of approval of the project. At least twenty-five (25) percent of the required security shall be in cash and shall be deposited with the City. (MC 8.21.160)
- LD25. (GP) Prior to issuance of a grading permit, the developer shall pay the applicable grading inspection fees.

Prior to Map Approval or Recordation

- LD26. (MA) Prior to approval of the map, the developer shall submit a copy of the Covenants, Conditions and Restrictions (CC&Rs) to the Land Development

**DRAFT CONDITIONS OF APPROVAL
 MASTER PLOT PLAN PA15-0048
 PAGE 19 OF 37**

Division for review and approval. 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. In addition, the developer shall submit bylaws and articles of incorporation for review and approval as part of the maintenance agreement for any water quality BMP's.

- LD27. (MA) Prior to approval of the map, all street dedications shall be irrevocably offered to the public and shall continue in force until the City accepts or abandons such offers, unless otherwise approved by the City Engineer. All dedications shall be free of all encumbrances as approved by the City Engineer.
- LD28. (MA) Prior to approval of the map, security shall be required to be submitted as a guarantee of the completion of the improvements required as a condition of approval of the project. A public improvement agreement will be required to be executed.
- LD29. (MA) Prior to approval of the map, the developer shall enter into an agreement with the City and Riverside County Flood Control and Water Conservation District establishing the terms and conditions covering the inspection, operation and maintenance of Master Drainage Plan facilities if required to be constructed as part of the project. (MC 9.14.110)
- LD30. (MR) Prior to recordation of the map the developer shall comply with the requirements of the City Engineer based on recommendations of the Riverside County Flood Control District regarding the construction of County Master Plan Facilities. (MC 9.14.110)
- LD31. (MR) Prior to recordation of the map, if the developer chooses to construct the project in construction phases, a Construction Phasing Plan for the construction of on-site public and private improvements shall be reviewed and approved by the City Engineer. This approval must be obtained prior to the Developer submitting a Phasing Plan to the California State Department of Real Estate.
- LD32. (MR) Prior to recordation of the map, the developer shall submit the map, on compact disks, in (.PDF) digital format to the Land Development Division of the Public Works Department.

Prior to Improvement Plan Approval or Construction Permit

- LD33. (IPA) Prior to approval of the improvement plans, the improvement plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch mylar and signed by a registered civil engineer and other registered/licensed professional as required.
- LD34. (IPA) Prior to approval of the improvement plans, the developer shall submit clearances from all applicable agencies, and pay all outstanding plan check fees. (MC 9.14.210)

**DRAFT CONDITIONS OF APPROVAL
 MASTER PLOT PLAN PA15-0048
 PAGE 20 OF 37**

- LD35. (IPA) All public improvement plans prepared and signed by a registered civil engineer in accordance with City standards, policies and requirements shall be approved by the City Engineer in order for the Public Improvement Agreement and accompanying security to be executed.
- LD36. (IPA) Prior to approval of the improvement plans, securities and a public improvement agreement shall be required to be submitted and executed as a guarantee of the completion of the improvements required as a condition of approval of the project.
- LD37. (IPA) The street improvement plans shall comply with all applicable City standards and the following design standards throughout this project:
- a. Corner cutbacks in conformance with City Standard MVSI-165-0 shall be shown on the final map or, if no map is to be recorded, offered for dedication by separate instrument.
 - b. Lot access to major thoroughfares shall be restricted except at intersections and approved entrances and shall be so noted on the final map. (MC 9.14.100)
 - c. The minimum centerline and flow line grades shall be one percent unless otherwise approved by the City Engineer. (MC 9.14.020)
 - d. All street intersections shall be at ninety (90) degrees plus or minus five (5) degrees per City Standard No. MVSI-160A-0, or as approved by the City Engineer. (MC 9.14.020)
 - e. All reverse curves shall include a minimum tangent of one hundred (100) feet in length.
- LD38. (IPA) Prior to approval of the improvement plans, the plans shall be based upon a centerline profile, extending beyond the project boundaries a minimum distance of 300 feet at a grade and alignment approved by the City Engineer. Design plan and profile information shall include the minimum 300 feet beyond the project boundaries.
- LD39. (IPA) Prior to approval of the improvement plans, 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 years old and recently slurry sealed streets less than one year old. Pavement cuts for trench repairs may be allowed for emergency repairs or as specifically approved in writing by the City Engineer.
- LD40. (IPA) Prior to approval of the improvement plans, the developer shall pothole to determine the exact location of existing underground utilities. The improvement

**DRAFT CONDITIONS OF APPROVAL
 MASTER PLOT PLAN PA15-0048
 PAGE 21 OF 37**

plans shall be designed based on the pothole field investigation results. The developer shall coordinate with all affected utility companies and bear all costs of utility relocations.

- LD41. (IPA) Prior to submittal of the improvement plans, all dry and wet utility crossings shall be potholed to determine actual elevations. Any conflicting utilities shall be identified and addressed on the plans. The pothole survey data shall be submitted with the street improvement plans for reference purposes.
- LD42. (IPA) Prior to approval of the improvement plans, 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, those access ramps in that intersection shall be retrofitted to comply with current ADA requirements, unless approved otherwise by the City Engineer.
- LD43. (IPA) Prior to approval of the improvement plans, drainage facilities with sump conditions shall be designed to convey the tributary 100-year storm flows. Secondary emergency escape shall also be provided. (MC 9.14.110)
- LD44. (IPA) Prior to the approval of the improvement plans, the hydrology study shall show that the 10-year storm flow will be contained within the curb and the 100-year storm flow shall be contained within the street right-of-way. In addition, one lane in each direction shall not be used to carry surface flows during any storm event for street sections equal to or larger than a minor arterial. When any of these criteria is exceeded, additional drainage facilities shall be installed. (MC 9.14.110 A.2)
- LD45. (IPA) The project shall be designed to accept and properly convey all off-site drainage flowing onto or through the site. All storm drain design and improvements shall be subject to review and approval of the City Engineer. In the event that the City Engineer permits the use of streets for drainage purposes, the provisions of the Development Code will 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 Public Works Department – Land Development Division. (MC 9.14.110)
- LD46. (CP) All work performed within the City right-of-way requires a construction permit. As determined by the City Engineer, security may be required for work within the right-of-way. Security shall be in the form of a cash deposit or other approved means. The City Engineer may require the execution of a public improvement agreement as a condition of the issuance of the construction permit. All inspection fees shall be paid prior to issuance of construction permit. (MC 9.14.100)

**DRAFT CONDITIONS OF APPROVAL
 MASTER PLOT PLAN PA15-0048
 PAGE 22 OF 37**

LD47. (CP) Prior to issuance of a construction permit, all public improvement plans prepared and signed by a registered civil engineer in accordance with City standards, policies and requirements shall be approved by the City Engineer.

LD48. (CP) Prior to issuance of construction permits, the developer shall submit all improvement plans on compact disks, in (.PDF) digital format to the Land Development Division of the Public Works Department.

LD49. (CP) Prior to issuance of construction permits, the developer shall pay all applicable inspection fees.

Prior to Building Permit

LD50. (BP) Prior to issuance of building permits, all street dedications shall be irrevocably offered to the public and shall continue in force until the City accepts or abandons such offers, unless otherwise approved by the City Engineer. All dedications shall be free of all encumbrances as approved by the City Engineer.

LD51. (BP) Prior to issuance of building permits for non-subdivisions, security shall be required to be submitted as a guarantee of the completion of the improvements required as a condition of approval of the project. A public improvement agreement will be required to be executed.

LD52. (BP) Prior to issuance of building permit for a non-subdivision project, the developer shall comply with the requirements of the City Engineer based on recommendations of the Riverside County Flood Control District regarding the construction of County Master Plan Facilities. (MC 9.14.110)

LD53. (BP) Prior to issuance of a building permit, an approval by the City Engineer is required of the water quality control basin(s). The developer shall provide certification to the line, grade, flow test and system invert elevations.

LD54. (BP) Prior to issuance of a building permit, all pads shall meet pad elevations per approved plans as noted by the setting of "Blue-top" markers installed by a registered land surveyor or licensed engineer.

LD55. (BP) Prior to issuance of a building permit, the developer shall record with the County-Clerk Recorder a "Covenant and Agreement" or CC&R that informs future property owners of the requirement to maintain Parcel 37058 BMP's, as shown on the Grading Plans on file at the City of Moreno Valley Public Works Department as a retention/detention/bioretenion facilities. The "Covenant and Agreement" or CC&R shall be in a form acceptable to the City of Moreno Valley. Proof of recordation must be provided to the City prior to issuance of a building permit.

**DRAFT CONDITIONS OF APPROVAL
 MASTER PLOT PLAN PA15-0048
 PAGE 23 OF 37**

LD56. (BP) Prior to the first building permit and prior to the payment of the Development Impact Fee (DIF), the developer may enter into a DIF Improvement Credit Agreement to secure credit for the construction of applicable arterial street, traffic signal, and/or interchange improvements. If the developer fails to complete this agreement prior to the timing as specified above, no credits will be given. The applicant shall pay Arterial Streets, Traffic Signals, and Interchange Improvements development impact fees adopted by the City Council by resolution. (Ord. 695 § 1.1 (part), 2005) (MC 3.38.030, .040, .050)

LD57. (BP) Prior to the first building permit, prior to any improvement construction and prior to the payment of the Transportation Uniform Mitigation Fee (TUMF), the developer may enter into a TUMF Improvement Credit Agreement to secure credit for the construction of applicable improvements, if any. If the developer fails to complete this agreement by the timing as specified above, no credits will be given for any work. Prior to approval of the TUMF Improvement Credit Agreement, an approved engineer's cost estimate and street improvement plan are required.

Prior to Certificate of Occupancy

LD58. (CO) Prior to issuance of a certificate of occupancy, a Parcel Map shall be recorded.

LD59. (CO) Prior to issuance of the last certificate of occupancy or building final, the developer shall pay all outstanding fees.

LD60. (CO) Prior to issuance of a certificate of occupancy, this project is subject to requirements 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. 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. Following are the 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.

**DRAFT CONDITIONS OF APPROVAL
 MASTER PLOT PLAN PA15-0048
 PAGE 24 OF 37**

- 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)
- LD61. (CO) Prior to issuance of a certificate of occupancy or building final, the developer shall construct all public improvements in conformance with applicable City standards, except as noted in the Special Conditions, including but not limited to the following applicable improvements:
- a. Street improvements including, but not limited to: pavement, base, curb and/or gutter, cross gutters, spandrel, sidewalks, drive approaches, pedestrian ramps, street lights, signing, striping, under sidewalk drains, landscaping and irrigation, medians, redwood header boards, pavement tapers/transitions and traffic control devices as appropriate.
 - b. Storm drain facilities including, but not limited to: storm drain pipe, storm drain laterals, open channels, catch basins and local depressions.
 - c. City-owned utilities.
 - d. Sewer and water systems including, but not limited to: sanitary sewer, potable water and recycled water.
 - e. Under grounding of existing and proposed utility lines less than 115,000 volts.
 - f. Relocation of overhead electrical utility lines including, but not limited to: electrical, cable and telephone.
- LD62. (CO) Prior to issuance of a certificate of occupancy or building final, all existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Moreno Valley ordinances. (MC 9.14.130)
- LD63. (CO) Not a residential project; can delete?
- LD64. (CO) Prior to issuance of a certificate of occupancy, the Developer shall record a "Stormwater Treatment Device and Control Measure Access and Maintenance Covenant," to provide public notice of the requirement to implement the approved final project-specific WQMP and the maintenance requirements associated with the 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 of the Public Works Department.

**DRAFT CONDITIONS OF APPROVAL
MASTER PLOT PLAN PA15-0048
PAGE 25 OF 37**

- LD65. (CO) Prior to issuance of a certificate of occupancy or building final for any Commercial/Industrial facility, whichever occurs first, 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.
- LD66. (CO) Prior to issuance of a certificate of occupancy or building final, 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 to the City for review and approval.

Prior to Acceptance of Streets into the City Maintained Road System

- LD67. (AOS) Aggregate slurry, as defined in Section 203-5 of Standard Specifications for Public Works Construction, may be required just prior to the end of the one-year warranty period of the public streets at the discretion of the City Engineer. If slurry is required, the developer/contractor must provide a slurry mix design submittal for City Engineer approval. The latex additive shall be Ultra Pave 70 (for anionic – per project geotechnical report) or Ultra Pave 65 K (for cationic – per project geotechnical report) or an approved equal. 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.

SPECIAL CONDITIONS

- LD68. (MA) Prior to parcel map recordation/building permit issuance, either reciprocal access easement(s) shall be shown on the map or a separate recordation, a copy of a reciprocal access agreement between parcels shall be submitted to the City for review and approval.
- LD69. (PGA) Prior to precise/rough grading plan approval, the plans shall clearly show the extents of all existing easements on the property. All building structures shall be constructed outside of existing easements.
- LD70. (MA) Prior to final map approval, the developer shall provide maintenance and access rights to the existing cell site located at the project's northerly property line. Access rights may be provided via an easement, a lease agreement or similar. This project shall install a driveway access ramp from this project's drive aisle to the existing cell tower.

**DRAFT CONDITIONS OF APPROVAL
 MASTER PLOT PLAN PA15-0048
 PAGE 26 OF 37**

Right-of Way

LD71. (MA) Prior to parcel map approval, the map shall show the following:

- (a) A 15-foot street right-of-way dedication on the east side of Day Street along project frontage.
- (b) A 4-foot minimum pedestrian right-of-way dedication behind any driveway approach per City Standard MVSI-112C-0, on both Day Street and Eucalyptus Avenue.
- (c) The appropriate street right-of-way dedication on the east side of Day Street along this project's west frontage to ensure a centerline to east right-of-way distance of 65-feet for an Arterial, City Standard MVSI-102B-0 Alternate Modified Divided Major Arterial and along this project's south side frontage to ensure a center line to the north side of
- (d) The appropriate additional right-of-way and pedestrian easement adjacent to the bus turn-out, for the required bus turn-out (min 60 feet of parallel bus parking area with required transitions) on Day Street is per the City Standard MVSI-161-0 or as approved by the City Engineer. Corner cutback right-of-way dedications per City Standard MSVI-165-0.

Grading

LD72. (PGA) Prior to any grading plan approval, the plans shall clearly show that any slope near the public right-of-way has a minimum set-back area at 2% maximum of 2 feet before the start of the top or toe of slope. If the vertical height of the slope exceeds 10 feet, this set-back area shall be 3 feet minimum. This includes but is not limited to the slopes along Day Street and Eucalyptus Avenue.

LD73. (BP) Prior to building permit issuance, the precise grading plan for the shopping center master plot plan (PA15-0047) shall be approved by the City. If this precise grading plan is not yet approved, the developer shall submit a separate precise grading plan for this project for review and approval

LD74. (PGA) Prior to rough grading plan approval, for any parcel which will not be fully developed per this, the grading plans shall show that long-term interim water quality and erosion and sediment control mechanisms are implemented. Future, separate plot plan applications will be required for the development of these parcels.

Drainage

LD75. (PGA) Prior to precise/rough grading plan approval, the grading plans shall clearly demonstrate that drainage is properly collected and conveyed. The plans

**DRAFT CONDITIONS OF APPROVAL
 MASTER PLOT PLAN PA15-0048
 PAGE 27 OF 37**

shall show all necessary on-site and off-site drainage improvements to properly collect and convey drainage entering, within and leaving the project. This may include, but not be limited to on-site and perimeter drainage improvements to properly convey drainage within and along the project site, and downstream off-site improvements. The developer will be required to obtain the necessary permission for offsite construction, including easements.

- LD76. (PGA) Prior to rough grading plan approval, this project shall demonstrate, via a final drainage study, that the increased runoff resulting from the development of this site is mitigated. During no storm event shall the flow leaving the site in the developed condition be larger than that of the pre-developed condition. The drainage study shall analyze the following events: 1, 3, 6 and 24-hour duration events for the 2, 5, 10 and 100-year storm events. The applicant understands that additional detention measures, beyond those shown on the tentative map and preliminary drainage study, may be required.

Improvements

- LD77. (PIA) Prior to parcel map approval/building permit issuance, the Developer shall guarantee the construction of the following improvements by entering into a public improvement agreement and posting security. The improvements shall be completed prior to occupancy of the first building or as otherwise determined by the City Engineer.
- LD78. Day Street, Arterial, City Standard MVSI-102B-0 Alternate Modified Divided Major Arterial (120-foot RW / 98-foot CC) shall be constructed to half-width plus an additional 18 feet west of the centerline, along the entire project's west frontage. A 15-foot right-of-way dedication on the east side of the street, along the project's westerly property line, shall be shown on the parcel map. Improvements shall consist of, but not be limited to, raised median, pavement, base, curb, gutter, sidewalk, driveway approaches, drainage structures, any necessary offsite improvement transition/joins to existing, streetlights, pedestrian ramps, removal/relocation and/or undergrounding of any power poles with overhead utility lines less than 115,000 volts, and dry and wet utilities.
- LD79. Eucalyptus Avenue right-of-way distance of 57-feet for an Arterial, City Standard MVSI-103B-0 Alternate Divided Arterial. (114-foot RW / 57-foot CC) shall be constructed to half-width plus an additional 18 feet south of the centerline, along the entire project's south frontage. Improvements shall consist of, but not be limited to, raised median, pavement, base, curb, gutter, sidewalk, driveway approaches, drainage structures, any necessary offsite improvement transition/joins to existing, streetlights, pedestrian ramps, removal/relocation and/or undergrounding of any power poles with overhead utility lines less than 115,000 volts, and dry and wet utilities. If the improvements are already constructed to the ultimate location, then prior to building permit issuance, the developer shall provide to the City Engineer the results of a coring test confirming

**DRAFT CONDITIONS OF APPROVAL
 MASTER PLOT PLAN PA15-0048
 PAGE 28 OF 37**

that said pavement section has been constructed per City Standard No. MVSI-103B-0, and has secured the construction of any missing or deficient improvements along the project southerly frontage, and the City Engineer may require additional signing and striping for the frontage improvements to accommodate increased traffic imposed by the development.

- LD80. Prior to precise grading plan or improvement plan approval, as applicable, the plans shall show all driveway approaches to be constructed per City Standard Plan MVSI-112C-0. The driveways shall have a minimum radius of 50 feet and transition from an 8 inch curb height to a 0 inch curb height at the conventional right-of-way 12 feet behind the curb line, or as approved by the City Engineer. There shall be 4-foot wide pedestrian sidewalk area at 2% maximum behind the conventional right-of-way. A 4-foot pedestrian right-of-way dedication shall be made on the final parcel map PM 37058.
- LD81. (MA) Prior to final parcel map approval/building permit issuance, the applicant shall schedule a walk through with a Public Works Inspector to inspect existing improvements within public right-of-way along project frontage. The applicant will be required to install, replace and/or repair any missing, damaged or substandard improvements including handicap access ramps that do not meet current City standards. 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.
- LD82. (BP) Prior to building permit issuance, Parcel Map 37058 (City Case Number PA15-0048) shall record and all public frontage street improvements, as conditioned per PM 37058 and this project (PA15-0047), shall be complete.

Onsite Improvements

- LD83. (PGA) Prior to precise grading plan approval, the grading plans shall show any proposed trash enclosure as dual bin; one bin for trash and one bin for recyclables. The trash enclosure shall be per City Standard Plan MVGF-660A-0 or 660B-0.
- LD84. (PGA) Prior to precise grading plan approval, the grading plans shall clearly show that the parking lot conforms to City standards. The parking lot shall be 5% maximum, 1% minimum, 2% maximum at or near any disabled parking stall and travel way. Ramps, curb openings and travel paths shall all conform to current ADA standards as outlined in Department of Justice's "ADA Standards for Accessible Design", Excerpt from 28 CFR Part 36. (www.usdoj.gov) and as approved by the City's Building and Safety Division.

**DRAFT CONDITIONS OF APPROVAL
MASTER PLOT PLAN PA15-0048
PAGE 29 OF 37**

- LD85. (PGA) Prior to precise grading plan approval, the plans shall show roof drains directed to a landscaped area rather than being routed directly to the parking lot. Alternatively, roof drain flows can be directed to private storm drains which will connect to the treatment control best management practice.
- LD86. The following project engineering design plans submitted on 24"x36" sheet size shall be submitted for review and approval, as well as additional plans that are deemed necessary, prior to the time as noted below or as maybe required by the City during the plan review process for plans not listed below:
- (a) Rough Grading Plan : prior to approval for Precise Grading
 - (b) Precise Grading Plan: prior to Building permits Improvement Plan (off-site, street, striping/signage): prior to Building permits
 - (c) Final Drainage Study: upon submittal of any grading/improvement plans
 - (d) Final WQMP: prior to approval of grading plans
 - (e) As-Built Plans of all "plans" listed above: prior to last Occupancy or final building permit issued.

**DRAFT CONDITIONS OF APPROVAL
MASTER PLOT PLAN PA15-0048
PAGE 30 OF 37**

PUBLIC WORKS DEPARTMENT – SPECIAL DISTRICTS DIVISION

Conditions are standard to all or most development projects. Some special conditions, modified conditions or clarification of conditions may be included. Please review conditions as listed and contact the Division at 951.413.3480 for any questions.

Acknowledgement of Conditions

The following items are the Special Districts Division's Conditions of Approval for PA15-0048, this projects shall be completed at no cost to any Government Agency. All questions regarding the following Conditions including but not limited to intent, requests for change/modification, variance and/or request for extension of time shall be sought from the Special Districts Division of the Public Works Department 951.413.3480 or by emailing specialdistricts@moval.org.

General Conditions

- SD1. 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.
- SD2. Plans for parkway, median, slope, and/or open space landscape areas designated in the project's Conditions of Approval for incorporation into a City coordinated landscape maintenance program, shall be prepared and submitted in accordance with the City of Moreno Valley Public Works Department Landscape Design Guidelines. The guidelines are available on the City's website at www.moval.org/sd or from the Special Districts Division (951.413.3480 or specialdistricts@moval.org).
- SD3. The Developer, or the Developer's successors or assignees shall be responsible for all parkway and/or median landscape maintenance for a period of one (1) year commencing from the time all items of work have been completed to the satisfaction of Special Districts staff as per the City of Moreno Valley Public Works Department Landscape Design Guidelines, or until such time as the District accepts maintenance responsibilities.
- SD4. 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.
- SD5. The ongoing maintenance of any landscaping required to be installed behind the sidewalk on Day St. and Eucalyptus Ave. shall be the responsibility of the property owner.

**DRAFT CONDITIONS OF APPROVAL
 MASTER PLOT PLAN PA15-0048
 PAGE 31 OF 37**

- SD6. A new water service and central control irrigation system will be required for publicly maintained landscaping installed by this development (curb adjacent parkway on Day St. and Eucalyptus Ave. and median landscaping on Day St.) unless it is determined by the landscape architect the existing services for Landscape Maintenance District No. 2014-02, Zone 01 have capacity to include them.
- SD7. Plan check fees for review of parkway/median landscape plans for improvements that shall be maintained by the City of Moreno Valley are due upon the first plan submittal. (MC 3.32.040)
- SD8. Inspection fees for the monitoring of landscape installation associated with the City of Moreno Valley maintained parkways/medians are due prior to the required pre-construction meeting. (MC 3.32.040)
- SD9. 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.

Prior to Building Permit Issuance

- SD10. (BP) 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.)
- SD11. (BP) 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 on Day St.

**DRAFT CONDITIONS OF APPROVAL
 MASTER PLOT PLAN PA15-0048
 PAGE 32 OF 37**

- b. Landscape Maintenance Services for parkway and/or median landscaping on Day St. and Eucalyptus Ave.

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 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.

SD12. (BP) 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 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

**DRAFT CONDITIONS OF APPROVAL
 MASTER PLOT PLAN PA15-0048
 PAGE 33 OF 37**

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.

SD13. *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.)

SD14. (BP) 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). 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.

SD15. (BP) For those areas to be maintained by the City and prior to the issuance of the first Building Permit, Planning Division (Community Development Department), Special Districts Division (the Public Works Department) and Transportation Division (the Public Works Department) shall review and approve the final median, parkway, slope, and/or open space landscape/irrigation plans as designated on the tentative map or in these Conditions of Approval prior to the issuance of the first Building Permit.

**DRAFT CONDITIONS OF APPROVAL
MASTER PLOT PLAN PA15-0048
PAGE 34 OF 37**

Prior to Certificate of Occupancy

- SD16. (CO) Parkway, open space, and/or median landscaping specified in the project's Conditions of Approval shall be constructed in compliance with the City of Moreno Valley Public Works Design Guidelines and completed prior to the issuance of the first Certificate of Occupancy/Building Final for this project.
- SD17. (CO) Landscape and irrigation plans for parkway, median, slope, and/or open space landscape areas designated to be maintained by the City shall be placed on compact disk (CD) in pdf format. The CD shall include "As Built" plans, revisions, and changes. The CD will become the property of the City of Moreno Valley and the Moreno Valley Community Services District.

**DRAFT CONDITIONS OF APPROVAL
MASTER PLOT PLAN PA15-0048
PAGE 35 OF 37**

PUBLIC WORKS DEPARTMENT – TRANSPORTATION ENGINEERING DIVISION

Based on the information contained in our standard review process we recommend the following conditions of approval be placed on this project:

GENERAL CONDITIONS

- TE1. Day Street shall have a raised, landscaped median installed along project frontage consistent with City Standards. An in lieu fee may be paid by the project applicant to the City with the City Engineer's approval. The in lieu fee amount shall be based upon an engineer's estimate to the satisfaction of the City Engineer.
- TE2. Driveways shall conform to Section 9.11.080, and Table 9.11.080-14 of the City's Development Code – Design Guidelines and City of Moreno Valley Standard No. MVSI-112C-0 for commercial driveway approach. Access at the driveways shall be as follows:
- Northerly Day Street driveway: Left-in, right-in, and right-out access allowed.
 - Southerly Day Street driveway: Right-in and right-out access allowed.
 - Easterly Eucalyptus Avenue driveway: Left-in, right-in, and right-out access allowed.
 - Westerly Eucalyptus Avenue driveway: Right-in and right-out access allowed.
- TE3. Conditions of approval may be modified or added if a modified plan is submitted for this development.

PRIOR TO IMPROVEMENT PLAN APPROVAL OR CONSTRUCTION PERMIT

- TE4. Prior to the final approval of the street improvement plans, traffic signal modification plans will be required for the traffic signal located at Day Street and Eucalyptus Avenue. Modifications may include but not limited to new signal poles, new pull boxes, new traffic detector loops, etc.
- TE5. Prior to the final approval of the street improvement plans, a bus bay shall be designed for northbound Day Street, just north of Eucalyptus Avenue per City Standard Plan No. MVSI-161-0, modified to the satisfaction of the City Engineer.
- TE6. Prior to the final approval of the street improvement plans, a signing and striping plan shall be prepared per City of Moreno Valley Standard Plans - Section 4 for all streets.
- TE7. Prior to issuance of a construction permit, construction traffic control plans prepared by a qualified, registered Civil or Traffic engineer may be required for plan approval or as required by the City Traffic Engineer.

**DRAFT CONDITIONS OF APPROVAL
MASTER PLOT PLAN PA15-0048
PAGE 36 OF 37**

TE8. Prior to final approval of the street improvement plans, the project plans shall demonstrate that sight distance at proposed streets and driveways conforms to City Standard Plan No. MVSI-164A-0 through MVSI-164C-0.

PRIOR TO BUILDING PERMIT

TE9. (BP) Prior to the issuance of Building Permit, the project applicant shall make a fair-share payment to the City of Moreno Valley for improvement identified in the project Traffic Study.

PRIOR TO CERTIFICATE OF OCCUPANCY OR BUILDING FINAL

TE10. (CO) Prior to issuance of Certificate of Occupancy, improvements identified in TE4 and TE5 shall be completed per the approved plans to the satisfaction of the City Engineer.

TE11. (CO) Prior to issuance of Certificate of Occupancy, all approved signing and striping shall be installed per current City Standards and the approved plans.

PRIOR TO ACCEPTANCE OF STREETS INTO THE CITY-MAINTAINED ROAD SYSTEM

TE12. Prior to acceptance of streets into the City-maintained road system, all approved signing and striping shall be installed per current City Standards and the approved plans.

**DRAFT CONDITIONS OF APPROVAL
MASTER PLOT PLAN PA15-0048
PAGE 37 OF 37**

PARKS AND COMMUNITY SERVICES DEPARTMENT

Acknowledgement of Conditions

The following items are Parks and Community Services Department Conditions of Approval for Case No. PA15-0048; this project shall be completed at no cost to any Government Agency. All questions regarding Parks and Community Services Department Conditions including but not limited to, intent, requests for change/modification, variance and/or request for extension of time shall be sought from the Parks and Community Services Department 951.413.3280. The applicant is fully responsible for communicating with the Parks and Community Services Department regarding the conditions.

PCS1. 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.

PCS2. 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.

PCS3. This project is subject to current Development Impact Fees.

PLANNING COMMISSION RESOLUTION NO. 2016-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING CONDITIONAL USE PERMIT APPLICATION PA15-0049 FOR DEVELOPMENT OF A FOUR-STORY, 112 ROOM HOTEL WITH KITCHENS IN EACH ROOM ON PARCEL 6 OF TENTATIVE PARCEL MAP 37058 AT THE NORTHEAST CORNER OF DAY STREET AND EUCALYPTUS AVENUE.

Section 1:

WHEREAS, MPA Architects, Inc., on behalf of Day & Eucalyptus, LLC, Inc., has filed an application for the approval of Conditional Use Permit PA15-0049 for development of a four-story, 112 room hotel with kitchens in each room on Parcel 6 of Tentative Parcel Map 37058; and

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

WHEREAS, the City has prepared an Initial Study and Mitigated Negative Declaration consistent with the California Environmental Quality Act (CEQA) based on a thorough analysis of potential environmental impacts; 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 April 21, 2016. Public notice was sent to all property owners of record within 300 feet of the project site on April 29, 2016. The public hearing notice for this project was also posted on the project site on May 2, 2016;

WHEREAS, on May 12, 2016, the Planning Commission held a public hearing to consider the application; 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 May 12, 2016, 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: General Plan Objective 2.4 states that commercial areas are to be provided 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. The proposed project has a Commercial land use designation.

The project site is bounded by the Towngate Specific Plan (SP 200) on the north, east and south, and Office zoning within the City of Riverside to the west on the west side of Day Street. Surrounding development includes commercial and office uses to the north, east, and west, and apartments to the south.

The proposed project is located along Day Street, a Modified Divided Major Arterial and Eucalyptus Avenue, a Divided Arterial. The proposed use is consistent with the objectives and goals of the Commercial land use designation and satisfies the City's General Plan Objective 2.4 regarding pedestrian access, and vehicular circulation. General Plan Objectives 6.3, 6.4, 6.5 and 6.9 require the avoidance of adverse noise impacts on surrounding properties and require well-lighted entrances, walkways and parking lots, and street lighting to facilitate nighttime surveillance and discourage crime.

The project as designed and conditioned will achieve the objectives of the City of Moreno Valley's General Plan. 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 project site is currently zoned Community Commercial (CC). Conditional Use Permit PA15-0049 proposes a four-story, 112 room hotel with kitchens in each room. The City's Municipal Code requires the approval of a Conditional Use Permit for all hotels/motels that include

kitchens in more than 20% of the rooms. In this case, all suites/rooms would include a sink, refrigerator and two-burner stove-top with range.

The project is designed in accordance with the provisions of Chapter 9.04 Commercial Districts and Chapter 9.16.150 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 master plot plan 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 close proximity to Fire Station No. 6. Therefore, adequate emergency services can be provided to the site consistent with General Plan Goal 9.6.2.

The proposed project as designed and conditioned will result in a development that s will minimize the potential for loss of life and protect residents, workers, and visitors to the City from physical injury and property damage due to seismic ground shaking and flooding as provided for in General Plan Objective 6.1 and General Plan Objective 6.2.

The project has been designed consistent with the City's Municipal Code Section 9.04 Commercial Districts and will satisfy all City requirements related to light and noise. Planning staff prepared an Initial Study and Mitigated Negative Declaration in accordance with the provisions of the California Environmental Quality Act (CEQA) based on a thorough analysis of potential environmental impacts. The Mitigated Negative Declaration represents the City's independent judgment and analysis.

- 4. 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 bounded by the Towngate Specific Plan (SP 200) on the north, east and south, and Office zoning within the City of Riverside to the west on the west side of Day Street. Surrounding development includes commercial and office uses to the north, east, and west, and apartments to the south.

The project is in close proximity to regional transportation corridors. State Route 60 is located approximately one-half mile to the north on Day Street and the I-215 freeway is located approximately one-half mile to the west on Eucalyptus Avenue. Other land uses in the vicinity include the Moreno Valley Mall to the northeast.

As designed and conditioned and with the implementation of required mitigation measures, the hotel use amenitized with kitchens is compatible with existing and proposed land uses in the vicinity.

Section 2:

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 PA15-0049, 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.

Section 3:

BE IT FURTHER RESOLVED that the Planning Commission **HEREBY APPROVES** Resolution No. 2016-11, and thereby:

1. **ADOPTS** a Mitigated Negative Declaration for Conditional Use Permit PA15-0049, pursuant to the California Environmental Quality Act (CEQA) Guidelines; and
2. **APPROVES** Conditional Use Permit PA15-0049 based on the findings contained in this resolution, and subject to the attached conditions of approval included as Exhibit A.

APPROVED this 12th day of May, 2016.

Brian Lowell
Chair, Planning Commission

ATTEST:

Richard J. Sandzimier, Planning Official
Secretary to the Planning Commission

APPROVED AS TO FORM:

City Attorney

Exhibit A

Attachment: Planning Commission Resolution 2016-11 (2080 : The Quarter Project)

CITY OF MORENO VALLEY
DRAFT CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT PA15-0049
FOUR STORY HOTEL WITH 112 ROOMS
KITCHENS IN EACH SUITE
A.P.N.'s: 291-650-013, -014, -015, and -016

Approval Date:
Expiration Date:

The following conditions are attached for the following departments:

- Planning (P), including School District (S), Post Office (PO), Building (B)
- Economic Development Department (EDD),
- Fire Prevention Bureau (F)
- Public Works Department – Land Development Division (LD)
- Public Works Department – Special Districts Division (SD)
- Public Works Department – Transportation Engineering Division (TE)
- Parks & Community Services (PCS)

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

For questions regarding any Planning condition of approval, please contact the Planning Division at (951) 413-3206.

P1. Conditional Use Permit PA15-0049 has been approved for the development of a four-story, 85,162 square foot hotel with 112 kitchen suites on Parcel 6 of Master Plot Plan PA15-0048.

The master plot plan has been approved with shared access and shared parking, a conceptual landscape plan and color and materials palette for the buildings.

P2. This approval shall comply with all applicable requirements of the City of Moreno Valley Municipal Code.

Timing Mechanisms for Conditions (see abbreviation at beginning of affected condition):

- | | | |
|------------------------------|-----------------------|---|
| R - Map Recordation | GP - Grading Permits | CO - Certificate of Occupancy or building final |
| WP - Water Improvement Plans | BP - Building Permits | P - Any permit |

Governing Document (see abbreviation at the end of the affected condition):

- | | | |
|-------------------|---------------------------|--|
| GP - General Plan | MC - Municipal Code | CEQA - California Environmental Quality Act |
| Ord - Ordinance | DG - Design Guidelines | Ldscp - Landscape Development Guidelines and Specs |
| Res - Resolution | UFC - Uniform Fire Code | UBC - Uniform Building Code |
| | SBM - Subdivision Map Act | |

Attachment: Planning Commission Resolution 2016-11 (2080 : The Quarter Project)

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0049
 PAGE 2 OF 34**

- P3. This plot plan shall expire three years after the approval date of this tentative map unless extended as provided by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever in the event the applicant or any successor in interest fails to properly file a final map before the date of expiration. (MC 9.02.230, 9.14.050, 080)
- P4. The site shall be developed in accordance with the approved master plot plan on file in the Community Development Department -Planning Division, the General Plan, the Municipal Code regulations, and the conditions contained herein. (MC 9.14.020)
- P5. All undeveloped portions of the site shall be maintained in a manner that provides for the control of weeds, erosion and dust. (MC 9.02.030)
- P6. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
- P7. 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), proposed for this development shall be designed in conformance with the sign provisions of the Municipal Code or an approved sign program, if applicable, and shall require separate application and approval by the Planning Division. No signs are permitted in the public right of way. (MC 9.12)
- P8. All site plans, grading plans, landscape and irrigation plans, and street improvement plans shall be coordinated for consistency with this approval.
- P9. If the proposed project requires blasting, it shall be used only as a last resort. In such cases, it shall be approved by the Fire Marshall, and the developer shall comply with the current City ordinance governing blasting. (Ord)

PRIOR TO GRADING

- P10. (GP) Prior to issuance of grading permits, the developer shall pay the applicable Stephen's' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee. (Ord)
- P11. (GP) Prior to the issuance of grading permits, final erosion control landscape and irrigation plans for all cut or fill slopes over 3 feet in height shall be submitted to the Planning Division for review and approval for the phase in process. The plans shall be designed in accordance with the slope erosion plan as required by the City Engineer for that phase. Man-made slopes greater than 10 feet in height shall be "land formed" to conform to the natural terrain and shall be landscaped and stabilized to minimize visual scarring. (GP Objective 1.5, MC 9.08.080, DG)

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0049
 PAGE 3 OF 34**

- P12. (GP) Prior to approval of any grading permits, final median enhancement/landscape/irrigation plans shall be submitted to the Planning Division, and Public Works Department – Special Districts Division for review and approval by each division. (GP - Circulation Master Plan) Timing of installation shall be determined by Special Districts.
- P13. (GP) Prior to the issuance of grading permits, the grading plan shall show decorative concrete paving for all driveway ingress/egress locations of the project and across drive aisles throughout the development to connect required paths of travel with the public right-of-way.
- P14. (GP) Prior to issuance of grading permits, the developer shall submit wall/fence plans to the Planning Division for review and approval of any proposed retaining walls. The wall materials shall be decorative in nature, while the combination of retaining and other walls on top shall not exceed the City's height requirement.
- P15. (GP) Prior to the issuance of grading permits, building permits or building final, mitigation measures contained in the Mitigation Monitoring Program approved with this project and as referenced in the conditions of approval for Master Plot Plan PA15-0048 shall be implemented as provided therein. A mitigation monitoring fee, as provided by City ordinance, shall be paid by the applicant within 30 days of project or tentative map approval. No City permit or approval shall be issued until such fee is paid. (CEQA)

PRIOR TO BUILDING PERMITS

- P32. (BP) 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, DG)
- P33. (BP) Prior to issuance of building permits, screening details shall be addressed on plans for roof top equipment and trash enclosures submitted for Planning Division review and approval. All equipment shall be completely screened so as not to be visible from public view, and the screening shall be an integral part of the building. For trash enclosures, landscaping shall be included on at least three sides. The trash enclosure, including any roofing, shall be compatible with the architecture for the building(s). (GP Objective 43.6, DG)
- P34. (BP) Prior to issuance of building permits, two copies of a detailed, on-site, computer generated, point-by-point comparison lighting plan, including exterior

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0049
 PAGE 4 OF 34**

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 does not exceed one-quarter foot-candle minimum maintained lighting measured from within five feet of any property line. The lighting level for all parking lots or structures shall be a minimum coverage of one foot-candle of light with a maximum of eight foot-candles. After the third plan check review for lighting plans, an additional plan check fee will apply. (MC 9.08.100, DG)

- P35. (BP) Prior to issuance of building permits, the developer or developer's successor-in-interest shall pay all applicable impact fees, including but not limited to Transportation Uniform Mitigation fees (TUMF), Multi-species Habitat Conservation Plan (MSHCP) mitigation fees, and the City's adopted Development Impact Fees. (Ord)
- P36. (BP) Prior to the issuance of building permits, the master site plan shall include landscape for trash enclosures to include landscape on three sides, while elevation plans for trash enclosures shall be provided that include decorative enhancements such as an enclosed roof and other decorative features that are consistent with the architecture of the proposed buildings on the site, subject to the approval of the Planning Division.
- P37. (BP) 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 Standards 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.
 - a. Diamond planters shall be provided every 3 parking stalls for double stacked parking.
 - C. Drought tolerant landscape shall be used. Sod shall be limited to gathering and recreation areas
 - D. Street trees shall be provided every 40 feet on center in the parkway along the Day Street and Eucalyptus Avenue frontages.
 - 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.

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0049
 PAGE 5 OF 34**

- F. Enhanced landscaping shall be provided at all driveway entries and street corner locations
- G. The review of all utility boxes, transformers etc. shall be coordinated to provide adequate screening from public view.
- H. Landscaping on three sides of any trash enclosure.
- I. All site perimeter and parking lot landscape and irrigation shall be installed prior to the release of certificate of any occupancy permits for the site or pad in question (master plot plan).
- J. Bio-retention or other water quality or storm water infrastructure placed in a required landscape planter shall be landscaped per Municipal Code Section 9.17 and the City's Landscape Standards.

PRIOR TO BUILDING FINAL

- P38. (BF) Prior to building final, the required landscaping and irrigation shall be installed. (MC 9.03.040)
- P39. (BF) 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).
- P40. (BF) Prior to building final, installed landscaping and irrigation shall be inspected by the Planning Division. All on-site and common area landscaping shall be installed in accordance with the City's Landscape Standards and the approved project landscape plans and all site clean-up shall be completed. All site perimeter and parking lot landscape and irrigation shall be installed prior building final for the site or pad in question.
- P41. (BF) Prior to building final, Planning approved/stamped landscape plans shall be provided to the Community Development Department – Planning Division on a CD disk.

Building and Safety Division

- B1. 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 2013 CBC.
- B2. Prior to submittal, all new development, including residential second units, are required to obtain a valid property address prior to permit application. Addresses can be obtained by contacting the Building Safety Division at 951.413.3350.

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0049
 PAGE 6 OF 34**

- B3. 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 of the 2013 California Plumbing Code Table 4-1.
- B4. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.
- B5. 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.
- B6. 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.
- B7. 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.
- B8. Any construction within the city shall only be as follows: Monday through Friday (except for holidays which occur on weekdays), six a.m. to eight p.m.; weekends and holidays (as observed by the city and described in the Moreno Valley Municipal Code Chapter 2.55), seven a.m. to eight p.m., unless written approval is first obtained from the Building Official or City Engineer.

SCHOOL DISTRICT

- S1. (BP) Prior to issuance of building permits, the developer shall provide to the Community & Economic Development Director a written certification by the affected school district that either: (1) the project has complied with the fee or other exaction levied on the project by the governing board of the district, pursuant to Government Code Section 65996; or (2) the fee or other requirement does not apply to the project.

UNITED STATES POSTAL SERVICE

- PO1. (BP) Prior to the issuance of building permits, the developer shall contact the U.S. Postal Service to determine the appropriate type and location of mailboxes.

**DRAFT CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT PA15-0049
PAGE 7 OF 34**

ECONOMIC DEVELOPMENT DEPARTMENT

EDD1. New Moreno Valley businesses are encouraged to hire local residents.

EDD2. New Moreno Valley businesses 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:

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

EDD3. New Moreno Valley businesses may work with the Economic Development Department to coordinate job recruitment fairs.

EDD4. New Moreno Valley businesses are encouraged to provide a job fair flyer and/or web announcement to the City in advance of job recruitments, so that the City can assist in publicizing these events.

EDD5. 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 the public recruitment.

**DRAFT CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT PA15-0049
PAGE 8 OF 34**

FIRE PREVENTION BUREAU

With respect to the conditions of approval, the following fire protection measures shall be provided in accordance with Moreno Valley City Ordinances and/or recognized fire protection standards:

- F1. 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.
- F2. The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering 3,750 gallons per minute for 3 hour(s) duration at 20-PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 507.3, Appendix B)
- F3. 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)
- F4. 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 MV City Standard Engineering Plan 422 a, b, c)
- F5. 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)
- F6. 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)
- F7. 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)

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0049
 PAGE 9 OF 34**

- F8. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet when the height of a building does not exceed 35 feet. Buildings with heights in excess of 35 feet will require an unobstructed fire lane width of at least 30 feet. The building height dimension shall be measured on a vertical plane from the lowest level of vehicular access to the highest point of the roofs edge, or to the top of the parapet, whichever is higher. (MVMC 503.2.1)
- F9. 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)
- F10. 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)
- F11. 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)
- F12. 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)
- F13. 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)
- F14. Prior to construction, "private" driveways over 150 feet in length shall have a turnaround as determined by the Fire Prevention Bureau capable of accommodating fire apparatus. Driveway grades shall not exceed 12 percent. (CFC 503 and MVMC 8.36.060, CFC 501.4)
- F15. 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])
- F16. 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

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0049
 PAGE 10 OF 34**

- emergency access gates shall be electronically operated and be provided with Knox key switches for access by emergency personnel. (CFC 506.1)
- F17. Prior to issuance of Building Permits, the applicant/developer shall participate in the Fire Impact Mitigation Program. (Fee Resolution as adopted by City Council)
- F18. 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])
- F19. 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)
- F20. Prior to Certificate of Occupancy all locations where medians are constructed and prohibit vehicular ingress/egress into or away from the site, provisions must be made to construct a median-crossover at all locations determined by the Fire Marshal and the City Engineer. Prior to the construction, design plans will be submitted for review and approval by the City Engineer and all applicable inspections conducted by Land Development Division.
- F21. Prior to construction, all traffic calming designs/devices must be approved by the Fire Marshal and City Engineer.
- F22. 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)
- F23. 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.

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0049
 PAGE 11 OF 34**

PUBLIC WORKS DEPARTMENT – LAND DEVELOPMENT DIVISION

The following are the Public Works Department – Land Development Division Conditions of Approval for this project and shall be completed at no cost to any government agency. All questions regarding the intent of the following conditions shall be referred to the Public Works Department – Land Development Division.

General Conditions

- LD1. (G) 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)
- LD2. (G) If the project involves the subdivision of land, maps may be developed in phases with the approval of the City Engineer. Financial security shall be provided for all improvements associated with each phase of the map. The boundaries of any multiple map increment shall be subject to the approval of the City Engineer. The City Engineer may require the dedication and construction of necessary utilities, streets or other improvements outside the area of any particular map, if the improvements are needed for circulation, parking, access, or for the welfare or safety of the public. (MC 9.14.080, GC 66412 and 66462.5) If the project does not involve the subdivision of land and it is necessary to dedicate right-of-way/easements, the developer shall make the appropriate offer of dedication by separate instrument. The City Engineer may require the construction of necessary utilities, streets or other improvements beyond the project boundary, if the improvements are needed for circulation, parking, access, or for the welfare or safety of the public.
- LD3. (G) It is understood that the tentative map and plot plan correctly shows all existing easements, traveled ways, and drainage courses, and that their omission may require the map or plans associated with this application to be resubmitted for further consideration. (MC 9.14.040)
- LD4. (G) In the event right-of-way or offsite easements are required to construct offsite improvements necessary for the orderly development of the surrounding area to meet the public health and safety needs, the developer shall make a good faith effort to acquire the needed right-of-way in accordance with the Land Development Division’s administrative policy. In the event that the developer is unsuccessful, he shall enter into an agreement with the City to acquire the necessary right-of-way or offsite easements and complete the improvements at such time the City acquires the right-of-way or offsite easements which will permit the improvements to be made. The developer shall be responsible for all costs associated with the right-of-way or easement acquisition. (GC 66462.5)

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0049
 PAGE 12 OF 34**

- LD5. (G) If improvements associated with this project are not initiated within two years of the date of approval of the Public Improvement Agreement, the City Engineer may require that the improvement cost estimate 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 Public Improvement Agreement or issuance of a permit.
- LD6. (G) The developer shall monitor, supervise and control all construction and construction supportive 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 Public Works Department.
 - (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 shall be adhered to during the grading operations.

Violation of any condition or restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedies as noted in the 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.

- LD7. (G) The developer shall protect downstream properties from damage caused by alteration of drainage patterns, i.e., concentration or diversion of flow. 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)
- LD8. (G) Public drainage easements, when required, shall be a minimum of 25 feet wide and shall be shown on the map and plan, and noted as follows: "Drainage Easement – no structures, obstructions, or encroachments by land fills are allowed." In addition, the grade within the easement area shall not exceed a 3:1 (H:V) slope, unless approved by the City Engineer.

**DRAFT CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT PA15-0049
PAGE 13 OF 34**

- LD9. (G) A detailed (Final) Drainage study shall be submitted to the City Engineer for review and approval at the time of any improvement or grading plan submittal. The study shall be prepared by a registered civil engineer and shall include existing and proposed hydrologic conditions. Hydraulic calculations are required for all drainage control devices, storm drain lines, and that 12" of (HGL) free-board below the catch basin flow line, channel embankment or finish pavement surface, shall be maintained. Prior to approval of the related improvement or grading plans, the developer shall submit the approved drainage study, on compact disk, in (.PDF) digital format to the Land Development Division of the Public Works Department (MC 9.14.110).
- LD10. (G) The final conditions of approval issued by the Planning Division subsequent to Planning Commission approval shall be photographically or electronically placed on mylar sheets and included in the Grading and Street Improvement plan sets on twenty-four (24) inch by thirty-six (36) inch mylar and submitted with the plans for plan check. These conditions of approval shall become part of these plan sets and the approved plans shall be available in the field during grading and construction.
- LD11. (G) Upon approval of the tentative tract map and plot plan by the Planning Commission, the Developer shall submit the approved tentative tract map or plot plan on compact disk in (PDF) digital format to the Land Development Division of the Public Works Department.

Prior to Grading Plan Approval or Grading Permit

- LD12. (GPA) Prior to approval of the grading plans, plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch mylar and signed by a registered civil engineer and other registered/licensed professional as required.
- LD13. (GPA) Prior to approval of grading plans, the developer shall ensure compliance with the City Grading ordinance, these Conditions of Approval and the following criteria:
- a. The project street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area and outlet points. Unless otherwise approved by the City Engineer, lot lines shall be located at the top of slopes.
 - b. Any grading that creates cut or fill slopes adjacent to the street shall provide erosion control, sight distance control, and slope easements as approved by the City Engineer.
 - c. A grading permit shall be obtained from the Public Works Department Land Development Division prior to commencement of any grading outside of the City maintained road right-of-way.

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0049
 PAGE 14 OF 34**

- d. All improvement plans are substantially complete and appropriate clearance and at-risk letters are provided to the City. (MC 9.14.030)
- e. The developer shall submit a soils and geologic report to the Public Works Department – Land Development Division. The report shall address the soil's stability and geological conditions of the site.

LD14. (GPA) Prior to approval of the grading plans 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). The WDID# shall be noted on the grading plans prior to issuance of the first grading permit.

LD15. (GPA) Prior to the grading plan approval, the Developer shall submit two (2) copies of the final project-specific Water Quality Management Plan (WQMP) for review by the City Engineer that :

- a. Addresses Site Design Best Management Practices (BMPs) such as minimizing impervious areas, maximizing permeability, minimizes directly connected impervious areas to the City's street and storm drain systems, and conserves natural areas;
- b. Incorporates Source Control BMPs and provides a detailed description of their implementation;
- c. Incorporates Treatment Control BMPs and provides information regarding design considerations;
- d. Describes the long-term operation and maintenance requirements for BMPs requiring maintenance; and
- e. Describes the mechanism for funding the long-term operation and maintenance of the BMPs.

A copy of the final WQMP template can be obtained on the City's Website or by contacting the Land Development Division of the Public Works Department.

LD16. (GPA) Prior to the grading plan approval, the Developer shall secure approval of the final project-specific WQMP from the City Engineer. The final project-specific WQMP shall be submitted at the same time of grading plan submittal. The approved final WQMP shall be submitted to the Storm Water Program Manager on compact disk(s) in PDF format prior to grading plan approval.

LD17. (GPA) Prior to the grading plan approval, or issuance of a building permit as determined by the City Engineer, the approved final project-specific WQMP shall be incorporated by reference or attached to the project's Storm Water Pollution Prevention Plan as the Post-Construction Management Plan. A WQMP Identification Number may be issued by the Storm Water Management Section

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0049
 PAGE 15 OF 34**

and shall be noted on the rough grading plans as confirmation that a project-specific F-WQMP approval has been obtained.

- LD18. (GPA) Prior to grading plan approval, the developer shall prepare a Storm Water Pollution Prevention Plan (SWPPP) in conformance with the state's 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.
- LD19. (GPA) Prior to the approval of the grading plans, the developer shall pay applicable remaining grading plan check fees.
- LD20. (GPA/MA) Prior to the later of either grading plan or final map approval, resolution of all drainage issues shall be as approved by the City Engineer.
- LD21. (GP) Prior to the issuance of a grading permit the developer shall submit recorded slope easements from adjacent landowners in all areas where grading resulting in slopes is proposed to take place outside of the project boundaries. For all other offsite grading, written permission from adjacent property owners shall be submitted.
- LD22. (GP) Prior to issuance of a grading permit, if the fee has not already been paid prior to map approval or prior to issuance of a building permit if a grading permit is not required, the developer shall pay Area Drainage Plan (ADP) fees. The developer shall provide a receipt to the City showing that ADP fees have been paid to Riverside County Flood Control and Water Conservation District. (MC 9.14.100)
- LD23. (GP) Prior to issuance of a grading permit, security, in the form of a cash deposit (preferable), letter of credit, or performance bond shall be required to be submitted as a guarantee of the completion of the grading required as a condition of approval of the project. (MC 8.21.070)
- LD24. (GP) Prior to issuance of a grading permit, security, in the form of a cash deposit (preferable), letter of credit, or performance bond shall be required to be submitted as a guarantee of the implementation and maintenance of erosion control measures required as a condition of approval of the project. At least twenty-five (25) percent of the required security shall be in cash and shall be deposited with the City. (MC 8.21.160)
- LD25. (GP) Prior to issuance of a grading permit, the developer shall pay the applicable grading inspection fees.

Prior to Map Approval or Recordation

- LD26. (MA) Prior to approval of the map, the developer shall submit a copy of the Covenants, Conditions and Restrictions (CC&Rs) to the Land Development

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0049
 PAGE 16 OF 34**

Division for review and approval. 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. In addition, the developer shall submit bylaws and articles of incorporation for review and approval as part of the maintenance agreement for any water quality BMP's.

- LD27. (MA) Prior to approval of the map, all street dedications shall be irrevocably offered to the public and shall continue in force until the City accepts or abandons such offers, unless otherwise approved by the City Engineer. All dedications shall be free of all encumbrances as approved by the City Engineer.
- LD28. (MA) Prior to approval of the map, security shall be required to be submitted as a guarantee of the completion of the improvements required as a condition of approval of the project. A public improvement agreement will be required to be executed.
- LD29. (MA) Prior to approval of the map, the developer shall enter into an agreement with the City and Riverside County Flood Control and Water Conservation District establishing the terms and conditions covering the inspection, operation and maintenance of Master Drainage Plan facilities if required to be constructed as part of the project. (MC 9.14.110)
- LD30. (MR) Prior to recordation of the map the developer shall comply with the requirements of the City Engineer based on recommendations of the Riverside County Flood Control District regarding the construction of County Master Plan Facilities. (MC 9.14.110)
- LD31. (MR) Prior to recordation of the map, if the developer chooses to construct the project in construction phases, a Construction Phasing Plan for the construction of on-site public and private improvements shall be reviewed and approved by the City Engineer. This approval must be obtained prior to the Developer submitting a Phasing Plan to the California State Department of Real Estate.
- LD32. (MR) Prior to recordation of the map, the developer shall submit the map, on compact disks, in (.PDF) digital format to the Land Development Division of the Public Works Department.

Prior to Improvement Plan Approval or Construction Permit

- LD33. (IPA) Prior to approval of the improvement plans, the improvement plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch mylar and signed by a registered civil engineer and other registered/licensed professional as required.
- LD34. (IPA) Prior to approval of the improvement plans, the developer shall submit clearances from all applicable agencies, and pay all outstanding plan check fees. (MC 9.14.210)

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0049
 PAGE 17 OF 34**

- LD35. (IPA) All public improvement plans prepared and signed by a registered civil engineer in accordance with City standards, policies and requirements shall be approved by the City Engineer in order for the Public Improvement Agreement and accompanying security to be executed.
- LD36. (IPA) Prior to approval of the improvement plans, securities and a public improvement agreement shall be required to be submitted and executed as a guarantee of the completion of the improvements required as a condition of approval of the project.
- LD37. (IPA) The street improvement plans shall comply with all applicable City standards and the following design standards throughout this project:
- a. Corner cutbacks in conformance with City Standard MVSI-165-0 shall be shown on the final map or, if no map is to be recorded, offered for dedication by separate instrument.
 - b. Lot access to major thoroughfares shall be restricted except at intersections and approved entrances and shall be so noted on the final map. (MC 9.14.100)
 - c. The minimum centerline and flow line grades shall be one percent unless otherwise approved by the City Engineer. (MC 9.14.020)
 - d. All street intersections shall be at ninety (90) degrees plus or minus five (5) degrees per City Standard No. MVSI-160A-0, or as approved by the City Engineer. (MC 9.14.020)
 - e. All reverse curves shall include a minimum tangent of one hundred (100) feet in length.
- LD38. (IPA) Prior to approval of the improvement plans, the plans shall be based upon a centerline profile, extending beyond the project boundaries a minimum distance of 300 feet at a grade and alignment approved by the City Engineer. Design plan and profile information shall include the minimum 300 feet beyond the project boundaries.
- LD39. (IPA) Prior to approval of the improvement plans, 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 years old and recently slurry sealed streets less than one year old. Pavement cuts for trench repairs may be allowed for emergency repairs or as specifically approved in writing by the City Engineer.
- LD40. (IPA) Prior to approval of the improvement plans, the developer shall pothole to determine the exact location of existing underground utilities. The improvement

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0049
 PAGE 18 OF 34**

plans shall be designed based on the pothole field investigation results. The developer shall coordinate with all affected utility companies and bear all costs of utility relocations.

- LD41. (IPA) Prior to submittal of the improvement plans, all dry and wet utility crossings shall be potholed to determine actual elevations. Any conflicting utilities shall be identified and addressed on the plans. The pothole survey data shall be submitted with the street improvement plans for reference purposes.
- LD42. (IPA) Prior to approval of the improvement plans, 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, those access ramps in that intersection shall be retrofitted to comply with current ADA requirements, unless approved otherwise by the City Engineer.
- LD43. (IPA) Prior to approval of the improvement plans, drainage facilities with sump conditions shall be designed to convey the tributary 100-year storm flows. Secondary emergency escape shall also be provided. (MC 9.14.110)
- LD44. (IPA) Prior to the approval of the improvement plans, the hydrology study shall show that the 10-year storm flow will be contained within the curb and the 100-year storm flow shall be contained within the street right-of-way. In addition, one lane in each direction shall not be used to carry surface flows during any storm event for street sections equal to or larger than a minor arterial. When any of these criteria is exceeded, additional drainage facilities shall be installed. (MC 9.14.110 A.2)
- LD45. (IPA) The project shall be designed to accept and properly convey all off-site drainage flowing onto or through the site. All storm drain design and improvements shall be subject to review and approval of the City Engineer. In the event that the City Engineer permits the use of streets for drainage purposes, the provisions of the Development Code will 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 Public Works Department – Land Development Division. (MC 9.14.110)
- LD46. (CP) All work performed within the City right-of-way requires a construction permit. As determined by the City Engineer, security may be required for work within the right-of-way. Security shall be in the form of a cash deposit or other approved means. The City Engineer may require the execution of a public improvement agreement as a condition of the issuance of the construction permit. All inspection fees shall be paid prior to issuance of construction permit. (MC 9.14.100)

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0049
 PAGE 19 OF 34**

LD47. (CP) Prior to issuance of a construction permit, all public improvement plans prepared and signed by a registered civil engineer in accordance with City standards, policies and requirements shall be approved by the City Engineer.

LD48. (CP) Prior to issuance of construction permits, the developer shall submit all improvement plans on compact disks, in (.PDF) digital format to the Land Development Division of the Public Works Department.

LD49. (CP) Prior to issuance of construction permits, the developer shall pay all applicable inspection fees.

Prior to Building Permit

LD50. (BP) Prior to issuance of building permits, all street dedications shall be irrevocably offered to the public and shall continue in force until the City accepts or abandons such offers, unless otherwise approved by the City Engineer. All dedications shall be free of all encumbrances as approved by the City Engineer.

LD51. (BP) Prior to issuance of building permits for non-subdivisions, security shall be required to be submitted as a guarantee of the completion of the improvements required as a condition of approval of the project. A public improvement agreement will be required to be executed.

LD52. (BP) Prior to issuance of building permit for a non-subdivision project, the developer shall comply with the requirements of the City Engineer based on recommendations of the Riverside County Flood Control District regarding the construction of County Master Plan Facilities. (MC 9.14.110)

LD53. (BP) Prior to issuance of a building permit, an approval by the City Engineer is required of the water quality control basin(s). The developer shall provide certification to the line, grade, flow test and system invert elevations.

LD54. (BP) Prior to issuance of a building permit, all pads shall meet pad elevations per approved plans as noted by the setting of "Blue-top" markers installed by a registered land surveyor or licensed engineer.

LD55. (BP) Prior to issuance of a building permit, the developer shall record with the County-Clerk Recorder a "Covenant and Agreement" or CC&R that informs future property owners of the requirement to maintain Parcel 37058 BMP's, as shown on the Grading Plans on file at the City of Moreno Valley Public Works Department as a retention/detention/bioretenion facilities. The "Covenant and Agreement" or CC&R shall be in a form acceptable to the City of Moreno Valley. Proof of recordation must be provided to the City prior to issuance of a building permit.

