
PLANNING COMMISSIONERS

ALVIN DEJOHNETTE
Chairperson

OMAR COBIAN
Vice Chairperson

JOANN STEPHAN
Commissioner



RAY BAKER
Commissioner

ERLAN GONZALEZ
Commissioner

DARYL C. TERRELL
Commissioner

DAVID ZEITZ
Commissioner

PLANNING COMMISSION Regular Meeting

Agenda (Revised)

**Thursday, September 14, 2023 at 6:00 PM
City Hall Council Chamber – 14177 Frederick Street**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

PUBLIC COMMENTS PROCEDURE

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

PUBLIC COMMENTS

CONSENT CALENDAR

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

1. Planning Commission Minutes – Regular Meeting – August 24, 2023 6:00 PM

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

2. Street Vacation PEN21-0074 (Exempt Surplus Land Disposition) General Plan Consistency Regarding Disposition of Excess Right-of-Way at the Southwest Corner of the Intersection at Nason Street and Fir Avenue having Assessor Parcel Numbers 487-250-005 through -007, -010, and -013.
3. Street Vacation PEN21-0325 and PEN21-0326 (Exempt Surplus Land Disposition) General Plan Consistency Regarding Disposition of Old 215 Frontage Road, South of Cottonwood Avenue, having Assessor Parcel Numbers 263-190-012, 263-190-014 through 263-190-019, and 263-190-036.

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

1. Case: Plot Plan (PEN22-0261)
 - Applicant: Bryan Alberre, Moreno Beach Holdings, LLC
 - Property Owner: Moreno Beach Station, LLC
 - Project Site: Southwest corner of Alessandro Boulevard and Moreno Beach Drive
 - Case Planner: Gabriel Diaz, Associate Planner
 - Council District: 3
 - Proposed Project: Plot Plan to develop a 3,500 square-foot express car wash with 21 vacuum stalls on approximately 0.91-acre portion of a 2.01-acre site that includes the existing gas station in the Community Commercial (CC) Zoning District.
 - CEQA: Exempt from California Environmental Quality Act (CEQA) under CEQA Guidelines as a Class 3 Exemption (Section 15303, New Construction or Conversion of Small Structures)

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

Planning Commission Regular Meeting Thursday, September 28th at 6:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.

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

**REGULAR MEETING – 6:00 PM
August 24, 2023**

CALL TO ORDER

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

ROLL CALL

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

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Gonzalez.

APPROVAL OF AGENDA

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

PUBLIC COMMENTS PROCEDURE

PUBLIC COMMENTS

No public comments.

CONSENT CALENDAR

1. Planning Commission - Regular Meeting - Jul 13, 2023 6:00 PM

Minutes Acceptance: Minutes of Aug 24, 2023 6:00 PM (CONSENT CALENDAR)

RESULT: APPROVED [3 TO 0]
MOVER: Omar Cobian, Vice-Chairperson
SECONDER: JoAnn Stephan, Commissioner
AYES: Omar Cobian, JoAnn Stephan, Alvin DeJohnette
ABSTAIN: Ray L. Baker, Erlan Gonzalez, Daryl C. Terrell, David Zeitz

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

1. Tentative Parcel Map No. 38457 to subdivide a 1.03-acre parcel, into two parcels, located at 24835 Kalmia Avenue, in the Residential 5 (R5) District
 - A. Staff recommends that the Planning Commission take the following actions:
 1. **APPROVE** Resolution No. 2023-38, attached hereto, and thereby:
 - a) **DETERMINE** that Tentative Parcel Map No. 38457 PEN22-0167 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 15 Exemption (Section 15315, Minor Land Divisions); and
 - b) **APPROVE** Tentative Parcel Map No. 38457 PEN22-0167 subject to the attached Conditions of Approval included as Exhibit A.

Commissioner JoAnn Stephan recused herself from Item# 1 due to being within 500 feet of the project site. Alternate Commissioner Taylor assumed the seat and roll call vote was administered.

Public Hearing Opened: 6:15 p.m.

No public speakers

Public Hearing Closed: 6:16 p.m.

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

2. Plot Plan for a 4-story hotel, with up to 78 guestrooms, located 23278 Olivewood Plaza Drive in the Specific Plan 204 Community Commercial, Community Mixed-Use Zoning District.

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

1. **APPROVE** Resolution No. 2023-37, and thereby:

- a) **DETERMINE** that Plot Plan PEN23-0018 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 32 Exemption (Section 15332, In-Fill Development Projects); and
- b) **APPROVE** Plot Plan PEN23-0018 subject to the attached Conditions of Approval included as Exhibit A.

Public Hearing Opened: 6:33 p.m.

No public speakers

Public Hearing Closed: 6:33 p.m.

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

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

Community Development Director Sean Kelleher welcomed new Planning Commissioners. He also advised that staff will be reaching out regarding training opportunities in September or October.

PLANNING COMMISSIONER COMMENTS

Chairperson DeJohnette welcomed new Commissioners and invited them to introduce themselves to the community and staff.

ADJOURNMENT

Planning Commission Regular Meeting Thursday, September 14th at 6:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.

There being no further business to come before the Planning Commission, Chairperson adjourned the meeting at 6:52 PM.

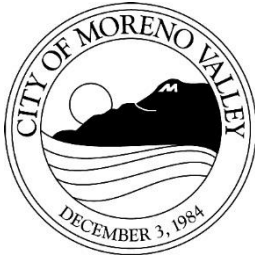
Submitted by:

Approved by:

Rachel Ramirez
Planning Commission Secretary

Alvin DeJohnette
Chairperson

Minutes Acceptance: Minutes of Aug 24, 2023 6:00 PM (CONSENT CALENDAR)



PLANNING COMMISSION

STAFF REPORT

Meeting Date: September 14, 2023

GENERAL PLAN CONSISTENCY REPORT REGARDING DISPOSITION OF PORTION OF RIGHT-OF-WAY AT SOUTHWEST CORNER OF THE INTERSECTION OF NASON STREET AND FIR AVENUE

Case: PEN21-0074 (Exempt Surplus Land Disposition)

Applicant / Property Owner: Rancho Pacific Commercial, Inc.; Rancho Pacific Global Partners, Inc., and Rancho Pacific Commercial, Inc.

Representative: Ash Etemadian

Location: Excess Right-of-Way at the Southwest Corner of the Intersection at Nason Street and Fir Avenue having Assessor Parcel Numbers 487-250-005 through, -007, -010, and -013

Case Engineer: Larry Gonzales, Senior Engineer, P.E.

Council District: 3

Proposed Project: Planning Commission Report on General Plan Consistency Regarding Disposition of Subject Property.

CEQA: Exempt from California Environmental Quality Act (CEQA) under CEQA Guidelines pursuant to Sections 15312 and 15061(b)(3).

SUMMARY

The City owns the Subject Property (Attachment 1), that certain portion of excess right-of-way (Attachment 2), in fee, rather than holding an easement. Accordingly, the vacation procedures respecting easements are not applicable to the disposition of the Subject Property. Instead, the City must follow separate procedures regarding the disposition of real property it holds in fee, including the Surplus Land Act. Inclusive of such requirements is that prior to the disposition of said Subject Property, the City's Planning Commission must report on whether disposition of said property is consistent with the City's General Plan.

The Subject Property is excess right-of-way, and it is not necessary for City's use nor in the foreseeable future, or planned to be used under any written plan adopted by the Moreno Valley City Council; and disposition of the Subject Property is required so that the remaining adjacent right-of-way complies with the Circulation Plan. There is no evidence that the Subject Property is planned to be used or is currently being used for any of the following: (a) utility sites, (b) watershed property, (c) for conservation purposes, (d) for demonstration, exhibition, or educational purposes related to greenhouse gas emissions, or (e) buffer sites near sensitive governmental uses, including, but not limited to, wastewater treatment plants. City staff, therefore, supports the request to dispose of the Subject Property.

PROJECT DESCRIPTION

Proposed Project

Nason Street is designated as a Divided Arterial, per the City's General Plan, which requires 60 feet of half-width right of way. Because the existing half-width right of way is 65 feet, a five-foot quitclaim is required, preceded by the City's declaration of exempt surplus land. Fir Avenue is designated as a Collector, per the City's General Plan, which requires 33 feet of half-width right of way. Because the existing half-width right of way is 40 feet, a seven-foot quitclaim is required, preceded by the City's declaration of exempt surplus land. Both Nason Street and Fir Avenue are currently maintained by the City.

Pursuant to Government Code Section 65402, a finding from the Planning Commission that the proposed disposition of the Subject Property is in conformance with the current General Plan is required.

REVIEW PROCESS

Land Development staff has reviewed the request for the disposition based on property information provided by the Applicant. Previously, the County of Riverside held fee title to the Subject Property, which transferred to the City upon annexation. Planning staff has reviewed the proposed disposition and has determined that it is consistent with the City's Zoning Ordinance and General Plan.

Nason Street and Fir Avenue are required General Plan Streets. The quitclaim, preceded by the City's declaration of exempt surplus land, will result in benefits to the City and public, including removing any City liability of the quitclaimed section and any maintenance obligations, resulting in cost savings to the City and reallocation of such maintenance funds for other public purposes. Further, the disposition is required so the affected adjacent right-of-way is consistent with the Circulation Plan, which is currently out of compliance. Any existing utilities will be protected in place with easements. No existing surrounding parcels will be landlocked.

ENVIRONMENTAL

The proposed consistency finding is exempt from the California Environmental Quality Act in accordance with Sections 15312 (Surplus Government Property Sales) and

15061(b)(3) of the CEQA Guidelines in that it can be seen with certainty that there is no possibility that the consistency finding will have a significant effect on the environment.

NOTIFICATION

Notice was provided pursuant to applicable law, including via noticing of the Agenda.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. **FIND** the proposed disposition is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15312 and 15061(b)(3) of the CEQA Guidelines; and
2. **FIND** that the proposed disposition is in conformance with the General Plan.

Prepared by:
Zara Terrell
Management Analyst

Approved by:
Melissa Walker
Public Works Director/City Engineer

ATTACHMENTS


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

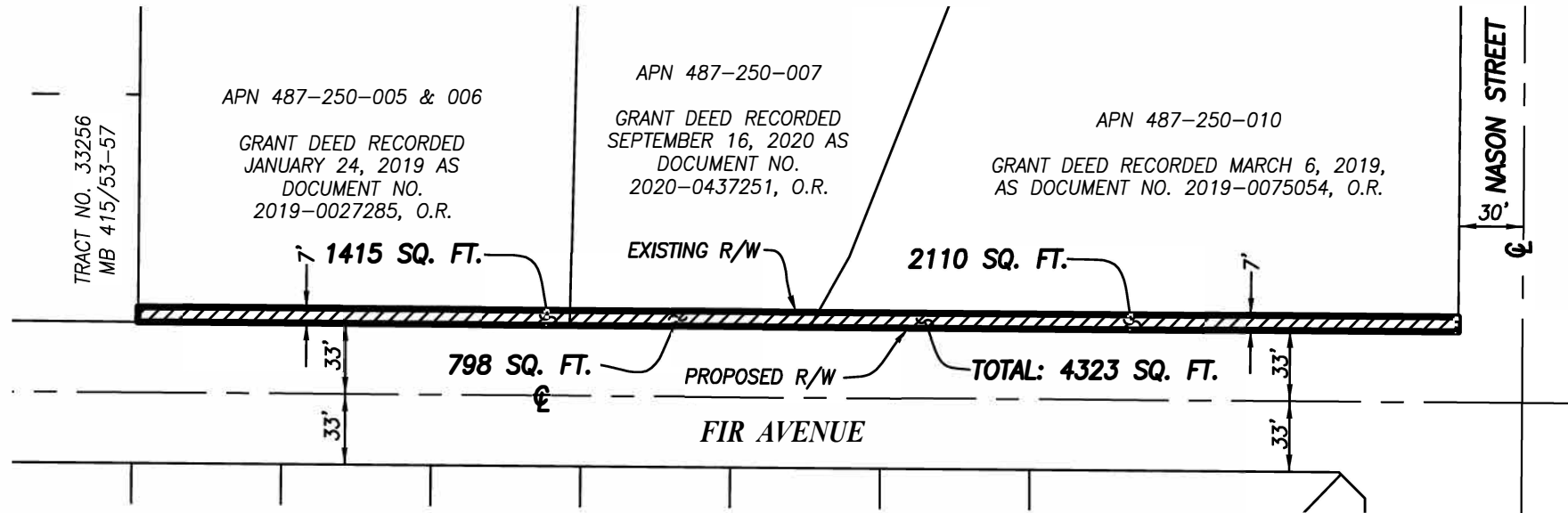
1. Exempt Surplus Land Exhibit
2. Vicinity Map

LEGEND:

PL - PROPERTY LINE

R/W - RIGHT-OF-WAY

 EXEMPT SURPLUS LAND TO BE QUITCLAIMED



SCALE: 1" = 80'

PLAT PREPARED BY:

adkan
ENGINEERS

Civil Engineering Surveying Planning

6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 · Fax:(951) 688-0599


CITY OF MORENO VALLEY
PUBLIC WORKS DEPARTMENT
LAND DEVELOPMENT

EXEMPT SURPLUS
LAND EXHIBIT
PEN21-0074
VILLAGE AT MOVAL MND

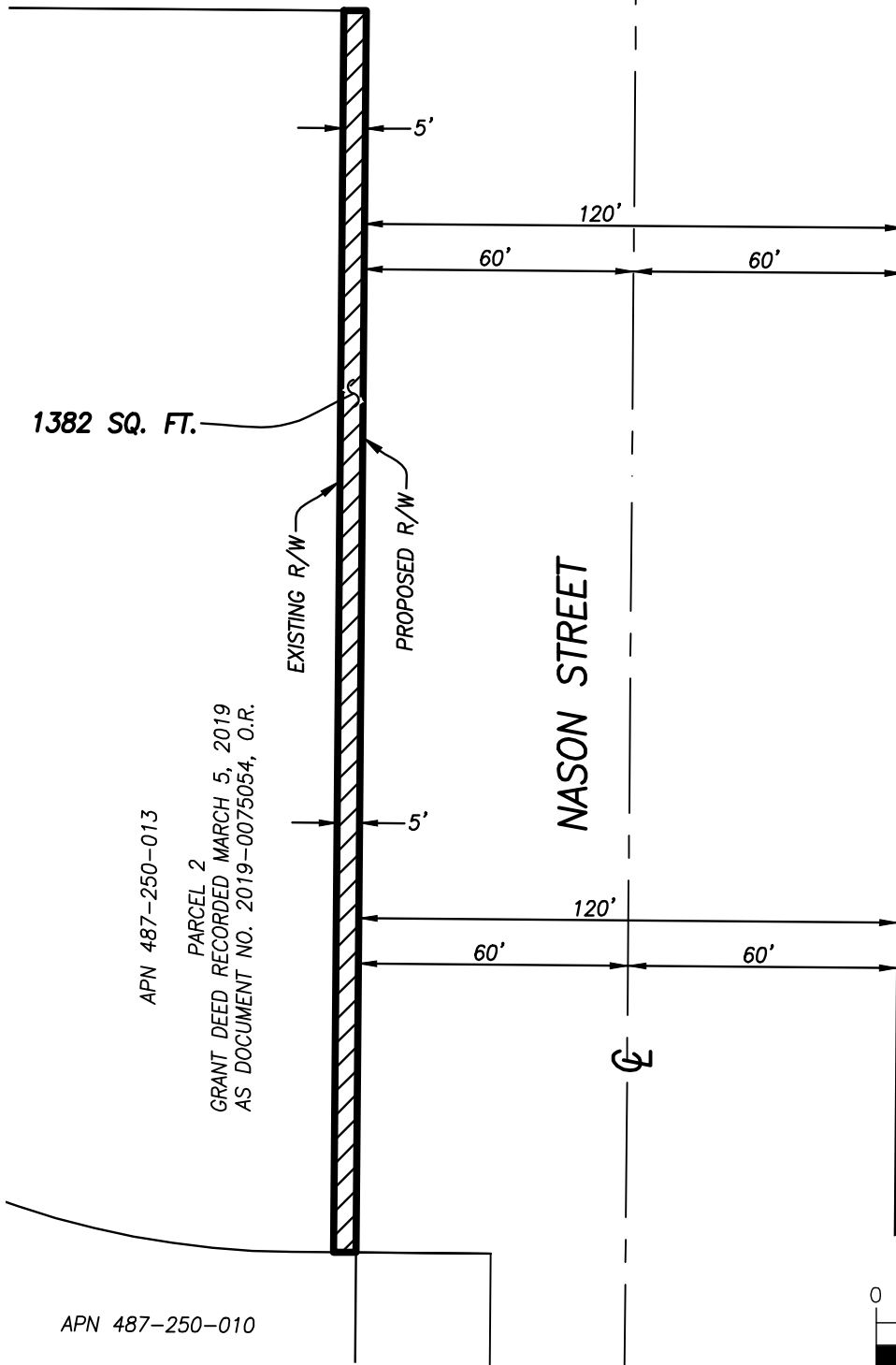
LEGEND:

PL - PROPERTY LINE

R/W - RIGHT-OF-WAY

 EXEMPT SURPLUS LAND TO BE QUITCLAIMED

STATE ROUTE 60



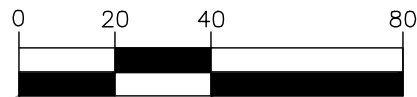
1382 SQ. FT.

APN 487-250-013

PARCEL 2

GRANT DEED RECORDED MARCH 5, 2019
AS DOCUMENT NO. 2019-0075054, O.R.

APN 487-250-010

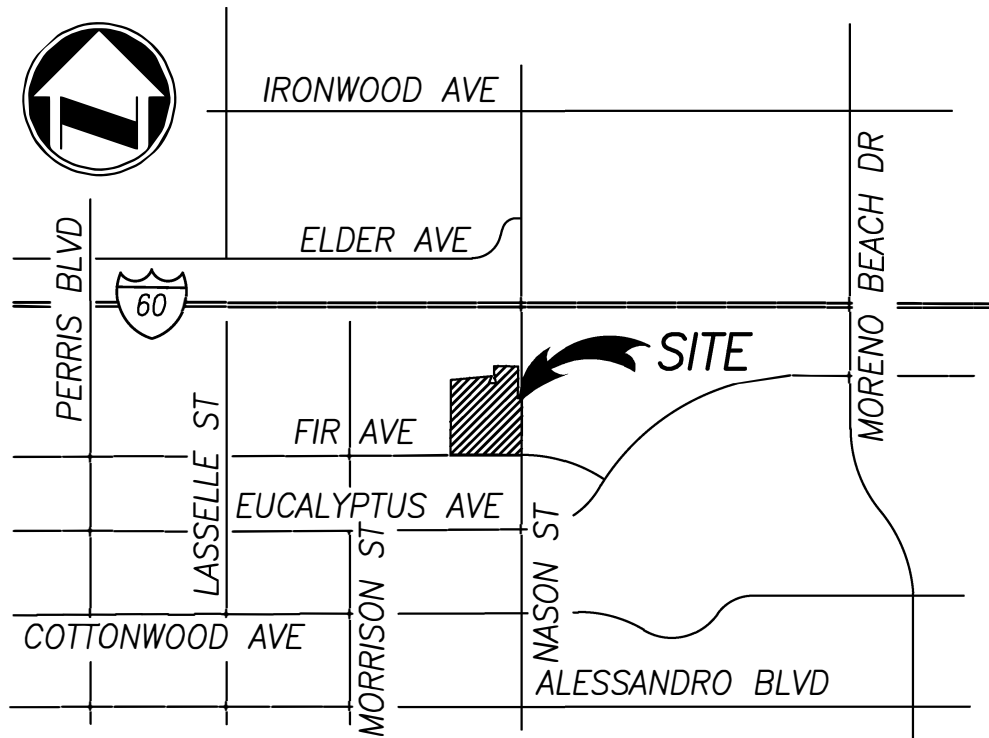


SCALE: 1" = 40'

PLAT PREPARED BY:
adkan
ENGINEERS
 Civil Engineering Surveying Planning
 6879 Airport Drive, Riverside, CA 92504
 Tel:(951) 688-0241 • Fax:(951) 688-0599

CITY OF MORENO VALLEY
 PUBLIC WORKS DEPARTMENT
 LAND DEVELOPMENT

EXEMPT SURPLUS
 LAND EXHIBIT
 PEN21-0074
 VILLAGE AT MOVAL MND



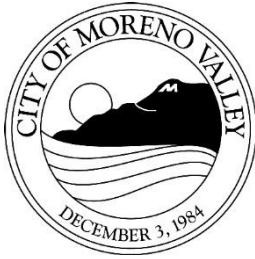
VICINITY MAP

(N.T.S.)

SECTION 4, T.3S, R.3W, S.B.M.

CITY OF MORENO VALLEY
PUBLIC WORKS DEPARTMENT – LAND DEVELOPMENT

PEN21-0074
Vicinity Map



PLANNING COMMISSION

STAFF REPORT

Meeting Date: September 14, 2023

GENERAL PLAN CONSISTENCY REPORT REGARDING DISPOSITION OF PORTION OF RIGHT-OF-WAY AT OLD 215 FRONTAGE ROAD SOUTH OF COTTONWOOD AVENUE

Case: PEN21-0325 – 0326 (Exempt Surplus Land Disposition)

Applicant: CDRE Holdings 21, LLC

Property Owner: CDRE Holdings 21, LLC

Representative: Vicky Valenzuela

Location: Old 215 Frontage Road, South of Cottonwood Avenue, having Assessor Parcel Numbers 263-190-012, 263-190-014 through 263-190-019, and 263-190-036

Case Engineer: Larry Gonzales, Senior Engineer, P.E.

Council District: 1

Proposed Project: Planning Commission Report on General Plan Consistency Regarding Disposition of Subject Property.

SUMMARY

The City owns the Subject Property (Attachment 1), that certain portion of Old 215 Frontage Road right-of-way (Attachment 2), in fee, rather than holding an easement. Accordingly, the vacation procedures respecting easements are not applicable to disposition of the Subject Property. Instead, the City must follow separate procedures regarding disposition of real property it holds in fee, including the Surplus Land Act. Inclusive of such requirements is that prior to disposition of said Subject Property, the City's Planning Commission must report on whether disposition of said property is consistent with the City's General Plan.

The Subject Property is approximately a seventeen-foot strip of excess right-of-way, and it is not necessary for City's use nor in the foreseeable future, or planned to be used under any written plan adopted by the Moreno Valley City Council; and disposition of the Subject Property is required so that the remaining adjacent right-of-way complies with the Circulation Plan. There is no evidence that the Subject Property is planned to be used or is currently being used for any of the following: (a) utility sites, (b) watershed property, (c) for conservation purposes, (d) for demonstration, exhibition, or educational purposes related to greenhouse gas emissions, or (e) buffer sites near sensitive governmental uses, including, but not limited to, wastewater treatment plants. City staff, therefore, supports the request to dispose of the Subject Property.

PROJECT DESCRIPTION

Proposed Project

Old 215 Frontage Road is designated as a Divided Arterial, per the City's General Plan, which requires 55 feet of half-width right of way. Because the existing half-width right of way is 72 feet, a seventeen-foot quitclaim is required, preceded by the City's declaration of exempt surplus land. The easterly portion of Old 215 Frontage Road is currently maintained by the City.

Pursuant to Government Code Section 65402, a finding from the Planning Commission that the proposed disposition of the Subject Property is in conformance with the current General Plan is required.

REVIEW PROCESS

Land Development staff has reviewed the request for the disposition based on property information provided by the Applicant. Previously, the County of Riverside held fee title to the Subject Property, and in 2008, the City of Moreno Valley annexed the Subject Property. Planning staff has reviewed the proposed disposition and has determined that it is consistent with the City's Zoning Ordinance and General Plan.

Old 215 Frontage Road is a required General Plan Street. The quitclaim, preceded by the City's declaration of exempt surplus land, will result in benefits to the City and public, including removing any City liability of the quitclaimed section and any maintenance obligations, resulting in cost savings to the City and reallocation of such maintenance funds for other public purposes. Further, the disposition is required so the affected remaining right-of-way is consistent with the Circulation Plan, which is currently out of compliance. Any existing utilities will be protected in place with easements. No existing surrounding parcels will be landlocked.

ENVIRONMENTAL

The proposed consistency finding is exempt from the California Environmental Quality Act in accordance with Sections 15312, Surplus Government Property Sales, and 15061(b)(3), Common Sense Exemption, of the CEQA Guidelines in that it can be seen

with certainty that there is no possibility that the consistency finding will have a significant effect on the environment.

NOTIFICATION

Notice was provided pursuant to applicable law, including via noticing of the Agenda.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. **FIND** the proposed disposition is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15312 and 15061(b)(3) of the CEQA Guidelines; and
2. **FIND** that the proposed disposition is in conformance with the General Plan.

