

# Request for Proposals for Development of City-Owned Property

(APNs: 486-280-044 and 486-280-059)



Moreno Valley City Hall  
14177 Frederick Street  
Moreno Valley, CA 92552-0805

ISSUED:  
PROPOSALS DUE:

June 24, 2019  
August 23, 2019  
5:00 P.M.

## TABLE OF CONTENTS

SECTION 1:	PROJECT SUMMARY .....	4
	Property Highlights	
	Development Vision	
SECTION 2:	PROJECT INTRODUCTION .....	4
	Community Overview	
	Site Overview	
	Available Analysis	
	General Project Comments / Standard Conditions of Approval	
SECTION 3:	PROPOSAL QUESTIONS .....	8
SECTION 4:	TIMELINES .....	9
SECTION 5:	INQUIRIES .....	9
SECTION 6:	DEVELOPER'S RESPONSIBILITIES .....	9
	Entitlements	
	Predevelopment Costs	
	Deposit	
	Legislative Action	
	Financing	
	Construction	
SECTION 7:	PROPOSAL INSTRUCTIONS.....	11
SECTION 8:	STANDARD TERMS AND CONDITIONS .....	13
	Contractor Indemnification	
	Additional Indemnity Obligations	
	Intellectual Property	
	Public Record	
	Assignment	
	RFP Addenda	
	Civil Rights Compliance / Equal Opportunity Assurance	
APPENDIX A: General Development Comments / Standard Conditions of Approval		
APPENDIX B: Request For Proposal Submittal Cover Sheet		

## Section 1 PROJECT SUMMARY

The City of Moreno Valley (“City”) is seeking development proposals (“Proposals”) from qualified firms (“Developers”) for the opportunity to purchase and develop City-owned property at the southeast corner of Alessandro Boulevard and Lasselle Street.

Because of its prime location, the City Council considers this property (“Site”) an important site that offers unique commercial development opportunities. Currently, the property is zoned residential. The site, however, is ideal for commercial development with strong new residential development and high traffic counts at the intersection on Alessandro and Lasselle. The site is also in close proximity to Riverside University Health System Medical Center (County hospital), Kaiser Permanente Hospital, and Moreno Valley College. In addition, this site is in close proximity to the World Logistics Center, which is the largest corporate industrial business park in California with over 40.6 million sq. ft. of industrial corporate space on over 2600 acres. The City will consider rezoning the property to commercial development for a high quality commercial retail center.

### DEVELOPMENT VISION

The vision for the property’s development is for a **high quality commercial development**. The City will look at Developer proposals and prioritize them according to types and quality of tenant mix, tax revenue generation, job creation potential, market demand, and economic and financial benefit to the City. The City will consider rezoning to maximize the economic and financial benefits. Note: all land use changes will require Planning Commission and City Council approval.

## Section 2 PROJECT INTRODUCTION

### COMMUNITY OVERVIEW

Situated in the fastest-growing region of the United States, Moreno Valley in California’s Inland Empire is only an hour away from Los Angeles, Orange and San Diego counties and less than three hours from Nevada, Arizona and Mexico. The City’s ideal southern California location makes it simple to access sophisticated and convenient transportation systems. Moreno Valley’s own March Inland Port Airport, part of the March Air Reserve Base, allows for air cargo and private corporate flights, while passengers can choose from five international airports within an hour’s drive. The City also offers multiple highway, rail and bus options.

At an annual growth rate of 4.99%, Moreno Valley’s population of 212,000 is booming. 2.3+ million people live within a 20-mile trade radius and form a strong workforce of 1.1

million. This solid growth has propelled the City to becoming the second largest population in Riverside County and the twenty-first in California.

Moreno Valley led the region in industrial absorption with more than 8.4 million square feet of new industrial corporate facilities constructed and absorbed in the past two years.

Recent industrial attraction successes include distribution facilities for Aldi Foods, two Amazon buildings, Deckers Outdoor, Fisher & Paykel, Floor & Decor, Harbor Freight Tools, Harman Kardon, Legrand North America, Lowe's Home Improvement, Medline, Procter & Gamble, ResMed, Ross Dress For Less, Skechers USA, Serta Simmons Bedding, Sherman Williams Paint, Solaris Paper, United Material Handling, United Natural Foods, Walgreens, and others. In addition, the approved World Logistics Center offers another 40.6 million square feet on 2,600 acres – the largest industrial corporate business campus in California.

Moreno Valley is also emerging as a destination for advanced manufacturers. Karma Automotive (formerly Fisker Karma) occupies a 555,000 square foot facility in which they build the Karma Revero, and AMRO Fabricating Corporation manufactures missiles, launch vehicles, and spacecraft.

