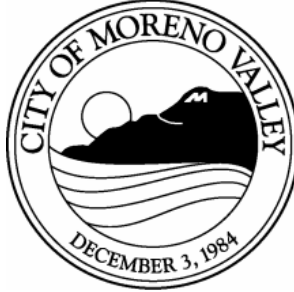

PLANNING COMMISSIONERS

MELI VAN NATTA
Chair

GEORGE SALAS, JR.
Vice-Chair

JEFFREY GIBA
Commissioner



AMBER CROTHERS
Commissioner

VACANT
Commissioner

CARLOS RAMIREZ
Commissioner

RAY L. BAKER
Commissioner

PLANNING COMMISSION AGENDA

February 28, 2013

PLANNING COMMISSION MEETING – 7:00 P.M.

**CITY OF MORENO VALLEY
City Hall Council Chambers
14177 Frederick Street
Moreno Valley, California 92553**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

PUBLIC ADVISED OF THE PROCEDURES TO BE FOLLOWED IN THE MEETING

(ON DISPLAY AT THE REAR OF THE ROOM)

COMMENTS BY ANY MEMBER OF THE PUBLIC ON ANY MATTER WHICH IS NOT LISTED ON THE AGENDA AND WHICH IS WITHIN THE SUBJECT MATTER JURISDICTION OF THE COMMISSION

The City of Moreno Valley complies with the Americans with Disabilities Act of 1990. If you need special assistance to participate in this meeting, please contact Mel Alonzo, ADA Coordinator at (951) 413-3027 at least 48 hours prior to the meeting. The 48-hour notification will enable the City to make arrangements to ensure accessibility to this meeting.

NON-PUBLIC HEARING ITEMS

APPROVAL OF MINUTES

PUBLIC HEARING ITEMS

1. Case Description: PA12-0004 (Conditional Use Permit PUD)
PA12-0005 (Tentative Tract Map for PUD)
PA12-0029 (Change of Zone)
PA12-0030 (General Plan Amendment)
P12-129 (Variance)

Applicant: CV Communities
Owner: CV Communities
Representative: Ryan Thomas
Location: South of Brodiaea Avenue to Cactus Avenue & east and west of the Quincy Channel (478-100-034, 478-090-007, 478-090-036, 478-100-010, & 478-100-009)

Proposal: Tentative Tract Map 36436, a Conditional Use Permit, a Variance, a Change of Zone and a General Plan Amendment subdividing 43.52 acres into 159 single family residential lots within a Planned Unit Development, modifying the zoning from Residential single family 10 (RS10), Residential 10 (R10) and Residential 15 (R15) multi-family to Residential 5 (R5) with lots ranging from 6,000 to 15,298 square feet and the General Plan amendment to be consistent with the proposed development and the surrounding area and a Variance proposed for higher retaining walls due to the change in grade from the adjacent parcel to the east.

Case Planner: Julia Descoteaux

Recommendation: APPROVE: Resolution No. 2013-01 and thereby RECOMMEND that the City Council ADOPT a Mitigated Negative Declaration for PA12-0029, a Change of Zone, PA12-0030, a General Plan Amendment, PA12-0004 a Conditional Use Permit, PA12-0005 Tentative Tract Map 36436 and a Variance, P12-129 pursuant to the California Environmental Quality Act (CEQA) Guidelines; and,

- Recommendation List
- APPROVE PA12-0029, a Change of Zone, PA12-0030, a General Plan Amendment, PA12-0004 a Conditional Use Permit, PA12-0005 Tentative Tract Map 36436 and a Variance, P12-129 subject to the attached Zone change map, General Plan map and conditions of approval included as Exhibits A, B and C.
2. Case Description: PA12-0032 Conditional Use Permit
 Applicant: Mena Salama
 Owner: Andy & Leslie Sehremelis Trust
 Representative: Luiey G Haddad, Esq
 Location: 23031 Sunnymead Boulevard Suite C
 Proposal: Conditional Use Permit for the sale of beer and wine in the existing Smoke n Cell store.
 Case Planner: Julia Descoteaux
- Recommendation:** APPROVE Resolution No. 2013-03 and thereby:
1. RECOGNIZE that PA12-0032 (Conditional Use Permit) qualifies as an exemption in accordance with CEQA Guidelines, Section 15301 (Existing Facilities); and,
 2. APPROVE PA12-0032 (Conditional Use Permit) subject to the attached conditions of approval included as Exhibit A.
3. Case Description: PA12-0024 Plot Plan
 P13-007 Variance
 Applicant: O'Reilly Auto Parts
 Tim Williams
 Owner: O'Reilly Automotive Stores Inc
 Representative: Glassman Planning Associates
 David Glassman
 Location: Parcel 4 of Parcel Map 36449 Perris Boulevard south of John F. Kennedy
 Proposal: A Plot Plan to construct a 7,453 square foot retail building located south of the existing CVS drug store in the Neighborhood Commercial zone. A Variance request for a reduction in the required parking is included.
 Case Planner: Julia Descoteaux
- Recommendation:** APPROVE Resolution No. 2013-02 and thereby: RECOGNIZE that PA12-0024 (Plot Plan) and P13-007 (Variance) qualifies as an exemption in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15332