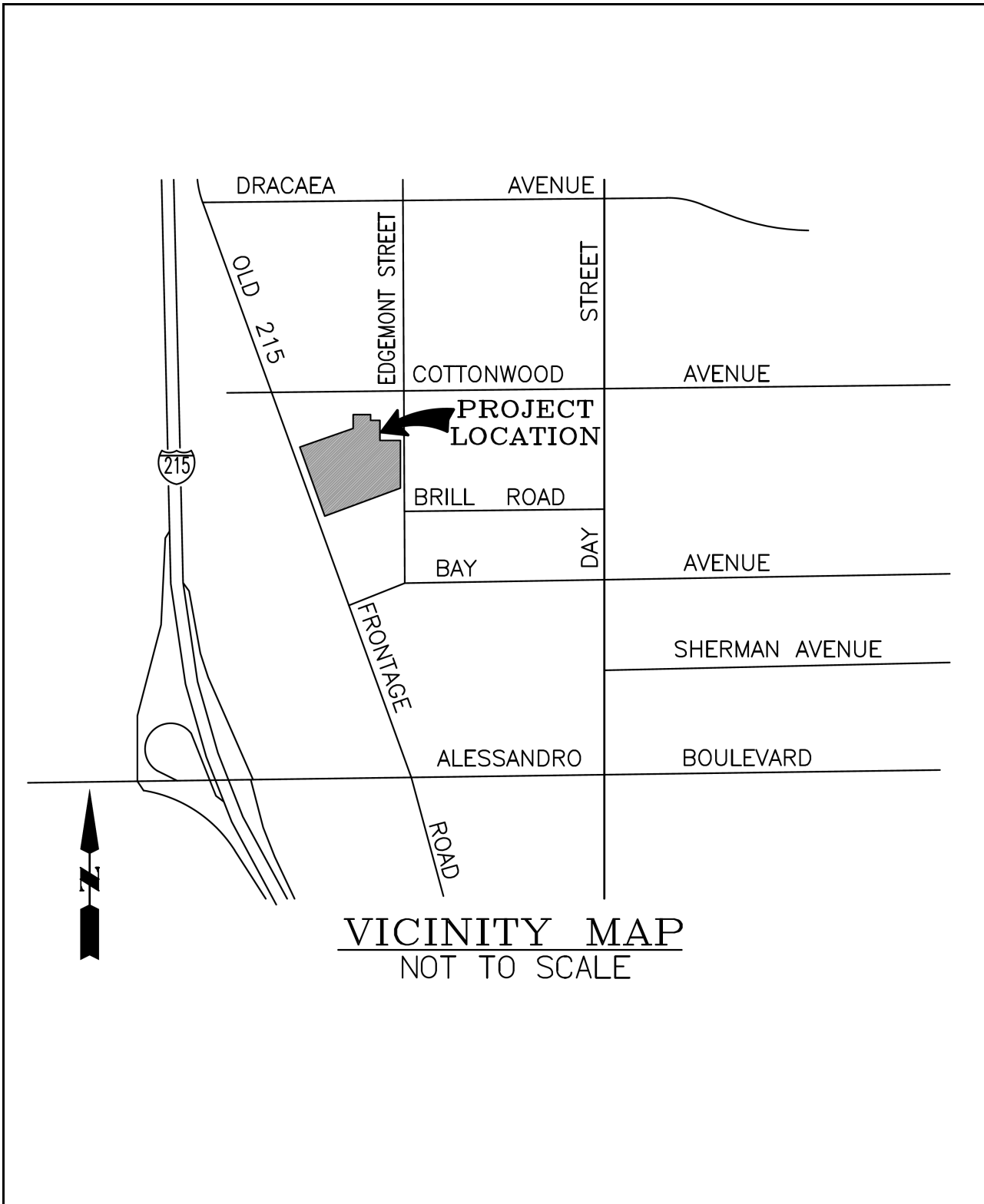
Prepared by:
Zara Terrell
Management Analyst

Approved by:
Melissa Walker
Public Works Director/City Engineer

ATTACHMENTS

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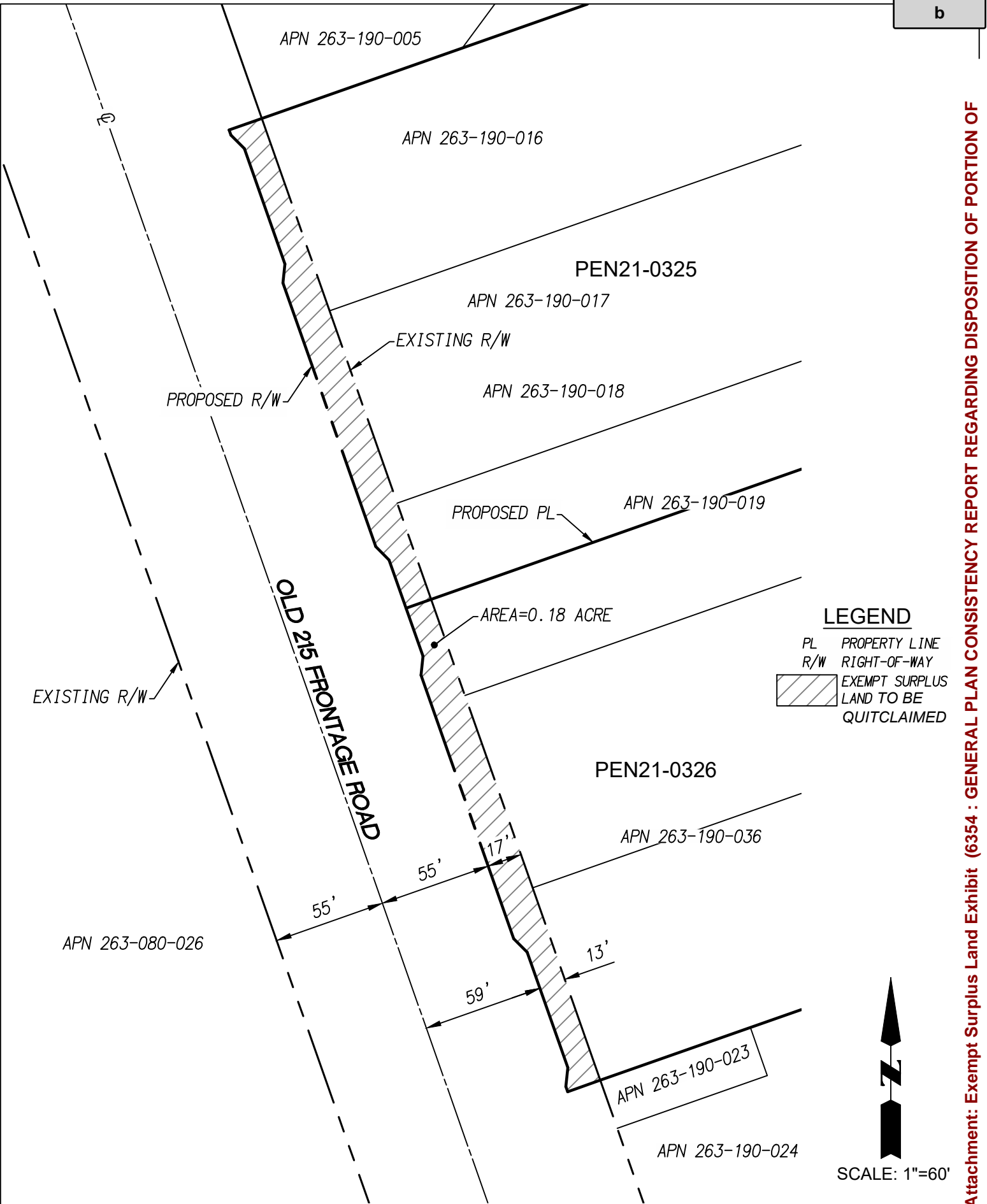
1. Vicinity Map
2. Exempt Surplus Land Exhibit



VICINITY MAP
NOT TO SCALE


**CITY OF MORENO VALLEY
PUBLIC WORKS DEPARTMENT
LAND DEVELOPMENT DIVISION**

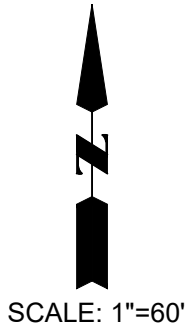
**PEN21-0325 & PEN21-0326
Vicinity Map**

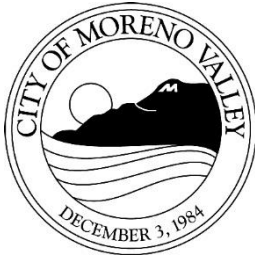


Attachment: Exempt Surplus Land Exhibit (6354 : GENERAL PLAN CONSISTENCY REPORT REGARDING DISPOSITION OF PORTION OF

LEGEND

- PL PROPERTY LINE
- R/W RIGHT-OF-WAY
-  EXEMPT SURPLUS LAND TO BE QUITCLAIMED





PLANNING COMMISSION

STAFF REPORT

Meeting Date: September 14, 2023

PEN22-0261 PLOT PLAN TO DEVELOP A 3,500 SQUARE-FOOT EXPRESS CAR WASH WITH 21 VACUUM STALLS

Case: Plot Plan (PEN22-0261)

Applicant: Bryan Alberre, Moreno Beach Holdings, LLC

Property Owner: Moreno Beach Station, LLC

Project Site: Southwest corner of Alessandro Boulevard and Moreno Beach Drive

Case Planner: Gabriel Diaz, Associate Planner

Council District: 3

Proposed Project: Plot Plan to develop a 3,500 square-foot express car wash with 21 vacuum stalls on approximately 0.91-acre portion of a 2.01-acre site that includes the existing gas station, in the Community Commercial (CC) Zoning District.

CEQA: Exempt from California Environmental Quality Act (CEQA) under CEQA Guidelines as a Class 3 Exemption (Section 15303, New Construction or Conversion of Small Structures)

SUMMARY

Bryan Alberre (“Applicant”) submitted an application for a Plot Plan for the construction of a 3,500 square-foot express car wash building with 21 vacuum stalls on an approximately 0.91-acre portion of a 2.01-acre site that includes the existing gas station, located at the southwest corner of Alessandro Boulevard and Moreno Beach Drive within the Community Commercial (CC) District (“Proposed Project”). The Proposed Project, as designed and conditioned, is consistent with the goals, policies, and objectives of the City’s General Plan, Municipal Code, and the requirements of the Community Commercial (CC) District.

PROJECT DESCRIPTION

The Proposed Project consists of a Plot Plan to develop a 3,500 square-foot express car wash building with 3 queuing lanes, 21 vacuum stalls, and 3 standard parking spaces on an approximately 0.91-acre portion of a 2.01-acre project site that includes the existing gas station, located at the southwest corner of Alessandro Boulevard and Moreno Beach Drive.

Site and Surrounding Area

The Project Site is approximately a 0.91-acre portion of a 2.01-acre site that includes the existing gas station, located at the southwest corner of Alessandro Boulevard and Moreno Beach Drive. The parcels located directly to the north, east, south, and west of the Project Site are all vacant and unimproved land within the Community Commercial (CC) District.

Access/Parking

The Proposed Project's direct access is from the existing full-access driveway on Moreno Beach Drive. The future access of this driveway will be right-in and right-out as the ultimate improvements are developed on Moreno Beach Drive. In addition, there is an existing full-access driveway on Alessandro Boulevard located at the northwestern portion of the existing Gas Station development.

The Proposed Project includes 21 vacuum parking stalls and 3 standard parking stalls, consistent with Municipal Code requirements.

Design/Landscaping

The car wash building will be one-story with a building height of approximately 22 feet with approximately 29 feet at the height of the architectural tower element.

The proposed elevations present a contemporary architectural style that is consistent with the existing gas station. The car wash building includes plaster, coastal ledgestone, and fiber cement siding as exterior finishes, and architectural trim around windows, columns, and roof. The building has a flat roof, with a metal seamed arched roof at the entrance and exit of the building adding focal points for entering and exiting the car wash building. The proposed colors will be earth tones, consistent with the color scheme of the existing gas station.

The proposed covered vacuum stations will be constructed of steel beams and metal arched roofs. The materials used will match the earth-tone color scheme of the building. The vacuum stations will have a total maximum height of 10 feet.

This Proposed Project, as designed, conforms to all development standards of the Community Commercial (CC) District and the design guidelines for car wash developments prescribed in the City's Municipal Code. The Proposed Project also meets the City's minimum landscape requirements.

REVIEW PROCESS

As part of the standard review process, the Proposed Project was reviewed by the Project Review Staff Committee as required by the Municipal Code. Following subsequent revisions and reviews by staff, the Proposed Project was determined to be complete.

ENVIRONMENTAL

The Proposed Project has been evaluated in compliance with the criteria set forth in the California Environmental Quality Act (CEQA). As designed and conditioned, the Proposed Project is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines 15303 for New Construction or Conversion of Small Structures. The New Construction or Conversion of Small Structures development exemption is applicable to this Proposed Project as it is: 1) construction of new commercial structures not exceeding 10,000 square feet of floor area; 2) the Proposed Project is consistent with applicable existing zoning regulations; 3) the Proposed Project does not involve the use of significant amounts of hazardous substances; 4) all necessary public services and facilities are available to the Proposed Project; and 5) the Project Site is not located on or near environmentally sensitive areas.

NOTIFICATION

Consistent with the City Municipal Code provisions, public notice was sent to all property owners of record within 600 feet of the Project Site, posted on the Project Site, and published in the Press Enterprise Newspaper. As of the preparation of this staff report, no public comments have been received regarding the proposed project.

REVIEW AGENCY COMMENTS

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

STAFF RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

- A. **ADOPT** Resolution No. 2023-39, attached hereto, and thereby:
 1. **DETERMINE** the Plot Plan (PEN22-0261) is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 3 Exemption, under CEQA Guidelines Section 15303, (New Construction or Conversion of Small Structures); and
 2. **APPROVE** Plot Plan (PEN22-0261) based on the Recitals, Evidence contained in the Administrative Records, and Findings as set forth in Resolution No. 2023-39.

Prepared by:
Gabriel Diaz
Associate Planner

Approved by:
Sean P. Kelleher
Community Development Director

ATTACHMENTS

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

1. Resolution No. 2023-39 Plot Plan
2. Project Plans
3. Zoning Map

RESOLUTION NUMBER 2023-39

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING PLOT PLAN (PEN22-0261) FOR A 3,500 SQUARE-FOOT CAR WASH BUILDING WITH 21 VACUUM STALLS, LOCATED ON THE SOUTHWEST CORNER OF ALESSANDRO BOULEVARD AND MORENO BEACH DRIVE (APN: 486-240-015, 017)

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

WHEREAS, Bryan Alberre (“Applicant”) has filed an application for a Plot Plan (PEN22-0261) to develop a 3,500 square-foot express car wash with 21 vacuum stalls on an approximately 0.91-acre portion of a 2.01-acre site that includes the existing gas station (“Proposed Project”) located on the southwest corner of Alessandro Boulevard and Moreno Beach Drive (APN: 486-240-015, 017) (“Project Site”); and

WHEREAS, Section 9.02.070 (Plot Plan) of the Moreno Valley Municipal Code acknowledges that the purpose of plot plans is to provide a mechanism by which all new construction of industrial, commercial, or multiple-family residential can be reviewed when not subject to other discretionary review processes which have review authority over the Proposed Project’s design; and

WHEREAS, the Proposed Project has been evaluated in accordance with Section 9.02.070 (Plot Plan) of the Municipal Code with consideration given to the City’s General Plan, applicable Specific Plan, Zoning Ordinance, and other applicable laws and regulations; and

WHEREAS, Section 9.02.070 of the Municipal Code imposes conditions of approval upon projects for which a Plot Plan is required, which conditions may be imposed by the Planning Commission to address on-site improvements, off-site improvements, the manner in which the site is used and any other conditions as may be deemed necessary to protect the public health, safety and welfare and ensure that the Proposed Project will be developed in accordance with the purpose and intent of Title 9 (“Planning and Zoning”) of the Municipal Code; and

WHEREAS, Staff has presented for the Planning Commission’s consideration, Conditions of Approval to be imposed upon Plot Plan (PEN22-0261), which conditions have been deemed necessary to protect the public health, safety, and welfare and ensure the Proposed Project will be developed in accordance with the purpose and intent of Title 9 (Planning and Zoning) of the Municipal Code; and

WHEREAS, pursuant to the provisions of Section 9.02.200 (Public Hearing and Notification Procedures) of the Municipal Code, a public hearing was scheduled for September 14, 2023, and notice thereof was duly published, posted, and mailed to all property owners of record within 600 feet of the Project Site; and

WHEREAS, on September 14, 2023, the public hearing to consider the Proposed Project was duly conducted by the Planning Commission, at which time all interested persons were provided with an opportunity to testify and present evidence; and

WHEREAS, at the public hearing, the Planning Commission considered whether each of the requisite findings specified in Section 9.02.070 of the Municipal Code and set forth herein could be made concerning the Proposed Project as conditioned by Conditions of Approval; and

WHEREAS, at the public hearing, the Planning Commission reviewed and considered the Planning Division's recommendation that the proposed Project is (1) Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA¹) as set forth in Public Resources Code Sections 21000 – 21177 and the CEQA Guidelines as set forth in Title 14 California Code of Regulations Sections 15000-15387, under CEQA Guidelines² Section 15303 (New Construction or Conversion of Small Structures), which would apply to the Proposed Project since the Proposed Project has been found to meet all of the conditions of the Class 3 Exemption. The New Construction or Conversion of Small Structures development exemption is applicable to the Proposed Project as it is: 1) construction of new commercial structures not exceeding 10,000 square feet of floor area; 2) the Proposed Project is consistent with applicable existing zoning regulations; 3) the Proposed Project does not involve the use of significant amounts of hazardous substances; 4) all necessary public services and facilities are available to the Proposed Project; and 5) the Project Site is not located on or near environmentally sensitive areas.

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

Section 1. Recitals and Exhibits

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

Section 2. Notice

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

¹ Public Resources Code §§ 21000-21177

² 14 California Code of Regulations §§15000-15387

Section 3. Evidence

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

- (a) Moreno Valley General Plan and all other relevant provisions contained therein;
- (b) Title 9 (Planning and Zoning) of the Moreno Valley Municipal Code and all other relevant provisions referenced therein;
- (c) Application for Plot Plan (PEN22-0261) including Resolution No. 2023-39 and all documents, records, and references contained therein;
- (d) Conditions of Approval for Plot Plan (PEN22-0261), attached hereto as Exhibit A;
- (e) Staff Report prepared for the Planning Commission's consideration and all documents, records, and references related thereto, and Staff's presentation at the public hearing;
- (f) Testimony, and/or comments from Applicant and its representatives during the public hearing; and
- (g) Testimony and/or comments from all persons provided in written format or correspondence, at, or prior to, the public hearing.

Section 4. Findings

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

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

Section 5. Determination of CEQA Exemption

That the Planning Commission hereby determines that the Proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures). The Proposed Project has been found to meet all of the conditions of the Class 3 Exemption as the Project is consistent with the applicable General Plan policies and all applicable zoning designation and regulation and applicable policies: 1) construction of new commercial structures not exceeding 10,000 square feet of floor area; 2) the Proposed Project is consistent with applicable existing zoning regulations;

3) the Proposed Project does not involve the use of significant amounts of hazardous substances; 4) all necessary public services and facilities are available to the Proposed Project; and 5) the Project Site is not located on or near environmentally sensitive areas.

Section 6. Approval

That based on the foregoing Recitals, Evidence contained in the Administrative Record and Findings, as set forth herein, the Planning Commission hereby approves the Proposed Project (Plot Plan PEN22-0261) subject to the Conditions of Approval for Plot Plan (PEN22-0261) attached hereto as Exhibit A.

Section 7. Repeal of Conflicting Provisions

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

Section 8. Severability

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

Section 9. Effective Date

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

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Section 10. Certification

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

PASSED AND ADOPTED THIS 14th DAY OF SEPTEMBER 2023.

CITY OF MORENO VALLEY
PLANNING COMMISSION

Alvin DeJohnette, Chairperson

ATTEST:

Sean P. Kelleher,
Community Development Director

APPROVED AS TO FORM:

Steven B. Quintanilla,
City Attorney

Exhibit:

Exhibit A: Plot Plan (PEN22-0261) Conditions of Approval

Attachment: Resolution No. 2023-39 Plot Plan [Revision 3] (6366 : PEN23-0261 Plot Plan to develop a 3,500 square-foot express car wash with

Exhibit A

Plot Plan (PEN22-0261) Conditions of Approval

Attachment: Resolution No. 2023-39 Plot Plan [Revision 3] (6366 : PEN23-0261 Plot Plan to develop a 3,500 square-foot express car wash with

CONDITIONS OF APPROVAL

Plot Plan (PEN22-0261)

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CITY OF MORENO VALLEY
 CONDITIONS OF APPROVAL
 Plot Plan (PEN22-0261)

EFFECTIVE DATE:

EXPIRATION DATE:

COMMUNITY DEVELOPMENT DEPARTMENT**Planning Division**

1. A change or modification to the land use or the approved site plans may require a separate approval. Prior to any change or modification, the property owner shall contact the City of Moreno Valley Community Development Department to determine if a separate approval is required.
2. Any expansion to this use or exterior alterations will require the submittal of a separate application(s) and shall be reviewed and approved under separate permit(s). (MC 9.02.080)
3. The developer, or the developer's successor-in-interest, shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust. (MC 9.02.030)
4. This approval shall expire three years after the approval date of this project unless used or extended as provided for by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever. Use means the beginning of substantial construction contemplated by this approval within the three-year period, which is thereafter pursued to completion, or the beginning of substantial utilization contemplated by this approval. (MC 9.02.230)
5. The Developer shall defend, indemnify and hold harmless the City, city council, commissions, boards, subcommittees and the City's elected and appointed officials, commissioners, board members, officers, agents, consultants and employees ("City Parties") from and against any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorneys' fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to the legality, validity or adequacy of any of the following items: (i) any prior or current agreements by and among the City and the Developer; (ii) the current, concurrent and subsequent permits, licenses and entitlements approved by the City; (iii) any environmental determination made by the City in connection with the Project Site and the Project; and (iv) any proceedings or other actions undertaken by the City in connection with the adoption or approval of any of the

CONDITIONS OF APPROVAL

Plot Plan (PEN22-0261)

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above. In the event of any administrative, legal, equitable action or other proceeding instituted by any third party (including without limitation a governmental entity or official) challenging the legality, validity or adequacy of any of the above items or any portion thereof, the Parties shall mutually cooperate with each other in defense of said action or proceeding. Notwithstanding the above, the City, at its sole option, may tender the complete defense of any third party challenge as described herein. In the event the City elects to contract with special counsel to provide for such a defense, the City shall meet and confer with the Developer regarding the selection of counsel, and the Developer shall pay all costs related to retention of such counsel by the City.

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

Special Conditions

10. Drive-up or drive-through speaker system shall not be detectable above daytime ambient noise levels beyond the property line boundaries, and shall not exceed fifty-five (55) dBA at any one time beyond the boundaries of the property line. (MC9.09.080 C.6 and 9.10.140)
11. In accordance with the Developer's obligation to defend, indemnify and hold harmless the City, including but not limited to as set forth in more detail in the Project's Conditions of Approval, Moreno Valley Municipal Code Section 9.02.310 (Indemnification of City for Discretionary Approvals), and the Project application, Developer shall enter into an Advanced Funding Agreement with the City no later than ten (10) calendar days from Planning Commission's approval of the Project. A copy of said Agreement is on file with the Community Development Director.

CONDITIONS OF APPROVAL

Plot Plan (PEN22-0261)

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12. The site has been approved for Plot Plan to develop a 3,500 square-foot express car wash with 21 vacuum stalls. A change or modification shall require separate approval.

Prior to Grading Permit

13. Prior to issuance of any grading permit, all Conditions of Approval shall be printed on the grading plans.
14. Prior to the issuance of grading permits, decorative (e.g. colored/scored concrete or as approve by the Planning Official) pedestrian pathways across circulation aisles/paths shall be provided throughout the development to connect dwellings with open spaces and/or recreational uses or commercial/industrial buildings with open space and/or parking. and/or the public right-of-way. The pathways shall be shown on the precise grading plan. (GP Objective 46.8, DG)
15. Prior to issuance of grading permits, the developer shall pay the applicable Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee. (Ord)
16. If potential historic, archaeological, Native American cultural resources or paleontological resources are uncovered during excavation or construction activities at the project site, work in the affected area must cease immediately and a qualified person (meeting the Secretary of the Interior's standards (36CFR61)) shall be consulted by the applicant to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, prehistoric, or paleontological resource. Determinations and recommendations by the consultant shall be immediately submitted to the Planning Division for consideration, and implemented as deemed appropriate by the Community Development Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all affected Native American Tribes before any further work commences in the affected area.