Riverside County's hospital headquarters (Riverside University Health System Medical Center) is located in Moreno Valley, along with Kaiser Permanente. Both campuses are expanding their facilities to meet strong regional demand. Several post-acute care / supportive medical facilities are developing as well.

The City has a strong workforce of more than 88,000, with more than 1.1 million in a 20-mile radius. March Air Reserve Base is the City's largest employer with 9,600 full-time employees. The second largest is Amazon with 7,500. Many of the largest employers work closely with the City's Employment Resource Center for assistance filling their hiring needs.

Moreno Valley provides ample shopping opportunities with 2 regional shopping destinations and 40 shopping plazas. Major tenants include Costco, SuperTarget, Home Depot, Lowe's Home Improvement, Macy's, Burlington, TJ Maxx/HomeGoods, Ulta, BevMo and more. Moreno Valley's chain restaurants outperform the national average by as much as 25.6%.

The housing market is booming, too. Residential construction is adding new housing with more than 7,000 single and multi-family units under development. Average Household Income is now over \$78,000.

Three colleges – the University of California, Riverside, California Baptist University and Moreno Valley College – attract more than 40,000 students to the community each year.

In total, 44 universities and community colleges educate 225,655 undergraduates within 50 miles of the City. Visit [www.morenovalleybusiness.com](http://www.morenovalleybusiness.com) for more information on the City.

## SITE OVERVIEW

The City-owned Site consists of two adjoining lots that offer a combined 8.78 acres at the southeast corner of Alessandro Boulevard and Lasselle Street in Moreno Valley, CA. The Site was previously identified for development of affordable housing. However, due to its strategic location along two major arterial streets, increase in residential development in the area, and strong job growth, this site possesses tremendous commercial development opportunity.

- 8.78 acres
- Near Riverside University Health System Medical Center (County hospital), Kaiser Permanente Hospital, and Moreno Valley College
- Alessandro Boulevard is an arterial that connects to Interstate 215
- Substantial traffic count: 32,000 cars per day (Alessandro Boulevard)

## AVAILABLE ANALYSIS

The City completed substantial technical analysis of the Site to allow for the previously proposed residential project. The information is provided as reference only. The City does not warrant or represent the accuracy or relevance of these studies to the Developer's proposed project. The selected Developer may need to amend and/or pursue new studies to support the Developer's proposed project.

The site analysis information listed below is available on the Economic Development Department's website at <https://www.morenovalleybusiness.com/opportunities/>:

- Economic Development Map
- Demographics (City and 20 mile trade area)
- Commercial Development Marketing Sheet
- Preliminary Title Report
- Plat Map 1
- Plat Map 2
- Street Rehabilitation Plans
- Road and Storm Drain Improvement Plans
- Final Conditions of Approval (previous residential development)

## GENERAL PROJECT COMMENTS / STANDARD CONDITIONS OF APPROVAL

The intended outcome of this Request for Proposals (“RFP”) process is the development of an Exclusive Right to Negotiate agreement (“ERN”) that will establish terms and conditions, and further define the scope, design, overall use and development of the Project upon which the selected Developer can purchase and develop the preferred project on the City Parcels.

During the RFP period, Developers and their employees, agents or representatives, shall have the right of reasonable access to the City Parcels during normal business hours for the purposes of inspecting the City Parcels, undertaking any necessary soils tests and otherwise conducting due diligence to ensure that the City Parcels are suitable for Developer’s intended use. Notwithstanding anything else in this Request for Proposals, Developer shall defend, indemnify and hold the City, its employees, officers and agents, harmless from any injury, property damage or liability arising out of the exercise by Developer of this right of access, other than injury, property damage or liability relating to the gross negligence or willful misconduct of the City or its officers, agents or employees.

The City also submits general comments / standard conditions that Developers should be mindful of as proposals are prepared. Please refer to Appendix A.

### **Section 3: PROPOSAL QUESTIONS**

To evaluate the alternatives and select the appropriate Developer, the City is requesting development proposals that will help the City finalize its vision and move ahead with property disposition and development. Proposals must respond to the following questions:

1. Description of the Developer’s proposed project:
  - a. Size in acres and/or square feet of building space
  - b. Type of use(s) planned
  - c. List of potential tenants proposed for the site
  - d. Preliminary site lay out and conceptual design
  
2. Description of the Developer’s experience developing commercial projects elsewhere:
  - a. Name and location of project(s)
  - b. Description of project(s) with tenant mix within each project
  - c. Completion date of project(s)
  - d. Experience in dealing with other City projects and/or have experience in purchasing government property for private development