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0049
 PAGE 20 OF 34**

LD56. (BP) Prior to the first building permit and prior to the payment of the Development Impact Fee (DIF), the developer may enter into a DIF Improvement Credit Agreement to secure credit for the construction of applicable arterial street, traffic signal, and/or interchange improvements. If the developer fails to complete this agreement prior to the timing as specified above, no credits will be given. The applicant shall pay Arterial Streets, Traffic Signals, and Interchange Improvements development impact fees adopted by the City Council by resolution. (Ord. 695 § 1.1 (part), 2005) (MC 3.38.030, .040, .050)

LD57. (BP) Prior to the first building permit, prior to any improvement construction and prior to the payment of the Transportation Uniform Mitigation Fee (TUMF), the developer may enter into a TUMF Improvement Credit Agreement to secure credit for the construction of applicable improvements, if any. If the developer fails to complete this agreement by the timing as specified above, no credits will be given for any work. Prior to approval of the TUMF Improvement Credit Agreement, an approved engineer's cost estimate and street improvement plan are required.

Prior to Certificate of Occupancy

LD58. (CO) Prior to issuance of a certificate of occupancy, a Parcel Map shall be recorded.

LD59. (CO) Prior to issuance of the last certificate of occupancy or building final, the developer shall pay all outstanding fees.

LD60. (CO) Prior to issuance of a certificate of occupancy, this project is subject to requirements 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. 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. Following are the 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.

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0049
 PAGE 21 OF 34**

- 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)
- LD61. (CO) Prior to issuance of a certificate of occupancy or building final, the developer shall construct all public improvements in conformance with applicable City standards, except as noted in the Special Conditions, including but not limited to the following applicable improvements:
- a. Street improvements including, but not limited to: pavement, base, curb and/or gutter, cross gutters, spandrel, sidewalks, drive approaches, pedestrian ramps, street lights, signing, striping, under sidewalk drains, landscaping and irrigation, medians, redwood header boards, pavement tapers/transitions and traffic control devices as appropriate.
 - b. Storm drain facilities including, but not limited to: storm drain pipe, storm drain laterals, open channels, catch basins and local depressions.
 - c. City-owned utilities.
 - d. Sewer and water systems including, but not limited to: sanitary sewer, potable water and recycled water.
 - e. Under grounding of existing and proposed utility lines less than 115,000 volts.
 - f. Relocation of overhead electrical utility lines including, but not limited to: electrical, cable and telephone.
- LD62. (CO) Prior to issuance of a certificate of occupancy or building final, all existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Moreno Valley ordinances. (MC 9.14.130)
- LD63. (CO) Not a residential project; can delete?
- LD64. (CO) Prior to issuance of a certificate of occupancy, the Developer shall record a "Stormwater Treatment Device and Control Measure Access and Maintenance Covenant," to provide public notice of the requirement to implement the approved final project-specific WQMP and the maintenance requirements associated with the 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 of the Public Works Department.

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0049
 PAGE 22 OF 34**

- LD65. (CO) Prior to issuance of a certificate of occupancy or building final for any Commercial/Industrial facility, whichever occurs first, 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.
- LD66. (CO) Prior to issuance of a certificate of occupancy or building final, 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 to the City for review and approval.

Prior to Acceptance of Streets into the City Maintained Road System

- LD67. (AOS) Aggregate slurry, as defined in Section 203-5 of Standard Specifications for Public Works Construction, may be required just prior to the end of the one-year warranty period of the public streets at the discretion of the City Engineer. If slurry is required, the developer/contractor must provide a slurry mix design submittal for City Engineer approval. The latex additive shall be Ultra Pave 70 (for anionic – per project geotechnical report) or Ultra Pave 65 K (for cationic – per project geotechnical report) or an approved equal. 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.

SPECIAL CONDITIONS

- LD68. (MA) Prior to parcel map recordation/building permit issuance, either reciprocal access easement(s) shall be shown on the map or a separate recordation, a copy of a reciprocal access agreement between parcels shall be submitted to the City for review and approval.
- LD69. (PGA) Prior to precise/rough grading plan approval, the plans shall clearly show the extents of all existing easements on the property. All building structures shall be constructed outside of existing easements.
- LD70. (MA) Prior to final map approval, the developer shall provide maintenance and access rights to the existing cell site located at the project's northerly property line. Access rights may be provided via an easement, a lease agreement or similar. This project shall install a driveway access ramp from this project's drive aisle to the existing cell tower.

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0049
 PAGE 23 OF 34**

Right-of Way

LD71. (MA) Prior to parcel map approval, the map shall show the following:

- (a) A 15-foot street right-of-way dedication on the east side of Day Street along project frontage.
- (b) A 4-foot minimum pedestrian right-of-way dedication behind any driveway approach per City Standard MVSI-112C-0, on both Day Street and Eucalyptus Avenue.
- (c) The appropriate street right-of-way dedication on the east side of Day Street along this project's west frontage to ensure a centerline to east right-of-way distance of 65-feet for an Arterial, City Standard MVSI-102B-0 Alternate Modified Divided Major Arterial and along this project's south side frontage to ensure a center line to the north side of
- (d) The appropriate additional right-of-way and pedestrian easement adjacent to the bus turn-out, for the required bus turn-out (min 60 feet of parallel bus parking area with required transitions) on Day Street is per the City Standard MVSI-161-0 or as approved by the City Engineer. Corner cutback right-of-way dedications per City Standard MSVI-165-0.

Grading

LD72. (PGA) Prior to any grading plan approval, the plans shall clearly show that any slope near the public right-of-way has a minimum set-back area at 2% maximum of 2 feet before the start of the top or toe of slope. If the vertical height of the slope exceeds 10 feet, this set-back area shall be 3 feet minimum. This includes but is not limited to the slopes along Day Street and Eucalyptus Avenue.

LD73. (BP) Prior to building permit issuance, the precise grading plan for the shopping center master plot plan (PA15-0047) shall be approved by the City. If this precise grading plan is not yet approved, the developer shall submit a separate precise grading plan for this project for review and approval

LD74. (PGA) Prior to rough grading plan approval, for any parcel which will not be fully developed per this, the grading plans shall show that long-term interim water quality and erosion and sediment control mechanisms are implemented. Future, separate plot plan applications will be required for the development of these parcels.

Drainage

LD75. (PGA) Prior to precise/rough grading plan approval, the grading plans shall clearly demonstrate that drainage is properly collected and conveyed. The plans

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0049
 PAGE 24 OF 34**

shall show all necessary on-site and off-site drainage improvements to properly collect and convey drainage entering, within and leaving the project. This may include, but not be limited to on-site and perimeter drainage improvements to properly convey drainage within and along the project site, and downstream off-site improvements. The developer will be required to obtain the necessary permission for offsite construction, including easements.

- LD76. (PGA) Prior to rough grading plan approval, this project shall demonstrate, via a final drainage study, that the increased runoff resulting from the development of this site is mitigated. During no storm event shall the flow leaving the site in the developed condition be larger than that of the pre-developed condition. The drainage study shall analyze the following events: 1, 3, 6 and 24-hour duration events for the 2, 5, 10 and 100-year storm events. The applicant understands that additional detention measures, beyond those shown on the tentative map and preliminary drainage study, may be required.

Improvements

- LD77. (PIA) Prior to parcel map approval/building permit issuance, the Developer shall guarantee the construction of the following improvements by entering into a public improvement agreement and posting security. The improvements shall be completed prior to occupancy of the first building or as otherwise determined by the City Engineer.
- LD78. Day Street, Arterial, City Standard MVSI-102B-0 Alternate Modified Divided Major Arterial (120-foot RW / 98-foot CC) shall be constructed to half-width plus an additional 18 feet west of the centerline, along the entire project's west frontage. A 15-foot right-of-way dedication on the east side of the street, along the project's westerly property line, shall be shown on the parcel map. Improvements shall consist of, but not be limited to, raised median, pavement, base, curb, gutter, sidewalk, driveway approaches, drainage structures, any necessary offsite improvement transition/joins to existing, streetlights, pedestrian ramps, removal/relocation and/or undergrounding of any power poles with overhead utility lines less than 115,000 volts, and dry and wet utilities.
- LD79. Eucalyptus Avenue right-of-way distance of 57-feet for an Arterial, City Standard MVSI-103B-0 Alternate Divided Arterial. (114-foot RW / 57-foot CC) shall be constructed to half-width plus an additional 18 feet south of the centerline, along the entire project's south frontage. Improvements shall consist of, but not be limited to, raised median, pavement, base, curb, gutter, sidewalk, driveway approaches, drainage structures, any necessary offsite improvement transition/joins to existing, streetlights, pedestrian ramps, removal/relocation and/or undergrounding of any power poles with overhead utility lines less than 115,000 volts, and dry and wet utilities. If the improvements are already constructed to the ultimate location, then prior to building permit issuance, the developer shall provide to the City Engineer the results of a coring test confirming

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0049
 PAGE 25 OF 34**

that said pavement section has been constructed per City Standard No. MVSI-103B-0, and has secured the construction of any missing or deficient improvements along the project southerly frontage, and the City Engineer may require additional signing and striping for the frontage improvements to accommodate increased traffic imposed by the development.

- LD80. Prior to precise grading plan or improvement plan approval, as applicable, the plans shall show all driveway approaches to be constructed per City Standard Plan MVSI-112C-0. The driveways shall have a minimum radius of 50 feet and transition from an 8 inch curb height to a 0 inch curb height at the conventional right-of-way 12 feet behind the curb line, or as approved by the City Engineer. There shall be 4-foot wide pedestrian sidewalk area at 2% maximum behind the conventional right-of-way. A 4-foot pedestrian right-of-way dedication shall be made on the final parcel map PM 37058.
- LD81. (MA) Prior to final parcel map approval/building permit issuance, the applicant shall schedule a walk through with a Public Works Inspector to inspect existing improvements within public right-of-way along project frontage. The applicant will be required to install, replace and/or repair any missing, damaged or substandard improvements including handicap access ramps that do not meet current City standards. 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.
- LD82. (BP) Prior to building permit issuance, Parcel Map 37058 (City Case Number PA15-0048) shall record and all public frontage street improvements, as conditioned per PM 37058 and this project (PA15-0047), shall be complete.

Onsite Improvements

- LD83. (PGA) Prior to precise grading plan approval, the grading plans shall show any proposed trash enclosure as dual bin; one bin for trash and one bin for recyclables. The trash enclosure shall be per City Standard Plan MVGF-660A-0 or 660B-0.
- LD84. (PGA) Prior to precise grading plan approval, the grading plans shall clearly show that the parking lot conforms to City standards. The parking lot shall be 5% maximum, 1% minimum, 2% maximum at or near any disabled parking stall and travel way. Ramps, curb openings and travel paths shall all conform to current ADA standards as outlined in Department of Justice's "ADA Standards for Accessible Design", Excerpt from 28 CFR Part 36. (www.usdoj.gov) and as approved by the City's Building and Safety Division.

**DRAFT CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT PA15-0049
PAGE 26 OF 34**

- LD85. (PGA) Prior to precise grading plan approval, the plans shall show roof drains directed to a landscaped area rather than being routed directly to the parking lot. Alternatively, roof drain flows can be directed to private storm drains which will connect to the treatment control best management practice.
- LD86. The following project engineering design plans submitted on 24"x36" sheet size shall be submitted for review and approval, as well as additional plans that are deemed necessary, prior to the time as noted below or as maybe required by the City during the plan review process for plans not listed below:
- (a) Rough Grading Plan : prior to approval for Precise Grading
 - (b) Precise Grading Plan: prior to Building permits Improvement Plan (off-site, street, striping/signage): prior to Building permits
 - (c) Final Drainage Study: upon submittal of any grading/improvement plans
 - (d) Final WQMP: prior to approval of grading plans
 - (e) As-Built Plans of all "plans" listed above: prior to last Occupancy or final building permit issued.

**DRAFT CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT PA15-0049
PAGE 27 OF 34**

PUBLIC WORKS DEPARTMENT – SPECIAL DISTRICTS DIVISION

Conditions are standard to all or most development projects. Some special conditions, modified conditions or clarification of conditions may be included. Please review conditions as listed and contact the Division at 951.413.3480 for any questions.

Acknowledgement of Conditions

The following items are the Special Districts Division's Conditions of Approval for PA15-0049, this projects shall be completed at no cost to any Government Agency. All questions regarding the following Conditions including but not limited to intent, requests for change/modification, variance and/or request for extension of time shall be sought from the Special Districts Division of the Public Works Department 951.413.3480 or by emailing specialdistricts@moval.org.

General Conditions

- SD1. 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.
- SD2. Plans for parkway, median, slope, and/or open space landscape areas designated in the project's Conditions of Approval for incorporation into a City coordinated landscape maintenance program, shall be prepared and submitted in accordance with the City of Moreno Valley Public Works Department Landscape Design Guidelines. The guidelines are available on the City's website at www.moval.org/sd or from the Special Districts Division (951.413.3480 or specialdistricts@moval.org).
- SD3. The Developer, or the Developer's successors or assignees shall be responsible for all parkway and/or median landscape maintenance for a period of one (1) year commencing from the time all items of work have been completed to the satisfaction of Special Districts staff as per the City of Moreno Valley Public Works Department Landscape Design Guidelines, or until such time as the District accepts maintenance responsibilities.
- SD4. 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.
- SD5. The ongoing maintenance of any landscaping required to be installed behind the sidewalk on Day St. and Eucalyptus Ave. shall be the responsibility of the property owner.

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0049
 PAGE 28 OF 34**

- SD6. A new water service and central control irrigation system will be required for publicly maintained landscaping installed by this development (curb adjacent parkway on Day St. and Eucalyptus Ave. and median landscaping on Day St.) unless it is determined by the landscape architect the existing services for Landscape Maintenance District No. 2014-02, Zone 01 have capacity to include them.
- SD7. Plan check fees for review of parkway/median landscape plans for improvements that shall be maintained by the City of Moreno Valley are due upon the first plan submittal. (MC 3.32.040)
- SD8. Inspection fees for the monitoring of landscape installation associated with the City of Moreno Valley maintained parkways/medians are due prior to the required pre-construction meeting. (MC 3.32.040)
- SD9. 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.

Prior to Building Permit Issuance

- SD10. (BP) 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.)
- SD11. (BP) 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 on Day St.

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0049
 PAGE 29 OF 34**

- b. Landscape Maintenance Services for parkway and/or median landscaping on Day St. and Eucalyptus Ave.

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 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.

SD12. (BP) 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 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

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0049
 PAGE 30 OF 34**

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.

SD13. *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.)

SD14. (BP) 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). 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.

SD15. (BP) For those areas to be maintained by the City and prior to the issuance of the first Building Permit, Planning Division (Community Development Department), Special Districts Division (the Public Works Department) and Transportation Division (the Public Works Department) shall review and approve the final median, parkway, slope, and/or open space landscape/irrigation plans as designated on the tentative map or in these Conditions of Approval prior to the issuance of the first Building Permit.

**DRAFT CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT PA15-0049
PAGE 31 OF 34**

Prior to Certificate of Occupancy

- SD16. (CO) Parkway, open space, and/or median landscaping specified in the project's Conditions of Approval shall be constructed in compliance with the City of Moreno Valley Public Works Design Guidelines and completed prior to the issuance of the first Certificate of Occupancy/Building Final for this project.
- SD17. (CO) Landscape and irrigation plans for parkway, median, slope, and/or open space landscape areas designated to be maintained by the City shall be placed on compact disk (CD) in pdf format. The CD shall include "As Built" plans, revisions, and changes. The CD will become the property of the City of Moreno Valley and the Moreno Valley Community Services District.

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0049
 PAGE 32 OF 34**

PUBLIC WORKS DEPARTMENT – TRANSPORTATION ENGINEERING DIVISION

Based on the information contained in our standard review process we recommend the following conditions of approval be placed on this project:

GENERAL CONDITIONS

- TE1. Day Street shall have a raised, landscaped median installed along project frontage consistent with City Standards. An in lieu fee may be paid by the project applicant to the City with the City Engineer's approval. The in lieu fee amount shall be based upon an engineer's estimate to the satisfaction of the City Engineer.
- TE2. Driveways shall conform to Section 9.11.080, and Table 9.11.080-14 of the City's Development Code – Design Guidelines and City of Moreno Valley Standard No. MVSI-112C-0 for commercial driveway approach. Access at the driveways shall be as follows:
- Northerly Day Street driveway: Left-in, right-in, and right-out access allowed.
 - Southerly Day Street driveway: Right-in and right-out access allowed.
 - Easterly Eucalyptus Avenue driveway: Left-in, right-in, and right-out access allowed.
 - Westerly Eucalyptus Avenue driveway: Right-in and right-out access allowed.
- TE3. Conditions of approval may be modified or added if a modified plan is submitted for this development.

PRIOR TO IMPROVEMENT PLAN APPROVAL OR CONSTRUCTION PERMIT

- TE4. Prior to the final approval of the street improvement plans, traffic signal modification plans will be required for the traffic signal located at Day Street and Eucalyptus Avenue. Modifications may include but not limited to new signal poles, new pull boxes, new traffic detector loops, etc.
- TE5. Prior to the final approval of the street improvement plans, a bus bay shall be designed for northbound Day Street, just north of Eucalyptus Avenue per City Standard Plan No. MVSI-161-0, modified to the satisfaction of the City Engineer.
- TE6. Prior to the final approval of the street improvement plans, a signing and striping plan shall be prepared per City of Moreno Valley Standard Plans - Section 4 for all streets.
- TE7. Prior to issuance of a construction permit, construction traffic control plans prepared by a qualified, registered Civil or Traffic engineer may be required for plan approval or as required by the City Traffic Engineer.

**DRAFT CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT PA15-0049
PAGE 33 OF 34**

TE8. Prior to final approval of the street improvement plans, the project plans shall demonstrate that sight distance at proposed streets and driveways conforms to City Standard Plan No. MVSI-164A-0 through MVSI-164C-0.

PRIOR TO BUILDING PERMIT

TE9. (BP) Prior to the issuance of Building Permit, the project applicant shall make a fair-share payment to the City of Moreno Valley for improvement identified in the project Traffic Study.

PRIOR TO CERTIFICATE OF OCCUPANCY OR BUILDING FINAL

TE10. (CO) Prior to issuance of Certificate of Occupancy, improvements identified in TE4 and TE5 shall be completed per the approved plans to the satisfaction of the City Engineer.

TE11. (CO) Prior to issuance of Certificate of Occupancy, all approved signing and striping shall be installed per current City Standards and the approved plans.

PRIOR TO ACCEPTANCE OF STREETS INTO THE CITY-MAINTAINED ROAD SYSTEM

TE12. Prior to acceptance of streets into the City-maintained road system, all approved signing and striping shall be installed per current City Standards and the approved plans.

**DRAFT CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT PA15-0049
PAGE 34 OF 34**

PARKS AND COMMUNITY SERVICES DEPARTMENT

Acknowledgement of Conditions

The following items are Parks and Community Services Department Conditions of Approval for Case No. PA15-0048; this project shall be completed at no cost to any Government Agency. All questions regarding Parks and Community Services Department Conditions including but not limited to, intent, requests for change/modification, variance and/or request for extension of time shall be sought from the Parks and Community Services Department 951.413.3280. The applicant is fully responsible for communicating with the Parks and Community Services Department regarding the conditions.

PCS1. 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.

PCS2. 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.

PCS3. This project is subject to current Development Impact Fees.

PLANNING COMMISSION RESOLUTION NO. 2016-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING PLOT PLAN APPLICATION PA15-0050 FOR DEVELOPMENT OF A FOUR-STORY, 104 ROOM HOTEL ON PARCEL 5 OF TENTATIVE PARCEL MAP 37058 AT THE NORTHEAST CORNER OF DAY STREET AND EUCALYPTUS AVENUE.

Section 1:

WHEREAS, MPA Architects, Inc., on behalf of Day & Eucalyptus, LLC, has filed an application for the approval of Plot Plan PA15-0050 for development of a four-story, 104 room hotel on Parcel 5 of Tentative Parcel Map 37058; and

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

WHEREAS, the City has prepared an Initial Study and Mitigated Negative Declaration consistent with the California Environmental Quality Act (CEQA) based on a thorough analysis of potential environmental impacts; 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 April 21, 2016. Public notice was sent to all property owners of record within 300 feet of the project site on April 29, 2016. The public hearing notice for this project was also posted on the project site on May 2, 2016;

WHEREAS, on May 12, 2016, the Planning Commission held a public hearing to consider the application; 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 May 12, 2016, 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: General Plan Objective 2.4 states that commercial areas are to be provided 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. The proposed project has a Commercial land use designation.

The project site is bounded by the Towngate Specific Plan (SP 200) on the north, east and south, and Office zoning within the City of Riverside to the west on the west side of Day Street. Surrounding development includes commercial and office uses to the north, east, and west, and apartments to the south.

The proposed project is located along Day Street, a Modified Divided Major Arterial and Eucalyptus Avenue, a Divided Arterial. The proposed use is consistent with the objectives and goals of the Commercial land use designation and satisfies the City's General Plan Objective 2.4 regarding pedestrian access, and vehicular circulation. General Plan Objectives 6.3, 6.4, 6.5 and 6.9 require the avoidance of adverse noise impacts on surrounding properties and require well-lighted entrances, walkways and parking lots, and street lighting to facilitate nighttime surveillance and discourage crime.

The project as designed and conditioned will achieve the objectives of the City of Moreno Valley's General Plan. 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 project site is currently zoned Community Commercial (CC). The project is designed in accordance with the provisions of Chapter 9.04 Commercial Districts and Chapter 9.16.150 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 master plot plan 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 close proximity to Fire Station No. 6. Therefore, adequate emergency services can be provided to the site consistent with General Plan Goal 9.6.2.

The proposed project as designed and conditioned will result in a development that s will minimize the potential for loss of life and protect residents, workers, and visitors to the City from physical injury and property damage due to seismic ground shaking and flooding as provided for in General Plan Objective 6.1 and General Plan Objective 6.2.

The project has been designed consistent with the City's Municipal Code Section 9.04 Commercial Districts and will satisfy all City requirements related to light and noise. Planning staff prepared an Initial Study and Mitigated Negative Declaration in accordance with the provisions of the California Environmental Quality Act (CEQA) based on a thorough analysis of potential environmental impacts. The Mitigated Negative Declaration represents the City's independent judgment and analysis.

4. **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 bounded by the Towngate Specific Plan (SP 200) on the north, east and south, and Office zoning within the City of Riverside to the west on the west side of Day Street. Surrounding development includes commercial and office uses to the north, east, and west, and apartments to the south.

The project is in close proximity to regional transportation corridors. State Route 60 is located approximately one-half mile to the north on Day Street and the I-215 freeway is located approximately one-half mile to the west on Eucalyptus Avenue. Other land uses in the vicinity include the Moreno Valley Mall to the northeast.

The project as designed and conditioned is compatible with existing and planned land uses in the vicinity. With the implementation of required mitigation measures and as designed and conditioned, the operation of the proposed project will be compatible with existing and proposed land uses in the vicinity.

Section 2:**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 PA15-0050, 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.

Section 3:

BE IT FURTHER RESOLVED that the Planning Commission **HEREBY APPROVES** Resolution No. 2016-12, and thereby:

1. **ADOPTS** a Mitigated Negative Declaration for Plot Plan PA15-0050, pursuant to the California Environmental Quality Act (CEQA) Guidelines; and
2. **APPROVES** Master Plot Plan PA15-0050 based on the findings contained in this resolution, and subject to the attached conditions of approval included as Exhibit A.

APPROVED this 12th day of May, 2016.

Brian Lowell
Chair, Planning Commission

ATTEST:

Richard J. Sandzimier, Planning Official
Secretary to the Planning Commission

APPROVED AS TO FORM:

City Attorney

Exhibit A

Attachment: Planning Commission Resolution 2016-12 (2080 : The Quarter Project)

CITY OF MORENO VALLEY
DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA15-0050
FOUR STORY HOTEL WITH 104 ROOMS
A.P.N.'s: 291-650-013, -014, -015, and -016

Approval Date:
Expiration Date:

The following conditions are attached for the following departments:

- Planning (P), including School District (S), Post Office (PO), Building (B)
- Economic Development Department (EDD)
- Fire Prevention Bureau (F)
- Public Works Department – Land Development Division (LD)
- Public Works Department – Special Districts Division (SD)
- Public Works Department – Transportation Engineering Division (TE)
- Parks & Community Services (PCS)

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

For questions regarding any Planning condition of approval, please contact the Planning Division at (951) 413-3206.

P1. Plot Plan PA15-0050 has been approved for the development of a four-story, 57,902 square foot hotel with 104 rooms on Parcel 5 of Master Plot Plan PA15-0048.

The master plot plan has been approved with shared access and shared parking, a conceptual landscape plan and color and materials palette for the buildings.

P2. This approval shall comply with all applicable requirements of the City of Moreno Valley Municipal Code.

P3. This plot plan shall expire three years after the approval date of this tentative map unless extended as provided by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever in the event the applicant or any successor in interest fails to properly file a final map before the date of expiration. (MC 9.02.230, 9.14.050, 080)

Timing Mechanisms for Conditions (see abbreviation at beginning of affected condition):

- | | | |
|------------------------------|-----------------------|---|
| R - Map Recordation | GP - Grading Permits | CO - Certificate of Occupancy or building final |
| WP - Water Improvement Plans | BP - Building Permits | P - Any permit |

Governing Document (see abbreviation at the end of the affected condition):

- | | | |
|-------------------|---------------------------|--|
| GP - General Plan | MC - Municipal Code | CEQA - California Environmental Quality Act |
| Ord - Ordinance | DG - Design Guidelines | Ldscp - Landscape Development Guidelines and Specs |
| Res - Resolution | UFC - Uniform Fire Code | UBC - Uniform Building Code |
| | SBM - Subdivision Map Act | |

Attachment: Planning Commission Resolution 2016-12 (2080 : The Quarter Project)

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA15-0050
PAGE 2 OF 34**

- P4. The site shall be developed in accordance with the approved master plot plan on file in the Community Development Department -Planning Division, the General Plan, the Municipal Code regulations, and the conditions contained herein. (MC 9.14.020)
- P5. All undeveloped portions of the site shall be maintained in a manner that provides for the control of weeds, erosion and dust. (MC 9.02.030)
- P6. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
- P7. 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), proposed for this development shall be designed in conformance with the sign provisions of the Municipal Code or an approved sign program, if applicable, and shall require separate application and approval by the Planning Division. No signs are permitted in the public right of way. (MC 9.12)
- P8. All site plans, grading plans, landscape and irrigation plans, and street improvement plans shall be coordinated for consistency with this approval.
- P9. If the proposed project requires blasting, it shall be used only as a last resort. In such cases, it shall be approved by the Fire Marshall, and the developer shall comply with the current City ordinance governing blasting. (Ord)

PRIOR TO GRADING

- P10. (GP) Prior to issuance of grading permits, the developer shall pay the applicable Stephen's' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee. (Ord)
- P11. (GP) Prior to the issuance of grading permits, final erosion control landscape and irrigation plans for all cut or fill slopes over 3 feet in height shall be submitted to the Planning Division for review and approval for the phase in process. The plans shall be designed in accordance with the slope erosion plan as required by the City Engineer for that phase. Man-made slopes greater than 10 feet in height shall be "land formed" to conform to the natural terrain and shall be landscaped and stabilized to minimize visual scarring. (GP Objective 1.5, MC 9.08.080, DG)
- P12. (GP) Prior to approval of any grading permits, final median enhancement/landscape/irrigation plans shall be submitted to the Planning Division, and Public Works Department – Special Districts Division for review and approval by each division. (GP - Circulation Master Plan) Timing of installation shall be determined by Special Districts.

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA15-0050
PAGE 3 OF 34**

- P13. (GP) Prior to the issuance of grading permits, the grading plan shall show decorative concrete paving for all driveway ingress/egress locations of the project and across drive aisles throughout the development to connect required paths of travel with the public right-of-way.
- P14. (GP) Prior to issuance of grading permits, the developer shall submit wall/fence plans to the Planning Division for review and approval of any proposed retaining walls. The wall materials shall be decorative in nature, while the combination of retaining and other walls on top shall not exceed the City's height requirement.
- P15. (GP) Prior to the issuance of grading permits, building permits or building final, mitigation measures contained in the Mitigation Monitoring Program approved with this project and as referenced in the conditions of approval for Master Plot Plan PA15-0048 shall be implemented as provided therein. A mitigation monitoring fee, as provided by City ordinance, shall be paid by the applicant within 30 days of project or tentative map approval. No City permit or approval shall be issued until such fee is paid. (CEQA)

PRIOR TO BUILDING PERMITS

- P32. (BP) 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, DG)
- P33. (BP) Prior to issuance of building permits, screening details shall be addressed on plans for roof top equipment and trash enclosures submitted for Planning Division review and approval. All equipment shall be completely screened so as not to be visible from public view, and the screening shall be an integral part of the building. For trash enclosures, landscaping shall be included on at least three sides. The trash enclosure, including any roofing, shall be compatible with the architecture for the building(s). (GP Objective 43.6, DG)
- P34. (BP) Prior to issuance of building permits, 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 does not exceed one-quarter foot-candle

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA15-0050
PAGE 4 OF 34**

minimum maintained lighting measured from within five feet of any property line. The lighting level for all parking lots or structures shall be a minimum coverage of one foot-candle of light with a maximum of eight foot-candles. After the third plan check review for lighting plans, an additional plan check fee will apply. (MC 9.08.100, DG)

- P35. (BP) Prior to issuance of building permits, the developer or developer's successor-in-interest shall pay all applicable impact fees, including but not limited to Transportation Uniform Mitigation fees (TUMF), Multi-species Habitat Conservation Plan (MSHCP) mitigation fees, and the City's adopted Development Impact Fees. (Ord)
- P36. (BP) Prior to the issuance of building permits, the master site plan shall include landscape for trash enclosures to include landscape on three sides, while elevation plans for trash enclosures shall be provided that include decorative enhancements such as an enclosed roof and other decorative features that are consistent with the architecture of the proposed buildings on the site, subject to the approval of the Planning Division.
- P37. (BP) 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 Standards 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.
 - a. Diamond planters shall be provided every 3 parking stalls for double stacked parking.
 - C. Drought tolerant landscape shall be used. Sod shall be limited to gathering and recreation areas
 - D. Street trees shall be provided every 40 feet on center in the parkway along the Day Street and Eucalyptus Avenue frontages.
 - 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
 - G. The review of all utility boxes, transformers etc. shall be coordinated to provide adequate screening from public view.
 - H. Landscaping on three sides of any trash enclosure.
 - I. All site perimeter and parking lot landscape and irrigation shall be installed

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA15-0050
PAGE 5 OF 34**

prior to the release of certificate of any occupancy permits for the site or pad in question (master plot plan).

- J. Bio-retention or other water quality or storm water infrastructure placed in a required landscape planter shall be landscaped per Municipal Code Section 9.17 and the City's Landscape Standards.

PRIOR TO BUILDING FINAL

- P38. (BF) Prior to building final, the required landscaping and irrigation shall be installed. (MC 9.03.040)
- P39. (BF) 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).
- P40. (BF) Prior to building final, installed landscaping and irrigation shall be inspected by the Planning Division. All on-site and common area landscaping shall be installed in accordance with the City's Landscape Standards and the approved project landscape plans and all site clean-up shall be completed. All site perimeter and parking lot landscape and irrigation shall be installed prior building final for the site or pad in question.
- P41. (BF) Prior to building final, Planning approved/stamped landscape plans shall be provided to the Community Development Department – Planning Division on a CD disk.

Building and Safety Division

- B1. 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 2013 CBC.
- B2. Prior to submittal, all new development, including residential second units, are required to obtain a valid property address prior to permit application. Addresses can be obtained by contacting the Building Safety Division at 951.413.3350.
- B3. 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 of the 2013 California Plumbing Code Table 4-1.
- B4. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA15-0050
PAGE 6 OF 34**

- B5. 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.
- B6. 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.
- B7. 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.
- B8. Any construction within the city shall only be as follows: Monday through Friday (except for holidays which occur on weekdays), six a.m. to eight p.m.; weekends and holidays (as observed by the city and described in the Moreno Valley Municipal Code Chapter 2.55), seven a.m. to eight p.m., unless written approval is first obtained from the Building Official or City Engineer.

SCHOOL DISTRICT

- S1. (BP) Prior to issuance of building permits, the developer shall provide to the Community & Economic Development Director a written certification by the affected school district that either: (1) the project has complied with the fee or other exaction levied on the project by the governing board of the district, pursuant to Government Code Section 65996; or (2) the fee or other requirement does not apply to the project.

UNITED STATES POSTAL SERVICE

- PO1. (BP) Prior to the issuance of building permits, the developer shall contact the U.S. Postal Service to determine the appropriate type and location of mailboxes.

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA15-0050
PAGE 7 OF 34**

ECONOMIC DEVELOPMENT DEPARTMENT

EDD1. New Moreno Valley businesses are encouraged to hire local residents.

EDD2. New Moreno Valley businesses 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:

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

EDD3. New Moreno Valley businesses may work with the Economic Development Department to coordinate job recruitment fairs.

EDD4. New Moreno Valley businesses are encouraged to provide a job fair flyer and/or web announcement to the City in advance of job recruitments, so that the City can assist in publicizing these events.

EDD5. 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 the public recruitment.

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA15-0050
PAGE 8 OF 34**

FIRE PREVENTION BUREAU

With respect to the conditions of approval, the following fire protection measures shall be provided in accordance with Moreno Valley City Ordinances and/or recognized fire protection standards:

- F1. 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.
- F2. The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering 3,750 gallons per minute for 3 hour(s) duration at 20-PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 507.3, Appendix B)
- F3. 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)
- F4. 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 MV City Standard Engineering Plan 422 a, b, c)
- F5. 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)
- F6. 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)
- F7. 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)

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA15-0050
PAGE 9 OF 34**

- F8. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet when the height of a building does not exceed 35 feet. Buildings with heights in excess of 35 feet will require an unobstructed fire lane width of at least 30 feet. The building height dimension shall be measured on a vertical plane from the lowest level of vehicular access to the highest point of the roofs edge, or to the top of the parapet, whichever is higher. (MVMC 503.2.1)
- F9. 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)
- F10. 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)
- F11. 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)
- F12. 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)
- F13. 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)
- F14. Prior to construction, "private" driveways over 150 feet in length shall have a turnaround as determined by the Fire Prevention Bureau capable of accommodating fire apparatus. Driveway grades shall not exceed 12 percent. (CFC 503 and MVMC 8.36.060, CFC 501.4)
- F15. 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])
- F16. 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

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA15-0050
PAGE 10 OF 34**

- emergency access gates shall be electronically operated and be provided with Knox key switches for access by emergency personnel. (CFC 506.1)
- F17. Prior to issuance of Building Permits, the applicant/developer shall participate in the Fire Impact Mitigation Program. (Fee Resolution as adopted by City Council)
- F18. 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])
- F19. 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)
- F20. Prior to Certificate of Occupancy all locations where medians are constructed and prohibit vehicular ingress/egress into or away from the site, provisions must be made to construct a median-crossover at all locations determined by the Fire Marshal and the City Engineer. Prior to the construction, design plans will be submitted for review and approval by the City Engineer and all applicable inspections conducted by Land Development Division.
- F21. Prior to construction, all traffic calming designs/devices must be approved by the Fire Marshal and City Engineer.
- F22. 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)
- F23. 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.

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA15-0050
PAGE 11 OF 34**

PUBLIC WORKS DEPARTMENT – LAND DEVELOPMENT DIVISION

The following are the Public Works Department – Land Development Division Conditions of Approval for this project and shall be completed at no cost to any government agency. All questions regarding the intent of the following conditions shall be referred to the Public Works Department – Land Development Division.

General Conditions

- LD1. (G) 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)
- LD2. (G) If the project involves the subdivision of land, maps may be developed in phases with the approval of the City Engineer. Financial security shall be provided for all improvements associated with each phase of the map. The boundaries of any multiple map increment shall be subject to the approval of the City Engineer. The City Engineer may require the dedication and construction of necessary utilities, streets or other improvements outside the area of any particular map, if the improvements are needed for circulation, parking, access, or for the welfare or safety of the public. (MC 9.14.080, GC 66412 and 66462.5) If the project does not involve the subdivision of land and it is necessary to dedicate right-of-way/easements, the developer shall make the appropriate offer of dedication by separate instrument. The City Engineer may require the construction of necessary utilities, streets or other improvements beyond the project boundary, if the improvements are needed for circulation, parking, access, or for the welfare or safety of the public.
- LD3. (G) It is understood that the tentative map and plot plan correctly shows all existing easements, traveled ways, and drainage courses, and that their omission may require the map or plans associated with this application to be resubmitted for further consideration. (MC 9.14.040)
- LD4. (G) In the event right-of-way or offsite easements are required to construct offsite improvements necessary for the orderly development of the surrounding area to meet the public health and safety needs, the developer shall make a good faith effort to acquire the needed right-of-way in accordance with the Land Development Division's administrative policy. In the event that the developer is unsuccessful, he shall enter into an agreement with the City to acquire the necessary right-of-way or offsite easements and complete the improvements at such time the City acquires the right-of-way or offsite easements which will permit the improvements to be made. The developer shall be responsible for all costs associated with the right-of-way or easement acquisition. (GC 66462.5)

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA15-0050
PAGE 12 OF 34**

- LD5. (G) If improvements associated with this project are not initiated within two years of the date of approval of the Public Improvement Agreement, the City Engineer may require that the improvement cost estimate 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 Public Improvement Agreement or issuance of a permit.
- LD6. (G) The developer shall monitor, supervise and control all construction and construction supportive 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 Public Works Department.
 - (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 shall be adhered to during the grading operations.

Violation of any condition or restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedies as noted in the 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.

- LD7. (G) The developer shall protect downstream properties from damage caused by alteration of drainage patterns, i.e., concentration or diversion of flow. 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)
- LD8. (G) Public drainage easements, when required, shall be a minimum of 25 feet wide and shall be shown on the map and plan, and noted as follows: "Drainage Easement – no structures, obstructions, or encroachments by land fills are allowed." In addition, the grade within the easement area shall not exceed a 3:1 (H:V) slope, unless approved by the City Engineer.

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA15-0050
PAGE 13 OF 34**

- LD9. (G) A detailed (Final) Drainage study shall be submitted to the City Engineer for review and approval at the time of any improvement or grading plan submittal. The study shall be prepared by a registered civil engineer and shall include existing and proposed hydrologic conditions. Hydraulic calculations are required for all drainage control devices, storm drain lines, and that 12" of (HGL) free-board below the catch basin flow line, channel embankment or finish pavement surface, shall be maintained. Prior to approval of the related improvement or grading plans, the developer shall submit the approved drainage study, on compact disk, in (.PDF) digital format to the Land Development Division of the Public Works Department (MC 9.14.110).
- LD10. (G) The final conditions of approval issued by the Planning Division subsequent to Planning Commission approval shall be photographically or electronically placed on mylar sheets and included in the Grading and Street Improvement plan sets on twenty-four (24) inch by thirty-six (36) inch mylar and submitted with the plans for plan check. These conditions of approval shall become part of these plan sets and the approved plans shall be available in the field during grading and construction.
- LD11. (G) Upon approval of the tentative tract map and plot plan by the Planning Commission, the Developer shall submit the approved tentative tract map or plot plan on compact disk in (PDF) digital format to the Land Development Division of the Public Works Department.

Prior to Grading Plan Approval or Grading Permit

- LD12. (GPA) Prior to approval of the grading plans, plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch mylar and signed by a registered civil engineer and other registered/licensed professional as required.
- LD13. (GPA) Prior to approval of grading plans, the developer shall ensure compliance with the City Grading ordinance, these Conditions of Approval and the following criteria:
- a. The project street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area and outlet points. Unless otherwise approved by the City Engineer, lot lines shall be located at the top of slopes.
 - b. Any grading that creates cut or fill slopes adjacent to the street shall provide erosion control, sight distance control, and slope easements as approved by the City Engineer.
 - c. A grading permit shall be obtained from the Public Works Department Land Development Division prior to commencement of any grading outside of the City maintained road right-of-way.

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA15-0050
PAGE 14 OF 34**

- d. All improvement plans are substantially complete and appropriate clearance and at-risk letters are provided to the City. (MC 9.14.030)
- e. The developer shall submit a soils and geologic report to the Public Works Department – Land Development Division. The report shall address the soil's stability and geological conditions of the site.

LD14. (GPA) Prior to approval of the grading plans 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). The WDID# shall be noted on the grading plans prior to issuance of the first grading permit.

LD15. (GPA) Prior to the grading plan approval, the Developer shall submit two (2) copies of the final project-specific Water Quality Management Plan (WQMP) for review by the City Engineer that :

- a. Addresses Site Design Best Management Practices (BMPs) such as minimizing impervious areas, maximizing permeability, minimizes directly connected impervious areas to the City's street and storm drain systems, and conserves natural areas;
- b. Incorporates Source Control BMPs and provides a detailed description of their implementation;
- c. Incorporates Treatment Control BMPs and provides information regarding design considerations;
- d. Describes the long-term operation and maintenance requirements for BMPs requiring maintenance; and
- e. Describes the mechanism for funding the long-term operation and maintenance of the BMPs.

A copy of the final WQMP template can be obtained on the City's Website or by contacting the Land Development Division of the Public Works Department.

LD16. (GPA) Prior to the grading plan approval, the Developer shall secure approval of the final project-specific WQMP from the City Engineer. The final project-specific WQMP shall be submitted at the same time of grading plan submittal. The approved final WQMP shall be submitted to the Storm Water Program Manager on compact disk(s) in PDF format prior to grading plan approval.

LD17. (GPA) Prior to the grading plan approval, or issuance of a building permit as determined by the City Engineer, the approved final project-specific WQMP shall be incorporated by reference or attached to the project's Storm Water Pollution Prevention Plan as the Post-Construction Management Plan. A WQMP Identification Number may be issued by the Storm Water Management Section

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA15-0050
PAGE 15 OF 34**

and shall be noted on the rough grading plans as confirmation that a project-specific F-WQMP approval has been obtained.

- LD18. (GPA) Prior to grading plan approval, the developer shall prepare a Storm Water Pollution Prevention Plan (SWPPP) in conformance with the state's 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.
- LD19. (GPA) Prior to the approval of the grading plans, the developer shall pay applicable remaining grading plan check fees.
- LD20. (GPA/MA) Prior to the later of either grading plan or final map approval, resolution of all drainage issues shall be as approved by the City Engineer.
- LD21. (GP) Prior to the issuance of a grading permit the developer shall submit recorded slope easements from adjacent landowners in all areas where grading resulting in slopes is proposed to take place outside of the project boundaries. For all other offsite grading, written permission from adjacent property owners shall be submitted.
- LD22. (GP) Prior to issuance of a grading permit, if the fee has not already been paid prior to map approval or prior to issuance of a building permit if a grading permit is not required, the developer shall pay Area Drainage Plan (ADP) fees. The developer shall provide a receipt to the City showing that ADP fees have been paid to Riverside County Flood Control and Water Conservation District. (MC 9.14.100)
- LD23. (GP) Prior to issuance of a grading permit, security, in the form of a cash deposit (preferable), letter of credit, or performance bond shall be required to be submitted as a guarantee of the completion of the grading required as a condition of approval of the project. (MC 8.21.070)
- LD24. (GP) Prior to issuance of a grading permit, security, in the form of a cash deposit (preferable), letter of credit, or performance bond shall be required to be submitted as a guarantee of the implementation and maintenance of erosion control measures required as a condition of approval of the project. At least twenty-five (25) percent of the required security shall be in cash and shall be deposited with the City. (MC 8.21.160)
- LD25. (GP) Prior to issuance of a grading permit, the developer shall pay the applicable grading inspection fees.

Prior to Map Approval or Recordation

- LD26. (MA) Prior to approval of the map, the developer shall submit a copy of the Covenants, Conditions and Restrictions (CC&Rs) to the Land Development

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA15-0050
PAGE 16 OF 34**

Division for review and approval. 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. In addition, the developer shall submit bylaws and articles of incorporation for review and approval as part of the maintenance agreement for any water quality BMP's.

- LD27. (MA) Prior to approval of the map, all street dedications shall be irrevocably offered to the public and shall continue in force until the City accepts or abandons such offers, unless otherwise approved by the City Engineer. All dedications shall be free of all encumbrances as approved by the City Engineer.
- LD28. (MA) Prior to approval of the map, security shall be required to be submitted as a guarantee of the completion of the improvements required as a condition of approval of the project. A public improvement agreement will be required to be executed.
- LD29. (MA) Prior to approval of the map, the developer shall enter into an agreement with the City and Riverside County Flood Control and Water Conservation District establishing the terms and conditions covering the inspection, operation and maintenance of Master Drainage Plan facilities if required to be constructed as part of the project. (MC 9.14.110)
- LD30. (MR) Prior to recordation of the map the developer shall comply with the requirements of the City Engineer based on recommendations of the Riverside County Flood Control District regarding the construction of County Master Plan Facilities. (MC 9.14.110)
- LD31. (MR) Prior to recordation of the map, if the developer chooses to construct the project in construction phases, a Construction Phasing Plan for the construction of on-site public and private improvements shall be reviewed and approved by the City Engineer. This approval must be obtained prior to the Developer submitting a Phasing Plan to the California State Department of Real Estate.
- LD32. (MR) Prior to recordation of the map, the developer shall submit the map, on compact disks, in (.PDF) digital format to the Land Development Division of the Public Works Department.

Prior to Improvement Plan Approval or Construction Permit

- LD33. (IPA) Prior to approval of the improvement plans, the improvement plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch mylar and signed by a registered civil engineer and other registered/licensed professional as required.
- LD34. (IPA) Prior to approval of the improvement plans, the developer shall submit clearances from all applicable agencies, and pay all outstanding plan check fees. (MC 9.14.210)

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA15-0050
PAGE 17 OF 34**

- LD35. (IPA) All public improvement plans prepared and signed by a registered civil engineer in accordance with City standards, policies and requirements shall be approved by the City Engineer in order for the Public Improvement Agreement and accompanying security to be executed.
- LD36. (IPA) Prior to approval of the improvement plans, securities and a public improvement agreement shall be required to be submitted and executed as a guarantee of the completion of the improvements required as a condition of approval of the project.
- LD37. (IPA) The street improvement plans shall comply with all applicable City standards and the following design standards throughout this project:
- a. Corner cutbacks in conformance with City Standard MVSI-165-0 shall be shown on the final map or, if no map is to be recorded, offered for dedication by separate instrument.
 - b. Lot access to major thoroughfares shall be restricted except at intersections and approved entrances and shall be so noted on the final map. (MC 9.14.100)
 - c. The minimum centerline and flow line grades shall be one percent unless otherwise approved by the City Engineer. (MC 9.14.020)
 - d. All street intersections shall be at ninety (90) degrees plus or minus five (5) degrees per City Standard No. MVSI-160A-0, or as approved by the City Engineer. (MC 9.14.020)
 - e. All reverse curves shall include a minimum tangent of one hundred (100) feet in length.
- LD38. (IPA) Prior to approval of the improvement plans, the plans shall be based upon a centerline profile, extending beyond the project boundaries a minimum distance of 300 feet at a grade and alignment approved by the City Engineer. Design plan and profile information shall include the minimum 300 feet beyond the project boundaries.
- LD39. (IPA) Prior to approval of the improvement plans, 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 years old and recently slurry sealed streets less than one year old. Pavement cuts for trench repairs may be allowed for emergency repairs or as specifically approved in writing by the City Engineer.
- LD40. (IPA) Prior to approval of the improvement plans, the developer shall pothole to determine the exact location of existing underground utilities. The improvement

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA15-0050
PAGE 18 OF 34**

plans shall be designed based on the pothole field investigation results. The developer shall coordinate with all affected utility companies and bear all costs of utility relocations.

- LD41. (IPA) Prior to submittal of the improvement plans, all dry and wet utility crossings shall be potholed to determine actual elevations. Any conflicting utilities shall be identified and addressed on the plans. The pothole survey data shall be submitted with the street improvement plans for reference purposes.
- LD42. (IPA) Prior to approval of the improvement plans, 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, those access ramps in that intersection shall be retrofitted to comply with current ADA requirements, unless approved otherwise by the City Engineer.
- LD43. (IPA) Prior to approval of the improvement plans, drainage facilities with sump conditions shall be designed to convey the tributary 100-year storm flows. Secondary emergency escape shall also be provided. (MC 9.14.110)
- LD44. (IPA) Prior to the approval of the improvement plans, the hydrology study shall show that the 10-year storm flow will be contained within the curb and the 100-year storm flow shall be contained within the street right-of-way. In addition, one lane in each direction shall not be used to carry surface flows during any storm event for street sections equal to or larger than a minor arterial. When any of these criteria is exceeded, additional drainage facilities shall be installed. (MC 9.14.110 A.2)
- LD45. (IPA) The project shall be designed to accept and properly convey all off-site drainage flowing onto or through the site. All storm drain design and improvements shall be subject to review and approval of the City Engineer. In the event that the City Engineer permits the use of streets for drainage purposes, the provisions of the Development Code will 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 Public Works Department – Land Development Division. (MC 9.14.110)
- LD46. (CP) All work performed within the City right-of-way requires a construction permit. As determined by the City Engineer, security may be required for work within the right-of-way. Security shall be in the form of a cash deposit or other approved means. The City Engineer may require the execution of a public improvement agreement as a condition of the issuance of the construction permit. All inspection fees shall be paid prior to issuance of construction permit. (MC 9.14.100)

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA15-0050
PAGE 19 OF 34**

- LD47. (CP) Prior to issuance of a construction permit, all public improvement plans prepared and signed by a registered civil engineer in accordance with City standards, policies and requirements shall be approved by the City Engineer.
- LD48. (CP) Prior to issuance of construction permits, the developer shall submit all improvement plans on compact disks, in (.PDF) digital format to the Land Development Division of the Public Works Department.
- LD49. (CP) Prior to issuance of construction permits, the developer shall pay all applicable inspection fees.

Prior to Building Permit

- LD50. (BP) Prior to issuance of building permits, all street dedications shall be irrevocably offered to the public and shall continue in force until the City accepts or abandons such offers, unless otherwise approved by the City Engineer. All dedications shall be free of all encumbrances as approved by the City Engineer.
- LD51. (BP) Prior to issuance of building permits for non-subdivisions, security shall be required to be submitted as a guarantee of the completion of the improvements required as a condition of approval of the project. A public improvement agreement will be required to be executed.
- LD52. (BP) Prior to issuance of building permit for a non-subdivision project, the developer shall comply with the requirements of the City Engineer based on recommendations of the Riverside County Flood Control District regarding the construction of County Master Plan Facilities. (MC 9.14.110)
- LD53. (BP) Prior to issuance of a building permit, an approval by the City Engineer is required of the water quality control basin(s). The developer shall provide certification to the line, grade, flow test and system invert elevations.
- LD54. (BP) Prior to issuance of a building permit, all pads shall meet pad elevations per approved plans as noted by the setting of "Blue-top" markers installed by a registered land surveyor or licensed engineer.
- LD55. (BP) Prior to issuance of a building permit, the developer shall record with the County-Clerk Recorder a "Covenant and Agreement" or CC&R that informs future property owners of the requirement to maintain Parcel 37058 BMP's, as shown on the Grading Plans on file at the City of Moreno Valley Public Works Department as a retention/detention/bioretenion facilities. The "Covenant and Agreement" or CC&R shall be in a form acceptable to the City of Moreno Valley. Proof of recordation must be provided to the City prior to issuance of a building permit.

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA15-0050
PAGE 20 OF 34**

- LD56. (BP) Prior to the first building permit and prior to the payment of the Development Impact Fee (DIF), the developer may enter into a DIF Improvement Credit Agreement to secure credit for the construction of applicable arterial street, traffic signal, and/or interchange improvements. If the developer fails to complete this agreement prior to the timing as specified above, no credits will be given. The applicant shall pay Arterial Streets, Traffic Signals, and Interchange Improvements development impact fees adopted by the City Council by resolution. (Ord. 695 § 1.1 (part), 2005) (MC 3.38.030, .040, .050)
- LD57. (BP) Prior to the first building permit, prior to any improvement construction and prior to the payment of the Transportation Uniform Mitigation Fee (TUMF), the developer may enter into a TUMF Improvement Credit Agreement to secure credit for the construction of applicable improvements, if any. If the developer fails to complete this agreement by the timing as specified above, no credits will be given for any work. Prior to approval of the TUMF Improvement Credit Agreement, an approved engineer's cost estimate and street improvement plan are required.

Prior to Certificate of Occupancy

- LD58. (CO) Prior to issuance of a certificate of occupancy, a Parcel Map shall be recorded.
- LD59. (CO) Prior to issuance of the last certificate of occupancy or building final, the developer shall pay all outstanding fees.
- LD60. (CO) Prior to issuance of a certificate of occupancy, this project is subject to requirements 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. 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. Following are the 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.

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA15-0050
PAGE 21 OF 34**

- 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)
- LD61. (CO) Prior to issuance of a certificate of occupancy or building final, the developer shall construct all public improvements in conformance with applicable City standards, except as noted in the Special Conditions, including but not limited to the following applicable improvements:
- a. Street improvements including, but not limited to: pavement, base, curb and/or gutter, cross gutters, spandrel, sidewalks, drive approaches, pedestrian ramps, street lights, signing, striping, under sidewalk drains, landscaping and irrigation, medians, redwood header boards, pavement tapers/transitions and traffic control devices as appropriate.
 - b. Storm drain facilities including, but not limited to: storm drain pipe, storm drain laterals, open channels, catch basins and local depressions.
 - c. City-owned utilities.
 - d. Sewer and water systems including, but not limited to: sanitary sewer, potable water and recycled water.
 - e. Under grounding of existing and proposed utility lines less than 115,000 volts.
 - f. Relocation of overhead electrical utility lines including, but not limited to: electrical, cable and telephone.
- LD62. (CO) Prior to issuance of a certificate of occupancy or building final, all existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Moreno Valley ordinances. (MC 9.14.130)
- LD63. (CO) Not a residential project; can delete?
- LD64. (CO) Prior to issuance of a certificate of occupancy, the Developer shall record a "Stormwater Treatment Device and Control Measure Access and Maintenance Covenant," to provide public notice of the requirement to implement the approved final project-specific WQMP and the maintenance requirements associated with the 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 of the Public Works Department.

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA15-0050
PAGE 22 OF 34**

- LD65. (CO) Prior to issuance of a certificate of occupancy or building final for any Commercial/Industrial facility, whichever occurs first, 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.
- LD66. (CO) Prior to issuance of a certificate of occupancy or building final, 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 to the City for review and approval.

Prior to Acceptance of Streets into the City Maintained Road System

- LD67. (AOS) Aggregate slurry, as defined in Section 203-5 of Standard Specifications for Public Works Construction, may be required just prior to the end of the one-year warranty period of the public streets at the discretion of the City Engineer. If slurry is required, the developer/contractor must provide a slurry mix design submittal for City Engineer approval. The latex additive shall be Ultra Pave 70 (for anionic – per project geotechnical report) or Ultra Pave 65 K (for cationic – per project geotechnical report) or an approved equal. 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.

SPECIAL CONDITIONS

- LD68. (MA) Prior to parcel map recordation/building permit issuance, either reciprocal access easement(s) shall be shown on the map or a separate recordation, a copy of a reciprocal access agreement between parcels shall be submitted to the City for review and approval.
- LD69. (PGA) Prior to precise/rough grading plan approval, the plans shall clearly show the extents of all existing easements on the property. All building structures shall be constructed outside of existing easements.
- LD70. (MA) Prior to final map approval, the developer shall provide maintenance and access rights to the existing cell site located at the project's northerly property line. Access rights may be provided via an easement, a lease agreement or similar. This project shall install a driveway access ramp from this project's drive aisle to the existing cell tower.

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA15-0050
PAGE 23 OF 34**

Right-of Way

LD71. (MA) Prior to parcel map approval, the map shall show the following:

- (a) A 15-foot street right-of-way dedication on the east side of Day Street along project frontage.
- (b) A 4-foot minimum pedestrian right-of-way dedication behind any driveway approach per City Standard MVSI-112C-0, on both Day Street and Eucalyptus Avenue.
- (c) The appropriate street right-of-way dedication on the east side of Day Street along this project's west frontage to ensure a centerline to east right-of-way distance of 65-feet for an Arterial, City Standard MVSI-102B-0 Alternate Modified Divided Major Arterial and along this project's south side frontage to ensure a center line to the north side of
- (d) The appropriate additional right-of-way and pedestrian easement adjacent to the bus turn-out, for the required bus turn-out (min 60 feet of parallel bus parking area with required transitions) on Day Street is per the City Standard MVSI-161-0 or as approved by the City Engineer. Corner cutback right-of-way dedications per City Standard MSVI-165-0.

Grading

LD72. (PGA) Prior to any grading plan approval, the plans shall clearly show that any slope near the public right-of-way has a minimum set-back area at 2% maximum of 2 feet before the start of the top or toe of slope. If the vertical height of the slope exceeds 10 feet, this set-back area shall be 3 feet minimum. This includes but is not limited to the slopes along Day Street and Eucalyptus Avenue.

LD73. (BP) Prior to building permit issuance, the precise grading plan for the shopping center master plot plan (PA15-0047) shall be approved by the City. If this precise grading plan is not yet approved, the developer shall submit a separate precise grading plan for this project for review and approval

LD74. (PGA) Prior to rough grading plan approval, for any parcel which will not be fully developed per this, the grading plans shall show that long-term interim water quality and erosion and sediment control mechanisms are implemented. Future, separate plot plan applications will be required for the development of these parcels.

Drainage

LD75. (PGA) Prior to precise/rough grading plan approval, the grading plans shall clearly demonstrate that drainage is properly collected and conveyed. The plans

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA15-0050
PAGE 24 OF 34**

shall show all necessary on-site and off-site drainage improvements to properly collect and convey drainage entering, within and leaving the project. This may include, but not be limited to on-site and perimeter drainage improvements to properly convey drainage within and along the project site, and downstream off-site improvements. The developer will be required to obtain the necessary permission for offsite construction, including easements.

- LD76. (PGA) Prior to rough grading plan approval, this project shall demonstrate, via a final drainage study, that the increased runoff resulting from the development of this site is mitigated. During no storm event shall the flow leaving the site in the developed condition be larger than that of the pre-developed condition. The drainage study shall analyze the following events: 1, 3, 6 and 24-hour duration events for the 2, 5, 10 and 100-year storm events. The applicant understands that additional detention measures, beyond those shown on the tentative map and preliminary drainage study, may be required.

Improvements

- LD77. (PIA) Prior to parcel map approval/building permit issuance, the Developer shall guarantee the construction of the following improvements by entering into a public improvement agreement and posting security. The improvements shall be completed prior to occupancy of the first building or as otherwise determined by the City Engineer.
- LD78. Day Street, Arterial, City Standard MVSI-102B-0 Alternate Modified Divided Major Arterial (120-foot RW / 98-foot CC) shall be constructed to half-width plus an additional 18 feet west of the centerline, along the entire project's west frontage. A 15-foot right-of-way dedication on the east side of the street, along the project's westerly property line, shall be shown on the parcel map. Improvements shall consist of, but not be limited to, raised median, pavement, base, curb, gutter, sidewalk, driveway approaches, drainage structures, any necessary offsite improvement transition/joins to existing, streetlights, pedestrian ramps, removal/relocation and/or undergrounding of any power poles with overhead utility lines less than 115,000 volts, and dry and wet utilities.
- LD79. Eucalyptus Avenue right-of-way distance of 57-feet for an Arterial, City Standard MVSI-103B-0 Alternate Divided Arterial. (114-foot RW / 57-foot CC) shall be constructed to half-width plus an additional 18 feet south of the centerline, along the entire project's south frontage. Improvements shall consist of, but not be limited to, raised median, pavement, base, curb, gutter, sidewalk, driveway approaches, drainage structures, any necessary offsite improvement transition/joins to existing, streetlights, pedestrian ramps, removal/relocation and/or undergrounding of any power poles with overhead utility lines less than 115,000 volts, and dry and wet utilities. If the improvements are already constructed to the ultimate location, then prior to building permit issuance, the developer shall provide to the City Engineer the results of a coring test confirming

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA15-0050
PAGE 25 OF 34**

that said pavement section has been constructed per City Standard No. MVSI-103B-0, and has secured the construction of any missing or deficient improvements along the project southerly frontage, and the City Engineer may require additional signing and striping for the frontage improvements to accommodate increased traffic imposed by the development.

- LD80. Prior to precise grading plan or improvement plan approval, as applicable, the plans shall show all driveway approaches to be constructed per City Standard Plan MVSI-112C-0. The driveways shall have a minimum radius of 50 feet and transition from an 8 inch curb height to a 0 inch curb height at the conventional right-of-way 12 feet behind the curb line, or as approved by the City Engineer. There shall be 4-foot wide pedestrian sidewalk area at 2% maximum behind the conventional right-of-way. A 4-foot pedestrian right-of-way dedication shall be made on the final parcel map PM 37058.
- LD81. (MA) Prior to final parcel map approval/building permit issuance, the applicant shall schedule a walk through with a Public Works Inspector to inspect existing improvements within public right-of-way along project frontage. The applicant will be required to install, replace and/or repair any missing, damaged or substandard improvements including handicap access ramps that do not meet current City standards. 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.
- LD82. (BP) Prior to building permit issuance, Parcel Map 37058 (City Case Number PA15-0048) shall record and all public frontage street improvements, as conditioned per PM 37058 and this project (PA15-0047), shall be complete.