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

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

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- pre-construction survey for Burrowing Owls shall be conducted pursuant to the established guidelines of Multiple Species Habitat Conservation Plan. The pre-construction survey shall be submitted to the Planning Division prior to any disturbance of the site and/or grading permit issuance.
18. Prior to approval of any grading permits, plans for any security gate system shall be submitted to and approved by to the Planning Division.
 19. Prior to the issuance of grading permits, the site plan and grading plans shall show decorative hardscape (e.g. colored concrete, stamped concrete, pavers or as approved by the Planning Official) consistent and compatible with the design, color and materials of the proposed development for all driveway ingress/egress locations of the project.
 20. Prior to issuance of grading permits, the developer shall submit wall/fence plans to the Planning Division for review and approval as follows:
 - 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.
 - 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.
 21. Prior to the issuance of grading permits, a temporary project identification sign shall be erected on the site in a secure and visible manner. The sign shall be conspicuously posted at the site and remain in place until occupancy of the project. The sign shall include the following:
 - a. The name (if applicable) and address of the development.
 - b. The developer's name, address, and a 24-hour emergency telephone number.
 22. Prior to issuance of grading permits, the location of the trash enclosure shall be included on the plans.
 23. Prior to issuance of any building permit, all Conditions of Approval shall be printed on the building plans.
 24. Prior to the issuance of building permits, the developer shall provide documentation that contact was made to the U.S. Postal Service to determine the appropriate type and location of mailboxes.
 25. Prior to the issuance of building permits, proposed covered trash enclosures shall be included in the Planning review of the Fence and Wall plan or separate Planning submittal. The trash enclosure(s), including the roof materials, shall be compatible with the architecture, color and materials of the building(s) design. Trash enclosure

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- areas shall include landscaping on three sides. Approved design plans shall be included in a Building submittal (Fence and Wall or building design plans). (GP Objective 43.6, DG)
26. Prior to issuance of any building permits, final landscaping and irrigation plans shall be submitted for review and approved by the Planning Division. After the third plan check review for landscape plans, an additional plan check fee shall apply. The plans shall be prepared in accordance with the City's Landscape Requirements and shall include:
- a. A three (3) foot high decorative wall, solid hedge or berm shall be placed in any setback areas between a public right of way and a parking lot for screening.
 - b. Finger and end planters with required step outs and curbing shall be provided every 12 parking stalls as well as at the terminus of each aisle.
 - c. Drought tolerant landscape shall be used. Sod shall be limited to gathering areas. (or No sod shall be installed)
 - d. Street trees shall be provided every 40 feet on center.
 - e. On-site trees shall be planted at an equivalent of one (1) tree per thirty (30) linear feet of the perimeter of a parking lot and per thirty linear feet of a building dimension for the portions of the building visible from a parking lot or right of way. Trees may be massed for pleasing aesthetic effects.
 - f. Enhanced landscaping shall be provided at all driveway entries and street corner locations. The review of all utility boxes, transformers etc. shall be coordinated to provide adequate screening from public view.
 - g. Landscaping on three sides of any trash enclosure.
27. Prior to issuance of building permits, the Planning Division shall review and approve the location and method of enclosure or screening of transformer cabinets, commercial gas meters and back flow preventers as shown on the final working drawings. Location and screening shall comply with the following criteria: transformer cabinets and commercial gas meters shall not be located within required setbacks and shall be screened from public view either by architectural treatment or landscaping; multiple electrical meters shall be fully enclosed and incorporated into the overall architectural design of the building(s); back-flow preventers shall be screened by landscaping. (GP Objective 43.30)
28. Prior to issuance of a building permit, the developer/property owner or developer's successor-in-interest shall pay all applicable impact fees due at permit issuance, including but not limited to Multi-species Habitat Conservation Plan (MSHCP) mitigation fees. (Ord)
29. Prior to building final, the developer/owner or developer's/owner's successor-in-interest shall pay all applicable impact fees, including but not limited to Transportation Uniform Mitigation fees (TUMF), and the City's adopted Development Impact Fees. (Ord)

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30. Detailed, on-site, computer generated, point-by-point comparison lighting plan, including exterior building, parking lot, and landscaping lighting, shall be included in the Building Plans for review by the Planning Division. The lighting plan shall be generated on the plot plan and shall be integrated with the final landscape plan. The plan shall indicate the manufacturer's specifications for light fixtures used, shall include style, illumination, location, height and method of shielding per the City's Municipal Code requirements. After the third plan check review for lighting plans, an additional plan check fee will apply. (MC 9.08.100, 9.16.280)
31. Prior to issuance of building permits, screening details shall be addressed on the building plans for roof top equipment submitted for Planning Division review and approval through the building plan check process. All equipment shall be completely screened so as not to be visible from public view, and the screening shall be an integral part of the building.
32. Prior to issuance of building permits, proposed covered trash enclosure(s) shall be included in the Planning review of the Fence and Wall plans. The trash enclosure(s), including the roof materials, shall be compatible with the architecture, color and materials of the building(s) design. Trash enclosure areas shall include landscaping on three sides unless located within the truck loading area. Approved design plans shall be included in a Building submittal (Fence and walls or building design plans). (GP Objective 43.6, DG)

Prior to Building Final or Occupancy

33. Prior to building final, all required landscaping and irrigation shall be installed per plan, certified by the Landscape Architect and inspected by the Planning Division. (MC 9.03.040, MC 9.17).
34. Prior to building final, all required and proposed fences and walls shall be constructed according to the approved plans on file in the Planning Division. (MC 9.080.070).

Building Division

35. 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.
36. Prior to submittal, all new development, including residential second units, are required to obtain a valid property address prior to permit application. Addresses

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can be obtained by contacting the Building Safety Division at 951.413.3350.

37. Contact the Building Safety Division for permit application submittal requirements.
38. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.
39. 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.
40. 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.
41. The proposed non-residential project shall comply with California Green Building Standards Code, Section 5.106.5.3, mandatory requirements for Electric Vehicle Charging Station (EVCS).
42. The proposed project's occupancy shall be classified by the Building Official and must comply with exiting, occupancy separation(s) and minimum plumbing fixture requirements. Minimum plumbing fixtures shall be provided per the California Plumbing Code, Table 422.1. The occupant load and occupancy classification shall be determined in accordance with the California Building Code.
43. 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.
44. Prior to permit issuance, every applicant shall submit a properly completed Waste Management Plan (WMP), as a portion of the building or demolition permit process. (MC 8.80.030)

ECONOMIC DEVELOPMENT DEPARTMENT (EDD)

45. New Moreno Valley businesses may work with the Economic Development Department to coordinate job recruitment fairs.
46. New Moreno Valley businesses may adopt a "First Source" approach to employee recruitment that gives notice of job openings to Moreno Valley residents for one week in advance of public recruitment.
47. New Moreno Valley businesses are encouraged to hire local residents.

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48. New Moreno Valley businesses are encouraged to provide a job fair flyer and/or web announcement to the City in advance of job recruitments, so that the City can assist in publicizing these events.
49. New Moreno Valley businesses may utilize the workforce recruitment services provided by the Moreno Valley Business & Employment Resource Center ("BERC").

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

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

FIRE DEPARTMENT**Fire Prevention Bureau**

50. All Fire Department access roads or driveways shall not exceed 12 percent grade. (CFC 503.2.7 and MVMC 8.36.060[G])
51. The Fire Department emergency vehicular access road shall be (all weather surface) capable of sustaining an imposed load of 80,000 lbs. GVW, based on street standards approved by the Public Works Director and the Fire Prevention Bureau. The approved fire access road shall be in place during the time of construction. Temporary fire access roads shall be approved by the Fire Prevention Bureau. (CFC 501.4, and MV City Standard Engineering Plan 108d)
52. The angle of approach and departure for any means of Fire Department access shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m), and the design limitations of the fire apparatus of the Fire Department shall be subject to approval by the AHJ. (CFC 503 and MVMC 8.36.060)
53. 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)
54. Prior to issuance of Building Permits, the applicant/developer shall provide the Fire Prevention Bureau with an approved site plan for Fire Lanes and signage. (CFC 501.3)

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55. Prior to issuance of Certificate of Occupancy or Building Final, “Blue Reflective Markers” shall be installed to identify fire hydrant locations in accordance with City specifications. (CFC 509.1 and MVLT 440A-0 through MVLT 440C-0)
56. 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])
57. Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3) a - After the local water company signs the plans, the originals shall be presented to the Fire Prevention Bureau for signatures. The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Moreno Valley Fire Department prior to beginning construction. They shall be maintained accessible.
58. Final fire and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.
59. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)
60. Prior to issuance of Building Permits, the applicant/developer shall participate in the Fire Impact Mitigation Program. (Fee Resolution as adopted by City Council)
61. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet and an unobstructed vertical clearance of not less the thirteen (13) feet six (6) inches. (CFC 503.2.1 and MVMC 8.36.060[E])
62. Prior to issuance of the building permit for development, independent paved access to the nearest paved road, maintained by the City shall be designed and constructed by the developer within the public right of way in accordance with City Standards. (MVMC 8.36.060, CFC 501.4)
63. Prior to issuance of a Certificate of Occupancy or Building Final, a “Knox Box Rapid Entry System” shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Code Official. All exterior security emergency access gates shall be electronically operated and be provided with Knox key switches for access by emergency personnel. (CFC 506.1)

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64. The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the C.F.C., MVMC, and NFPA 24. Fire hydrants shall be located no closer than 40 feet to a building. A fire hydrant shall be located within 50 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are (6" x 4" x 2 1/2" x 2 1/2") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3, MVMC 912.2.1)
65. Fire Department access driveways over 150 feet in length shall have a turn-around as determined by the Fire Prevention Bureau capable of accommodating fire apparatus. (CFC 503 and MVMC 8.36.060, CFC 501.4)
66. During phased construction, dead end roadways and streets which have not been completed shall have a turn-around capable of accommodating fire apparatus. (CFC 503.1 and 503.2.5)
67. If construction is phased, each phase shall provide an approved emergency vehicular access way for fire protection prior to any building construction. (CFC 501.4)
68. The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering said waterflow for 2 hour(s) duration at 20-PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 507.3, Appendix B)
69. Dead-end streets and/or fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround for fire apparatus.
70. 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)
71. 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.

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FINANCIAL & MANAGEMENT SERVICES DEPARTMENT**Moreno Valley Utility**

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

The Developer shall coordinate and receive approval from the City Engineer to install, construct, improve, and dedicate to the City all utility infrastructure including but not limited to, conduit, equipment, vaults, ducts, wires (including fiber optic cable), switches, conductors, transformers, and “bring-up” facilities including electrical capacity to serve the identified development and other adjoining, abutting, or benefiting projects as determined by Moreno Valley Utility – collectively referred to as “utility system” (to and through the development), along with any appurtenant real property easements, as determined by the City Engineer to be necessary for the distribution and/or delivery of any and all “utility services” to and within the project. For purposes of this condition, “utility services” shall mean electric, cable television, telecommunication (including video, voice, and data) and other similar services designated by the City Engineer. “Utility services” shall not include sewer, water, and natural gas services, which are addressed by other conditions of approval.

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

74. Existing Moreno Valley Utility electrical infrastructure shall be preserved in place.

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- The developer will be responsible, at developer's expense, for any and all costs associated with the relocation of any of Moreno Valley Utility's underground electrical distribution facilities, as determined by Moreno Valley Utility, which may be in conflict with any developer planned construction on the project site.
75. This project shall coordinate and receive approval from the City Engineer to install, construct, improve, and dedicate to the City fiber optic cable improvements consisting of fiber optic cable, splices and termination equipment to serve the identified development and other adjoining, abutting, or benefiting projects as determined by Moreno Valley Utility along with any appurtenant real property easements, as determined by the City Engineer to be necessary for the distribution and/or delivery of any and all "fiber optic services" to and within the project.
 76. This project shall coordinate and receive approval from the City Engineer to install, construct, improve, and dedicate to Moreno Valley Utility fiber optic cable improvements consisting of conduit, and pull boxes to serve the identified development and other adjoining, abutting, or benefiting projects as determined by Moreno Valley Utility along with any appurtenant real property easements, as determined by the City Engineer to be necessary for the distribution and/or delivery of any and all "fiber optic services" to and within the project.
 77. This project may be subject to a Reimbursement Agreement. The Developer is responsible for a proportionate share of costs associated with electrical distribution infrastructure previously installed that directly benefits the project.
 78. This project shall coordinate and receive approval from the City Engineer to install, construct, improve, and dedicate to Moreno Valley Utility electric streetlight improvements consisting of streetlight poles, mast-arms, fixtures conduit, wiring, terminations and pull boxes to serve the identified development and other adjoining, abutting, or benefiting projects as determined by the Land Development Department along with any appurtenant real property easements, as determined by the City Engineer to be necessary for the distribution and/or delivery of any and all "street light services" to and within the project.

PUBLIC WORKS DEPARTMENT**Land Development**

79. 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]
80. The developer shall monitor, supervise and control all construction related activities,

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Plot Plan (PEN22-0261)

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so as to prevent these activities from causing a public nuisance, including but not limited to, insuring strict adherence to the following:

- (a) Removal of dirt, debris, or other construction material deposited on any public street no later than the end of each working day.
- (b) Observance of working hours as stipulated on permits issued by the Land Development Division.
- (c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.
- (d) All dust control measures per South Coast Air Quality Management District (SCAQMD) requirements during the grading operations.

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

- 81. If improvements associated with this project are not initiated within two (2) years of the date of approval of the Public Improvement Agreement (PIA), the City Engineer may require that the engineer's estimate for improvements associated with the project be modified to reflect current City construction costs in effect at the time of request for an extension of time for the PIA or issuance of a permit. [MC 9.14.210(B)(C)]
- 82. Water quality best management practices (BMPs) designed to meet Water Quality Management Plan (WQMP) requirements for single-family residential development shall not be used as a construction BMP. Water quality BMPs shall be maintained for the entire duration of the project construction and be used to treat runoff from those developed portions of the project. Water quality BMPs shall be protected from upstream construction related runoff by having proper best management practices in place and maintained. Water quality BMPs shall be graded per the approved design plans and once landscaping and irrigation has been installed, it and its maintenance shall be turned over to an established Homeowner's Association (HOA). The Homeowner's Association shall enter into an agreement with the City for basin maintenance.

Prior to Grading Plan Approval

- 83. A final detailed drainage study (prepared by a registered/licensed civil engineer) shall be submitted for review and approved by the City Engineer. The study shall include, but not be limited to: existing and proposed hydrologic conditions as well as hydraulic calculations for all drainage control devices and storm drain lines. The study shall analyze 1, 3, 6 and 24-hour duration events for the 2, 5, 10 and 100-year

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storm events [MC 9.14.110(A.1)]. A digital (pdf) copy of the approved drainage study shall be submitted to the Land Development Division.

84. A final project-specific Water Quality Management Plan (WQMP) shall be submitted for review and approved by the City Engineer, which:

a. Addresses Site Design Best Management Practices (BMPs) such as minimizing impervious areas, maximizing permeability, minimizes directly connected impervious areas to the City's street and storm drain systems, and conserves natural areas;

b. Incorporates Source Control BMPs and provides a detailed description of their implementation;

c. Describes the long-term operation and maintenance requirements for BMPs requiring maintenance; and

d. Describes the mechanism for funding the long-term operation and maintenance of the BMPs.

A copy of the final WQMP template can be obtained on the City's Website or by contacting the Land Development Division. A digital (pdf) copy of the approved final project-specific Water Quality Management Plan (WQMP) shall be submitted to the Land Development Division.

85. Grading plans (prepared by a registered/licensed civil engineer) shall be submitted for review and approved by the City Engineer per the current submittal requirements.

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

Prior to Grading Permit

87. A receipt showing payment of the Area Drainage Plan (ADP) fee to Riverside County Flood Control and Water Conservation District shall be submitted. [MC 9.14.100(O)]

88. Prior to the payment of the Development Impact Fee (DIF), the developer may enter into a DIF Improvement Credit Agreement to secure credit for the construction of applicable improvements. If the developer fails to complete this agreement prior to the timing specified above, credits may not be given. The developer shall pay current DIF fees adopted by the City Council. [Ord. 695 § 1.1 (part), 2005] [MC 3.38.030, 040, 050]

89. A digital (pdf) copy of all approved grading plans shall be submitted to the Land

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Development Division.

90. Security, in the form of a cash deposit (preferable), bond or letter of credit shall be submitted as a guarantee of the implementation and maintenance of erosion control measures. At least twenty-five (25) percent of the required security shall be in the form of a cash deposit with the City. [MC 8.21.160(H)]
91. Security, in the form of a cash deposit (preferable), bond or letter of credit shall be submitted as a guarantee of the completion of the grading operations for the project. [MC 8.21.070]
92. The developer shall pay all applicable inspection fees.

Prior to Improvement Plan Approval

93. The developer is required to bring any existing access ramps adjacent to and fronting the project to current ADA (Americans with Disabilities Act) requirements. However, when work is required in an intersection that involves or impacts existing access ramps, all access ramps in that intersection shall be retrofitted to comply with current ADA requirements, unless otherwise approved by the City Engineer.
94. The developer shall submit clearances from all applicable agencies, and pay all applicable plan check fees.
95. The street improvement plans shall comply with current City policies, plans and applicable City standards (i.e. MVSI-160 series, etc.) throughout this project.
96. The design plan and profile shall be based upon a centerline, extending beyond the project boundaries a minimum distance of 300 feet at a grade and alignment approved by the City Engineer.
97. Drainage facilities (i.e. catch basins, etc.) with sump conditions shall be designed to convey the tributary 100-year storm flows. Secondary emergency escape shall also be provided.
98. The hydrology study shall be designed to accept and properly convey all off-site drainage flowing onto or through the site. In the event that the City Engineer permits the use of streets for drainage purposes, the provisions of current City standards shall apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, as in the case where one travel lane in each direction shall not be used for drainage conveyance for emergency vehicle access on streets classified as minor arterials and greater, the developer shall provide adequate facilities as approved by the City Engineer. [MC 9.14.110 A.2]

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99. All public improvement plans (prepared by a licensed/registered civil engineer) shall be submitted for review and approved by the City Engineer per the current submittal requirements.
100. Any missing or deficient existing improvements along the project frontage shall be constructed or secured for construction. The City Engineer may require the ultimate structural section for pavement to half-street width plus 18 feet or provide core test results confirming that existing pavement section is per current City Standards; additional signing & striping to accommodate increased traffic imposed by the development, etc.
101. The plans shall indicate any restrictions on trench repair pavement cuts to reflect the City's moratorium on disturbing newly-constructed pavement less than three (3) years old and recently slurry sealed streets less than one (1) year old. Pavement cuts may be allowed for emergency repairs or as specifically approved in writing by the City Engineer. Special requirements shall be imposed for repaving, limits to be determined by the City Engineer.
102. All dry and wet utilities shall be shown on the plans and any crossings shall be potholed to determine actual location and elevation. Any conflicts shall be identified and addressed on the plans. The pothole survey data shall be submitted to Land Development with the public improvement plans for reference purposes only. The developer is responsible to coordinate with all affected utility companies and bear all costs of any utility relocation.

Prior to Encroachment Permit

103. A digital (pdf) copy of all approved improvement plans shall be submitted to the Land Development Division.
104. All applicable inspection fees shall be paid.
105. For non-subdivision projects, execution of a Public Improvement Agreement (PIA) and/or security (in the form of a cash deposit or other approved means) may be required as determined by the City Engineer. [MC 9.14.220]
106. Any work performed within public right-of-way requires an encroachment permit.

Prior to Building Permit

107. An engineered-fill certification, rough grade certification and compaction report shall be submitted for review and approved by the City Engineer. A digital (pdf) copy of the approved compaction report shall be submitted to the Land Development Division. All pads shall meet pad elevations per approved grading plans as noted

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by the setting of “blue-top” markers installed by a registered land surveyor or licensed civil engineer.

108. For non-subdivision projects, the developer shall guarantee the completion of all related public improvements required for this project by executing a Public Improvement Agreement (PIA) with the City and posting the required security. [MC 9.14.220]
109. Certification to the line, grade, flow test and system invert elevations for the water quality control BMPs shall be submitted for review and approved by the City Engineer (excluding models homes).

Prior to Occupancy

110. All required as-built plans (prepared by a registered/licensed civil engineer) shall be submitted for review and approved by the City Engineer per the current submittal requirements.
111. The final/precise grade certification shall be submitted for review and approved by the City Engineer.
112. For commercial, industrial and multi-family projects, in compliance with Proposition 218, the developer shall agree to approve the City of Moreno Valley NPDES Regulatory Rate Schedule that is in place at the time of certificate of occupancy issuance. Under the current permit for storm water activities required as part of the National Pollutant Discharge Elimination System (NPDES) as mandated by the Federal Clean Water Act, this project is subject to the following requirements:
- a. Select one of the following options to meet the financial responsibility to provide storm water utilities services for the required continuous operation, maintenance, monitoring system evaluations and enhancements, remediation and/or replacement, all in accordance with Resolution No. 2002-46.
 - i. Participate in the mail ballot proceeding in compliance with Proposition 218, for the Common Interest, Commercial, Industrial and Quasi-Public Use NPDES Regulatory Rate Schedule and pay all associated costs with the ballot process; or
 - ii. Establish an endowment to cover future City costs as specified in the Common Interest, Commercial, Industrial and Quasi-Public Use NPDES Regulatory Rate Schedule.
 - b. Notify the Special Districts Division of the intent to request building permits 90 days prior to their issuance and the financial option selected. The financial option selected shall be in place prior to the issuance of certificate of occupancy. [California Government Code & Municipal Code]
113. The developer shall complete all public improvements in conformance with current

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

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

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

c. City-owned utilities.

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

e. Under grounding of all existing and proposed utilities adjacent to and on-site. [MC 9.14.130]

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

114. For commercial projects, a “Stormwater Treatment Device and Control Measure Access and Maintenance Covenant” shall be recorded to provide public notice of the maintenance requirements to be implemented per the approved final project-specific WQMP. A boilerplate copy of the covenants and agreements can be obtained by contacting the Land Development Division.
115. The applicant shall ensure the following, pursuant to Section XII. I. of the 2010 NPDES Permit:
- a. Field verification that structural Site Design, Source Control and Treatment Control BMPs are designed, constructed and functional in accordance with the approved Final Water Quality Management Plan (WQMP).
- b. Certification of best management practices (BMPs) from a state licensed civil engineer. An original WQMP BMP Certification shall be submitted for review and approved by the City Engineer.
116. The Developer shall comply with the following water quality related items:
- a. Notify the Land Development Division prior to construction and installation of all structural BMPs so that an inspection can be performed.
- b. Demonstrate that all structural BMPs described in the approved final project-specific WQMP have been constructed and installed in conformance with the approved plans and specifications;
- c. Demonstrate that Developer is prepared to implement all non-structural BMPs described in the approved final project-specific WQMP; and
- d. Demonstrate that an adequate number of copies of the approved final project-specific WQMP are available for future owners/occupants.
- e. Clean and repair the water quality BMP's, including re-grading to approved civil drawing if necessary.

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

Special Districts Division

117. Major Infrastructure SFD Major Infrastructure Financing District. Prior to applying for the 1st Building Permit, the qualified elector (e.g. property owner) must initiate the process (i.e. pay the annexation fee or use the alternative identified at the time of the special financing district formation) to provide an ongoing funding source for the construction and maintenance of major infrastructure improvements, which may include but is not limited to thoroughfares, bridges, and certain flood control improvements. This condition will be applicable provided said district is under development at the time this project applies for the 1st Building Permit. This condition must be fully satisfied prior to issuance of the 1st Certificate of Occupancy. This condition will be satisfied with the successful annexation/formation (i.e. special election process) into a special financing district and payment of all costs associated with the special election process. Annexation into a special financing district requires an annual payment of the annual special tax, assessment, or fee levied against the property tax bill, or other lawful means, of the parcels of the project for such district. At the time of the public hearing to consider annexation into or formation of the district, the qualified elector(s) will not protest the annexation or formation, but will retain the right to object to any eventual tax/assessment/fee that is not equitable should the financial burden of the tax/assessment/fee not be reasonably proportionate to the benefit the affected property receives from the improvements to be installed and/or maintained or services provided. The special election requires a minimum 90-day process in compliance with the provisions of Article 13C of the California Constitution, Proposition 218, or other applicable legislation, and consistent with the scheduling for City Council meetings. An alternative to satisfying this condition will be identified at such time as a special financing district has been established. At the time of development, the developer must contact Special Districts Administration at 951.413.3470 or at SDAdmin@moval.org to determine if this condition is applicable.
118. Park Maintenance Funding. Prior to applying for the 1st Building Permit, the qualified elector (e.g. property owner) must initiate the process (i.e. pay the annexation fee or fund an endowment) to provide an ongoing funding source for the continued maintenance, enhancement, and/or retrofit of parks, open spaces, linear parks, and/or trails systems.

This condition must be fully satisfied prior to issuance of the 1st Certificate of Occupancy. This condition will be satisfied with the successful annexation/formation (i.e. special election process) into a special financing district and payment of all costs associated with the special election process. Annexation into a special financing district requires an annual payment of the annual special tax, assessment,

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

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

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

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

An alternative to satisfying this funding source will be identified at such time as a special financing district has been established. At the time of development, the developer must contact Special Districts Administration at 951.413.3470 or at

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SDAdmin@moval.org to determine if this condition is applicable.

120. Public Safety Funding. Prior to applying for the 1st Building Permit, the qualified elector (e.g. property owner) must initiate the process (i.e. pay the annexation fee or use the alternative identified at the time of the special financing district formation) to provide an ongoing funding source for Public Safety services, which may include but is not limited to Police, Fire Protection, Paramedic Services, Park Rangers, and Animal Control services. This condition will only be applicable provided said district is under development at the time this project applies for the 1st Building Permit.