3. Explanation of the role the Developer’s organization will play in the proposed project and a list of other partners and their roles (if any).
4. The proposed general timeframe for the development of the Developer’s proposed project.
5. Description of the benefit(s) your proposed project brings to the City including:
  - a. Land sale price offer to purchase the site
  - b. Projected property tax revenues from the project
  - c. Projected sales tax and other revenues from the project (if applicable)
  - d. Projected number of direct jobs
  - e. Other benefits to the City

#### **Section 4: TIMELINES**

Release Request for Proposals.....	June 24, 2019
Deadline for Submittal of Proposals .....	5:00 p.m., August 23, 2019
Evaluation of Submission by City .....	August 26-September 13, 2019
Preliminary presentations to City Council.....	September 17, 2019
City Council Considers Exclusive Right to Negotiate .....	October 1, 2019

#### **Section 5: INQUIRIES**

Please direct all inquiries concerning this RFP to:  
City of Moreno Valley  
Attn: Mike Lee, Economic Development Director  
14177 Frederick Street  
Moreno Valley, CA 92552-0805  
Telephone: 951.413.3238  
Email: [mikel@moval.org](mailto:mikel@moval.org)

#### **Section 6: DEVELOPER’S RESPONSIBILITIES**

Following Developer selection and execution of an Exclusive Right to Negotiate agreement, Developer shall proceed with detailed due diligence, pre-development, and entitlement activities while working with City to negotiate a Purchase and Sale Agreement for the property.

As the future viability of the commercial development is critical to the success of the project, the City will require some form of recorded maintenance and security covenant on the property as part of the Purchase and Sales Agreement.

The City anticipates that the general scope of the successful Developer team's responsibilities would include, but not be limited to:

### **Entitlements**

The Developer shall be responsible for all aspects of the Project including pre-development planning, environmental review and design. The selected Developer shall be responsible, at its sole expense, for obtaining all land use entitlements and other government approvals required for its proposed Project.

During the Negotiation Period, the selected Developer shall prepare and process an Initial Study and undertake all other actions required under CEQA for City approval of the Project, at Developer's cost. In addition to the Initial Study, Developer may, during the Negotiation Period, without any guaranty of approval therefor, seek City approval of a General Plan amendment, zone change, and any subdivision entitlements that may be required for the development of the Project.

### **Predevelopment Costs**

The selected Developer shall bear all predevelopment costs relating to this project. All fees or expenses of engineers, architects, financial consultants, attorneys, planning or other consultants or contractors retained by Developer for any study, analysis, evaluation, report, schedule, estimate, environmental review, surveys, planning and/or design activities, drawings, specifications or other activity or matter relating to the Project shall be the sole responsibility of and undertaken at the sole cost and expense of Developer and no such activity or matter shall be deemed to be undertaken for the benefit of, at the expense of, or in reliance upon the City.

### **Deposit**

The selected Developer shall reimburse the City for the actual out-of-pocket costs and expenses incurred (consultants' fees, title reports, and appraisal costs) in negotiating and preparing the Purchase and Sale Agreement and fulfilling its obligations under this Agreement ("Reimbursable Costs"). Developer shall deposit with the City the sum of Seventy-Five Thousand Dollars (\$75,000.00) ("Deposit Funds"). The Deposit Funds shall be used and applied from time to time by the City to pay itself for the Reimbursable Costs.

## **Legislative Action**

City and Developer acknowledge that the City must exercise its independent legislative authority in making any and all findings and determinations required of it by law concerning the City Parcels. Developer selection does not restrict the legislative authority of the City in any manner whatsoever and does not obligate the City to enter into the Exclusive Right to Negotiate Agreement or to take any course of action with respect to the Project.

## **Financing**

The Developer shall be responsible for providing funding for the Project, whether it be in the form of debt financing, equity, tax credits or a combination of these methods. If debt financing is used, no financial risk or credit risk shall be imposed upon or borne by the City.

## **Construction**

The Developer shall be responsible for demolition, construction and commissioning of the Project including obtaining all permits, fees, and approvals necessary for construction of the Project.

## **Section 7: PROPOSAL INSTRUCTIONS**

A complete, concise and professional response to this RFP will enable the City to identify the Developer who will provide the highest benefit to the City and will be indicative of the level of the Developer's experience and commitment to the proposed project. Proposals must demonstrate that the approach, design, and financing plan for the proposed project will allow the project's successful development and delivery.