Onsite Improvements

- LD83. (PGA) Prior to precise grading plan approval, the grading plans shall show any proposed trash enclosure as dual bin; one bin for trash and one bin for recyclables. The trash enclosure shall be per City Standard Plan MVGF-660A-0 or 660B-0.
- LD84. (PGA) Prior to precise grading plan approval, the grading plans shall clearly show that the parking lot conforms to City standards. The parking lot shall be 5% maximum, 1% minimum, 2% maximum at or near any disabled parking stall and travel way. Ramps, curb openings and travel paths shall all conform to current ADA standards as outlined in Department of Justice's "ADA Standards for Accessible Design", Excerpt from 28 CFR Part 36. (www.usdoj.gov) and as approved by the City's Building and Safety Division.

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA15-0050
PAGE 26 OF 34**

- LD85. (PGA) Prior to precise grading plan approval, the plans shall show roof drains directed to a landscaped area rather than being routed directly to the parking lot. Alternatively, roof drain flows can be directed to private storm drains which will connect to the treatment control best management practice.
- LD86. The following project engineering design plans submitted on 24"x36" sheet size shall be submitted for review and approval, as well as additional plans that are deemed necessary, prior to the time as noted below or as maybe required by the City during the plan review process for plans not listed below:
- (a) Rough Grading Plan : prior to approval for Precise Grading
 - (b) Precise Grading Plan: prior to Building permits Improvement Plan (off-site, street, striping/signage): prior to Building permits
 - (c) Final Drainage Study: upon submittal of any grading/improvement plans
 - (d) Final WQMP: prior to approval of grading plans
 - (e) As-Built Plans of all "plans" listed above: prior to last Occupancy or final building permit issued.

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA15-0050
PAGE 27 OF 34**

PUBLIC WORKS DEPARTMENT – SPECIAL DISTRICTS DIVISION

Conditions are standard to all or most development projects. Some special conditions, modified conditions or clarification of conditions may be included. Please review conditions as listed and contact the Division at 951.413.3480 for any questions.

Acknowledgement of Conditions

The following items are the Special Districts Division's Conditions of Approval for PA15-0050, this projects shall be completed at no cost to any Government Agency. All questions regarding the following Conditions including but not limited to intent, requests for change/modification, variance and/or request for extension of time shall be sought from the Special Districts Division of the Public Works Department 951.413.3480 or by emailing specialdistricts@moval.org.

General Conditions

- SD1. 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.
- SD2. Plans for parkway, median, slope, and/or open space landscape areas designated in the project's Conditions of Approval for incorporation into a City coordinated landscape maintenance program, shall be prepared and submitted in accordance with the City of Moreno Valley Public Works Department Landscape Design Guidelines. The guidelines are available on the City's website at www.moval.org/sd or from the Special Districts Division (951.413.3480 or specialdistricts@moval.org).
- SD3. The Developer, or the Developer's successors or assignees shall be responsible for all parkway and/or median landscape maintenance for a period of one (1) year commencing from the time all items of work have been completed to the satisfaction of Special Districts staff as per the City of Moreno Valley Public Works Department Landscape Design Guidelines, or until such time as the District accepts maintenance responsibilities.
- SD4. 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.
- SD5. The ongoing maintenance of any landscaping required to be installed behind the sidewalk on Day St. and Eucalyptus Ave. shall be the responsibility of the property owner.

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA15-0050
PAGE 28 OF 34**

- SD6. A new water service and central control irrigation system will be required for publicly maintained landscaping installed by this development (curb adjacent parkway on Day St. and Eucalyptus Ave. and median landscaping on Day St.) unless it is determined by the landscape architect the existing services for Landscape Maintenance District No. 2014-02, Zone 01 have capacity to include them.
- SD7. Plan check fees for review of parkway/median landscape plans for improvements that shall be maintained by the City of Moreno Valley are due upon the first plan submittal. (MC 3.32.040)
- SD8. Inspection fees for the monitoring of landscape installation associated with the City of Moreno Valley maintained parkways/medians are due prior to the required pre-construction meeting. (MC 3.32.040)
- SD9. 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.

Prior to Building Permit Issuance

- SD10. (BP) 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.)
- SD11. (BP) 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 on Day St.

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA15-0050
PAGE 29 OF 34**

- b. Landscape Maintenance Services for parkway and/or median landscaping on Day St. and Eucalyptus Ave.

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 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.

SD12. (BP) 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 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

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA15-0050
PAGE 30 OF 34**

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.

SD13. *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.)

SD14. (BP) 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). 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.

SD15. (BP) For those areas to be maintained by the City and prior to the issuance of the first Building Permit, Planning Division (Community Development Department), Special Districts Division (the Public Works Department) and Transportation Division (the Public Works Department) shall review and approve the final median, parkway, slope, and/or open space landscape/irrigation plans as designated on the tentative map or in these Conditions of Approval prior to the issuance of the first Building Permit.

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA15-0050
PAGE 31 OF 34**

Prior to Certificate of Occupancy

- SD16. (CO) Parkway, open space, and/or median landscaping specified in the project's Conditions of Approval shall be constructed in compliance with the City of Moreno Valley Public Works Design Guidelines and completed prior to the issuance of the first Certificate of Occupancy/Building Final for this project.
- SD17. (CO) Landscape and irrigation plans for parkway, median, slope, and/or open space landscape areas designated to be maintained by the City shall be placed on compact disk (CD) in pdf format. The CD shall include "As Built" plans, revisions, and changes. The CD will become the property of the City of Moreno Valley and the Moreno Valley Community Services District.

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA15-0050
PAGE 32 OF 34**

PUBLIC WORKS DEPARTMENT – TRANSPORTATION ENGINEERING DIVISION

Based on the information contained in our standard review process we recommend the following conditions of approval be placed on this project:

GENERAL CONDITIONS

- TE1. Day Street shall have a raised, landscaped median installed along project frontage consistent with City Standards. An in lieu fee may be paid by the project applicant to the City with the City Engineer's approval. The in lieu fee amount shall be based upon an engineer's estimate to the satisfaction of the City Engineer.
- TE2. Driveways shall conform to Section 9.11.080, and Table 9.11.080-14 of the City's Development Code – Design Guidelines and City of Moreno Valley Standard No. MVSI-112C-0 for commercial driveway approach. Access at the driveways shall be as follows:
- Northerly Day Street driveway: Left-in, right-in, and right-out access allowed.
 - Southerly Day Street driveway: Right-in and right-out access allowed.
 - Easterly Eucalyptus Avenue driveway: Left-in, right-in, and right-out access allowed.
 - Westerly Eucalyptus Avenue driveway: Right-in and right-out access allowed.
- TE3. Conditions of approval may be modified or added if a modified plan is submitted for this development.

PRIOR TO IMPROVEMENT PLAN APPROVAL OR CONSTRUCTION PERMIT

- TE4. Prior to the final approval of the street improvement plans, traffic signal modification plans will be required for the traffic signal located at Day Street and Eucalyptus Avenue. Modifications may include but not limited to new signal poles, new pull boxes, new traffic detector loops, etc.
- TE5. Prior to the final approval of the street improvement plans, a bus bay shall be designed for northbound Day Street, just north of Eucalyptus Avenue per City Standard Plan No. MVSI-161-0, modified to the satisfaction of the City Engineer.
- TE6. Prior to the final approval of the street improvement plans, a signing and striping plan shall be prepared per City of Moreno Valley Standard Plans - Section 4 for all streets.
- TE7. Prior to issuance of a construction permit, construction traffic control plans prepared by a qualified, registered Civil or Traffic engineer may be required for plan approval or as required by the City Traffic Engineer.

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA15-0050
PAGE 33 OF 34**

TE8. Prior to final approval of the street improvement plans, the project plans shall demonstrate that sight distance at proposed streets and driveways conforms to City Standard Plan No. MVSI-164A-0 through MVSI-164C-0.

PRIOR TO BUILDING PERMIT

TE9. (BP) Prior to the issuance of Building Permit, the project applicant shall make a fair-share payment to the City of Moreno Valley for improvement identified in the project Traffic Study.

PRIOR TO CERTIFICATE OF OCCUPANCY OR BUILDING FINAL

TE10. (CO) Prior to issuance of Certificate of Occupancy, improvements identified in TE4 and TE5 shall be completed per the approved plans to the satisfaction of the City Engineer.

TE11. (CO) Prior to issuance of Certificate of Occupancy, all approved signing and striping shall be installed per current City Standards and the approved plans.

PRIOR TO ACCEPTANCE OF STREETS INTO THE CITY-MAINTAINED ROAD SYSTEM

TE12. Prior to acceptance of streets into the City-maintained road system, all approved signing and striping shall be installed per current City Standards and the approved plans.

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA15-0050
PAGE 34 OF 34**

PARKS AND COMMUNITY SERVICES DEPARTMENT

Acknowledgement of Conditions

The following items are Parks and Community Services Department Conditions of Approval for Case No. PA15-0048; this project shall be completed at no cost to any Government Agency. All questions regarding Parks and Community Services Department Conditions including but not limited to, intent, requests for change/modification, variance and/or request for extension of time shall be sought from the Parks and Community Services Department 951.413.3280. The applicant is fully responsible for communicating with the Parks and Community Services Department regarding the conditions.

PCS1. 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.

PCS2. 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.

PCS3. This project is subject to current Development Impact Fees.

PLANNING COMMISSION RESOLUTION NO. 2016-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING CONDITIONAL USE PERMIT APPLICATION PA15-0051 FOR DEVELOPMENT OF A SERVICE STATION WITH SIX PUMPS AND A RETAIL BUILDING WITH CONVENIENCE STORE AND RESTAURANT ON PARCEL 3 OF TENTATIVE PARCEL MAP 37058 AT THE NORTHEAST CORNER OF DAY STREET AND EUCALYPTUS AVENUE.

Section 1:

WHEREAS, MPA Architects, Inc., on behalf of Day & Eucalyptus, LLC, Inc., has filed an application for the approval of Conditional Use Permit PA15-0051 for development of a service station with six pumps and a retail building with a convenience store with alcohol sales and restaurant on Parcel 3 of Tentative Parcel Map 37058 at the northeast corner of Day Street and Eucalyptus Avenue; and

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

WHEREAS, the City has prepared an Initial Study and Mitigated Negative Declaration consistent with the California Environmental Quality Act (CEQA) based on a thorough analysis of potential environmental impacts; 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 April 21, 2016. Public notice was sent to all property owners of record within 300 feet of the project site on April 29, 2016. The public hearing notice for this project was also posted on the project site on May 2, 2016;

WHEREAS, on May 12, 2016, the Planning Commission held a public hearing to consider the application; 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 May 12, 2016, 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: General Plan Objective 2.4 states that commercial areas are to be provided 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. The proposed project has a Commercial land use designation.

The project site is bounded by the Towngate Specific Plan (SP 200) on the north, east and south, and Office zoning within the City of Riverside to the west on the west side of Day Street. Surrounding development includes commercial and office uses to the north, east, and west, and apartments to the south.

The proposed project is located along Day Street, a Modified Divided Major Arterial and Eucalyptus Avenue, a Divided Arterial. The proposed use is consistent with the objectives and goals of the Commercial land use designation and satisfies the City's General Plan Objective 2.4 regarding pedestrian access, and vehicular circulation. General Plan Objectives 6.3, 6.4, 6.5 and 6.9 require the avoidance of adverse noise impacts on surrounding properties and require well-lighted entrances, walkways and parking lots, and street lighting to facilitate nighttime surveillance and discourage crime.

The project as designed and conditioned will achieve the objectives of the City of Moreno Valley's General Plan. 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 project site is located at the northeast corner of Day Street and Eucalyptus Avenue and is zoned Community Commercial (CC). The project site is located across the street from and within 300 feet of existing apartments and single-family tract homes. The proposal for a service

station requires approval of a Conditional Use Permit in the CC zone when within 300 feet of a residential district or use. The project also proposes a retail building for a convenience store with alcohol sales and a restaurant. The proposal for the convenience store with alcohol sales also requires a Conditional Use Permit in the CC zone when within 300 feet of a residential district or use.

The project is designed in accordance with the provisions of Chapter 9.04 Commercial Districts, Section 9.16.150 Design Guidelines and Section 9.09.200 Service Stations 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 master plot plan 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 close proximity to Fire Station No. 6. Therefore, adequate emergency services can be provided to the site consistent with General Plan Goal 9.6.2.

The proposed project as designed and conditioned will result in a development that will minimize the potential for loss of life and protect residents, workers, and visitors to the City from physical injury and property damage due to seismic ground shaking and flooding as provided for in General Plan Objective 6.1 and General Plan Objective 6.2.

The project has been designed consistent with the City's Municipal Code Section 9.04 Commercial Districts and will satisfy all City requirements related to light and noise. Planning staff prepared an Initial Study and Mitigated Negative Declaration in accordance with the provisions of the California Environmental Quality Act (CEQA) based on a thorough analysis of potential environmental impacts. The Mitigated Negative Declaration represents the City's independent judgment and analysis.

- 4. 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 bounded by the Towngate Specific Plan (SP 200) on the north, east and south, and Office zoning within the City of Riverside to the west on the west side of Day Street. Surrounding development includes commercial and office uses to the north, east, and west, and apartments to the south. The nearest residential building is more than 200 feet from the service station.

The project is in close proximity to regional transportation corridors. State Route 60 is located approximately one-half mile to the north on Day Street and the I-215 freeway is located approximately one-half mile to the west on Eucalyptus Avenue. Other land uses in the vicinity include the Moreno Valley Mall to the northeast.

As designed and conditioned and with the implementation of required mitigation measures, the service station and related uses is compatible with existing and proposed land uses in the vicinity.

Section 2:

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 PA15-0051, 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.

Section 3:

BE IT FURTHER RESOLVED that the Planning Commission **HEREBY APPROVES** Resolution No. 2016-13, and thereby:

1. **ADOPTS** a Mitigated Negative Declaration for Conditional Use Permit PA15-0051, pursuant to the California Environmental Quality Act (CEQA) Guidelines; and
2. **APPROVES** Conditional Use Permit PA15-0051 based on the findings contained in this resolution, and subject to the attached conditions of approval included as Exhibit A.

APPROVED this 12th day of May, 2016.

Brian Lowell
Chair, Planning Commission

ATTEST:

Richard J. Sandzimier, Planning Official
Secretary to the Planning Commission

APPROVED AS TO FORM:

City Attorney

Exhibit A

Attachment: Planning Commission Resolution 2016-13 (2080 : The Quarter Project)

CITY OF MORENO VALLEY
DRAFT CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT PA15-0051
SERVICE STATION WITH CONVENIENCE STORE
A.P.N.'s: 291-650-013, -014, -015, and -016

Approval Date:
Expiration Date:

The following conditions are attached for the following departments:

- Planning (P), including School District (S), Post Office (PO), Building (B)
- Economic Development Department (EDD)
- Fire Prevention Bureau (F)
- Public Works Department – Land Development Division (LD)
- Public Works Department – Special Districts Division (SD)
- Public Works Department – Transportation Engineering Division (TE)
- Parks & Community Services (PCS)

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

For questions regarding any Planning condition of approval, please contact the Planning Division at (951) 413-3206.

P1. Conditional Use Permit PA15-0051 has been approved for the development of a service station with six pumps and a 4,100 square foot convenience store on Parcel 3 of Master Plot Plan PA15-0048.

The master plot plan has been approved with shared access and shared parking, a conceptual landscape plan and color and materials palette for the buildings.

P2. The convenience store is approved for the sale of alcoholic beverages subject to approval by the California Department of Alcoholic Beverage Control.

P3. This approval shall comply with all applicable requirements of the City of Moreno Valley Municipal Code.

Timing Mechanisms for Conditions (see abbreviation at beginning of affected condition):

R - Map Recordation	GP - Grading Permits	CO - Certificate of Occupancy or building final
WP - Water Improvement Plans	BP - Building Permits	P - Any permit

Governing Document (see abbreviation at the end of the affected condition):

GP - General Plan	MC - Municipal Code	CEQA - California Environmental Quality Act
Ord - Ordinance	DG - Design Guidelines	Ldscp - Landscape Development Guidelines and Specs
Res - Resolution	UFC - Uniform Fire Code	UBC - Uniform Building Code
	SBM - Subdivision Map Act	

Attachment: Planning Commission Resolution 2016-13 (2080 : The Quarter Project)

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0051
 PAGE 2 OF 35**

- P4. This plot plan shall expire three years after the approval date of this tentative map unless extended as provided by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever in the event the applicant or any successor in interest fails to properly file a final map before the date of expiration. (MC 9.02.230, 9.14.050, 080)
- P5. The site shall be developed in accordance with the approved master plot plan on file in the Community Development Department -Planning Division, the General Plan, the Municipal Code regulations, and the conditions contained herein. (MC 9.14.020)
- P6. All undeveloped portions of the site shall be maintained in a manner that provides for the control of weeds, erosion and dust. (MC 9.02.030)
- P7. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
- P8. 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), proposed for this development shall be designed in conformance with the sign provisions of the Municipal Code or an approved sign program, if applicable, and shall require separate application and approval by the Planning Division. No signs are permitted in the public right of way. (MC 9.12)
- P9. All site plans, grading plans, landscape and irrigation plans, and street improvement plans shall be coordinated for consistency with this approval.
- P10. If the proposed project requires blasting, it shall be used only as a last resort. In such cases, it shall be approved by the Fire Marshall, and the developer shall comply with the current City ordinance governing blasting. (Ord)
- P10. The following service station requirements are highlighted. This project shall be required to satisfy all requirements of Municipal Code Section 9.09.200 Service Stations:
- a. Each service station shall provide air and water to customers without charge and at a convenient location during hours when gasoline is dispensed;
 - b. Each service station shall provide a men's and a women's public restroom which are accessible, from the interior of the business only, to the general public and physically disabled during all hours the service station is open to the public. Entrances or signage shall be clearly visible from the gasoline service area or cashier station, and shall be maintained on a regular basis;
 - c. Coin-operated vending machines may be permitted within a structure for the purpose of dispensing items commonly found in service stations, such as refreshments and maps;

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0051
 PAGE 3 OF 35**

- d. Coin-operated vending machines are not permitted outdoors, unless approved by the community development director;
- e. Service stations/mini-markets selling alcoholic beverages shall conspicuously post the premises with signs prohibiting the consumption of alcoholic beverages on-site; and
- f. Refuse bins shall be provided and placed in a location convenient for customers.

PRIOR TO GRADING

- P11. (GP) Prior to issuance of grading permits, the developer shall pay the applicable Stephen's' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee. (Ord)
- P12. (GP) Prior to the issuance of grading permits, final erosion control landscape and irrigation plans for all cut or fill slopes over 3 feet in height shall be submitted to the Planning Division for review and approval for the phase in process. The plans shall be designed in accordance with the slope erosion plan as required by the City Engineer for that phase. Man-made slopes greater than 10 feet in height shall be "land formed" to conform to the natural terrain and shall be landscaped and stabilized to minimize visual scarring. (GP Objective 1.5, MC 9.08.080, DG)
- P13. (GP) Prior to approval of any grading permits, final median enhancement/landscape/irrigation plans shall be submitted to the Planning Division, and Public Works Department – Special Districts Division for review and approval by each division. (GP - Circulation Master Plan) Timing of installation shall be determined by Special Districts.
- P14. (GP) Prior to the issuance of grading permits, the grading plan shall show decorative concrete paving for all driveway ingress/egress locations of the project and across drive aisles throughout the development to connect required paths of travel with the public right-of-way.
- P15. (GP) 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 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; and
 - B. The material of any proposed retaining walls shall be decorative, while the combination of retaining and other walls on top shall not exceed the height requirement.

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0051
 PAGE 4 OF 35**

- P16. (GP) Prior to the issuance of grading permits, building permits or building final, mitigation measures contained in the Mitigation Monitoring Program approved with this project and as referenced in the conditions of approval for Master Plot Plan PA15-0048 shall be implemented as provided therein. A mitigation monitoring fee, as provided by City ordinance, shall be paid by the applicant within 30 days of project or tentative map approval. No City permit or approval shall be issued until such fee is paid. (CEQA)

PRIOR TO BUILDING PERMITS

- P32. (BP) 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, DG)
- P33. (BP) Prior to issuance of building permits, screening details shall be addressed on plans for roof top equipment and trash enclosures submitted for Planning Division review and approval. All equipment shall be completely screened so as not to be visible from public view, and the screening shall be an integral part of the building. For trash enclosures, landscaping shall be included on at least three sides. The trash enclosure, including any roofing, shall be compatible with the architecture for the building(s). (GP Objective 43.6, DG)
- P34. (BP) Prior to issuance of building permits, 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 does not exceed one-quarter foot-candle minimum maintained lighting measured from within five feet of any property line. The lighting level for all parking lots or structures shall be a minimum coverage of one foot-candle of light with a maximum of eight foot-candles. After the third plan check review for lighting plans, an additional plan check fee will apply. (MC 9.08.100, DG)
- P35. (BP) Prior to issuance of building permits, the developer or developer's successor-in-interest shall pay all applicable impact fees, including but not limited to Transportation Uniform Mitigation fees (TUMF), Multi-species Habitat Conservation Plan (MSHCP) mitigation fees, and the City's adopted Development Impact Fees. (Ord)

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0051
 PAGE 5 OF 35**

- P36. (BP) Prior to the issuance of building permits, the master site plan shall include landscape for trash enclosures to include landscape on three sides, while elevation plans for trash enclosures shall be provided that include decorative enhancements such as an enclosed roof and other decorative features that are consistent with the architecture of the proposed buildings on the site, subject to the approval of the Planning Division.
- P37. (BP) 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 Standards 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.
 - a. Diamond planters shall be provided every 3 parking stalls for double stacked parking.
 - C. Drought tolerant landscape shall be used. Sod shall be limited to gathering and recreation areas
 - D. Street trees shall be provided every 40 feet on center in the parkway along the Day Street and Eucalyptus Avenue frontages.
 - 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
 - G. The review of all utility boxes, transformers etc. shall be coordinated to provide adequate screening from public view.
 - H. Landscaping on three sides of any trash enclosure.
 - I. All site perimeter and parking lot landscape and irrigation shall be installed prior to the release of certificate of any occupancy permits for the site or pad in question (master plot plan).
 - J. Bio-retention or other water quality or storm water infrastructure placed in a required landscape planter shall be landscaped per Municipal Code Section 9.17 and the City's Landscape Standards.

PRIOR TO BUILDING FINAL

- P38. (BF) Prior to building final, the required landscaping and irrigation shall be installed. (MC 9.03.040)
- P39. (BF) Prior to building final all required and proposed fences and walls shall be

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0051
 PAGE 6 OF 35**

constructed according to the approved plans on file in the Planning Division. (MC 9.080.070).

- P40. (BF) Prior to building final, installed landscaping and irrigation shall be inspected by the Planning Division. All on-site and common area landscaping shall be installed in accordance with the City's Landscape Standards and the approved project landscape plans and all site clean-up shall be completed. All site perimeter and parking lot landscape and irrigation shall be installed prior building final for the site or pad in question.
- P41. (BF) Prior to building final, Planning approved/stamped landscape plans shall be provided to the Community Development Department – Planning Division on a CD disk.

Building and Safety Division

- B1. 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 2013 CBC.
- B2. Prior to submittal, all new development, including residential second units, are required to obtain a valid property address prior to permit application. Addresses can be obtained by contacting the Building Safety Division at 951.413.3350.
- B3. 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 of the 2013 California Plumbing Code Table 4-1.
- B4. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.
- B5. 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.
- B6. 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.
- B7. 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.

**DRAFT CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT PA15-0051
PAGE 7 OF 35**

- B8. Any construction within the city shall only be as follows: Monday through Friday (except for holidays which occur on weekdays), six a.m. to eight p.m.; weekends and holidays (as observed by the city and described in the Moreno Valley Municipal Code Chapter 2.55), seven a.m. to eight p.m., unless written approval is first obtained from the Building Official or City Engineer.

SCHOOL DISTRICT

- S1. (BP) Prior to issuance of building permits, the developer shall provide to the Community & Economic Development Director a written certification by the affected school district that either: (1) the project has complied with the fee or other exaction levied on the project by the governing board of the district, pursuant to Government Code Section 65996; or (2) the fee or other requirement does not apply to the project.

UNITED STATES POSTAL SERVICE

- PO1. (BP) Prior to the issuance of building permits, the developer shall contact the U.S. Postal Service to determine the appropriate type and location of mailboxes.

**DRAFT CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT PA15-0051
PAGE 8 OF 35**

ECONOMIC DEVELOPMENT DEPARTMENT

EDD1. New Moreno Valley businesses are encouraged to hire local residents.

EDD2. New Moreno Valley businesses 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:

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

EDD3. New Moreno Valley businesses may work with the Economic Development Department to coordinate job recruitment fairs.

EDD4. New Moreno Valley businesses are encouraged to provide a job fair flyer and/or web announcement to the City in advance of job recruitments, so that the City can assist in publicizing these events.

EDD5. 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 the public recruitment.

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0051
 PAGE 9 OF 35**

FIRE PREVENTION BUREAU

With respect to the conditions of approval, the following fire protection measures shall be provided in accordance with Moreno Valley City Ordinances and/or recognized fire protection standards:

- F1. 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.
- F2. The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering 3,750 gallons per minute for 3 hour(s) duration at 20-PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 507.3, Appendix B)
- F3. 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)
- F4. 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 MV City Standard Engineering Plan 422 a, b, c)
- F5. 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)
- F6. 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)
- F7. 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)

**DRAFT CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT PA15-0051
PAGE 10 OF 35**

- F8. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet when the height of a building does not exceed 35 feet. Buildings with heights in excess of 35 feet will require an unobstructed fire lane width of at least 30 feet. The building height dimension shall be measured on a vertical plane from the lowest level of vehicular access to the highest point of the roofs edge, or to the top of the parapet, whichever is higher. (MVMC 503.2.1)
- F9. 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)
- F10. 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)
- F11. 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)
- F12. 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)
- F13. 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)
- F14. Prior to construction, "private" driveways over 150 feet in length shall have a turnaround as determined by the Fire Prevention Bureau capable of accommodating fire apparatus. Driveway grades shall not exceed 12 percent. (CFC 503 and MVMC 8.36.060, CFC 501.4)
- F15. 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])
- F16. 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

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0051
 PAGE 11 OF 35**

- emergency access gates shall be electronically operated and be provided with Knox key switches for access by emergency personnel. (CFC 506.1)
- F17. Prior to issuance of Building Permits, the applicant/developer shall participate in the Fire Impact Mitigation Program. (Fee Resolution as adopted by City Council)
- F18. 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])
- F19. 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)
- F20. Prior to Certificate of Occupancy all locations where medians are constructed and prohibit vehicular ingress/egress into or away from the site, provisions must be made to construct a median-crossover at all locations determined by the Fire Marshal and the City Engineer. Prior to the construction, design plans will be submitted for review and approval by the City Engineer and all applicable inspections conducted by Land Development Division.
- F21. Prior to construction, all traffic calming designs/devices must be approved by the Fire Marshal and City Engineer.
- F22. 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)
- F23. 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.

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0051
 PAGE 12 OF 35**

PUBLIC WORKS DEPARTMENT – LAND DEVELOPMENT DIVISION

The following are the Public Works Department – Land Development Division Conditions of Approval for this project and shall be completed at no cost to any government agency. All questions regarding the intent of the following conditions shall be referred to the Public Works Department – Land Development Division.

General Conditions

- LD1. (G) 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)
- LD2. (G) If the project involves the subdivision of land, maps may be developed in phases with the approval of the City Engineer. Financial security shall be provided for all improvements associated with each phase of the map. The boundaries of any multiple map increment shall be subject to the approval of the City Engineer. The City Engineer may require the dedication and construction of necessary utilities, streets or other improvements outside the area of any particular map, if the improvements are needed for circulation, parking, access, or for the welfare or safety of the public. (MC 9.14.080, GC 66412 and 66462.5) If the project does not involve the subdivision of land and it is necessary to dedicate right-of-way/easements, the developer shall make the appropriate offer of dedication by separate instrument. The City Engineer may require the construction of necessary utilities, streets or other improvements beyond the project boundary, if the improvements are needed for circulation, parking, access, or for the welfare or safety of the public.
- LD3. (G) It is understood that the tentative map and plot plan correctly shows all existing easements, traveled ways, and drainage courses, and that their omission may require the map or plans associated with this application to be resubmitted for further consideration. (MC 9.14.040)
- LD4. (G) In the event right-of-way or offsite easements are required to construct offsite improvements necessary for the orderly development of the surrounding area to meet the public health and safety needs, the developer shall make a good faith effort to acquire the needed right-of-way in accordance with the Land Development Division’s administrative policy. In the event that the developer is unsuccessful, he shall enter into an agreement with the City to acquire the necessary right-of-way or offsite easements and complete the improvements at such time the City acquires the right-of-way or offsite easements which will permit the improvements to be made. The developer shall be responsible for all costs associated with the right-of-way or easement acquisition. (GC 66462.5)

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0051
 PAGE 13 OF 35**

- LD5. (G) If improvements associated with this project are not initiated within two years of the date of approval of the Public Improvement Agreement, the City Engineer may require that the improvement cost estimate 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 Public Improvement Agreement or issuance of a permit.
- LD6. (G) The developer shall monitor, supervise and control all construction and construction supportive 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 Public Works Department.
 - (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 shall be adhered to during the grading operations.

Violation of any condition or restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedies as noted in the 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.

- LD7. (G) The developer shall protect downstream properties from damage caused by alteration of drainage patterns, i.e., concentration or diversion of flow. 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)
- LD8. (G) Public drainage easements, when required, shall be a minimum of 25 feet wide and shall be shown on the map and plan, and noted as follows: "Drainage Easement – no structures, obstructions, or encroachments by land fills are allowed." In addition, the grade within the easement area shall not exceed a 3:1 (H:V) slope, unless approved by the City Engineer.

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0051
 PAGE 14 OF 35**

- LD9. (G) A detailed (Final) Drainage study shall be submitted to the City Engineer for review and approval at the time of any improvement or grading plan submittal. The study shall be prepared by a registered civil engineer and shall include existing and proposed hydrologic conditions. Hydraulic calculations are required for all drainage control devices, storm drain lines, and that 12" of (HGL) free-board below the catch basin flow line, channel embankment or finish pavement surface, shall be maintained. Prior to approval of the related improvement or grading plans, the developer shall submit the approved drainage study, on compact disk, in (.PDF) digital format to the Land Development Division of the Public Works Department (MC 9.14.110).
- LD10. (G) The final conditions of approval issued by the Planning Division subsequent to Planning Commission approval shall be photographically or electronically placed on mylar sheets and included in the Grading and Street Improvement plan sets on twenty-four (24) inch by thirty-six (36) inch mylar and submitted with the plans for plan check. These conditions of approval shall become part of these plan sets and the approved plans shall be available in the field during grading and construction.
- LD11. (G) Upon approval of the tentative tract map and plot plan by the Planning Commission, the Developer shall submit the approved tentative tract map or plot plan on compact disk in (PDF) digital format to the Land Development Division of the Public Works Department.

Prior to Grading Plan Approval or Grading Permit

- LD12. (GPA) Prior to approval of the grading plans, plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch mylar and signed by a registered civil engineer and other registered/licensed professional as required.
- LD13. (GPA) Prior to approval of grading plans, the developer shall ensure compliance with the City Grading ordinance, these Conditions of Approval and the following criteria:
- a. The project street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area and outlet points. Unless otherwise approved by the City Engineer, lot lines shall be located at the top of slopes.
 - b. Any grading that creates cut or fill slopes adjacent to the street shall provide erosion control, sight distance control, and slope easements as approved by the City Engineer.
 - c. A grading permit shall be obtained from the Public Works Department Land Development Division prior to commencement of any grading outside of the City maintained road right-of-way.

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0051
 PAGE 15 OF 35**

- d. All improvement plans are substantially complete and appropriate clearance and at-risk letters are provided to the City. (MC 9.14.030)
- e. The developer shall submit a soils and geologic report to the Public Works Department – Land Development Division. The report shall address the soil's stability and geological conditions of the site.

LD14. (GPA) Prior to approval of the grading plans 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). The WDID# shall be noted on the grading plans prior to issuance of the first grading permit.

LD15. (GPA) Prior to the grading plan approval, the Developer shall submit two (2) copies of the final project-specific Water Quality Management Plan (WQMP) for review by the City Engineer that :

- a. Addresses Site Design Best Management Practices (BMPs) such as minimizing impervious areas, maximizing permeability, minimizes directly connected impervious areas to the City's street and storm drain systems, and conserves natural areas;
- b. Incorporates Source Control BMPs and provides a detailed description of their implementation;
- c. Incorporates Treatment Control BMPs and provides information regarding design considerations;
- d. Describes the long-term operation and maintenance requirements for BMPs requiring maintenance; and
- e. Describes the mechanism for funding the long-term operation and maintenance of the BMPs.

A copy of the final WQMP template can be obtained on the City's Website or by contacting the Land Development Division of the Public Works Department.

LD16. (GPA) Prior to the grading plan approval, the Developer shall secure approval of the final project-specific WQMP from the City Engineer. The final project-specific WQMP shall be submitted at the same time of grading plan submittal. The approved final WQMP shall be submitted to the Storm Water Program Manager on compact disk(s) in PDF format prior to grading plan approval.

LD17. (GPA) Prior to the grading plan approval, or issuance of a building permit as determined by the City Engineer, the approved final project-specific WQMP shall be incorporated by reference or attached to the project's Storm Water Pollution Prevention Plan as the Post-Construction Management Plan. A WQMP Identification Number may be issued by the Storm Water Management Section

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0051
 PAGE 16 OF 35**

and shall be noted on the rough grading plans as confirmation that a project-specific F-WQMP approval has been obtained.

- LD18. (GPA) Prior to grading plan approval, the developer shall prepare a Storm Water Pollution Prevention Plan (SWPPP) in conformance with the state's 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.
- LD19. (GPA) Prior to the approval of the grading plans, the developer shall pay applicable remaining grading plan check fees.
- LD20. (GPA/MA) Prior to the later of either grading plan or final map approval, resolution of all drainage issues shall be as approved by the City Engineer.
- LD21. (GP) Prior to the issuance of a grading permit the developer shall submit recorded slope easements from adjacent landowners in all areas where grading resulting in slopes is proposed to take place outside of the project boundaries. For all other offsite grading, written permission from adjacent property owners shall be submitted.
- LD22. (GP) Prior to issuance of a grading permit, if the fee has not already been paid prior to map approval or prior to issuance of a building permit if a grading permit is not required, the developer shall pay Area Drainage Plan (ADP) fees. The developer shall provide a receipt to the City showing that ADP fees have been paid to Riverside County Flood Control and Water Conservation District. (MC 9.14.100)
- LD23. (GP) Prior to issuance of a grading permit, security, in the form of a cash deposit (preferable), letter of credit, or performance bond shall be required to be submitted as a guarantee of the completion of the grading required as a condition of approval of the project. (MC 8.21.070)
- LD24. (GP) Prior to issuance of a grading permit, security, in the form of a cash deposit (preferable), letter of credit, or performance bond shall be required to be submitted as a guarantee of the implementation and maintenance of erosion control measures required as a condition of approval of the project. At least twenty-five (25) percent of the required security shall be in cash and shall be deposited with the City. (MC 8.21.160)
- LD25. (GP) Prior to issuance of a grading permit, the developer shall pay the applicable grading inspection fees.

Prior to Map Approval or Recordation

- LD26. (MA) Prior to approval of the map, the developer shall submit a copy of the Covenants, Conditions and Restrictions (CC&Rs) to the Land Development

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0051
 PAGE 17 OF 35**

Division for review and approval. 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. In addition, the developer shall submit bylaws and articles of incorporation for review and approval as part of the maintenance agreement for any water quality BMP's.

- LD27. (MA) Prior to approval of the map, all street dedications shall be irrevocably offered to the public and shall continue in force until the City accepts or abandons such offers, unless otherwise approved by the City Engineer. All dedications shall be free of all encumbrances as approved by the City Engineer.
- LD28. (MA) Prior to approval of the map, security shall be required to be submitted as a guarantee of the completion of the improvements required as a condition of approval of the project. A public improvement agreement will be required to be executed.
- LD29. (MA) Prior to approval of the map, the developer shall enter into an agreement with the City and Riverside County Flood Control and Water Conservation District establishing the terms and conditions covering the inspection, operation and maintenance of Master Drainage Plan facilities if required to be constructed as part of the project. (MC 9.14.110)
- LD30. (MR) Prior to recordation of the map the developer shall comply with the requirements of the City Engineer based on recommendations of the Riverside County Flood Control District regarding the construction of County Master Plan Facilities. (MC 9.14.110)
- LD31. (MR) Prior to recordation of the map, if the developer chooses to construct the project in construction phases, a Construction Phasing Plan for the construction of on-site public and private improvements shall be reviewed and approved by the City Engineer. This approval must be obtained prior to the Developer submitting a Phasing Plan to the California State Department of Real Estate.
- LD32. (MR) Prior to recordation of the map, the developer shall submit the map, on compact disks, in (.PDF) digital format to the Land Development Division of the Public Works Department.

Prior to Improvement Plan Approval or Construction Permit

- LD33. (IPA) Prior to approval of the improvement plans, the improvement plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch mylar and signed by a registered civil engineer and other registered/licensed professional as required.
- LD34. (IPA) Prior to approval of the improvement plans, the developer shall submit clearances from all applicable agencies, and pay all outstanding plan check fees. (MC 9.14.210)

**DRAFT CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT PA15-0051
PAGE 18 OF 35**

- LD35. (IPA) All public improvement plans prepared and signed by a registered civil engineer in accordance with City standards, policies and requirements shall be approved by the City Engineer in order for the Public Improvement Agreement and accompanying security to be executed.
- LD36. (IPA) Prior to approval of the improvement plans, securities and a public improvement agreement shall be required to be submitted and executed as a guarantee of the completion of the improvements required as a condition of approval of the project.
- LD37. (IPA) The street improvement plans shall comply with all applicable City standards and the following design standards throughout this project:
- a. Corner cutbacks in conformance with City Standard MVSI-165-0 shall be shown on the final map or, if no map is to be recorded, offered for dedication by separate instrument.
 - b. Lot access to major thoroughfares shall be restricted except at intersections and approved entrances and shall be so noted on the final map. (MC 9.14.100)
 - c. The minimum centerline and flow line grades shall be one percent unless otherwise approved by the City Engineer. (MC 9.14.020)
 - d. All street intersections shall be at ninety (90) degrees plus or minus five (5) degrees per City Standard No. MVSI-160A-0, or as approved by the City Engineer. (MC 9.14.020)
 - e. All reverse curves shall include a minimum tangent of one hundred (100) feet in length.
- LD38. (IPA) Prior to approval of the improvement plans, the plans shall be based upon a centerline profile, extending beyond the project boundaries a minimum distance of 300 feet at a grade and alignment approved by the City Engineer. Design plan and profile information shall include the minimum 300 feet beyond the project boundaries.
- LD39. (IPA) Prior to approval of the improvement plans, 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 years old and recently slurry sealed streets less than one year old. Pavement cuts for trench repairs may be allowed for emergency repairs or as specifically approved in writing by the City Engineer.
- LD40. (IPA) Prior to approval of the improvement plans, the developer shall pothole to determine the exact location of existing underground utilities. The improvement

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0051
 PAGE 19 OF 35**

plans shall be designed based on the pothole field investigation results. The developer shall coordinate with all affected utility companies and bear all costs of utility relocations.

- LD41. (IPA) Prior to submittal of the improvement plans, all dry and wet utility crossings shall be potholed to determine actual elevations. Any conflicting utilities shall be identified and addressed on the plans. The pothole survey data shall be submitted with the street improvement plans for reference purposes.
- LD42. (IPA) Prior to approval of the improvement plans, 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, those access ramps in that intersection shall be retrofitted to comply with current ADA requirements, unless approved otherwise by the City Engineer.
- LD43. (IPA) Prior to approval of the improvement plans, drainage facilities with sump conditions shall be designed to convey the tributary 100-year storm flows. Secondary emergency escape shall also be provided. (MC 9.14.110)
- LD44. (IPA) Prior to the approval of the improvement plans, the hydrology study shall show that the 10-year storm flow will be contained within the curb and the 100-year storm flow shall be contained within the street right-of-way. In addition, one lane in each direction shall not be used to carry surface flows during any storm event for street sections equal to or larger than a minor arterial. When any of these criteria is exceeded, additional drainage facilities shall be installed. (MC 9.14.110 A.2)
- LD45. (IPA) The project shall be designed to accept and properly convey all off-site drainage flowing onto or through the site. All storm drain design and improvements shall be subject to review and approval of the City Engineer. In the event that the City Engineer permits the use of streets for drainage purposes, the provisions of the Development Code will 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 Public Works Department – Land Development Division. (MC 9.14.110)
- LD46. (CP) All work performed within the City right-of-way requires a construction permit. As determined by the City Engineer, security may be required for work within the right-of-way. Security shall be in the form of a cash deposit or other approved means. The City Engineer may require the execution of a public improvement agreement as a condition of the issuance of the construction permit. All inspection fees shall be paid prior to issuance of construction permit. (MC 9.14.100)

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0051
 PAGE 20 OF 35**

- LD47. (CP) Prior to issuance of a construction permit, all public improvement plans prepared and signed by a registered civil engineer in accordance with City standards, policies and requirements shall be approved by the City Engineer.
- LD48. (CP) Prior to issuance of construction permits, the developer shall submit all improvement plans on compact disks, in (.PDF) digital format to the Land Development Division of the Public Works Department.
- LD49. (CP) Prior to issuance of construction permits, the developer shall pay all applicable inspection fees.

Prior to Building Permit

- LD50. (BP) Prior to issuance of building permits, all street dedications shall be irrevocably offered to the public and shall continue in force until the City accepts or abandons such offers, unless otherwise approved by the City Engineer. All dedications shall be free of all encumbrances as approved by the City Engineer.
- LD51. (BP) Prior to issuance of building permits for non-subdivisions, security shall be required to be submitted as a guarantee of the completion of the improvements required as a condition of approval of the project. A public improvement agreement will be required to be executed.
- LD52. (BP) Prior to issuance of building permit for a non-subdivision project, the developer shall comply with the requirements of the City Engineer based on recommendations of the Riverside County Flood Control District regarding the construction of County Master Plan Facilities. (MC 9.14.110)
- LD53. (BP) Prior to issuance of a building permit, an approval by the City Engineer is required of the water quality control basin(s). The developer shall provide certification to the line, grade, flow test and system invert elevations.
- LD54. (BP) Prior to issuance of a building permit, all pads shall meet pad elevations per approved plans as noted by the setting of "Blue-top" markers installed by a registered land surveyor or licensed engineer.
- LD55. (BP) Prior to issuance of a building permit, the developer shall record with the County-Clerk Recorder a "Covenant and Agreement" or CC&R that informs future property owners of the requirement to maintain Parcel 37058 BMP's, as shown on the Grading Plans on file at the City of Moreno Valley Public Works Department as a retention/detention/bioretenion facilities. The "Covenant and Agreement" or CC&R shall be in a form acceptable to the City of Moreno Valley. Proof of recordation must be provided to the City prior to issuance of a building permit.

**DRAFT CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT PA15-0051
PAGE 21 OF 35**

LD56. (BP) Prior to the first building permit and prior to the payment of the Development Impact Fee (DIF), the developer may enter into a DIF Improvement Credit Agreement to secure credit for the construction of applicable arterial street, traffic signal, and/or interchange improvements. If the developer fails to complete this agreement prior to the timing as specified above, no credits will be given. The applicant shall pay Arterial Streets, Traffic Signals, and Interchange Improvements development impact fees adopted by the City Council by resolution. (Ord. 695 § 1.1 (part), 2005) (MC 3.38.030, .040, .050)

LD57. (BP) Prior to the first building permit, prior to any improvement construction and prior to the payment of the Transportation Uniform Mitigation Fee (TUMF), the developer may enter into a TUMF Improvement Credit Agreement to secure credit for the construction of applicable improvements, if any. If the developer fails to complete this agreement by the timing as specified above, no credits will be given for any work. Prior to approval of the TUMF Improvement Credit Agreement, an approved engineer's cost estimate and street improvement plan are required.

Prior to Certificate of Occupancy

LD58. (CO) Prior to issuance of a certificate of occupancy, a Parcel Map shall be recorded.

LD59. (CO) Prior to issuance of the last certificate of occupancy or building final, the developer shall pay all outstanding fees.

LD60. (CO) Prior to issuance of a certificate of occupancy, this project is subject to requirements 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. 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. Following are the 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.

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0051
 PAGE 22 OF 35**

- 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)

LD61. (CO) Prior to issuance of a certificate of occupancy or building final, the developer shall construct all public improvements in conformance with applicable City standards, except as noted in the Special Conditions, including but not limited to the following applicable improvements:

- a. Street improvements including, but not limited to: pavement, base, curb and/or gutter, cross gutters, spandrel, sidewalks, drive approaches, pedestrian ramps, street lights, signing, striping, under sidewalk drains, landscaping and irrigation, medians, redwood header boards, pavement tapers/transitions and traffic control devices as appropriate.
- b. Storm drain facilities including, but not limited to: storm drain pipe, storm drain laterals, open channels, catch basins and local depressions.
- c. City-owned utilities.
- d. Sewer and water systems including, but not limited to: sanitary sewer, potable water and recycled water.
- e. Under grounding of existing and proposed utility lines less than 115,000 volts.
- f. Relocation of overhead electrical utility lines including, but not limited to: electrical, cable and telephone.

LD62. (CO) Prior to issuance of a certificate of occupancy or building final, all existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Moreno Valley ordinances. (MC 9.14.130)

LD63. (CO) Not a residential project; can delete?

LD64. (CO) Prior to issuance of a certificate of occupancy, the Developer shall record a "Stormwater Treatment Device and Control Measure Access and Maintenance Covenant," to provide public notice of the requirement to implement the approved final project-specific WQMP and the maintenance requirements associated with the 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 of the Public Works Department.

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0051
 PAGE 23 OF 35**

LD65. (CO) Prior to issuance of a certificate of occupancy or building final for any Commercial/Industrial facility, whichever occurs first, 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.

LD66. (CO) Prior to issuance of a certificate of occupancy or building final, 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 to the City for review and approval.

Prior to Acceptance of Streets into the City Maintained Road System

LD67. (AOS) Aggregate slurry, as defined in Section 203-5 of Standard Specifications for Public Works Construction, may be required just prior to the end of the one-year warranty period of the public streets at the discretion of the City Engineer. If slurry is required, the developer/contractor must provide a slurry mix design submittal for City Engineer approval. The latex additive shall be Ultra Pave 70 (for anionic – per project geotechnical report) or Ultra Pave 65 K (for cationic – per project geotechnical report) or an approved equal. 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.

SPECIAL CONDITIONS

LD68. (MA) Prior to parcel map recordation/building permit issuance, either reciprocal access easement(s) shall be shown on the map or a separate recordation, a copy of a reciprocal access agreement between parcels shall be submitted to the City for review and approval.

LD69. (PGA) Prior to precise/rough grading plan approval, the plans shall clearly show the extents of all existing easements on the property. All building structures shall be constructed outside of existing easements.

LD70. (MA) Prior to final map approval, the developer shall provide maintenance and access rights to the existing cell site located at the project's northerly property line. Access rights may be provided via an easement, a lease agreement or similar. This project shall install a driveway access ramp from this project's drive aisle to the existing cell tower.

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0051
 PAGE 24 OF 35**

Right-of Way

LD71. (MA) Prior to parcel map approval, the map shall show the following:

- (a) A 15-foot street right-of-way dedication on the east side of Day Street along project frontage.
- (b) A 4-foot minimum pedestrian right-of-way dedication behind any driveway approach per City Standard MVSI-112C-0, on both Day Street and Eucalyptus Avenue.
- (c) The appropriate street right-of-way dedication on the east side of Day Street along this project's west frontage to ensure a centerline to east right-of-way distance of 65-feet for an Arterial, City Standard MVSI-102B-0 Alternate Modified Divided Major Arterial and along this project's south side frontage to ensure a center line to the north side of
- (d) The appropriate additional right-of-way and pedestrian easement adjacent to the bus turn-out, for the required bus turn-out (min 60 feet of parallel bus parking area with required transitions) on Day Street is per the City Standard MVSI-161-0 or as approved by the City Engineer. Corner cutback right-of-way dedications per City Standard MSVI-165-0.

Grading

LD72. (PGA) Prior to any grading plan approval, the plans shall clearly show that any slope near the public right-of-way has a minimum set-back area at 2% maximum of 2 feet before the start of the top or toe of slope. If the vertical height of the slope exceeds 10 feet, this set-back area shall be 3 feet minimum. This includes but is not limited to the slopes along Day Street and Eucalyptus Avenue.

LD73. (BP) Prior to building permit issuance, the precise grading plan for the shopping center master plot plan (PA15-0047) shall be approved by the City. If this precise grading plan is not yet approved, the developer shall submit a separate precise grading plan for this project for review and approval

LD74. (PGA) Prior to rough grading plan approval, for any parcel which will not be fully developed per this, the grading plans shall show that long-term interim water quality and erosion and sediment control mechanisms are implemented. Future, separate plot plan applications will be required for the development of these parcels.

Drainage

LD75. (PGA) Prior to precise/rough grading plan approval, the grading plans shall clearly demonstrate that drainage is properly collected and conveyed. The plans

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0051
 PAGE 25 OF 35**

shall show all necessary on-site and off-site drainage improvements to properly collect and convey drainage entering, within and leaving the project. This may include, but not be limited to on-site and perimeter drainage improvements to properly convey drainage within and along the project site, and downstream off-site improvements. The developer will be required to obtain the necessary permission for offsite construction, including easements.

- LD76. (PGA) Prior to rough grading plan approval, this project shall demonstrate, via a final drainage study, that the increased runoff resulting from the development of this site is mitigated. During no storm event shall the flow leaving the site in the developed condition be larger than that of the pre-developed condition. The drainage study shall analyze the following events: 1, 3, 6 and 24-hour duration events for the 2, 5, 10 and 100-year storm events. The applicant understands that additional detention measures, beyond those shown on the tentative map and preliminary drainage study, may be required.

Improvements

- LD77. (PIA) Prior to parcel map approval/building permit issuance, the Developer shall guarantee the construction of the following improvements by entering into a public improvement agreement and posting security. The improvements shall be completed prior to occupancy of the first building or as otherwise determined by the City Engineer.
- LD78. Day Street, Arterial, City Standard MVSI-102B-0 Alternate Modified Divided Major Arterial (120-foot RW / 98-foot CC) shall be constructed to half-width plus an additional 18 feet west of the centerline, along the entire project's west frontage. A 15-foot right-of-way dedication on the east side of the street, along the project's westerly property line, shall be shown on the parcel map. Improvements shall consist of, but not be limited to, raised median, pavement, base, curb, gutter, sidewalk, driveway approaches, drainage structures, any necessary offsite improvement transition/joins to existing, streetlights, pedestrian ramps, removal/relocation and/or undergrounding of any power poles with overhead utility lines less than 115,000 volts, and dry and wet utilities.
- LD79. Eucalyptus Avenue right-of-way distance of 57-feet for an Arterial, City Standard MVSI-103B-0 Alternate Divided Arterial. (114-foot RW / 57-foot CC) shall be constructed to half-width plus an additional 18 feet south of the centerline, along the entire project's south frontage. Improvements shall consist of, but not be limited to, raised median, pavement, base, curb, gutter, sidewalk, driveway approaches, drainage structures, any necessary offsite improvement transition/joins to existing, streetlights, pedestrian ramps, removal/relocation and/or undergrounding of any power poles with overhead utility lines less than 115,000 volts, and dry and wet utilities. If the improvements are already constructed to the ultimate location, then prior to building permit issuance, the developer shall provide to the City Engineer the results of a coring test confirming

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0051
 PAGE 26 OF 35**

that said pavement section has been constructed per City Standard No. MVSI-103B-0, and has secured the construction of any missing or deficient improvements along the project southerly frontage, and the City Engineer may require additional signing and striping for the frontage improvements to accommodate increased traffic imposed by the development.

- LD80. Prior to precise grading plan or improvement plan approval, as applicable, the plans shall show all driveway approaches to be constructed per City Standard Plan MVSI-112C-0. The driveways shall have a minimum radius of 50 feet and transition from an 8 inch curb height to a 0 inch curb height at the conventional right-of-way 12 feet behind the curb line, or as approved by the City Engineer. There shall be 4-foot wide pedestrian sidewalk area at 2% maximum behind the conventional right-of-way. A 4-foot pedestrian right-of-way dedication shall be made on the final parcel map PM 37058.
- LD81. (MA) Prior to final parcel map approval/building permit issuance, the applicant shall schedule a walk through with a Public Works Inspector to inspect existing improvements within public right-of-way along project frontage. The applicant will be required to install, replace and/or repair any missing, damaged or substandard improvements including handicap access ramps that do not meet current City standards. 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.
- LD82. (BP) Prior to building permit issuance, Parcel Map 37058 (City Case Number PA15-0048) shall record and all public frontage street improvements, as conditioned per PM 37058 and this project (PA15-0047), shall be complete.

Onsite Improvements

- LD83. (PGA) Prior to precise grading plan approval, the grading plans shall show any proposed trash enclosure as dual bin; one bin for trash and one bin for recyclables. The trash enclosure shall be per City Standard Plan MVGF-660A-0 or 660B-0.
- LD84. (PGA) Prior to precise grading plan approval, the grading plans shall clearly show that the parking lot conforms to City standards. The parking lot shall be 5% maximum, 1% minimum, 2% maximum at or near any disabled parking stall and travel way. Ramps, curb openings and travel paths shall all conform to current ADA standards as outlined in Department of Justice's "ADA Standards for Accessible Design", Excerpt from 28 CFR Part 36. (www.usdoj.gov) and as approved by the City's Building and Safety Division.

**DRAFT CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT PA15-0051
PAGE 27 OF 35**

- LD85. (PGA) Prior to precise grading plan approval, the plans shall show roof drains directed to a landscaped area rather than being routed directly to the parking lot. Alternatively, roof drain flows can be directed to private storm drains which will connect to the treatment control best management practice.
- LD86. The following project engineering design plans submitted on 24"x36" sheet size shall be submitted for review and approval, as well as additional plans that are deemed necessary, prior to the time as noted below or as maybe required by the City during the plan review process for plans not listed below:
- (a) Rough Grading Plan : prior to approval for Precise Grading
 - (b) Precise Grading Plan: prior to Building permits Improvement Plan (off-site, street, striping/signage): prior to Building permits
 - (c) Final Drainage Study: upon submittal of any grading/improvement plans
 - (d) Final WQMP: prior to approval of grading plans
 - (e) As-Built Plans of all "plans" listed above: prior to last Occupancy or final building permit issued.

**DRAFT CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT PA15-0051
PAGE 28 OF 35**

PUBLIC WORKS DEPARTMENT – SPECIAL DISTRICTS DIVISION

Conditions are standard to all or most development projects. Some special conditions, modified conditions or clarification of conditions may be included. Please review conditions as listed and contact the Division at 951.413.3480 for any questions.

Acknowledgement of Conditions

The following items are the Special Districts Division's Conditions of Approval for PA15-0051, this projects shall be completed at no cost to any Government Agency. All questions regarding the following Conditions including but not limited to intent, requests for change/modification, variance and/or request for extension of time shall be sought from the Special Districts Division of the Public Works Department 951.413.3480 or by emailing specialdistricts@moval.org.

General Conditions

- SD1. 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.
- SD2. Plans for parkway, median, slope, and/or open space landscape areas designated in the project's Conditions of Approval for incorporation into a City coordinated landscape maintenance program, shall be prepared and submitted in accordance with the City of Moreno Valley Public Works Department Landscape Design Guidelines. The guidelines are available on the City's website at www.moval.org/sd or from the Special Districts Division (951.413.3480 or specialdistricts@moval.org).
- SD3. The Developer, or the Developer's successors or assignees shall be responsible for all parkway and/or median landscape maintenance for a period of one (1) year commencing from the time all items of work have been completed to the satisfaction of Special Districts staff as per the City of Moreno Valley Public Works Department Landscape Design Guidelines, or until such time as the District accepts maintenance responsibilities.
- SD4. 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.
- SD5. The ongoing maintenance of any landscaping required to be installed behind the sidewalk on Day St. and Eucalyptus Ave. shall be the responsibility of the property owner.

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0051
 PAGE 29 OF 35**

- SD6. A new water service and central control irrigation system will be required for publicly maintained landscaping installed by this development (curb adjacent parkway on Day St. and Eucalyptus Ave. and median landscaping on Day St.) unless it is determined by the landscape architect the existing services for Landscape Maintenance District No. 2014-02, Zone 01 have capacity to include them.
- SD7. Plan check fees for review of parkway/median landscape plans for improvements that shall be maintained by the City of Moreno Valley are due upon the first plan submittal. (MC 3.32.040)
- SD8. Inspection fees for the monitoring of landscape installation associated with the City of Moreno Valley maintained parkways/medians are due prior to the required pre-construction meeting. (MC 3.32.040)
- SD9. 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.

Prior to Building Permit Issuance

- SD10. (BP) 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.)
- SD11. (BP) 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 on Day St.

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0051
 PAGE 30 OF 35**

- b. Landscape Maintenance Services for parkway and/or median landscaping on Day St. and Eucalyptus Ave.

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 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.

SD12. (BP) 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 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

**DRAFT CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0051
 PAGE 31 OF 35**

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.

SD13. *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.)

SD14. (BP) 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). 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.

SD15. (BP) For those areas to be maintained by the City and prior to the issuance of the first Building Permit, Planning Division (Community Development Department), Special Districts Division (the Public Works Department) and Transportation Division (the Public Works Department) shall review and approve the final median, parkway, slope, and/or open space landscape/irrigation plans as designated on the tentative map or in these Conditions of Approval prior to the issuance of the first Building Permit.

**DRAFT CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT PA15-0051
PAGE 32 OF 35**

Prior to Certificate of Occupancy

- SD16. (CO) Parkway, open space, and/or median landscaping specified in the project's Conditions of Approval shall be constructed in compliance with the City of Moreno Valley Public Works Design Guidelines and completed prior to the issuance of the first Certificate of Occupancy/Building Final for this project.
- SD17. (CO) Landscape and irrigation plans for parkway, median, slope, and/or open space landscape areas designated to be maintained by the City shall be placed on compact disk (CD) in pdf format. The CD shall include "As Built" plans, revisions, and changes. The CD will become the property of the City of Moreno Valley and the Moreno Valley Community Services District.

**DRAFT CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT PA15-0051
PAGE 33 OF 35**

PUBLIC WORKS DEPARTMENT – TRANSPORTATION ENGINEERING DIVISION

Based on the information contained in our standard review process we recommend the following conditions of approval be placed on this project:

GENERAL CONDITIONS

- TE1. Day Street shall have a raised, landscaped median installed along project frontage consistent with City Standards. An in lieu fee may be paid by the project applicant to the City with the City Engineer's approval. The in lieu fee amount shall be based upon an engineer's estimate to the satisfaction of the City Engineer.
- TE2. Driveways shall conform to Section 9.11.080, and Table 9.11.080-14 of the City's Development Code – Design Guidelines and City of Moreno Valley Standard No. MVSI-112C-0 for commercial driveway approach. Access at the driveways shall be as follows:
- Northerly Day Street driveway: Left-in, right-in, and right-out access allowed.
 - Southerly Day Street driveway: Right-in and right-out access allowed.
 - Easterly Eucalyptus Avenue driveway: Left-in, right-in, and right-out access allowed.
 - Westerly Eucalyptus Avenue driveway: Right-in and right-out access allowed.
- TE3. Conditions of approval may be modified or added if a modified plan is submitted for this development.

PRIOR TO IMPROVEMENT PLAN APPROVAL OR CONSTRUCTION PERMIT

- TE4. Prior to the final approval of the street improvement plans, traffic signal modification plans will be required for the traffic signal located at Day Street and Eucalyptus Avenue. Modifications may include but not limited to new signal poles, new pull boxes, new traffic detector loops, etc.
- TE5. Prior to the final approval of the street improvement plans, a bus bay shall be designed for northbound Day Street, just north of Eucalyptus Avenue per City Standard Plan No. MVSI-161-0, modified to the satisfaction of the City Engineer.
- TE6. Prior to the final approval of the street improvement plans, a signing and striping plan shall be prepared per City of Moreno Valley Standard Plans - Section 4 for all streets.
- TE7. Prior to issuance of a construction permit, construction traffic control plans prepared by a qualified, registered Civil or Traffic engineer may be required for plan approval or as required by the City Traffic Engineer.

**DRAFT CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT PA15-0051
PAGE 34 OF 35**

TE8. Prior to final approval of the street improvement plans, the project plans shall demonstrate that sight distance at proposed streets and driveways conforms to City Standard Plan No. MVSI-164A-0 through MVSI-164C-0.

PRIOR TO BUILDING PERMIT

TE9. (BP) Prior to the issuance of Building Permit, the project applicant shall make a fair-share payment to the City of Moreno Valley for improvement identified in the project Traffic Study.

PRIOR TO CERTIFICATE OF OCCUPANCY OR BUILDING FINAL

TE10. (CO) Prior to issuance of Certificate of Occupancy, improvements identified in TE4 and TE5 shall be completed per the approved plans to the satisfaction of the City Engineer.

TE11. (CO) Prior to issuance of Certificate of Occupancy, all approved signing and striping shall be installed per current City Standards and the approved plans.

PRIOR TO ACCEPTANCE OF STREETS INTO THE CITY-MAINTAINED ROAD SYSTEM

TE12. Prior to acceptance of streets into the City-maintained road system, all approved signing and striping shall be installed per current City Standards and the approved plans.