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

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

121. Maintenance Responsibility. The ongoing maintenance of any landscaping required to be installed behind the curb shall be the responsibility of the property owner.
122. The ongoing maintenance of any water quality BMP (e.g. Bioswale) constructed in the public right of way shall be the responsibility of a property owner association or the property owner.
123. Zones A and C. The parcel(s) associated with this project is included in Moreno Valley Community Services District Zone A (Parks & Community Services) and Zone C (Arterial Street Lighting). Zone A is levied on the property tax bill on a per parcel or dwelling unit basis. Zone C is levied on the property tax bill on a per parcel basis. Zone A and Zone C are levied against all assessable parcels, and any subdivision thereof.

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Transportation Engineering Division

124. Moreno Beach Drive is classified and shall be improved as a Divided Major Arterial (134'RW/110'CC) per City Standard Plan No. MVSI-101A-1. Communication conduit shall be installed along the project frontage per City Standard Plan No. MVSI-186-0.
125. Access at the existing driveway along Moreno Beach Drive shall be temporarily full access. Future access shall right-in and right-out only by means of a raised median.
126. Prior to issuance of a construction permit, construction traffic control plans prepared by a qualified, registered Civil or Traffic engineer shall be required for plan approval, as required by the City Traffic Engineer.
127. Prior to issuance of a certificate of occupancy, all approved street improvements shall be installed to the satisfaction of the City Engineer.
128. Prior to issuance of a certificate of occupancy, all approved signing and striping shall be installed per current City Standards.

PARKS & COMMUNITY SERVICES DEPARTMENT

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

RETAIL / COMMERCIAL CENTER

W/ MORENO BEACH STATION, LLC

PROJECT OWNER / APPLICANT

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E-MAIL: info@alberreproperties.com

ARCHITECT / APPLICANT'S REP.

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CONTACT: TROY TRYFONOPOULOS, P.E.

LANDSCAPE: E.G.L.A. LANDSCAPE ARCHITECTURE, INC.
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OCEANSIDE, CA 92057
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CONTACT: ERIC GRIPP

GEOTECHNICAL / INFILTRATION: GEOUAKE, INC.
144 S. IMPERIAL HWY.
ANAHEIM HILLS, CA 92807
PHONE: 714-866-9332
E-MAIL: zher@geoquake.net
CONTACT: ZAHER YAZEJI

PHOTOMETRIC PLAN: CREE LIGHTING
9201 WASHINGTON AVE.
RACINE, WI 53406
PHONE: 714-812-8182
E-MAIL: joy@bostonmcdermott.com
CONTACT: JAY BOSTON

DRAWING INDEX

ARCHITECTURAL
G 1.0 TITLE SHEET
AS 1.0 CONCEPTUAL ARCHITECTURAL SITE PLAN
A 1.0 CONCEPTUAL CARWASH FLOOR PLAN
A 1.1 CONCEPTUAL CARWASH ROOF PLAN
A 2.0 CONCEPTUAL CARWASH ELEVATIONS
A 2.1 CONCEPTUAL CARWASH ELEVATIONS
TE 1.0 TRASH ENCLOSURE PLAN
CA 1.0 VACUUM AWNING PLAN

ALTA/TOPO
SHEET 1 ALTA/TOPO

CIVIL
CO1 PRELIMINARY GRADING PLAN
CO2 PRELIMINARY WQMP PLAN
CO3 SECTIONS

LANDSCAPE
PRL-1 CONCEPTUAL LANDSCAPE PLAN

PHOTOMETRIC
SHEET 1 SITE LIGHTING PHOTOMETRIC PLAN

SCOPE OF WORK

- THE PROJECT INVOLVES (1) ONE PARCEL TOTALING APPROXIMATELY 2.01 NET ACRES.
- THE PROJECT PROPOSES A 3,500 S.F. EXPRESS CARWASH WITH ASSOCIATED 21 COVERED VACUUM STALLS.
- A PROPOSED 176 S.F. TRASH ENCLOSURE.
- PROPOSED 3 PARKING STALLS INCLUDING; 1 ADA STALL.
- ONSITE IMPROVEMENTS CONSIST OF ON-SITE PARKING, WQMP AREAS, SITE CIRCULATION, LANDSCAPING AND SITE LIGHTING.
- OFFSITE IMPROVEMENTS CONSIST OF NEW UTILITY CONNECTIONS, SIDEWALK / CURB AND GUTTERS, AND DRIVEWAY APPROACHES.

SITE DATA

ADDRESS: SWC ALESSANDRO BLVD. & MORENO BEACH DR.
MORENO VALLEY, CA 92555

PERMIT NUMBER: PEN22-0261

APN: 486-240-017

LOT SIZE: 87,560 S.F. (±2.01 ACRES)

BUILDING AREAS: EXPRESS CAR WASH: 3,500 S.F.
TRASH ENCLOSURE: 176 S.F.

BUILDING HEIGHT: MAX HEIGHT: 35'-0"

COUNTY: RIVERSIDE

CONSTRUCTION TYPE: V-B/NON-SPRINKLERED

OCCUPANCYS: B

SPECIFIC PLAN: N/A

EXISTING LAND USE: VACANT LAND

PROPOSED LAND USE: RETAIL / COMMERCIAL

EXISTING ZONE: CC (COMMERCIAL)

PROPOSED ZONE: CC (COMMERCIAL)

SURROUNDING LAND NORTH: CC (COMMERCIAL)

USE AND ZONING: SOUTH: CC (OFFICE)

EAST: CC (COMMERCIAL)

WEST: CC (OFFICE)

PARKING REQUIREMENTS: EXPRESS CARWASH

CARWASH: 10 + 1 = 11 SPACES REQ.

TOTAL PARKING PROVIDED: 24 SPACES

STANDARD STALLS: 3 SPACES

COVERED VACUUM STALLS: 21 SPACES

(INCLUDING 1 H.C. AND 1 VACUUM H.C. SPACE)

EXISTING C-STORE & CARWASH:

C-STORE: 4,315 SF / 225 = 19 SPACES REQ.

CARWASH: 10 + 1 = 11 SPACES REQ.

TOTAL PARKING PROVIDED: 25 SPACES

(INCLUDING 2 H.C. SPACES)

TOTAL COMBINED PARKING REQUIRED: 41 SPACES

TOTAL COMBINED PARKING PROVIDED: 49 SPACES

NUMBER OF REQUIRED EVCS (10% OF STD) = 3

NUMBER OF REQUIRED CAV (12% OF STD) = 4

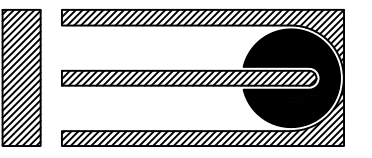
CODE INFORMATION

ALL CONSTRUCTION TO COMPLY WITH:
BUILDING CODE: 2022 CALIFORNIA BUILDING CODE
PLUMBING CODE: 2022 CALIFORNIA PLUMBING CODE
ELECTRICAL CODE: 2022 CALIFORNIA ELECTRIC CODE
MECHANICAL CODE: 2022 CALIFORNIA MECHANICAL CODE
ENERGY CODE: 2022 CALIFORNIA ENERGY CODE
GREEN BUILDING: 2022 CALIFORNIA GREEN BUILDING CODE
FIRE CODE: 2022 CALIFORNIA FIRE CODE (2021 IFC)

VICINITY MAP



EMPIRE
DESIGN
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951-696-1490
EmpireDesignGroup.biz

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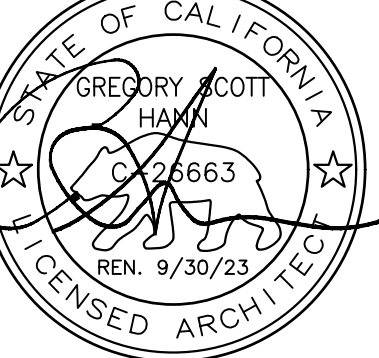
CLIENT:

MORENO
BEACH
STATION,
LLC

EXPRESS CARWASH
SWC ALESSANDRO BLVD. & MORENO BEACH DR.
MORENO VALLEY, CA 92555

ARCHITECT OF RECORD:
GREGORY S. HANN, AIA
511 N MAIN STREET
LAKE ELSINORE, CA 92530
TEL: 951-696-1490
CELL: 951-809-7601
E-MAIL: ghonn@empiregr.biz

SEAL:



Date: OCTOBER 14, 2022

Project Number: EDG#04754.02

NO.	DATE	REVISION DESCRIPTION
1	2-1-23	1ST PLANNING CORRECTIONS
2	3-27-23	2ND PLANNING CORRECTIONS

DESIGNED BY: GH

CHECKED BY: GH

DRAWN BY: AH

DRAWING TITLE:

TITLE
SHEET

SHEET NO:

G 1.0

ALESSANDRO BOULEVARD

T.3S., R.3W., S.B.M.
SEC. 10 SEC. 11
SEC. 15 SEC. 14

SITE DATA

ADDRESS: SWC ALESSANDRO BLVD. & MORENO BEACH DR.
MORENO VALLEY, CA 92555

PERMIT NUMBER: PEN22-0261

APN: 486-240-017

LOT SIZE: 87,560 S.F. (±2.01 ACRES)

BUILDING AREAS: EXPRESS CAR WASH: 3,500 S.F.
TRASH ENCLOSURE: 176 S.F.

BUILDING HEIGHT: MAX HEIGHT: 35'-0"

COUNTY: RIVERSIDE

CONSTRUCTION TYPE: V-B/NON-SPRINKLERED

OCCUPANCYS: B

SPECIFIC PLAN: N/A

EXISTING LAND USE: VACANT LAND

PROPOSED LAND USE: RETAIL / COMMERCIAL

EXISTING ZONE: CC (COMMERCIAL)

PROPOSED ZONE: CC (COMMERCIAL)

SURROUNDING LAND USE AND ZONING: NORTH: CC (COMMERCIAL)
SOUTH: CC (OFFICE)
EAST: CC (COMMERCIAL)
WEST: CC (OFFICE)

PARKING REQUIREMENTS: EXPRESS CARWASH
CARWASH: 10 + 1 = 11 SPACES REQ.
TOTAL PARKING PROVIDED: 24 SPACES
STANDARD STALLS: 3 SPACES
COVERED VACUUM STALLS: 21 SPACES
(INCLUDING 1 H.C. AND 1 VACUUM H.C. SPACE)

EXISTING C-STORE & CARWASH:
C-STORE: 4,315 SF / 225 = 19 SPACES REQ.
CARWASH: 10 + 1 = 11 SPACES REQ.
TOTAL PARKING PROVIDED: 25 SPACES
(INCLUDING 2 H.C. SPACES)

TOTAL COMBINED PARKING REQUIRED: 41 SPACES
TOTAL COMBINED PARKING PROVIDED: 49 SPACES
NUMBER OF REQUIRED EVCS (10% OF STD) = 3
NUMBER OF REQUIRED CAV (12% OF STD) = 4

OWNER / APPLICANT

BRYAN ALBERRE
MORENO BEACH STATION, LLC
PO BOX 525
MORENO VALLEY, CA 92556
PHONE: 951-961-8183
E-MAIL: info@alberreproperties.com

ARCHITECT / EXHIBIT PREPARER

EMPIRE DESIGN GROUP, INC.
511 N MAIN STREET
LAKE ELSINORE, CA 92530
PHONE: (951) 696-1490
CELL PHONE: (951) 809-7601
E-MAIL: ghn@empiregr.biz
CONTACT: GREGORY HANN, ARCHITECT

EMPIRE DESIGN GROUP INC.



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Lake Elsinore, CA 92530
951-696-1490
EmpireDesignGroup.biz

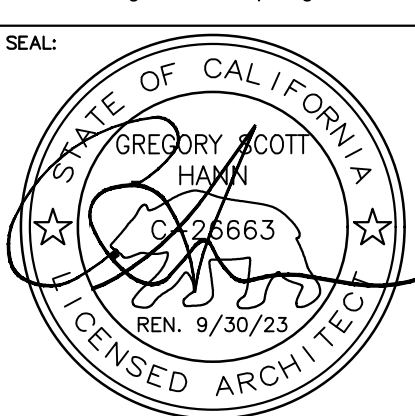
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CLIENT:

MORENO BEACH STATION, LLC

EXPRESS CARWASH SWC ALESSANDRO BLVD. & MORENO BEACH DR. MORENO VALLEY, CA 92555

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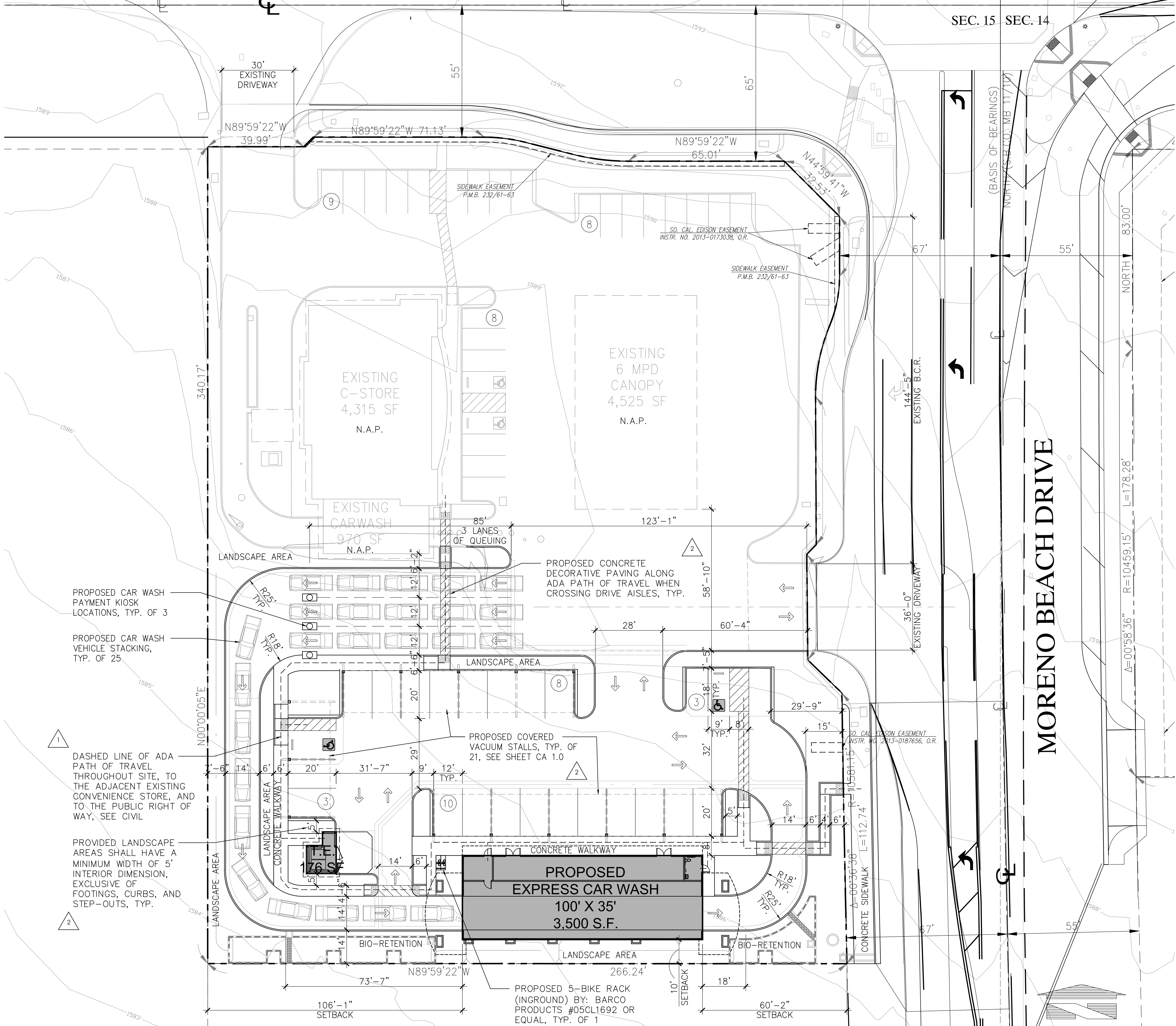
NO.	DATE	REVISION DESCRIPTION
1	2-1-23	1ST PLANNING CORRECTIONS
2	3-27-23	2ND PLANNING CORRECTIONS
3	6-12-23	3RD PLANNING CORRECTIONS

DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH
DRAWING TITLE:

CONCEPTUAL ARCHITECTURAL SITE PLAN

SHEET NO:

AS 1.0



PROPOSED CAR WASH PAYMENT KIOSK LOCATIONS, TYP. OF 3

PROPOSED CAR WASH VEHICLE STACKING, TYP. OF 25

DASHED LINE OF ADA PATH OF TRAVEL THROUGHOUT SITE, TO THE ADJACENT EXISTING CONVENIENCE STORE, AND TO THE PUBLIC RIGHT OF WAY, SEE CIVIL

PROVIDED LANDSCAPE AREAS SHALL HAVE A MINIMUM WIDTH OF 5' INTERIOR DIMENSION, EXCLUSIVE OF FOOTINGS, CURBS, AND STEP-OUTS, TYP.

PROPOSED CONCRETE DECORATIVE PAVING ALONG ADA PATH OF TRAVEL WHEN CROSSING DRIVE AISLES, TYP.

PROPOSED COVERED VACUUM STALLS, TYP. OF 21, SEE SHEET CA 1.0

PROPOSED EXPRESS CAR WASH
100' X 35'
3,500 S.F.

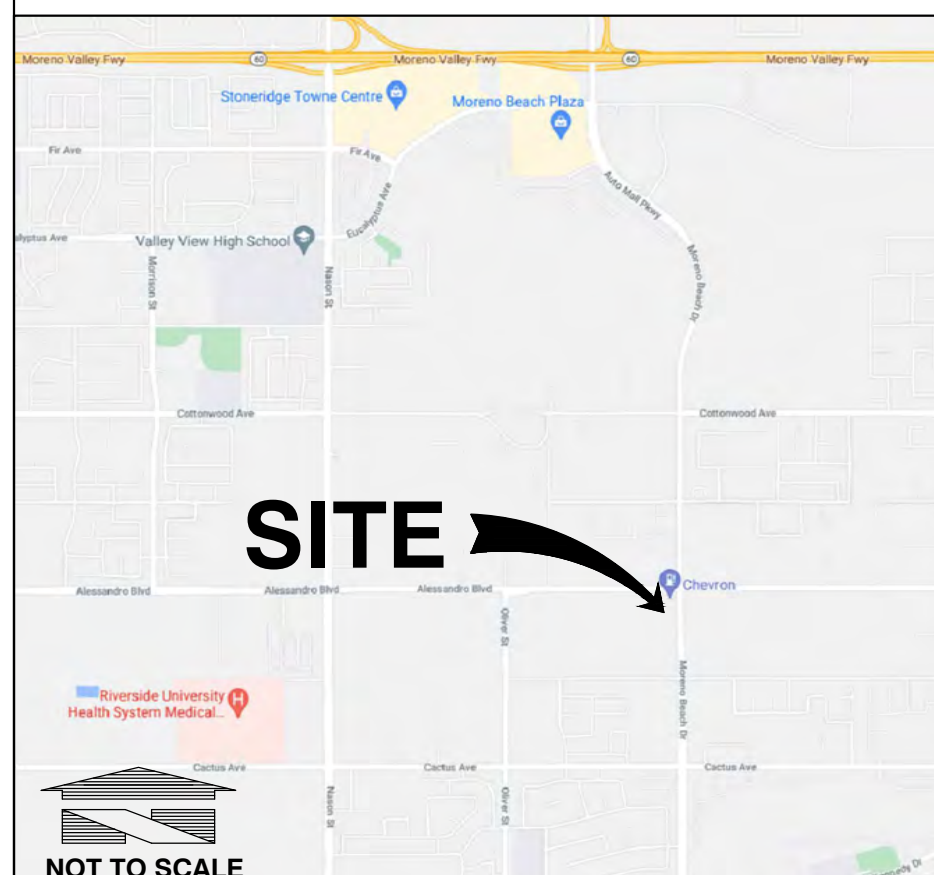
PROPOSED 5-BIKE RACK (INGROUND) BY: BARCO PRODUCTS #05CL1692 OR EQUAL, TYP. OF 1

CONCEPTUAL ARCHITECTURAL SITE PLAN

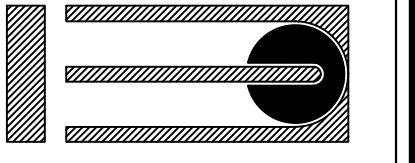
SCALE: 1" = 20'

MORENO BEACH DRIVE

VICINITY MAP:



NOT TO SCALE



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951-696-1490
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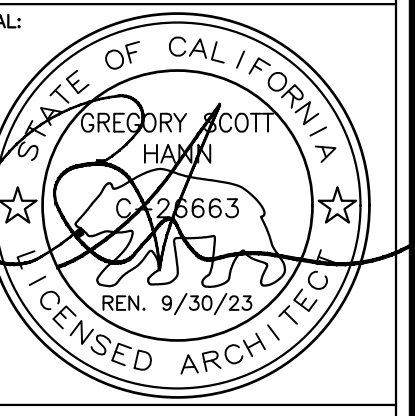
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CLIENT:

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LLC**

**EXPRESS CARWASH
SWC ALESSANDRO BLVD. & MORENO BEACH DR.
MORENO VALLEY, CA 92555**

ARCHITECT OF RECORD:
GREGORY S. HANN, AIA
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CELL: 951-809-7760
E-MAIL: ghann@empiredgr.biz



Date: OCTOBER 14, 2022

Project Number: EDG#04754.02

NO.	DATE	REVISION DESCRIPTION
1	2-1-23	1ST PLANNING CORRECTIONS
2	3-27-23	2ND PLANNING CORRECTIONS

DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH

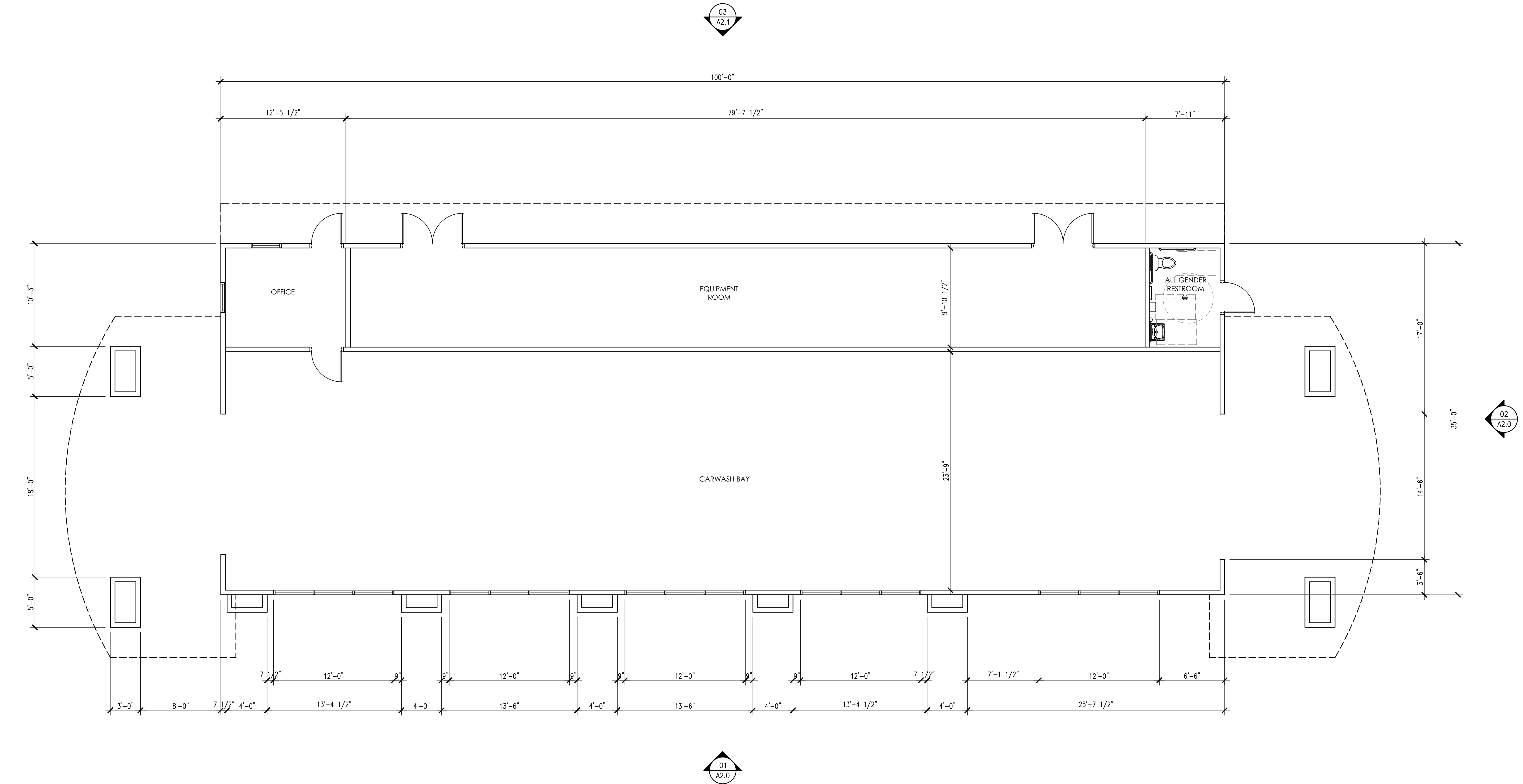
DRAWING TITLE:

