

EXHIBIT "C"

Conditional Use Permit and Conditions of Approval

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN22-0057)

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CITY OF MORENO VALLEY
CONDITIONS OF APPROVAL
Conditional Use Permit (PEN22-0057)
APN: 312243010

APPROVAL DATE: 7/13/2022

EXPIRATION DATE: 7/25/2025

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

1. Conditional Use Permit PEN-22-0057 is an approval for a 75-foot tall mono-pine and related ground mounted equipment located at El Potrero Park. The applicant is New Cingular Wireless PCS, LLC aka AT&T Wireless. 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. The Developer shall defend, indemnify and hold harmless the City, city council, commissions, boards, subcommittees and the City's elected and appointed officials, commissioners, board members, officers, agents, consultants and employees ("City Parties") from and against any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorneys' fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to the legality, validity or adequacy of any of the following items: (i) any prior or current agreements by and among the City and the Developer; (ii) the current, concurrent and subsequent permits, licenses and entitlements approved by the City; (iii) any environmental determination made by the City in connection with the Project Site and the Project; and (iv) any proceedings or other actions undertaken by the City in connection with the adoption or approval of any of the above. In the event of any administrative, legal, equitable action or other proceeding instituted by any third party (including without limitation a governmental entity or official) challenging the legality, validity or adequacy of any of the above

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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.

5. This project is located within Specific Plan 193 (Moreno Valley Ranch Specific Plan). The provisions of the specific plan, the design manual, their subsequent amendments, and the Conditions of Approval shall prevail unless modified herein. (MC 9.13)

Special Conditions

6. This approval shall expire three (3) years after the approval date of approval unless used or extended as provided for by the City of Moreno Valley Municipal Code. (MC 9.02.230)
7. The antenna array shall not extend beyond the lease area and any other equipment associated with the telecommunications facility shall be placed within the enclosed equipment shelter.
8. At such time as the facility ceases to operate, the facility shall be removed. The removal shall occur within 90-days of the cessation of the use. The Conditional Use Permit may be revoked in accordance with provisions of the Municipal Code. (MC 9.02.260)
9. This approval shall comply with all applicable requirements of the City of Moreno Valley Municipal Code and the Moreno Valley Ranch Specific Plan.
10. Prior to issuance of a building final, the applicant shall contact the Planning Division for a final inspection.
11. The equipment area shall be screened with an 11-foot high enclosure of tan split face block. The ground mounted equipment shall be located within the lease area as shown on the approved plans.
12. Any existing fencing, concrete work, or site amenities damaged or removed near the lease area as a result of any proposed work, shall be repaired, replaced or relocated to original condition.
13. Any existing landscaping near the lease area that is damaged or removed as a result of any proposed work shall be replaced.

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14. The proposed ground equipment shall be placed behind an 11-foot tall enclosure and must not exceed eight (8) feet in overall height.
15. The emergency generator is approved to be located within the existing equipment lease area and shall be below the height of the enclosed wall or fence area.
16. The generator and all connections for the generator shall be within the enclosed equipment lease area and shall not extend above the height of the enclosed fence/wall.
17. The emergency generator shall only be used during power outages. Periodic weekly testing shall be allowed during day hours for only 15 minutes.
18. Prior to issuance of building permits, the applicant shall obtain a Land Use Clearance approval stamp from the Community Development Department – Planning Division on the final building plans
19. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris by the developer or the developer's successor-in-interest. (MC 9.02.030)
20. The placement of the artificial branches shall begin at a height of 12 feet on the monopine and shall extend to the full height of the pole and shall be mounted so that no gaps are apparent in the branches or foliage. Branches shall be mounted a minimum of 2.5 branches per foot and not have a symmetrical appearance, but rather shall be mounted in a manner which gives a more natural "conical" appearance to the monopine.
21. The minimum standard of design for the monopine shall include sufficient artificial branches and foliage as to screen the antenna arrays from view, i.e., the length of the artificial branches shall exceed that of the antenna arrays and the density of the artificial foliage shall be such that the visibility of the antenna arrays are secondary to that of the monopine. All antennas and equipment located on the tree (pole), will be completely covered and screened by the artificial branches, pine needle sleeves and foliage of the facility. Additional branches shall be added if necessary for screening. Any branches removed to connect new antennas must be replaced.
22. The antennas and all ancillary equipment and hardware attached to the top portion of the monopine shall be painted to match the tree and concealed within the dense foliage of the tree. Antennas and all attachment hardware shall be covered with faux pine sleeves. Branches shall be a minimum of 2.5 branches per foot and extend a minimum of two feet (2') beyond the antennas at all points. The parabolic antenna shall be screened with dense foliage to completely cover the antenna.