The following minimum information should be provided in each proposal and will be utilized in evaluating each proposal submitted. To expedite the evaluation of proposals, submittals should be no more than thirty pages. Proposals should include the following items:

- Request For Proposal Submittal Cover Sheet (see template – Appendix B).
- Detailed completion of Questions 1 thru 6 in Section 3: Scope of Development which shall include the following:
  - The firm / team's statement of qualifications.
  - A narrative description that expresses the firm / team's understanding of the project and vision for development. The narrative should reflect the respondent's

- development design intent, strategy and implementation expertise, and understanding of the scope of work.
- Resumes with related expertise of the specific Developer and any other consultant or subcontractor resumes with relevant expertise and experience.
  - Descriptions of the firm's / team's last three completed projects that demonstrate the Developer's:
    - Experience in working with municipalities and/or other public agencies to develop commercial development.
    - Ability to complete projects of a similar size, scope, and purpose in a timely manner.
    - Description of any other completed projects (representative examples) of similar types of projects. Include current addresses, telephone numbers, and the names of reference contacts for each project. Similar project descriptions should be submitted for all subcontractors.
  - Proposed offer price to purchase the Site.
  - Proposed tenants and tenant mix for the development.
  - Analysis of the proposed job creation potential, market demand, and the economic and financial benefits of various potential uses proposed for the Site.
  - A proposed approach for undertaking this development, including
    - Detailed scope of work and
    - Schedule for predevelopment analysis, entitlement review, construction, etc.
  - Standard statements:
    - A statement that this RFP shall be incorporated in its entirety as a part of the Developer's proposal.
    - A statement that this RFP and the Developer's proposal will jointly become part of the "Exclusive Right to Negotiate" ("ERN") agreement for this project when the ERN is fully executed by the Developer and the City Manager of Moreno Valley,
    - A single and separate section "EXCEPTIONS TO THE CITY'S REQUEST FOR PROPOSAL" containing a complete and detailed description of any/all of the exceptions to the provisions and conditions of this Request for Proposal upon which the Developer's proposal is contingent and which shall take precedent over this RFP,
    - A statement that the Developer will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin.

The City will not be liable for any expenses incurred by Developers responding to this solicitation. All material submitted will be kept by the City.

## **Section 8: STANDARD TERMS AND CONDITIONS**

The City has the sole authority to select a Developer for this project and reserves the right to reject any and all proposals and to waive any informality or minor defects in proposals received.

The City reserves the right to retain all proposals submitted and to use any ideas in a proposal, regardless of whether that proposal is selected. Submission of a proposal indicates acceptance by the proposing Developer of the conditions contained in this Request for Proposals, unless clearly and specifically noted.

The City will not pay for any information requested, nor is it liable for any costs incurred by the Developers in preparing and submitting proposals.

### **CONTRACTOR INDEMNIFICATION**

Developer shall indemnify, defend and hold the City, the Moreno Valley Housing Authority, and the Moreno Valley Community Services District (CSD), their officers, agents and employees harmless from any and all claims, damages, losses, causes of action and demands, including, without limitation, the payment of all consequential damages, expert witness fees, reasonable attorney's fees and other related costs and expenses, incurred in connection with or in any manner arising out of Developer's performance of the work contemplated by this RFP. Submitting a response to this RFP signifies that the Developer is not covered under the City's general liability insurance, employee benefits, or worker's compensation. It further establishes that the Developer shall be fully responsible for such coverage. Developer's obligation to indemnify shall survive expiration or termination of this RFP and shall not be restricted to insurance proceeds, if any, received by the City, the Moreno Valley Housing Authority, and the CSD, and their officers, agents and employees.

### **ADDITIONAL INDEMNITY OBLIGATIONS**

Developer shall defend, with counsel of City's choosing and at Developer's own cost, expense and risk, any and all claims, suits, actions or other proceedings of every kind that may be brought or instituted against City, the Moreno Valley Housing Authority, and the CSD, and their officers, agents and employees as a result of this RFP. Developer shall pay and satisfy any judgment, award or decree that may be rendered against City, the Moreno Valley Housing Authority, and the CSD, and their officers, agents and employees as part of any such claim, suit, action or other proceeding. Developer shall also reimburse City for the cost of any settlement paid by City, the Moreno Valley Housing Authority, and the CSD, and their officers, agents and employees as part of any such claim, suit, action or other proceeding. Such reimbursement shall include payment for City's attorney's fees and costs, including expert witness fees. Developer shall reimburse

City, the Moreno Valley Housing Authority, and the CSD, and their officers, agents and employees for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided.

## INTELLECTUAL PROPERTY

Any system or documents developed, produced or provided in response to this RFP, including any intellectual property discovered or developed by Developer in the course of performing or otherwise as a result of its work, shall become the sole property of the City unless explicitly stated otherwise in the RFP response. The Developer may retain copies of any and all material, including drawings, documents, and specifications, produced by the Developer in performance of this proposal. The City and the Developer agree that to the extent permitted by law, until final approval by the City, all data shall be treated as confidential and will not be released to third parties without the prior written consent of both parties.