**CONCEPTUAL
FLOOR PLAN**

SHEET NO:

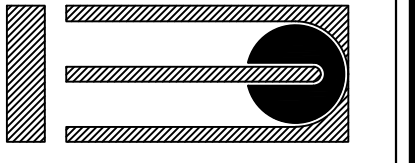
A 1.0

Attachment: Project Plans (6386 - PEN23-0261 Plot Plan to develop a 3,500 square-foot express car wash with 21 vacuum stalls)



1 CONCEPTUAL FLOOR PLAN
SCALE: 3/16"=1'-0"

**EMPIRE
DESIGN
GROUP** Inc.



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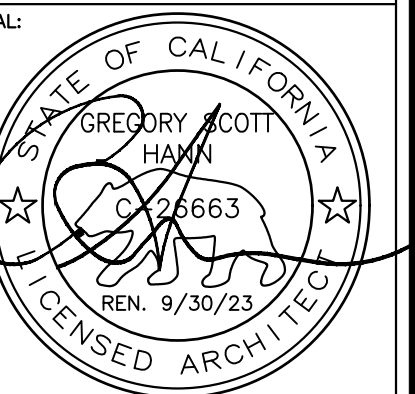
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ARCHITECT OF RECORD:
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LAKE ELSINORE, CA 92530
TEL: 951-696-1490
CELL: 951-809-7661
E-MAIL: ghann@empiredg.biz



Date: OCTOBER 14, 2022
Project Number: EDG#04754.02

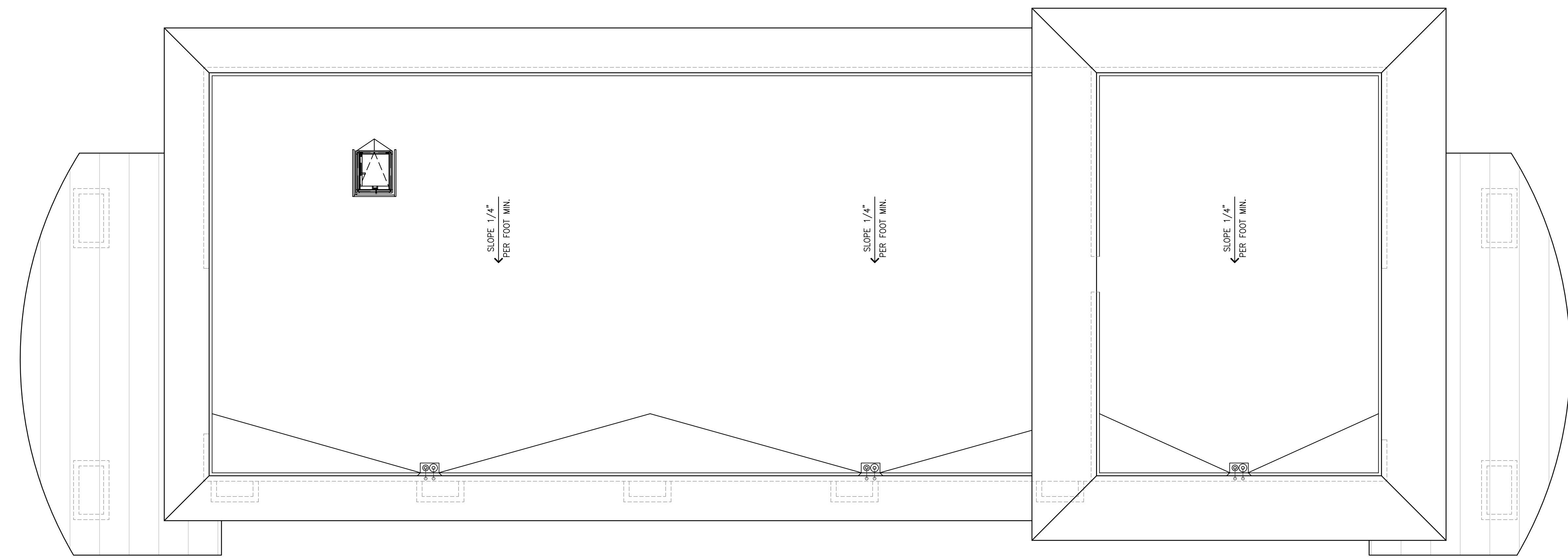
NO.	DATE	REVISION DESCRIPTION
1	2-1-23	1ST PLANNING CORRECTIONS
2	3-27-23	2ND PLANNING CORRECTIONS

DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH

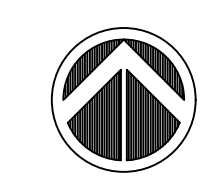
DRAWING TITLE:
**CONCEPTUAL
ROOF PLAN**

SHEET NO:

A 1.1



1
CONCEPTUAL ROOF PLAN
SCALE: 3/16"=1'-0"



Attachment: Project Plans (6386 - PEN23-0261 Plot Plan to develop a 3,500 square-foot express car wash with 21 vacuum stalls)



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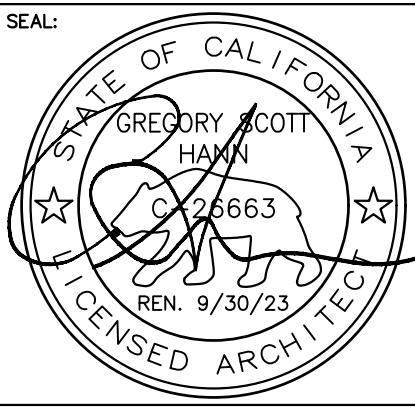
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E-MAIL: ghann@empiregr.biz



Date: OCTOBER 14, 2022

Project Number: EDG#04754.02

NO.	DATE	REVISION DESCRIPTION
1	2-1-23	1ST PLANNING CORRECTIONS
2	3-27-23	2ND PLANNING CORRECTIONS

DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH

DRAWING TITLE:
CONCEPTUAL CARWASH ELEVATIONS

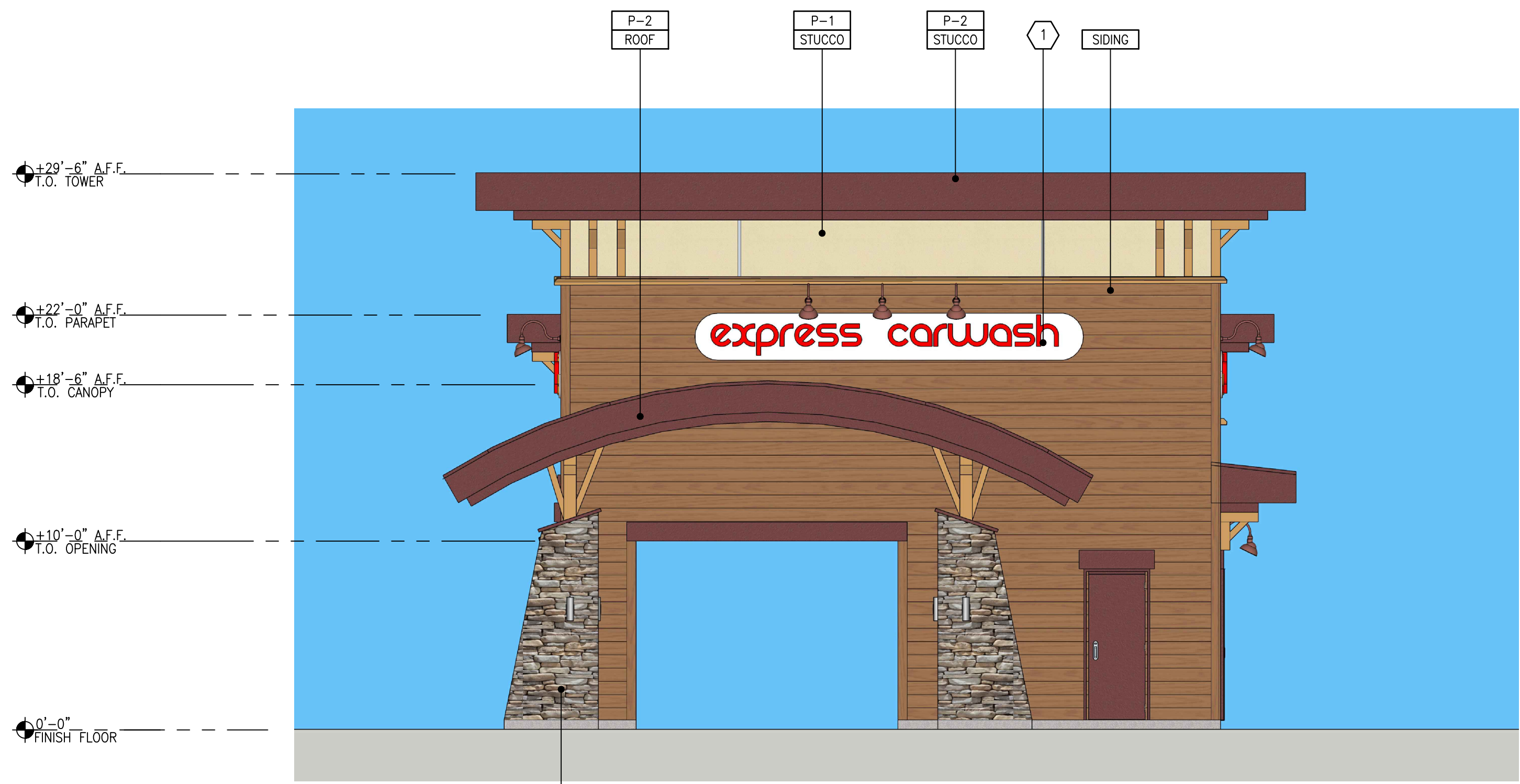
SHEET NO:

A 2.0

Attachment: Project Plans (6386 - PEN23-0261 Plot Plan to develop a 3,500 square-foot express car wash with 21 vacuum stalls)



1 CONCEPTUAL SOUTH ELEVATION
SCALE: 3/16"=1'-0"



2 CONCEPTUAL EAST ELEVATION
SCALE: 3/16"=1'-0"

KEYED NOTES:

1 SIGNAGE UNDER SEPARATE PERMIT

EXTERIOR PAINTS:

P-1 ICI #A0070, "SOUTHERN SHADOW"
COLOR SPECIFY #40YY 74/056

P-2 ICI #A0301, "BABBITT BROWN"
COLOR SPECIFY #13YR 07/157

MATERIAL LEGEND:

STUCCO 3/8" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS;
TEXTURE: FINE SAND FINISH

STONE ELDORADO STONE, COSTAL LEDGESTONE
COLOR: SANTA CRUZ

SIDING FIBER CEMENT SIDING, ALLURA, TRADITIONAL LAP
COLOR: COLORMAX MAPLE

ROOF STANDING SEAM METAL ROOF
COLOR: MATCH P-2



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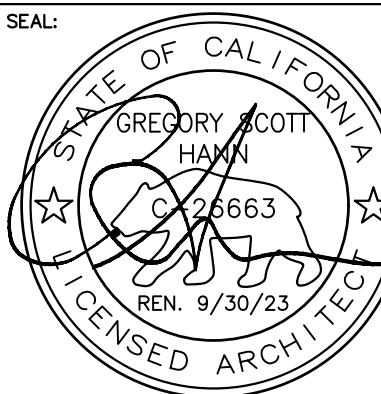
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Date: OCTOBER 14, 2022
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NO.	DATE	REVISION DESCRIPTION
1	2-1-23	1ST PLANNING CORRECTIONS
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DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH
DRAWING TITLE:

CONCEPTUAL CAR WASH ELEVATIONS

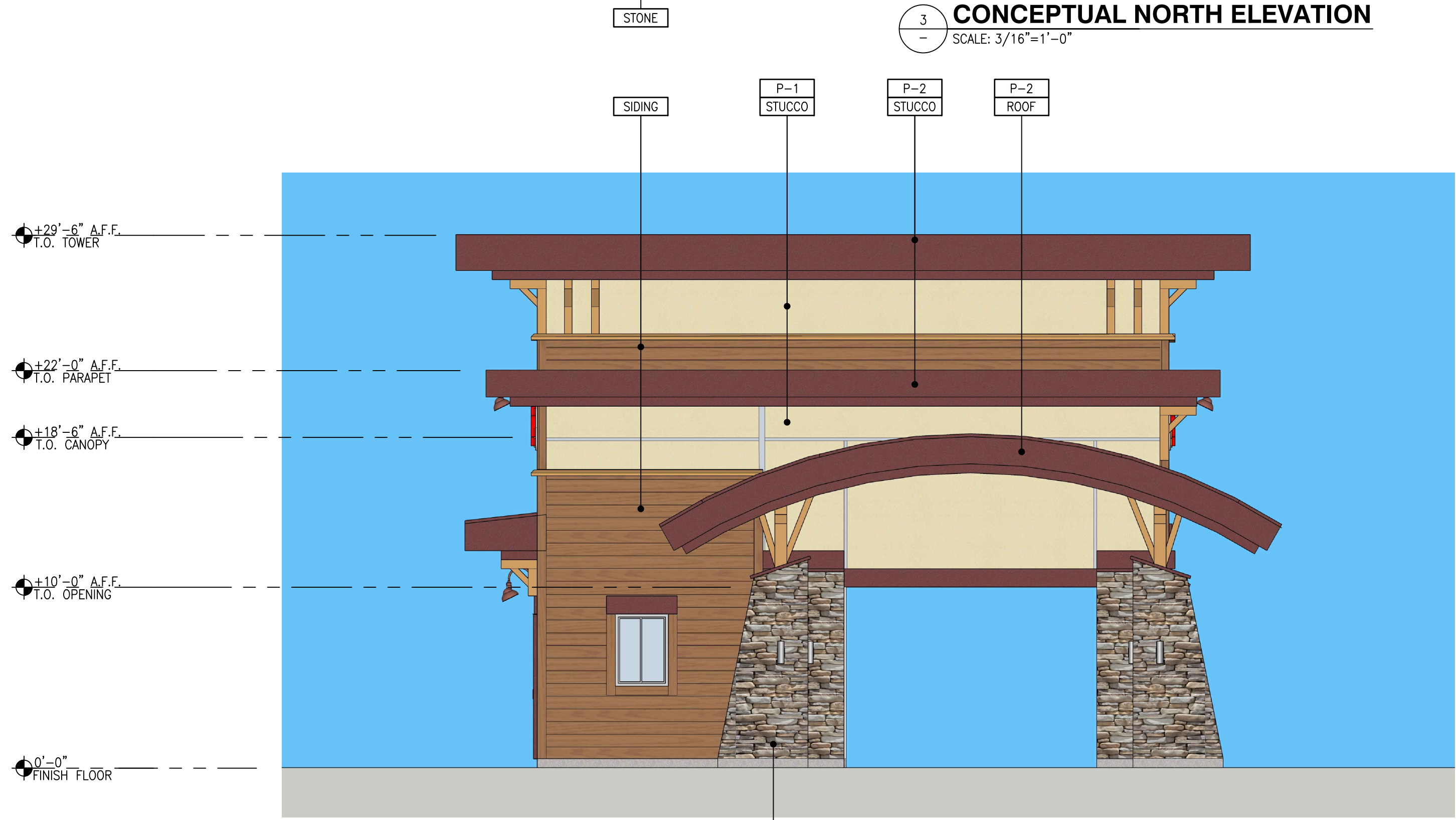
SHEET NO:

A 2.1

Attachment: Project Plans (6386 - PEN23-0261 Plot Plan to develop a 3,500 square-foot express car wash with 21 vacuum stalls)



3 CONCEPTUAL NORTH ELEVATION
SCALE: 3/16"=1'-0"



4 CONCEPTUAL WEST ELEVATION
SCALE: 3/16"=1'-0"

KEYED NOTES:

1 SIGNAGE UNDER SEPARATE PERMIT

EXTERIOR PAINTS:

P-1 ICI #A0070, "SOUTHERN SHADOW"
COLOR SPECIFY #40YY 74/056

P-2 ICI #A0301, "BABBITT BROWN"
COLOR SPECIFY #13YR 07/157

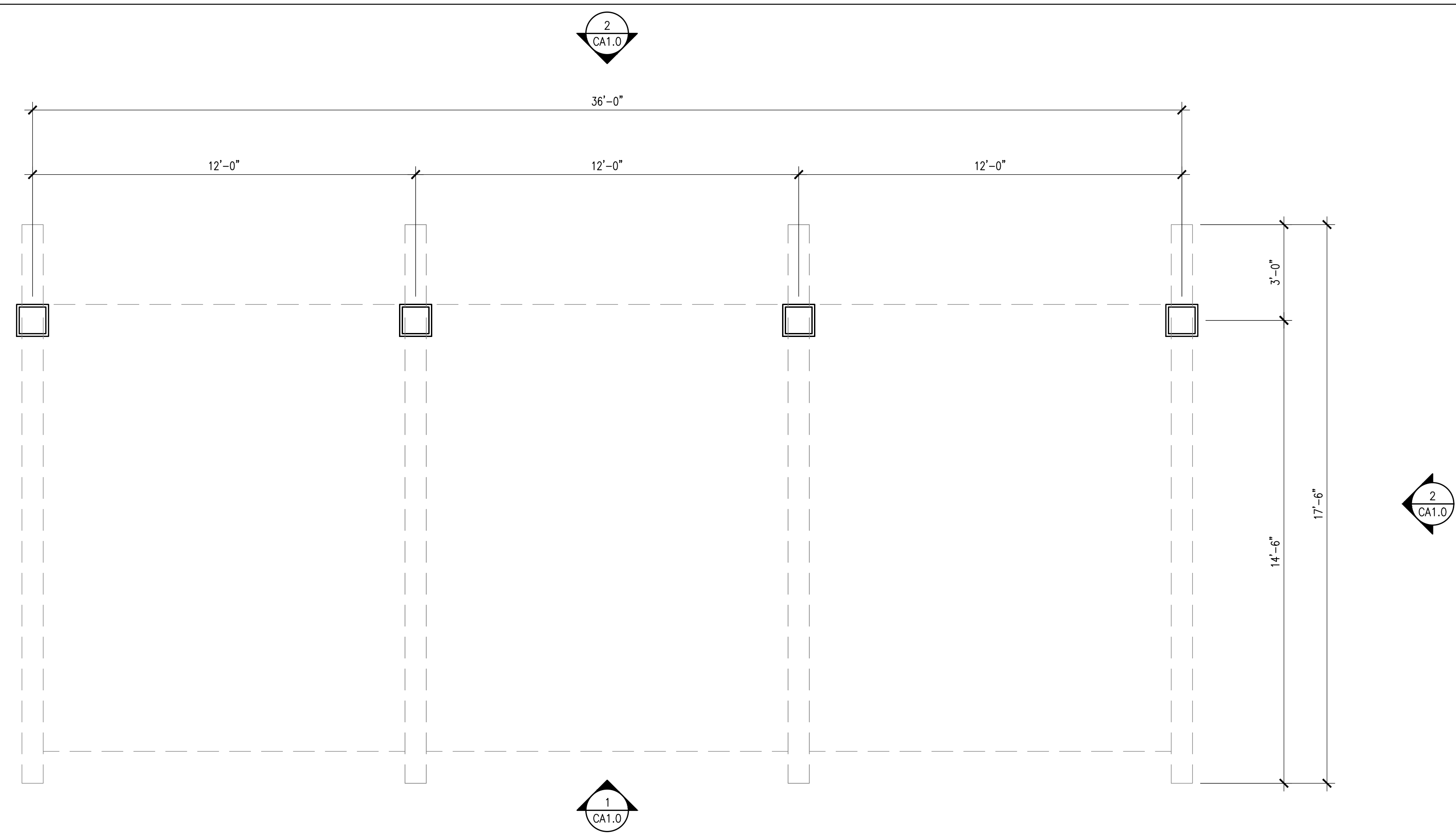
MATERIAL LEGEND:

STUCCO 3/8" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS;
TEXTURE: FINE SAND FINISH

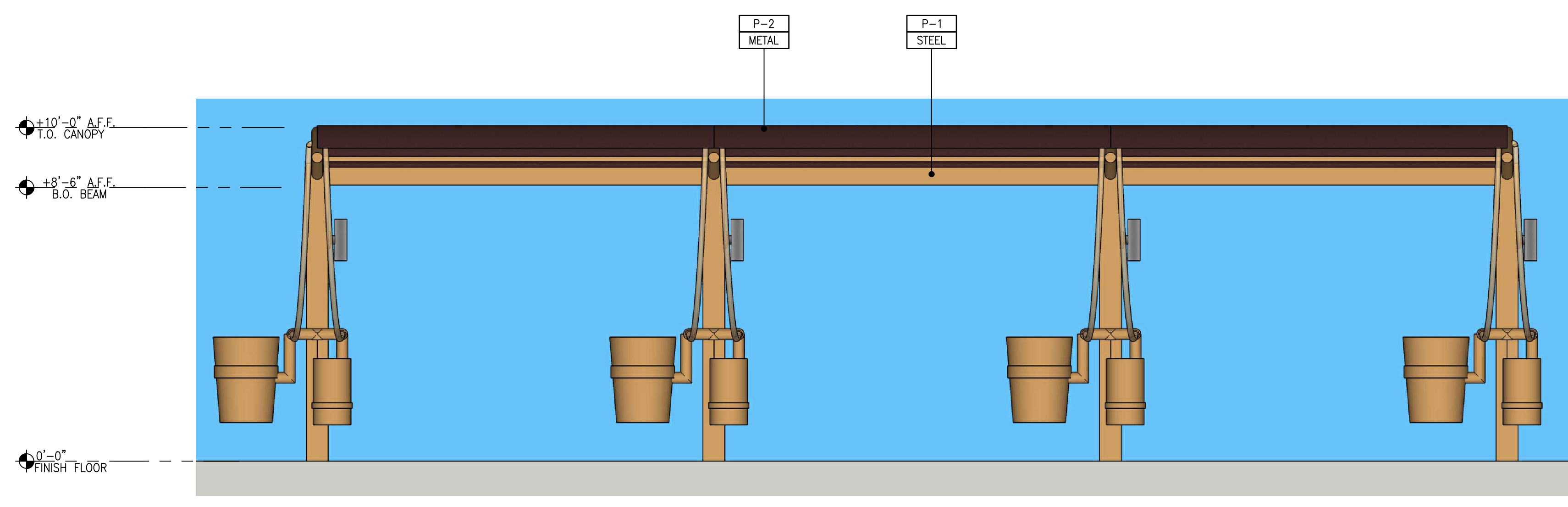
STONE ELDORADO STONE, COSTAL LEDGESTONE
COLOR: SANTA CRUZ

SIDING FIBER CEMENT SIDING, ALLURA, TRADITIONAL LAP
COLOR: COLORMAX MAPLE

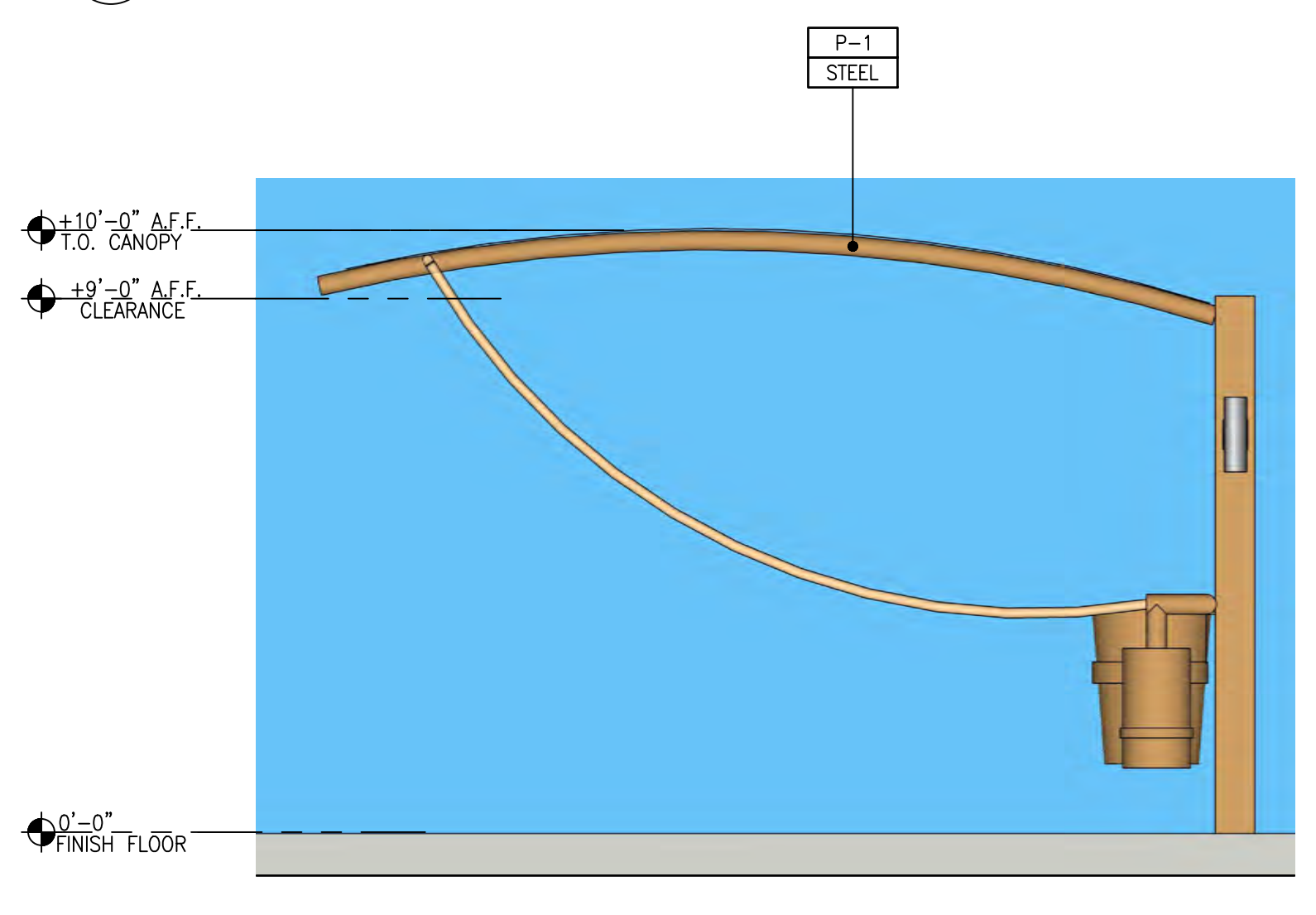
ROOF STANDING SEAM METAL ROOF
COLOR: MATCH P-2