**DRAFT CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT PA15-0051
PAGE 35 OF 35**

PARKS AND COMMUNITY SERVICES DEPARTMENT

Acknowledgement of Conditions

The following items are Parks and Community Services Department Conditions of Approval for Case No. PA15-0048; this project shall be completed at no cost to any Government Agency. All questions regarding Parks and Community Services Department Conditions including but not limited to, intent, requests for change/modification, variance and/or request for extension of time shall be sought from the Parks and Community Services Department 951.413.3280. The applicant is fully responsible for communicating with the Parks and Community Services Department regarding the conditions.

PCS1. 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.

PCS2. 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.

PCS3. This project is subject to current Development Impact Fees.

PLANNING COMMISSION RESOLUTION NO. 2016-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING PLOT PLAN APPLICATION PA16-0012 FOR DEVELOPMENT OF A MULTIPLE TENTANT RETAIL BUILDING ON PARCEL 2 OF TENTATIVE PARCEL MAP 37058 AT THE NORTHEAST CORNER OF DAY STREET AND EUCALYPTUS AVENUE

Section 1:

WHEREAS, MPA Architects, Inc., on behalf of Day & Eucalyptus, LLC, has filed an application for the approval of Plot Plan PA16-0012 for development of a 6,300 square foot multiple tenant retail building on Parcel 2 of Tentative Parcel Map 37058; and

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

WHEREAS, the City has prepared an Initial Study and Mitigated Negative Declaration consistent with the California Environmental Quality Act (CEQA) based on a thorough analysis of potential environmental impacts; 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 April 21, 2016. Public notice was sent to all property owners of record within 300 feet of the project site on April 29, 2016. The public hearing notice for this project was also posted on the project site on May 2, 2016;

WHEREAS, on May 12, 2016, the Planning Commission held a public hearing to consider the application; 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 May 12, 2016, 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: General Plan Objective 2.4 states that commercial areas are to be provided 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. The proposed project has a Commercial land use designation.

The project site is bounded by the Towngate Specific Plan (SP 200) on the north, east and south, and Office zoning within the City of Riverside to the west on the west side of Day Street. Surrounding development includes commercial and office uses to the north, east, and west, and apartments to the south.

The proposed project is located along Day Street, a Modified Divided Major Arterial and Eucalyptus Avenue, a Divided Arterial. The proposed use is consistent with the objectives and goals of the Commercial land use designation and satisfies the City's General Plan Objective 2.4 regarding pedestrian access, and vehicular circulation. General Plan Objectives 6.3, 6.4, 6.5 and 6.9 require the avoidance of adverse noise impacts on surrounding properties and require well-lighted entrances, walkways and parking lots, and street lighting to facilitate nighttime surveillance and discourage crime.

The project as designed and conditioned will achieve the objectives of the City of Moreno Valley's General Plan. 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 project site is currently zoned Community Commercial (CC). The project is designed in accordance with the provisions of Chapter 9.04 Commercial Districts and Chapter 9.16.150 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 master plot plan 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 close proximity to Fire Station No. 6. Therefore, adequate emergency services can be provided to the site consistent with General Plan Goal 9.6.2.

The proposed project as designed and conditioned will result in a development that s will minimize the potential for loss of life and protect residents, workers, and visitors to the City from physical injury and property damage due to seismic ground shaking and flooding as provided for in General Plan Objective 6.1 and General Plan Objective 6.2.

The project has been designed consistent with the City's Municipal Code Section 9.04 Commercial Districts and will satisfy all City requirements related to light and noise. Planning staff prepared an Initial Study and Mitigated Negative Declaration in accordance with the provisions of the California Environmental Quality Act (CEQA) based on a thorough analysis of potential environmental impacts. The Mitigated Negative Declaration represents the City's independent judgment and analysis.

- 4. 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 bounded by the Towngate Specific Plan (SP 200) on the north, east and south, and Office zoning within the City of Riverside to the west on the west side of Day Street. Surrounding development includes commercial and office uses to the north, east, and west, and apartments to the south.

The project is in close proximity to regional transportation corridors. State Route 60 is located approximately one-half mile to the north on Day Street and the I-215 freeway is located approximately one-half mile to the west on Eucalyptus Avenue. Other land uses in the vicinity include the Moreno Valley Mall to the northeast.

As designed and conditioned and with the implementation of required mitigation measures, the multiple-tenant retail building is compatible with existing and proposed land uses in the vicinity.

Section 2:**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 PA16-0012, 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.

Section 3:

BE IT FURTHER RESOLVED that the Planning Commission **HEREBY APPROVES** Resolution No. 2016-14, and thereby:

1. **ADOPTS** a Mitigated Negative Declaration for Plot Plan PA16-0012, pursuant to the California Environmental Quality Act (CEQA) Guidelines; and
2. **APPROVES** Plot Plan PA16-0012 based on the findings contained in this resolution, and subject to the attached conditions of approval included as Exhibit A.

APPROVED this 12th day of May, 2016.

Brian Lowell
Chair, Planning Commission

ATTEST:

Richard J. Sandzimier, Planning Official
Secretary to the Planning Commission

APPROVED AS TO FORM:

City Attorney

Exhibit A

Attachment: Planning Commission Resolution 2016-14 (2080 : The Quarter Project)

**CITY OF MORENO VALLEY
DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA16-0012
MULTI-TENANT RETAIL/RESTAURANT BUILDING
A.P.N.'s: 291-650-013, -014, -015, and -016**

Approval Date:
Expiration Date:

The following conditions are attached for the following departments:

- Planning (P), including School District (S), Post Office (PO), Building (B)**
- Economic Development Department (EDD)**
- Fire Prevention Bureau (F)**
- Public Works Department – Land Development Division (LD)**
- Public Works Department – Special Districts Division (SD)**
- Public Works Department – Transportation Engineering Division (TE)**
- Parks & Community Services (PCS)**

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

For questions regarding any Planning condition of approval, please contact the Planning Division at (951) 413-3206.

- P1. Plot Plan PA16-0012 has been approved for the development of a 6,300 square foot multi-tenant retail/restaurant building on Parcel 2 of Master Plot Plan PA15-0048.

The master plot plan has been approved with shared access and shared parking, a conceptual landscape plan and color and materials palette for the buildings.

- P2. This approval shall comply with all applicable requirements of the City of Moreno Valley Municipal Code.
- P3. This plot plan shall expire three years after the approval date of this tentative map unless extended as provided by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever in the event the applicant or any successor in interest fails to properly file a final map before the date of expiration. (MC 9.02.230, 9.14.050, 080)

Timing Mechanisms for Conditions (see abbreviation at beginning of affected condition):

R - Map Recordation	GP - Grading Permits	CO - Certificate of Occupancy or building final
WP - Water Improvement Plans	BP - Building Permits	P - Any permit

Governing Document (see abbreviation at the end of the affected condition):

GP - General Plan	MC - Municipal Code	CEQA - California Environmental Quality Act
Ord - Ordinance	DG - Design Guidelines	Ldscp - Landscape Development Guidelines and Specs
Res - Resolution	UFC - Uniform Fire Code	UBC - Uniform Building Code
	SBM - Subdivision Map Act	

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA16-0012
PAGE 2 OF 34**

- P4. The site shall be developed in accordance with the approved master plot plan on file in the Community Development Department -Planning Division, the General Plan, the Municipal Code regulations, and the conditions contained herein. (MC 9.14.020)
- P5. All undeveloped portions of the site shall be maintained in a manner that provides for the control of weeds, erosion and dust. (MC 9.02.030)
- P6. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
- P7. 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), proposed for this development shall be designed in conformance with the sign provisions of the Municipal Code or an approved sign program, if applicable, and shall require separate application and approval by the Planning Division. No signs are permitted in the public right of way. (MC 9.12)
- P8. All site plans, grading plans, landscape and irrigation plans, and street improvement plans shall be coordinated for consistency with this approval.
- P9. If the proposed project requires blasting, it shall be used only as a last resort. In such cases, it shall be approved by the Fire Marshall, and the developer shall comply with the current City ordinance governing blasting. (Ord)

PRIOR TO GRADING

- P10. (GP) Prior to issuance of grading permits, the developer shall pay the applicable Stephen's' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee. (Ord)
- P11. (GP) Prior to the issuance of grading permits, final erosion control landscape and irrigation plans for all cut or fill slopes over 3 feet in height shall be submitted to the Planning Division for review and approval for the phase in process. The plans shall be designed in accordance with the slope erosion plan as required by the City Engineer for that phase. Man-made slopes greater than 10 feet in height shall be "land formed" to conform to the natural terrain and shall be landscaped and stabilized to minimize visual scarring. (GP Objective 1.5, MC 9.08.080, DG)
- P12. (GP) Prior to approval of any grading permits, final median enhancement/landscape/irrigation plans shall be submitted to the Planning Division, and Public Works Department – Special Districts Division for review and approval by each division. (GP - Circulation Master Plan) Timing of installation shall be determined by Special Districts.

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA16-0012
PAGE 3 OF 34**

- P13. (GP) Prior to the issuance of grading permits, the grading plan shall show decorative concrete paving for all driveway ingress/egress locations of the project and across drive aisles throughout the development to connect required paths of travel with the public right-of-way.
- P14. (GP) 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 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; and
 - B. The material of any proposed retaining walls shall be decorative, while the combination of retaining and other walls on top shall not exceed the height requirement.
- P15. (GP) Prior to the issuance of grading permits, building permits or building final, mitigation measures contained in the Mitigation Monitoring Program approved with this project and as referenced in the conditions of approval for Master Plot Plan PA15-0048 shall be implemented as provided therein. A mitigation monitoring fee, as provided by City ordinance, shall be paid by the applicant within 30 days of project or tentative map approval. No City permit or approval shall be issued until such fee is paid. (CEQA)

PRIOR TO BUILDING PERMITS

- P32. (BP) 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, DG)
- P33. (BP) Prior to issuance of building permits, screening details shall be addressed on plans for roof top equipment and trash enclosures submitted for Planning Division review and approval. All equipment shall be completely screened so as not to be visible from public view, and the screening shall be an integral part of the building. For trash enclosures, landscaping shall be included on at least three sides. The trash enclosure, including any roofing, shall be compatible with the architecture for the building(s). (GP Objective 43.6, DG)
- P34. (BP) Prior to issuance of building permits, 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

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA16-0012
PAGE 4 OF 34**

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 does not exceed one-quarter foot-candle minimum maintained lighting measured from within five feet of any property line. The lighting level for all parking lots or structures shall be a minimum coverage of one foot-candle of light with a maximum of eight foot-candles. After the third plan check review for lighting plans, an additional plan check fee will apply. (MC 9.08.100, DG)

- P35. (BP) Prior to issuance of building permits, the developer or developer's successor-in-interest shall pay all applicable impact fees, including but not limited to Transportation Uniform Mitigation fees (TUMF), Multi-species Habitat Conservation Plan (MSHCP) mitigation fees, and the City's adopted Development Impact Fees. (Ord)
- P36. (BP) Prior to the issuance of building permits, the master site plan shall include landscape for trash enclosures to include landscape on three sides, while elevation plans for trash enclosures shall be provided that include decorative enhancements such as an enclosed roof and other decorative features that are consistent with the architecture of the proposed buildings on the site, subject to the approval of the Planning Division.
- P37. (BP) 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 Standards 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.
 - a. Diamond planters shall be provided every 3 parking stalls for double stacked parking.
 - C. Drought tolerant landscape shall be used. Sod shall be limited to gathering and recreation areas
 - D. Street trees shall be provided every 40 feet on center in the parkway along the Day Street and Eucalyptus Avenue frontages.
 - 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

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA16-0012
PAGE 5 OF 34**

street corner locations

- G. The review of all utility boxes, transformers etc. shall be coordinated to provide adequate screening from public view.
- H. Landscaping on three sides of any trash enclosure.
- I. All site perimeter and parking lot landscape and irrigation shall be installed prior to the release of certificate of any occupancy permits for the site or pad in question (master plot plan).
- J. Bio-retention or other water quality or storm water infrastructure placed in a required landscape planter shall be landscaped per Municipal Code Section 9.17 and the City's Landscape Standards.

PRIOR TO BUILDING FINAL

- P38. (BF) Prior to building final, the required landscaping and irrigation shall be installed. (MC 9.03.040)
- P39. (BF) 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).
- P40. (BF) Prior to building final, installed landscaping and irrigation shall be inspected by the Planning Division. All on-site and common area landscaping shall be installed in accordance with the City's Landscape Standards and the approved project landscape plans and all site clean-up shall be completed. All site perimeter and parking lot landscape and irrigation shall be installed prior building final for the site or pad in question.
- P41. (BF) Prior to building final, Planning approved/stamped landscape plans shall be provided to the Community Development Department – Planning Division on a CD disk.

Building and Safety Division

- B1. 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 2013 CBC.
- B2. Prior to submittal, all new development, including residential second units, are required to obtain a valid property address prior to permit application. Addresses can be obtained by contacting the Building Safety Division at 951.413.3350.
- B3. 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 of the 2013 California Plumbing Code Table 4-1.

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA16-0012
PAGE 6 OF 34**

- B4. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.
- B5. 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.
- B6. 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.
- B7. 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.
- B8. Any construction within the city shall only be as follows: Monday through Friday (except for holidays which occur on weekdays), six a.m. to eight p.m.; weekends and holidays (as observed by the city and described in the Moreno Valley Municipal Code Chapter 2.55), seven a.m. to eight p.m., unless written approval is first obtained from the Building Official or City Engineer.

SCHOOL DISTRICT

- S1. (BP) Prior to issuance of building permits, the developer shall provide to the Community & Economic Development Director a written certification by the affected school district that either: (1) the project has complied with the fee or other exaction levied on the project by the governing board of the district, pursuant to Government Code Section 65996; or (2) the fee or other requirement does not apply to the project.

UNITED STATES POSTAL SERVICE

- PO1. (BP) Prior to the issuance of building permits, the developer shall contact the U.S. Postal Service to determine the appropriate type and location of mailboxes.

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA16-0012
PAGE 7 OF 34**

ECONOMIC DEVELOPMENT DEPARTMENT

EDD1. New Moreno Valley businesses are encouraged to hire local residents.

EDD2. New Moreno Valley businesses 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:

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

EDD3. New Moreno Valley businesses may work with the Economic Development Department to coordinate job recruitment fairs.

EDD4. New Moreno Valley businesses are encouraged to provide a job fair flyer and/or web announcement to the City in advance of job recruitments, so that the City can assist in publicizing these events.

EDD5. 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 the public recruitment.

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA16-0012
PAGE 8 OF 34**

FIRE PREVENTION BUREAU

With respect to the conditions of approval, the following fire protection measures shall be provided in accordance with Moreno Valley City Ordinances and/or recognized fire protection standards:

- F1. 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.
- F2. The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering 3,750 gallons per minute for 3 hour(s) duration at 20-PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 507.3, Appendix B)
- F3. 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)
- F4. 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 MV City Standard Engineering Plan 422 a, b, c)
- F5. 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)
- F6. 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)
- F7. 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)

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA16-0012
PAGE 9 OF 34**

- F8. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet when the height of a building does not exceed 35 feet. Buildings with heights in excess of 35 feet will require an unobstructed fire lane width of at least 30 feet. The building height dimension shall be measured on a vertical plane from the lowest level of vehicular access to the highest point of the roofs edge, or to the top of the parapet, whichever is higher. (MVMC 503.2.1)
- F9. 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)
- F10. 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)
- F11. 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)
- F12. 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)
- F13. 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)
- F14. Prior to construction, "private" driveways over 150 feet in length shall have a turnaround as determined by the Fire Prevention Bureau capable of accommodating fire apparatus. Driveway grades shall not exceed 12 percent. (CFC 503 and MVMC 8.36.060, CFC 501.4)
- F15. 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])
- F16. 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

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA16-0012
PAGE 10 OF 34**

- emergency access gates shall be electronically operated and be provided with Knox key switches for access by emergency personnel. (CFC 506.1)
- F17. Prior to issuance of Building Permits, the applicant/developer shall participate in the Fire Impact Mitigation Program. (Fee Resolution as adopted by City Council)
- F18. 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])
- F19. 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)
- F20. Prior to Certificate of Occupancy all locations where medians are constructed and prohibit vehicular ingress/egress into or away from the site, provisions must be made to construct a median-crossover at all locations determined by the Fire Marshal and the City Engineer. Prior to the construction, design plans will be submitted for review and approval by the City Engineer and all applicable inspections conducted by Land Development Division.
- F21. Prior to construction, all traffic calming designs/devices must be approved by the Fire Marshal and City Engineer.
- F22. 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)
- F23. 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.

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA16-0012
PAGE 11 OF 34**

PUBLIC WORKS DEPARTMENT – LAND DEVELOPMENT DIVISION

The following are the Public Works Department – Land Development Division Conditions of Approval for this project and shall be completed at no cost to any government agency. All questions regarding the intent of the following conditions shall be referred to the Public Works Department – Land Development Division.

General Conditions

- LD1. (G) 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)
- LD2. (G) If the project involves the subdivision of land, maps may be developed in phases with the approval of the City Engineer. Financial security shall be provided for all improvements associated with each phase of the map. The boundaries of any multiple map increment shall be subject to the approval of the City Engineer. The City Engineer may require the dedication and construction of necessary utilities, streets or other improvements outside the area of any particular map, if the improvements are needed for circulation, parking, access, or for the welfare or safety of the public. (MC 9.14.080, GC 66412 and 66462.5) If the project does not involve the subdivision of land and it is necessary to dedicate right-of-way/easements, the developer shall make the appropriate offer of dedication by separate instrument. The City Engineer may require the construction of necessary utilities, streets or other improvements beyond the project boundary, if the improvements are needed for circulation, parking, access, or for the welfare or safety of the public.
- LD3. (G) It is understood that the tentative map and plot plan correctly shows all existing easements, traveled ways, and drainage courses, and that their omission may require the map or plans associated with this application to be resubmitted for further consideration. (MC 9.14.040)
- LD4. (G) In the event right-of-way or offsite easements are required to construct offsite improvements necessary for the orderly development of the surrounding area to meet the public health and safety needs, the developer shall make a good faith effort to acquire the needed right-of-way in accordance with the Land Development Division’s administrative policy. In the event that the developer is unsuccessful, he shall enter into an agreement with the City to acquire the necessary right-of-way or offsite easements and complete the improvements at such time the City acquires the right-of-way or offsite easements which will permit the improvements to be made. The developer shall be responsible for all costs associated with the right-of-way or easement acquisition. (GC 66462.5)

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA16-0012
PAGE 12 OF 34**

- LD5. (G) If improvements associated with this project are not initiated within two years of the date of approval of the Public Improvement Agreement, the City Engineer may require that the improvement cost estimate 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 Public Improvement Agreement or issuance of a permit.
- LD6. (G) The developer shall monitor, supervise and control all construction and construction supportive 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 Public Works Department.
 - (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 shall be adhered to during the grading operations.

Violation of any condition or restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedies as noted in the 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.

- LD7. (G) The developer shall protect downstream properties from damage caused by alteration of drainage patterns, i.e., concentration or diversion of flow. 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)
- LD8. (G) Public drainage easements, when required, shall be a minimum of 25 feet wide and shall be shown on the map and plan, and noted as follows: "Drainage Easement – no structures, obstructions, or encroachments by land fills are allowed." In addition, the grade within the easement area shall not exceed a 3:1 (H:V) slope, unless approved by the City Engineer.

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA16-0012
PAGE 13 OF 34**

- LD9. (G) A detailed (Final) Drainage study shall be submitted to the City Engineer for review and approval at the time of any improvement or grading plan submittal. The study shall be prepared by a registered civil engineer and shall include existing and proposed hydrologic conditions. Hydraulic calculations are required for all drainage control devices, storm drain lines, and that 12" of (HGL) free-board below the catch basin flow line, channel embankment or finish pavement surface, shall be maintained. Prior to approval of the related improvement or grading plans, the developer shall submit the approved drainage study, on compact disk, in (.PDF) digital format to the Land Development Division of the Public Works Department (MC 9.14.110).
- LD10. (G) The final conditions of approval issued by the Planning Division subsequent to Planning Commission approval shall be photographically or electronically placed on mylar sheets and included in the Grading and Street Improvement plan sets on twenty-four (24) inch by thirty-six (36) inch mylar and submitted with the plans for plan check. These conditions of approval shall become part of these plan sets and the approved plans shall be available in the field during grading and construction.
- LD11. (G) Upon approval of the tentative tract map and plot plan by the Planning Commission, the Developer shall submit the approved tentative tract map or plot plan on compact disk in (PDF) digital format to the Land Development Division of the Public Works Department.

Prior to Grading Plan Approval or Grading Permit

- LD12. (GPA) Prior to approval of the grading plans, plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch mylar and signed by a registered civil engineer and other registered/licensed professional as required.
- LD13. (GPA) Prior to approval of grading plans, the developer shall ensure compliance with the City Grading ordinance, these Conditions of Approval and the following criteria:
- a. The project street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area and outlet points. Unless otherwise approved by the City Engineer, lot lines shall be located at the top of slopes.
 - b. Any grading that creates cut or fill slopes adjacent to the street shall provide erosion control, sight distance control, and slope easements as approved by the City Engineer.
 - c. A grading permit shall be obtained from the Public Works Department Land Development Division prior to commencement of any grading outside of the City maintained road right-of-way.

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA16-0012
PAGE 14 OF 34**

- d. All improvement plans are substantially complete and appropriate clearance and at-risk letters are provided to the City. (MC 9.14.030)
- e. The developer shall submit a soils and geologic report to the Public Works Department – Land Development Division. The report shall address the soil's stability and geological conditions of the site.

LD14. (GPA) Prior to approval of the grading plans 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). The WDID# shall be noted on the grading plans prior to issuance of the first grading permit.

LD15. (GPA) Prior to the grading plan approval, the Developer shall submit two (2) copies of the final project-specific Water Quality Management Plan (WQMP) for review by the City Engineer that :

- a. Addresses Site Design Best Management Practices (BMPs) such as minimizing impervious areas, maximizing permeability, minimizes directly connected impervious areas to the City's street and storm drain systems, and conserves natural areas;
- b. Incorporates Source Control BMPs and provides a detailed description of their implementation;
- c. Incorporates Treatment Control BMPs and provides information regarding design considerations;
- d. Describes the long-term operation and maintenance requirements for BMPs requiring maintenance; and
- e. Describes the mechanism for funding the long-term operation and maintenance of the BMPs.

A copy of the final WQMP template can be obtained on the City's Website or by contacting the Land Development Division of the Public Works Department.

LD16. (GPA) Prior to the grading plan approval, the Developer shall secure approval of the final project-specific WQMP from the City Engineer. The final project-specific WQMP shall be submitted at the same time of grading plan submittal. The approved final WQMP shall be submitted to the Storm Water Program Manager on compact disk(s) in PDF format prior to grading plan approval.

LD17. (GPA) Prior to the grading plan approval, or issuance of a building permit as determined by the City Engineer, the approved final project-specific WQMP shall be incorporated by reference or attached to the project's Storm Water Pollution Prevention Plan as the Post-Construction Management Plan. A WQMP Identification Number may be issued by the Storm Water Management Section

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA16-0012
PAGE 15 OF 34**

and shall be noted on the rough grading plans as confirmation that a project-specific F-WQMP approval has been obtained.

- LD18. (GPA) Prior to grading plan approval, the developer shall prepare a Storm Water Pollution Prevention Plan (SWPPP) in conformance with the state's 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.
- LD19. (GPA) Prior to the approval of the grading plans, the developer shall pay applicable remaining grading plan check fees.
- LD20. (GPA/MA) Prior to the later of either grading plan or final map approval, resolution of all drainage issues shall be as approved by the City Engineer.
- LD21. (GP) Prior to the issuance of a grading permit the developer shall submit recorded slope easements from adjacent landowners in all areas where grading resulting in slopes is proposed to take place outside of the project boundaries. For all other offsite grading, written permission from adjacent property owners shall be submitted.
- LD22. (GP) Prior to issuance of a grading permit, if the fee has not already been paid prior to map approval or prior to issuance of a building permit if a grading permit is not required, the developer shall pay Area Drainage Plan (ADP) fees. The developer shall provide a receipt to the City showing that ADP fees have been paid to Riverside County Flood Control and Water Conservation District. (MC 9.14.100)
- LD23. (GP) Prior to issuance of a grading permit, security, in the form of a cash deposit (preferable), letter of credit, or performance bond shall be required to be submitted as a guarantee of the completion of the grading required as a condition of approval of the project. (MC 8.21.070)
- LD24. (GP) Prior to issuance of a grading permit, security, in the form of a cash deposit (preferable), letter of credit, or performance bond shall be required to be submitted as a guarantee of the implementation and maintenance of erosion control measures required as a condition of approval of the project. At least twenty-five (25) percent of the required security shall be in cash and shall be deposited with the City. (MC 8.21.160)
- LD25. (GP) Prior to issuance of a grading permit, the developer shall pay the applicable grading inspection fees.

Prior to Map Approval or Recordation

- LD26. (MA) Prior to approval of the map, the developer shall submit a copy of the Covenants, Conditions and Restrictions (CC&Rs) to the Land Development

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA16-0012
PAGE 16 OF 34**

Division for review and approval. 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. In addition, the developer shall submit bylaws and articles of incorporation for review and approval as part of the maintenance agreement for any water quality BMP's.

- LD27. (MA) Prior to approval of the map, all street dedications shall be irrevocably offered to the public and shall continue in force until the City accepts or abandons such offers, unless otherwise approved by the City Engineer. All dedications shall be free of all encumbrances as approved by the City Engineer.
- LD28. (MA) Prior to approval of the map, security shall be required to be submitted as a guarantee of the completion of the improvements required as a condition of approval of the project. A public improvement agreement will be required to be executed.
- LD29. (MA) Prior to approval of the map, the developer shall enter into an agreement with the City and Riverside County Flood Control and Water Conservation District establishing the terms and conditions covering the inspection, operation and maintenance of Master Drainage Plan facilities if required to be constructed as part of the project. (MC 9.14.110)
- LD30. (MR) Prior to recordation of the map the developer shall comply with the requirements of the City Engineer based on recommendations of the Riverside County Flood Control District regarding the construction of County Master Plan Facilities. (MC 9.14.110)
- LD31. (MR) Prior to recordation of the map, if the developer chooses to construct the project in construction phases, a Construction Phasing Plan for the construction of on-site public and private improvements shall be reviewed and approved by the City Engineer. This approval must be obtained prior to the Developer submitting a Phasing Plan to the California State Department of Real Estate.
- LD32. (MR) Prior to recordation of the map, the developer shall submit the map, on compact disks, in (.PDF) digital format to the Land Development Division of the Public Works Department.

Prior to Improvement Plan Approval or Construction Permit

- LD33. (IPA) Prior to approval of the improvement plans, the improvement plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch mylar and signed by a registered civil engineer and other registered/licensed professional as required.
- LD34. (IPA) Prior to approval of the improvement plans, the developer shall submit clearances from all applicable agencies, and pay all outstanding plan check fees. (MC 9.14.210)

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA16-0012
PAGE 17 OF 34**

- LD35. (IPA) All public improvement plans prepared and signed by a registered civil engineer in accordance with City standards, policies and requirements shall be approved by the City Engineer in order for the Public Improvement Agreement and accompanying security to be executed.
- LD36. (IPA) Prior to approval of the improvement plans, securities and a public improvement agreement shall be required to be submitted and executed as a guarantee of the completion of the improvements required as a condition of approval of the project.
- LD37. (IPA) The street improvement plans shall comply with all applicable City standards and the following design standards throughout this project:
- a. Corner cutbacks in conformance with City Standard MVSI-165-0 shall be shown on the final map or, if no map is to be recorded, offered for dedication by separate instrument.
 - b. Lot access to major thoroughfares shall be restricted except at intersections and approved entrances and shall be so noted on the final map. (MC 9.14.100)
 - c. The minimum centerline and flow line grades shall be one percent unless otherwise approved by the City Engineer. (MC 9.14.020)
 - d. All street intersections shall be at ninety (90) degrees plus or minus five (5) degrees per City Standard No. MVSI-160A-0, or as approved by the City Engineer. (MC 9.14.020)
 - e. All reverse curves shall include a minimum tangent of one hundred (100) feet in length.
- LD38. (IPA) Prior to approval of the improvement plans, the plans shall be based upon a centerline profile, extending beyond the project boundaries a minimum distance of 300 feet at a grade and alignment approved by the City Engineer. Design plan and profile information shall include the minimum 300 feet beyond the project boundaries.
- LD39. (IPA) Prior to approval of the improvement plans, 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 years old and recently slurry sealed streets less than one year old. Pavement cuts for trench repairs may be allowed for emergency repairs or as specifically approved in writing by the City Engineer.
- LD40. (IPA) Prior to approval of the improvement plans, the developer shall pothole to determine the exact location of existing underground utilities. The improvement

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA16-0012
PAGE 18 OF 34**

plans shall be designed based on the pothole field investigation results. The developer shall coordinate with all affected utility companies and bear all costs of utility relocations.

- LD41. (IPA) Prior to submittal of the improvement plans, all dry and wet utility crossings shall be potholed to determine actual elevations. Any conflicting utilities shall be identified and addressed on the plans. The pothole survey data shall be submitted with the street improvement plans for reference purposes.
- LD42. (IPA) Prior to approval of the improvement plans, 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, those access ramps in that intersection shall be retrofitted to comply with current ADA requirements, unless approved otherwise by the City Engineer.
- LD43. (IPA) Prior to approval of the improvement plans, drainage facilities with sump conditions shall be designed to convey the tributary 100-year storm flows. Secondary emergency escape shall also be provided. (MC 9.14.110)
- LD44. (IPA) Prior to the approval of the improvement plans, the hydrology study shall show that the 10-year storm flow will be contained within the curb and the 100-year storm flow shall be contained within the street right-of-way. In addition, one lane in each direction shall not be used to carry surface flows during any storm event for street sections equal to or larger than a minor arterial. When any of these criteria is exceeded, additional drainage facilities shall be installed. (MC 9.14.110 A.2)
- LD45. (IPA) The project shall be designed to accept and properly convey all off-site drainage flowing onto or through the site. All storm drain design and improvements shall be subject to review and approval of the City Engineer. In the event that the City Engineer permits the use of streets for drainage purposes, the provisions of the Development Code will 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 Public Works Department – Land Development Division. (MC 9.14.110)
- LD46. (CP) All work performed within the City right-of-way requires a construction permit. As determined by the City Engineer, security may be required for work within the right-of-way. Security shall be in the form of a cash deposit or other approved means. The City Engineer may require the execution of a public improvement agreement as a condition of the issuance of the construction permit. All inspection fees shall be paid prior to issuance of construction permit. (MC 9.14.100)

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA16-0012
PAGE 19 OF 34**

LD47. (CP) Prior to issuance of a construction permit, all public improvement plans prepared and signed by a registered civil engineer in accordance with City standards, policies and requirements shall be approved by the City Engineer.

LD48. (CP) Prior to issuance of construction permits, the developer shall submit all improvement plans on compact disks, in (.PDF) digital format to the Land Development Division of the Public Works Department.

LD49. (CP) Prior to issuance of construction permits, the developer shall pay all applicable inspection fees.

Prior to Building Permit

LD50. (BP) Prior to issuance of building permits, all street dedications shall be irrevocably offered to the public and shall continue in force until the City accepts or abandons such offers, unless otherwise approved by the City Engineer. All dedications shall be free of all encumbrances as approved by the City Engineer.

LD51. (BP) Prior to issuance of building permits for non-subdivisions, security shall be required to be submitted as a guarantee of the completion of the improvements required as a condition of approval of the project. A public improvement agreement will be required to be executed.

LD52. (BP) Prior to issuance of building permit for a non-subdivision project, the developer shall comply with the requirements of the City Engineer based on recommendations of the Riverside County Flood Control District regarding the construction of County Master Plan Facilities. (MC 9.14.110)

LD53. (BP) Prior to issuance of a building permit, an approval by the City Engineer is required of the water quality control basin(s). The developer shall provide certification to the line, grade, flow test and system invert elevations.

LD54. (BP) Prior to issuance of a building permit, all pads shall meet pad elevations per approved plans as noted by the setting of "Blue-top" markers installed by a registered land surveyor or licensed engineer.

LD55. (BP) Prior to issuance of a building permit, the developer shall record with the County-Clerk Recorder a "Covenant and Agreement" or CC&R that informs future property owners of the requirement to maintain Parcel 37058 BMP's, as shown on the Grading Plans on file at the City of Moreno Valley Public Works Department as a retention/detention/bioretenion facilities. The "Covenant and Agreement" or CC&R shall be in a form acceptable to the City of Moreno Valley. Proof of recordation must be provided to the City prior to issuance of a building permit.

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA16-0012
PAGE 20 OF 34**

- LD56. (BP) Prior to the first building permit and prior to the payment of the Development Impact Fee (DIF), the developer may enter into a DIF Improvement Credit Agreement to secure credit for the construction of applicable arterial street, traffic signal, and/or interchange improvements. If the developer fails to complete this agreement prior to the timing as specified above, no credits will be given. The applicant shall pay Arterial Streets, Traffic Signals, and Interchange Improvements development impact fees adopted by the City Council by resolution. (Ord. 695 § 1.1 (part), 2005) (MC 3.38.030, .040, .050)
- LD57. (BP) Prior to the first building permit, prior to any improvement construction and prior to the payment of the Transportation Uniform Mitigation Fee (TUMF), the developer may enter into a TUMF Improvement Credit Agreement to secure credit for the construction of applicable improvements, if any. If the developer fails to complete this agreement by the timing as specified above, no credits will be given for any work. Prior to approval of the TUMF Improvement Credit Agreement, an approved engineer's cost estimate and street improvement plan are required.

Prior to Certificate of Occupancy

- LD58. (CO) Prior to issuance of a certificate of occupancy, a Parcel Map shall be recorded.
- LD59. (CO) Prior to issuance of the last certificate of occupancy or building final, the developer shall pay all outstanding fees.
- LD60. (CO) Prior to issuance of a certificate of occupancy, this project is subject to requirements 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. 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. Following are the 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.

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA16-0012
PAGE 21 OF 34**

- 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)
- LD61. (CO) Prior to issuance of a certificate of occupancy or building final, the developer shall construct all public improvements in conformance with applicable City standards, except as noted in the Special Conditions, including but not limited to the following applicable improvements:
- a. Street improvements including, but not limited to: pavement, base, curb and/or gutter, cross gutters, spandrel, sidewalks, drive approaches, pedestrian ramps, street lights, signing, striping, under sidewalk drains, landscaping and irrigation, medians, redwood header boards, pavement tapers/transitions and traffic control devices as appropriate.
 - b. Storm drain facilities including, but not limited to: storm drain pipe, storm drain laterals, open channels, catch basins and local depressions.
 - c. City-owned utilities.
 - d. Sewer and water systems including, but not limited to: sanitary sewer, potable water and recycled water.
 - e. Under grounding of existing and proposed utility lines less than 115,000 volts.
 - f. Relocation of overhead electrical utility lines including, but not limited to: electrical, cable and telephone.
- LD62. (CO) Prior to issuance of a certificate of occupancy or building final, all existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Moreno Valley ordinances. (MC 9.14.130)
- LD63. (CO) Not a residential project; can delete?
- LD64. (CO) Prior to issuance of a certificate of occupancy, the Developer shall record a "Stormwater Treatment Device and Control Measure Access and Maintenance Covenant," to provide public notice of the requirement to implement the approved final project-specific WQMP and the maintenance requirements associated with the 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 of the Public Works Department.

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA16-0012
PAGE 22 OF 34**

- LD65. (CO) Prior to issuance of a certificate of occupancy or building final for any Commercial/Industrial facility, whichever occurs first, 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.
- LD66. (CO) Prior to issuance of a certificate of occupancy or building final, 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 to the City for review and approval.

Prior to Acceptance of Streets into the City Maintained Road System

- LD67. (AOS) Aggregate slurry, as defined in Section 203-5 of Standard Specifications for Public Works Construction, may be required just prior to the end of the one-year warranty period of the public streets at the discretion of the City Engineer. If slurry is required, the developer/contractor must provide a slurry mix design submittal for City Engineer approval. The latex additive shall be Ultra Pave 70 (for anionic – per project geotechnical report) or Ultra Pave 65 K (for cationic – per project geotechnical report) or an approved equal. 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.

SPECIAL CONDITIONS

- LD68. (MA) Prior to parcel map recordation/building permit issuance, either reciprocal access easement(s) shall be shown on the map or a separate recordation, a copy of a reciprocal access agreement between parcels shall be submitted to the City for review and approval.
- LD69. (PGA) Prior to precise/rough grading plan approval, the plans shall clearly show the extents of all existing easements on the property. All building structures shall be constructed outside of existing easements.
- LD70. (MA) Prior to final map approval, the developer shall provide maintenance and access rights to the existing cell site located at the project's northerly property line. Access rights may be provided via an easement, a lease agreement or similar. This project shall install a driveway access ramp from this project's drive aisle to the existing cell tower.

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA16-0012
PAGE 23 OF 34**

Right-of Way

LD71. (MA) Prior to parcel map approval, the map shall show the following:

- (a) A 15-foot street right-of-way dedication on the east side of Day Street along project frontage.
- (b) A 4-foot minimum pedestrian right-of-way dedication behind any driveway approach per City Standard MVSI-112C-0, on both Day Street and Eucalyptus Avenue.
- (c) The appropriate street right-of-way dedication on the east side of Day Street along this project's west frontage to ensure a centerline to east right-of-way distance of 65-feet for an Arterial, City Standard MVSI-102B-0 Alternate Modified Divided Major Arterial and along this project's south side frontage to ensure a center line to the north side of
- (d) The appropriate additional right-of-way and pedestrian easement adjacent to the bus turn-out, for the required bus turn-out (min 60 feet of parallel bus parking area with required transitions) on Day Street is per the City Standard MVSI-161-0 or as approved by the City Engineer. Corner cutback right-of-way dedications per City Standard MSVI-165-0.

Grading

LD72. (PGA) Prior to any grading plan approval, the plans shall clearly show that any slope near the public right-of-way has a minimum set-back area at 2% maximum of 2 feet before the start of the top or toe of slope. If the vertical height of the slope exceeds 10 feet, this set-back area shall be 3 feet minimum. This includes but is not limited to the slopes along Day Street and Eucalyptus Avenue.

LD73. (BP) Prior to building permit issuance, the precise grading plan for the shopping center master plot plan (PA15-0047) shall be approved by the City. If this precise grading plan is not yet approved, the developer shall submit a separate precise grading plan for this project for review and approval

LD74. (PGA) Prior to rough grading plan approval, for any parcel which will not be fully developed per this, the grading plans shall show that long-term interim water quality and erosion and sediment control mechanisms are implemented. Future, separate plot plan applications will be required for the development of these parcels.

Drainage

LD75. (PGA) Prior to precise/rough grading plan approval, the grading plans shall clearly demonstrate that drainage is properly collected and conveyed. The plans

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA16-0012
PAGE 24 OF 34**

shall show all necessary on-site and off-site drainage improvements to properly collect and convey drainage entering, within and leaving the project. This may include, but not be limited to on-site and perimeter drainage improvements to properly convey drainage within and along the project site, and downstream off-site improvements. The developer will be required to obtain the necessary permission for offsite construction, including easements.

- LD76. (PGA) Prior to rough grading plan approval, this project shall demonstrate, via a final drainage study, that the increased runoff resulting from the development of this site is mitigated. During no storm event shall the flow leaving the site in the developed condition be larger than that of the pre-developed condition. The drainage study shall analyze the following events: 1, 3, 6 and 24-hour duration events for the 2, 5, 10 and 100-year storm events. The applicant understands that additional detention measures, beyond those shown on the tentative map and preliminary drainage study, may be required.

Improvements

- LD77. (PIA) Prior to parcel map approval/building permit issuance, the Developer shall guarantee the construction of the following improvements by entering into a public improvement agreement and posting security. The improvements shall be completed prior to occupancy of the first building or as otherwise determined by the City Engineer.
- LD78. Day Street, Arterial, City Standard MVSI-102B-0 Alternate Modified Divided Major Arterial (120-foot RW / 98-foot CC) shall be constructed to half-width plus an additional 18 feet west of the centerline, along the entire project's west frontage. A 15-foot right-of-way dedication on the east side of the street, along the project's westerly property line, shall be shown on the parcel map. Improvements shall consist of, but not be limited to, raised median, pavement, base, curb, gutter, sidewalk, driveway approaches, drainage structures, any necessary offsite improvement transition/joins to existing, streetlights, pedestrian ramps, removal/relocation and/or undergrounding of any power poles with overhead utility lines less than 115,000 volts, and dry and wet utilities.
- LD79. Eucalyptus Avenue right-of-way distance of 57-feet for an Arterial, City Standard MVSI-103B-0 Alternate Divided Arterial. (114-foot RW / 57-foot CC) shall be constructed to half-width plus an additional 18 feet south of the centerline, along the entire project's south frontage. Improvements shall consist of, but not be limited to, raised median, pavement, base, curb, gutter, sidewalk, driveway approaches, drainage structures, any necessary offsite improvement transition/joins to existing, streetlights, pedestrian ramps, removal/relocation and/or undergrounding of any power poles with overhead utility lines less than 115,000 volts, and dry and wet utilities. If the improvements are already constructed to the ultimate location, then prior to building permit issuance, the developer shall provide to the City Engineer the results of a coring test confirming

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA16-0012
PAGE 25 OF 34**

that said pavement section has been constructed per City Standard No. MVSI-103B-0, and has secured the construction of any missing or deficient improvements along the project southerly frontage, and the City Engineer may require additional signing and striping for the frontage improvements to accommodate increased traffic imposed by the development.

- LD80. Prior to precise grading plan or improvement plan approval, as applicable, the plans shall show all driveway approaches to be constructed per City Standard Plan MVSI-112C-0. The driveways shall have a minimum radius of 50 feet and transition from an 8 inch curb height to a 0 inch curb height at the conventional right-of-way 12 feet behind the curb line, or as approved by the City Engineer. There shall be 4-foot wide pedestrian sidewalk area at 2% maximum behind the conventional right-of-way. A 4-foot pedestrian right-of-way dedication shall be made on the final parcel map PM 37058.
- LD81. (MA) Prior to final parcel map approval/building permit issuance, the applicant shall schedule a walk through with a Public Works Inspector to inspect existing improvements within public right-of-way along project frontage. The applicant will be required to install, replace and/or repair any missing, damaged or substandard improvements including handicap access ramps that do not meet current City standards. 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.
- LD82. (BP) Prior to building permit issuance, Parcel Map 37058 (City Case Number PA15-0048) shall record and all public frontage street improvements, as conditioned per PM 37058 and this project (PA15-0047), shall be complete.

Onsite Improvements

- LD83. (PGA) Prior to precise grading plan approval, the grading plans shall show any proposed trash enclosure as dual bin; one bin for trash and one bin for recyclables. The trash enclosure shall be per City Standard Plan MVGF-660A-0 or 660B-0.
- LD84. (PGA) Prior to precise grading plan approval, the grading plans shall clearly show that the parking lot conforms to City standards. The parking lot shall be 5% maximum, 1% minimum, 2% maximum at or near any disabled parking stall and travel way. Ramps, curb openings and travel paths shall all conform to current ADA standards as outlined in Department of Justice's "ADA Standards for Accessible Design", Excerpt from 28 CFR Part 36. (www.usdoj.gov) and as approved by the City's Building and Safety Division.

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA16-0012
PAGE 26 OF 34**

- LD85. (PGA) Prior to precise grading plan approval, the plans shall show roof drains directed to a landscaped area rather than being routed directly to the parking lot. Alternatively, roof drain flows can be directed to private storm drains which will connect to the treatment control best management practice.
- LD86. The following project engineering design plans submitted on 24"x36" sheet size shall be submitted for review and approval, as well as additional plans that are deemed necessary, prior to the time as noted below or as maybe required by the City during the plan review process for plans not listed below:
- (a) Rough Grading Plan : prior to approval for Precise Grading
 - (b) Precise Grading Plan: prior to Building permits Improvement Plan (off-site, street, striping/signage): prior to Building permits
 - (c) Final Drainage Study: upon submittal of any grading/improvement plans
 - (d) Final WQMP: prior to approval of grading plans
 - (e) As-Built Plans of all "plans" listed above: prior to last Occupancy or final building permit issued.

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA16-0012
PAGE 27 OF 34**

PUBLIC WORKS DEPARTMENT – SPECIAL DISTRICTS DIVISION

Conditions are standard to all or most development projects. Some special conditions, modified conditions or clarification of conditions may be included. Please review conditions as listed and contact the Division at 951.413.3480 for any questions.

Acknowledgement of Conditions

The following items are the Special Districts Division's Conditions of Approval for PA16-0012, this projects shall be completed at no cost to any Government Agency. All questions regarding the following Conditions including but not limited to intent, requests for change/modification, variance and/or request for extension of time shall be sought from the Special Districts Division of the Public Works Department 951.413.3480 or by emailing specialdistricts@moval.org.

General Conditions

- SD1. 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.
- SD2. Plans for parkway, median, slope, and/or open space landscape areas designated in the project's Conditions of Approval for incorporation into a City coordinated landscape maintenance program, shall be prepared and submitted in accordance with the City of Moreno Valley Public Works Department Landscape Design Guidelines. The guidelines are available on the City's website at www.moval.org/sd or from the Special Districts Division (951.413.3480 or specialdistricts@moval.org).
- SD3. The Developer, or the Developer's successors or assignees shall be responsible for all parkway and/or median landscape maintenance for a period of one (1) year commencing from the time all items of work have been completed to the satisfaction of Special Districts staff as per the City of Moreno Valley Public Works Department Landscape Design Guidelines, or until such time as the District accepts maintenance responsibilities.
- SD4. 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.
- SD5. The ongoing maintenance of any landscaping required to be installed behind the sidewalk on Day St. and Eucalyptus Ave. shall be the responsibility of the property owner.

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA16-0012
PAGE 28 OF 34**

- SD6. A new water service and central control irrigation system will be required for publicly maintained landscaping installed by this development (curb adjacent parkway on Day St. and Eucalyptus Ave. and median landscaping on Day St.) unless it is determined by the landscape architect the existing services for Landscape Maintenance District No. 2014-02, Zone 01 have capacity to include them.
- SD7. Plan check fees for review of parkway/median landscape plans for improvements that shall be maintained by the City of Moreno Valley are due upon the first plan submittal. (MC 3.32.040)
- SD8. Inspection fees for the monitoring of landscape installation associated with the City of Moreno Valley maintained parkways/medians are due prior to the required pre-construction meeting. (MC 3.32.040)
- SD9. 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.

Prior to Building Permit Issuance

- SD10. (BP) 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.)
- SD11. (BP) 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 on Day St.

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA16-0012
PAGE 29 OF 34**

- b. Landscape Maintenance Services for parkway and/or median landscaping on Day St. and Eucalyptus Ave.

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 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.

SD12. (BP) 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 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

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA16-0012
PAGE 30 OF 34**

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.

SD13. *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.)

SD14. (BP) 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). 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.

SD15. (BP) For those areas to be maintained by the City and prior to the issuance of the first Building Permit, Planning Division (Community Development Department), Special Districts Division (the Public Works Department) and Transportation Division (the Public Works Department) shall review and approve the final median, parkway, slope, and/or open space landscape/irrigation plans as designated on the tentative map or in these Conditions of Approval prior to the issuance of the first Building Permit.

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA16-0012
PAGE 31 OF 34**

Prior to Certificate of Occupancy

- SD16. (CO) Parkway, open space, and/or median landscaping specified in the project's Conditions of Approval shall be constructed in compliance with the City of Moreno Valley Public Works Design Guidelines and completed prior to the issuance of the first Certificate of Occupancy/Building Final for this project.
- SD17. (CO) Landscape and irrigation plans for parkway, median, slope, and/or open space landscape areas designated to be maintained by the City shall be placed on compact disk (CD) in pdf format. The CD shall include "As Built" plans, revisions, and changes. The CD will become the property of the City of Moreno Valley and the Moreno Valley Community Services District.

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA16-0012
PAGE 32 OF 34**

PUBLIC WORKS DEPARTMENT – TRANSPORTATION ENGINEERING DIVISION

Based on the information contained in our standard review process we recommend the following conditions of approval be placed on this project:

GENERAL CONDITIONS

- TE1. Day Street shall have a raised, landscaped median installed along project frontage consistent with City Standards. An in lieu fee may be paid by the project applicant to the City with the City Engineer's approval. The in lieu fee amount shall be based upon an engineer's estimate to the satisfaction of the City Engineer.
- TE2. Driveways shall conform to Section 9.11.080, and Table 9.11.080-14 of the City's Development Code – Design Guidelines and City of Moreno Valley Standard No. MVSI-112C-0 for commercial driveway approach. Access at the driveways shall be as follows:
- Northerly Day Street driveway: Left-in, right-in, and right-out access allowed.
 - Southerly Day Street driveway: Right-in and right-out access allowed.
 - Easterly Eucalyptus Avenue driveway: Left-in, right-in, and right-out access allowed.
 - Westerly Eucalyptus Avenue driveway: Right-in and right-out access allowed.
- TE3. Conditions of approval may be modified or added if a modified plan is submitted for this development.

PRIOR TO IMPROVEMENT PLAN APPROVAL OR CONSTRUCTION PERMIT

- TE4. Prior to the final approval of the street improvement plans, traffic signal modification plans will be required for the traffic signal located at Day Street and Eucalyptus Avenue. Modifications may include but not limited to new signal poles, new pull boxes, new traffic detector loops, etc.
- TE5. Prior to the final approval of the street improvement plans, a bus bay shall be designed for northbound Day Street, just north of Eucalyptus Avenue per City Standard Plan No. MVSI-161-0, modified to the satisfaction of the City Engineer.
- TE6. Prior to the final approval of the street improvement plans, a signing and striping plan shall be prepared per City of Moreno Valley Standard Plans - Section 4 for all streets.
- TE7. Prior to issuance of a construction permit, construction traffic control plans prepared by a qualified, registered Civil or Traffic engineer may be required for plan approval or as required by the City Traffic Engineer.

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA16-0012
PAGE 33 OF 34**

TE8. Prior to final approval of the street improvement plans, the project plans shall demonstrate that sight distance at proposed streets and driveways conforms to City Standard Plan No. MVSI-164A-0 through MVSI-164C-0.

PRIOR TO BUILDING PERMIT

TE9. (BP) Prior to the issuance of Building Permit, the project applicant shall make a fair-share payment to the City of Moreno Valley for improvement identified in the project Traffic Study.

PRIOR TO CERTIFICATE OF OCCUPANCY OR BUILDING FINAL

TE10. (CO) Prior to issuance of Certificate of Occupancy, improvements identified in TE4 and TE5 shall be completed per the approved plans to the satisfaction of the City Engineer.

TE11. (CO) Prior to issuance of Certificate of Occupancy, all approved signing and striping shall be installed per current City Standards and the approved plans.

PRIOR TO ACCEPTANCE OF STREETS INTO THE CITY-MAINTAINED ROAD SYSTEM

TE12. Prior to acceptance of streets into the City-maintained road system, all approved signing and striping shall be installed per current City Standards and the approved plans.

**DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA16-0012
PAGE 34 OF 34**

PARKS AND COMMUNITY SERVICES DEPARTMENT

Acknowledgement of Conditions

The following items are Parks and Community Services Department Conditions of Approval for Case No. PA15-0048; this project shall be completed at no cost to any Government Agency. All questions regarding Parks and Community Services Department Conditions including but not limited to, intent, requests for change/modification, variance and/or request for extension of time shall be sought from the Parks and Community Services Department 951.413.3280. The applicant is fully responsible for communicating with the Parks and Community Services Department regarding the conditions.

PCS1. 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.

PCS2. 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.

PCS3. This project is subject to current Development Impact Fees.

MITIGATED NEGATIVE DECLARATION

PROJECT TITLE AND FILE NUMBERS:

PA15-0047 - Tentative Parcel Map 37058
 PA15-0048 - Master Plot Plan
 PA15-0049 - Conditional Use Permit – 112 room hotel
 PA15-0050 - Plot Plan – 104 room hotel
 PA15-0051 - Conditional Use Permit – service station
 PA16-0012 - Plot Plan – multiple tenant retail building

PROJECT APPLICANT: Day and Eucalyptus, LLC

TELEPHONE NUMBER: (949) 718-0066

PROJECT LOCATION: Northeast corner of Day Street and Eucalyptus Avenue, Moreno Valley, Riverside County, CA

PROJECT DESCRIPTION: The project proposes to subdivide 8.54 acres into six parcels for development of two hotel sites, a service station with convenience store, a multiple tenant retail building, and future development of a fast food restaurant with drive-through and a retail building.

FINDING

The City of Moreno Valley has reviewed the above project in accordance with the City of Moreno Valley's Guidelines for the Implementation of the California Environmental Quality Act, and has determined that an Environmental Impact Report need not be prepared because:

- [] The proposed project will not have a significant effect on the environment.
- [x] Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures described in the attached Initial Study and hereby made a part of this Mitigated Negative Declaration have been added to the project. The Final Conditions of Approval contain the final form and content of all mitigation measures.

This determination is based upon an Initial Study. The project file, including the Initial Study and related documents is available for review 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 Friday) at the City of Moreno Valley, Community Development Department, Planning Division, 14177 Frederick Street, Moreno Valley, California 92553, Telephone (951) 413 3206.

PREPARED BY: Jeff Bradshaw

DATE: April 20, 2016

NOTICE

The public is invited to comment on the Mitigated Negative Declaration. The appropriateness and adoption of the Mitigated Negative Declaration is considered at the time of project approval in light of comments received.

DATE ADOPTED: _____ BY: _____



**INITIAL STUDY/
ENVIRONMENTAL CHECKLIST FORM
CITY OF MORENO VALLEY**

1. Project Title: The Quarter

Tentative Parcel Map 37058 (PA15-0047)
Master Plot Plan PA15-0048
Conditional Use Permit PA15-0049
Plot Plan PA15-0050
Conditional Use Permit PA15-0051
Plot Plan PA16-0021
2. Lead Agency Name and Address: City of Moreno Valley
14177 Frederick Street
Moreno Valley, CA 92553
3. Contact Person and Phone Number: Jeff Bradshaw, Associate Planner
(951) 413-3224
4. Project Location: Northwest corner of Day Street and Eucalyptus Avenue
5. Project Sponsor's Name and Address: Day and Eucalyptus, LLC
567 San Nicolas Drive
Newport Beach, CA 92660
6. General Plan Designation: Commercial (C)
7. Zoning: Community Commercial (CC)
8. Description of the Project:

The project proposes to subdivide 8.54 acres into six parcels for development of a commercial development in the Community Commercial zone. Applications include: Tentative Parcel Map 37058 (PA15-0047) to subdivide the project site into six parcels; Master Plot Plan PA15-0048 for development of a six parcel commercial site; Conditional Use Permit PA15-0049 to develop a 4-story, 85,162 square foot hotel with 112 kitchen suites on Parcel 6; Plot Plan PA15-0050 to develop a 4-story, 57,902 square foot hotel with a combination of 104 guest rooms and suites on Parcel 5; Conditional Use Permit PA15-0051 to develop a six pump service station with a 4,100 square foot convenience store on Parcel 3; and Plot Plan PA16-0012 to develop a 6,300 square foot multi-tenant retail/restaurant building on Parcel 2. Future development of a

6,349 square foot fast food restaurant with a drive-through on Parcel 1, and a 4,800 square foot retail building on Parcel 4 will require approval under separate applications.

9. Surrounding Land Uses and Setting:

The project site is bounded by the Towngate Specific Plan (SP 200) on the north, east and south, and Office zoning within the City of Riverside to the west on the west side of Day Street.

Surrounding development includes office buildings and vacant land in the City of Riverside to the west; a shopping center with a grocery store, a vacant retail pad and two restaurants to the north; vacant land and Fire Station #6 to the east; and single-family tract homes and apartments to the south.

Edgemont Elementary School is located further to the west on Eucalyptus Avenue. State Route 60 is located approximately ½ mile to the north on Day Street and the I-215 freeway is located approximately one-half mile to the west on Eucalyptus Avenue. Other land uses in the vicinity include the Moreno Valley Mall to the northeast.

Overall, the proposed commercial development is compatible with the City's General Plan and existing land uses.

10. Other public agencies whose approval is required:

Riverside County Flood Control and Water Conservation District will require an encroachment permit for changes to existing storm drain infrastructure located in Day Street and to the detention basin located to south at Cottonwood Avenue and Day Street. The City of Riverside will require a permit for construction of a raised median on Day Street.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below(■) would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

	Aesthetics		Greenhouse Gas Emissions		Population/Housing
	Agricultural Resources		Hazards & Hazardous Materials		Public Services
	Air Quality		Hydrology/Water Quality		Recreation
	Biological Resources		Land Use/Planning		Transportation/Traffic
	Cultural Resources		Mineral Resources		Utilities/Service Systems
	Geology/Soils		Noise		Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	■
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a “potential significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	

April 20, 2016

Signature

Date

Jeff Bradshaw, Associate Planner

Printed Name

For

Attachment: Initial Study Checklist - Final (2080 : The Quarter Project)

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analysis,” as described in (5) below, may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:
 - (a) Earlier Analysis Used. Identify and state where they are available for review.
 - (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - (c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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I. AESTHETICS. Would the project:

a) Have a substantial adverse effect on a scenic vista?

The Moreno Valley General Plan identifies scenic highways, panoramic viewsheds, and photographic viewing locations within the aesthetic resource element. The General Plan identifies no scenic roadways or panoramic viewsheds in the project vicinity. The project site is comprised of level to gently sloping topography with no rock outcroppings. The site has been disturbed previously through the operation of a concrete batch plant. As designed and conditioned, the proposed project will have no effect on a scenic vista.

b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?

The project property topography varies from level to gently sloping. Based upon site visits by staff and review of the General Plan, the subject site does not include scenic resources. The site was recently cleared and cleaned up following the removal of a concrete batch plant. There are no rock outcroppings, trees or historic buildings on site. There are no scenic highways in the area. The site has been previously disturbed through the operation of a concrete batch plants. As designed and conditioned, the proposed project will not substantially damage scenic resources.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

The project proposes to subdivide an 8.54 acre parcel located within the Community Commercial (CC) zone for development of a master planned commercial project. The proposed uses include two 4-story hotels, a service station/convenience store, and retail building with master plan approval for future development of two additional retail parcels. Development of the site will require installation of public street improvements along the site's Day Street and Eucalyptus Avenue frontages, the installation of a new segment of raised landscaped median and the undergrounding of overhead utility lines. The project is located outside of the Towngate Specific Plan. The City's Design Guidelines and the Municipal Code provide a framework that ensures that any new development would be designed and constructed in a manner that is compatible with surrounding land uses. The proposed project as designed is aesthetically compatible with adjacent commercial uses and the master plan provides a framework for coordinating architectural style, design, materials, colors, landscaping, perimeter walls, pedestrian access and circulation and building height for the development. As designed and conditioned, the proposed project would not significantly degrade the existing visual character or quality of the site and surroundings.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

The project would introduce some additional new light sources into the area as the project site is currently vacant. The proposed commercial development would include required parking lot lighting and exterior building mounted lights for the hotels, retail buildings and service station canopy. The project has been conditioned for compliance with the City's light standards as referenced in Municipal Code Section 9.08.100 including the shielding of lighting and restrictions on the intensity of exterior lighting which will reduce light and glare impacts to City accepted levels on surrounding properties. Therefore, potential impacts related to substantial light or glare are less than significant and no mitigation would be required.

II. AGRICULTURE & FORESTRY RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project?

a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?

The site is designated as 'Urban and Built-Up Land', on the 2015 State Important Farmland Map. This category is described as land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. This land is used for residential, industrial, commercial, construction, institutional, public administration, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes. The site was used previously as a concrete batch plant. The site is surrounded on all sides by existing residential and commercial development classified as 'Urban' on the Farmland map. There are currently no agriculturally productive activities occurring within the project boundaries. There will be no impact to farmlands as this development of this project will not result in the conversion of Prime Farmland, Unique Farmland or Farmland of Statewide Importance.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

Attachment: Initial Study Checklist - Final (2080 : The Quarter Project)

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The site is not currently in agricultural use, or under Williamson Act control. There is no existing surrounding agricultural use, or sites under Williamson Act contract. The Municipal Code allows for agricultural uses such as crops in all zoning districts, therefore, the proposed project does not conflict with existing zoning for agricultural use, or impact sites under Williamson Act contract.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				■
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The project site is not zoned or designated on the City’s General Plan for forest land, timberland, or timberland zoned Timberland Production. Therefore, since the project will not result in impacts to forest land, timberland, or timberland zoned timberland production, no impacts would occur and no mitigation measures would be required.

d) Result in the loss of forest land or conversion of forest land to non-forest use?				■
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The project site is not forest land as defined by Public Resources Code section 1220(g). The project site does not involve the loss of forest land or the conversion of forest land to non-forest use. Therefore, since the project will not result in the loss of forest land or the conversion of forest land to non-forest use, no impacts would occur and no mitigation measures would be required.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				■
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There is no immediate surrounding or proposed agricultural use according to the General Plan. The proposed project will not involve changes to the existing environment, which will result in the conversion of farmland to non-agricultural use.

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?			■	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation.			■	

(a and b) The Air Quality Management Plan (AQMP) adopted by the South Coast Air Quality Management District (SCAQMD) in 2012 sets forth a comprehensive program that will lead the air basin into compliance with all federal and state air quality standards. The proposed project is located within the boundaries of the AQMP. The AQMP control measures and related emission reduction estimates are based upon emissions projections for a future development scenario derived from General Plan land use, population, and employment characteristics defined in consultation with local governments. Moreno Valley’s General Plan Land Use Element was considered in the preparation of the 2012 AQMP. Accordingly, conformance with the AQMP for development projects is determined by demonstrating compliance with local land use plans and/or population projections.