## PUBLIC RECORD

Proposals received will become the property of the City. All proposals, evaluation documents, and any subsequent contracts will be subject to public disclosure per the “California Public Records Act,” California Government Code, sections 6250 – 6270. All documents related to this solicitation will become public records once discussions and negotiations with proposers have been fully completed and an award has been announced.

Appropriately identified trade secrets will be kept confidential to the extent permitted by law. Any proposal section alleged to contain proprietary information will be identified by the proposer in boldface text at the top and bottom as “PROPRIETARY.” Designating the entire proposal as proprietary is not acceptable and will not be honored. Submission of a proposal will constitute an agreement to this provision for public records. Pricing information is not considered proprietary information.

## ASSIGNMENT

Developer selection includes consideration of the merits of the firm / team. Assignment of the proposal is discouraged and the City reserves the right to cancel the contract if the contract is assigned without City’s written consent.

## RFP ADDENDA

The City may determine it is necessary to revise any part of this solicitation. Revisions will be made by written addenda and it is the Developer’s responsibility to understand and comply with any addenda to this solicitation. Addenda may be posted on the City’s

website, <https://www.morenovalleybusiness.com/opportunities/>, under Alessandro and Lasselle RFP and may contact EDD:

City of Moreno Valley  
Attn: Mike Lee, Economic Development Director  
14177 Frederick Street  
Moreno Valley, CA 92552-0805  
Telephone: 951.413.3460  
Email: [mikel@moval.org](mailto:mikel@moval.org)

#### CIVIL RIGHTS COMPLIANCE/EQUAL OPPORTUNITY ASSURANCE

Developer will be in compliance with the applicable provisions of the Americans with Disabilities Act of 1990, and will be an equal opportunity employer as defined by Title VII of the Civil Rights Act of 1964, including the California Fair Employment and Housing Act of 1980. As such, Developer will not discriminate against any person on the basis of race, religious creed, color, national origin, ancestry, disability, medical condition, marital status, age or sex with respect to hiring, application for employment, tenure or terms and conditions of employment. In addition, the City of Moreno Valley, as defined in Resolution NS-20,137 and Ordinance 92-11, further prohibits discrimination on the basis of sexual orientation, height, weight and physical characteristics. Developer agrees to abide by all of the foregoing statutes, regulations, ordinances and resolutions.

SEE APPENDICES – IN SEPARATE DOCUMENTS

## APPENDIX A: GENERAL DEVELOPMENT COMMENTS / STANDARD CONDITIONS OF APPROVAL

In the event the developer is selected for the project, the following are City's general conditions/ standard conditions of approval that may be required by the City for the project. Additional conditions/condition may be required during the development process. **Please read these carefully as they may restrict the design, layout and marketability of the developer's project.**

### Public Works Department | LAND DEVELOPMENT ENGINEERING DIVISION

- This project shall submit civil engineering design plans, reports and/or documents (prepared by a registered/licensed civil engineer) for review and approval by the City Engineer per the current submittal requirements, prior to the indicated threshold or as required by the City Engineer. The submittal consists of, but is not limited to, the following:
  - a. Rough grading with erosion control plan (prior to grading permit issuance);
  - b. Precise grading with erosion control plan (prior to grading permit issuance);
  - c. Street / storm drain with striping, sewer / water plans, etc. (prior to encroachment permit issuance);
  - d. Final drainage study (prior to grading plan approval);
  - e. Final WQMP (prior to grading plan approval);
  - f. Easements and dedications (prior to building permit issuance);
  - g. As-Built revisions for all plans (prior to Occupancy release).
  
- Prior to rough grading plan approval, pavement core samples of existing pavement may be taken and findings submitted to the City for review and consideration of pavement improvements. The City will determine the adequacy of the existing pavement structural section. If the existing pavement structural section is found to be adequate, the developer may still be required to perform a one-tenth inch grind and overlay or slurry seal, depending on the severity of existing pavement cracking, as required by the City Engineer. If the existing pavement section is found to be inadequate, the developer shall replace the pavement to meet or exceed the City's pavement structural section standard.
  
- Prior to grading plan approval, submit a final detailed drainage study (prepared by a registered licensed civil engineer) for review and approved by the City Engineer. The study shall include, but not be limited to: existing and proposed hydrologic conditions as well as hydraulic calculations for all drainage control

devices and storm drain lines. The study shall analyze 1, 3, 6 and 24-hour duration events for the 2, 5, 10 and 100-year storm events [MC 9.14.110(A.1)]. A digital (pdf) copy of the approved drainage study shall be submitted to the Land Development Division. Any identified storm drain facilities (private and public) needed to support the project shall be designed and constructed as part of the project.