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23. All proposed ancillary equipment shall be placed within the confines of the equipment area. No barbed or razor wire fencing shall be used for the facility.
24. There shall be no signage or graphics affixed to the equipment, equipment building, or fence, except for public safety warnings and FCC required signage.
25. Prior to building permit issuance, the applicant shall providing documentation to the Planning Division that noise from the generator is below the level of 55 dBA at the boundaries of the site.
26. The pole shall be designed to resemble a natural tree trunk including raised bark with a high relief pattern.
27. The site shall be developed in accordance with the approved plans on file in the Community Development Department - Planning Division, the Municipal Code regulations, the Landscape Requirements, the General Plan, the Moreno Valley Ranch Specific 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 City Planning Official or designee.
28. All utility and coaxial connections to the equipment building shall be undergrounded. All connections to the pole facility (monopole, monopine) shall be underground or located below the height of the equipment enclosure. The facility shall be designed to accommodate co-locations with future connections provided for at the base of the monopine structure.

Prior to Grading Permit

29. At least thirty days prior to issuance of any grading permit, the developer shall retain a qualified archaeologist, provide a letter identifying the name and qualifications of the archaeologist to the Planning Division for approval, to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources and to evaluate and recommend appropriate actions for any archaeological deposits exposed by construction activity.

At least thirty days prior to issuance of a grading permit, the applicant shall provide evidence that contact has been established with the appropriate Native American Tribe(s), providing notification of grading, excavation and the proposed monitoring program and to coordinate with the City and Tribe(s) to develop a cultural resources treatment and monitoring agreement. The agreement shall address treatment of known cultural resources, the designation, responsibilities and participation of Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation; and treatment and

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final disposition of any cultural resources, sacred sites, and human remains discovered on the site.

A report documenting the proposed methodology for grading monitoring shall be submitted to and approved by the Planning Division prior to issuance of any grading permit. The monitoring archaeologist shall be empowered to stop and redirect grading in the vicinity of an exposed archaeological deposit until that deposit can be fully evaluated. The archaeologist shall consult with affected Tribe(s) to evaluate any archaeological resources discovered on the project site. Tribal monitors shall be allowed to monitor all grading, excavation and groundbreaking activities, and shall also have authority to stop and redirect grading activities in consultation with the project archaeologist.

The property owner shall relinquish ownership to the Tribe(s) of all Native American cultural resources, including sacred items, burial goods and all archaeological artifacts that are found on the project site for proper treatment and disposition. All sacred sites, should they be encountered with the project site, shall be avoided and preserved as the preferred mitigation.

If any inadvertent discoveries of subsurface archaeological or cultural resources occur during grading, the applicant, project archaeologist, and Tribe(s) shall assess the significance of such resources and shall meet and confer regarding mitigation of such resources. Avoidance is the preferred method of preservation of archaeological resources. If the applicant, project archaeologist and Tribe(s) cannot agree on the significance or mitigation for such resources, the issue(s) will be presented to the Planning Official with adequate documentation. The Official shall make a determination based on the provisions of CEQA and consideration of the religious beliefs, customs and practices of the Tribe(s).

30. 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

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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).