Based upon the conclusions of a Traffic Impact Analysis Report prepared by Linscott, Law & Greenspan Engineers (dated March 2, 2016), analysis of existing traffic patterns plus project traffic conditions does not result in direct impacts to studied roadway segments or intersections. The proposed project would not obstruct implementation of the AQMP or violate any air quality standard or contribute substantially to an existing or projected air quality violation.

There is no potential for long-term air quality impacts associated with the project. The only potential for impact would be short-term during construction. Although not required as mitigation measures to reduce a potentially significant impact to acceptable levels, the following mitigation measures have been introduced to ensure compliance with City General Plan Policies and SCAQMD rules:

- AQ-1: Roadway grading activities shall comply with SCAQMD Rule 403 regarding the control of fugitive dust (GP Policy 6.7.5).
- AQ-2: Construction contractor shall ensure that all disturbed areas are watered frequently enough to ensure effective control of fugitive dust (at least three times per day). Frequency shall be increased during high and gusty wind conditions.
- AQ-3: Disturbed areas, which will not be covered by pavement at the end of the work, shall have a soil stabilizer applied to it to prevent wind erosion.
- AQ-4: The project applicant shall use “Low-Volatile Organic Compounds” paints, coatings, and solvents with a VOC content lower than required under Rule 1113 (not to exceed 150 grams/liter; 1.25 pounds/gallon). High Pressure Low Volume (HPLV) applications of paints, coatings, and solvents shall be consistent with SCAQMD Rule 1113. Alternatively, the project applicant shall use materials that do not require painting or are pre-painted.
- AQ-5: Prior to the issuance of grading permits, the project applicant shall require by contract specifications that all streets within the construction site shall be swept once per day if visible soil materials are carried to adjacent streets.
- AQ-6: Prior to the issuance of grading permits, the project applicant shall require by contract specifications that all trucks hauling dirt, sand, soil, or other loose materials are to be covered or shall maintain at least 2 feet of freeboard I accordance with the requirements of California Vehicle Code (CVC) Section 23114 (freeboard means vertical space

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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between the top of the load and the top of the trailer).

AQ-7: All clearing, grading, earthmoving, or excavation activities shall cease when winds (as instantaneous gusts) exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions. On-site truck idling shall be prohibited in excess of five minutes.

AQ-8: The staging of construction equipment and the construction trailer shall be placed as far as possible from the existing single-family and multiple residences located to the south (similar mitigation required for Noise see N-2).

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			■	
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CEQA Section 21100 (e) addresses evaluation of cumulative effects allowing the use of approved land use documents in a cumulative impact analysis. CEQA Guidelines Section 15064 (i)(3) further stipulates that for an impact involving a resource that is addressed by an approved plan or mitigation program, the lead agency may determine that a project's incremental contribution is not cumulatively considerable if the project complies with the adopted plan or program. In addressing cumulative effects for air quality, the AQMP is the most appropriate document to use because the AQMP sets forth a comprehensive program that will lead the air basin, including the project area, into compliance with all federal and state air quality standards and utilizes control measures and related emission reduction estimates based upon emissions projections for a future development scenario derived from land use, population, and employment characteristics defined in consultation with local governments.

The Air Quality Management Plan (AQMP) sets forth a comprehensive program that will lead the air basin into compliance with all federal and state air quality standards. The AQMP control measures and related emission reduction estimates are based upon emissions projections for a future development scenario derived from General Plan land use, population, and employment characteristics defined in consultation with local governments. Accordingly, conformance with the AQMP for development projects is determined by demonstrating compliance with local land use plans and/or population projections. Therefore, it is appropriate to conclude that the project's incremental contribution to criteria pollutant emissions is not cumulatively considerable.

Potential cumulative impacts to air quality were also considered in the review of project traffic demands. Based upon the conclusions of a Traffic Impact Analysis Report prepared by Linscott, Law & Greenspan Engineers (dated March 2, 2016), analysis of the year 2020 cumulative traffic plus project traffic conditions demonstrated cumulative impacts to three intersections (Day Street at Canyon Springs Parkway, Day Street at Bay Avenue, and Day Street at Alessandro Boulevard). The following mitigation measures are recommended to mitigate cumulative impacts to these intersections:

TRA-1: Cumulative impacts to the intersection at Day Street and Bay Avenue shall be mitigated through the payment of City Development Impact Fees (DIF) to contribute a fair share to the cost to install a traffic signal and design for two-phase operation to widen and restripe Day Street to provide an exclusive northbound left-turn lane and an exclusive southbound left-turn lane.

TRA-2: Cumulative impacts to the intersection at Day Street and Alessandro Boulevard shall be mitigated through the payment of City Development Impact Fees (DIF) to contribute a fair share to the cost to widen and restripe Alessandro Boulevard (approach and departure) to provide a 3rd westbound through lane and modify the existing traffic signal.

TRA-3: Cumulative impacts to the intersection at Day and Canyon Springs Parkway shall be mitigated through the payment of a fair share contribution of 10.7% of the total cost to modify the existing traffic signal and install an eastbound right-turn overlap and a westbound right-turn overlap.

As designed and conditioned, and subject to implementation of mitigation measures TRA-1, TRA-2 and TRA-3, the project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).

d) Expose sensitive receptors to substantial pollutant concentrations?			■	
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The nearest sensitive receptors include Edgemont Elementary School located approximately 750 feet to the west on Eucalyptus Avenue and existing single-family tract homes and apartments to south, southwest and southeast on the other side of Eucalyptus Avenue. Considering the direction of the prevailing winds from northwest to southeast, dispersion of potential pollutants, and the quantity of potential pollutants generated, the project will not expose sensitive receptors to substantial pollutant concentrations. Compliance with the identified mitigation measures (AQ-1 to AQ-8) in the response to checklist questions a and b for Air Quality will also serve to minimize pollutant concentrations.

e) Create objectionable odors affecting a substantial number of people?			■	
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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project presents the potential for generation of objectionable odors in the form of diesel exhaust in the immediate vicinity of the site during construction of the project. The preliminary grading plan identifies that the site will require grading within the 8.54 acre parcel. The earthwork quantities identified on the preliminary grading plan propose approximately 35,928 cubic yards of cut and 4,832 cubic yards of fill for an approximate net export of 31,096 cubic yards. A Greenhouse Gas Analysis prepared by Albert A. Webb Associates anticipates that the soil export will require approximately 3,887 truck trips (one way) with the export location located no more than 10 miles from the project site. The closest areas with substantial numbers of people are existing single-family residences and apartments located to the south on the south side of Eucalyptus Avenue and existing homes and mobile home park to the south west on Eucalyptus Avenue. The nearest school is Edgemont Elementary School located approximately 750 feet to the west on Eucalyptus Avenue. However, these emissions would rapidly dissipate and be diluted by the atmosphere downwind of the emission sources. Recognizing the direction of the prevailing winds (northwest to southeast), dispersion and quantity of the potential pollutants, the project will not subject a substantial number of people to objectionable odors. Air quality pollutants associated with hotel, retail, fast food restaurant and service station uses are primarily generated from mobile sources such as vehicle exhaust from retail customers and the service station and odors from food preparation from the proposed restaurants. No other uses are proposed that would generate substantial concentrations of harmful air pollutants, as well as objectionable odors not typical of a commercial zoned area. No significant impacts would occur.

IV. BIOLOGICAL RESOURCES. Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?			■	
b) Have a substantially adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Wildlife Service?			■	

(a and b) The project site is bounded on the north, east and west by commercial development with existing single-family and multiple family residential developments to the south. The site is comprised of level to gently sloping topography. A concrete batch plant had operated at this site since at 1978. The batch plant ceased operations in 2014 and the owner cleared the site. Based upon information from the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Full Report as provided by the Riverside County Transportation and Land Management Agency, there are no identified candidate, sensitive or special status species associated with the project site. Following a site inspection by staff in November 2015 and again in April 2016, no burrows or other evidence of burrowing owl habitat and no riparian habitat or other sensitive natural habitat was noted on the project site. Based on the results of the City's site inspection, the MSHCP status of site, the history of site disturbance, prior development of the site and the urban nature of surrounding development, preparation of a burrowing owl assessment was not required for the project site.

Although not required as a mitigation measure to reduce a potentially significant impact to acceptable levels, the following mitigation measure, BR-1 has been identified to ensure that a pre-construction study of the burrowing owl is completed prior to construction.

BR-1: A pre-construction burrowing owl survey shall be performed within 30 days prior to the commencement of ground disturbing activities according to the recognized burrowing owl protocol for the MSHCP.

Therefore, the project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service. The project will not have a substantially adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U. S. Wildlife Service.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				■
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The project site has topography that varies from level to gently sloping. A concrete batch plant had operated at this site since at least 1978. The batch plant ceased operations in 2014 and the owner cleared the site. There are no existing trees or vegetation on the project site. The project site is bounded on the north, east and west by commercial development with existing single-family and multiple family residential developments to the south. Following a site inspection by staff in November 2015 and again in April 2016, no riparian habitat or other sensitive natural habitat was noted on the project site. Therefore, no impacts would occur to federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.). through direct removal, filling, hydrological interruption, or other means, and no mitigation measures would be required.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				■
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The project site has topography that varies from level to gently sloping. A concrete batch plant had operated at this site since at least 1978. The batch plant ceased operations in 2014 and the owner cleared the site. There are no existing trees or vegetation on the project site. The project site is bounded on the north, east and west by commercial development with existing single-family and multiple family residential developments to the south. Following a site inspection by staff in November 2015 and again in April 2016, no evidence of resident or migratory fish or wildlife species was noted on the project site or the adjacent vacant parcel. Therefore, the project will not interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				■
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The project site has topography that varies from level to gently sloping. A concrete batch plant had operated at this site since at least 1978. The batch plant ceased operations in 2014 and the owner cleared and cleaned the site. There are no existing trees or vegetation on the project site. Therefore related to any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, no impacts would occur and no mitigation measures would be required.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?			■	
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The project site is not located within one of the Multiple Species Habitat Conservation Plan (MSHCP) criteria areas, which are potential habitat preservation areas. The proposed project will not conflict with the Stephen's Kangaroo Rat Habitat Conservation Plan (SKR HCP) or MSHCP or any other known local, regional or state habitat conservation plans. The project will be conditioned to pay required SKR mitigation fees. Also, the City participates in the MSHCP, a comprehensive habitat conservation-planning program addressing multiple species' needs, including preservation of habitat and native vegetation in Western Riverside County. This project will also be subject to impact fees to support the implementation of the Multiple Species Habitat Conservation Plan as provided for by City ordinance.

V. CULTURAL RESOURCES. Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?			■	
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b) Cause a substantial adverse change in the significance of an archaeological resources pursuant to Section 15064.5?			■	
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c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			■	
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(a, b and c) The project site has topography that varies from level to rolling with no rock outcroppings or other unique geologic features. Based upon inspections of the project site in November 2015 and again in April 2016 and review of a 1987 citywide survey (Archeological Research Unit, University of California, Riverside), there are no known archaeological resources on the project site. There are no historical structures existing on the project site (General Plan, Figure 5.10-1, Historic Resources Inventory). There are no known historical paleontological or unique geological features on the project site (General Plan, Figures 5.10-2, Prehistoric Sites). Additionally, the City's Final Program EIR (June 2006), Figure 5.10-3 list the project site as low potential for paleontological sensitive area based on extensive field work (Page 5.10-10).

A Cultural Resource Assessment for the project site was prepared by BRC Consulting, LLC on February 23, 2016. The records search conducted for the study indicated that the nearest prehistoric resources in the vicinity were at least three-quarters a mile from the project site and, with the exception of a single isolated artifact, exclusively consisted of bedrock milling sites (see Results/Research, above). During the field survey, BCR Consulting archaeologists did not discover any cultural resources (including prehistoric or historic-period archaeological sites or historic-period buildings) within the project site. Furthermore, the sediments, rocks, and topography of the project site did not exhibit any potential for significant cultural utility or sensitivity. As a result, BCR Consulting recommends a finding of no impacts to historical resources under CEQA for the current project. BCR Consulting also recommends that no additional cultural resources work or monitoring is necessary during proposed activities associated with the development of the project site.

Attachment: Initial Study Checklist - Final (2080 : The Quarter Project)

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Although not required as mitigation measures to reduce a potentially significant impact to acceptable levels, the following mitigation measures have been introduced to ensure compliance with City General Plan Policies and the State Public Resources Code:

CR-1: If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the Developer, the project archaeologist, and the affected Tribe(s) shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources. If the Developer, the project archaeologist and the Tribe(s) cannot agree on the significance or the mitigation for such resources, these issues will be presented to the Planning Official for decision. The Planning Official shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the affected Tribe(s).

CR-2: If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the “most likely descendant(s)” of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98 and according to Tribal customs and traditions.

Based on the proceeding information, development of the project will not result in substantial adverse change in the significance of a historical or archaeological resource or result directly or indirectly in the destruction of a unique paleontological resource or site or unique geologic feature.

d) Disturb any human remains, including those interred outside of formal cemeteries?			■	
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No known human remains have been identified at the project site. Compliance with mitigation measure CR-2 as identified in the response to checklist questions a, b, and c for Cultural Resources will also serve to prevent the disturbance of any human remains.

VI. GEOLOGY AND SOILS. Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:

(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				■
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According to the City’s General Plan, the project site is not on, or close to, any known earthquake fault. There is no new information that would indicate the existence of a fault or fault tract in proximity of the site. Accordingly, there is no risk of ground rupture due to faulting at the proposed project site.

(ii) Strong seismic ground shaking?			■	
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According to the City’s General Plan, the project site is not on, or close to, any known earthquake fault. The nearest fault is the San Jacinto fault system, which is located about 8 miles to the northeast. The San Andreas fault system is more than 25 miles from the site. The active Sierra Madre and San Gabriel fault zones lie roughly 35 and 40 miles respectively to the northwest of the site. The active Elsinore and Newport-Inglewood fault zones lie approximately 20 and 45 miles, respectively, to the southwest of the site. This faulting is not considered a significant constraint to development on the site with the use of current building codes. Ground-shaking intensity could be moderately-high during a 100-year interval earthquake. Foundation designs will be reviewed to ensure incorporation of appropriate engineering recommendations to mitigate any such seismicity. There is no new information that would indicate the existence of a fault on the site.

(iii) Seismic-related ground failure, including liquefaction?			■	
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According to the City’s General Plan, the project site is not on, or close to, any known earthquake fault. However, ground-shaking intensity could be moderately-high during a 100-year interval earthquake. The potential for seismic related failure or liquefaction on the site is minimal based on the water table and soil conditions at the site.

(iv) Landslides?				■
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The project site is not near or adjacent to mountainside areas. Due to a lack of slopes within or nearby the project site seismically induced landslides are not anticipated to pose a danger to the project site. Development of the project will not result in impacts from landslides and no mitigation measures would be required.

(b) Result in substantial soil erosion or the loss of topsoil?			■	
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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The development of the site will likely result in the reduction of erosion with the placement of buildings and landscaping on the site. During construction, there is the potential for less than significant impacts for short-term soil erosion from minimal excavation and grading. This will be addressed as part of standard construction, such as watering to reduce dust and sandbagging, if required, during raining periods.

(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			■	
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According to the City’s environmental information, the geologic unit or soil is not known to be unstable (Western Riverside Area Soil Survey – University of California Agricultural Experiment Station, 1971). As designed and conditioned, the potential for the impacts resulting from a landslide, lateral spreading, subsidence, liquefaction or collapse is less than significant.

(d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			■	
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According to the City’s environmental information and the results of a Geotechnical Study prepared by Southern California Geotechnical on December 16, 2015, project soils evaluated in a near surface sample have a very low expansion potential. The potential for the project to create substantial risks to life or property is less than significant.

(e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			■	
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The proposed apartment project will operate on a sewer system that will be reviewed, approved and installed according to Eastern Municipal Water District requirements. The proposed project will not be introducing septic tanks or alternative water disposal systems.

VII. GREENHOUSE GAS EMISSIONS. Would this project?

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			■	
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Global climate change is caused by greenhouse gas (GHG) emissions throughout the world. Mitigating global climate change will require worldwide solutions. Greenhouse gases are gases emitted from the earth’s surface that absorb infrared radiation in the atmosphere. Increases in these gases lead to more absorption of radiation and warm the lower atmosphere, and therefore increase evaporation rates and temperatures on the Earth’s surface. The City of Moreno Valley adopted a Climate Action Strategy on October 9, 2012. In 2012, the City of Moreno Valley completed a Greenhouse Gas Analysis (City’s GHG Analysis) that addresses statewide legislation for sustainability through the preparation of GHG inventories and strategies to reduce emissions consistent with AB 32, which established a statewide target to reduce GHG emission to 1990 levels by 2020. Preparing a greenhouse gas analysis supports AB 32 at the local level. The greenhouse gas analysis provides a policy framework for how the City of Moreno Valley can do its part to reduce emissions. Following the state’s adopted GHG reduction target, Moreno Valley set a goal to reduce emissions back to 1990 levels by the year 2020. This target was calculated as a 15 percent decrease from 2007 levels. Projects that demonstrate compliance with the reduction target described in the City’s GHG Analysis are considered consistent with the AB 32 reduction target.

As provided for in the CEQA Guidelines (Section 15064.4), it is necessary for the lead agency to make a good-faith effort in considering GHG emissions on a project specific basis. A Greenhouse Gas Analysis (GHG) was prepared for the project by Albert A. Webb Associates on April 20, 2016 (see attached). The GHG Analysis was prepared to evaluate whether the expected criteria GHG emissions generated as a result of construction and operation of the proposed Project is consistent with the City of Moreno Valley Greenhouse Gas Analysis. This assessment was conducted consistent with the California Environmental Quality Act (CEQA, California Public Resources Code Sections 21000 et seq.). As recommended by SCAQMD staff, the California Emissions Estimator Model® version 2013.2.2 (CalEEMod) was used to quantify Project-related emissions.

An estimated total of 5,597.46 metric tons per year of carbon dioxide (CO₂) equivalents (MTCO₂E) will occur from the GHG emissions associated with the proposed Project, which includes construction-related emissions amortized over a typical project life of 30 years as shown in Table 3. The total GHG emissions from the Project are above the SCAQMD recommended screening level of 3,000 MTCO₂E/yr for non-industrial projects under Option 2. Therefore, a Business As Usual (BAU) analysis was prepared.

Attachment: Initial Study Checklist - Final (2080 : The Quarter Project)

Issues and Supporting Information

Potentially
Significant
ImpactLess than
Significant
With
Mitigation
IncorporatedLess Than
Significant
Impact

No Impact

Table 3 – Total Project-Related GHG Emissions

Source	Metric Tons per year (MT/yr)			
	CO ₂	CH ₄	N ₂ O	Total CO ₂ E
Amortized Construction	--	--	--	22.35
Vegetation Change	--	--	--	-4.79
Area	0.02	0.00	0.00	0.02
Energy	1,284.39	0.05	0.02	1,290.26
Mobile	4,201.54	0.15	0.00	4,204.63
Solid Waste	23.24	1.37	0.00	52.09
Water	26.95	0.21	0.01	32.90
Total	5,536.14	1.78	0.03	5,597.46

Note: Emissions reported as zero are rounded and not necessarily equal to zero.

A BAU analysis was performed to determine if the Project's GHG emissions would meet the City's GHG Analysis reduction target in 2020, which equals a reduction of 15%. The Project's operational baseline year selected for the BAU analysis was 2010, since CalEEMod does not have data available for 2007, which is the baseline year in the City's GHG Analysis. The City's GHG Analysis included data from 2010 as a baseline to demonstrate Moreno Valley's progress toward reducing emissions; therefore, using 2010 as the operational year provided more conservative estimates. Because the City's GHG Analysis has a target year of 2020, the Project's emissions were also analyzed in 2020 to represent full implementation of the City's GHG Analysis regulatory measures.

A comparison of the Project's GHG emissions in 2020 from Table 5 (5,009.20 MTCO₂E /year) to the BAU GHG emissions estimated in Table 4 (6,465.38 MTCO₂E/year) corresponds to a 22.52 percent reduction, which achieves the 15 percent reduction target to meet the goal of the City's GHG Analysis.

Table 4 – Total BAU GHG Emissions

Source	Metric Tons per year (MT/yr)			
	CO ₂	CH ₄	N ₂ O	Total CO ₂ E
Amortized Construction	--	--	--	22.35
Vegetation Change	--	--	--	-4.79
Area	0.02	0.01	0.00	0.02
Energy	1,531.18	0.06	0.02	1,538.31
Mobile	4,807.65	0.28	0.00	4,813.64
Solid Waste	23.24	1.37	0.00	52.09
Water	36.33	0.26	0.01	43.76
Total	6,398.42	1.98	0.03	6,465.38

Note: Emissions reported as zero are rounded and not necessarily equal to zero.

Table 5 – Total Project GHG Emissions in 2020

Source	Metric Tons per year (MT/yr)			
	CO ₂	CH ₄	N ₂ O	Total CO ₂ E
Amortized Construction	--	--	--	22.35
Vegetation Change	--	--	--	-4.79
Area	0.02	0.00	0.00	0.02
Energy	1,109.12	0.05	0.02	1,114.99
Mobile	3,821.52	0.12	0.00	3,824.05
Solid Waste	10.96	0.64	0.00	24.57
Water	22.07	0.21	0.01	28.01
Total	4,963.69	1.02	0.03	5,009.20

Note: Emissions reported as zero are rounded and not necessarily equal to zero.

Since the proposed Project meets and exceeds the City's GHG Analysis reduction target in 2020, the Project will have a less than significant impact in terms of generating greenhouse gas emissions, either directly or indirectly.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			■	
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AB 32 is the primary plan, policy or regulation adopted in the State of California to reduce GHG emissions. The City's GHG Analysis in 2012 addressed statewide legislation for sustainability through the preparation of GHG inventories and strategies to reduce emissions consistent with AB 32, which established a statewide target to reduce GHG emission to 1990 levels by 2020. Preparing a greenhouse gas analysis supports AB 32 at the local level, and the greenhouse gas analysis provides a policy framework for how the City of Moreno Valley can do its part to reduce emissions.

Following the state's adopted GHG reduction target, Moreno Valley set a goal to reduce emissions back to 1990 levels by the year 2020. Projects that demonstrate compliance with the reduction target described in the City's GHG Analysis are considered consistent with the AB 32 reduction target. As described in a) above, a comparison of the Project's GHG emissions in 2020 from Table 5 (5,009.20 MTCO₂E /year) to the BAU GHG emissions estimated in Table 4 (6,465.38 MTCO₂E/year) corresponds to a 22.52 percent reduction, which achieves the 15 percent reduction target to meet the goal of the City's GHG Analysis.

Further, the Project will be subject to a variety of measures that reduce GHG emissions, including, but not limited to the current 2013 Title 24 Standards (Building Energy Efficiency Standards) which are 30 percent more efficient than the 2008 Title 24 Standards. The 2016 Title 24 Standards, approved in January 2016, will further improve upon the 2013 standards for all types of buildings and go into effect on January 1, 2017. The Project is also subject to the 2013 CalGreen Code (Green Building Standards Code) which requires a 20 percent reduction in indoor water usage, and the City of Moreno Valley's current requirement to reduce outdoor water usage by at least 50 percent to comply with EMWD's Water Conservation section of their Administrative Code.

Therefore, since the proposed Project meets and exceeds the City's GHG Analysis reduction target and complies with applicable measures that reduce GHG emissions, the proposed Project will not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases, and impacts in this regard are considered less than significant.

VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project?

a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?				■
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The proposed project will not involve the routine transport, use or disposal of hazardous materials. Since the project will not involve the routine transport, use or disposal of hazardous materials, there will be no potential for a significant hazard to the public or the environment.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				■
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A concrete batch plant operated at this site since at least 1978. The batch plant ceased operations in 2014 and the owner cleared the site including the removal of underground storage tanks to the satisfaction of the Riverside County Department of Environmental Health (letter dated March 7, 2014). The proposed project will not involve the routine transport, use or disposal of hazardous materials. The proposed project will not create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials. Since the project will not involve the routine transport, use or disposal of hazardous materials, there will be no potential for a significant hazard to the public or the environment.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				■
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Edgemont Elementary School is located approximately 750 feet to the east of the project on Eucalyptus Avenue. The project as designed and conditioned will not emit hazardous emissions or handle hazardous materials.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?			■	
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A concrete batch plant operated at this site since at least 1978. The batch plant ceased operations in 2014 and the owner cleared and cleaned the site including the removal of underground storage tanks to the satisfaction of the Riverside County Department of Environmental Health. The site was checked against the list of hazardous material sites pursuant to Government Code Section 65962.5. The project is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project			■	
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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
area?				
The nearest airport is the March Air Reserve Base located approximately 1½ miles to the south. The distance to the runway is approximately 2½ miles. The project site is located within Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. This area is considered a Flight Corridor Buffer zone. Noise impacts are identified as low to moderate since the project site is located within the 55 CNEL contour. Noise concerns for this area are related to individual loud events rather than cumulative noise. There are no restrictions on land use within this zone. This project was reviewed by the Riverside County Airport Land Use Commission and in a letter dated March 29, 2016 it was determined to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan subject to certain requirements which have been incorporated into the project conditions of approval.				
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				■
There are no private airstrips within the City of Moreno Valley. The project is not within proximity of a private airstrip. Therefore, the project would not result in a safety hazard pertaining to proximity of a private airstrip.				
g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?				■
The proposed project would not have any direct effect on an adopted emergency response plan, or emergency evacuation plan. The City's emergency plans are also consistent with the General Plan. The proposed project has been designed and conditioned to provide required circulation and required fire access to allow for ingress of emergency vehicles and egress of passenger and commercial vehicles. Therefore, the proposed project would not be in conflict in any way with the emergency response or emergency evacuation plans.				
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				■
The proposed project site is not adjacent to wildlands and is not located within the Very High Fire Hazard Severity Zone. As designed and conditioned, the project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires. In addition, the project is not located within a designated wildland area.				
IX. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?				■
Pursuant to the requirements of the Santa Ana Regional Water Quality Control Board, a project specific Water Quality Management Plan (WQMP) is required of certain projects involving discretionary approval. This project requires a WQMP to address pollutants of concern. Site Design and Source Control best management practices (BMP) are conditioned to be used throughout the project. The project has proposed the use of bioretention facilities and Low Impact Development (LID) BMP's. Treatment BMPs will be selected and implemented which are medium to highly effective in treating pollutants of concern. Final design and sizing details of all BMPs must be provided in the first submittal of the F-WQMP. The project has been conditioned to provide documentation that runoff will be treated in conformance with the "Riverside County Water Quality Management Plan for Urban Runoff" dated October 22, 2012 and approved by the Santa Ana Regional Water Quality Control Board (Guidance Document).				
Additionally, grading activities would temporarily expose soils to wind and water erosion that would contribute to downstream sedimentation. The proposed project would comply with all permits and development guidelines associated with urban water runoff and discharge set forth by the City of Moreno Valley and the Regional Water Quality Control Board. With the approval of the storm drainage facilities by the City Engineer and Riverside County Flood Control District (RCFCD), as well as complying with all applicable storm water discharge permits, impacts would be less than significant.				
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				■
The Eastern Municipal Water District (EMWD) would provide the proposed project with potable water as opposed to utilizing individual water wells. Potable water is adequate to serve the proposed project. Although the project would cover a majority of the site with impervious surfaces, the landscaped areas would still provide a means for groundwater recharge. Impacts would be less than significant.				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				■

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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There is no streambed or river on the project site, so the project will not cause a change in the existing on-site drainage pattern that would result in substantial erosion or siltation on- or off-site. During construction of the project, there is the potential for some sediments to be discharged within the storm water system. Erosion control plans are required for projects prior to issuance of grading permits for preventing substantial erosion. The project as designed and conditioned will not change the existing drainage pattern that would result in substantial erosion or siltation on- or off-site. Impacts would be less than significant.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or surface runoff in a manner which would result in flooding on- or off site?			■	
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There is no streambed or river on the project site. The site was formerly used as a concrete batch plant. The on-site project storm drain infrastructure proposes to tie into existing laterals in Day Street and discharge storm flows into RCFCD's Line BB Storm Drain located within Day Street. The project as designed and conditioned will not cause a change in the existing drainage pattern that would result in substantial erosion or siltation on- or off-site. Therefore, project implementation would not result in modifications that could ultimately result in substantial erosion or siltation on- or off-site. Impacts would be less than significant.

e) Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			■	
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The proposed project is consistent with the City's General Plan. All storm drainage improvements would be developed to the standards of the City Engineer and the Riverside County Flood Control and Water Conservation District (RCFCD). Additionally, the project has been designed in accordance with the City's standard conditions of approval, which includes measures pertaining to storm drainage facilities and runoff. It should be noted that the RCFCD was contacted and RCFCD indicated in a letter dated February 29, 2016 that the proposed project drains southerly to the District's Line BB Storm Drain located within Day Street. This line eventually drains the District's Moreno Valley West End Master Drainage Plan (MDP) Towngate Detention Basin. RCFCD concluded that there is no need for on-site detention within the project limits and that the basin is adequately sized to accept the storm flows of the proposed development.

As with any urban project, runoff entering the storm drainage system would contain minor amounts of pollutants (including pesticides, fertilizers and motor oil). This would incrementally contribute to the degradation of surface and sub-surface water quality. Additionally, grading activities would temporarily expose soils to water erosion that would contribute to downstream sedimentation. However, the project is subject to the permit requirements of the Santa Ana Regional Water Quality Control Board. As the site is currently unpaved and exposed, development of the proposed project would lessen the existing site contribution to sediment runoff at project completion. Additionally, the approved Preliminary WQMP proposes Best Management Practices for water quality treatment at both the project construction and operational stages. With the approval of the storm drainage facilities by the City Engineer and RCFCD, incorporation of conditions of approval into the project's design, as well as compliance with all applicable storm water discharge permits, impacts would be less than significant.

f) Otherwise substantially degrade water quality?			■	
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The proposed project is consistent with the City's General Plan. All storm drainage improvements would be developed to the standards of the City Engineer and the RCFCD. Additionally, the project has been designed in accordance with the City's standard conditions of approval, which includes measures pertaining to storm drainage facilities and runoff. As with any urban project, runoff entering the storm drainage system would contain minor amounts of pollutants (including pesticides, fertilizers and motor oil). This would incrementally contribute to the degradation of surface and sub-surface water quality. Additionally, grading activities would temporarily expose soils to water erosion that would contribute to downstream sedimentation. However, the tract is subject to the permit requirements of the Santa Ana Regional Water Quality Control Board. As the site is currently unpaved and exposed, development of the proposed project would lessen the existing site contribution to sediment runoff at project completion. With the approval the storm drainage facilities by the City Engineer and Riverside County Flood Control District, incorporation of conditions of approval into the project's design, as well as compliance with all applicable storm water discharge permits, impacts would be less than significant.

g) Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			■	
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h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			■	
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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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(g and h) The proposed project site is located within Federal Emergency Management Agency Zone “X” area outside of the 100-year flood hazard area. This is an area determined to be outside of the 0.2% annual chance flood plain. The project is outside of the delineated dam inundation area for Perris Dam at Lake Perris Reservoir and will not place housing or structures within a 100-year flood hazard area. There are no mountains or steep slopes in proximity to the project site, therefore, there is no chance of mudflows from local mountains. Therefore, impacts would be less than significant. The project as designed and conditioned will not place structures which would impede or redirect flood flows.

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				■
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The proposed project site is located within Federal Emergency Management Agency Zone “X” area outside of the 100-year flood hazard area. This is an area determined to be outside of the 0.2% annual chance flood plain. The project site is outside of the delineated dam inundation area for Perris Dam at Lake Perris Reservoir and will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.

j) Inundation by seiche, tsunami, or mudflow?				■
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The project site is not identified in the General Plan as a location subject to seiche, or mudflow. The project is outside of the delineated dam inundation area for Perris Dam at Lake Perris Reservoir. Additionally, due to the position of the proposed project, mudflows from local mountains would be unlikely due to surrounding development. There would be no impacts resulting from inundation by seiche, tsunami, or mudflow.

X. LAND USE AND PLANNING. Would the project:

a) Physically divide an established community?			■	
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The project proposes commercial development on 8.54 acres in the Community Commercial zone. Applications include:

- Tentative Parcel Map 37058 (PA15-0047) to subdivide the project site into six parcels;
- Master Plot Plan PA15-0048 for development of a six parcel commercial site;
- Conditional Use Permit PA15-0049 to develop a 4-story, 85,162 square foot hotel with 112 kitchen suites on Parcel 6;
- Plot Plan PA15-0050 to develop a 4-story, 57,902 square foot hotel with a combination of 104 guest rooms and suites on Parcel 5;
- Conditional Use Permit PA15-0051 to develop a six pump service station with a 4,100 square foot convenience store on Parcel 3; and
- Plot Plan PA16-0012 to develop a 6,300 square foot multi-tenant retail/restaurant building on Parcel 2.

Future development of a 6,349 square foot fast food restaurant with a drive-through on Parcel 1, and a 4,800 square foot retail building on Parcel 4 will require approval under separate applications.

The project site is bounded by the Towngate Specific Plan (SP 200) on the north and east which includes adjacent existing commercial development to the north and east. Surrounding development to the west includes office buildings and vacant land in the City of Riverside’s Office zone. Other land uses in the vicinity include the Moreno Valley Mall to the northeast. Since the commercial development at this location is an extension of an established land use pattern and is compatible with the City’s General Plan and Zoning and existing land uses, the project will not physically divide an established community and impacts would be less than significant under this category.

b) Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			■	
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The proposed commercial project includes a mix is land uses that are permitted in the CC zone and are consistent with the goals, objectives and policies of the Commercial General Plan designation for the project site. Based upon the conclusions of a Traffic Impact Analysis Report prepared by Linscott, Law & Greenspan Engineers (dated March 2, 2016), analysis of existing traffic patterns plus project traffic conditions does not result in direct impacts to studied roadway segments or intersections. Analysis of the year 2020 cumulative traffic plus project traffic conditions demonstrated cumulative impacts to three intersections (Day Street at Canyon Springs Parkway, Day Street at Bay Avenue, and Day Street at Alessandro Boulevard). Mitigation measure requiring the payment of development impact fees and a fair share contribution have been placed on this project to reduce cumulative impacts to less than significant at these three intersections. As designed and conditioned, and subject to implementation of mitigation measures, the project will not conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project including the City’s General Plan.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?			■	
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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project is not within one of the Multiple Species Habitat Conservation Plan (MSHCP) criteria areas, which are potential habitat preservation areas. The proposed project will not conflict with the Stephen's Kangaroo Rat Habitat Conservation Plan (SKR HCP) or MSHCP or any other known local, regional or state habitat conservation plans. The project will be conditioned to pay the required SKR mitigation fees. Also, the City participates in the MSHCP, a comprehensive habitat conservation-planning program addressing multiple species' needs, including preservation of habitat and native vegetation in Western Riverside County. This project will also be subject to fees per City ordinance to support the implementation of the Multiple Species Habitat Conservation Plan.

XI. MINERAL RESOURCES. Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				■
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b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				■
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(a and b) The project site is located in an urbanized area with additional development occurring in the vicinity. No active mines or mineral recovery programs are currently active within the project site or the surrounding area. Consequently, the development of the project site would not conflict with a mineral recovery plan as adopted by the General Plan. No significant impacts would occur.

XII. NOISE. Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			■	
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b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			■	
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(a and b) The General Plan Environmental Impact Report (EIR) Noise Section for the City of Moreno Valley states that "The noise generated by construction is addressed by existing city regulations. It is unlawful to create noise that annoys reasonable people of normal sensitivity. The Public Works Department has a standard condition of approval regarding the public nuisance aspect of the construction activities. The construction operations including building related activities and deliveries shall be restricted to Monday through Friday (except for holidays which occur on weekdays), six a.m. to eight p.m.; weekends and holidays (as observed by the city and described in Chapter 2.55 of the Municipal Code), seven a.m. to eight p.m., unless written approval is obtained from the city building official or city engineer. Although construction activities will result in a noise impact, this impact will be short-term and will cease upon completion of construction. The temporary nature of the impact in conjunction with existing city regulations on hours of operation will lessen the potential of a significant impact due to construction noise. However, noise sensitive land use located adjacent to construction sites may be impacted by future construction in the planning area as a result of groundborne noise levels, noise levels that exceed existing standards, and temporary or periodic increases in the ambient noise level.

Although not required as mitigation measures to reduce a potentially significant impact to acceptable levels, the following mitigation measures have been introduced to ensure compliance with City General Plan Policies regarding noise:

N-1: Construction activities shall be operated in a manner that limits noise impacts on surrounding uses (General Plan Policy 6.5.2).

In order to limit noise impacts on surrounding property, the construction contractor will ensure the following:

- All construction equipment powered by gasoline or diesel engines will be required to have sound-control devices at least as effective as those originally provided by the manufacturer; no equipment will be permitted to have an unmuffled exhaust.
- Mobile noise-generating equipment and machinery will be shut off when not in use;
- Construction vehicles assessing the site will be required to use the shortest possible route to and from local freeways, provided the routes do not expose additional receptors to noise

N-2: The staging of construction equipment and the construction trailer shall be placed as far as possible from the existing single-family and multiple residences located to the south.

The proposed commercial development of hotels, retail and restaurants as designed and conditioned is consistent with City Municipal Code development standards and Design Guidelines for commercial development. It is anticipated that project traffic will operate within acceptable Levels of Service at General Plan build-out, therefore, noise levels will be consistent with General Plan criteria for noise, and noise levels will not exceed the standards set forth in the General Plan. Perceptible groundborne vibrations are typically associated with blasting operations and potentially the use of pile drivers, neither of which will be used during construction of the Proposed Project. As such, no excessive groundborne vibration would be created by the Proposed Project. A less than significant impact would occur.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			■	
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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed commercial development with uses to include two hotels, service station with convenience store and multiple retail buildings and restaurants, as designed and conditioned is consistent with City Municipal Code development standards and Design Guidelines for commercial development. Permanent noise associated with the proposed commercial development includes, but are not limited to, employee and visitor traffic, vehicle re-fueling, drive-through menu board, people talking, and maintenance of common landscape areas. However, these noise sources would be typical of the adjacent area and therefore, the project would not introduce unique noise sources. A portion of the site was previously improved with a concrete batch plant which likely resulted in ambient noise levels higher than the proposed project. Although not required as mitigation measures to reduce a potentially significant impact to acceptable levels, mitigation measures N-1 and N-2 as referenced under Noise checklist questions (a) and (b) have been introduced to ensure compliance with City General Plan Policies related to noise regulation. Therefore, noise levels would be consistent with General Plan criteria for noise, and noise levels will not exceed the standards set forth in the General Plan. Impacts would be less than significant as a result of the proposed project.

d) A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

During construction, there will be the temporary impact of noise from construction equipment. The nearest sensitive receptors are Edgemont Elementary School located approximately 750 feet to the west and existing single-family tract homes and apartments to the south and southeast on the south side of Eucalyptus Avenue. The Public Works Department has a standard condition of approval regarding the public nuisance aspect of the construction activities. The construction operations including building related activities and deliveries shall be restricted to Monday through Friday (except for holidays which occur on weekdays), six a.m. to eight p.m.; weekends and holidays (as observed by the city and described in Chapter 2.55 of the Municipal Code), seven a.m. to eight p.m., unless written approval is obtained from the city building official or city engineer. According to the Moreno Valley Municipal Code (9.10.030), all temporary construction activities are exempt from the noise standards as long as construction activities are limited to the daytime hours as described above and construction equipment is properly maintained with working mufflers. Although not required as mitigation measures to reduce a potentially significant impact to acceptable levels, mitigation measures N-1 and N-2 as referenced under Noise checklist questions (a) and (b) have been introduced to ensure compliance with City General Plan Policies related to noise regulation.

e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

The nearest airport is the March Air Reserve Base located approximately 1½ miles to the south. The distance to the runway is approximately 2½ miles. The project site is located within Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. This area is considered a Flight Corridor Buffer zone. Noise impacts are identified as low to moderate since the project site is located within the 55 CNEL contour. The 55 CNEL contour is below the recommended exterior noise levels caused by aircraft over flight for new residential (65 CNEL) and other development (70 CNEL which requires insulation) as outlined General Plan Policies 6.3.2 and 6.3.3. Noise concerns within Zone D are related to individual loud events rather cumulative noise. There are no restrictions on land use within this zone. This project was reviewed by the Riverside County Airport Land Use Commission and found to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan subject to certain requirements which have been incorporated into the project conditions of approval.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

There is no private airstrip within the vicinity of the site, or within the City of Moreno Valley.

XIII. POPULATION AND HOUSING. Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

The project site is surrounded by development with improved street frontage along Day Street and Eucalyptus Avenue and is surrounded by substantially urban uses. The area immediately surrounding the project site has been developed with the exception of two vacant commercial parcels across the street to the west in the City of Riverside and a vacant parcel to the east in the Towngate Specific Plan. The project will not require the extension of roads. The proposed commercial development is consistent with current General Plan land use and Zoning designations. The project will not induce population growth directly or indirectly.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

(b and c) This property is currently vacant, and no housing is currently located there. No housing will be displaced by development of this project. The project will not displace any residents.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection?			■	
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The proposed project has incorporated the City’s standard conditions of approval into its design. These standards specifically address concerns regarding the Fire Prevention Bureau. Standards such as providing approved fire hydrants, fire flow requirements; development impact fee programs and utilizing fire retardant materials have all been incorporated into the project’s design. Insurance Services Office (ISO) ratings are given to firefighting districts in order to rank their operation level. This scale ranges from one (1) the highest possible score, to a ten (10), the worst possible score. The City of Moreno Valley currently has an ISO rating of four (4), which is considered high. With the implementation of the conditions of approval of the project pertaining to Fire Services, impacts would be less than significant

b) Police protection?			■	
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The proposed project conforms to the City’s Municipal Code and to the General Plan. Police protection to the project area is provided through the Moreno Valley Police Department. The Police Department was involved in the project review process. Conditions of approval have been included by Police Department to ensure health and safety is protected during construction. Development of the project site would increase the demand for services on the Police Department. The project will pay development impact fees related to Police Facilities. With payment of impact fees, the development of the proposed project would not overburden their service ability in continuing to provide high quality police service.

c) Schools?				■
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d) Parks?				■
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(c and d) The project would not directly increase the use of schools or park facilities. The project will pay development impact fees collected and administered by the Moreno Valley Unified School District.

e) Other public facilities?			■	
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There will be an incremental increase in the demand for new or altered public services including city hall, and city yard facilities. These facilities would be needed with or without the project. This project will be subject to development impact fees, which shall address the impact of the proposed development.

XV. RECREATION.

a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				■
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b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				■
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(a and b) As a non-residential use, the proposed development will not increase the use of parks or other recreational facilities. The proposed project does not include recreational amenities or facilities in its design.

XVI. TRANSPORTATION/TRAFFIC. Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?		■		
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b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?		■		
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(a and b) Based upon the conclusions of a Traffic Impact Analysis Report prepared by Linscott, Law & Greenspan Engineers (dated March 2, 2016), analysis of existing traffic patterns plus project traffic conditions does not result in direct impacts to studied roadway segments or intersections.

Analysis of the year 2020 cumulative traffic plus project traffic conditions demonstrated cumulative impacts to three intersections (Day Street at Canyon Springs Parkway, Day Street at Bay Avenue, and Day Street at Alessandro Boulevard). The following mitigation measures are recommended to mitigate cumulative impacts to these intersections:

Attachment: Initial Study Checklist - Final (2080 : The Quarter Project)

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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TRA-1: Cumulative impacts to the intersection at Day Street and Bay Avenue shall be mitigated through the payment of City Development Impact Fees (DIF) to contribute a fair share to the cost to install a traffic signal and design for two-phase operation to widen and restripe Day Street to provide an exclusive northbound left-turn lane and an exclusive southbound left-turn lane.

TRA-2: Cumulative impacts to the intersection at Day Street and Alessandro Boulevard shall be mitigated through the payment of City Development Impact Fees (DIF) to contribute a fair share to the cost to widen and restripe Alessandro Boulevard (approach and departure) to provide a 3rd westbound through lane and modify the existing traffic signal.

TRA-3: Cumulative impacts to the intersection at Day and Canyon Springs Parkway shall be mitigated through the payment of a fair share contribution of 10.7% of the total cost to modify the existing traffic signal and install an eastbound right-turn overlap and a westbound right-turn overlap.

The developer and City staff have coordinated with the Riverside Transit Agency (RTA) and a bus bay has been included in the project design.

As designed and conditioned, and subject to implementation of mitigation measures TRA-1, TRA-2 and TRA-3, the project will not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system and will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highway.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

The nearest airport is the March Air Reserve Base located approximately 1½ miles to the south. The distance to the runway is approximately 2½ miles. The project site is located within Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. This area is considered a Flight Corridor Buffer zone. This project was reviewed by the Riverside County Airport Land Use Commission and in a letter dated March 29, 2016 it was determined to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan subject to specific conditions related to the operation of the project. These conditions of approval have been made a requirement for this development. Therefore, as designed and conditioned, this project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

The project has been conditioned by Public Works to complete street improvements where necessary along the site's Day Street and Eucalyptus Avenue frontages. The street improvements will include but not be limited to, pavement, curb, gutter, sidewalk, streetlights, storm drain, signing and striping, raised median and dry and wet utilities. As designed, the project will not result in hazards, but will help decrease potential hazards at this location. The project is not adjacent to any potential incompatible uses.

e) Result in inadequate emergency access?

As designed and conditioned, all driveways and drive aisles will be built to the specifications of the City Engineer and Traffic Engineer, the Fire Prevention Bureau and the General Plan. This will ensure that no hazardous traffic situations would occur during construction or with completion of the project. The site will be readily accessible for emergency access.

f) Conflict with adopted policies or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

The project as designed and conditioned will not conflict with adopted alternative transportation policies, therefore, no adverse impacts would occur.

XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

b) Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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(a and b) A Preliminary Water Quality Management Plan (PWQMP) was prepared by Armstrong & Brooks Consulting Engineers on March 25, 2016. The PWQMP, which identifies treatment Best Management Practices (BMP's) to address the project's pollutants of concern, was approved by the City on April 11, 2016. The information presented in the PWQMP has been found by the City to be in general conformance with the document, "Water Quality Management Plan for the Santa Ana Region of Riverside County" dated October 22, 2012 and approved by the Santa Ana Regional Water Quality Control Board (Guidance Document). This project will not exceed the wastewater treatment requirements of the Regional Water Quality Control Board. The Eastern Municipal Water District (EMWD) is the sanitary district provider for the project. The project will not exceed wastewater treatment capacity of the Moreno Water Reclamation Facility.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Riverside County Flood Control District (RCFCD) provided a letter dated February 29, 2016, indicating that the proposed project drains southerly to the District's Line BB Storm Drain located within Day Street. This line eventually drains the District's Moreno Valley West End Master Drainage Plan (MDP) Towngate Detention Basin. RCFCD concluded that there is no need for on-site detention within the project limits and that the basin is adequately sized to accept the storm flows of the proposed development. This project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

The water purveyor, Eastern Municipal Water District (EMWD), prepared an Urban Water Management Plan in 2010 demonstrating that it has or will have sufficient water supplies available to serve urban development within the City of Moreno Valley. EMWD's plan was based on the City's General Plan Land Use Element. The proposed commercial development is consistent existing General Plan and Zoning designations. Therefore, sufficient water supplies exist to support the proposed project.

e) Result in a determination by the wastewater treatment provider which serves or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

The wastewater treatment provider is EMWD. The current wastewater treatment facility has adequate capacity to serve projects within Moreno Valley that are consistent with the General Plan and EMWD has plans for major expansions of the Moreno Water Reclamation Facility to serve future needs. Source: EIR for the 2006 General Plan Update.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Waste Management provides waste hauling service to the City of Moreno Valley. The project will be served by a landfill in the Badlands with sufficient permitted capacity to accommodate the project's solid waste disposal needs. Source: EIR for the 2006 General Plan Update.

g) Comply with federal, state, and local statues and regulations related to solid waste?

City policies require compliance with State and Federal regulations regarding solid waste. This project will be required to comply with the current policies regarding solid waste. (General Plan Objective 7.8 and Municipal Code Section 6.02)

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

There are no streambeds or riparian habitat within the project site. There were no surveyed rare plant or animal species noted on the project site. A concrete batch plant operated at this site from 1978 to 2014. The project would not significantly degrade the quality of the environment or reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal. There are no historic structures on the site, and there will be no impact to historic resources. The project will not eliminate important examples of the major periods of California history or prehistory. The analysis in this Initial Study demonstrates that project and cumulative impacts would be less than significant. The project as designed and conditioned would not cause substantial adverse health effects on human beings.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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projects, the effects of other current projects, and the effects of probable future projects)?				
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Analysis of the year 2020 cumulative traffic plus project traffic conditions demonstrated cumulative impacts to three intersections (Day Street at Canyon Springs Parkway, Day Street at Bay Avenue, and Day Street at Alessandro Boulevard). Mitigation measure requiring the payment of development impact fees and a fair share contribution have been placed on this project to reduce cumulative impacts to less than significant at these three intersections. Therefore, this project as conditioned and with mitigation will not create any impacts, that would be considered cumulatively considerable when viewed in connection with existing land uses, other recently approved projects, and existing land use designations. It is not expected that the proposed project would result in incremental effects. The analysis in this Initial Study demonstrates that with the implementation of mitigation measures for cumulative impacts to traffic infrastructure, the proposed project's cumulative impacts would be less than significant.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			■	
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The project proposes to subdivide a 8.54 acre site into six parcels for commercial development of in the Community Commercial zone with uses to include two hotels, multiple retail building and restaurants. Analysis of the year 2020 cumulative traffic plus project traffic conditions demonstrated cumulative impacts to three intersections (Day Street at Canyon Springs Parkway, Day Street at Bay Avenue, and Day Street at Alessandro Boulevard). Mitigation measure requiring the payment of development impact fees and a fair share contribution have been placed on this project to reduce cumulative impacts to less than significant at these three intersections. The project as designed and conditioned and with mitigation will not cause substantial adverse effects on human beings, either directly or indirectly for the reasons described in this checklist/initial study.

List of Key Documents and Resources:

- City of Moreno Valley General Plan, adopted by City Council on July 11, 2006
- City of Moreno Valley Municipal Code, adopted by City Council in 1997
- Preliminary Water Quality Management Plan prepared by Armstrong & Brooks Consulting Engineers, dated March 25, 2016
- Traffic Impact Analysis prepared by Linscott, Law & Greenspan Engineers, dated March 2, 2016
- Greenhouse Gas Analysis prepared by Albert A. Webb Associates, dated April 20, 2016
- Riverside County Integrated Project Long Report, Riverside County Transportation and Land Management Agency, April 15, 2016
- Western Riverside Area Soil Survey – University of California Agricultural Experiment Station, 1971
- Urban Water Management Plan, Eastern Municipal Water District, 2010
- State Important Farmland Map, 2015, <http://maps.conservation.ca.gov/ciff/ciff.html>
- Air Quality Management Plan (AQMP), South Coast Air Quality Management Board, 2012
- Cultural Resources Inventory, Archeological Research Unit, University of California, Riverside), October 1987
- Cultural Resource Assessment prepared by BRC Consulting, LLC, dated February 23, 2016
- Geotechnical Investigation, prepared by Southern California Geotechnical, dated December 16, 2015,
- March Air Reserve Base /Inland Port Airport Land Use Compatibility Plan, Riverside County Airport Land Use Commission, adopted November 13, 2014
- Hydrology Study, prepared by Armstrong & Brooks Consulting Engineers, dated February 19, 2016
- Flood Insurance Rate Map, Federal Emergency Management Agency, Map Number 06065C0765G, August 28, 2008
- State Wildland Fires Map
- Riverside County Airport Land Use Commission consistency letter dated March 29, 2016
- Riverside County Department of Environmental Health letter dated March 7, 2014

**The above documents and studies are incorporated by reference and available in the case file for Master Plot Plan PA15-0048 and the Community Development Department – Planning Division or Public Works Department – Land Development Division.

The Quarter – Mitigation Monitoring and Reporting Program

Tentative Parcel Map 37058 (PA15-0047) / Master Plot Plan

Introduction

This Mitigation Monitoring and Reporting Program has been prepared for use in implementing mitigation for the Mitigated Negative Declaration (MND) for The Quarter Project (Tentative Parcel Map 37058 and Master Plot Plan PA15-0048). The program has been prepared in compliance with State law and the MND prepared for the project.

The California Environmental Quality Act (CEQA) requires adoption of a reporting or monitoring program for those measures places on a project to mitigated or avoid adverse effects on the environment (Public Resources Code Section 21081.6). The law states that the reporting or monitoring program shall be designed to ensure compliance during project implementation.

The monitoring program contains the following elements:

- 1. The mitigation measures are recorded with the action and procedure necessary to ensure compliance. In some instances, one action may be used to verify implementation of several mitigation measures.
- 2. A procedure for compliance and verification has been outlined for each action necessary. This procedure designates who will take action, what action will be taken and when, and to whom and when compliance will be reported.
- 3. The program has been designed to be flexible. As monitoring progresses, changes to compliance procedures may be necessary based upon recommendations by those responsible for the program. As changes are made, new monitoring compliance procedures are records will be developed and incorporated into the program.

Mitigation Monitoring and Responsibilities

As the Leady Agency, the City of Moreno Valley is responsible for ensuring full compliance with the mitigation measures adopted for the proposed project. The City will monitor and report on all mitigation activities. Mitigation measures will be implemented at different stages of development throughout the project. In this regards, the responsibilities for implementation have been assigned to the Applicant, Contractor, or a combination thereof. If during the course of project implementation, any of the mitigation measures identified herein cannot be successfully implemented, the City shall be immediately informed, and the City will then inform any affected responsible agencies. The City, in conjunction with any affected responsible agencies, will then determine if modification to the project is required and/or whether alternative mitigation is appropriate.

Attachment: Mitigation Monitoring Program [Revision 1] (2080 : The Quarter Project)

Mitigation Monitoring and Reporting Program Checklist

Project: The Quarter (Tentative Parcel Map 37058 / Master Plot Plan PA15-0048)

Applicant: Day and Eucalyptus, LLC, c/o MPA Architects, Inc.