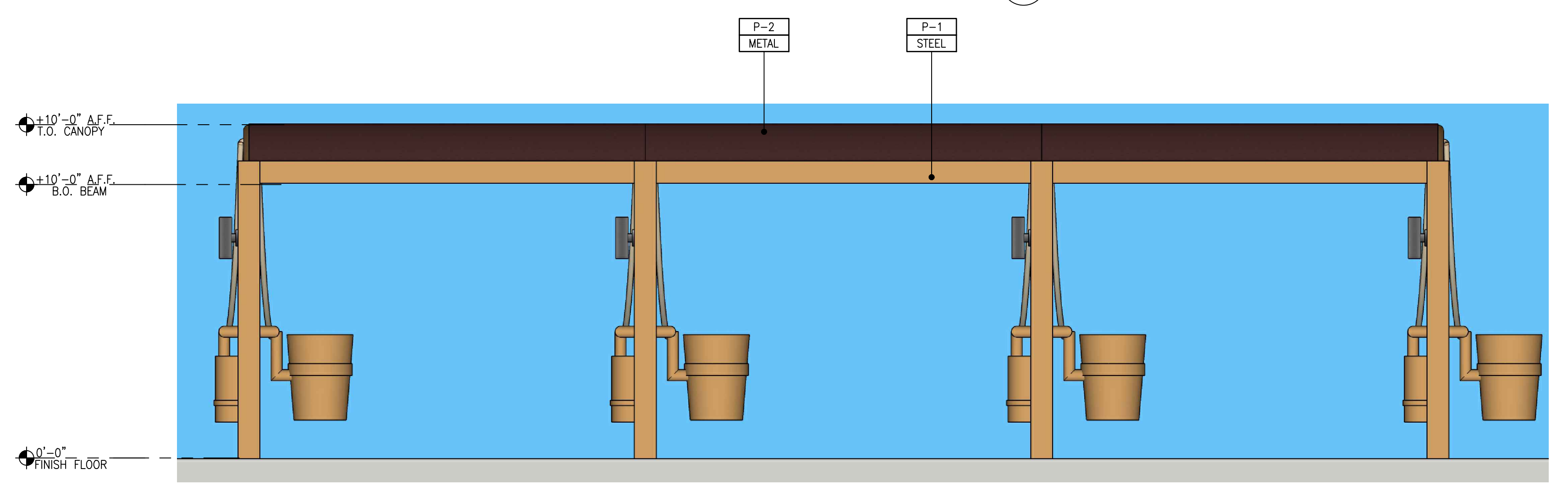
TYPICAL FLOOR PLAN
SCALE: 3/8"=1'-0"



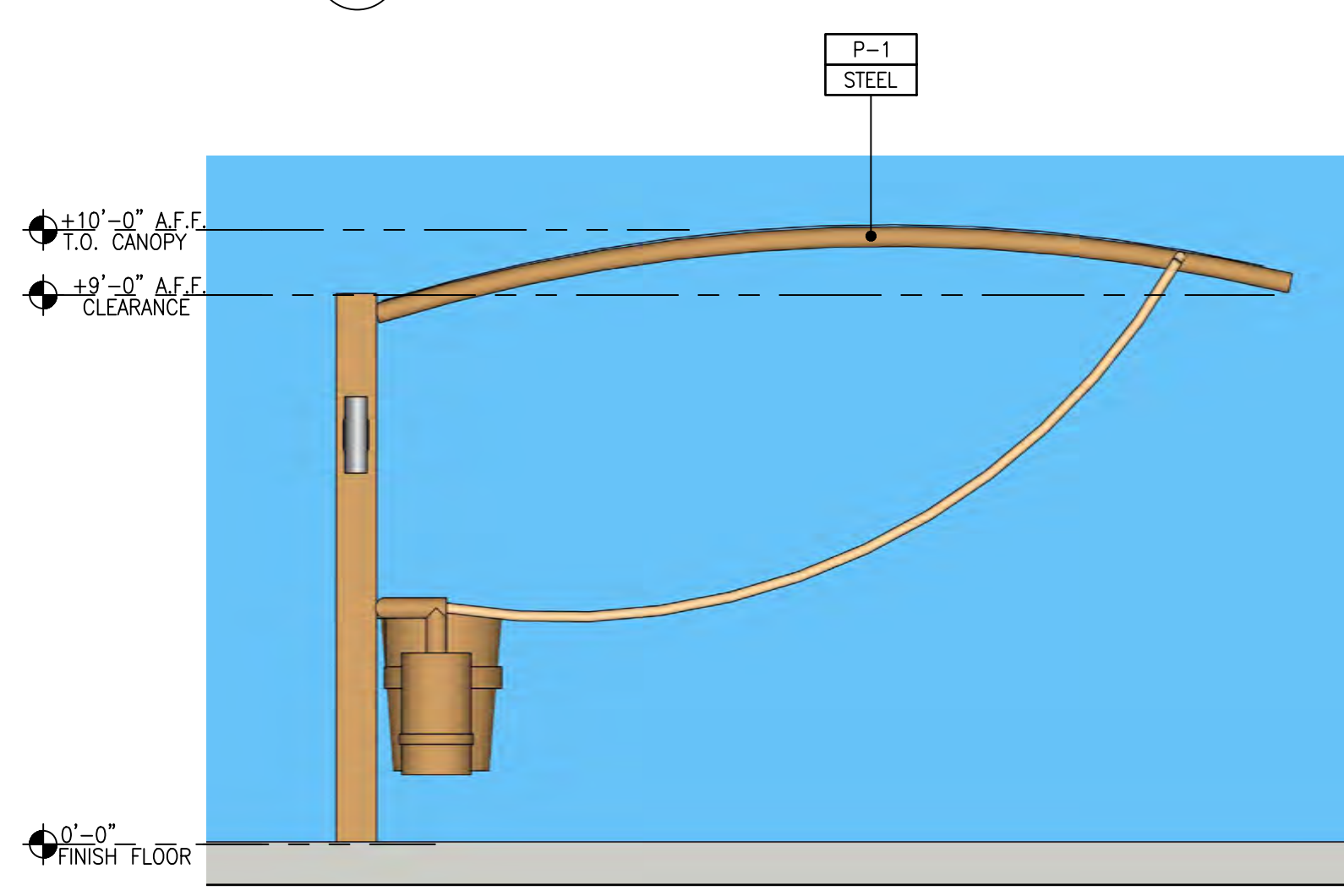
1 REAR ELEVATION
SCALE: 3/8"=1'-0"



2 SIDE ELEVATION
SCALE: 3/8"=1'-0"



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



4 SIDE ELEVATION
SCALE: 3/8"=1'-0"

EXTERIOR PAINTS:

- P-1 ICI #A0070, "SOUTHERN SHADOW"
COLOR SPECIFY #40YY 74/056
- P-2 ICI #A0301, "BABBITT BROWN"
COLOR SPECIFY #13YR 07/157

MATERIAL LEGEND:

- METAL METAL SHADE COVER
- STEEL PRE-FABRICATED AWNING

EMPIRE DESIGN GROUP Inc.

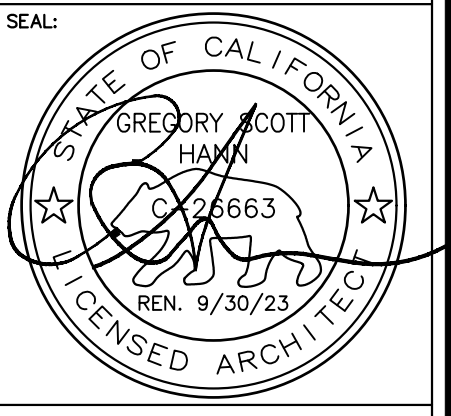
511 N Main St.
Lake Elsinore, CA 92530
951-696-1490
EmpireDesignGroup.biz

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CLIENT:
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MORENO VALLEY, CA 92555

ARCHITECT OF RECORD:
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511 N. MAIN STREET
LAKE ELSINORE, CA 92530
TEL: 951-696-1490
CELL: 951-809-7601
E-MAIL: ghann@empiregr.biz



Date: OCTOBER 14, 2022
Project Number: EDG#04754.02

NO.	DATE	REVISION DESCRIPTION
1	2-1-23	1ST PLANNING CORRECTIONS
2	3-27-23	2ND PLANNING CORRECTIONS

DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH
DRAWING TITLE:

VACUUM AWNING PLAN

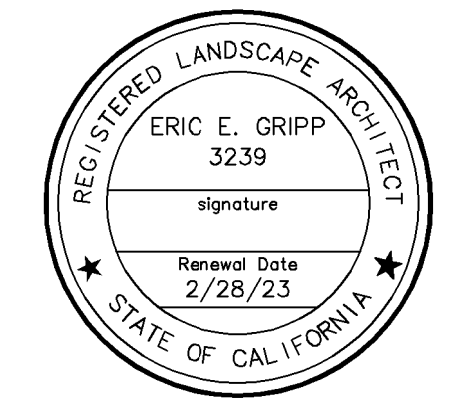
SHEET NO:

CA 1.0

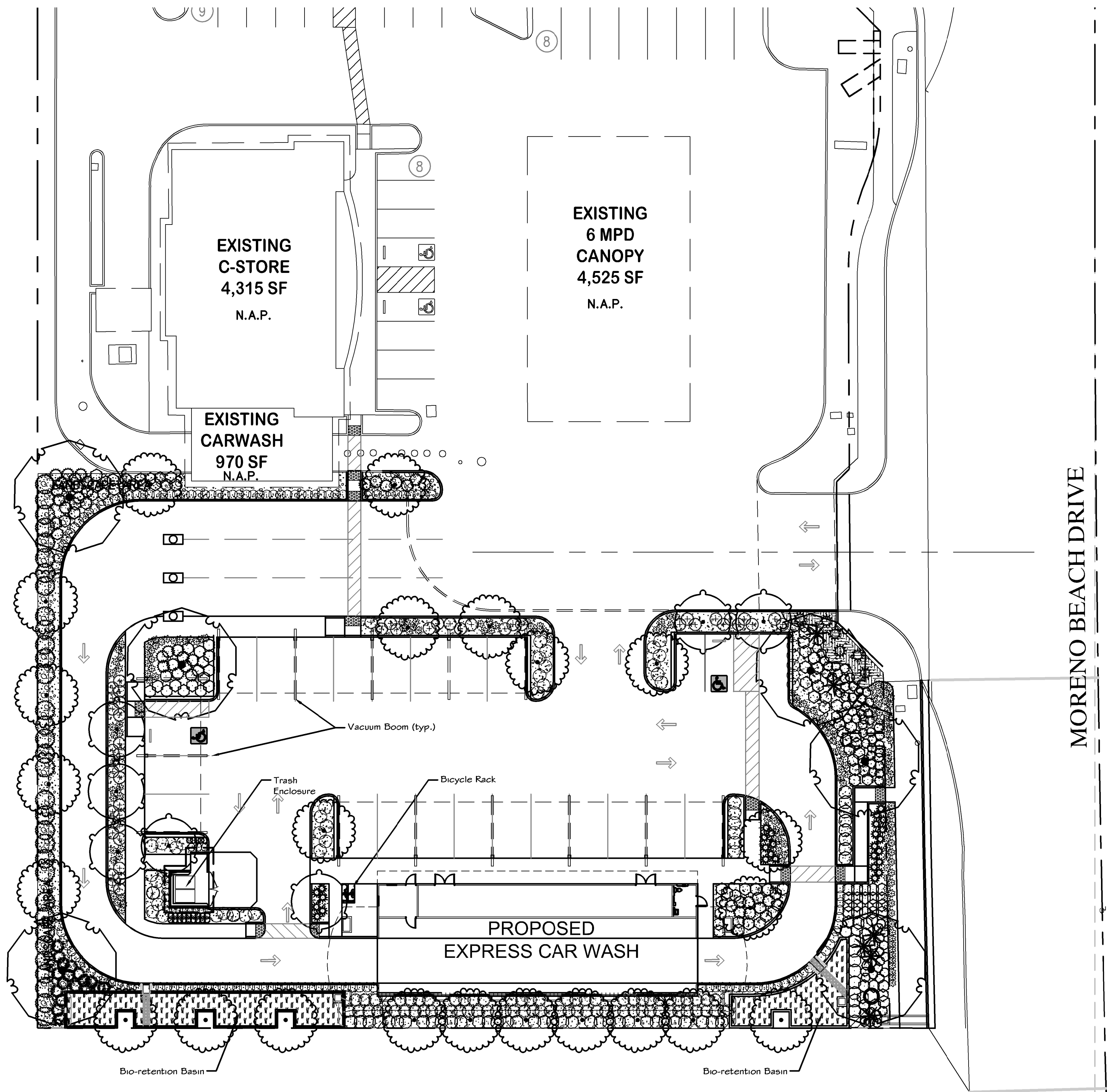
REVISIONS

Contractor shall verify and be responsible for all dimensions and conditions on the job, and shall notify the office of EGLA, Landscape Architecture of any errors, discrepancies or violations from the information shown by these drawings. Written dimensions shall have precedence over scaled dimensions. Shop drawings shall be submitted to this office for approval before proceeding with any fabrication.

All designs, ideas and information shown on these drawings and specifications shall remain the property of EGLA, Landscape Architecture. No part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specific project for which they have been prepared and developed without the written consent of EGLA Landscape Architecture, Inc. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.



**PRELIMINARY
NOT FOR CONSTRUCTION**



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	
	LAG MUS	Lagerstroemia x 'Muskogee'	Crape Myrtle light lavender	15 gal	WUCOLS REG. 4 - M	
	PLA ACE	Platanus x acerifolia	London Plane Tree	24" Box	WUCOLS REG. 4 - M	
	TRI BRI	Tristania conferta	Brisbane Box	15 gal	WUCOLS REG. 4 - M	
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	
	AGA BL2	Agave x 'Blue Flame'	Blue Flame Agave	5 gal	WUCOLS REG. 4 - L	
	ARB COM	Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	5 gal	WUCOLS REG. 4 - L	
	CUP TIN	Cupressus sempervirens 'Tiny Tower' TM	Tiny Tower Italian Cypress	15 gal	WUCOLS REG. 4 - L	
	ELA FRU	Elaeagnus pungens 'Fruitlandii'	Silverberry	5 gal	WUCOLS REG. 4 - L	
	ERE MAC	Eremophila maculata 'Fed Hearts'	Spotted Emu Bush	5 gal.	WUCOLS REG. 4 - L	
	FUR MED	Furcraea foetida 'Medicicola'	Mauritius Hemp	15 gal	WUCOLS REG. 4 - L	
	HES PAR	Hesperaloe parviflora	Red Yucca	5 gal	WUCOLS REG. 4 - L	
	ILE STO	Ilex vomitoria 'Stokes Dwarf'	Dwarf Yaupon	5 gal	WUCOLS REG. 4 - L	
	KNI FLA	Kniphofia uvaria 'Flamenco'	Flamenco Red Hot Poker	1 gal	WUCOLS REG. 4 - L	
	LAN GOL	Lantana montevidensis 'Goldrush'	Trailing Lantana	1 gal	WUCOLS REG. 4 - L	
	LEY CAN	Leymus condensatus 'Canyon Prince'	Native Blue Rye	5 gal	WUCOLS REG. 4 - L	
	MUH PIN	Muhlenbergia capillaris 'Pink Flamingos'	Pink Flamingo Muhly Grass	1 gal	WUCOLS REG. 4 - L	
	PED MAC	Pedicularis macrocarpus	Slipper	5 gal	WUCOLS REG. 4 - L	
	RHA MIN	Rhaphiolepis umbellata 'Minor'	Yedda Hawthorn	5 gal	WUCOLS REG. 4 - L	
	SEN VIT	Senecio vitalis	Blue Chalk Fingers	1 gal	WUCOLS REG. 4 - L	
	WES MOR	Westringia fruticosa 'Morning Light'	Morning Light Coast Rosemary	5 gal.	WUCOLS REG. 4 - L	
SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
	JUN ELK	Juncus patens 'Elk Blue'	Spreading Rush	1 gal	24" o.c.	WUCOLS REG. 3 - M BIO - 3 Vegetated Swale
	SEN SE2	Senecio vitalis 'Serpents'	Blue Chalk Fingers	1 gal	18" o.c.	WUCOLS REG. 4 - L
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
	BARK	Forest Bark Mulch	Bark	None		2" Min. Depth 4" Max. Depth
	RIV COB	River Cobble		6" Minus		Mix 4" - 6" with 2" Smooth River Rock

Notes:

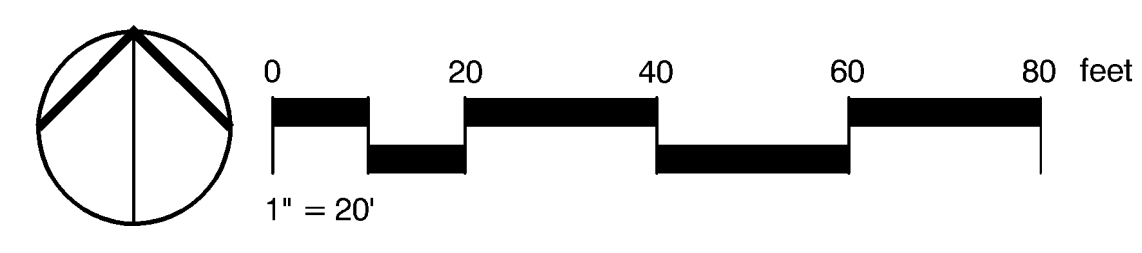
- The Landscape Contractor is to obtain a soils test from a qualified soils testing laboratory and amend the soils as recommended by the soils recommendations PRIOR to installation of plants. The soils test results must be presented to the municipality to obtain Certificate of Occupancy.
- All plantings and irrigation shall be maintained by the property owner and in any case where a required planting has not survived the property owner shall be responsible for replacement with equal or better plant materials.

Irrigation Regime
 A fully automatic, water efficient drip irrigation system will be installed for the entire project. The irrigation controller features will include:
 • Eco based self adjusting station run time
 • Multiple program capabilities
 • Multiple repeat cycle capabilities
 • Flexible calendar program

CLIENT AND PROJECT:
EXPRESS CAR WASH
 SWC of Alessandro Blvd. & Moreno Beach Dr.
 Moreno Valley, CA 92555

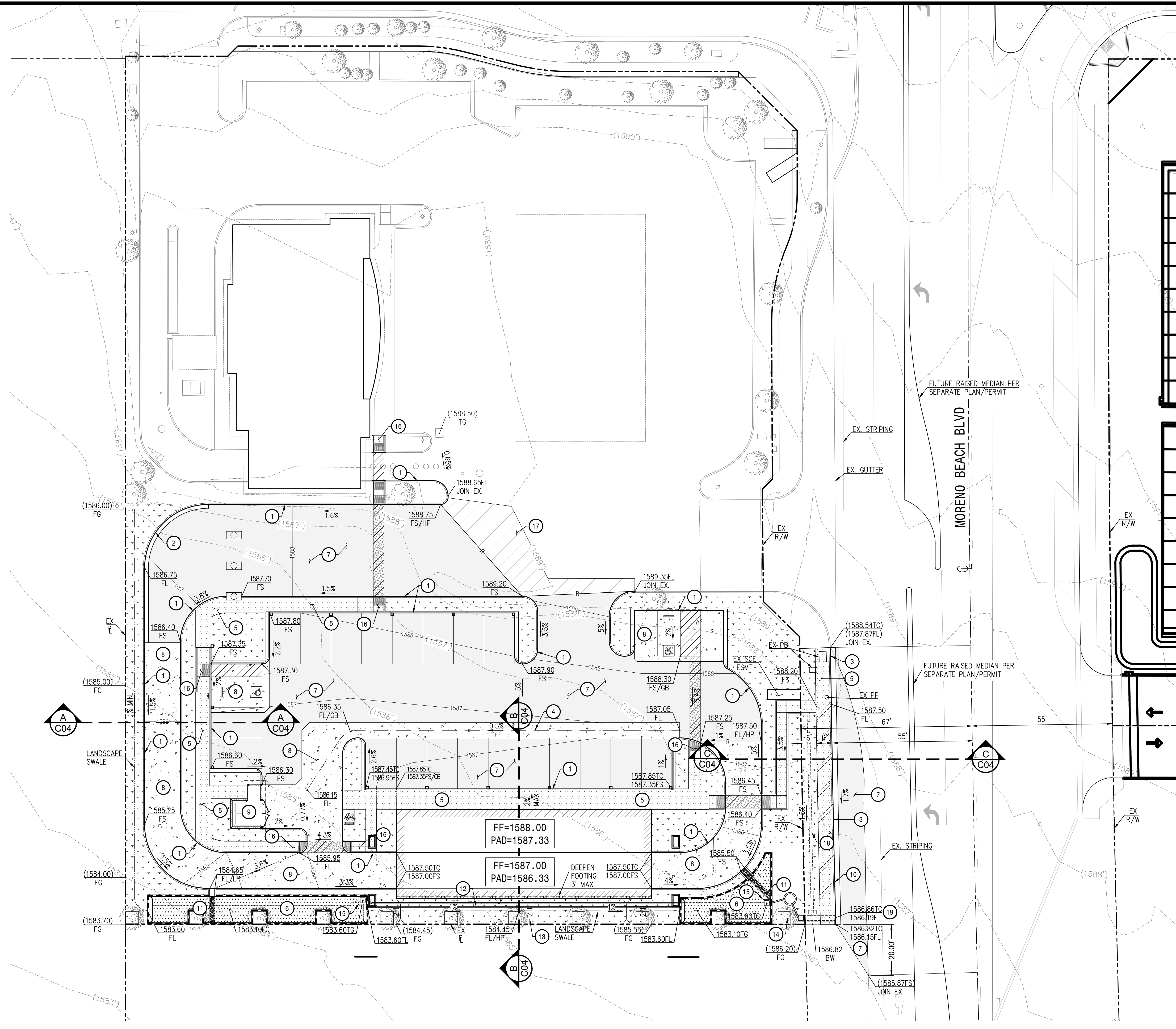
For:
 Moreno Beach Station, LLC

SHEET DESCRIPTION
Conceptual Landscape Plan



DATE: 06/12/23
 SCALE: 1" = 20'
 DRAWN BY: Eric Grupp
 SHEET NUMBER

**PRL-1
 of 1**

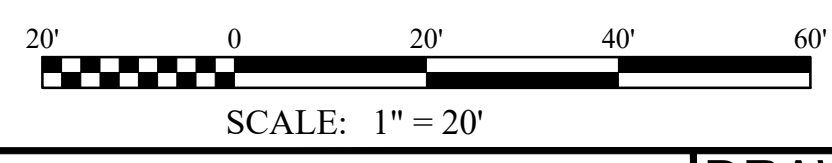


- GRADING CONSTRUCTION NOTES**
- 1 CONSTRUCT 6" CURB
 - 2 CONSTRUCT 6" CURB & GUTTER
 - 3 CONSTRUCT 8" CURB & GUTTER
 - 4 CONSTRUCT 6FT WIDE CONCRETE V-GUTTER
 - 5 CONSTRUCT CONCRETE WALKWAY/SIDEWALK
 - 6 CONSTRUCT BIO-RETENTION BASIN
 - 7 CONSTRUCT AC/AB PAVEMENT
 - 8 CONSTRUCT PCC/AB PAVEMENT
 - 9 CONSTRUCT TRASH ENCLOSURE
 - 10 CONSTRUCT REVERSE INLET PARKWAY DRAIN AT EVERY 10FT
 - 11 CONSTRUCT CURB OPENING
 - 12 FURNISH & INSTALL CONNECTING STORM DRAIN LINE
 - 13 FURNISH & INSTALL OUTLET STORM DRAIN LINE
 - 14 CONSTRUCT LIFT STATION/PUMP STRUCTURE
 - 15 CONSTRUCT STORM DRAIN INLET STRUCTURE
 - 16 CONSTRUCT CURB RAMP
 - 17 REMOVE AND REPLACE EXISTING CONCRETE PAVEMENT
 - 18 CONSTRUCT VEGETATIVE SWALE PER CASQA TC-30
 - 19 CONSTRUCT OUTLET PARKWAY DRAIN