COMMUNITY DEVELOPMENT DEPARTMENT

Building Division

31. Prior to submittal, all new development, including residential second units, are required to obtain a valid property address prior to permit application. Addresses can be obtained by contacting the Building Safety Division at 951.413.3350.
32. Contact the Building Safety Division for permit application submittal requirements.
33. Any construction within the city shall only be as follows: Monday through Friday seven a.m. to seven p.m.(except for holidays which occur on weekdays), eight a.m. to four p.m.; weekends and holidays (as observed by the city and described in the Moreno Valley Municipal Code Chapter 2.55), unless written approval is first obtained from the Building Official or City Engineer.
34. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.
35. 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.
36. 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.
37. 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)

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

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39. 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.
40. New Moreno Valley businesses are encouraged to hire local residents.
41. 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.
42. 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

43. 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.
44. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)
45. 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)

FINANCIAL & MANAGEMENT SERVICES DEPARTMENT

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Moreno Valley Utility

46. 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.
47. 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/or 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, 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 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.

48. 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.

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PARKS & COMMUNITY SERVICES DEPARTMENT

49. Turnover items: Three complete sets of As-Built plans, one As-Built Mylar, the project ACAD and PDF drawing on DVD-R, two revised irrigation charts on laminated 11" x 17" paper, and six sprinklers and nozzles of each type used, prior to issuance of the "Final". Unless requested otherwise by PCS, all drawings are to be prepared by the architect of record.
50. Unconditional releases from material suppliers and subcontractors shall be provided to Parks and Community Services, prior to final inspection. The contractor shall file a Notice of Completion and fulfill the lien period, prior to bonds being released.
51. All underground electrical shall be 48" deep, with a 12" encasement of two-sack red colored slurry. Detectable warning tape shall be located 24" from grade.
52. Vandal-resistant security lighting shall be provided on the building of an approved LED type per requirements of PCS.
53. A warning sign with graffiti overlay coating shall be installed on the door of the building.
54. Where required, irrigation located within and surrounding the project shall be relocated using new irrigation materials. The addition of sprinklers is the responsibility of the applicant. All sprinklers and materials shall be to PCS specifications.
55. All work specified in the Conditions of Approval and any work associated with the project shall be provided by the applicant, without cost to the City/CSD.
56. All buildings shall be coated with an anti-graffiti coating. The specification shall be 'SiCoat 531', manufactured by CSL Silicones, Inc.
57. The building "Final" shall be issued prior to the electrical meter release and/or use of the facility.
58. If a structural building is approved for the site, it shall be constructed of solid grouted (2500 PSI) decorative split-faced concrete masonry unit (CMU). If the site has existing structures, the CMU shall match the site structures to the satisfaction of PCS. If the site does not have CMU structures, the CMU shall adhere to the type and size specified by PCS. Mortar must match block color. Samples shall be provided to the Parks Projects Coordinator for approval, prior to placement. The interior and exterior slabs and walkway shall be 4,000 PSI, reinforced with #4 bars @ 24". All buildings shall be coated with anti-graffiti coating, per PCS.