Date: May 3, 2016

Mitigation Measure No.	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
Traffic/Transportation					
TRA-1: Cumulative impacts to the intersection at Day Street and Bay Avenue shall be mitigated through the payment of City Development Impact Fees (DIF) to contribute a fair share to the cost to install a traffic signal and design for two-phase operation to widen and restripe Day Street to provide an exclusive northbound left-turn lane and an exclusive southbound left-turn lane.	City of Moreno Valley Transportation Engineering Division and Planning Division	Ongoing during construction	Prior to Building Final	Review of paid DIF invoice and receipt	
TRA-2: Cumulative impacts to the intersection at Day Street and Alessandro Boulevard shall be mitigated through the payment of City Development Impact Fees (DIF) to contribute a fair share to the cost to widen and restripe Alessandro Boulevard (approach and departure) to provide a 3rd westbound through lane and modify the existing traffic signal.	City of Moreno Valley Transportation Engineering Division and Planning Division	Ongoing during construction	Prior to Building Final	Review of paid DIF invoice and receipt	
TRA-3: Cumulative impacts to the intersection at Day and Canyon Springs Parkway shall be mitigated through the payment of a fair share contribution of 10.7% of the total cost to modify the existing traffic signal and install an eastbound right-turn overlap and a westbound right-turn overlap.	City of Moreno Valley Transportation Engineering Division and Planning Division	Ongoing during construction	Prior to Building Final	Review of fair share payment invoice and receipt	

Attachment: Mitigation Monitoring Program [Revision 1] (2080 : The Quarter Project)

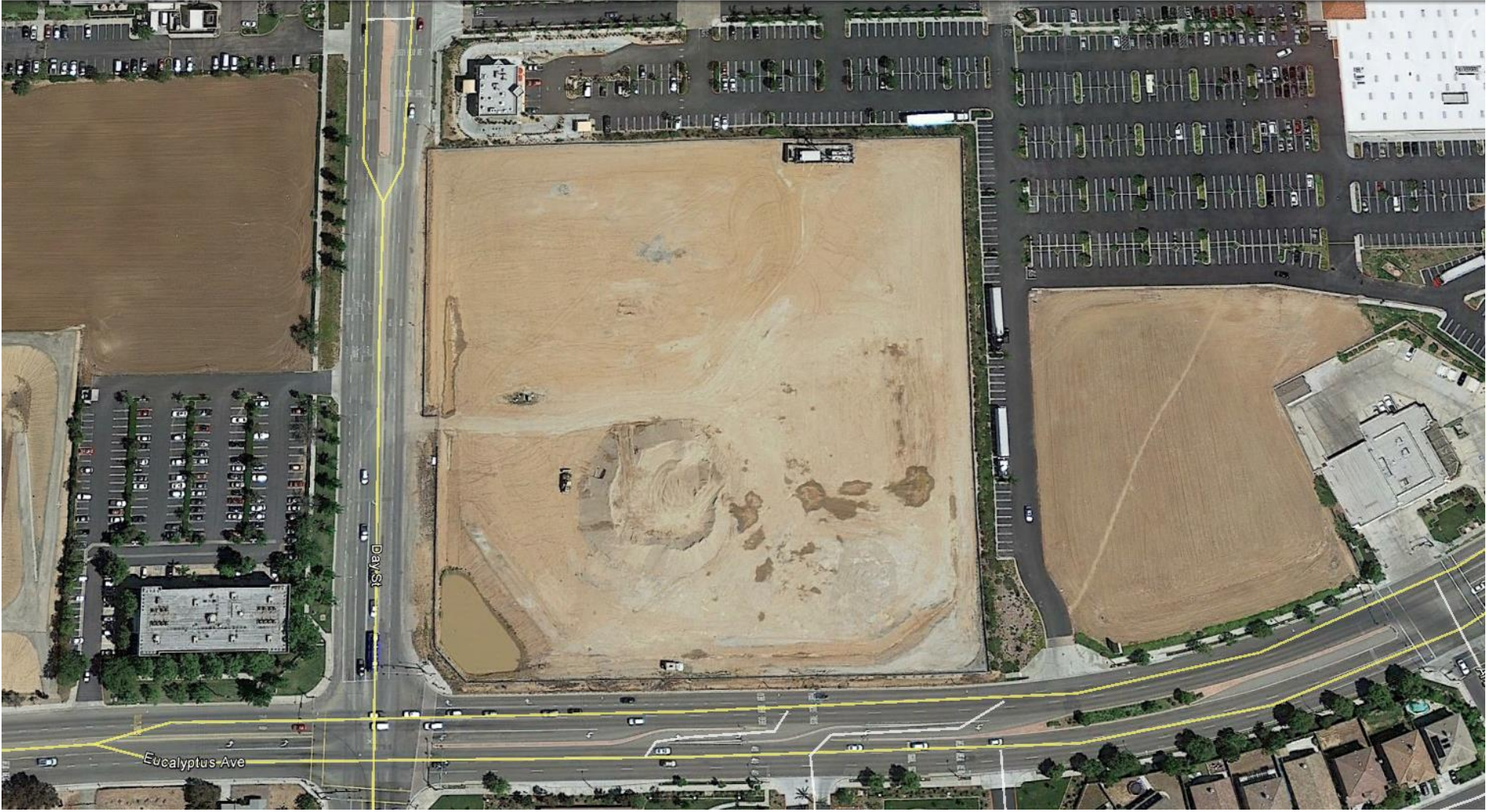
Mitigation Measure No.	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
Air Quality					
AQ-1: Roadway grading activities shall comply with SCAQMD Rule 403 regarding the control of fugitive dust (GP Policy 6.7.5).	City of Moreno Valley Engineering and Building and Safety Planning Division	Prior to Grading and during grading and construction operations.	Prior to issuance of Grading Permit	Review of construction documents and on-site inspection	
AQ-2: Construction contractor shall ensure that all disturbed areas are watered frequently enough to ensure effective control of fugitive dust (at least three times per day). Frequency shall be increased during high and gusty wind conditions.	City of Moreno Valley Engineering and Building and Safety Planning Division	Prior to Grading and during grading and construction operations.	Prior to issuance of Grading Permit	Review of construction documents and on-site inspection	
AQ-3: Disturbed areas, which will not be covered by pavement at the end of the work, shall have a soil stabilizer applied to it to prevent wind erosion.	City of Moreno Valley Engineering and Building and Safety Planning Division	Prior to Grading and during grading and construction operations.	Prior to issuance of Grading Permit	Review of construction documents and on-site inspection	
AQ-4: The project applicant shall use “Low-Volatile Organic Compounds” paints, coatings, and solvents with a VOC content lower than required under Rule 1113 (not to exceed 150 grams/liter; 1.25 pounds/gallon). High Pressure Low Volume (HPLV) applications of paints, coatings, and solvents shall be consistent with SCAQMD Rule 1113. Alternatively, the project applicant shall use materials that do not require painting or are pre-painted.	City of Moreno Valley Engineering and Building and Safety Planning Division	During construction operations.	Prior to issuance of Building Permit	Review of construction documents and on-site inspection	

Mitigation Measure No.	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
Air Quality					
AQ-5: Prior to the issuance of grading permits, the project applicant shall require by contract specifications that all streets within the construction site shall be swept once per day if visible soil materials are carried to adjacent streets.	City of Moreno Valley Engineering and Building and Safety Planning Division	Prior to Grading and during grading and construction operations.	Prior to issuance of Grading Permit	Review of construction documents and on-site inspection	
AQ-6: Prior to the issuance of grading permits, the project applicant shall require by contract specifications that all trucks hauling dirt, sand, soil, or other loose materials are to be covered or shall maintain at least 2 feet of freeboard in accordance with the requirements of California Vehicle Code (CVC) Section 23114 (freeboard means vertical space between the top of the load and the top of the trailer).	City of Moreno Valley Engineering and Building and Safety Planning Division	Prior to Grading and during grading and construction operations.	Prior to issuance of Grading Permit	Review of construction documents and on-site inspection	
AQ-7: All clearing, grading, earthmoving, or excavation activities shall cease when winds (as instantaneous gusts) exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions. On-site truck idling shall be prohibited in excess of five minutes.	City of Moreno Valley Engineering and Building and Safety Planning Division	Prior to Grading and during grading and construction operations.	Prior to issuance of Grading Permit	Review of construction documents and on-site inspection	
AQ-8: The staging of construction equipment and the construction trailer shall be placed as far as possible from the existing single-family and multiple residences located to the south (similar mitigation required for Noise see N-2).	City of Moreno Valley Engineering and Building and Safety Planning Division	Prior to Grading and during grading and construction operations.	Prior to issuance of Grading Permit	Review of construction documents and on-site inspection	

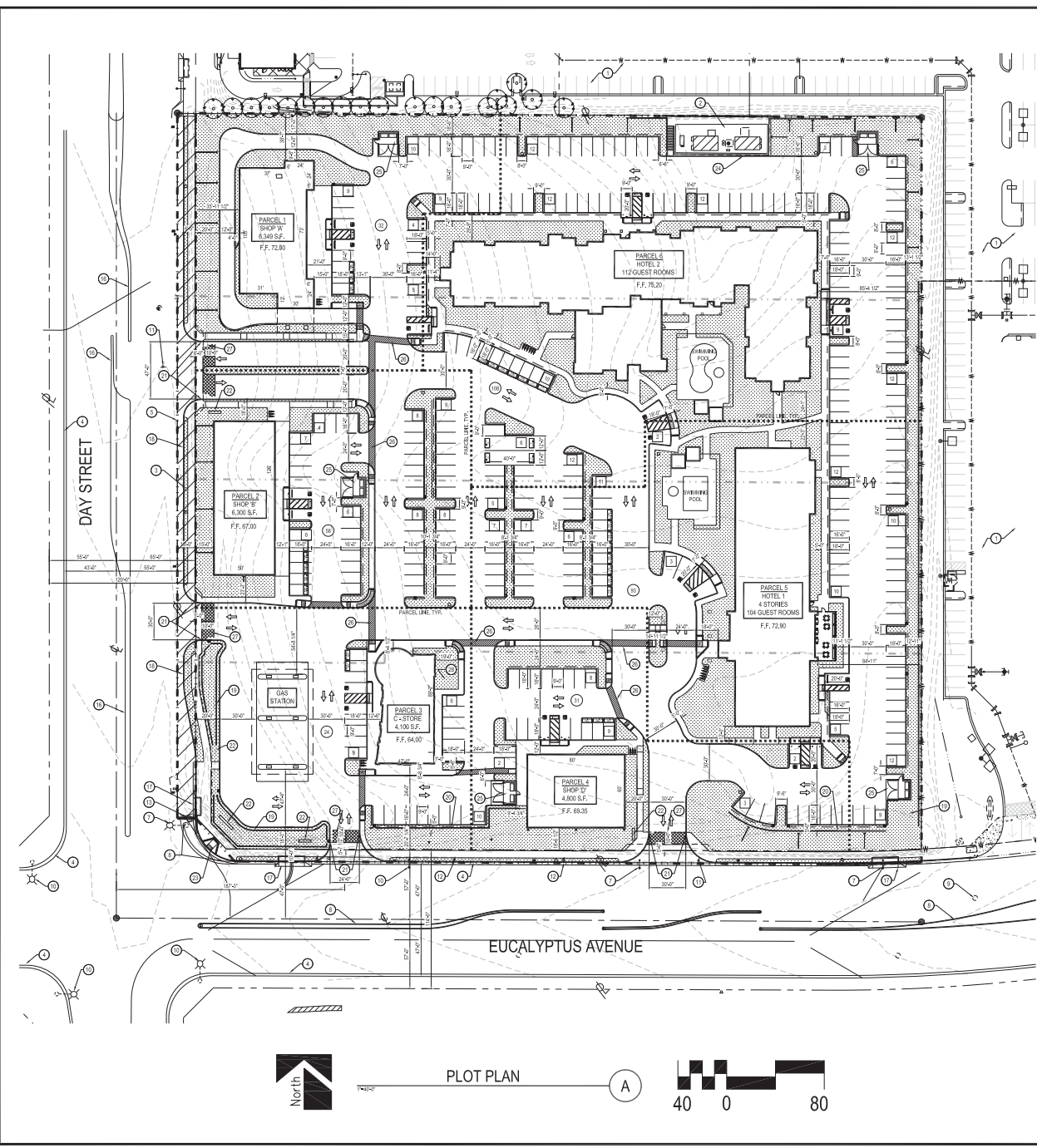
Mitigation Measure No.	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
Biological Resources					
BR-1: A pre-construction burrowing owl survey shall be performed within 30 days prior to the commencement of ground disturbing activities according to the recognized burrowing owl protocol for the MSHCP.	City of Moreno Valley Planning Division	Ongoing during grading plan check	Prior to Issuance of a grading permit	Review of and approval of pre-construction survey	

Mitigation Measure No.	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
Cultural Resources					
<p>CR-1: If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the Developer, the project archaeologist, and the affected Tribe(s) shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources. If the Developer, the project archaeologist and the Tribe(s) cannot agree on the significance or the mitigation for such resources, these issues will be presented to the Planning Official for decision. The Planning Official shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the affected Tribe(s).</p>	<p>City of Moreno Valley Land Development Division and Planning Division</p>	<p>Prior to Grading and during grading and construction operations.</p>	<p>Prior to issuance of Grading Permit</p>	<p>Review of construction documents and on-site inspection</p>	
<p>CR-2: If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the “most likely descendant(s)” of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98 and according to Tribal customs and traditions.</p>	<p>City of Moreno Valley Land Development Division and Planning Division</p>	<p>Prior to Grading and during grading and construction operations.</p>	<p>Prior to issuance of Grading Permit</p>	<p>Review of construction documents and on-site inspection</p>	

Mitigation Measure No.	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
Noise					
<p>N-1: Construction activities shall be operated in a manner that limits noise impacts on surrounding uses (General Plan Policy 6.5.2). In order to limit noise impacts on surrounding property, the construction contractor will ensure the following:</p> <ul style="list-style-type: none"> • All construction equipment powered by gasoline or diesel engines will be required to have sound-control devices at least as effective as those originally provided by the manufacturer; no equipment will be permitted to have an unmuffled exhaust. • Mobile noise-generating equipment and machinery will be shut off when not in use; • Construction vehicles assessing the site will be required to use the shortest possible route to and from local freeways, provided the routes do not expose additional receptors to noise 	City of Moreno Valley Engineering and Building and Safety Planning Division	Prior to Grading and during grading and construction operations.	Prior to issuance of Grading Permit	Review of construction documents and on-site inspection	
<p>N-2: The staging of construction equipment and the construction trailer shall be placed as far as possible from the existing single-family and multiple residences located to the south (similar mitigation required for Air Quality see AQ-8).</p>	City of Moreno Valley Engineering and Building and Safety Planning Division	Prior to Grading and during grading and construction operations.	Prior to issuance of Grading Permit	Review of construction documents and on-site inspection	



Attachment: Aerial Photo (2080 : The Quarter Project)



APN AND LEGAL DESCRIPTION
 APNs 20-4550164, 20-4550157, 20-4550164 AND 20-4550156.
 PARCELS 1, 2, 3 AND 4 OF PARCEL MAP 61788 IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, IS SHOWN BY OR THE BACKS OF 15 PAGE 16 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

COVER SHEET NOTES
 ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION WITHOUT NOTICE.
 THIS PRELIMINARY SITE PLAN BEING INFORMATION FURNISHED TO SRA ARCHITECTS, INC. AND IS SUBJECT TO REVISION BY SRA ARCHITECTS, INC. AND GOVERNING AGENCIES. THE DRAWING IS NOT NECESSARILY A REPRESENTATION AS TO EXISTENCY, TYPE, SIZE, LOCATION OR OCCUPANCY OF ANY BUILDING OR OTHER STRUCTURE.
 ALL TOWER FOUNDATIONS SHALL BE ORIENTED TO A LANDSCAPE AREAS, NOT SPECIFICALLY TO THE PARKING LOT.

AMERICAN DISABILITIES ACT STATEMENT
 THIS PROJECT WILL BE IN FULL COMPLIANCE WITH CURRENT STATE ACCESSIBILITY REQUIREMENTS TO THE EXTENT REQUIRED BY LAW AND CITY OF MORENO VALLEY.

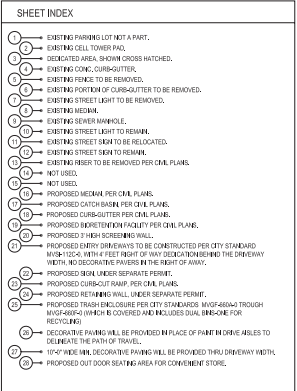
SCOPE OF WORK
 A PROPOSED COMMERCIAL DEVELOPMENT ON SAID ADDRESS, THE PROJECT WILL BE DESIGNED BY TWO COMMERCIAL PARCELS. THE DEVELOPMENT WILL INCLUDE 10-STOREY HOTEL, A SERVICE STATION WITH CONVENIENCE STORE AND A STOREY MULTIFAMILY RETAIL RESTAURANT BUILDING, ALSO INCLUDED ARE BUILDING PLANS FOR THE FUTURE DEVELOPMENT OF A 4-STOREY MULTIFAMILY RETAIL, RESTAURANT BUILDING AND A 4-STOREY MEDICAL OFFICE BUILDING. THE SITE IMPROVEMENTS INCLUDE COMPREHENSIVE LANDSCAPE AND HARDSCAPE DESIGN, PEDESTRIAN PATHS AND PARKING AREAS.

AREA ANALYSIS CASE # PA15-0048

SITE ANALYSIS	
SITE AREA (GROSS)	± 307,141 SQUARE FEET (100%)
SITE AREA (NET)	± 358,435 SQUARE FEET
OPEN SPACE	± 205,610 SQUARE FEET (67.28%)
LANDSCAPED AREA (ON SITE ONLY)	± 71,611 SQUARE FEET (23.31%)
COVERAGE	17.1%
EXISTING LAND USE ZONE	CC - GENERAL COMMERCIAL
FIRM FLOOD ZONE	X

PARKING ANALYSIS	
PARCEL 1 ± 44,300 SQ.FT. SHOP A	43,300 SF RETAIL @ 1225 = 14 STALLS REQUIRED
43,300 SF	13,174 SF RESTAURANT @ 1100 = 12 STALLS REQUIRED
TOTAL PARKING REQUIRED = 46	32 STALLS PROVIDED
BICYCLE PARKING PROVIDED 3 SPACES	
PARCEL 2 ± 44,000 SQ.FT. SHOP B	43,300 SF RETAIL @ 1225 = 14 STALLS REQUIRED
43,300 SF	13,174 SF RESTAURANT @ 1100 = 12 STALLS REQUIRED
TOTAL PARKING REQUIRED = 46	32 STALLS PROVIDED
BICYCLE PARKING PROVIDED 3 SPACES	
PARCEL 3 ± 44,431 SQ.FT. SHOP C	42,500 SF RETAIL @ 1225 = 12 STALLS REQUIRED
42,500 SF	13,174 SF RESTAURANT @ 1100 = 12 STALLS REQUIRED
TOTAL PARKING REQUIRED = 24	24 STALLS PROVIDED
BICYCLE PARKING PROVIDED 3 SPACES	
PARCEL 4 ± 43,610 SQ.FT. SHOP D	44,800 SF MEDICAL @ 1025 = 21 STALLS REQUIRED
44,800 SF	31 STALLS PROVIDED
BICYCLE PARKING PROVIDED 3 SPACES	
PARCEL 5 ± 78,688 SQ.FT. HOTEL 1	TOTAL AREA 57,900 SQ.FT.
104 ROOMS	104 STALLS REQUIRED
104 STALLS PROVIDED	BICYCLE PARKING PROVIDED 6 SPACES
PARCEL 6 ± 103,268 SQ.FT. HOTEL 2	TOTAL AREA 85,162 SQ.FT.
112 ROOMS	112 STALLS REQUIRED
104 STALLS PROVIDED	BICYCLE PARKING PROVIDED 6 SPACES
TOTAL PARKING REQUIRED = 303 STALLS	TOTAL PARKING PROVIDED = 347 STALLS

- SHEET INDEX**
- 1 EXISTING PARKING LOT NOT A PART.
 - 2 EXISTING CELL TOWER PAD.
 - 3 DESIGNATED AREA, SHOWN CROSS HATCHED.
 - 4 EXISTING CONC. CURB/CUTTER.
 - 5 EXISTING PAVES TO BE REMOVED.
 - 6 EXISTING PORTION OF CURB/CUTTER TO BE REMOVED.
 - 7 EXISTING STREET LIGHT TO BE REMOVED.
 - 8 EXISTING MEDIAN.
 - 9 EXISTING FENCE/BRICK WALL.
 - 10 EXISTING STREET LIGHT TO REMAIN.
 - 11 EXISTING STREET SIGN TO BE RELOCATED.
 - 12 EXISTING STREET SIGN TO REMAIN.
 - 13 EXISTING FESER TO BE REMOVED PER CIVIL PLANS.
 - 14 NOT USED.
 - 15 PROPOSED MEDIAN PER CIVIL PLANS.
 - 16 PROPOSED CATCH BASIN PER CIVIL PLANS.
 - 17 PROPOSED CURB/CUTTER PER CIVIL PLANS.
 - 18 PROPOSED BIKERESTRICTION FACILITY PER CIVIL PLANS.
 - 19 PROPOSED HIGH SCREENING WALL.
 - 20 PROPOSED DRIVEWAY TO BE CONSTRUCTED PER CITY STANDARD WITH 12" CURB WITH A FEET FRESH OF WAY DESIGNATION AND THE DRIVEWAY WITH NO DECORATIVE PAVING TO THE RIGHT OF DRIVEWAY.
 - 21 PROPOSED SIGN UNDER SEPARATE PERMIT.
 - 22 PROPOSED CURB/CUT RAMP PER CIVIL PLANS.
 - 23 PROPOSED RETAINING WALL UNDER SEPARATE PERMIT.
 - 24 PROPOSED TRASH ENCLOSURE PER CITY STANDARDS. 30"X40"X60" TROUGH 30"X40"X60" WHICH IS COVERED AND INCLUDES DUAL BIN FOR RECYCLING.
 - 25 DECORATIVE PAVING WILL BE PROVIDED IN PLACE OF PAVED DRIVEWAYS TO DEMARK THE PATH OF TRAVEL.
 - 26 10"X4" WIDE MIL DECORATIVE PAVING WILL BE PROVIDED THROUGH DRIVEWAY WITH PROPOSED DOOR SEATING AREA FOR CONVENIENT STORE.



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 RADIODIRETAL@GMAIL.COM

PROJECT
 THE QUARTER
 N.E.C. DAY ST & EUCALYPTUS AVE.
 MORENO VALLEY, CA 92555

REVISIONS

NO.	DATE	BY

SHEET TITLE
 PLOT PLAN

SCALE
 AS NOTED
 1" = 15' 0"

DATE
 12/15/15

PROJECT NO.
 15044

DATE
 12/15/15

SCALE
 A1.0



APN AND LEGAL DESCRIPTION
 APN: 201-480-0140, 201-480-0157, 201-480-0148 AND 201-480-0158
 PARCELS 1, 2, 3, AND 4 OF PARCEL MAP #176 IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 16, PAGE 16 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAIG COUNTY.

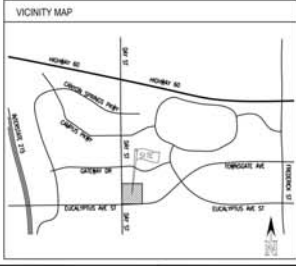
COVER SHEET NOTES
 ALL BUILDING IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION WITHOUT NOTICE.
 THIS PRELIMINARY SITE PLAN IS BASED ON INFORMATION FURNISHED TO MPA ARCHITECTS, INC. AND IS SUBJECT TO VERIFICATION BY LEGAL SURVEYORS AND GOVERNING AGENCIES ETC. THIS EXHIBIT IS NOT NECESSARILY A REPRESENTATION AS TO IDENTITY, TYPE, SIZE, LOCATION, TERMS, OR OCCUPANCY OF ANY BUILDING WITHIN THIS CENTER.
 ALL ROOF DRAINS SHALL BE DIRECTED TO A LANDSCAPE AREA, NOT DIRECTLY TO THE PARKING LOT.

AMERICAN DISABILITIES ACT STATEMENT
 THIS PROJECT WILL BE IN FULL COMPLIANCE WITH CURRENT SITE ACCESSIBILITY REQUIREMENTS TO THE EXTENT REQUIRED BY LAW AND CITY OF MORENO VALLEY.

SCOPE OF WORK
 A PROPOSED COMMERCIAL DEVELOPMENT ON 8.54 ACRES, THE PROJECT WILL BE DIVIDED INTO 6 COMMERCIAL PARCELS. THE DEVELOPMENT WILL INCLUDE: (4) 4-STORY HOTELS, A SERVICE STATION WITH CONVENIENCE STORE AND A 1-STORY MULTI-TENANT RETAIL/RESTAURANT BUILDING. ALSO INCLUDED ARE BUILDING PANS FOR THE FUTURE DEVELOPMENT OF A 1-STORY MULTI-TENANT RETAIL/RESTAURANT BUILDING AND A 1-STORY MEDICAL OFFICE BUILDING. THE SITE IMPROVEMENTS INCLUDE COMPREHENSIVE LANDSCAPE AND HARDSCAPE DESIGN, PEDESTRIAN PATHS AND PARKING AREAS.

AREA ANALYSIS		CASE # PA15-0048
SITE ANALYSIS		
SITE AREA - (SPODES)	4,367.41 SQUARE FEET (100%)	
SITE AREA - NET	4,108.40 SQUARE FEET	
OPEN SPACE	4,108.40 SQUARE FEET (93.8%)	
LANDSCAPED AREA (ON SITE ONLY)	4,171.81 SQUARE FEET (95.3%)	
COVERAGE	17.7%	
EXISTING LAND USE ZONE	CC - GENERAL COMMERCIAL	
FORM CODE ZONE	X	
PARKING ANALYSIS		
PARCEL 1 - 44,300 SQ.FT. SHOP	44,300 SF	
43,174 SF RETAIL @ 1/100 = 14 STALLS REQUIRED	43,174 SF	
TOTAL PARKING REQUIRED = 14		
32 STALLS PROVIDED		
BICYCLE PARKING PROVIDED: 3 SPACES		
PARCEL 2 - 44,011 SQ.FT. SHOP	44,011 SF	
43,150 SF RETAIL @ 1/100 = 14 STALLS REQUIRED	43,150 SF	
TOTAL PARKING REQUIRED = 14		
32 STALLS PROVIDED		
BICYCLE PARKING PROVIDED: 3 SPACES		
PARCEL 3 - 44,431 SQ.FT. SHOP	44,431 SF	
43,200 SF RETAIL @ 1/100 = 12 STALLS REQUIRED	43,200 SF	
TOTAL PARKING REQUIRED = 12		
32 STALLS PROVIDED		
BICYCLE PARKING PROVIDED: 3 SPACES		
PARCEL 4 - 43,813 SQ.FT. SHOP	43,813 SF	
43,800 SF MEDICAL @ 1/100 = 21 STALLS REQUIRED	43,800 SF	
TOTAL PARKING REQUIRED = 21		
31 STALLS PROVIDED		
BICYCLE PARKING PROVIDED: 3 SPACES		
PARCEL 5 - 57,889 SQ.FT. HOTEL 1	57,889 SF	
TOTAL AREA 57,902 SQ.FT.	57,902 SF	
154 STALLS REQUIRED		
154 STALLS PROVIDED		
BICYCLE PARKING PROVIDED: 8 SPACES		
PARCEL 6 - 103,328 SQ.FT. HOTEL 2	103,328 SF	
TOTAL AREA 103,342 SQ.FT.	103,342 SF	
112 STALLS REQUIRED		
112 STALLS PROVIDED		
BICYCLE PARKING PROVIDED: 8 SPACES		
TOTAL PARKING REQUIRED = 303 STALLS		
TOTAL PARKING PROVIDED = 347 STALLS		

- SHEET INDEX**
- 1 EXISTING PARKING LOT NOT A PART
 - 2 EXISTING CELL TOWER PAD
 - 3 DESIGNATED AREA, SHOWN CROSS HATCHED
 - 4 EXISTING CONC. CURB/GUTTER
 - 5 EXISTING FENCE TO BE REMOVED
 - 6 EXISTING PORTION OF CURB/GUTTER TO BE REMOVED
 - 7 EXISTING STREET LIGHT TO BE REMOVED
 - 8 EXISTING MEDIAN
 - 9 EXISTING SEWER MANHOLE
 - 10 EXISTING STREET LIGHT TO REMAIN
 - 11 EXISTING STREET SIGN TO BE RELOCATED
 - 12 EXISTING STREET SIGN TO REMAIN
 - 13 EXISTING SIGN TO BE REMOVED PER CIVIL PLANS
 - 14 NOT USED
 - 15 PROPOSED MEDIAN PER CIVIL PLANS
 - 16 PROPOSED CATCH BASIN PER CIVIL PLANS
 - 17 PROPOSED CURB/GUTTER PER CIVIL PLANS
 - 18 PROPOSED BIOMETRIUM FACILITY PER CIVIL PLANS
 - 19 PROPOSED 2' HIGH SCREENING WALL
 - 20 PROPOSED ENTRY SIGNWAYS TO BE CONSTRUCTED PER CITY STANDARD 8405-110C.6 WITH 4' FEET RIGHT OF WAY DESIGNATION BEHIND THE DRIVEWAY WITH NO DECORATIVE FINISHES IN THE RIGHT OF WAY
 - 21 PROPOSED SIGN UNDER SEPARATE PERMIT
 - 22 PROPOSED CURB CUT RAMP PER CIVIL PLANS
 - 23 PROPOSED RETAINMENT WALL UNDER SEPARATE PERMIT
 - 24 PROPOSED TRASH ENCLOSURE PER CITY STANDARD 8405-110C.6 THROUGH 8405-110C.7 WHICH IS COVERED AND INCLUDES DUAL BIN ONE FOR RECYCLING
 - 25 DECORATIVE PAVING WILL BE PROVIDED IN PLACE OF PAINT IN DRIVE AREAS TO DECREASE THE PAVING OF TRAILS
 - 26 12" IF WIDE MAIL DECORATIVE PAVING WILL BE PROVIDED THRU DRIVEWAY WIDTH
 - 27 PROPOSED CUT DOOR SEATING AREA FOR CONVENIENT STORE



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PROJECT

THE QUARTER
 N.E.C. DAY ST. & EUCALYPTUS AVE.
 MORENO VALLEY, CA 92553

REVISIONS

NO.	DATE	DESCRIPTION

SHEET TITLE
 PLOT PLAN

SCALE
 AS NOTED
 MPA 1/8"=1'-0"
 1/4"=1'-0"
 1/2"=1'-0"
 1"=1'-0"

A1.0



PLANT SCHEDULE			
SYMBOL	CODE	SCIENTIFIC NAME / COMMON NAME	QUANTITY
(Symbol)	GR 002	Grass Blade / Precursor Scentry / Precursor Scentry Gully	10 gal
(Symbol)	JAC M2	Jacquinia ramiflora / Zosterops Milk-Foot	24/Box
(Symbol)	KSC PAK	Kalanchoe pinnatifida / Golden Gem Tree	24/Box
(Symbol)	LAC M20	Ligularia sinensis - 'Mistinger' / Cloud Nettle Light Tender	24/Box
(Symbol)	LCPAL	Liquidambar styraciflua / Pale Alley / No / Pale Alley Sweet Gum	24/Box
(Symbol)	PKM PL	Pink Mimosas / Mimosa Plant	24/Box
(Symbol)	TR DR	Treesia grandis / Shrublet Box	24/Box
(Symbol)	LAM DR	Limonium sinense / Drake / Drake On	24/Box
(Symbol)	MEE RD	Meibomia macrocarpa / Queen Palm	Min. 15 B.T.N.
(Symbol)	PHO DAC	Phoenix dactyloides / Date Palm	Min. 25 B.T.N.
(Symbol)	TBA FOR	Tachypodium formosum / Broadleaf Fern	24/Box
(Symbol)	WAP PL	Washingtonia filifera / California Fan Palm	17' B.T.N.
(Symbol)	AGU W2	Agave americana 'Millennium' / Millennium Century Plant	9 gal
(Symbol)	AGU W3	Agave americana 'Millennium' / Millennium Century Plant	15 gal
(Symbol)	AGU AT	Agave attenuata / Agave	5 gal
(Symbol)	AGU D2	Agave attenuata / Dwarf Century Plant	9 gal
(Symbol)	AGU V1	Agave attenuata / Clustering Agave	9 gal
(Symbol)	AGU CAM	Agave attenuata / Agave	9 gal
(Symbol)	AGU DR	Agave attenuata / Dwarf Century Plant	9 gal
(Symbol)	AGU Y1	Agave attenuata / Clustering Agave	9 gal
(Symbol)	AGU Y2	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y3	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y4	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y5	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y6	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y7	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y8	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y9	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y10	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y11	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y12	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y13	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y14	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y15	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y16	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y17	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y18	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y19	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y20	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y21	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y22	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y23	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y24	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y25	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y26	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y27	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y28	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y29	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y30	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y31	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y32	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y33	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y34	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y35	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y36	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y37	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y38	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y39	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y40	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y41	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y42	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y43	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y44	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y45	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y46	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y47	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y48	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y49	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y50	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y51	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y52	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y53	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y54	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y55	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y56	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y57	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y58	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y59	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y60	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y61	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y62	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y63	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y64	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y65	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y66	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y67	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y68	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y69	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y70	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y71	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y72	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y73	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y74	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y75	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y76	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y77	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y78	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y79	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y80	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y81	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y82	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y83	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y84	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y85	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y86	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y87	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y88	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y89	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y90	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y91	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y92	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y93	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y94	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y95	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y96	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y97	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y98	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y99	Agave attenuata / Agave	9 gal
(Symbol)	AGU Y100	Agave attenuata / Agave	9 gal



E.G.L.A.
Edward Grupp Eric Grupp
LANDSCAPE ARCHITECTURE
CALIFORNIA REGISTERED LANDSCAPE ARCHITECT #10153 #10138
ARIZONA REGISTERED LANDSCAPE ARCHITECT #9794
1449 Doris Circle 340 La Plumeria Way
Thousand Oaks, CA 91320 Oceanside, CA 92057
P: 805-772-1725 F: 805-772-1724
E: egrupp@oodun.com I: egro@ecglocal.net

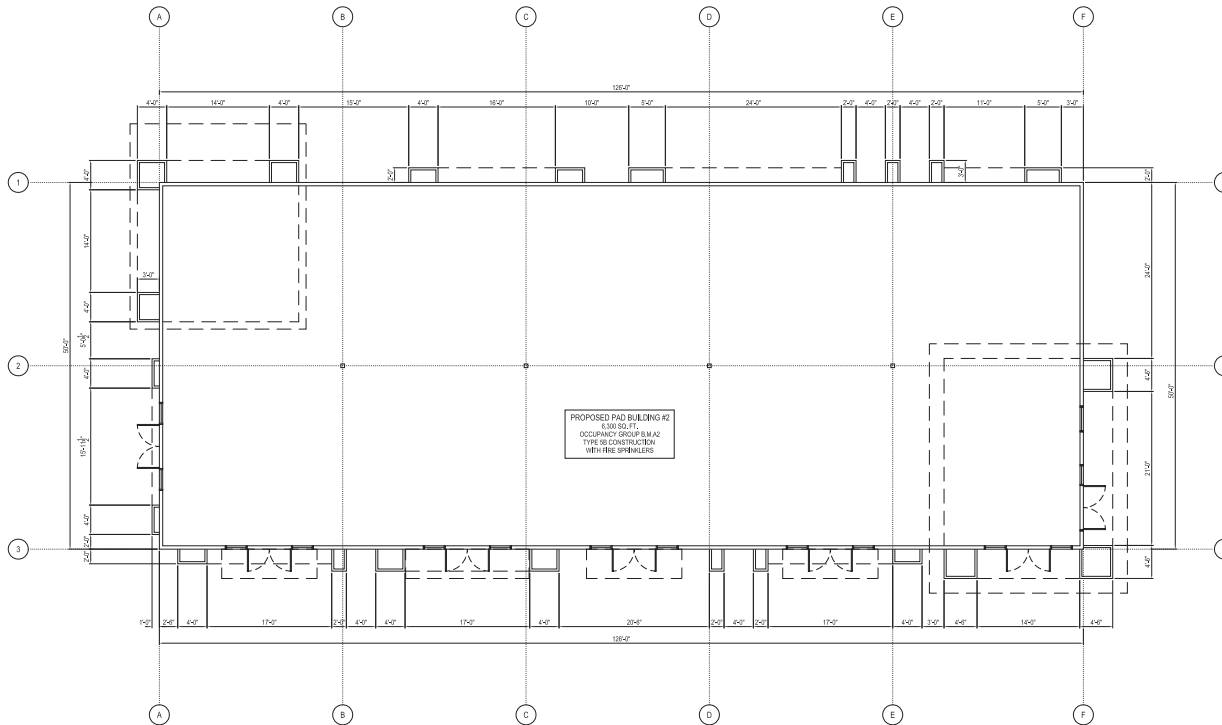
Conceptual Landscape Plan

DAY & EUCALYPTUS, LLC

3579 30th Street, San Diego, CA 92104
T: 619-238-0555 F: 619-238-0557
www.mpa-and-egla.com

557 San Nicolas Drive, Suite 103, Newport Beach, CA 92660
T: 949-718-0066 F: 949-718-0067
www.daycrestco.com

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FLOOR PLAN

A

MPA ARCHITECTS INC.
 5378 30th Street
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 F. 619.236.0557
 WWW.MPA-ARCHITECTS.COM

CLIENT
 DAY & EUCALYPTUS, LLC
 507 SWAIN COLAS DRIVE, STE 100
 NEWPORT, CA 92660
 TEL: (818) 718-0066
 RADJUSRETAIL@GMAIL.COM

PROJECT
 PROPOSED COMMERCIAL DEVELOPMENT
 PAD BUILDING #2
 THE QUARTER
 N.E.C. DAY ST & EUCALYPTUS AVE.
 MORENO VALLEY, CA 92553

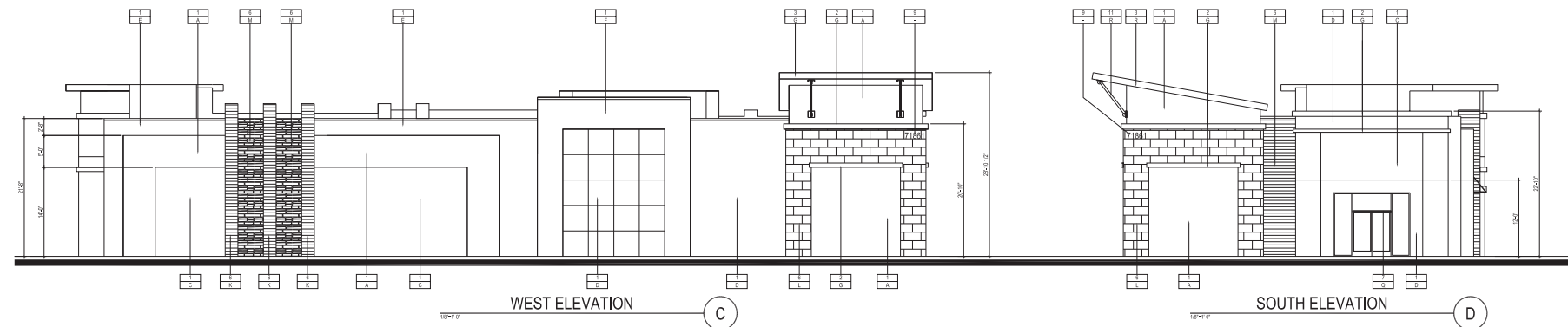
REVISIONS		
NO.	DESCRIPTION	DATE

SHEET TITLE	
PRELIMINARY FLOOR PLAN	

NO.	REVISION	DATE	AS NOTED
1	MPA	1/24/24	15246
2	MPA	1/24/24	15246

CASE # PA15-0048

A2



EXTERIOR MATERIALS

1	EXTERIOR CEMENT PLASTER WITH SMOOTH FINISH
2	EPS CORNICE / TRIM WITH SMOOTH PLASTER FINISH
3	PAINTED G.I. SHEET METAL COPING, COLOR TO MATCH ADJACENT PAINTED SURFACE
4	METAL CANOPY
5	AGED WOOD AWNING
6	MANUFACTURED STONE VENEER
7	STOREFRONT SYSTEM WITH ALUMINUM FRAME AND CLEAR GLAZING
8	HOLLOW METAL DOOR AND FRAME, PAINTED TO MATCH ADJACENT SURFACE
9	12" BUILDING ADDRESS, FINAL LOCATION TO BE COORDINATED WITH THE AGENCY HAVING JURISDICTION
10	STANDING SEAM METAL ROOF, 13 1/2" PANELS w/ 1" HIGH SEAMS
11	STEEL BRACING

EXTERIOR FINISH AND COLORS

1	INTEGRAL COLOR PLASTER, COLOR TO MATCH DUNNEDWARDS, WOOD LAKE #06975
2	INTEGRAL COLOR PLASTER, COLOR TO MATCH DUNNEDWARDS, SHAMROO SCREEN #06910
3	INTEGRAL COLOR PLASTER, COLOR TO MATCH DUNNEDWARDS, EXCLUSIVE IVORY #06451
4	INTEGRAL COLOR PLASTER, COLOR TO MATCH DUNNEDWARDS, LIGHT BEIGE #06821
5	INTEGRAL COLOR PLASTER, COLOR TO MATCH DUNNEDWARDS, RIDGECREST #068174
6	INTEGRAL COLOR PLASTER, COLOR TO MATCH DUNNEDWARDS, SUNSHADOW TRUFFLE #06512
7	INTEGRAL COLOR PLASTER, COLOR TO MATCH DUNNEDWARDS, MIDNIGHT BROWN #06610
8	INTEGRAL COLOR PLASTER, COLOR TO MATCH DUNNEDWARDS, ROCK 'N' OAK #066209

EXTERIOR FINISH AND COLORS

1	CORNADO STONE-REFINED WOODSTONE "BLACKEND OAK"
2	CORNADO STONE-REFINED WOODSTONE "DEADWOOD"
3	CORNADO STONE-FRENCH LIMESTONE "FRENCH WHITE"
4	CORNADO STONE-PRO LEDGE "CHABLE"
5	EL DORADO STONE-LEUGE CUT 33, COLOR: "BIRCH"
6	EL DORADO STONE-LEUGE CUT 33, COLOR: "DUNE"
7	RECLAIMED WOOD SIDING INSTALLED OVER TUBE STEEL FRAME
8	CLEAR ANODIZED ALUMINUM
9	ATAS INTERNATIONAL ROOFING, COLOR: CHARCOAL GREY

NOTE:
BUILDING PARAPETS SHALL SCREEN ALL ROOF TOP MECHANICAL EQUIPMENT.



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CLIENT

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RENO, NV 89509
TEL: (866) 718-0066
RADIUSRETAIL@GMAIL.COM

PROJECT

A PROPOSED COMMERCIAL DEVELOPMENT
THE QUARTER
N.E.C. DAY ST. & EUCALYPTUS AVE.
MORENO VALLEY, CA 92553

REVISIONS

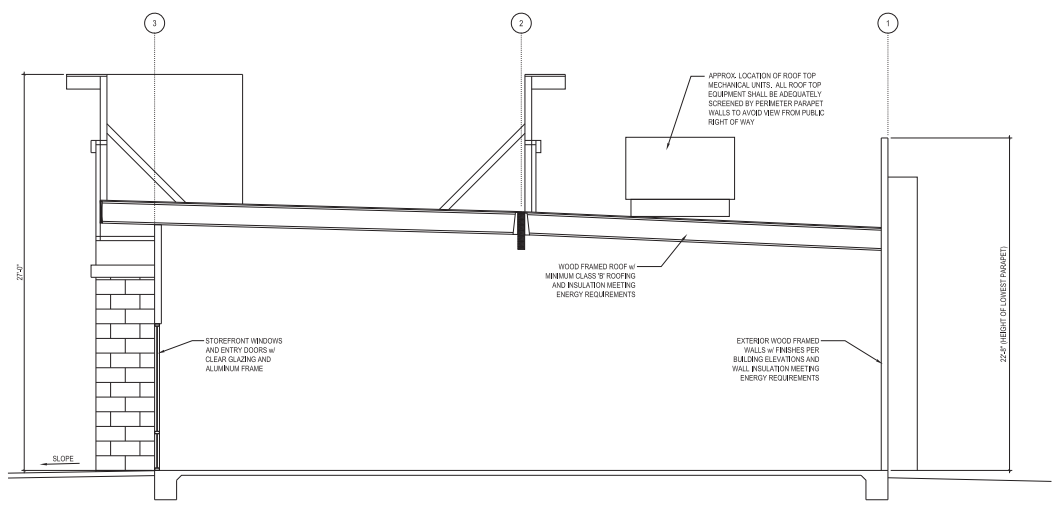
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SHEET TITLE
PRELIMINARY ELEVATIONS

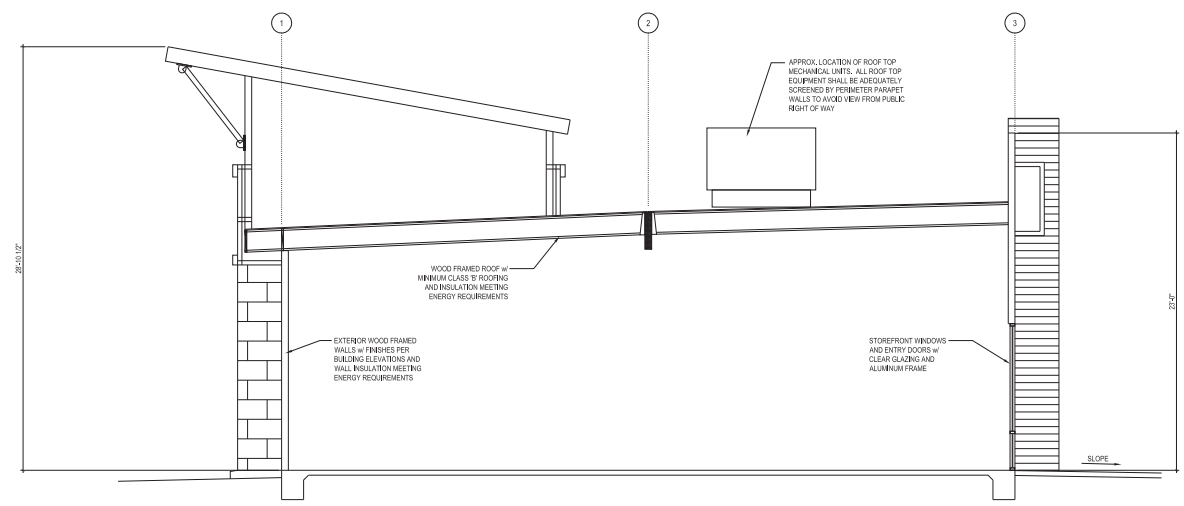
DATE	REVISION	BY	AS NOTED
PROJECT NO.	15246	DRAWING NO.	15246
PROJECT DATE	1/2016	SCALE	AS SHOWN

CASE # PA15-0048

A3



BUILDING CROSS SECTION A



BUILDING CROSS SECTION B



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PROJECT

A PROPOSED COMMERCIAL DEVELOPMENT
THE QUARTER
N.E.C. DAY ST. & EUCALYPTUS AVE.
MORENO VALLEY, CA 92553

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE

PRELIMINARY BUILDING SECTIONS

DATE	REVISION	BY	AS NOTED

CASE # PA15-0048

A4

2.1



EXTERIOR MATERIALS	
[Symbol]	EXTERIOR CEMENT PLASTER WITH SMOOTH FINISH
[Symbol]	EPS CORNICE / TRIM WITH SMOOTH PLASTER FINISH
[Symbol]	PAINTED (1) SHEET METAL COPING, COLOR TO MATCH ADJACENT PAINTED SURFACE
[Symbol]	METAL CANOPY
[Symbol]	AZID WOOD SIMING
[Symbol]	MANUFACTURED STONE VENER
[Symbol]	STOREFRONT SYSTEM WITH ALUMINUM FRAME AND CLEAR GLAZING
[Symbol]	HOLLOW METAL DOOR AND FRAME, PAINTED TO MATCH ADJACENT SURFACE
[Symbol]	12" BUILDING ADDRESS, FINAL LOCATION TO BE COORDINATED WITH THE AGENCY HAVING JURISDICTION
[Symbol]	STANDING SEAM METAL ROOF, 12 1/2" PANELS w/ 1" HIGH SEAMS
[Symbol]	STEEL BRACING

EXTERIOR FINISH AND COLORS	
[Symbol]	INTERIOR COLOR PLASTER, COLOR TO MATCH DUNN EDWARDS, WOODLAND #00575
[Symbol]	INTERIOR COLOR PLASTER, COLOR TO MATCH DUNN EDWARDS, BAMBOO SCREEN #00E113
[Symbol]	INTERIOR COLOR PLASTER, COLOR TO MATCH DUNN EDWARDS, ENCLISSE IVORY #00B191
[Symbol]	INTERIOR COLOR PLASTER, COLOR TO MATCH DUNN EDWARDS, LIGHT BEIGE #00E011
[Symbol]	INTERIOR COLOR PLASTER, COLOR TO MATCH DUNN EDWARDS, REDUCED #1 #00E116
[Symbol]	INTERIOR COLOR PLASTER, COLOR TO MATCH DUNN EDWARDS, SUNGLASS TAPE #00E177
[Symbol]	INTERIOR COLOR PLASTER, COLOR TO MATCH DUNN EDWARDS, MCKNIGHT BROWN #00E010
[Symbol]	INTERIOR COLOR PLASTER, COLOR TO MATCH DUNN EDWARDS, ROCK 'N' GYM #00E009

EXTERIOR FINISH AND COLORS	
[Symbol]	CORONADO STONE, REFINED WOODSTONE "SLACKING OAK"
[Symbol]	CORONADO STONE, REFINED WOODSTONE "STEADWOOD"
[Symbol]	CORONADO STONE, FRENCH LIMESTONE "FRENCH WHITE"
[Symbol]	CORONADO STONE, PRO LEDGE "CHABLIS"
[Symbol]	EL DORADO STONE, LEDGE CUT 33, COLOR "BRICK"
[Symbol]	EL DORADO STONE, LEDGE CUT 33, COLOR "STONE"
[Symbol]	RECLAIMED WOOD SIDING INSTALLED OVER TUBE STEEL FRAME
[Symbol]	CLEAR ANODIZED ALUMINUM
[Symbol]	ATAS INTERNATIONAL ROOFING, COLOR: CHARCOAL GREY

NOTE:
BUILDING PARAPETS SHALL SCREEN ALL ROOF TOP MECHANICAL EQUIPMENT

PROPOSED EXTERIOR ELEVATIONS - PAD BUILDING 2
THE QUARTER - MORENO VALLEY, CA

DAY & EUCALYPTUS, LLC



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Date: February 25, 2016
MPA Job #: 15246

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DUNN EDWARDS	DE6210 - MIDNIGHT BROWN
DUNN EDWARDS	DE6193 - BAMBOO SCREEN
DUNN EDWARDS	DE6191 - EXCLUSIVE IVORY
DUNN EDWARDS	DE6209 - ROCK 'N' OAK



CORONADO STONE
REFINED WOODSTONE
"BLACKENED OAK"



CORONADO STONE
FRENCH LIMESTONE
"FRENCH WHITE"



CORONADO STONE
REFINED WOODSTONE
"DEADWOOD"



EL DORADO STONE
LEDGE CUT 33
"BIRCH"



EL DORADO STONE
LEDGE CUT 33
"DUNE "



CORONADO STONE
FRENCH LIMESTONE
"COUNTRY BEIGE"

DUNN EDWARDS	2.1
DUNN EDWARDS	
DUNN EDWARDS	
DUNN EDWARDS	
DUNN EDWARDS	

Attachment: Architectural Plans (2080 : The Quarter Project)



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Date: February 29, 2016
MPA Job #: 15246

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PRELIMINARY MATERIALS & COLOR BOARD - PAD BUILDING
THE QUARTER - MORENO VALLEY,

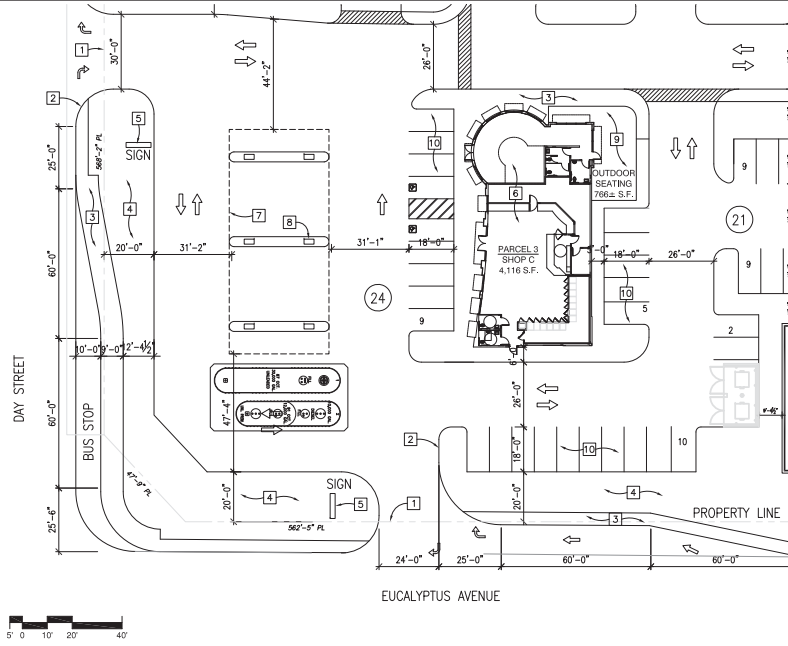
DAY & EUCALYPTUS, LLC

567 San Nicolas Drive, Suite 130,
Newport Beach, CA 92660

THE QUARTER

A Proposed Gas Station, C-Store & Q.S.R. At City of Moreno Valley

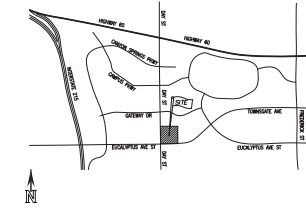
N.E.C. Day St. & Eucalyptus Ave.,
Moreno Valley, CA



Proposed Site Plan

SCALE: 1"=20'-0"

Vicinity Map



Project Data

ZONING: ---
 SITE AREA: = 10.41± ACRE (453,460± S.F.)
GAS STATION, C-STORE & RETAIL DEVELOPMENT
 TYPE OF CONSTRUCTION: VB NO
 SPRINKLER: 1.06± ACRE (46,547± S.F.)
 SITE AREA: 8, M
 BUILDING OCCUPANCY: 30'-0" MAX. (1-STORY)
 BUILDING AREA: 2,900±S.F. + 1,216±S.F. = 4,116 S.F.
 OUTDOOR SEATING: 766±S.F.
 CANOPY AREA: 3,645 S.F. (90'-0" x 40'-6")
 SITE COVERAGE: (4,116 S.F. + 3,645 S.F.) / 46,547 S.F. = 16.67 %
 PARKING PROVIDED: 24 SPACES
PARKING ANALYSIS
 44,100 SF
 42,300 SF RETAIL @ 1/225 = 12 STALLS REQUIRED
 1,200 SF RESTAURANT @ 1/100 = 12 STALLS REQUIRED
 TOTAL PARKING REQUIRED = 24
 23 STALLS PROVIDED

Reference Notes

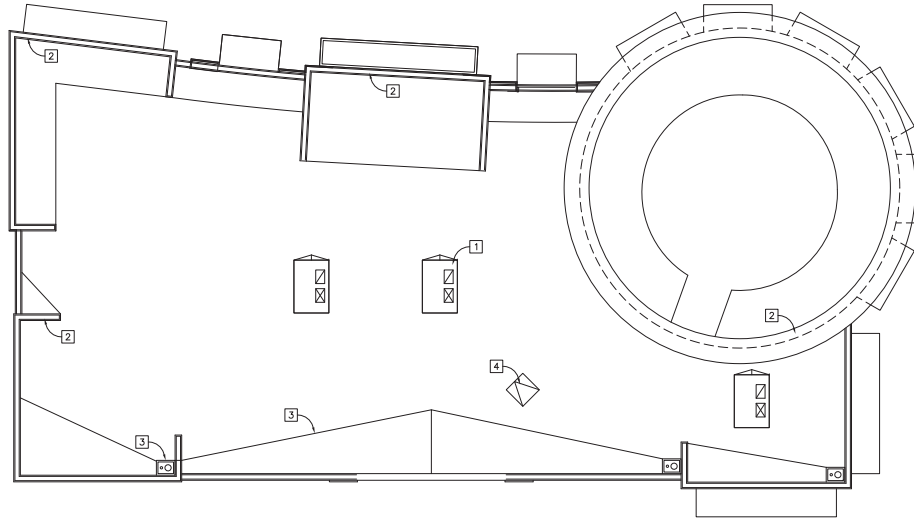
- 1 EXISTING PROPERTY LINE.
- 2 CONC. CURB & GUTTER.
- 3 CONC. SIDEWALK.
- 4 (N) LANDSCAPE AREA.
- 5 (N) MONUMENT SIGN AT 2 LOCATIONS.
- 6 (N) SINGLE STORY BUILDING, SEE FLOOR PLAN.
- 7 (N) METAL CANOPY.
- 8 (N) WPD AT 6 LOCATIONS.
- 9 (N) OUTDOOR SEATING.
- 10 (N) PARKING AREA.

DATE	REVISION



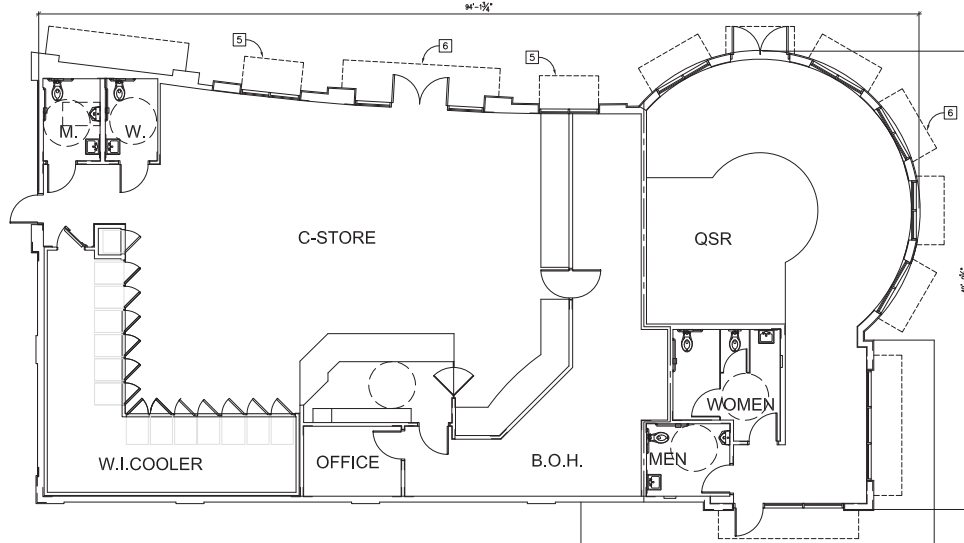
PROJECT: THE QUARTER
 GAS STATION, C-STORE & Q.S.R.
 N.E.C. OF DAY ST., & EUCALYPTUS AVE.,
 MORENO VALLEY, CA 92553
 DRAWING NAME: SITE PLAN (PROPOSED), PROJECT DATA

ISSUE:	---
DATE:	---
CHECKED: --	DRAWN: --
DRAWING FILE:	---
PROJECT NO.:	---
SHEET NUMBER:	---
A1.01	OF XX SHEETS
SCALE:	---



Proposed Roof Plan

SCALE: 3/8" = 1'-0"



Proposed Floor Plan

SCALE: 3/8" = 1'-0"

Reference Notes

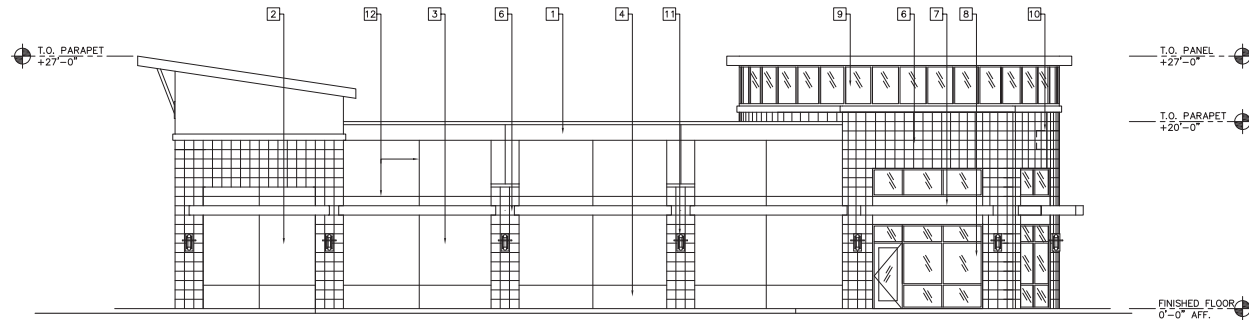
- 1 ROOFTOP EQUIPMENT.
- 2 PARAPET WALL, SEE ELEVATION FOR HEIGHT.
- 3 ROOF CRICKET & ROOF DRAIN.
- 4 ROOF HATCH.
- 5 LINE OF AWNING ABOVE.
- 6 LINE OF CANTILEVERED CANOPY ABOVE.

NO.	REVISION	DATE



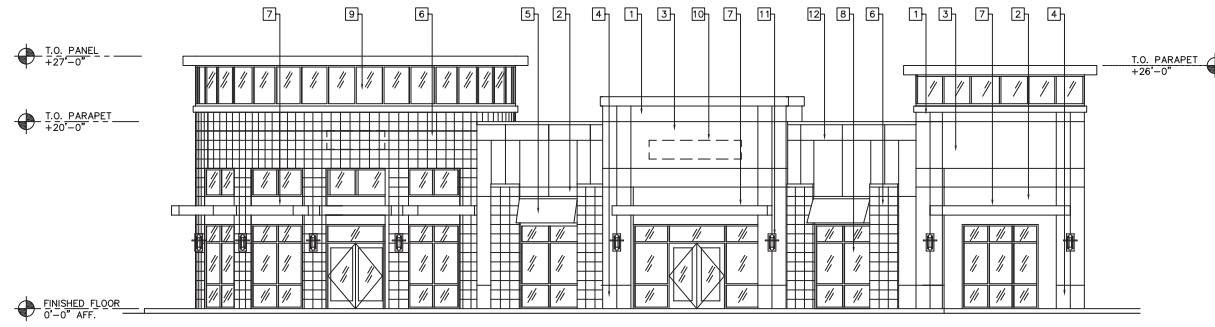
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 GAS STATION, C-STORE & Q.S.R.
 N.E.C. OF DAY ST. & EUCALYPTUS AVE.,
 MORENO VALLEY, CA 92553
 DRAWING NAME: FLOOR PLAN & ROOF PLAN (PROPOSED)

ISSUE:	
DATE:	
CHECKED: --	DRAWN: --
DRAWING FILE:	
PROJECT NO.:	
SHEET NUMBER:	
A2.01	
OF XX SHEETS	
SCALE:	



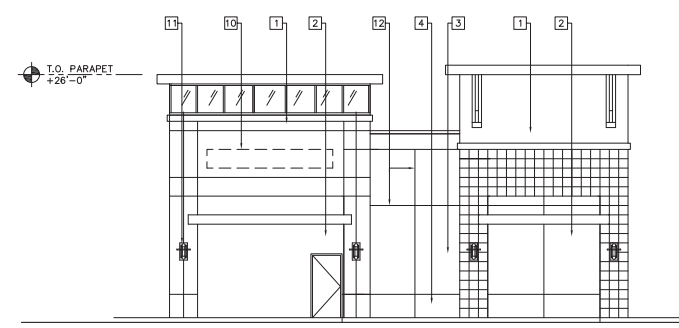
East Elevation

SCALE: 3/8" = 1'-0"



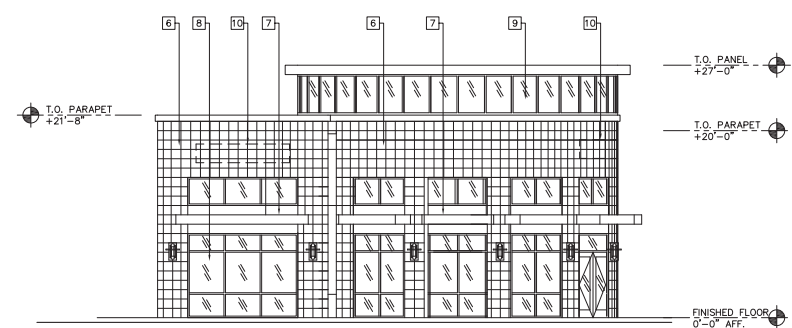
West Elevation

SCALE: 3/8" = 1'-0"



South Elevation

SCALE: 3/8" = 1'-0"



North Elevation

SCALE: 3/8" = 1'-0"

Reference Notes

- 1 UPPER WALL & CORNICE COLOR
MONTEREY WHITE (BENJAMIN MOORE, HC-27)
- 2 LOWER ADJACENT WALL COLOR
CONCORD IVORY (BENJAMIN MOORE, HC-12)
- 3 MAIN WALL COLOR
SHELburnE BUff (BENJAMIN MOORE, HC-26)
- 4 WALL BASE COLOR
WOODSTOCK TAN (BENJAMIN MOORE, HC-20)
- 5 CANVAS AWNING
SUNBELLA #82008 (BLACK)
- 6 CUT STONE VENEER
ASC SLATE (TRIBAL RIDGE)
- 7 STOREFRONT & FASCIAS & CANTILEVERED CANOPY
CLEAR ALUMINUM
- 8 CLEAR GLAZING
- 9 SPANDREL GLASS
COLOR TO MATCH ADJACENT EXISTING OFFICE BUILDING
- 10 SIGNAGE BY OTHER UNDER SEPARATE PERMIT
- 11 LIGHT FIXTURE BY LOUIS POULSEN,
SATURN MAXI WALL OR EQUAL.
- 12 3/4" FRY REVEAL DCS-50-75 COLOR TO MATCH ADJACENT

W&W Land Design Consultants, Inc.
 Planning • Architecture • Interiors
 2335 N. FOOTHILL BLVD., SUITE 100
 PALMDALE, CA 91368
 TEL: (909) 868-7116 • FAX: (909) 868-7117

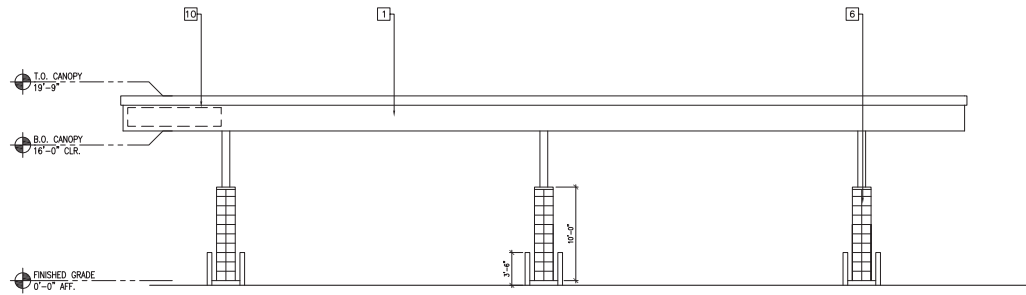
Packet Pg. 307

DATE	REVISION



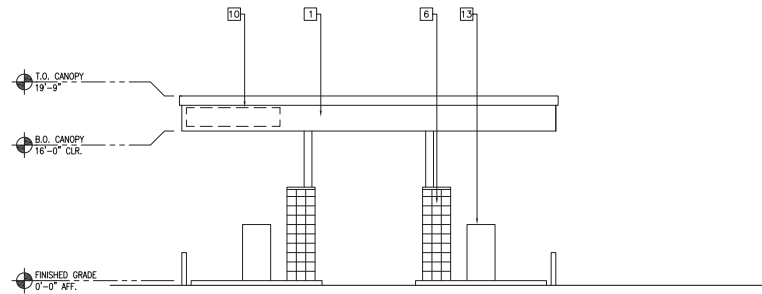
PROJECT: THE QUARTER
 GAS STATION, C-STREET & Q.S.R.
 N.E.C. OF DAY ST. & EUCALYPTUS AVE.,
 MORENO VALLEY, CA 92553
 DRAWING NAME: BUILDING ELEVATIONS (PROPOSED)

ISSUE: ---
 DATE: ---
 CHECKED: --- DRAWN: ---
 DRAWING FILE: ---
 PROJECT NO.: ---
 SHEET NUMBER: **A3.01**
 OF 22 SHEETS
 SCALE: ---



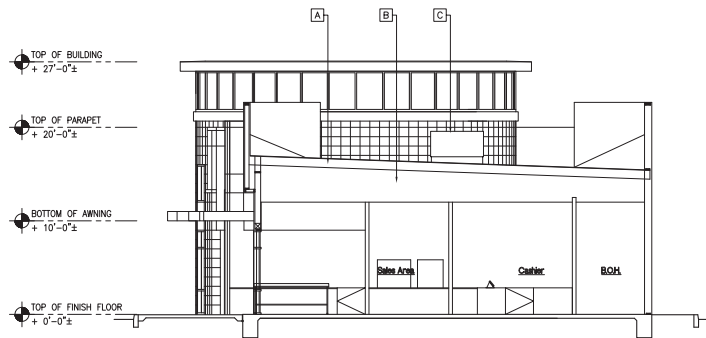
East / West Elevation

SCALE: 3/8" = 1'-0"



North / South Elevation

SCALE: 3/8" = 1'-0"



Building Section

SCALE: 3/8" = 1'-0"

Reference Notes

- 1 UPPER WALL & CORNICE COLOR
MONTEREY WHITE (BENJAMIN MOORE, HC-27)
- 2 LOWER ADJACENT WALL COLOR
CONCORD IVORY (BENJAMIN MOORE, HC-12)
- 3 MAIN WALL COLOR
SHELburnE BUff (BENJAMIN MOORE, HC-28)
- 4 WALL BASE COLOR
WOODSTOCK TAN (BENJAMIN MOORE, HC-20)
- 5 CANVAS AWNING
SUNBELLA #82008 (BLACK)
- 6 CUT STONE VENEER
ASC SLATE (TRIBAL RIDGE)
- 7 STOREFRONT & FASCIAS & CANTILEVERED CANOPY
CLEAR ALUMINUM
- 8 CLEAR GLAZING
- 9 SPANDREL GLASS
COLOR TO MATCH ADJACENT EXISTING OFFICE BUILDING
- 10 SIGNAGE BY OTHER UNDER SEPARATE PERMIT
- 11 LIGHT FIXTURE BY LOUIS POULSEN,
SATURN MAXI WALL OR EQUAL
- 12 3/4" FRY REVEAL DCS-50-75 COLOR TO MATCH ADJACENT
- 13 MPO, SEE SITE PLAN.