(In-Fill Development Projects); and,

Recommendation List

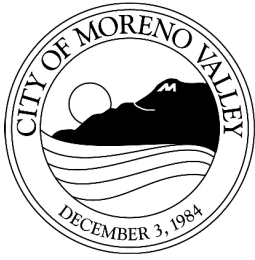
APPROVE PA12-0024 (Plot Plan) and P13-007 (Variance) subject to the attached conditions of approval included as Exhibit A.

OTHER BUSINESS

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT



PLANNING COMMISSION STAFF REPORT

Case: PA12-0004 (Conditional Use Permit PUD)
PA12-0005 (Tentative Tract Map for PUD)
PA12-0029 (Change of Zone)
PA12-0030 (General Plan Amendment)
P12-129 (Variance)

Date: January 17, 2013

Applicant: CV Communities, LLC.

Representative: Ryan Thomas

Location: South of Brodiaea Avenue to Cactus Avenue & east and west of the Quincy Channel

Proposal: Tentative Tract Map 36436, a Conditional Use Permit, a Variance, a Change of Zone and a General Plan Amendment subdividing 43.52 acres into 159 single family residential lots within a Planned Unit Development, modifying the zoning from Residential single family 10 (RS10), Residential 10 (R10) and Residential 15 (R15) multi-family to Residential 5 (R5) with lots ranging from 6,000 to 15,298 square feet and the General Plan amendment to be consistent with the proposed development and the surrounding area and a Variance proposed for higher retaining walls due to the change in grade from the adjacent parcel to the east.

Recommendation: Approval

SUMMARY

The applicant, CV Communities, LLC., has submitted an application for a Tentative Tract Map 36436 to subdivide 43.52 acres into 159 single family residential lots. The application includes a Conditional Use Permit for a Planned Unit Development, a Variance for higher retaining walls due to the change in grade from the adjacent parcel to the east, a Change of Zone modifying the zoning from Residential single family 10 (RS10), Residential 10 (R10) and Residential 15 (R15) multi-family to Residential 5 (R5) with lots ranging from 6,000 to 15,298 square feet and a General Plan Amendment to remove Quincy Street from the circulation element of the General Plan.

PROJECT DESCRIPTION

Project

General Plan Amendment

The project includes a General Plan Amendment to modify the Land Use and Circulation Elements. The proposed tract eliminates the connection of Quincy Street to Brodiaea Avenue, a collector road in the General Plan between Brodiaea Avenue and Cactus Avenue. The Transportation Engineering Division has reviewed the proposal and determined the elimination of the direct connection of these two streets will not have an impact on the surrounding area or the proposed project. Pedestrian and bicycle access between the two streets would be provided along the Quincy Street alignment by an adjacent multi-use trail, while vehicular access would be provided by Quincy to Cactus and adjacent tract streets to Brodeiaia. The project will be conditioned to name street "A" Quincy as the street name is of historical value as one of the original streets in the Valley dating back to 1891 of the Bear Valley Map.

The existing land use includes Residential single family 10 (RS10), Residential 10 (R10) and Residential 15 (R15) multi-family. The proposed General Plan Amendment includes the land use change to Residential 5 (R5) which is the closest designation to the project design and density and is consistent with the surrounding residential area.

Change of Zone

The proposed project includes a request for a Change of Zone. The current zoning is RS10, R10 and R15 which allows for small lots and multi-family projects. The proposed Change of Zone requests a Residential 5 (R5) zone to provide for single family residential lots larger than the existing zoning allows. The maximum density of the R5 is five (5) units per acre. The proposed tract has a density of 4.41 units per gross acre, well below the R5 maximum. The R5 zoning provides the closest density to the proposed development and is consistent with the existing adjacent single family developments.