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59. Prior to issuance of any Building Permits, the applicant shall obtain a City Council approved and executed Telecommunications License Agreement.
60. All changes/deviations shall be approved in writing from the Director of PCS or his/her designee, prior to construction.
61. The construction site shall be secured with approved construction fencing around all areas of exterior work for this project. Construction fence plans shall be reviewed and approved by the PCS Project Manager. Temporary fencing shall be maintained at all times by the contractor, for the duration of the project. A temporary fence shall not be installed prior to the issuance of building permits and shall be removed immediately after final inspection. Barb wire or razor wire shall not be utilized anywhere within the project. All trenches shall be backfilled the same day, or covered with 1" thick steel plates. All trenches shall be compacted to 90% relative compaction, or as directed by the City project manager. Testing shall be performed by a City/CSD approved geotechnical company.
62. Any structure shall be constructed according to the approved plans on file with Building and Safety.
63. Damaged turf shall be replaced with sodded turf by the Applicant. The specific variety to be determined by Parks and Community Services. Grading and soil amendments shall be per PCS requirements.
64. A deposit for review of licensing and entitlement is required. This shall be paid prior to the first review of licensing documents.
65. Easements shall not be issued to the applicant for this project. All right of entry shall be specified and determined in the approved "License".
66. All electrical conduit within the building interior and exterior (where permitted by PCS) shall be rigid type (no PVC, no flexible). Conductors shall be a minimum of 12-gauge.
67. Emergency generator connections shall be installed for proposed and future telecommunications. The emergency generator shall be of an approved noise level (under 55 dBA), located within the structure. Permanent exterior emergency generators will not be allowed. Wiring to the emergency generator shall be underground, encased in conduit. The generator shall be installed per NFPA 110, 111, 30, 37 and CFC specifications (Specifically Ch. 6, 23, 57, and any other applicable chapters). The emergency generator connection shall be in an approved vandal proof 12-gauge stainless steel #304 cabinet, mounted to a concrete pad. The building shall be insulated for sound. When an emergency (power outage, etc.) does not exist, emergency generators may be utilized a maximum of 15 minutes per

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week for testing purposes only.

68. At the end of the agreed-upon license term, abandonment, or violation of contract, the applicant may be required by the City/CSD to restore the site to its original condition or any part thereof. If required, the applicant shall remove the items at no cost to the City/CSD. Security for equipment and/or structure removal is required.
69. Entrance doors to the building shall be solid doors. Specifications for doors and hardware are as follows: Steelcraft steel stiffened 1-3/4" 'B' door, 12-gauge stainless steel skin and 12-gauge stainless steel frame for exterior doors. Frames shall be grouted. Steelcraft S.S. mortise type continuous hinge Trimco # 1001-3, 4x16, 630 push plate. Trimco # 1010-3, 4x16, 630 pull plate. Trimco # 5000, lock astragal. Door closure: LCN # P4041. Color to match finished door color. Threshold and door sweep: Pemco brand stainless steel. Exterior door seal: Pemco # 299. Color to match finished door color. The door lock shall be Schage B-800 high security industrial dead bolt. Entire door and frame shall be graffiti-resistant coated to match adjacent building.
70. (CS) All exterior electrical meter and service boxes shall be vandal proof, 12 gauge stainless steel #304, with a three position vandal resistant door latch, approved by PCS. Disconnect boxes shall be stainless steel #304.
71. Inspections are required on all phases of the project. Inspections must be scheduled a minimum of two (2) working days in advance. Work requiring City inspection shall not be performed on days City offices are closed. Call PCS at 951.413.3163. Contact Building and Safety for a schedule and notification requirements at 951.413.3350. Failure to schedule inspections or be prepared for scheduled inspections will result in a stop-work order and/or penalty/re-inspection fees.
72. Irrigation for plant material shall be installed from the main irrigation line. This is to be complete, with a Nibco T-585-70-66 isolation ball valve, connection to an existing irrigation controller, Rainbird EFB-CP-PRS-D irrigation control valve, Schedule 40 PVC pipe for lateral lines, Rainbird RWS tree irrigators, and Rainbird spray heads. If it is determined that the park's existing automated irrigation controller can be utilized, it shall. If the existing irrigation controller cannot be utilized, a smart controller per PCS specifications shall be installed. An approved licensed Landscape Contractor (C-27) shall perform all landscaping and irrigation work.
73. The 'License Fee' shall commence on the first day of the month following the date the License is fully executed. The 'License Fee' shall include maintenance fees associated with the License.
74. Monopines Only: At the discretion of PCS, a monopine shall be utilized to

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transmit/receive signal. The monopine shall be conical shaped; have layered branches beginning at 12' maximum height; trunk and branches shall closely resemble the color and texture of live pine trees. Unless specifically authorized by PCS, the brand shall be Cell Trees Inc., with 2.5 branches per foot and a full conical top. Within any single-family residential district, all commercial communication facility antenna(s) and supporting tower systems shall be set back from any property line a distance that is not less than the height of the antenna and tower system, and not less than any setback required by applicable fire and building codes.