- LEGEND:**
- LANDSCAPE AREA
 - CONCRETE WALKWAY
 - AC/AB PAVEMENT
 - PCC/AB PAVEMENT
 - CONCRETE PAVEMENT REPLACEMENT

EARTHWORK:
 CUT: 478 CY
 FILL: 302 CY
 EXPORT: 176 CY

EARTH WORK QUANTITIES ARE RAW ESTIMATES ONLY. THEY DO NOT REFLECT SUBSIDENCE, OR ANY MATERIAL GENERATED BY UTILITY TRENCHING AND BUILDING FOOTINGS. THE QUANTITIES SHOWN ABOVE ARE INTENDED FOR USE IN ESTABLISHING GOVERNING AGENCY FEES. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE QUANTITIES FOR BID PURPOSES. ANY EXPORT OR IMPORT REQUIRE TO BALANCE THE SITE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



BENCH MARK:
 BASIS OF BEARINGS:

REVISIONS			
DATE	NO.	DESCRIPTION	BY (CHK/APP)

DESIGN BY: TT
 DRAWN BY: AL/GG/CB
 CHECKED BY: TT
 DATE: 6/12/2023

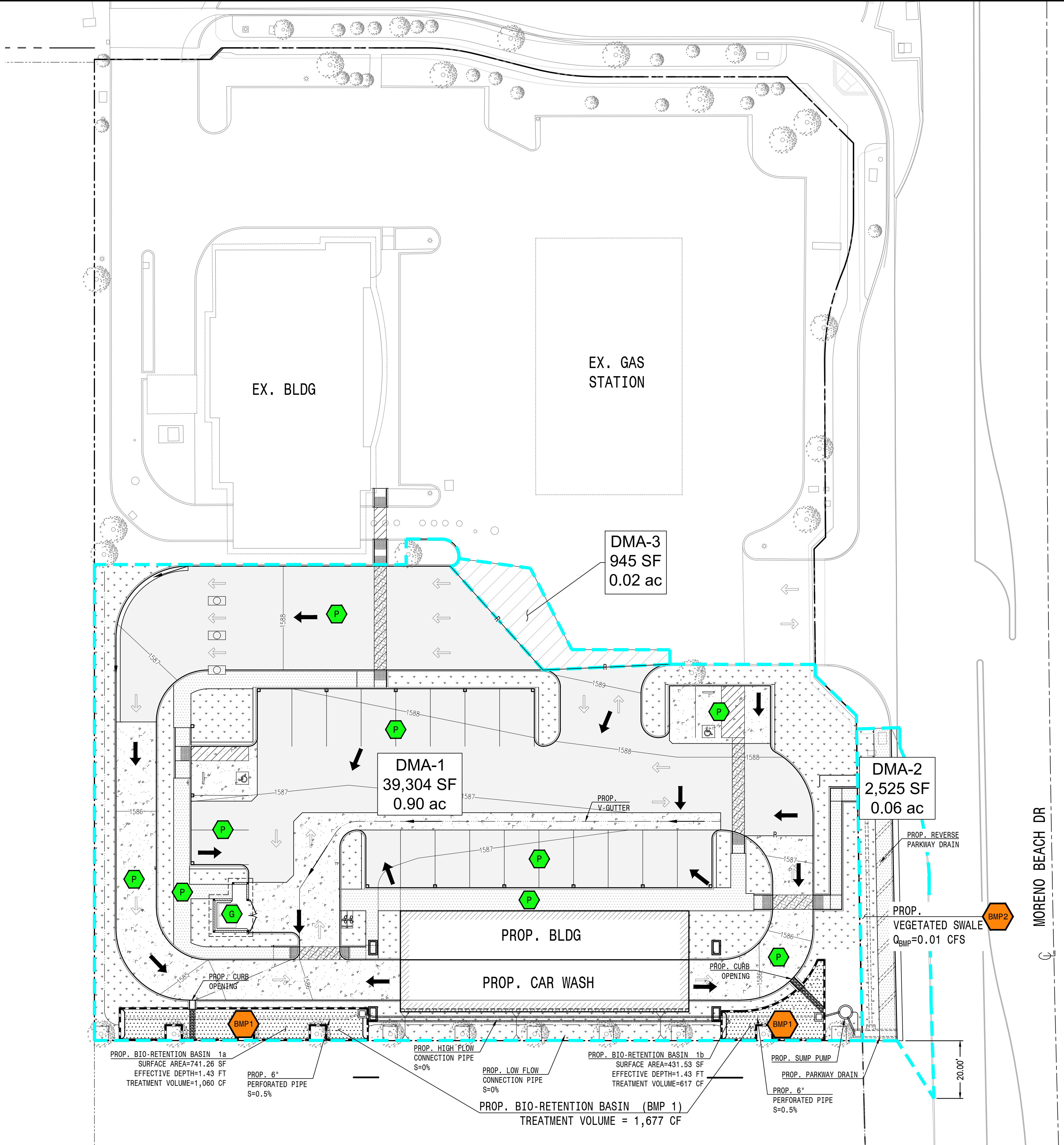
PLUMP ENGINEERING INC.
 CONSULTING ENGINEERS IN STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, CIVIL, SURVEYING, ARCHITECTURAL
 914 E. KATELLA AVENUE
 ANAHEIM, CALIFORNIA 92805
 (714) 385-1835, FAX (714) 385-1834

TRYFON TRYFONOPOULOS
 REGISTERED PROFESSIONAL ENGINEER
 (TRYFON P. TRYFONOPOULOS)
 NO. 65859
 EXP. 12/31/23
 CIVIL
 STATE OF CALIFORNIA

06-12-2023
 DATE

EXPRESS CARWASH
 SWC ALESSANDRO BLVD & MORENO BEACH DR
 MORENO VALLEY, CA 92555
PRELIMINARY GRADING PLAN

DRAWING NO.
 C01
 SHEET: 1 OF 3
 PROJECT NO.
 2203085



LEGEND:

- PROPOSED LANDSCAPE AREA
- PROP. PORTLAND CEMENT CONCRETE
- PROP. ASPHALT CONCRETE
- PROP. WALKWAY
- PROP. CONCRETE REPLACEMENT
- PROPOSED FLOW DIRECTION
- CONCENTRATED FLOW DIRECTION
- DMA BOUNDARY
- | | |
|----------|-----------------|
| DMA-X | DMA INFORMATION |
| X.XXX SF | |
| XX.XX ac | |

SOURCE CONTROL BMP'S:

- REFUSE AREAS
- PLAZAS, SIDEWALKS, AND PARKING LOTS

TREATMENT CONTROL BMP'S:

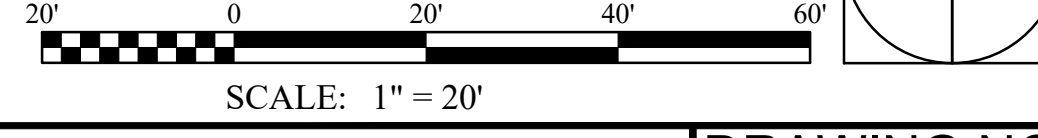
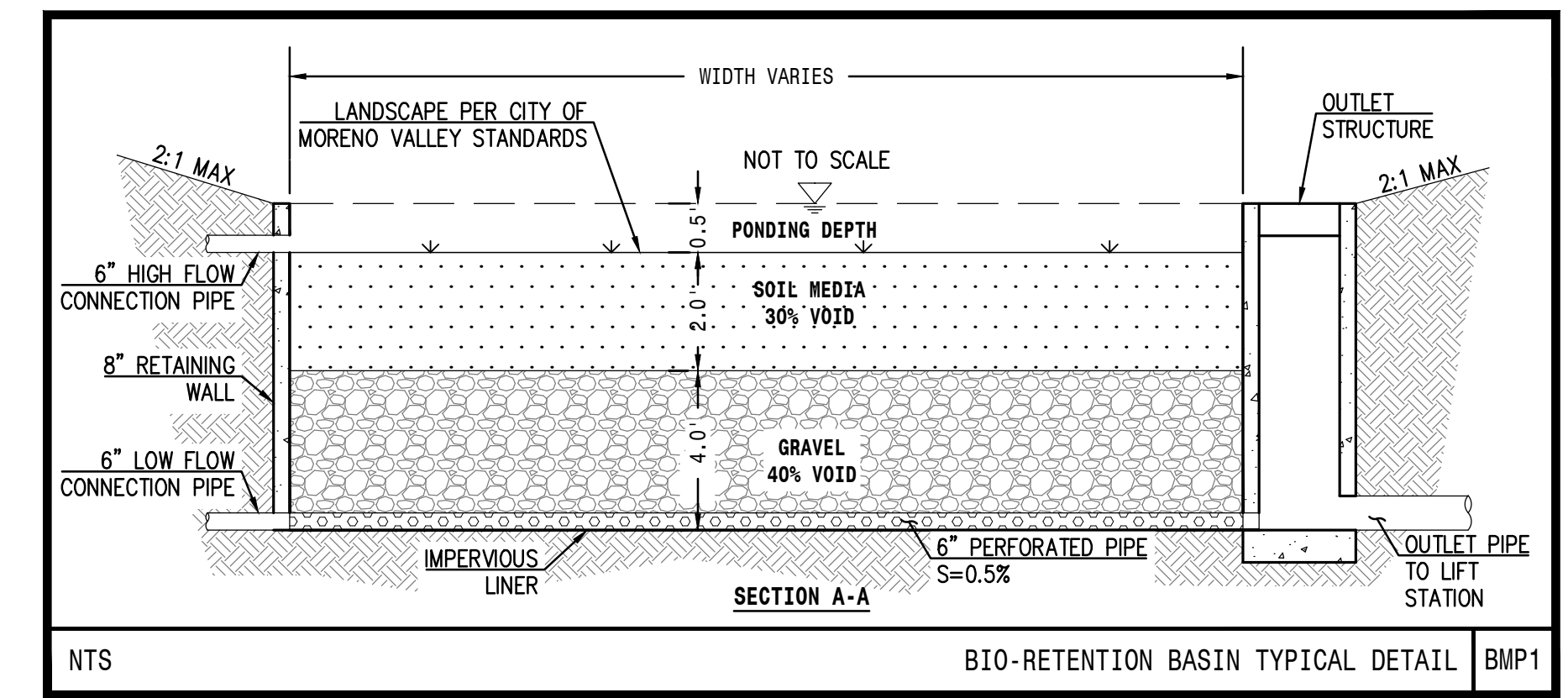
- BIORETENTION BASIN
- VEGETATED SWALE

DMA	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	IMPERVIOUS AREA (%)	TOTAL AREA (SF)	VBMP (CF)	TREATMENT VOLUME (CF)	QBMP (CFS)	TREATMENT FLOW (CFS)
1	9,068	30,236	90.3%	39,304	1,543	1,677		
2	311	2,214	6.8%	2,525			0.01	0.01
*3	0	945	2.9%	945				

*IMPERVIOUS AREA IS UNDER 5% ∴ NOT INCLUDED IN TREATMENT

SIDE SLOPE	LONGITUDINAL SLOPE	MANNING ROUGHNESS	TREATMENT FLOW (CFS)	DEPTH @ TREATMENT FLOW (FT)	SWALE DEPTH (FT)
4:1	1.5%	0.25	0.01	0.072	0.625

NOTE:
MANNING ROUGHNESS IS FROM CASQA DESIGN CRITERIA
THE DEPTH OF THE VEGETATED SWALE AT TREATMENT FLOW RATE IS LOWER THAN THE PROVIDED SWALE DEPTH ∴ THE SWALE WILL NOT OVERFLOW FROM AN 85TH PERCENTILE STORM.



811
Know what's below.
Call before you dig.

BENCH MARK:
BASIS OF BEARINGS:

REVISIONS			
DATE	NO.	DESCRIPTION	BY (CH/KI/APP)

DESIGN BY: TT
DRAWN BY: AL/GG/CB
CHECKED BY: TT
DATE: 6/12/2023

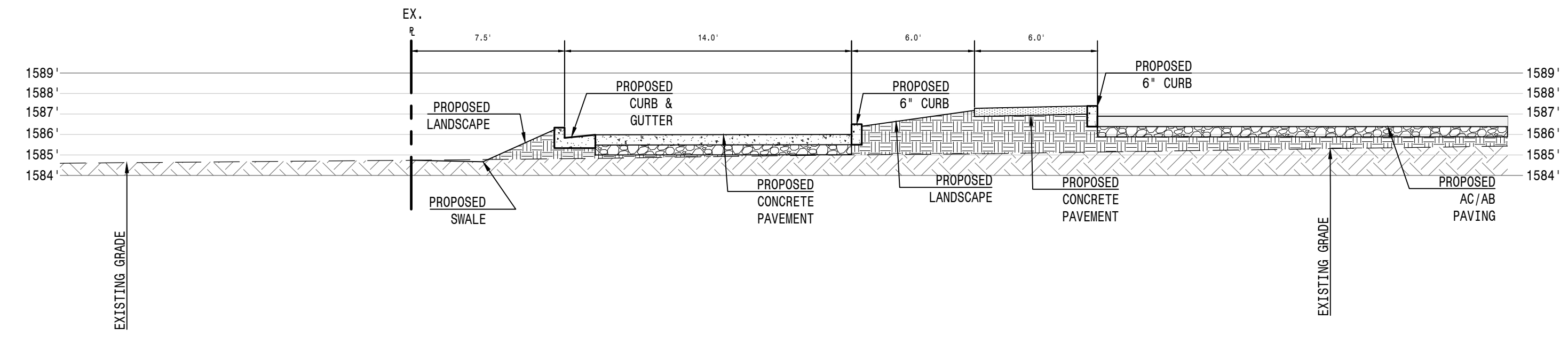
PLUMP ENGINEERING INC.
CONSULTING ENGINEERS IN STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, CIVIL, SURVEYING, ARCHITECTURAL
914 E. KATELLA AVENUE
ANAHEIM, CALIFORNIA 92805
(714) 385-1835, FAX (714) 385-1834

TRYFON TRYFONOPOULOS
06-12-2023 DATE

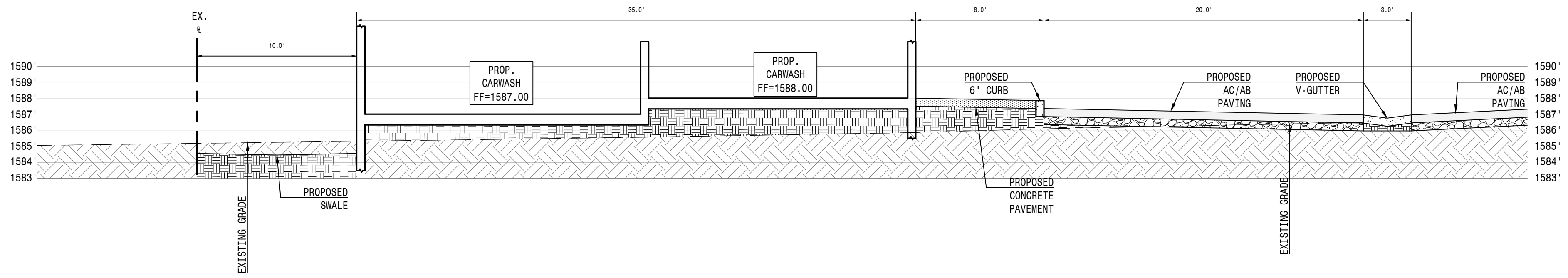
EXPRESS CARWASH
SWC ALESSANDRO BLVD & MORENO BEACH DR
MORENO VALLEY, CA 92555
P-WQMP

DRAWING NO. **C02**
SHEET: 2 OF 3
PROJECT NO. **2203085**

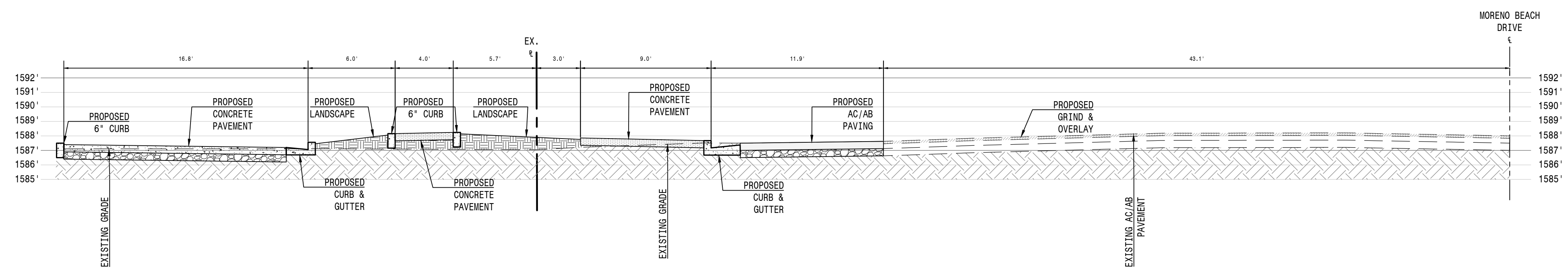
Packet Pg. 59



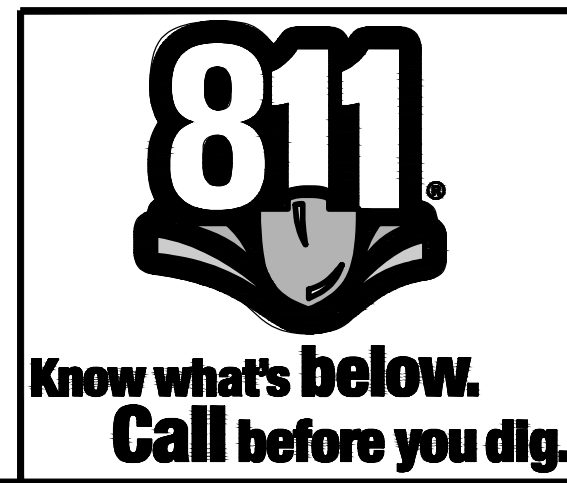
SECTION A
SCALE: 1" = 5'



SECTION B
SCALE: 1" = 5'



SECTION C
SCALE: 1" = 5'



BENCH MARK:

BASIS OF BEARINGS:

REVISIONS			
DATE	NO.	DESCRIPTION	BY [CH/K]APP

DESIGN BY: TT
DRAWN BY: AL/GG/CB
CHECKED BY: TT
DATE: 6/12/2023

PLUMP ENGINEERING INC.
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914 E. KATELLA AVENUE
ANAHEIM, CALIFORNIA 92805
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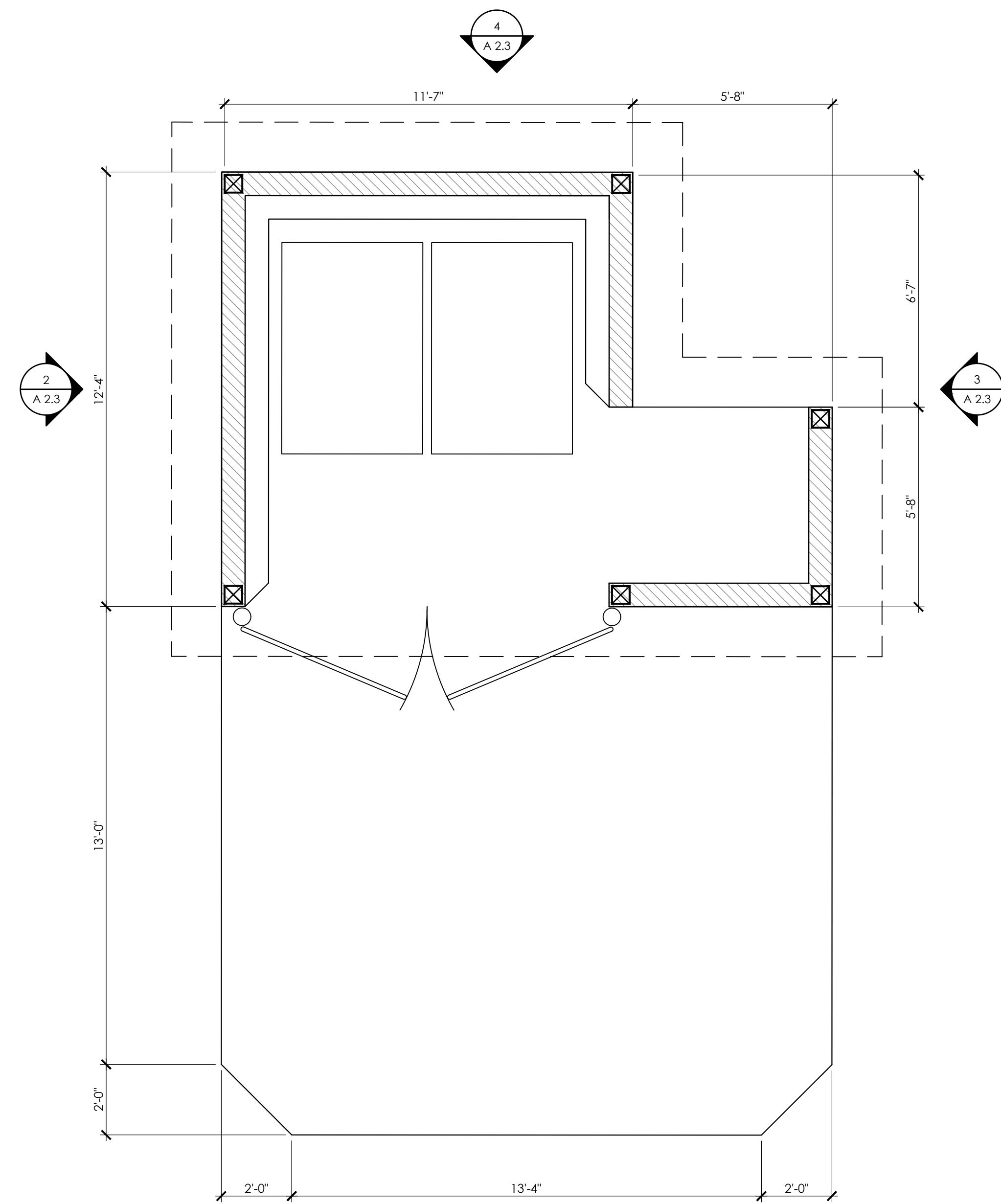
TRYFON TRYFONOPOULOS
DATE: 06-12-2023