- Prior to grading plan approval, submit a final project-specific Water Quality Management Plan (WQMP) 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.

- Prior to grading plan approval, submit a Storm Water Pollution Prevention Plan (SWPPP) in conformance with the State's current Construction Activities Storm Water General Permit. A copy of the current SWPPP shall be kept at the project site and be available for review upon request.
- Prior to grading plan approval, the developer may be require to dedicate right of way.
- Prior to grading permit, provide 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(0)]
- Prior to grading permit: 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]

- Prior to grading permit: Prior to the payment of the Transportation Uniform Mitigation Fee (TUMF), the developer may enter into a TUMF Improvement Credit Agreement to secure credit for the construction of applicable improvements. If the developer fails to complete this agreement by the timing specified above, credits may not be given. The developer shall pay current TUMF fees adopted by the City Council. [Ord. 835 § 2.1, 2012] [MC 3.44.060]
- Prior to building permit, submit a Tentative Map or Lot Line Adjustment, as necessary.
- The developer shall complete all public improvements in conformance with current City standards, except as noted in the Special Conditions, including but not limited to the following:
  - a. Street improvements including, but not limited to: pavement, base, curb and/or gutter, cross gutters, spandrel, sidewalks, drive approaches, pedestrian ramps, street lights (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. Undergrounding 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.

## **Public Works Department | CAPITAL PROJECTS ENGINEERING**

- Improvements within the public right of way must be in compliance with City Standards. The City's Standard Engineering Plans can be found online at [http://www.moval.org/city\\_hall/departments/pub-works/standards/standards-main.shtml](http://www.moval.org/city_hall/departments/pub-works/standards/standards-main.shtml)
- Onsite improvements must provide an adequate drainage system

## Public Works Department | SPECIAL DISTRICTS DIVISION

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

### Prior to Building Permit Issuance:

- SD-1 (BP) Prior to the issuance of the first building permit for this project, the Developer shall pay Advanced Energy fees for all applicable Residential and Arterial Street Lights required for this development. Payment shall be made to the City of Moreno Valley and collected by the Land Development Division. Fees are based upon the Advanced Energy fee rate in place at the time of payment, as set forth in the current Listing of City Fees, Charges, and Rates adopted by City Council. The Developer shall provide a copy of the receipt to the Special Districts Division ([specialdistricts@moval.org](mailto:specialdistricts@moval.org)). Any change in the project which may increase the number of street lights to be installed will require payment of additional Advanced Energy fees at the then current fee. Questions may be directed to the Special Districts Division at 951.413.3480 or [specialdistricts@moval.org](mailto:specialdistricts@moval.org).
- SD-2 (BP) This project has been identified to potentially be included in the formation of a Map Act Area of Benefit Special District for the construction of major thoroughfares and/or freeway improvements. The property owner(s) shall participate in such District and pay any special tax, assessment, or fee levied upon the project property for such District. At the time of the public hearing to consider formation of the district, the property owner(s) will not protest the formation, but will retain the right to object any eventual assessment that is not equitable should the financial burden of the assessment not be reasonably proportionate to the benefit the affected property obtains from the improvements to be installed. The Developer must notify the Special Districts Division at 951.413.3480 or at [specialdistricts@moval.org](mailto:specialdistricts@moval.org) of its selected financial option when submitting an application for the first building permit to determine whether the development will be subjected to this condition. If subject to the condition, the special election requires a 90 day process in compliance with the provisions of Article 13C of the California Constitution. (Street & Highway Code, GP Objective 2.14.2, MC 9.14.100).
- SD-3 (BP) This project is conditioned for a proposed district to provide a funding source for the operation and maintenance of public improvements and/or services associated with new development in that territory. The Developer shall satisfy

this condition with one of the options outlined below.

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

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

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

SD-4 This project is conditioned to provide a funding source for the following special financing program(s):

- a. Street Lighting Services for capital improvements, energy charges, and maintenance.
- b. Landscape Maintenance Services for parkway, open space, and/or median landscaping on Alessandro Boulevard.

The Developer's responsibility is to provide a funding source for the capital improvements and the continued maintenance. The Developer shall satisfy this condition with one of the options below.

- i. Participate in a special election (mail ballot proceeding) and pay all associated costs of the special election and formation, if any. Financing may be structured through a Community Services District zone, Community Facilities District, Landscape and Lighting Maintenance District, or other financing structure as determined by the City; or
- ii. Establish a Property Owner's Association (POA) or Home Owner's Association (HOA) which will be responsible for any and all operation and maintenance costs

The Developer must notify the Special Districts Division at 951.413.3480 or at [specialdistricts@moval.org](mailto:specialdistricts@moval.org) of its selected financial option when submitting the application for building permit issuance. The option for participating in a special election requires approximately 90 days to complete the special election process. This allows adequate time to be in compliance with the provisions of Article 13C of the California Constitution.