75. Site construction shall not conflict with any City/CSD programs
76. No temporary power shall be used to operate the site in lieu of the installation of permanent power, unless approved by the PCS project manager. Under no circumstances shall the applicant, or their contractor, acquire temporary power from any residence, adjacent to the site. Temporary power generators (to construct the site) will require approval and permits obtained from the City and CSD, and the power source shall be removed from the site daily. Use of unauthorized temporary power will result in the City removing the source of power and issuing fines to the Licensee. An emergency generator for use only in a local emergency (power outage or natural disaster) is exempted from this condition, providing the generator is fed through a permanent connection to the structure.
77. If a path of access to the building is required by PCS, the applicant shall be required to design and build access. Minimum required travel is an eight-inch thick steel reinforced (#4 rebar @ 18" OC) concrete (560C-3250 PSI) path over 4" class-2 base for vehicles. The subgrade and base shall be installed with a minimum compaction of 95%. The path shall be designed by a structural engineer for H20 loading using the listed specifications as a minimum. Access shall comply with Federal and State building/accessibility codes.
78. The Applicant is responsible for all Plan Checking and Inspection Fees. These fees shall be paid prior to plan check approval and license review.
79. All plans and equipment utilized for telecommunications equipment shall be reviewed and approved by PCS, Planning, Land Development, Fire Services, and Building and Safety prior to issuance of any permits. Parks and Community Services require submittals on all materials and shop drawings on all fabrication, prior to obtaining a building permit. All materials shall comply with the most recent (at time of construction) Parks and Community Services Park Specifications, Telecommunication Site Specifications, City Standard Plans, applicable building codes, and "Greenbook" for Public Works Projects.
80. Prior to approval of the license agreement, all plans must be reviewed and approved by PCS.

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81. A pre-construction meeting for the project is required. The pre-construction meeting shall be scheduled with Parks and Community Services at 951.413.3163, 10-days in advance of mobilization. The general contractor and all subcontractors shall be present at the preconstruction meeting. All product submittals and shop drawings are to be delivered to the PCS project manager, not later than 30 days from the start of construction.
82. The Licensee is responsible for any and all damage to turf, concrete, plants, irrigation, electrical, etc. caused by its contractors. Any and all damaged items shall be reinstalled before a release is issued. All damaged items shall be replaced according to PCS standards. All irrigation modifications shall be the responsibility of the contractor, to the satisfaction of PCS. Damaged irrigation shall be repaired within 24 hours in the presence of authorized CSD staff. CSD staff time shall be charged to the Licensee and paid prior to the project "Final". Failure to repair within this timeframe may result in penalties, including work stoppage, and the City/CSD contracting for such repairs. In the event the City/CSD contracts for repairs, the Licensee/contractor shall reimburse the City/CSD for repairs and staff time prior to the project "Final".
83. Prior to approval of the license agreement, security for the project shall be posted by the applicant.
84. The construction site shall be maintained by the contractor, while work is being done. All debris, weeds, trash, construction materials, and graffiti shall be cleaned up on a daily basis.
85. Special inspections are required on all concrete, masonry, and roofing. These inspections shall be conducted by a 'City Approved' inspector, at no cost to the City/CSD.
86. Any proposed step down transformer is to be located in the building and have proper ventilation.
87. Additional trees and/or shrubs to screen the facility may be required. These will be determined during the planning stage. The trees/shrubs shall be of retail quality and size, selected by the City's project manager.
88. Need to Add 6 Inch mow curb around building.
89. Add two 15 foot typical 36" box Pinus canariensis trees at the north east section of the proposed building, modify and repair irrigation around building.
90. Proposed generator, need to list decibels, provided an exact make/model# and check with the county for restrictions on using such a larger fuel tank. Pad must have a containment system for fuel. May require hazardous material permit.

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91. Any reference to Lease in the plans needs to be changed to License.