Tentative Tract Map 36436

The Tentative Tract Map will subdivide 43.52 acres into 159 residential lots. The lots will range from 6,000 square feet to 15,298 square feet with a proposed density of 4.41 units per gross acre/ 3.65 per net acre. The Tentative Map will include a multi-use trail extending along Brodiaea Avenue and south to Cactus Avenue adjacent to the Quincy Channel. The Quincy Channel will remain in the same location.

The design of the tract includes 45 lots on the west side of the channel with the remaining 114 on the east side of the channel. Two water quality basins will be constructed one on each side of the channel.

Conditional Use Permit for a Planned Unit Development

The proposed project includes a Conditional Use Permit for a Planned Unit Development (PUD). The purpose of the PUD is to provide specific development guidelines for this project. A PUD provides for greater innovation in housing development including a variation in lot sizes and amenities not found in standard housing tracts.

The proposed PUD provides guidelines for multiple architectural styles of housing. The proposed design standards meet or exceed City-wide standards in the Municipal Code. All development within the tract is required to meet the standards as stated in the PUD including plotting, setbacks and four sided architecture. The PUD will require a pedestrian oriented environment. The multi-use trail along the Quincy Channel will include exercise equipment with parking provided along the trail to encourage usage. Enhanced landscaping and a multi-use trail are provided on Brodiaea Avenue. Entry monuments will be provided at lots 33 and 158 along Cactus Avenue to include decorative stone pilasters, a stone seatwall, arbors and enhanced landscaping.

Planning Commission Staff Report Page 4

Variance

A Variance is proposed to allow for an increase in the retaining wall height on the south east and west portion of the project. The City's Municipal Code allows for a maximum of 3 feet in height for a retaining wall along a property line. The applicant was unsuccessful in obtaining an approval for off-site grading from the adjacent property owner. The provision of on-site rear yard slopes would result in a reduction in usable rear yard area and privacy. Development of the adjacent site will likely require higher grades to drain that property, with a future developed condition with little or no visible retaining wall.

Site

The site is 43.52 acres of vacant land located between Brodiaea Avenue and Cactus Avenue on both the east and west sides of the Quincy Channel. The site has been disked in the past for weed abatement.

Surrounding Area

Properties to the north include vacant land and larger lot developed single family residences with R3 zoning. Properties to the east are vacant and zoned R5, RS10 and R15. To the west and south include existing single family developments zoned RS10 and SP193ML on parcels ranging in size from 5,200 square feet to 8,000 square feet, consistent with the proposed development.

Access/Parking

The project will access from two main entry points on Cactus Avenue. Arabesque Drive from the existing westerly development will be improved and provide a connection to Street A (Quincy Street). Arabesque currently connects to an interim secondary fire access road for the existing tract of homes to the west of the proposed project.

Design/Landscaping

The landscaping and design of the proposed houses will require an Administrative Plot Plan for review and approval per the standards in the PUD.

The proposed project provides for a good transition from tracts in Moreno Valley Ranch to the south of Cactus Avenue, which are smaller (minimum lot size 5,200 square feet), and R3 zone to the north of Brodiaea Avenue (minimum lot size 10,000 square feet). Further transition to the R3 zone is provided by the trail to be provided by the project along the south side of Brodiaea and that none of the project's lots access directly from Brodiaea. The existing development to the west has a similar range of lot sizes to the proposed project.

REVIEW PROCESS

The project was submitted February 13, 2012, with a Project Review Staff Committee meeting held March 27, 2012. Several revisions were requested and resubmitted by the applicant. All relevant issues have been adequately addressed to the satisfaction of all parties.

ENVIRONMENTAL

The project site is a 43.52 acre site located on the on the south side of Brodiaea Avenue to Cactus Avenue on both the east and west sides of the Quincy Channel. The proposed Plot Plan with the approval of the General Plan Amendment and the Change of Zone will be consistent with the General Plan and the zoning for the site.

A Biological Assessment for the property was prepared on November 6, 2012 by Glenn Lukos Associates, Inc. The project site contains suitable habitat with the potential to support burrowing owls, including ground squirrel burrows. However, no burrowing owls or diagnostic owl sign were detected during focused surveys and the 30-day pre-construction will be required prior to grading.