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

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

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

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

- SD-5 (BP) If Land Development, a Division of the Public Works Department, requires this project to supply a funding source necessary to provide for, but not limited to, stormwater utilities services for the continuous operation, remediation and/or replacement, monitoring, systems evaluations and enhancement of on-site facilities and performing annual inspections of the affected areas to ensure compliance with state mandated stormwater regulations, a funding source needs to be established. The Developer must notify the Special Districts Division at 951.413.3480 or at [specialdistricts@moval.org](mailto:specialdistricts@moval.org) of its selected financial option for the National Pollution Discharge Elimination System (NPDES) program when submitting the application for the first building permit issuance (see Land Development's related condition). Participating in a special election the process requires a 90 day period prior to the City's issuance of a building permit. This

- allows adequate time to be in compliance with the provisions of Article 13D of the California Constitution. (California Health and Safety Code Sections 5473 through 5473.8 (Ord. 708 Section 3.1, 2006) & City of Moreno Valley Municipal Code Title 3, Section 3.50.050.)
- SD-6 (BP) This project has been identified to be included in the formation of a Community Facilities District (Mello-Roos) for Public Safety services, including but not limited to Police, Fire Protection, Paramedic Services, Park Rangers, and Animal Control services. The property owner(s) shall not protest the formation; however, they retain the right to object to the rate and method of maximum special tax. In compliance with Proposition 218, the property owner shall agree to approve the mail ballot proceeding (special election) for either formation of the CFD or annexation into an existing district. The Developer must notify the Special Districts Division at 951.413.3480 or at [specialdistricts@moval.org](mailto:specialdistricts@moval.org) when submitting the application for building permit issuance to determine the requirement for participation. If the first building permit is pulled prior to formation of the district, this condition will not apply. If the condition applies, the special election will require a minimum of 90 days prior to issuance of the first building permit. This allows adequate time to be in compliance with the provisions of Article 13C of the California Constitution. (California Government Code Section 53313 et. seq.)
- SD-7 The Developer, or the Developer's successors or assignees shall be responsible for all parkway and/or median landscape maintenance for a period of one (1) year commencing from the time all items of work have been completed to the satisfaction of Special Districts staff as per the City of Moreno Valley Public Works Department Landscape Design Guidelines, or until such time as the District accepts maintenance responsibilities.
- SD-8 Parkway, median, slope and/or open space landscape areas maintained as part of the City of Moreno Valley Community Facilities District 2014-01 shall be required to have independent utility systems, including but not limited to water, electric, and telephone services. An independent irrigation controller and pedestal will also be required. Combining utility systems with existing or future landscape areas not associated with the City of Moreno Valley Community Facilities District (CFD) landscaping will not be permitted.
- SD-9 Inspection fees for the monitoring of landscape installation associated with the City of Moreno Valley maintained parkways/medians are due prior to the required pre-construction meeting. (MC 3.32.040)
- SD-10 Plans for parkway, median, slope, and/or open space landscape areas designated in the project's Conditions of Approval for incorporation into a City Coordinated landscape maintenance program, shall be prepared and submitted

in accordance with the City of Moreno Valley Public Works Department Landscape Design Guidelines. The guidelines are available on the City's website at [www.moval.org/sd](http://www.moval.org/sd) or from the Special Districts Division (951.413.3480 or [specialdistricts@moval.org](mailto:specialdistricts@moval.org)).

- SD-11 The ongoing maintenance of any landscaping required to be installed behind the curb shall be the responsibility of the property owner.
- SD-12 Plan check fees for review of parkway/median landscape plans for improvements that shall be maintained by the City of Moreno Valley are due upon the first plan submittal. (MC 3.32.040)
- SD-13 Any damage to existing landscape areas maintained by the City of Moreno Valley due to project construction shall be repaired/replaced by the Developer, or Developer's successors in interest, at no cost to the City of Moreno Valley.
- SD-14 Street Light Authorization forms for all street lights that are conditioned to be installed as part of this project must be submitted to the Special Districts Division for approval, prior to street light installation. The Street Light Authorization form can be obtained from the utility company providing electric service to the project, either Moreno Valley Utility or Southern California Edison. For questions, contact the Special Districts Division at 951.413.3480 or [specialdistricts@moval.org](mailto:specialdistricts@moval.org).
- SD-15 The parcel(s) associated with this project have been incorporated into the Moreno Valley Community Services District Zone A (Parks & Community Services) and Zone C (Arterial Street Lighting). All assessable parcels therein shall be subject to annual parcel taxes for Zone A and Zone C for operations and capital improvements.
- SD-16 Parkway, open space, and/or median landscaping specified in the project's Conditions of Approval shall be constructed in compliance with the approved landscape plans and completed prior to the issuance of the first Certificate of Occupancy/Building Final for this project.
- SD-17 Landscape and irrigation plans for parkway, median, slope, and/or open space landscape areas designated to be maintained by the City shall be placed on compact disk (CD) in pdf format. The CD shall include "As Built" plans, revisions, and changes. The CD will become the property of the City of Moreno Valley and the Moreno Valley Community Services District.