Reference Notes

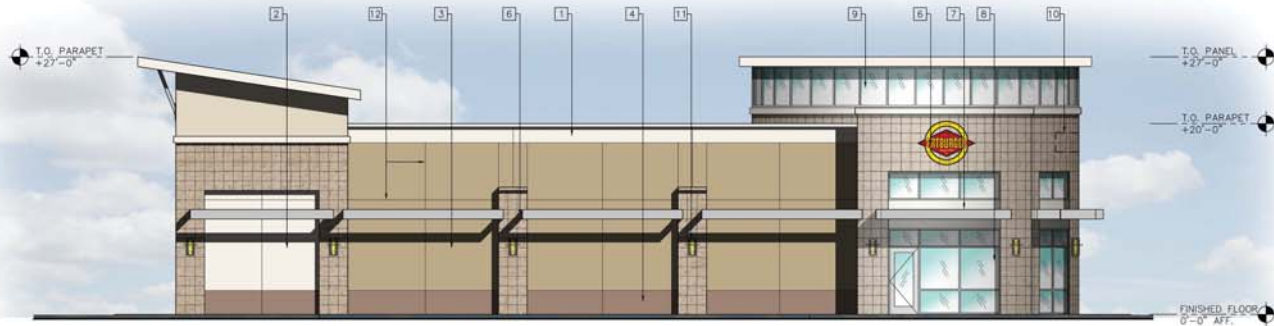
- A ROOF JOIST.
- B ATTIC SPACE.
- C ROOFTOP EQUIPMENT.

NO.	REVISION	DATE



PROJECT: THE QUARTER
 GAS STATION, C-STORE & Q.S.R.
 N.E.C. OF DAY ST. & EUCALYPTUS AVE.,
 MORENO VALLEY, CA 92553
 DRAWING NAME: CANOPY ELEVATIONS & BUILDING SECTION (PROPOSED)

ISSUE:	
DATE:	
CHECKED: --	DRAWN: --
DRAWING FILE:	
PROJECT NO.:	
SHEET NUMBER:	
A3.02	
OF 22 SHEETS	
SCALE:	



East Elevation

SCALE: 3/8" = 1'-0"



West Elevation

SCALE: 3/8" = 1'-0"



South Elevation

SCALE: 3/8" = 1'-0"



North Elevation

SCALE: 3/8" = 1'-0"

Reference Notes

- 1 UPPER WALL & CORNICE COLOR
DUNN-EDWARDS, COLOR: DEB211 - LIGHT BEIGE
- 2 LOWER ACCENT WALL COLOR
DUNN-EDWARDS, COLOR: DEB191 - EXCLUSIVE IVORY
- 3 MAIN WALL COLOR
DUNN-EDWARDS, COLOR: DEB193 - BAMBOO SCREEN
- 4 WALL BASE COLOR
DUNN-EDWARDS, COLOR: DEB075 - WOOD LAKE
- 5 CANVAS AWNING
SUNBRELLA #52008 (BLACK)
- 6 CORONADO STONE, FRENCH LIMESTONE
COLOR: COUNTRY BEIGE
- 7 STOREFRONT & FASCIAS & CANTILEVERED CANOPY
CLEAR ALUMINUM
- 8 CLEAR GLAZING
- 9 SPANDREL GLASS
COLOR TO MATCH ADJACENT EXISTING OFFICE BUILDING
- 10 SIGNAGE BY OTHER UNDER SEPARATE PERMIT
- 11 LIGHT FIXTURE BY LOUIS POULSEN,
SATURN MAX WALL OR EQUAL
- 12 1/2" FRY REVEAL DCS-50-75 COLOR TO MATCH ADJACENT

-  CORONADO STONE, FRENCH LIMESTONE
COLOR: COUNTRY BEIGE
-  DUNN-EDWARDS
COLOR: DEB211 - LIGHT BEIGE
-  DUNN-EDWARDS
COLOR: DEB191 - EXCLUSIVE IVORY
-  DUNN-EDWARDS
COLOR: DEB193 - BAMBOO SCREEN
-  DUNN-EDWARDS
COLOR: DEB075 - WOOD LAKE

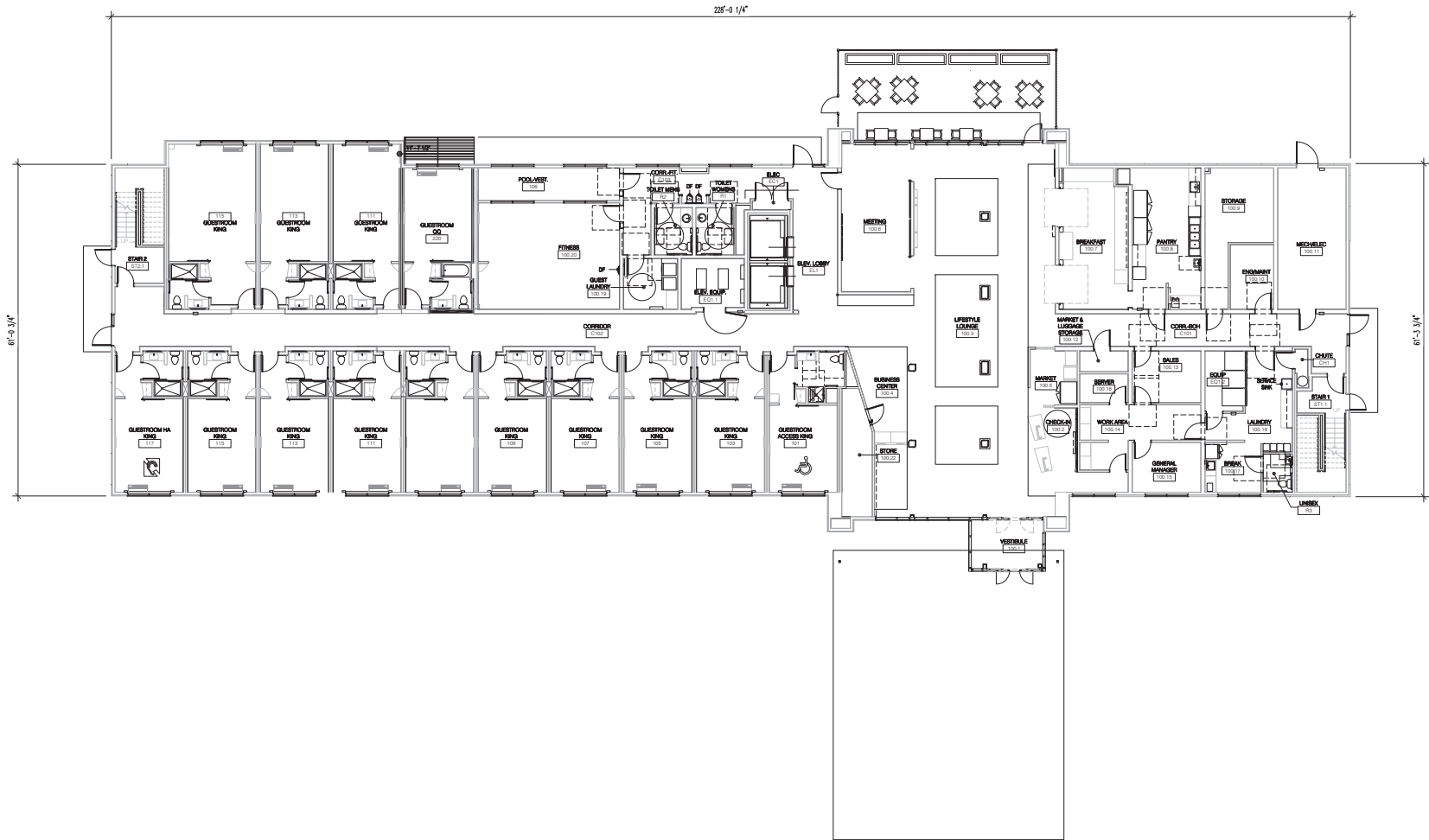
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NO.	REVISION	DATE



PROJECT: THE QUARTER
 GAS STATION, C-STORE & Q.S.R.
 N.E.C. OF DAY ST., & EUCALYPTUS AVE.,
 MORENO VALLEY, CA 92553
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]
 SHEET NUMBER: [Number]
 OF [Total] SHEETS
 SCALE: [Scale]
BUILDING ELEVATIONS (PROPOSED)

ISSUE: []
 DATE: []
 CHECKED BY: []
 DRAWING FILE: []
 PROJECT NO.: []
 SHEET NO.: []
 OF []
 SCALE: []



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



pk
ARCHITECTS, PC
4813 S. HAZEL BROOK DRIVE, #200
TERRACE, ARIZONA 85080
PHONE: (480) 283-1820
FAX: (480) 283-1821



MORENO VALLEY, CALIFORNIA

VERSION	DATE	COMMENTS

PROJECT NO: 15-320
PRINT DATE: 04-01-2016
PROJECT URL: MIP
DRAWN BY: SK/JP

SHEET TITLE:
FIRST FLOOR

SHEET NUMBER:
2.1

2.1



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

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MORENO VALLEY, CALIFORNIA

VERSION	DATE	COMMENTS

PROJECT NO: 15-320
PRINT DATE: 04-01-2016
PROJECT WKS: 00
DRAWN BY: SK/JP

SHEET TITLE:
SECOND FLOOR

SHEET NUMBER:
2.2

2.1

Packet No 311



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

Attachment: Architectural Plans (2080 : The Quarter Project)

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MORENO VALLEY, CALIFORNIA

VERSION	DATE	COMMENTS

PROJECT NO: 15-320
PRINT DATE: 04-01-2016
PROJECT WKS: 00
DRAWN BY: SK/JP

SHEET TITLE:
THIRD FLOOR

SHEET NUMBER:
2.3

2.1

Packot Pr 313



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

Attachment: Architectural Plans (2080 : The Quarter Project)

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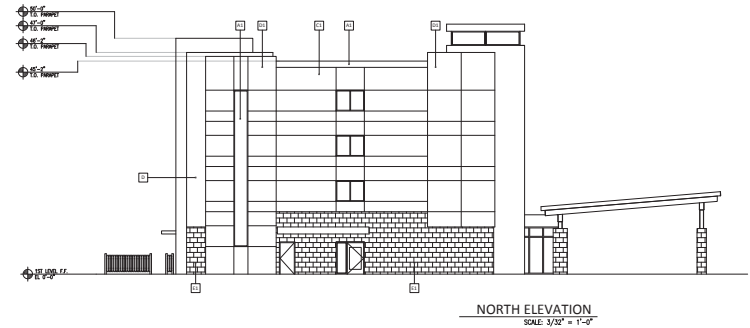
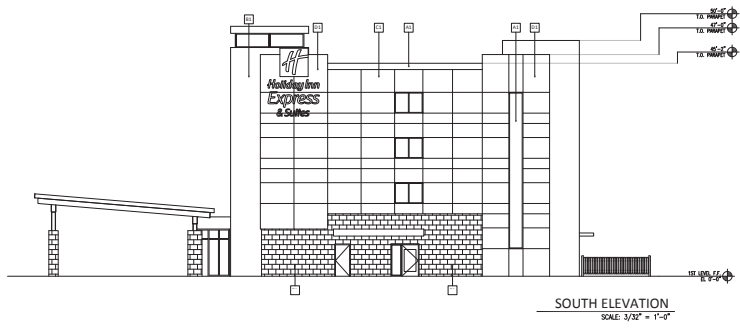


VERSION	DATE	COMMENTS

PROJECT NO:	15-320
PRINT DATE:	04-01-2016
PROJECT WKS:	MD
DRAWN BY:	SK/JP

SHEET TITLE:
FOURTH FLOOR

SHEET NUMBER:
2.1



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MORENO VALLEY, CALIFORNIA

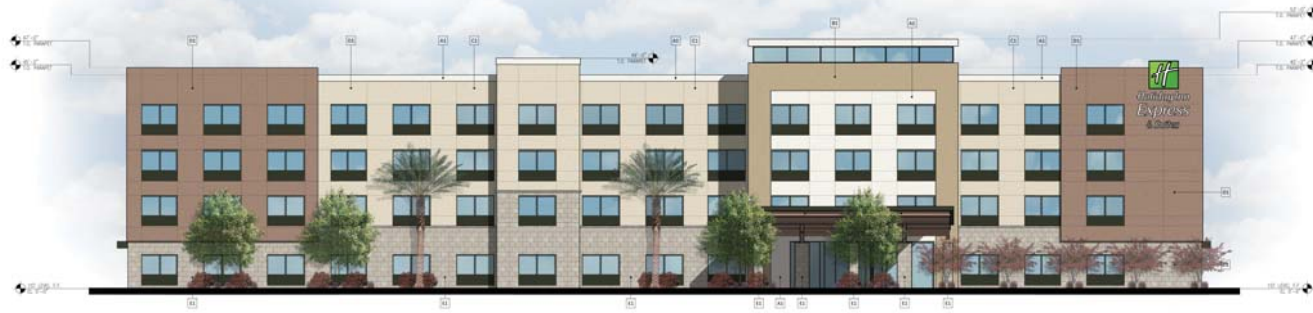
VERSION	DATE	COMMENTS

PROJECT NO: 15-320
PRINT DATE: 04-01-2016
PROJECT URL: MIP
DRAWN BY: SK/JP

SHEET TITLE:
EXTERIOR ELEVATIONS

NET NUMBER:
3.0

2.1



WEST ELEVATION
SCALE: 3/32" = 1'-0"

- A LIGHT BESE
- B SHARD SCREEN
- C EXCLUDE WOPY
- D WOOD LAKE
- E FRENCH LIMESTONE TRENCH WHITE



SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



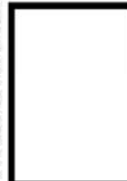
NORTH ELEVATION
SCALE: 3/32" = 1'-0"



EAST ELEVATION
SCALE: 3/32" = 1'-0"



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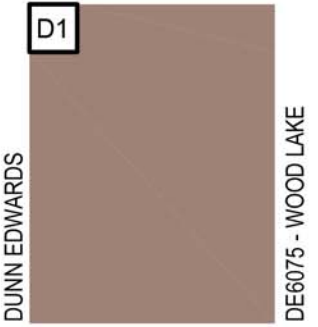
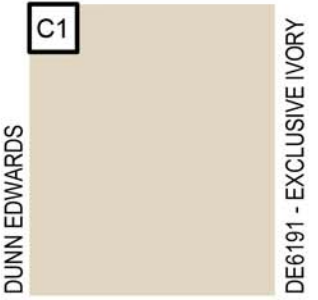
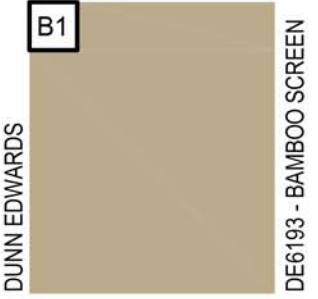
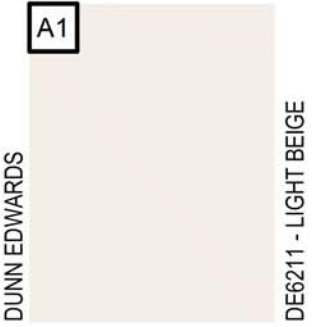
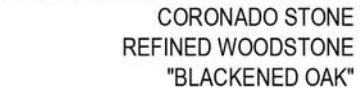
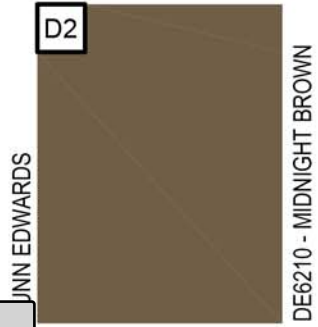
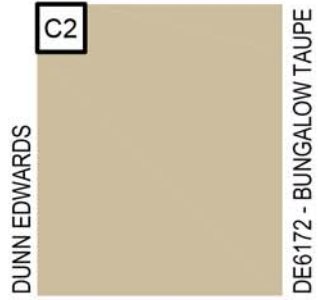
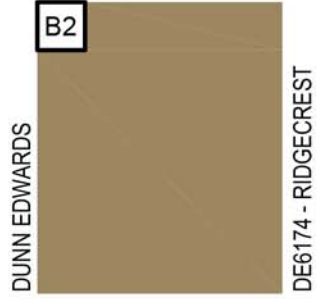
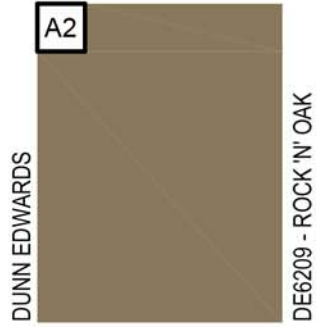
MORENO VALLEY, CALIFORNIA

REVISION	DATE	COMMENTS

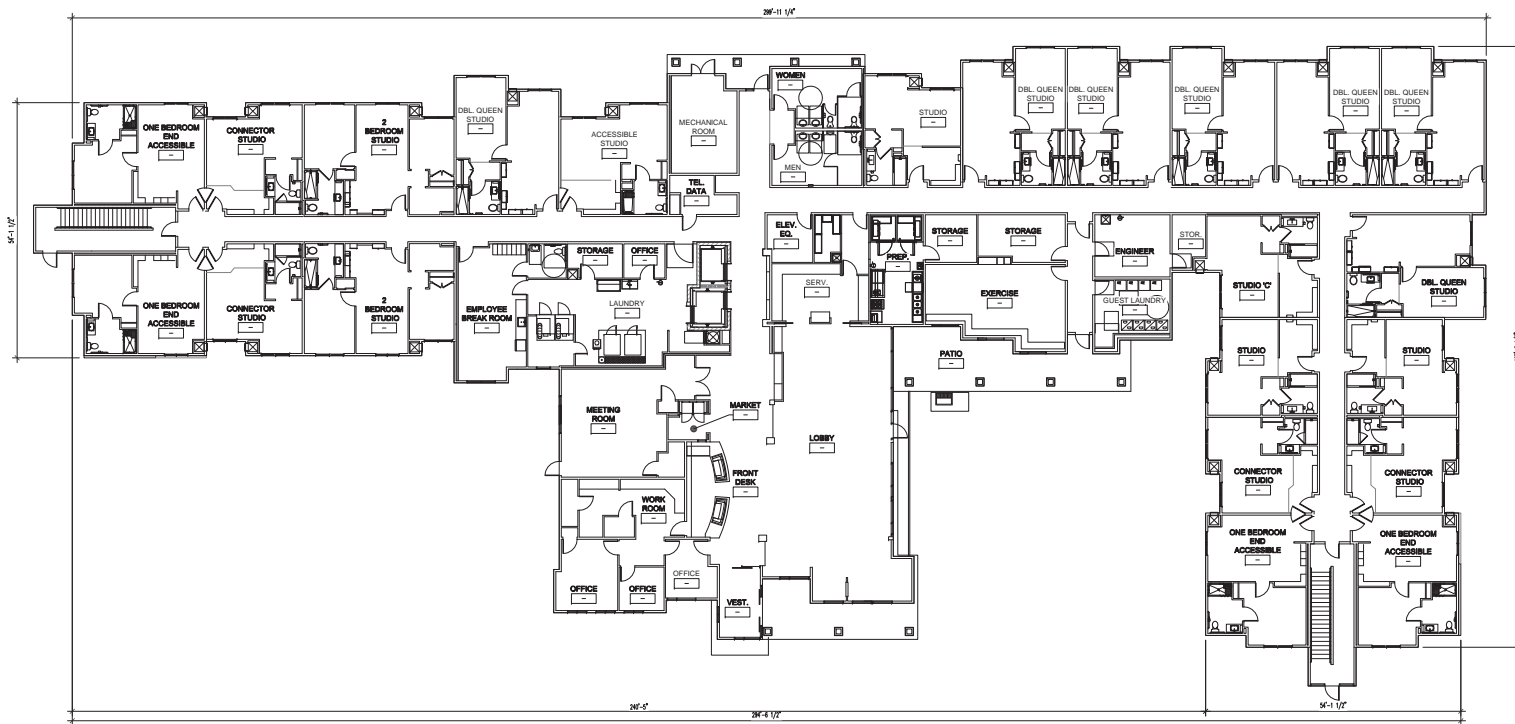
PROJECT NO.	10-220
PRINT DATE	04-01-2018
PROJECT NAME	
DRAWN BY	

EXTERIOR ELEVATIONS

2.1
3.1



PROPOSED HOTEL DEVELOPMENT - PRELIMINARY MATERIALS & COLOR BOARD
THE QUARTER - MORENO VALLEY, CA



FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"
NORTH

Attachment: Architectural Plans (2080 : The Quarter Project)

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Residence
Inn
Marriott

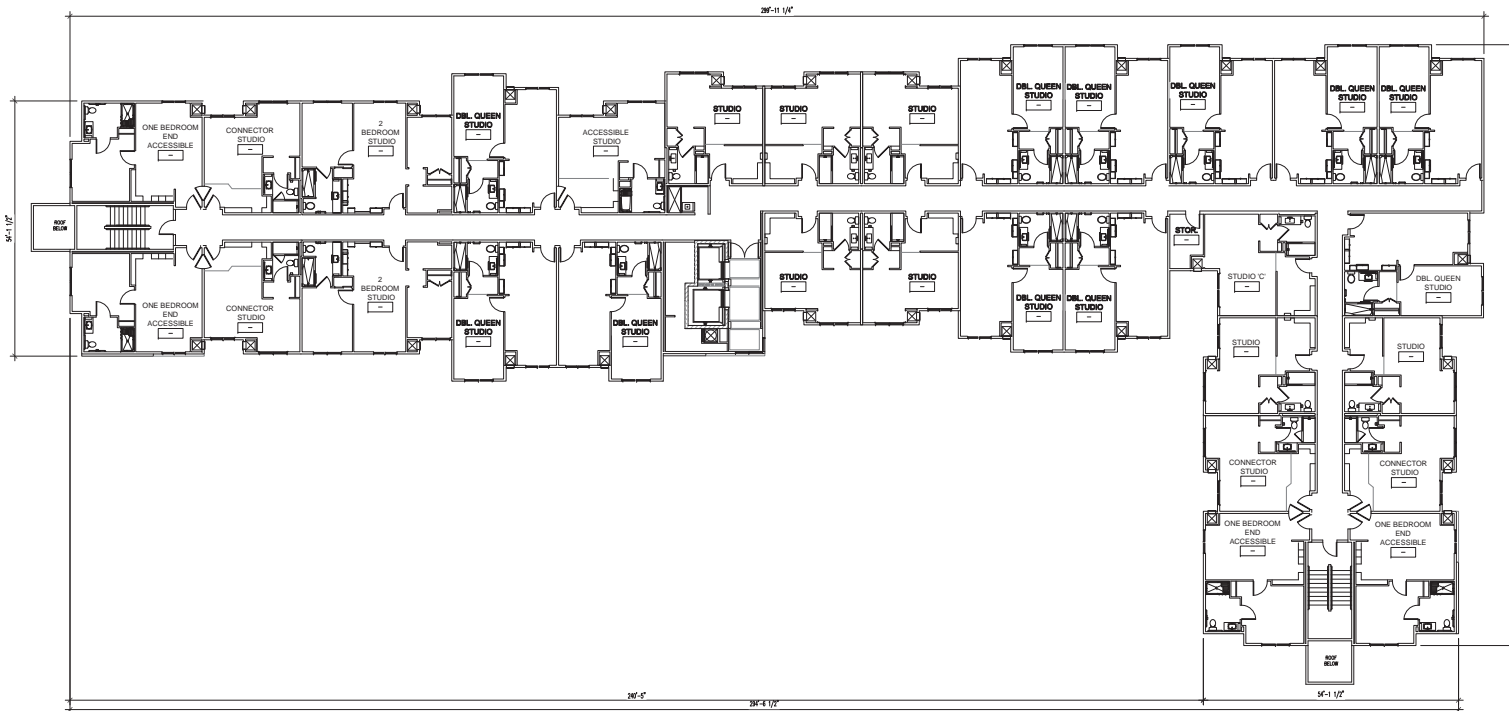
MORENO
VALLEY,
CALIFORNIA

PROJECT NO:	15-308
PRINT DATE:	04/01/2016
PROJECT URL:	MSP
CREATED BY:	SK

SHEET TITLE:
FIRST FLOOR

SHEET NUMBER:
2.1

Packet No 317



SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"
NORTH

Attachment: Architectural Plans (2080 : The Quarter Project)

PK ARCHITECTS, PC
4018 S. SAULNITZKOR DRIVE, SUITE 400
TEMPE, ARIZONA 85282
PHONE: (602) 263-7400
FAX: (602) 263-7621

MORENO VALLEY, CALIFORNIA

REVISION: DATE: COMMENTS:

PROJECT NO. 15-308	
DATE: 04/01/2016	
PROJECT WITH: MSP	
CHECKED BY: SK	

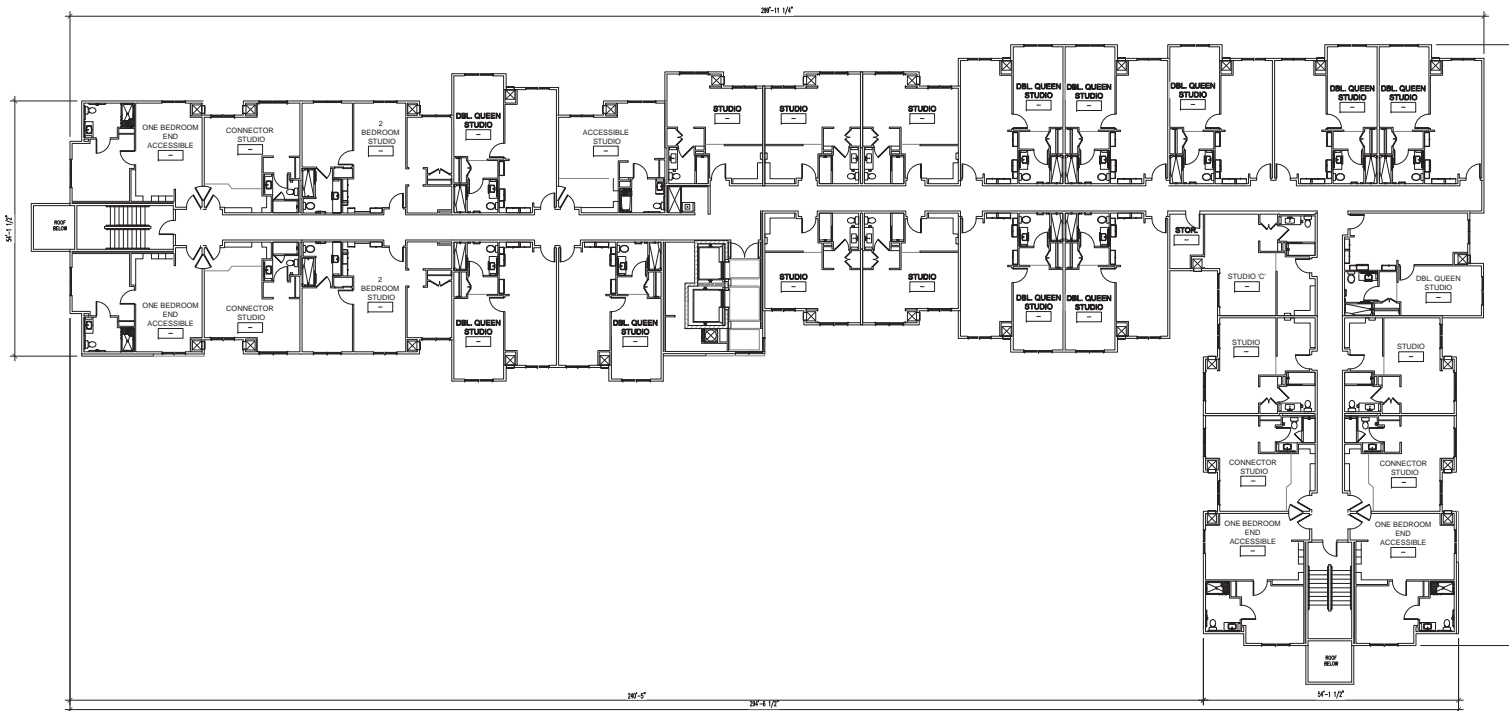
PHEET TITLE:
SECOND FLOOR

2.1

2.2

PRELIMINARY DESIGN - 12/01/15

Parcel No 318



THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"
NORTH

Attachment: Architectural Plans (2080 : The Quarter Project)

PROJECT NO: 15-308

DATE: 04/01/2016

PROJECT WITH: MSP

CHECKED BY: SK

PK ARCHITECTS, PC

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MORENO VALLEY, CALIFORNIA

REVISION: DATE: COMMENTS:

PROJECT NO: 15-308

DATE: 04/01/2016

PROJECT WITH: MSP

CHECKED BY: SK

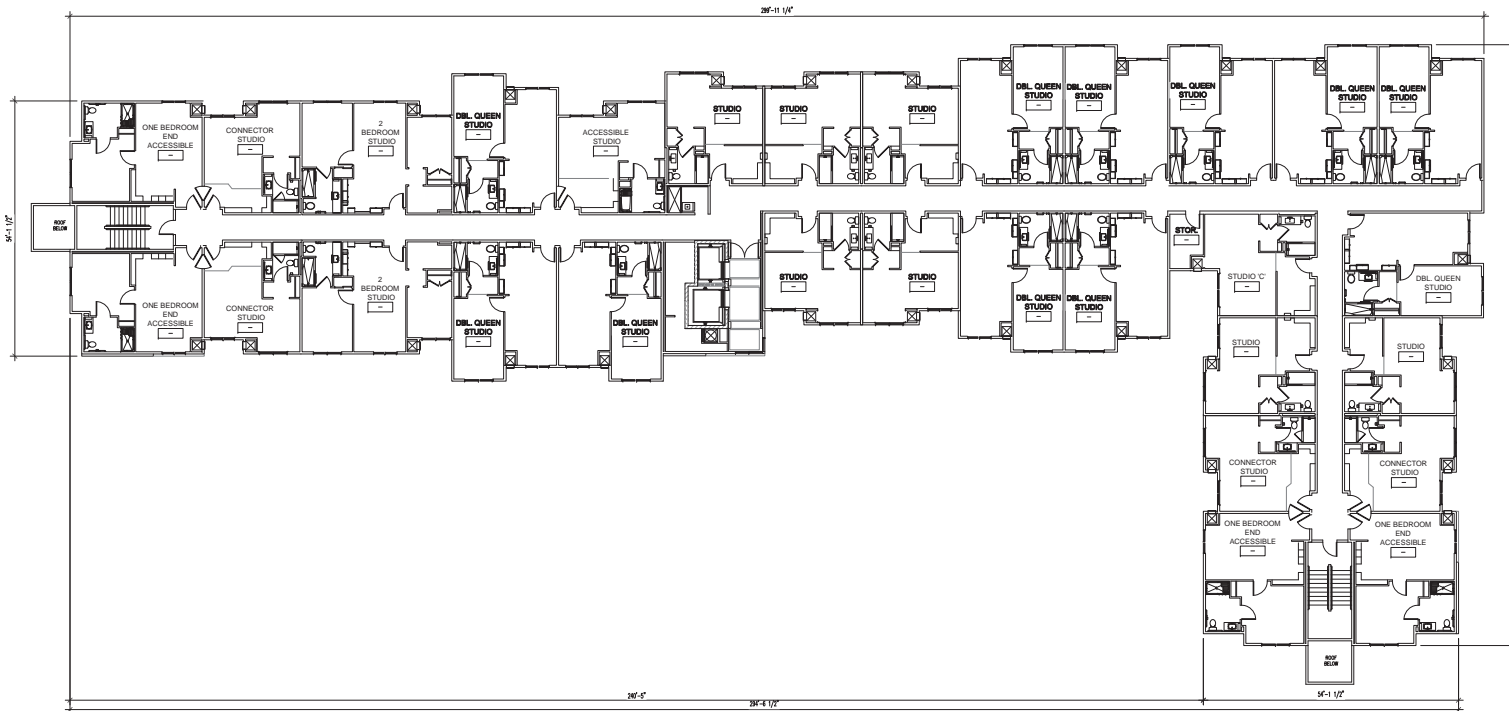
SHEET NO: 2.3

THIRD FLOOR

2.1

PRELIMINARY DESIGN - 12/01/15

Packet Pg 310



FOURTH FLOOR PLAN
SCALE: 3/32" = 1'-0"
NORTH

Attachment: Architectural Plans (2080 : The Quarter Project)

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MORENO VALLEY, CALIFORNIA

REVISION: DATE:
COMMENTS:

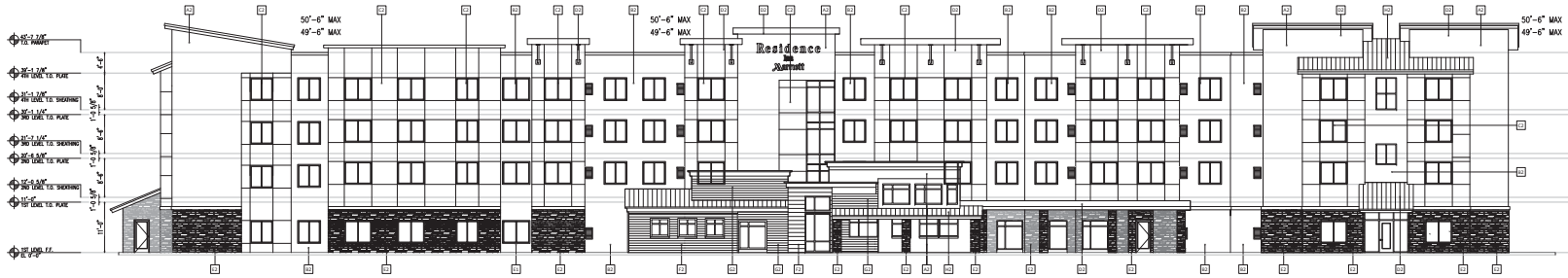
PROJECT NO: 15-308
DATE: 04/01/2016

PROJECT WITH: MSP
CHECKED BY: SK

SHEET NO: 2.1
OF SHEETS: 2.4

THIRD FLOOR

Parcel No 320



- DES211 - LIGHT BEIGE
- DES193 - BAMBOO SCREEN
- DES191 - EXCLUSIVE IVORY
- DES075 - WOOD LAKE
- CORONADO STONE - PRO-LEDE CHALK
- CORONADO STONE - REFINED WOODSTONE BLACKENED GWC
- CORONADO STONE - REFINED WOODSTONE TEAKWOOD
- AXIS INTERNATIONAL - MEDIUM BRONZE

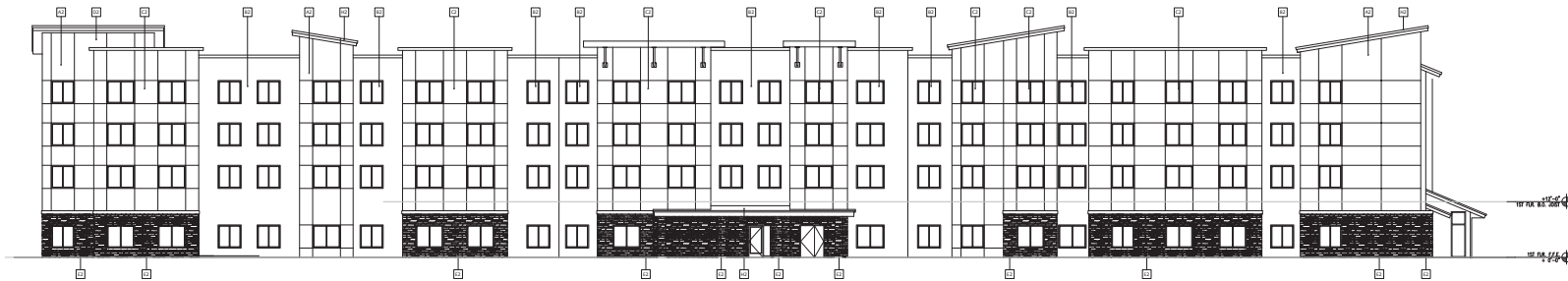
SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



EAST ELEVATION
SCALE: 3/32" = 1'-0"



WEST ELEVATION
SCALE: 3/32" = 1'-0"



NORTH ELEVATION
SCALE: 3/32" = 1'-0"



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Residence Inn
Marriott

MORENO VALLEY, CALIFORNIA

VERSION	DATE	COMMENTS

PROJECT NO: 15-308
PRINT DATE: 04/01/2016
PROJECT WKS: MSP
ORDER BY: SK

SHEET TITLE:
EXTERIOR ELEVATIONS

NET NUMBER:
3.0

2.1

Packet Pn 321



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MORENO
VALLEY,
CALIFORNIA

REVISION: DATE: COMMENTS:

PROJECT NO.: 15-308
PRIN. DATE: 04/20/2014
PROJECT MAN.: MJP
CHECKED BY: SK

EXTERIOR ELEVATIONS

2.1 3.1

- A) 00211 - LIGHT BEIGE
- B) 00213 - BAMBOO SCREEN
- C) 00217 - EXCLUSIVE TORY
- D) 00215 - WOOD LAKE
- E) 00216 - CHANDLED STONE - PRO-LEISE TABLET
- F) 00218 - CHANDLED STONE - REFINED WOODSTONE "BLACKENED OAK"
- G) 00219 - CHANDLED STONE - REFINED WOODSTONE "BLACKWOOD"
- H) 00220 - BRK INTERPOLARAL - MEDIUM BRONZE



SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



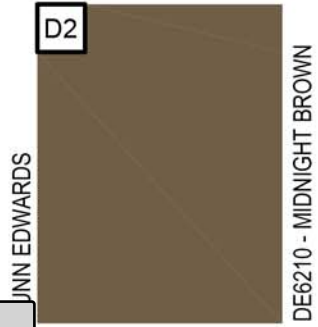
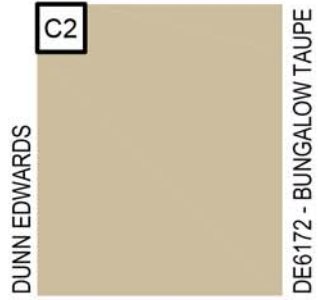
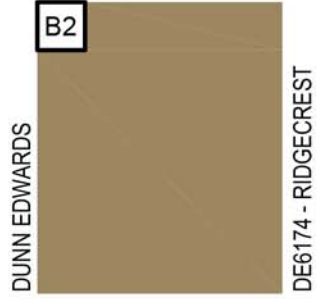
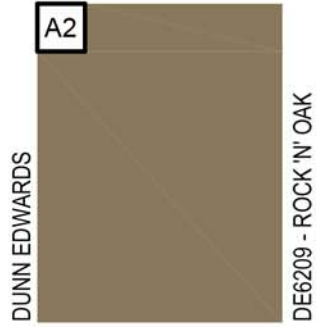
EAST ELEVATION
SCALE: 3/32" = 1'-0"



WEST ELEVATION
SCALE: 3/32" = 1'-0"



NORTH ELEVATION
SCALE: 1/16" = 1'-0"



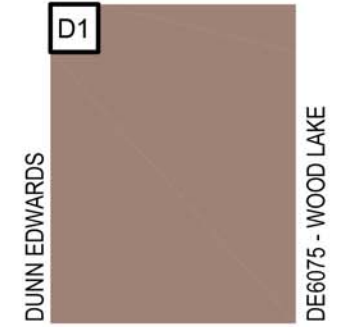
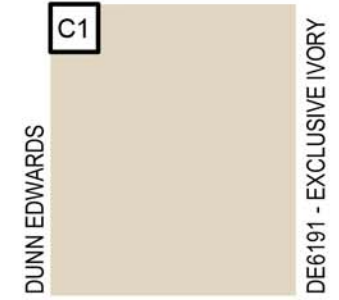
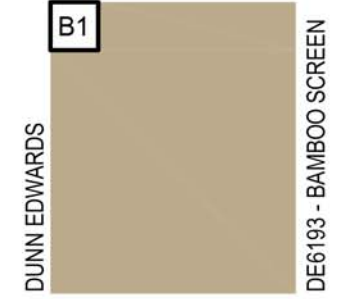
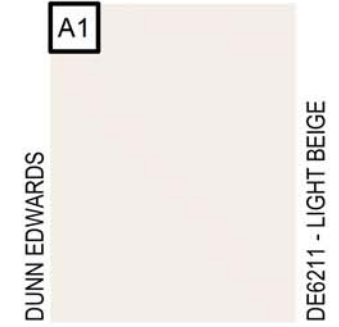
CORONADO STONE
REFINED WOODSTONE
"BLACKENED OAK"



CORONADO STONE
REFINED WOODSTONE
"DEADWOOD"



CORONADO STONE
FRENCH LIMESTONE
"FRENCH WHITE"



PROPOSED HOTEL DEVELOPMENT - PRELIMINARY MATERIALS & COLOR BOARD
THE QUARTER - MORENO VALLEY, CA

GLACIER DEVELOPMENT

GENERAL NOTES

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

NOTE: ALL RETAINING WALLS ARE PER SEPARATE PERMIT

Underground Service Alert
Call: TOLL FREE 1-800-227-2600
WWW.CALL811.COM
TWO WORKING DAYS BEFORE YOU DIG

BENCHMARK
LOCATION: BETWEEN ALESSANDRO BLVD. AND SHERMAN AVE. ON DAY STREET. 180' SOUTH OF SHERMAN AVE., 49' EAST OF DAY STREET, 28' NORTHEAST OF POWER POLE NO. 175208, C.W.T. 2' NORTHWEST OF THE SOUTHWEST CORNER OF A 6' CHAIN LINK FENCE, 1' NORTH OF A MARKER POST, A BRASS DISK STAMPED M-62-69 IN THE TOP OF A CONCRETE POST.
ELEVATION: 1551.102

BASIS OF BEARING
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF DAY STREET BEING NORTH 00°34'50" WEST AS SHOWN ON TRACT NO. 22041, AS PER MAP FILED IN BOOK 177, PAGES 1 THROUGH 8 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

GRADING NOTES

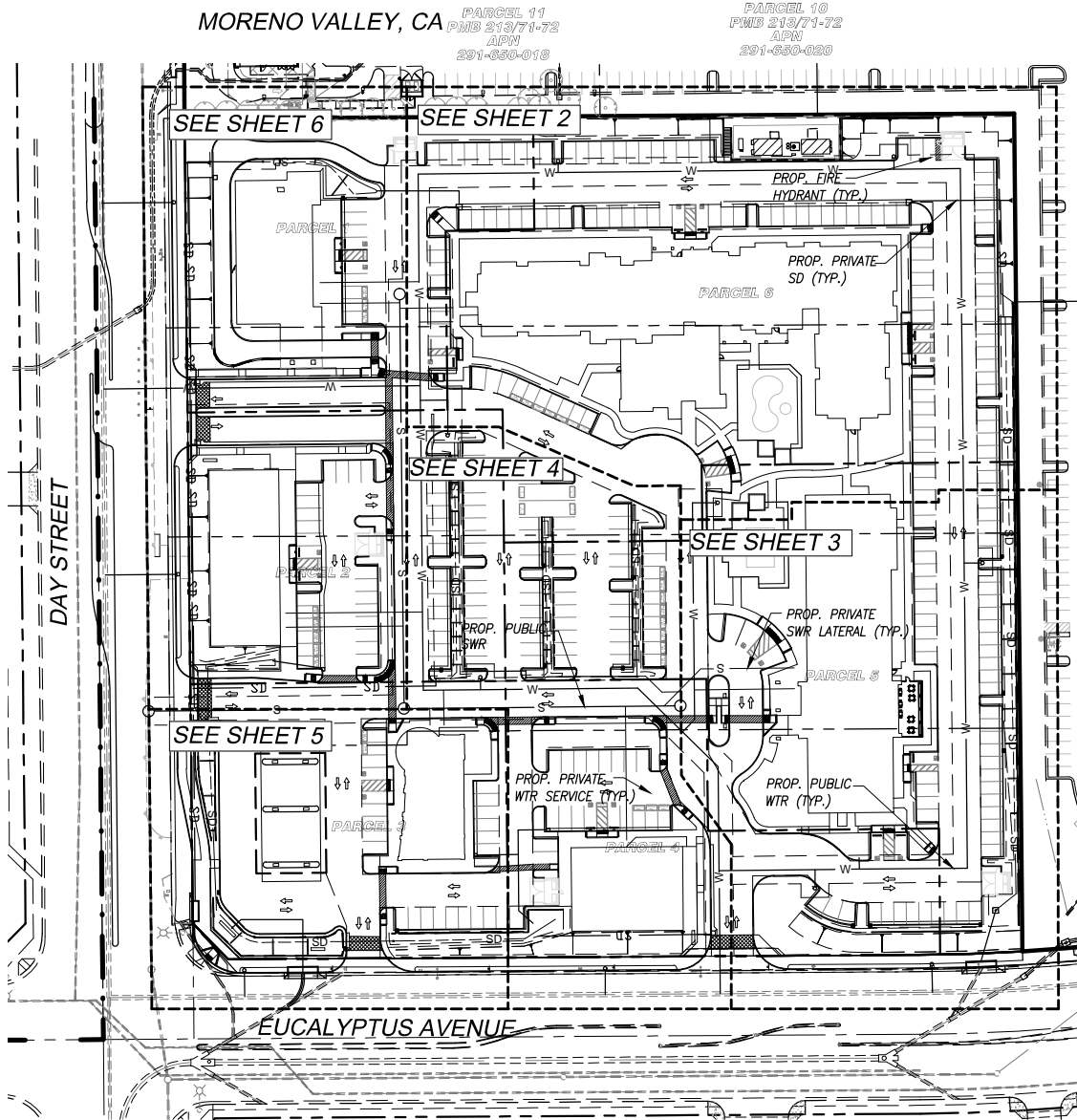
- 1. ALL WORK SHALL CONFORM TO THE CITY OF MORENO VALLEY GRADING REGULATIONS, THE ADOPTED CALIFORNIA BUILDING CODE, AND THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES OR STRUCTURES ABOVE OR BELOW GROUND, SHOWN OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL DAMAGE TO ANY UTILITIES OR STRUCTURES CAUSED BY HIS OPERATION.
3. ADJACENT STREETS ARE TO BE CLEANED DAILY OF ALL DIRT AND DEBRIS THAT ARE THE RESULT OF OPERATION.
4. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
5. HOURS OF OPERATION ARE 7 A.M. TO 6 P.M. MONDAY THROUGH FRIDAY, SATURDAYS, BY PRIOR APPOINTMENT ONLY, 7:00 A.M. TO 3:00 P.M. (INDUSTRIAL/COMMERCIAL), 8:00 A.M. - 4:00 P.M. (RESIDENTIAL). NO WORK ON SUNDAY OR PUBLIC HOLIDAYS WITHOUT PRIOR CITY APPROVAL.
6. THE CITY ENGINEERING DEPARTMENT SHALL BE CONTACTED AT (951) 413-3120 TO SCHEDULE A PRE-GRADING MEETING 48 HOURS PRIOR TO BEGINNING OF GRADING.
7. ALL GRADING SHALL BE COMPLETED UNDER THE SUPERVISION OF A REGISTERED SOILS ENGINEER OF RECORD IN CONFORMANCE WITH RECOMMENDATIONS OF THE PRELIMINARY SOILS INVESTIGATION BY KRAZAN & ASSOCIATES, INC. DATED DECEMBER 23, 2004.
8. TWO SETS OF THE FINAL SOILS REPORT SHALL BE SUBMITTED TO THE ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE SOILS REPORT SHALL REFLECT THE FACT THAT COMPACTION HAS BEEN OBTAINED NOT ONLY IN THE BUILDING PAD LOCATIONS, BUT IN THE REMAINDER OF THE SITE, INCLUDING THE SLOPES. FINAL SOILS GRADING CERTIFICATION SHALL BE SUBMITTED BY THE SOILS ENGINEER OF RECORD THAT THE FINAL GRADING CONFORMS TO APPENDIX J OF THE CALIFORNIA BUILDING CODE (C.B.C.) AND THE APPROVED GRADING PLAN.
9. ALL SLOPES SHALL BE A MAXIMUM OF 2:1, CUT OR FILL, UNLESS OTHERWISE RECOMMENDED BY REGISTERED SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER.
10. ALL PADS AND SWALES SHALL SLOPE A MINIMUM OF 1% TO STREETS OR DRIVES.
11. ALL TRENCH BACKFILLS SHALL BE TESTED AND CERTIFIED BY THE SOILS ENGINEER OF RECORD TO NOT LESS THAN 90% MAXIMUM DENSITY AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D1557-78. THE TOP 1.5 FT. OF SUBGRADE BELOW THE STREET PAVEMENT STRUCTURAL SECTION SHALL BE COMPACTED TO 95% RELATIVE COMPACTION.
12. SEPARATE PERMITS SHALL BE REQUIRED FOR ANY IMPROVEMENT WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
13. CUT SLOPES GREATER THAN 5 FEET IN VERTICAL HEIGHT, AND FILL SLOPES GREATER THAN 3 FEET IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED GROUND COVER OR OTHER APPROVED SLOPE EROSION CONTROL METHOD TO PROTECT THE SLOPE FROM EROSION AND INSTABILITY IN ACCORDANCE WITH THE GRADING REGULATIONS.
14. SEPARATE PERMITS FROM THE BUILDING DEPARTMENT SHALL BE REQUIRED FOR ALL WALLS.
15. ALL SLOPES ADJACENT TO THE PUBLIC RIGHT-OF-WAY SHALL BE SET BACK 2 FEET IF HEIGHT IS LESS THAN 10 FEET, AND 3 FEET IF HEIGHT IS GREATER THAN 10 FEET.
16. DAMAGED OR ALTERED PUBLIC IMPROVEMENTS SHALL BE REPAIRED OR REPLACED AS REQUIRED BY THE CITY ENGINEER.
17. AN "AS-BUILT GRADING PLAN" SHALL BE SUBMITTED AT THE COMPLETION OF WORK, AND PRIOR TO THE ISSUANCE OF THE OCCUPANCY PERMIT.
18. CERTIFICATION BY THE R.C.E. OF RECORD THAT THE ROUGH GRADING SOIL COMPACTION HAS BEEN COMPLETED PER ITEMS 7, 8, AND 11 AND THE SITE CONFORMS TO THIS PLAN AS TO LINE AND GRADE SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
19. THE R.C.E. OF RECORD SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE R.C.E. OF RECORD SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY ENGINEER.
20. ALL IMPORTED SOIL SHALL HAVE A CERTIFICATE GIVEN TO THE CITY ENGINEER STATING THAT THE SOIL IS FREE FROM CONTAMINANTS BEFORE SOIL IS UNLOADED.

ENGINEER'S NOTICE TO CONTRACTORS

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THESE LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED IN FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

NAME DATE
R.C.E. #

CONCEPTUAL GRADING PLAN



DECLARATION OF ENGINEER OF RECORD

I HEREBY DECLARE THAT THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES. AS THE ENGINEER IN RESPONSIBLE CHARGE OF DESIGN OF THESE IMPROVEMENTS, I ASSUME FULL RESPONSIBILITY FOR SUCH DESIGN. I UNDERSTAND AND ACKNOWLEDGE THAT THE PLAN CHECK OF THESE PLANS BY THE CITY OF MORENO VALLEY IS A REVIEW FOR THE LIMITED PURPOSE OF ENSURING THAT THE PLANS COMPLY WITH CITY PROCEDURES, APPLICABLE POLICIES AND ORDINANCES. THE PLAN CHECK IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS. SUCH PLAN CHECK DOES NOT, THEREFORE, RELIEVE ME OF MY RESPONSIBILITY FOR THE DESIGN OF THESE IMPROVEMENTS. AS ENGINEER OF RECORD (E.O.R.), I AGREE TO INDEMNIFY AND HOLD THE CITY OF MORENO VALLEY, THE MORENO VALLEY HOUSING AUTHORITY, AND THE MORENO VALLEY COMMUNITY SERVICE DISTRICT (CSD), ITS OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY AND ALL LIABILITY OF CLAIMS, DAMAGES OR INJURIES TO ANY PERSON OR PROPERTY WHICH MIGHT ARISE FROM THE NEGLIGENT ACTS, ERRORS OR OMISSIONS OF THE ENGINEER OF RECORD. I HAVE READ AND INFORMED THE PROJECT APPLICANT/DEVELOPER THAT APPROVAL OF THESE PLANS DO NOT RELIEVE THEM FROM THE REQUIREMENTS OF THE CONDITIONS OF APPROVAL (ATTACHED HEREIN OR IN OTHER APPROVED IMPROVEMENT PLANS).

I ALSO HEREBY DECLARE THAT I HAVE COMPARED THESE PLANS WITH ALL APPLICABLE ADA TITLE II AND TITLE 24 REQUIREMENTS FOR DISABILITY ACCESS FOR THIS PROJECT, AND THESE PLANS ARE IN FULL COMPLIANCE WITH THOSE REQUIREMENTS.

DENNIS G. ARMSTRONG EXPIRES 9/30/16 DATE
ENGINEER OF RECORD

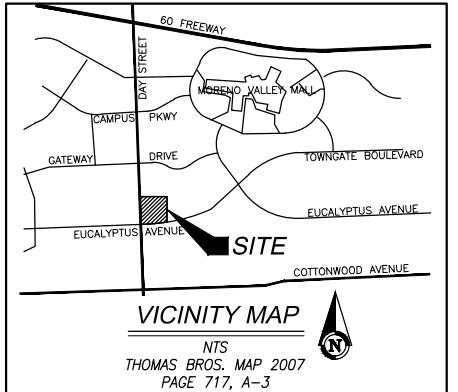
LEGEND

- 3" AC OVER 4" CLII AB
R/W
AC JOIN LINE
EXIST. CONTOUR
EXIST. WATER (SIZE PER PLAN)
EXIST. SEWER (SIZE PER PLAN)
EXIST. GAS (SIZE PER PLAN)
EXIST. ELECTRIC (SIZE PER PLAN)
EXIST. TELEPHONE (SIZE PER PLAN)
EXIST. GUTTER
EXIST. CURB
EXIST. E
PROP. PCC S/W
PROP. LDSCP
PROP. WATER
PROP. SEWER
PROP. GAS
PROP. STORM DRAIN
PROP. CURB
PROP. GUTTER
PROP. E
PROP. RET. WALL
PROP. CONTOUR

DATE PREPARED: 11-30-2015 PA15-0048

INDEX MAP

SCALE: 1" = 60'



ASSESSOR'S PARCEL NO.

291-650-013-016
SITE ADDRESS
12490 DAY STREET
MORENO VALLEY, CA
ZONING
SP 200 CC (COMMUNITY COMMERCIAL)
OWNER
CORONA SOUTH MAIN DEVELOPMENT, LP
C/O WATERMARK PROPERTY, INC.
410 N MAIN ST.
CORONA, CA 92880
CONTACT: JEFF TROESH
DEVELOPER
RADIUS RETAIL ADVISORS INC.
567 SAN NICOLAS DR. SUITE 120
NEWPORT BEACH, CA 92660
CONTACT: CODY SMALL
RADIUSRETAIL@GMAIL.COM

CIVIL ENGINEER

ARMSTRONG & BROOKS CONSULTING ENGINEERS
1330 E CHASE DRIVE
CORONA, CA 92881
PH. (951) 372-8400 FAX (951) 372-8430
CONTACT: DENNIS ARMSTRONG

SOILS ENGINEER

SOUTHERN CALIFORNIA GEOTECHNICAL
22885 E SAVI RANCH FWY. SITE "E"
YORBA LINDA, CA 92887
PH. (714) 674-1115

LEGAL DESCRIPTION

PARCEL 1, 2, 3, AND 4, AS SHOWN ON THAT CERTAIN PARCEL MAP NO. 6176 FILED IN THE OFFICE OF RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ON OCTOBER 9, 1974, IN BOOK 15, PAGE(S) 16 INCLUSIVE OF PARCEL MAPS

SITE TOPOGRAPHY

EXISTING SITE TOPOGRAPHY HAS BEEN GENERATED FROM FROM A TOPOGRAPHIC SURVEY COMPILED BY J.E. MILLER & ASSOC. DATED SEPTEMBER 2015 TOGETHER WITH A TOPOGRAPHIC FIELD SURVEY COMPILED BY CORREA SURVEYING, INC. DATED DECEMBER 2015

SITE INFORMATION

Table with 2 columns: Category and Value. Includes SITE AREA (358,472 SF GROSS / 352,565 SF NET), LANDSCAPING, LOT COVERAGE, PARKING REQUIRED (XXX STALLS), PARKING PROVIDED (360 STALLS), DISTURBED AREA (358,472 SF).

SERVICE PROVIDERS

Table listing service providers and phone numbers: MORENO VALLEY ELECTRIC SERVICES (877) 811-8700, SOUTHERN CAL. EDISON (800) 684-8123, THE GAS COMPANY (800) 427-2200, EASTERN MUNICIPAL WATER DISTRICT (800) 426-3693, WASTE MANAGEMENT OF INLAND VALLEY (800) 423-9986, STREET SWEEPING (951) 413-3160, VERIZON (800) 483-5000, AT&T (800) 310-2355, RIVERSIDE TRASH AGENCY (951) 684-0850, MORENO VALLEY UNIFIED SCHOOL DISTRICT (951) 571-7500, VAL VERDE UNIFIED SCHOOL DISTRICT (951) 940-6100.

EARTHWORK (RAW QUANTITIES)

35,928 C.Y. (CUT)
4,832 C.Y. (FILL)
RAW EXPORT = 31,096 C.Y.

BENCHMARK

BENCHMARK GPS-66
1988 ELEVATION 1596.754
DESCRIPTION: 2" BRASS DISK STAMPED "CITY OF RIVERSIDE GPS STATION 66 1991 CADME" SET IN THE TOP OF A CATCH BASIN ALONG THE NORTHERLY SIDE OF CANYON SPRINGS PKWY 0.3 MILES WEST OF DAY STREET.

SHEET INDEX

Table with 2 columns: Title and Page Number. Includes TITLE SHEET (1), CONCEPTUAL GRADING PLAN (2-6), SECTIONS AND DETAILS SHEET (7-8).