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Page 5

The project site contains a portion of the Quincy Channel, portions which are within the jurisdiction of the Corps, CDFG and Regional Board. The impacts to jurisdictional waters will require a CWA Section 404 permit from the Corps, a CWA Section 401 Water Quality Certification and/or Section 13260 Report of Waste Discharge from the Regional Board, and a Fish and Game Code Section 1602 Streambed Alteration Agreement from CDFG. The project shall mitigate permanent impacts to jurisdictional waters with Mitigation Measures. The project will not result in significant indirect impacts to special-status biological resources. The project site is not located adjacent to the MSHCP Conservation Area and therefore the project is not required to implement measures pursuant to the MSHCP Urban Wildland Interface Guidelines. The project will pay mitigation fees required by the MSHCP. Because the project is consistent with the MSHCP and with mitigation measures to be implemented, the cumulative impacts attributed to the project would be reduced to below a level of significance.

The site is located within the jurisdiction of the South Coast Air Quality Management District. The proposed project is consistent with the residential uses and would not obstruct implementation of the South Coast Air Quality Management Plan. Based upon the Air Quality Impact Analysis prepared for the project by Urban Crossroads Inc., 2012, section 3.6, the project satisfies the two applicable criteria for determining consistency, the Project is deemed consistent with the AQMP and a less than significant impact will occur. The project is in conformance with the AQMP. Based upon the project density and proposed use, the project is in compliance with the General Plan. The General Plan Amendment sought in connection with the project merely modifies the General Plan Circulation Element, updates the zoning and does not change the project's conformance with the AQMP. Additionally, the Project will not exceed any applicable numeric thresholds for construction after mitigation and compliance with Rule 403.

A Cultural Study completed for this project had no findings of any cultural sites reported for the project site area.

The paleontological resource impact assessment completed for the project indicated the alleviated valleys of the Inland Empire are indicative of the abundance of fossil material. The City's standard condition placed on all projects states if potential historic, archaeological, or paleontological resources are uncovered during excavation or construction activities at the project site, work in the affected area will 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 implemented as deemed appropriate by the Community & Economic 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.

Based on a Greenhouse Gas Analysis prepared for the project it was determined that the project would not result in a significant impact as the project is required to comply with all mandatory regulatory requirements imposed by the State of California and the South Coast Air Quality Management District aimed at the reduction of air quality emissions.

A preliminary Water Quality Management Plan (WQMP) was reviewed by the City's Land Development Division. The plan reviewed on-site drainage and has incorporated post construction best management practices (BMPs) into the site plan. Two water quality basins are included in the design of the project. A final WQMP is required to be submitted and approved prior to the approval of any grading plans.

The proposed project would comply with all drainage master plan fees, permits and development guidelines associated with urban runoff. Both project construction and operation are subject to established regulatory programs directed at avoiding violations of water quality standards and waste discharge requirements. Project construction activities are subject to implementation of a range of known BMPs as detailed in the required SWPPP. Project operation activities are subject to implementation of site design, source control, and treatment control BMPs as identified in the WQMP. Additionally, ongoing maintenance and monitoring responsibilities of the proposed BMPs are defined in the WQMP.

Planning Commission Staff Report
Page 6

As with any development of a vacant parcel, the potential exists for the increase in noise, however there will be no substantial permanent increase in the ambient noise levels with the proposed project. Short term noise levels generated during construction are considered less than significant through compliance with the City's Municipal Code including restrictions on construction hours.

With consideration given to the preceding information, an Initial Study has been completed for the proposed project. Based upon the Initial Study, a determination has been made that the proposed project will not result in the potential for significant impacts to the environment. Therefore, the adoption of a Mitigated Negative Declaration is recommended.

The Initial Study completed for the project was sent to Regional Water Quality Control Board, California Department of Fish and Game and the State of California Office of Planning Research in accordance with the California Environmental Quality Act.

NOTIFICATION

Public notice was sent to all property owners of record within 300' of the project. The public hearing notice for this project was also posted on the project site and published in the local newspaper.