EXPRESS CARWASH
SWC ALESSANDRO BLVD & MORENO BEACH DR
MORENO VALLEY, CA 92555
SECTIONS

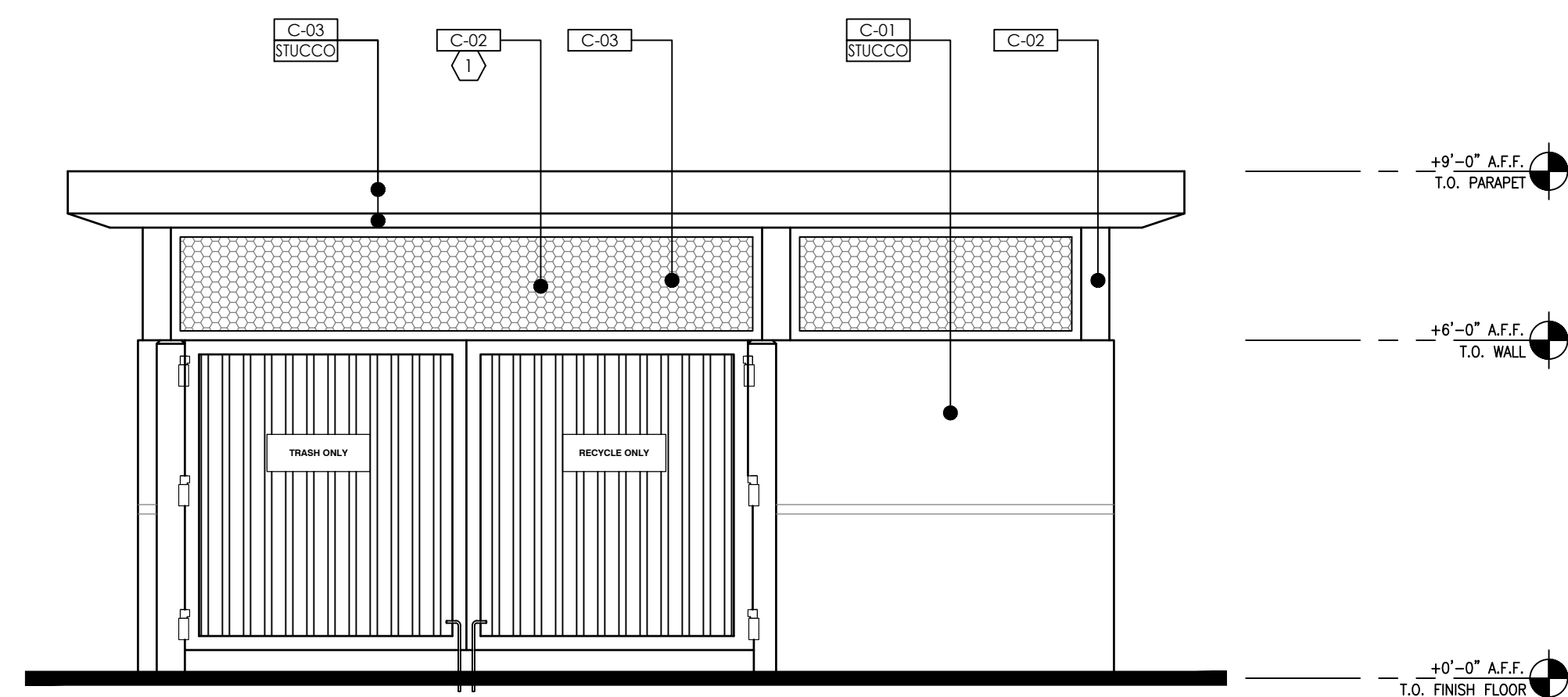
DRAWING NO.
C03

SHEET: 3 OF 3

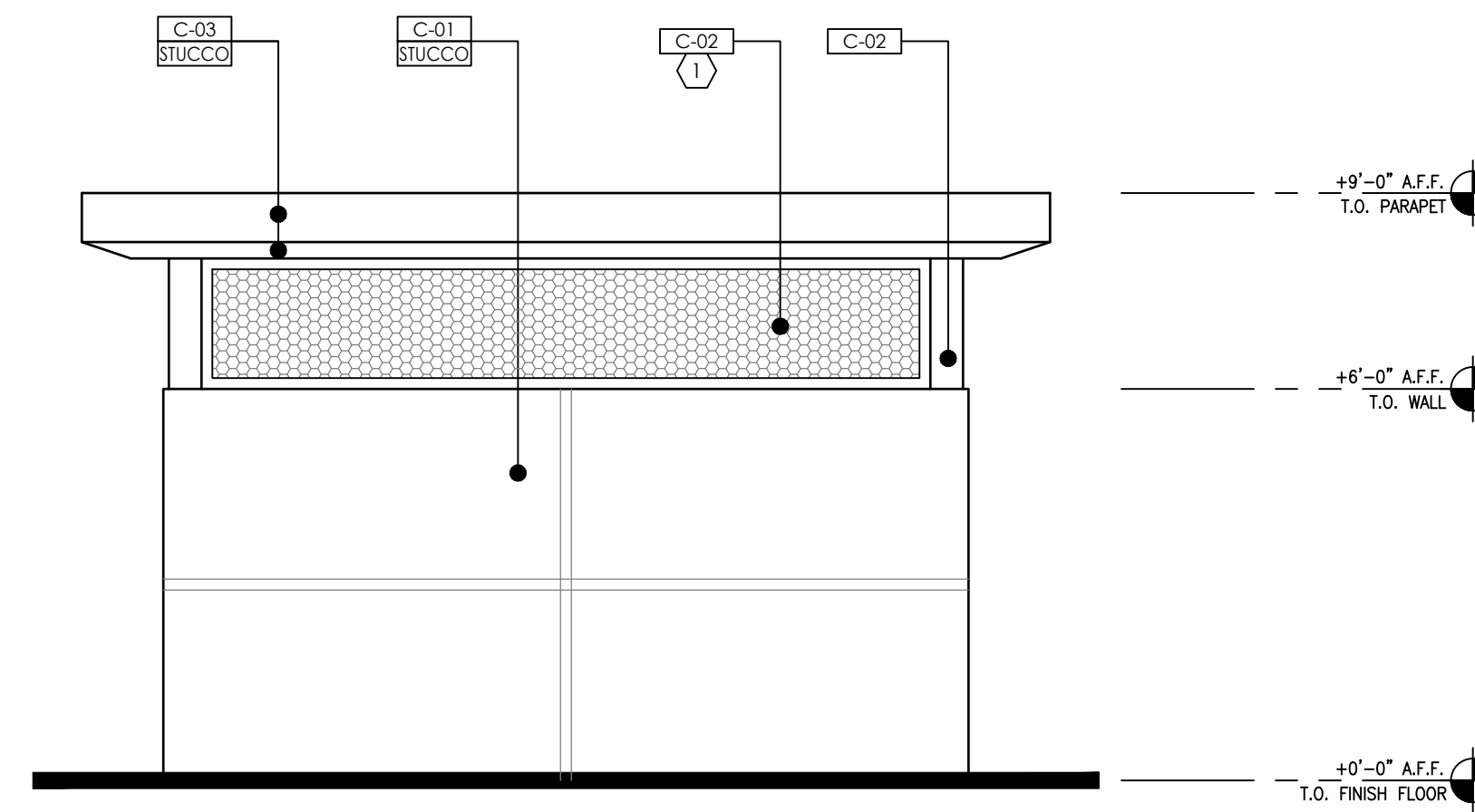
PROJECT NO.
2203085



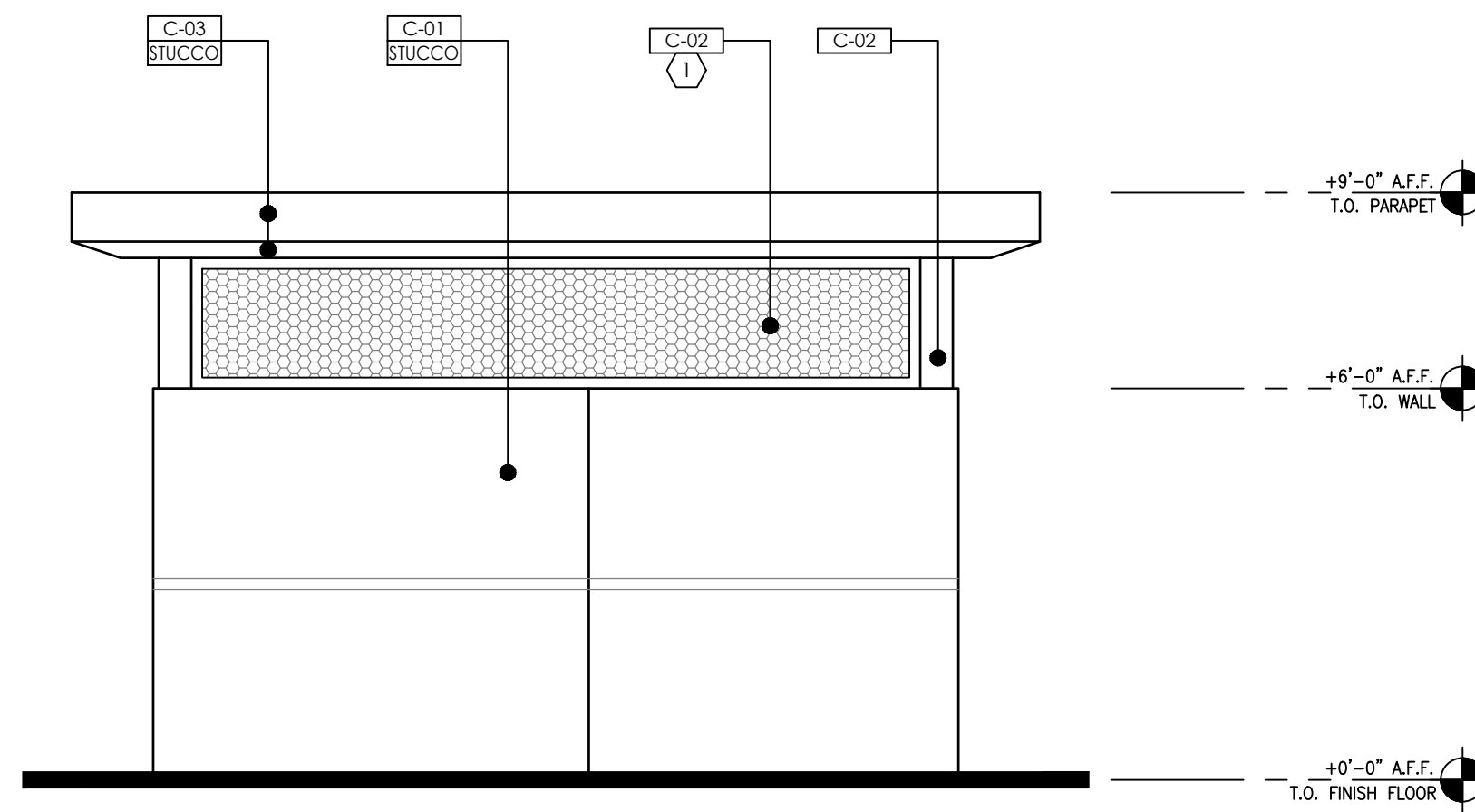
TRASH ENCLOSURE FLOOR PLAN
SCALE: 3/16"=1'-0"



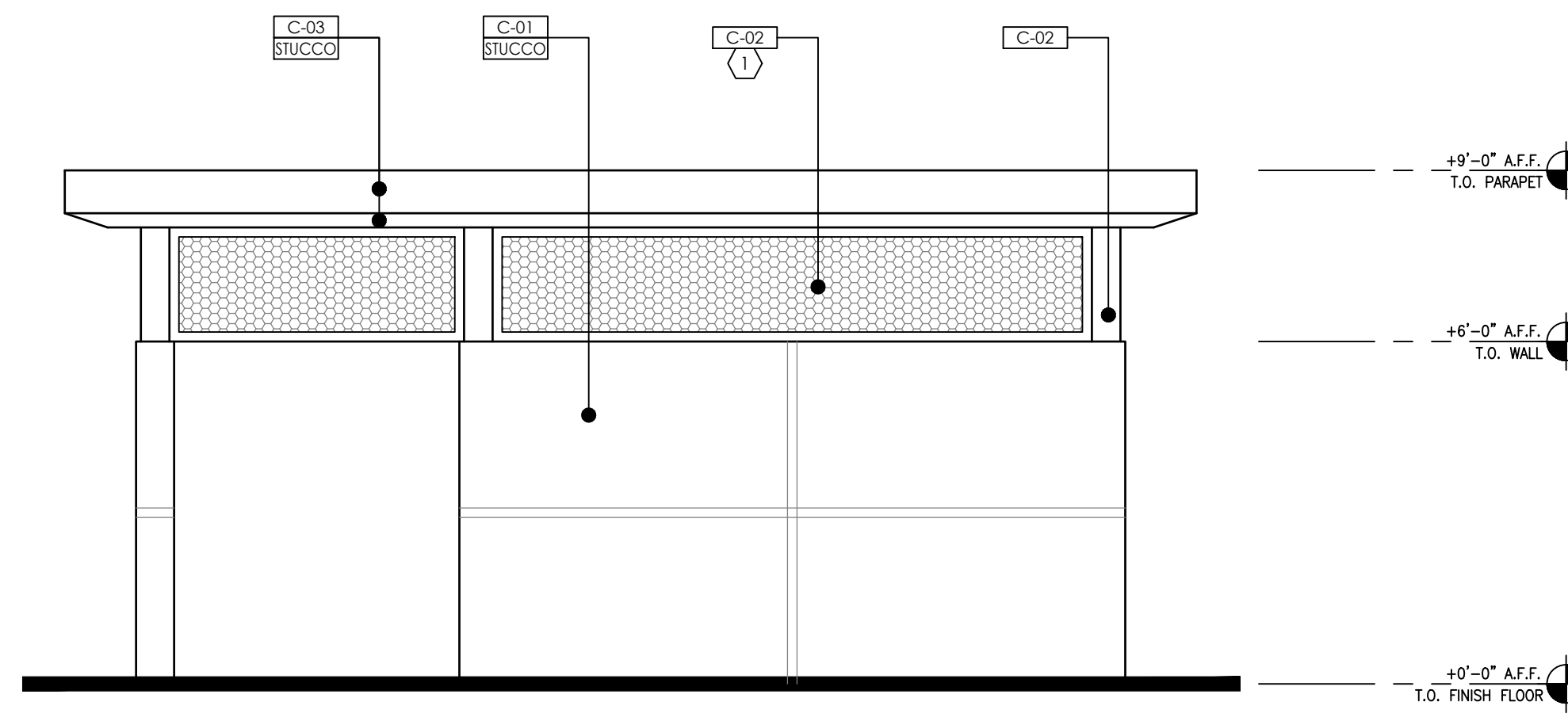
FRONT ELEVATION
SCALE: 3/16"=1'-0"



2 SIDE ELEVATION
SCALE: 3/16"=1'-0"



3 SIDE ELEVATION
SCALE: 3/16"=1'-0"



4 REAR ELEVATION
SCALE: 3/16"=1'-0"

KEYED NOTES:

1 PRE-FABRICATED METAL ACCENTS BETWEEN CMU AND TOP COVER TO SECURE OPEN AREAS TO PREVENT ILLEGAL DUMPING

EXTERIOR PAINTS:

- P-1 ICI #A0070, "SOUTHERN SHADOW" COLOR SPECIFY #40YY 74/056
- P-2 ICI #A0301, "BABBITT BROWN" COLOR SPECIFY #13YR 07/157

MATERIAL LEGEND:

- STUCCO 7/8" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS; TEXTURE: FINE SAND FINISH
- STONE ELDORADO STONE, COSTAL LEDGESTONE COLOR: SANTA CRUZ
- SIDING FIBER CEMENT SIDING, ALLURA, TRADITIONAL LAP COLOR: COLORMAX MAPLE
- ROOF STANDING SEAM METAL ROOF COLOR: MATCH P-2

EMPIRE DESIGN GROUP Inc.

511 N Main St.
Lake Elsinore, CA 92530
951-696-1490
EmpireDesignGroup.biz

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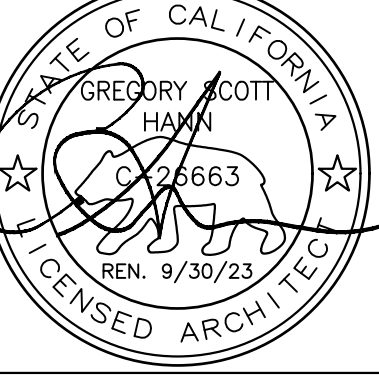
CLIENT:

MORENO BEACH STATION, LLC

EXPRESS CARWASH
SWC ALESSANDRO BLVD. & MORENO BEACH DR.
MORENO VALLEY, CA 92555

ARCHITECT OF RECORD:
GREGORY S. HANN, AIA
511 N MAIN STREET
LAKE ELSINORE, CA 92530
TEL: 951-696-1490
CELL: 951-809-7601
E-MAIL: ghann@empiregr.biz

SEAL:



Date: OCTOBER 14, 2022
Project Number: EDG#04754.02

NO.	DATE	REVISION DESCRIPTION
1	2-1-23	1ST PLANNING CORRECTIONS
2	3-27-23	2ND PLANNING CORRECTIONS

DESIGNED BY: GH

CHECKED BY: GH

DRAWN BY: AH

DRAWING TITLE:

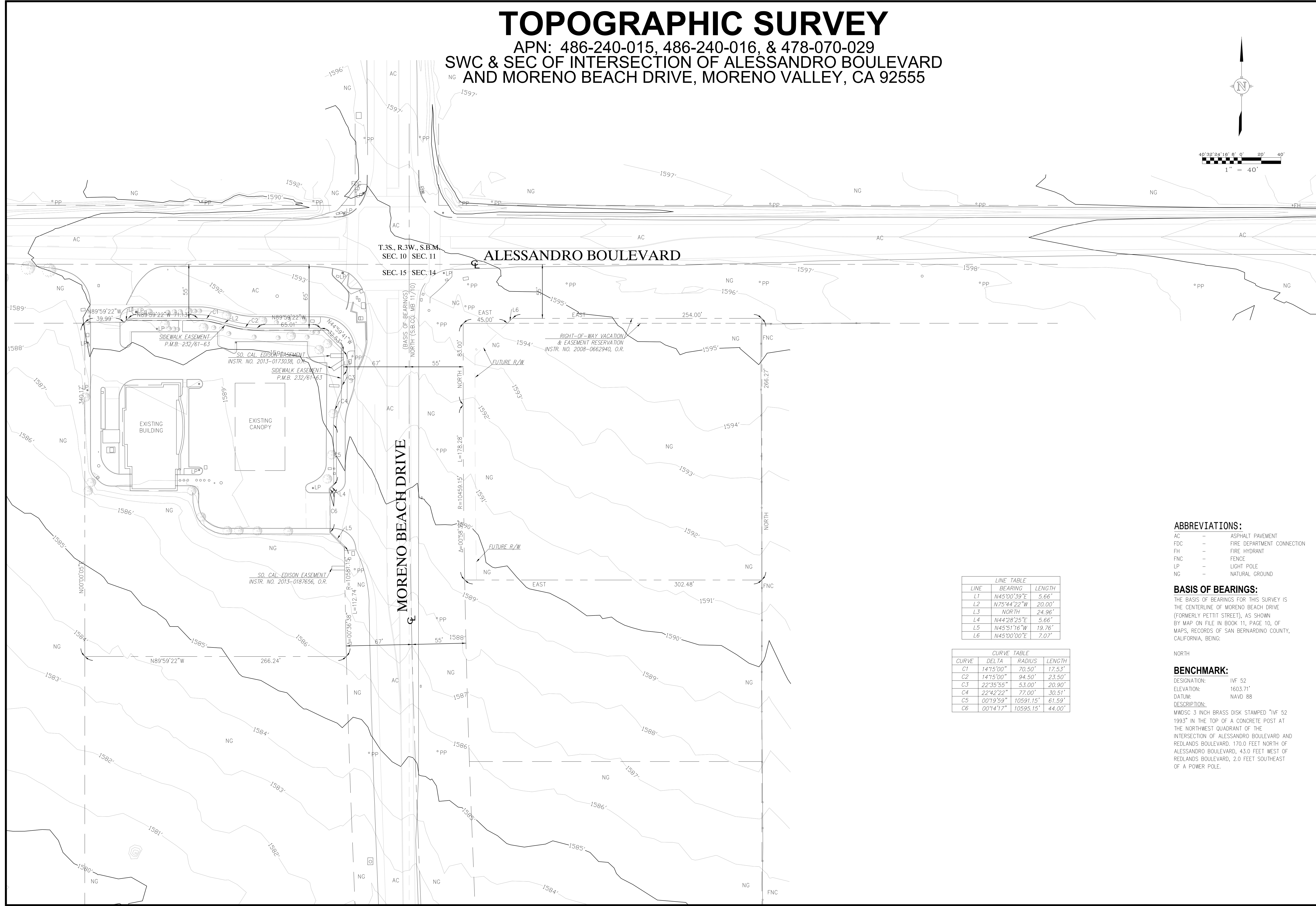
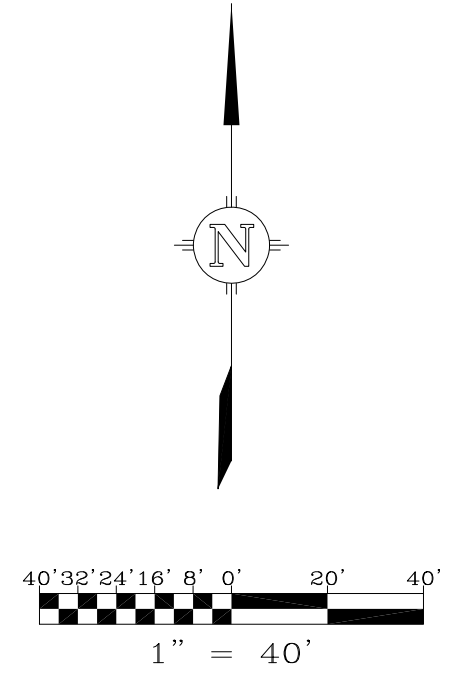
TRASH ENCLOSURE PLAN

SHEET NO:

TE 1.0

TOPOGRAPHIC SURVEY

APN: 486-240-015, 486-240-016, & 478-070-029
SWC & SEC OF INTERSECTION OF ALESSANDRO BOULEVARD
AND MORENO BEACH DRIVE, MORENO VALLEY, CA 92555

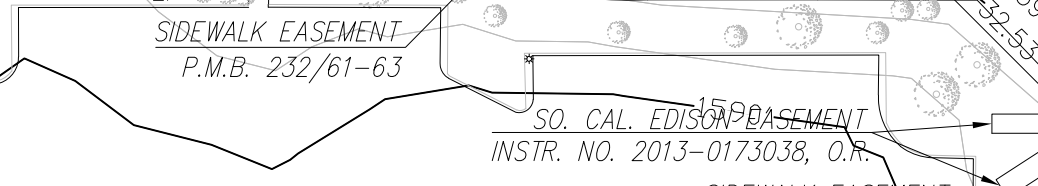
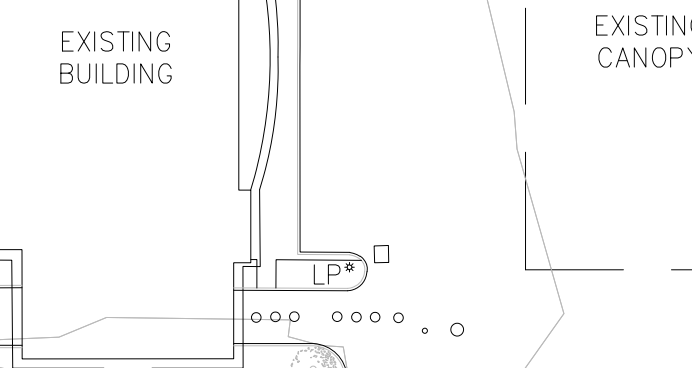


T.3S., R.3W., S.B.M.
SEC. 10 SEC. 11

SEC. 15 SEC. 14

ALESSANDRO BOULEVARD

MORENO BEACH DRIVE



RIGHT-OF-WAY VACATION
& EASEMENT RESERVATION
INSTR. NO. 2008-0662940, O.R.

FUTURE R/W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N45°00'39"E	5.66'
L2	N75°44'22"W	20.00'
L3	NORTH	24.96'
L4	N44°28'25"E	5.66'
L5	N45°51'16"W	19.76'
L6	N45°00'00"E	7.07'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	14°15'00"	70.50'	17.53'
C2	14°15'00"	94.50'	23.50'
C3	22°35'55"	53.00'	20.90'
C4	22°42'22"	77.00'	30.51'
C5	00°19'59"	10591.15'	61.59'
C6	00°14'17"	10595.15'	44.00'

ABBREVIATIONS:
AC - ASPHALT PAVEMENT
FDC - FIRE DEPARTMENT CONNECTION
FH - FIRE HYDRANT
FNC - FENCE
LP - LIGHT POLE
NG - NATURAL GROUND

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MORENO BEACH DRIVE (FORMERLY PETTIT STREET), AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 10, OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, BEING:

NORTH
BENCHMARK:
DESIGNATION: IVF 52
ELEVATION: 1603.71'
DATUM: NAVD 88
DESCRIPTION:
MWDC 3 INCH BRASS DISK STAMPED "IVF 52 1993" IN THE TOP OF A CONCRETE POST AT THE NORTHWEST QUADRANT OF THE INTERSECTION OF ALESSANDRO BOULEVARD AND REDLANDS BOULEVARD, 170.0 FEET NORTH OF ALESSANDRO BOULEVARD, 43.0 FEET WEST OF REDLANDS BOULEVARD, 2.0 FEET SOUTHEAST OF A POWER POLE.

REVISIONS:

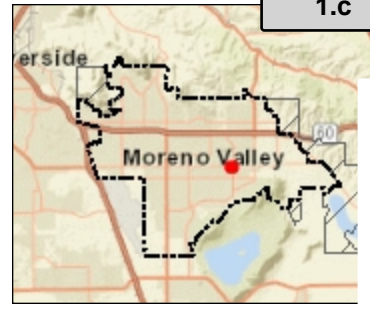
PLUMP ENGINEERING, INC.
CONSULTING ENGINEERS IN STRUCTURAL,
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914 E. KATELLA AVENUE
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(714) 385-1835 FAX (714) 385-1834



TOPOGRAPHIC SURVEY
APN: 486-240-015, 486-240-016, & 478-070-029
SWC & SEC OF INTERSECTION OF ALESSANDRO BOULEVARD AND
MORENO BEACH DRIVE, MORENO VALLEY, CA 92555
PREPARED FOR: MR. BRYAN ALBERRE

SHEET 1 OF 1 SCALE: 1" = 40'
DATE: 06/07/2022
FILE NO. 2203085
DRAWN BY: GSM
CHKD. BY: GSM

Zoning Map



Legend

- Zoning**
- Commercial
- Center Mixed Use
- Downtown Center
- Corridor Mixed Use
- Industrial/Business Park
- Public Facilities
- Highway Office/Commercial
- Office
- Business Flex
- Large Lot Residential
- Residential Agriculture 2 DU/AC
- Residential 2 DU/AC
- Suburban Residential
- Multi-family
- Open Space/Park
- Master Plan of Trails**
- Bridge
- Improved
- Multiuse
- Proposed
- Regional
- State
- Road Labels**
- Parcels

315.5 0 157.74 315.5 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

Print Date: 8/16/2023

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

Notes:

Zone: CC

Attachment: Zoning Map (6366 : PEN23-0261 Plot Plan to develop a 3,500 square-foot express car wash