ENGINEER OF RECORD'S SEAL



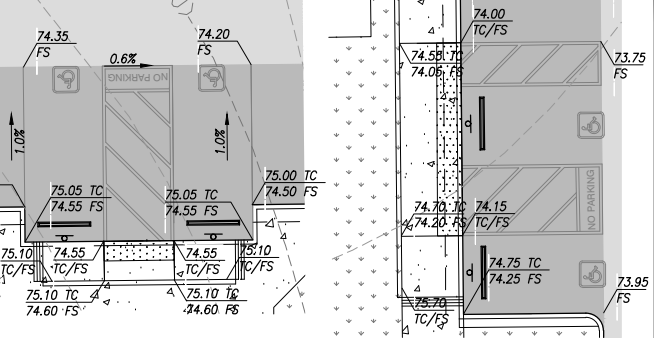
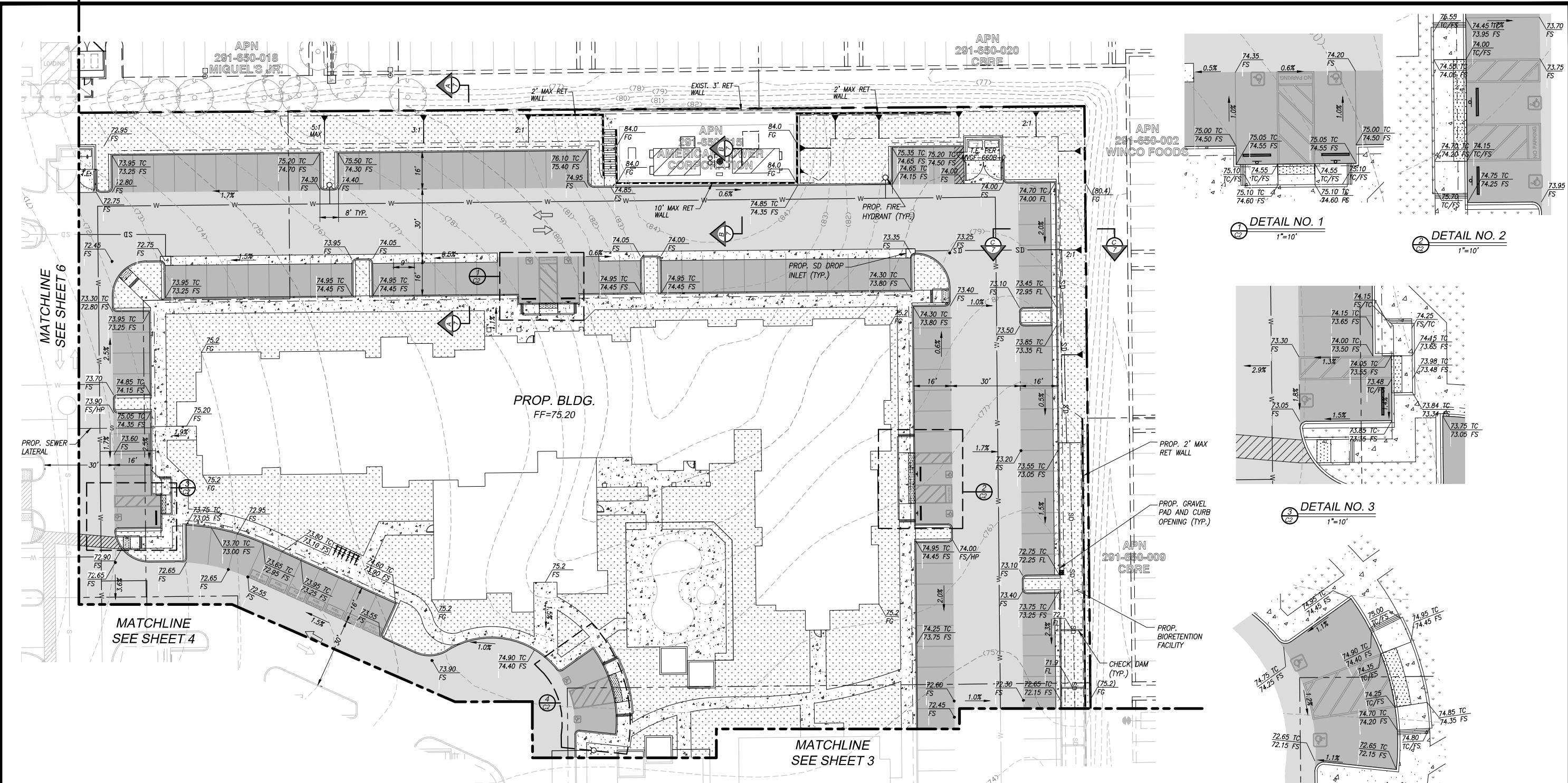
UNDER THE SUPERVISION OF:
DENNIS G. ARMSTRONG
R.C.E. #48758 (EXP. 9/30/2016) DATE

CITY OF MORENO VALLEY

CONCEPTUAL GRADING PLAN

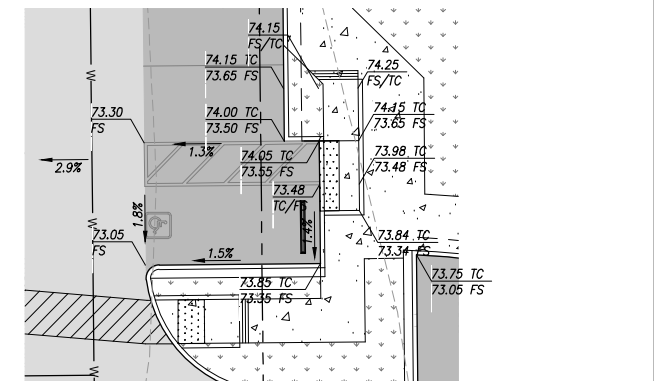
SHEET 1 OF 8
CITY ID No

TITLE SHEET

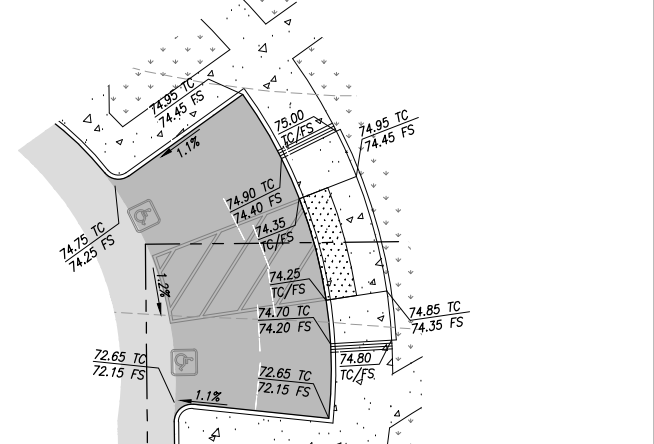


DETAIL NO. 1
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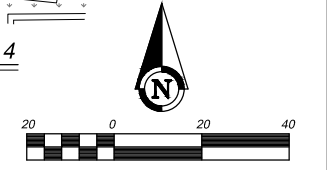
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1"=10'



DETAIL NO. 3
1"=10'



DETAIL NO. 4
1"=10'



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DATE PREPARED: 11-30-2015 PA15-0048

SCALE 1" = 20'

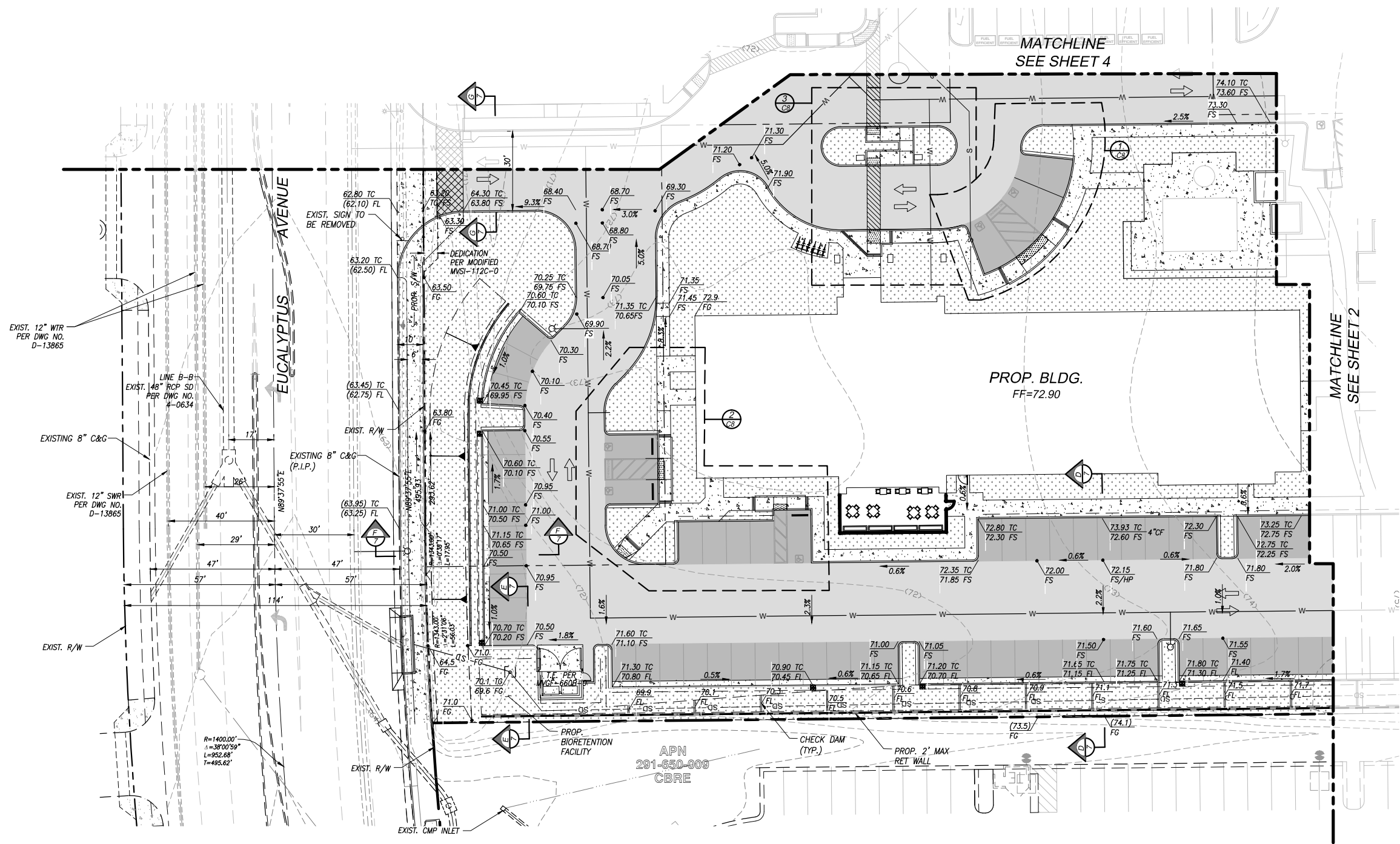
BENCHMARK
LOCATION: BETWEEN ALESSANDRO BLVD. AND SHERMAN AVE. ON DAY STREET, 180' SOUTH OF SHERMAN AVE., 49' EAST OF DAY STREET, 28' NORTHEAST OF POWER POLE NO. 17508, C.W.T. 2' NORTHWEST OF THE SOUTHWEST CORNER OF A 6' CHAIN LINK FENCE, 1' NORTH OF A MARKER POST, A BRASS DISK STAMPED M-62-69 IN THE TOP OF A CONCRETE POST.
ELEVATION: 1551.102

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DENNIS G. ARMSTRONG
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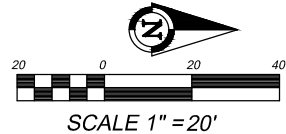
UNDER THE SUPERVISION OF:
DENNIS G. ARMSTRONG
R.C.E. #48758 (EXP. 9/30/2016)

CITY OF MORENO VALLEY
CONCEPTUAL GRADING PLAN
GRADING PLAN
SHEET 2 OF 8
CITY ID No



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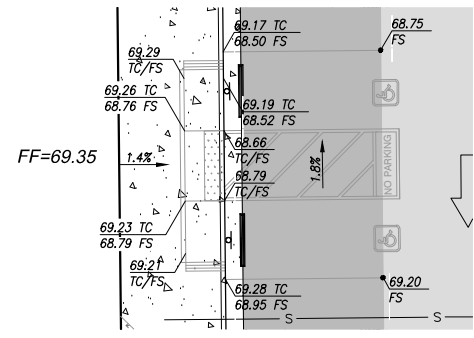
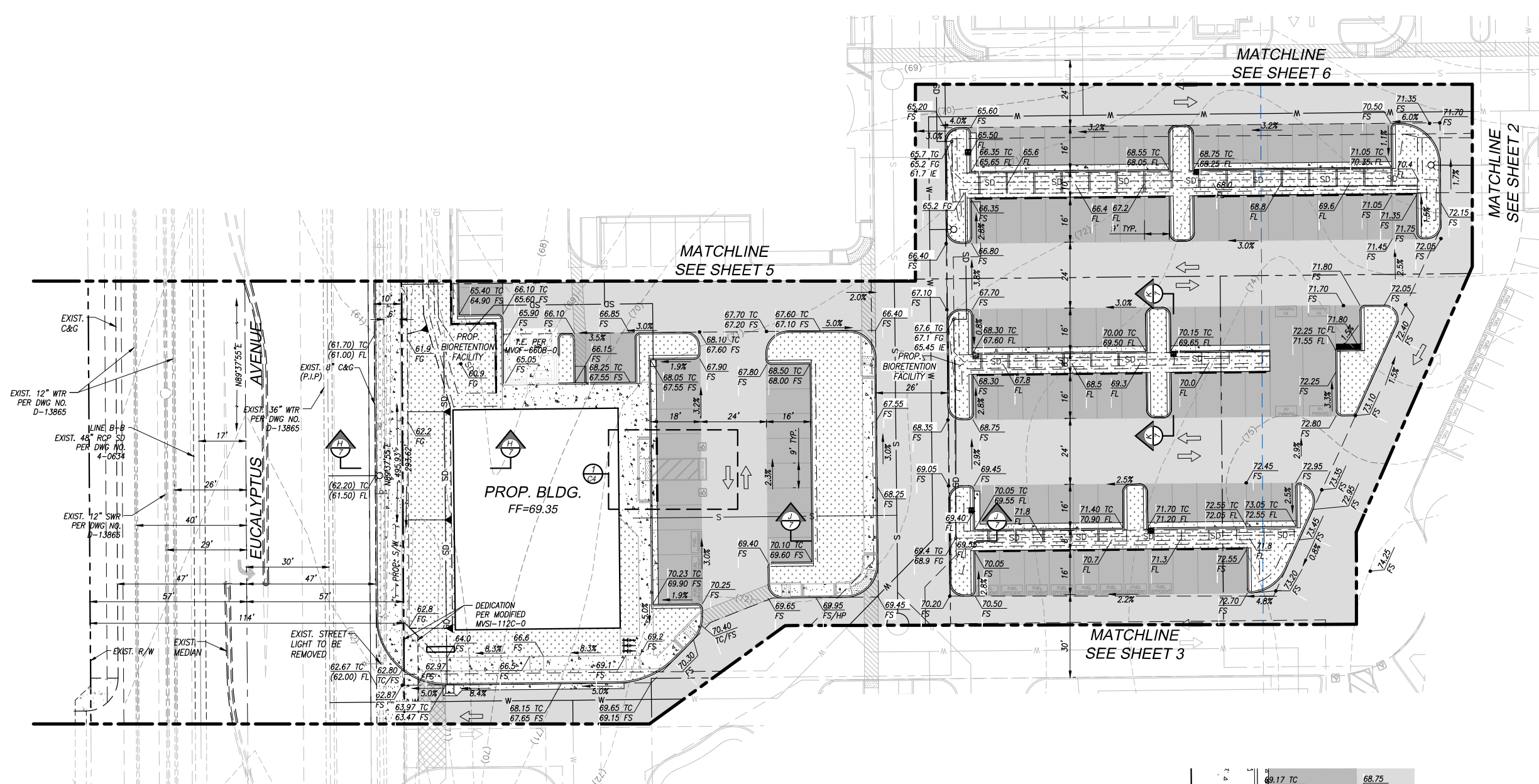
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ENGINEER OF RECORD'S SEAL
DENNIS G. ARMSTRONG
No. C48758
Exp. 9/30/16
CIVIL
STATE OF CALIFORNIA

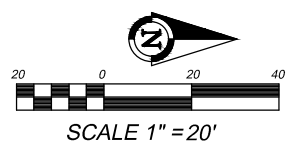
ARMSTRONG & BARNES CONSULTING ENGINEERS
10000 UNIVERSITY AVENUE, SUITE 200, MORENO VALLEY, CA 92553
TEL: 951-251-2500 FAX: 951-251-2501

UNDER THE SUPERVISION OF:
DENNIS G. ARMSTRONG
R.C.E. #48758 (EXP. 9/30/2016) DATE

CITY OF MORENO VALLEY
CONCEPTUAL GRADING PLAN
GRADING PLAN
SHEET 3 OF 8
CITY ID No



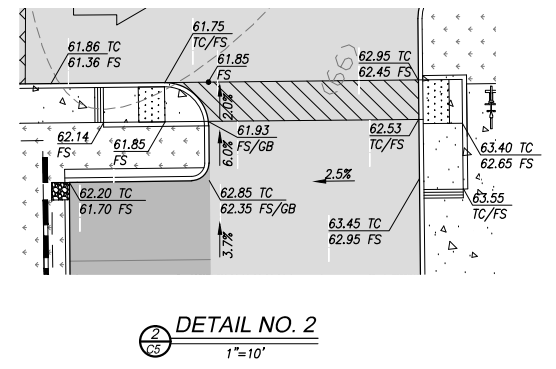
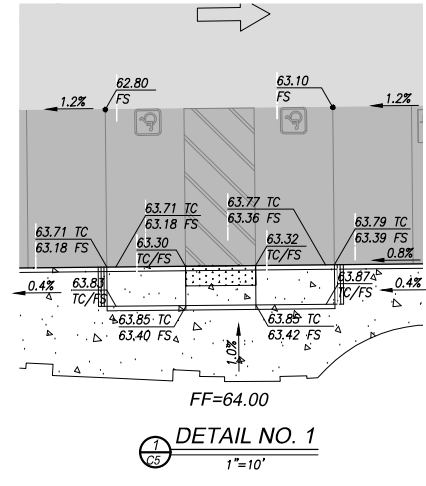
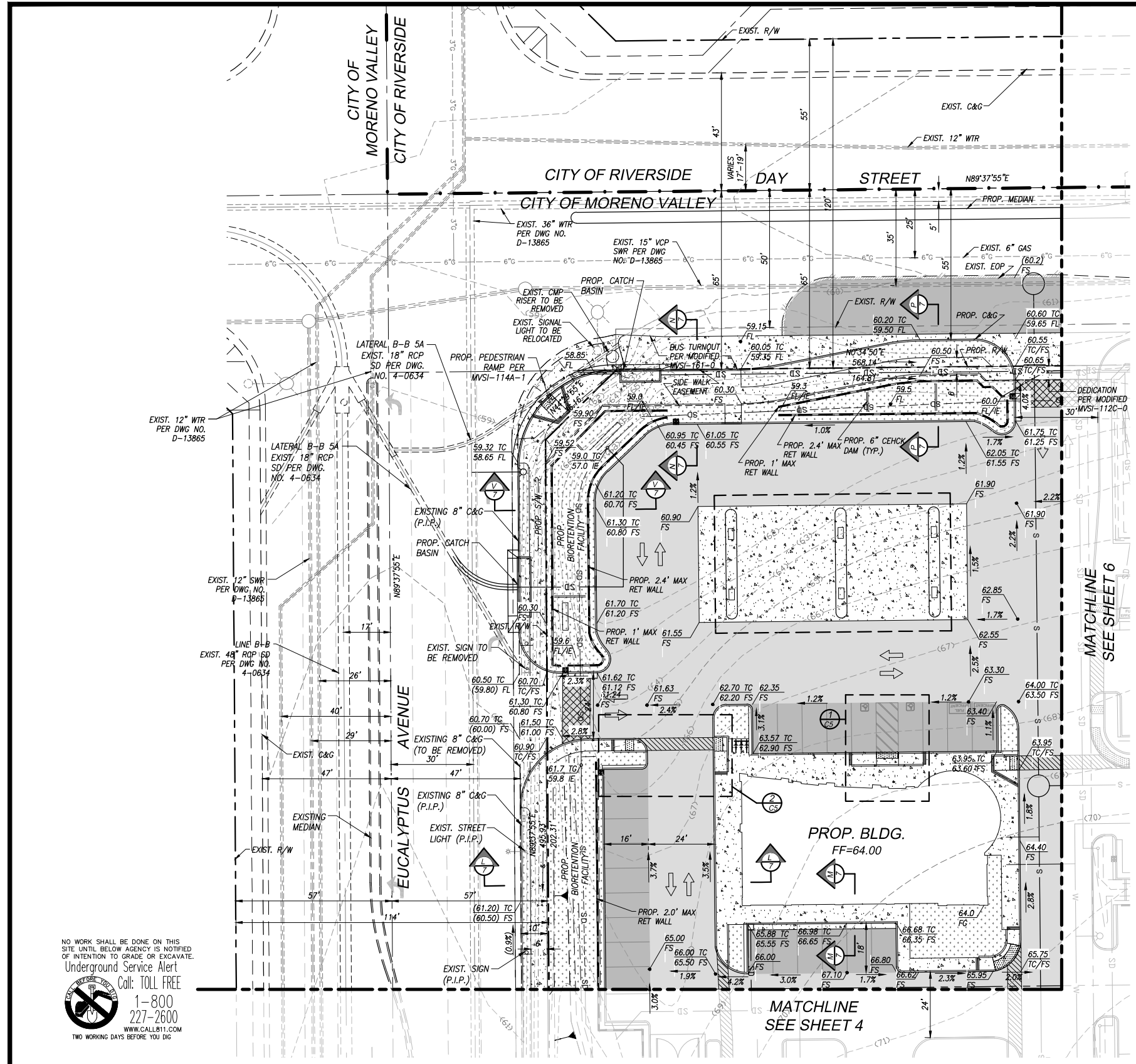
DETAIL NO. 1
1"=10'



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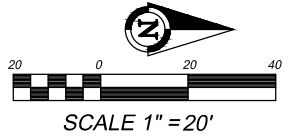
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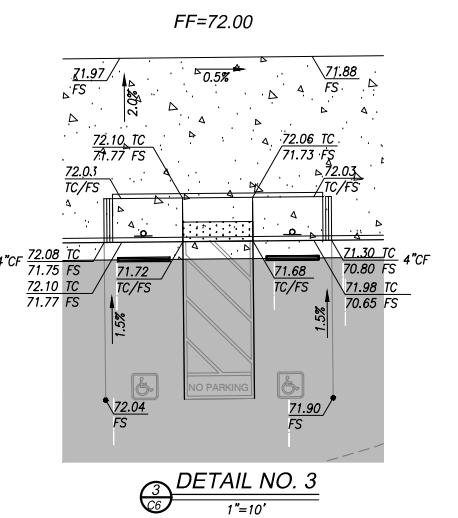
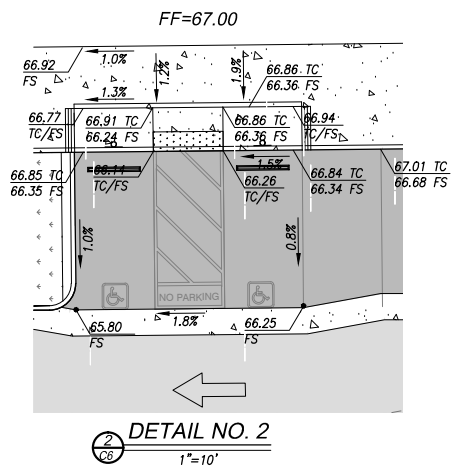
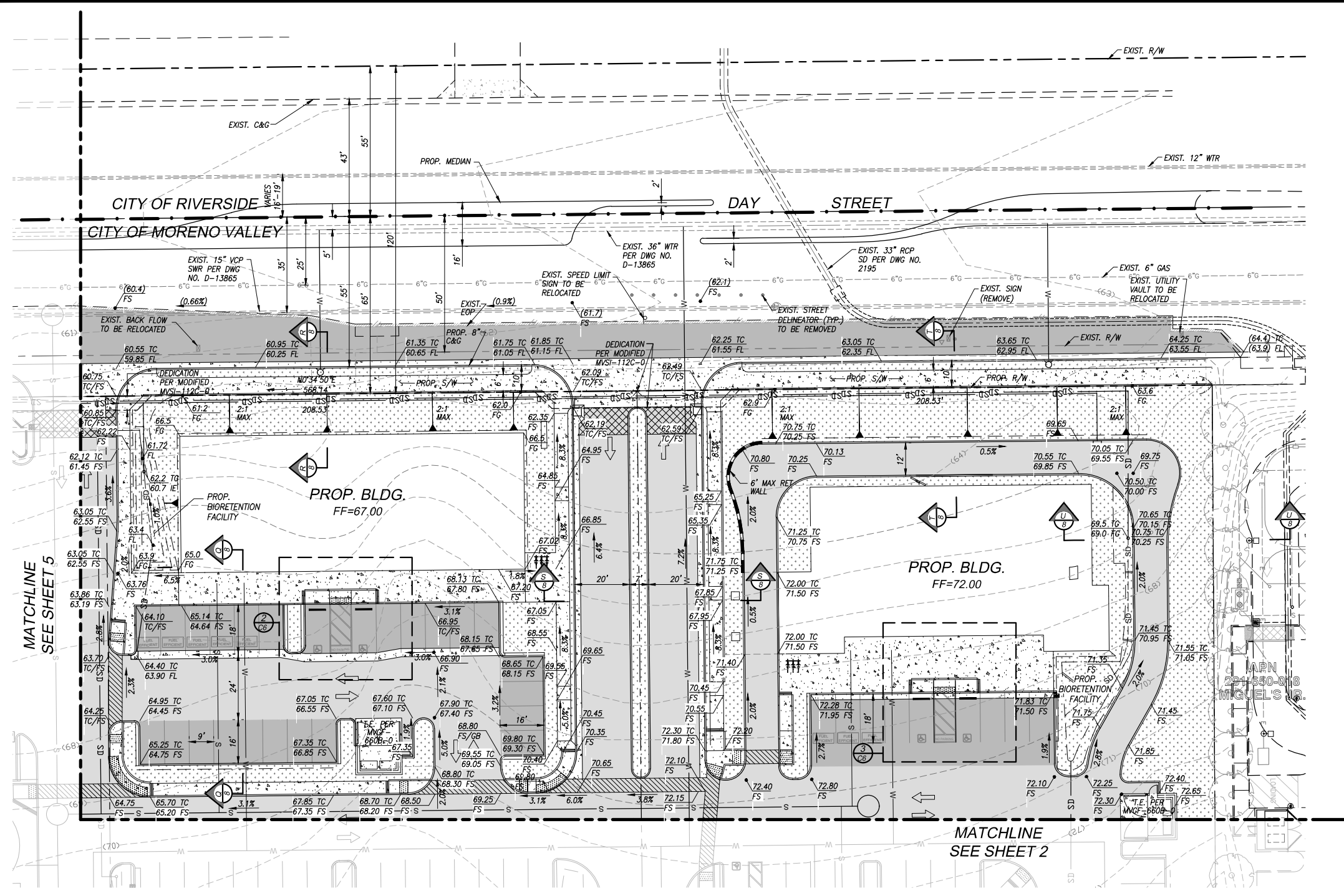
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ENGINEER OF RECORD'S SEAL
DENNIS G. ARMSTRONG
No. C48758
Exp. 9/30/16
CIVIL
STATE OF CALIFORNIA

DATE PREPARED: 11-30-2015 PA15-0048
UNDER THE SUPERVISION OF:
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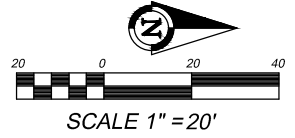
CITY OF MORENO VALLEY
CONCEPTUAL GRADING PLAN
GRADING PLAN
SHEET 5 OF 8
CITY ID No



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MATCHLINE SEE SHEET 4



DATE PREPARED: 11-30-2015 PA15-0048

BENCHMARK
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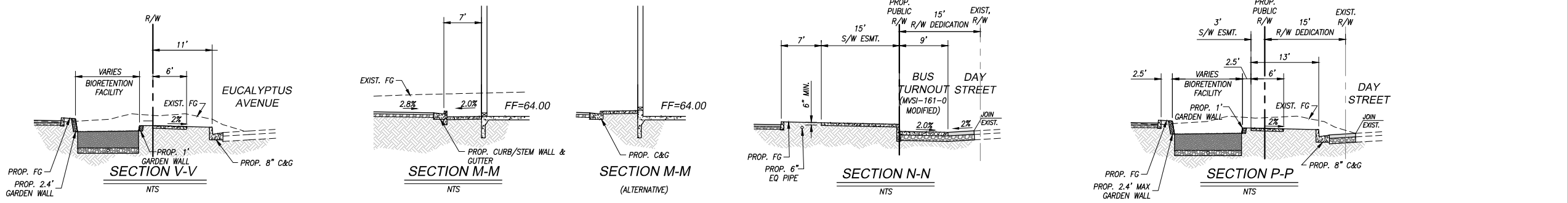
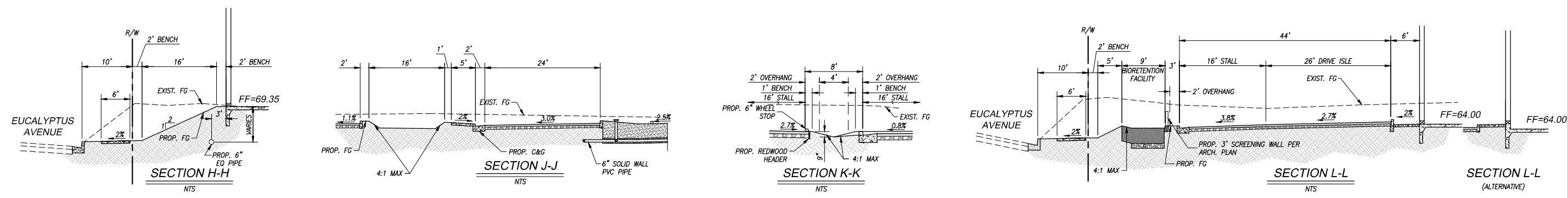
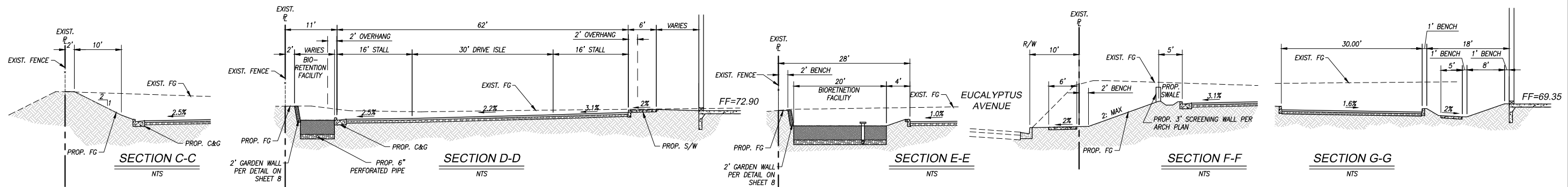
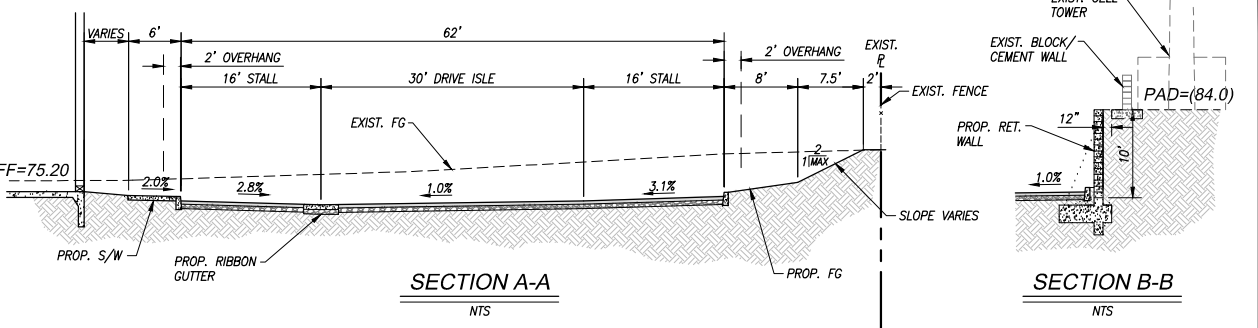
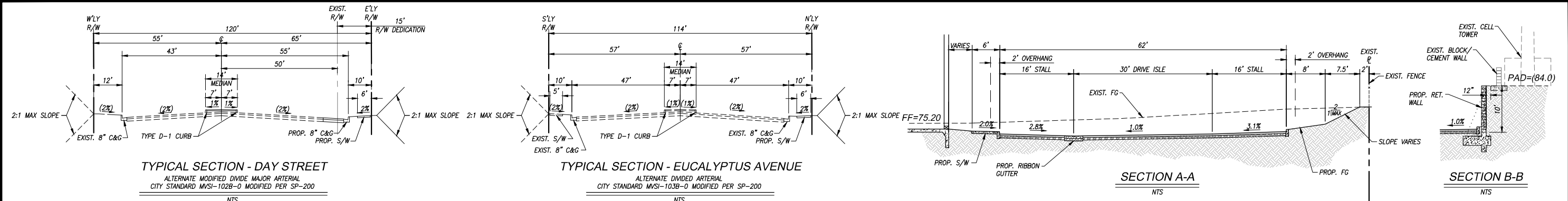
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ENGINEER OF RECORD'S SEAL
DENNIS G. ARMSTRONG
No. C48758
Exp. 9/30/16
CIVIL
STATE OF CALIFORNIA

ARMSTRONG & BROWN CONSULTING ENGINEERS
1500 S. GARDEN AVENUE, SUITE 200, ANAHEIM, CA 92805
714-944-2111 FAX 714-944-2112

UNDER THE SUPERVISION OF:
DENNIS G. ARMSTRONG
R.C.E. #48758 (EXP. 9/30/2016) DATE

CITY OF MORENO VALLEY
CONCEPTUAL GRADING PLAN
GRADING PLAN
SHEET 6 OF 8
CITY ID No

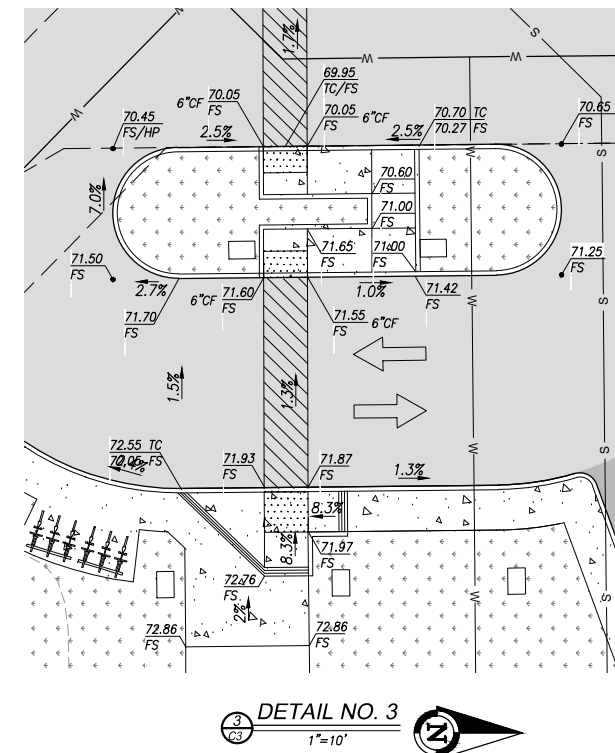
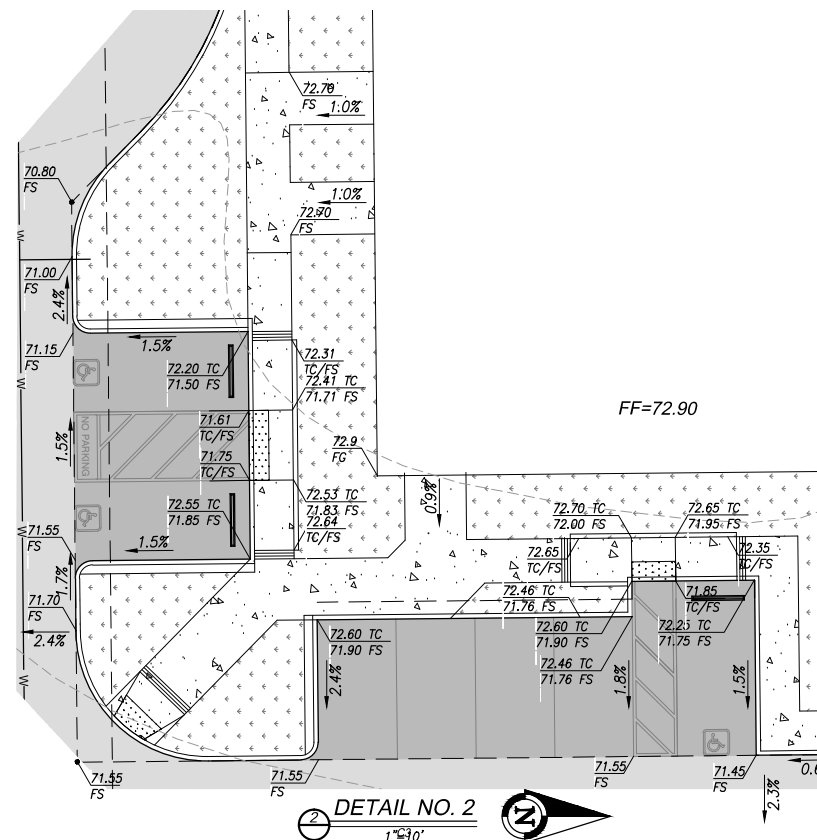
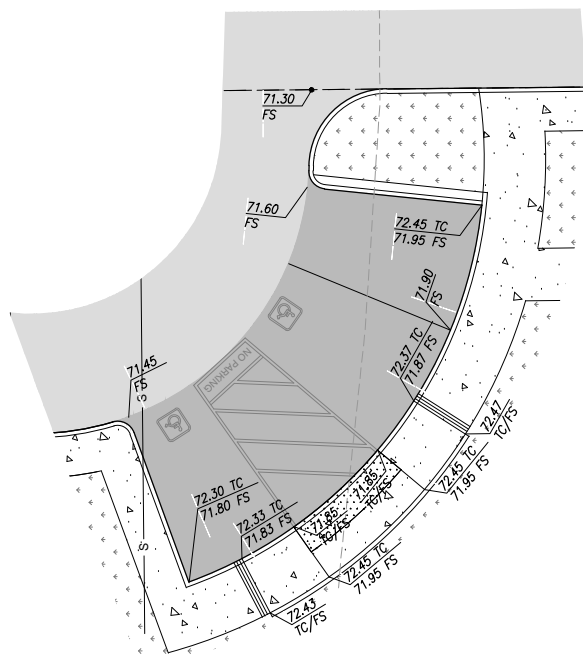
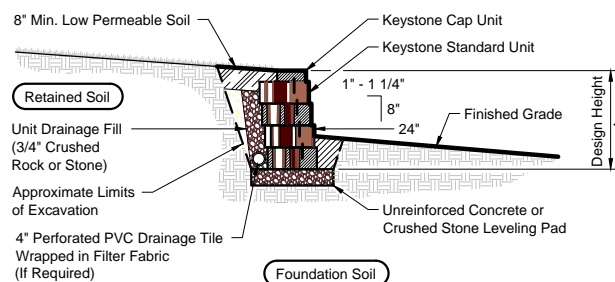
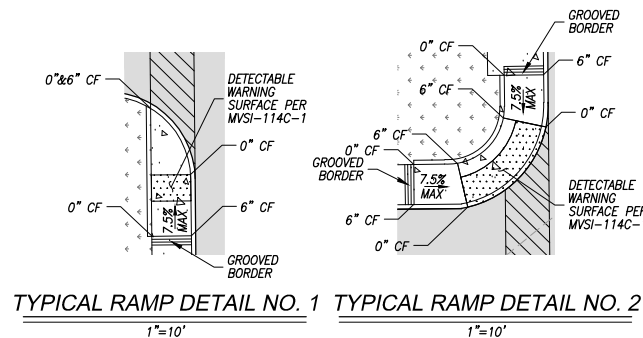
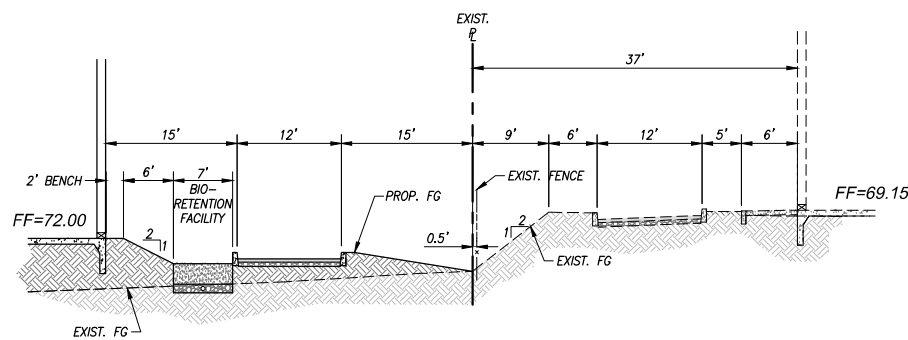
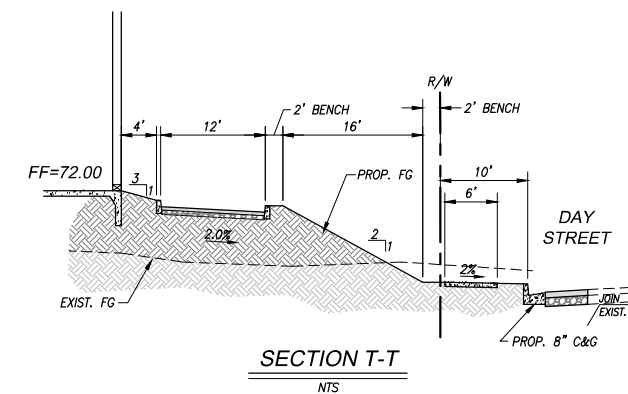
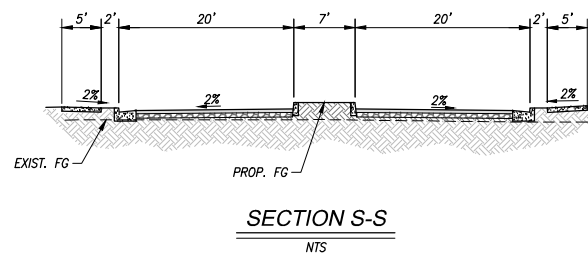
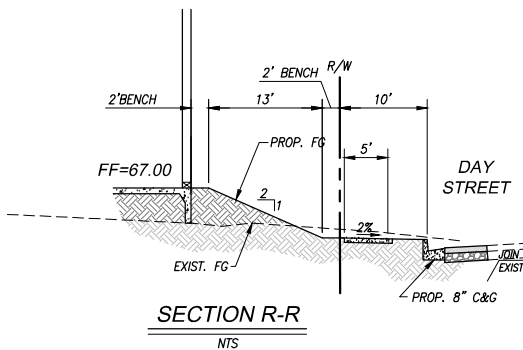
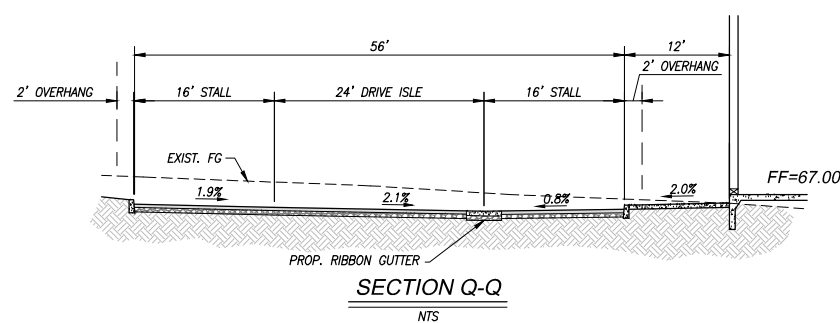


NO WORK SHALL BE DONE ON THIS SITE UNTIL BELOW AGENCY IS NOTIFIED OF INTENTION TO GRADE OR EXCAVATE.

Underground Service Alert
Call: TOLL FREE 1-800-227-2600
WWW.CALL811.COM
TWO WORKING DAYS BEFORE YOU DIG

DATE PREPARED: 11-30-2015 PA15-0048

<p>BENCHMARK</p> <p>LOCATION: BETWEEN ALESSANDRO BLVD. AND SHERMAN AVE. ON DAY STREET, 180' SOUTH OF SHERMAN AVE., 49' EAST OF DAY STREET, 28' NORTHEAST OF POWER POLE NO. 1750B, C.W.T. 2' NORTHWEST OF THE SOUTHWEST CORNER OF A 6' CHAIN LINK FENCE, 1' NORTH OF A MARKER POST, A BRASS DISK STAMPED M-62-69 IN THE TOP OF A CONCRETE POST.</p> <p>ELEVATION: 1551.102</p>	<p>BASIS OF BEARING</p> <p>THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF DAY STREET BEING NORTH 00°34'50" WEST AS SHOWN ON TRACT NO. 22041, AS PER MAP FILED IN BOOK 177, PAGES 1 THROUGH 9 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA</p>	<p>ENGINEER OF RECORD'S SEAL</p> <p>REGISTERED PROFESSIONAL ENGINEER DENNIS G. ARMSTRONG No. C48758 Exp. 9/30/16 CIVIL STATE OF CALIFORNIA</p> <p>UNDER THE SUPERVISION OF: DENNIS G. ARMSTRONG R.C.E. #48758 (EXP. 9/30/2016)</p>	<p>CITY OF MORENO VALLEY</p> <p>CONCEPTUAL GRADING PLAN</p> <p>SECTIONS</p> <p>SHEET 7 OF 8 CITY ID No</p>
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NO WORK SHALL BE DONE ON THIS SITE UNTIL BELOW AGENCY IS NOTIFIED OF INTENTION TO GRADE OR EXCAVATE.

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NOTE: ALL RETAINING WALLS ARE PER SEPARATE PERMIT

DATE PREPARED: 11-30-2015 PA15-0048

BENCHMARK

LOCATION: BETWEEN ALESSANDRO BLVD. AND SHERMAN AVE. ON DAY STREET, 180' SOUTH OF SHERMAN AVE., 49' EAST OF DAY STREET, 28' NORTHEAST OF POWER POLE NO. 17508, C.W.T. 2' NORTHWEST OF THE SOUTHWEST CORNER OF A 6' CHAIN LINK FENCE, 1' NORTH OF A MARKER POST, A BRASS DISK STAMPED M-62-69 IN THE TOP OF A CONCRETE POST.
ELEVATION: 1551.102

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF DAY STREET BEING NORTH 00°34'50" WEST AS SHOWN ON TRACT NO. 22041, AS PER MAP FILED IN BOOK 177, PAGES 1 THROUGH 9 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

ENGINEER OF RECORD'S SEAL



Armstrong & Jones Consulting Engineers
1800 WEST BROADWAY, SUITE 200, COSTA MESA, CA 92626
TEL: 714-441-2222 FAX: 714-441-2223

UNDER THE SUPERVISION OF:

DENNIS G. ARMSTRONG
R.C.E. #48758 (EXP. 9/30/2016) DATE

CITY OF MORENO VALLEY

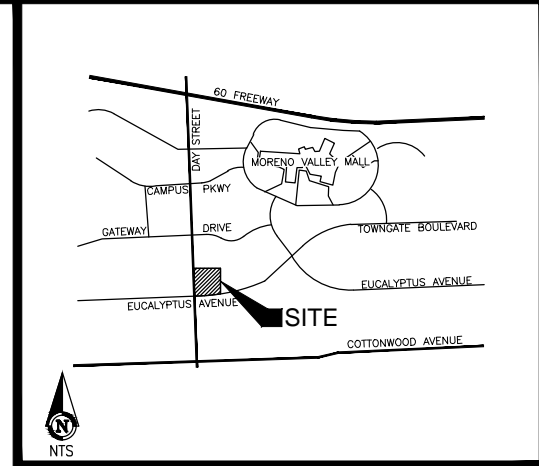
CONCEPTUAL GRADING PLAN

SECTIONS & DETAIL

SHEET 8 OF 8

CITY ID No

PARCEL MAP NO. 37058
APN 291-650-013, 291-650-014, 291-650-015, 291-650-016
CITY OF MORENO VALLEY



EASEMENTS / EXCEPTIONS

PER FIDELITY NATIONAL TITLE COMPANY REPORT DATED AUGUST 18, 2015 ORDER NO: 997-23068799-JM AT THE DATE HEREOF EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

- 1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: IN FAVOR OF: CALIFORNIA HOTEL FARM CO.
3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: IN FAVOR OF: BOX SPRINGS MUTUAL WATER CO.
4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: IN FAVOR OF: FIRST TRUST AND SAVINGS BANK OF PASADENA
5. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON MAP: RECORD OF SURVEY
6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION PURPOSE: PUBLIC UTILITIES
7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY PURPOSE: UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS RECORDING DATE: MARCH 17, 1980
8. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. AFFECTS: PARCEL 1 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY PURPOSE: EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES
9. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT.
10. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT

EASEMENTS / EXCEPTIONS

- 11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: IN FAVOR OF: CITY OF MORENO VALLEY PURPOSE: PUBLIC HIGHWAY, PUBLIC UTILITIES AND PUBLIC SERVICE FACILITIES
12. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW.
13. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT
14. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
15. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
16. ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.
17. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/ACSM LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

ABBREVIATIONS / SYMBOLS

Table listing various symbols and abbreviations used in the plan, such as AC for Asphalt Concrete, B.F. for Building Footprint, and symbols for utility lines like gas, sewer, and water.

SCHOOL DISTRICT

MORENO VALLEY UNIFIED SCHOOL DISTRICT

STREETS

ALL STREETS ARE EXISTING.

ZONING AND LAND USE

EXISTING LAND USE: VACANT
PROPOSED LAND USE: VACANT
EXISTING ZONING: CC (COMMUNITY COMMERCIAL)
PROPOSED ZONING: SP 200 CC (COMMUNITY COMMERCIAL)

SURROUNDING ZONING

NORTH: SP 200 CC (COMMUNITY COMMERCIAL)
SOUTH: SP 200 H (HIGH DENSITY RESIDENTIAL)
EAST: SP 200 CC (OFFICE COMMERCIAL)
WEST: CITY OF RIVERSIDE

SURROUNDING LAND USE

NORTH: FAST FOOD / PARKING LOT
SOUTH: HIGH DENSITY HOUSING
EAST: PARKING/VACANT LOT
WEST: MEDICAL OFFICES

ACREAGE

TOTAL GROSS: 8.43 ACRES (367,141 SQUARE FEET)
TOTAL NET: 8.22 ACRES (358,482 SQUARE FEET)
PARCEL 1: 1.02 ACRES (44,393 SQUARE FEET)
PARCEL 2: 1.01 ACRES (44,031 SQUARE FEET)
PARCEL 3: 1.02 ACRES (44,431 SQUARE FEET)
PARCEL 4: 1.02 ACRES (43,513 SQUARE FEET)
PARCEL 5: 1.81 ACRES (78,689 SQUARE FEET)
PARCEL 6: 2.37 ACRES (103,326 SQUARE FEET)
LOT "A": 0.20 ACRES (8,658 SQUARE FEET)

UTILITIES

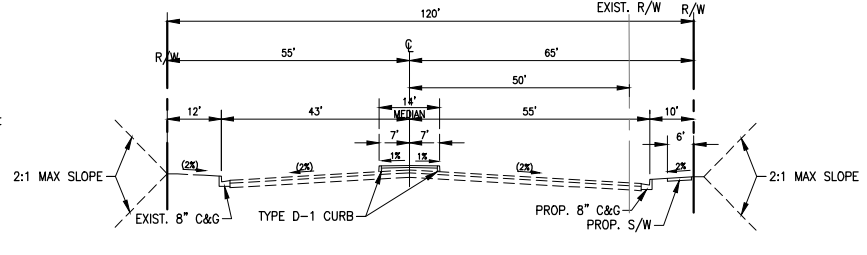
WATER/SEWER: EASTERN MUNICIPAL WATER DISTRICT (800) 426-3693
ELECTRIC: SOUTHERN CAL. EDISON (800) 684-8123
MORNO VALLEY ELECTRIC SERVICES (977) 811-8700
GAS: THE GAS COMPANY (800) 427-2200
TELEPHONE: VERIZON (800) 483-5000
AT&T (800) 310-2355
CABLE: TIME WARNER CABLE (909) 975-3398

ON-SITE PARKING

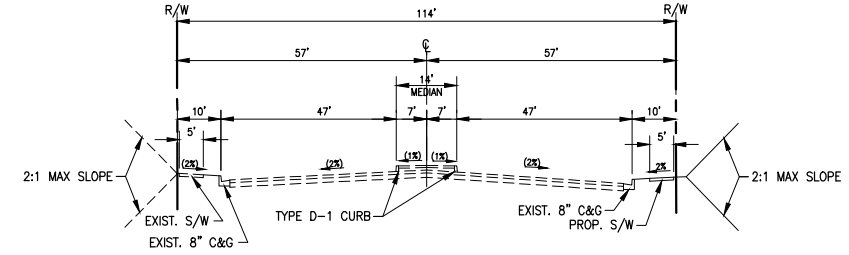
SUPPLIED:
STANDARD STALLS - 329 SPACES
HANDICAP STALLS - 20 SPACES

PROPOSED ONSITE EASEMENTS

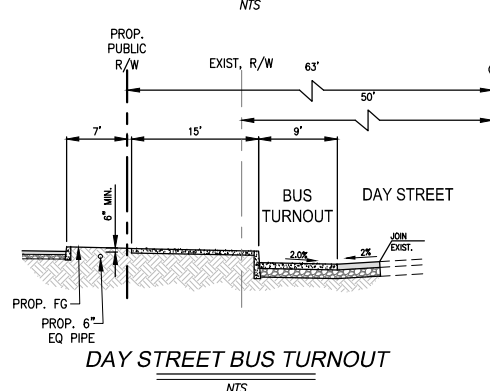
- A. RECIPROCAL INGRESS/EGRESS, CROSS LOT DRAINAGE, AND MAINTENANCE RIGHTS TO BE MANAGED BY PROPERTY OWNERS' ASSOCIATION CC&R'S
B. SIDEWALK EASEMENT TO PUBLIC RIGHT OF WAY PER MVSJ 112C-0, MODIFIED PER PLAN.
C. PUBLIC SEWER AND WATER EASEMENT



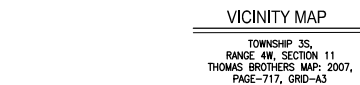
TYPICAL SECTION - DAY STREET



TYPICAL SECTION - EUCALYPTUS AVENUE



DAY STREET BUS TURNOUT



DATE PREPARED
DECEMBER 17, 2015

LAND OWNER
CORONA SOUTH MAIN DEVELOPMENT, LP

APPLICANT
CORONA SOUTH MAIN DEVELOPMENT, LP

CIVIL ENGINEER
ARMSTRONG & BROOKS CONSULTING ENGINEERS

TENTATIVE MAP STATEMENT

THE TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.

ASSESSOR'S PARCEL NUMBERS

291-650-013, 291-650-014, 291-650-015, 291-650-016

LEGAL DESCRIPTION

PER FIDELITY NATIONAL TITLE REPORT DATED AUGUST 18, 2015 ORDER NO: 997-23068799-JM
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

SOURCE OF TOPOGRAPHY

EXISTING SITE TOPOGRAPHY HAS BEEN GENERATED FROM FROM A TOPOGRAPHIC SURVEY COMPILED BY J.E. MILLER & ASSOC. DATED SEPTEMBER 2015 TOGETHER WITH A TOPOGRAPHIC FIELD SURVEY COMPILED BY CORREA SURVEYING, INC. DATED DECEMBER 2015

GEOLOGIC HAZARD & LIQUEFACTION NOTE

NOT IN A FAULT ZONE; MODERATE LIQUEFACTION POTENTIAL

FLOOD PLAIN

ZONE X PER FEMA MAP # 060500745G
DATED AUGUST 28, 2008

STORM WATER

TOTAL TRIBUTARY AREA:
8.12 AC

DESCRIPTION:
RAINFALL OVER 8.16 ACRES OF THE SUBJECT PROPERTY WILL SHEET FLOW SOUTHWESTERLY TO A CMP RISER WHICH LIES AT THE NORTHEAST CORNER OF EUCALYPTUS AVENUE AND DAY STREET. THE CMP RISER CONNECTS TO LINE B-B (DWG 0634) VIA AN APPROXIMATELY 100'-LONG 18" ROP. LINE B-B CONVEYS THE FLOW TO THE COTTONWOOD DETENTION BASIN. THREE BIORETENTION SWALES WILL TREAT THE RUNOFF PRIOR TO DISCHARGE FROM THE SUBJECT PROPERTY. THREE CATCH BASINS WILL BE CONSTRUCTED ON EUCALYPTUS AVENUE AND DAY STREET. THE PROPOSED CATCH BASINS WILL CONNECT TO EXISTING LATERALS BB-5, BB-5A, AND BB-8. THE LATERALS CONNECT TO LINE B-B. ON-SITE DRAINAGE FACILITIES WILL CONNECT TO THE PROPOSED CATCH BASINS.

- SITE BMP'S:
BUILDING & STORAGE AREA MAINTENANCE
PARKING & STORAGE AREA MAINTENANCE
LANDSCAPE MAINTENANCE
DRAINAGE SYSTEM MAINTENANCE
BIO-RETENTION TRENCHES
ROOF RUNOFF CONTROLS
EFFICIENT IRRIGATION
STORM DRAIN SIGNAGE
TRASH AREAS

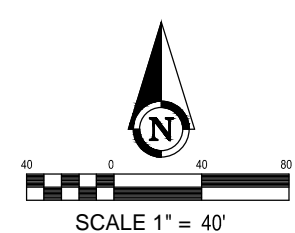
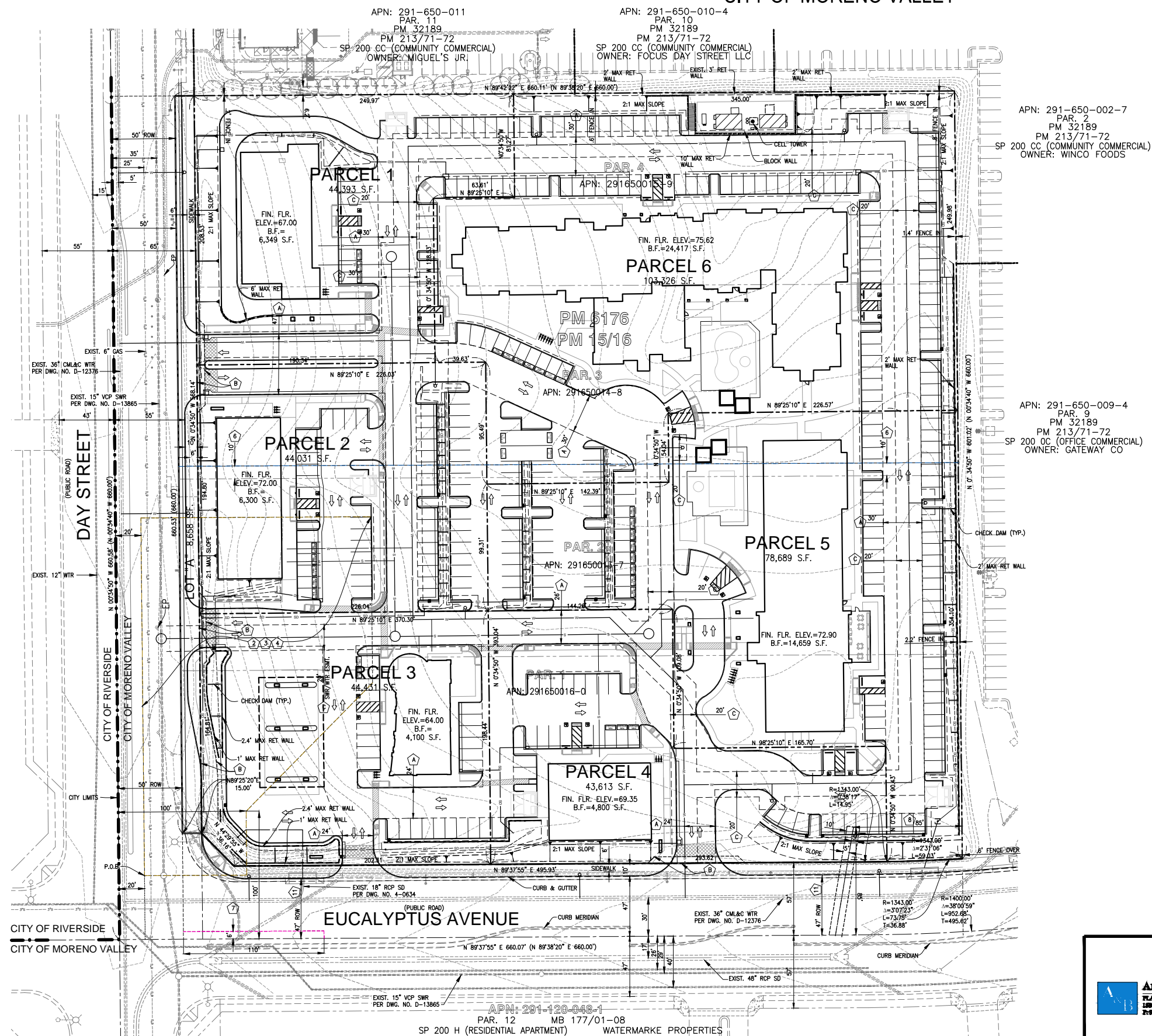
Revision table with columns for No., Date, Description, Rec., Appr., Date. Includes a revision for 3/2/2016 DA REVISED SITE PLAN.

Project information block including Armstrong & Brooks Consulting Engineers logo, City of Moreno Valley Parcel Map No. 37058, and scale information (AS SHOWN, 1 OF 2 SHEETS).

PARCEL MAP NO. 37058

APN 291-650-013, 291-650-014, 291-650-015, 291-650-016

CITY OF MORENO VALLEY



NO. 1	3/2/2016	DA	REVISED SITE PLAN		
MARK	DATE	INITIAL	DESCRIPTION	REC.	APPR. DATE
		E.O.R.	REVISION		

ARMSTRONG & BROOKS CONSULTING ENGINEERS
 PLANNING INFRASTRUCTURE SITE DEVELOPMENT WATER RESOURCES
 1300 GARDNER CENTER, SUITE 200 - CORONA, CA 92626
 951-372-8800 951-372-8809

CITY OF MORENO VALLEY
 PARCEL MAP NO.
 37058

SCALE
 AS SHOWN
 2 OF
 2 SHEETS

APN: 291-120-048-1
 PAR. 12 MB 177/01-08
 SP 200 H (RESIDENTIAL APARTMENT) WATERMARKE PROPERTIES