REVIEW AGENCY COMMENTS

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

| <u>Agency</u> | <u>Response Date</u> | <u>Comments</u> |
|-------------------------------------|------------------------------------|--|
| Riverside County Flood Control | March 28, 2012 January 24, 2013 | Project involves District Master Plan facilities. Facilities to be constructed to District standards. MDP Line G, Line G-3 & Line F-4. In the Moreno Area Drainage plan. |
| Native American Heritage Commission | December 14, 2012 | Provide notifications to local Tribal agencies. Letters completed and mailed 1/9/13. Pechanga Tribe sent letter requesting consultation, which shall occur prior to scheduling project for City Council review and action. Soboba and Morongo Tribes, no issues. |

STAFF RECOMMENDATION

Staff recommends that the Planning Commission take the following action:

APPROVE Resolution No. 2013-01, and thereby **RECOMMEND** that the City Council:

1. **ADOPT** a Mitigated Negative Declaration for PA12-0029, a Change of Zone, PA12-0030, a General Plan Amendment, PA12-0004 a Conditional Use Permit, PA12-0005 Tentative Tract Map 36436 and a Variance, P12-129 pursuant to the California Environmental Quality Act (CEQA) Guidelines; and,
2. **APPROVE** PA12-0029, a Change of Zone, PA12-0030, a General Plan Amendment, PA12-0004 a Conditional Use Permit, PA12-0005 Tentative Tract Map 36436 and a Variance, P12-129 subject to the attached Zone change map, General Plan map and conditions of approval included as Exhibits A, B and C.

Planning Commission Staff Report
Page 7

Prepared by:

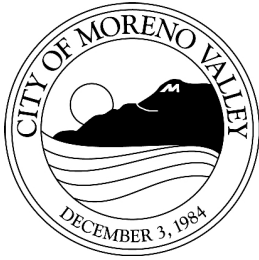
Approved by:

Julia Descoteaux
Associate Planner

John C. Terell, AICP
Planning Official

ATTACHMENTS:

1. Public Hearing Notice
2. Planning Commission Resolution No. 2013-01 with Zone Change Map, General Plan Map and Conditions of Approval.
3. Negative Declaration
4. Initial Study
5. Aerial Map
6. Project Plans 6a, 6b, 6c
7. PUD (Attached Hard Copy)



Notice of PUBLIC HEARING

This may affect your property. Please read.

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

CASE: PA12-0004 (Conditional Use Permit PUD)
PA12-0005 (Tentative Tract Map for PUD)
PA12-0029 (Change of Zone)
PA12-0030 (General Plan Amendment)
P12-129 (Variance)

APPLICANT/OWNER: CV Communities

REPRESENTATIVE: Ryan Thomas

LOCATION: South of Brodiaea to Cactus & east and west of the Quincy Channel (478-100-034, 478-090-007, 478-090-036, 478-100-010, 478-100-009)

PROPOSAL: Tentative Tract Map 36436, a Conditional Use Permit, a Variance, a Change of Zone and a General Plan Amendment subdividing 43.52 acres into 159 single family residential lots within a Planned Unit Development, modifying the zoning from Residential single family 10 (RS10), Residential 10 (R10) and Residential 15 (R15) multi-family to Residential 5 (R5) with lots ranging from 6,000 to 15,298 square feet and the General Plan amendment to be consistent with the proposed development and the surrounding area and a Variance proposed for higher retaining walls due to the change in grade from the adjacent parcels to the east and west.

ENVIRONMENTAL DETERMINATION: The project does not have the potential for any significant impacts on the environment. Therefore, the adoption of a Mitigated Negative Declaration is recommended

COUNCIL DISTRICT: 3

STAFF RECOMMENDATION: Approval

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

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

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

If you challenge any of these items in court, you may be limited to raising only those items you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing.



LOCATION N ↑

PLANNING COMMISSION HEARING

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

DATE AND TIME: January 17, 2013 at 7PM

CONTACT PLANNER: Julia Descoteaux

PHONE: (951) 413-3209

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PLANNING COMMISSION RESOLUTION NO. 2013-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY RECOMMENDING THAT THE CITY COUNCIL APPROVE APPLICATION NO. PA12-0029, A CHANGE OF ZONE FROM RESIDENTIAL SINGLE FAMILY 10 (RS10), RESIDENTIAL 10 (R10) AND RESIDENTIAL 15 (R15) MULTI-FAMILY TO RESIDENTIAL 5 (R5) , PA12-0030, A GENERAL PLAN AMENDMENT TO MODIFY THE LAND USE AND CIRCULATION ELEMENTS, PA12-0004 A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT, PA12-0005 TENTATIVE TRACT MAP 36436 SUBDIVIDING 43.52 ACRES INTO 159 SINGLE FAMILY RESIDENTIAL LOTS AND A VARIANCE, P12-129 FOR RETAINING WALL HEIGHT MODIFICATION, LOCATED ON ASSESSOR'S PARCEL NUMBERS 478-100-034, 478-080-007, 478-090-036, 478-100-010 AND 478-100-009.