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## **Public Works Department | TRANSPORTATION ENGINEERING DIVISION**

Project will require a traffic study. Depending upon the outcome of the study, the following potential conditions may apply:

- Modification of the traffic signal

## **Financial & Management Services Department | MORENO VALLEY UTILITY**

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, 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.

MVU-3 (CO) Existing Moreno Valley Utility electrical infrastructure shall be preserved in place. The developer will be responsible, at developer’s expense, for any and all costs associated with the relocation of any of Moreno Valley Utility’s underground electrical distribution facilities, as determined by Moreno Valley Utility, which may be in conflict with any developer planned construction on the project site.

## **Fire Department | FIRE PREVENTION**

Fire Prevention comments would be specific to Developer's proposed use / plans. However, Fire Prevention will require adequate fire flow. The site takes water service from Eastern Municipal Water District. Developers are advised to contact Eastern Municipal Water District:

PO Box 8300  
Perris, CA 92572-8300  
(951) 928-3777

## **Community Development Department | PLANNING DIVISION**

### Zoning Requirements

Properties at the southeast corner of Alessandro and Day Laselle are zoned R30, which is intended as an area for development of multifamily residential dwelling units at a maximum allowable density of thirty (30) dwelling units per acre. The commercial development will require an approval of a General Plan Amendment and Zone Change along with required environmental documentation would be required.

## **Community Development Department | BUILDING & SAFETY**

### General COA's

The proposed project's occupancy shall be classified by the Building Official and must comply with exiting, occupancy separation(s) and minimum plumbing fixture requirements. Minimum plumbing fixtures shall be provided per the 2016 California Plumbing Code, Table 422.1, The occupant load and occupancy classification shall be determined in accordance with the California Building Code. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.

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.

The proposed project shall comply with the latest Federal Law, Americans with Disabilities Act, and State Law, California Code of Regulations, Title 24, Chapter

11A for accessibility standards for the disabled including access to the site, exits, kitchens, bathrooms, common spaces, pools/spas, etc.

The proposed development is 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.

The proposed project is subject to approval by the Eastern Municipal Water District and all applicable fees and charges shall be paid prior to permit issuance. Contact the water district for specific details.

The proposed project is subject to approval by the Eastern Municipal Water District and all applicable fees and charges shall be paid prior to permit issuance. Contact the water company for specific details.

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)

Any construction within the city shall only be completed between the hours of seven a.m. to seven p.m. Monday through Friday, excluding holidays, and from eight a.m. to four p.m. on Saturday, unless written approval is first obtained from the Building Official or City Engineer per City of Moreno Valley Municipal Code (MC 8.14.040E).

Contact the Building Safety Division for permit application submittal requirements. The proposed project is subject to approval by the County of Riverside Department of Environmental Health and all applicable fees and charges shall be paid prior to permit issuance. Contact the Downtown Riverside branch office at 951-955-8980 for specific details pertaining to Food Service, Public Pools, and/or Septic and Onsite Water Treatment Systems.

The proposed project is subject to approval by the Eastern Municipal Water District and all applicable fees and charges shall be paid prior to permit issuance. Contact the Eastern Municipal Water District for specific details.

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**APPENDIX B: REQUEST FOR PROPOSAL SUBMITTAL COVER SHEET**

Legal Name of Developer: \_\_\_\_\_

Address: Street: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Executive Officer: \_\_\_\_\_ Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

*The above named Developer hereby submits a proposal for funding from the City of Moreno Valley pursuant to a Request for Proposal (RFP). The Developer warrants that all information in the proposal package is true to the best of his/her knowledge and belief. The Developer further agrees to abide by all conditions and requirements in the RFP. The Developer also understands that this proposal is the Developer's entire proposal and cannot be amended after submission, except as provided for in the RFP.*

Authorized Signature: \_\_\_\_\_ Title: \_\_\_\_\_

Name/Title of Authorized Signatory: \_\_\_\_\_

**PROPOSAL SUBMISSION DEADLINE: August 23, 2019 5:00 PM**

For Office Use Only

Date Received: \_\_\_\_\_ By: \_\_\_\_\_