Section 1:

WHEREAS, the applicant, CV Communities LLC filed Application No. PA12-0030 requesting a General Plan Amendment for the Land Use and Circulation Elements for certain property, as described in the title of this resolution and the attached Exhibit A.

WHEREAS, on February 28, 2013, the Planning Commission of the City of Moreno Valley held a public hearing to consider the subject applications and all of the environmental documentation prepared for the project.

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

WHEREAS, the Planning Commission considered the initial study prepared for the project for the purpose of compliance with the California Environmental Quality Act (CEQA). Based on the initial study, it was determined that the project will not result in significant environmental impacts and therefore adoption of a Mitigated Negative Declaration is recommended.

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

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

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

1. **Conformance with General Plan Policies** – The proposed general plan amendment and zone change are consistent with the General Plan, and its goals, objectives, policies and programs.

FACT: The proposed General Plan Amendment will modify the existing land use designations for a portion of the project site to

ATTACHMENT 2

R5 to be consistent with the balance of the site and the proposed project zoning. The Amendment will also modify the Circulation Element eliminating the residential collector designation for Quincy Street from Brodiaea Avenue to Cactus Avenue. The proposed amendment will not have a significant impact on the surrounding area or the circulation of the new tract. The revision to the Circulation Element is supported by a traffic analysis approved by the City Transportation Engineer.

- 2. **Health, Safety and Welfare** – The proposed general plan amendment and change of zone will not be detrimental to the public health, safety or welfare.

FACT: The proposed General Plan Amendment will not adversely affect the public health, safety or general welfare. Based on the initial study, it was determined that the project will not result in significant environmental impacts and therefore adoption of a Mitigated Negative Declaration is recommended.

Section 2

WHEREAS, the applicant, CV Communities LLC filed Application No. PA12-0029 requesting an amendment to the zoning classification for certain property, as described in the title of this resolution and the attached Exhibit B.

WHEREAS, on February 28, 2013, the Planning Commission of the City of Moreno Valley held a public hearing to consider the subject applications and all of the environmental documentation prepared for the project.

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

WHEREAS, the Planning Commission considered the initial study prepared for the project for the purpose of compliance with the California Environmental Quality Act (CEQA). Based on the initial study, it was determined that the project will not result in significant environmental impacts and therefore adoption of a Mitigated Negative Declaration is recommended.

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

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

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

FACT: The project includes a Change of Zone from R10, RS10 and R15 to R5. The proposed Change of Zone to R5 is consistent and compatible with the surrounding area and with the goals and objectives of the City's General Plan. The current General Plan designation is Residential 10 and 15. The proposed General Plan Amendment will modify the existing land use to R5 providing consistency with the proposed zoning.

2. **Conformance with the Zoning Regulations** – The proposed zoning is consistent with the purposes and intent of Title 9 of the City of Moreno Valley Municipal Code.

FACT: The current zoning includes R10, RS10 and R15 which allows for single and multi-family development. The proposed R5 zoning will provide for a variation in lot sizes, is compatible with the proposed zoning and consistent with the surrounding area which includes developed single family residential.

3. **Health, Safety and Welfare** – The proposal will not be detrimental to the public health, safety or welfare.

FACT: The proposed Change of Zone will not adversely affect the public health, safety or general welfare. Based on the initial study, it was determined that the project will not result in significant environmental impacts and therefore adoption of a Mitigated Negative Declaration is recommended.

Section 3

WHEREAS, the applicant, CV Communities LLC has filed an application for the approval of PA12-0004 a Conditional Use Permit for a Planned Unit Development as described in the title of this Resolution.

WHEREAS, on January 17, 2013, the Planning Commission of the City of Moreno Valley held a meeting to consider the application.

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

WHEREAS, there is hereby imposed on the subject development project certain fees, dedications, reservations and other exactions pursuant to state law and City ordinances;

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

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

- A. This Planning Commission hereby specifically finds that all of the facts set forth above in this Resolution are true and correct.
- B. Based upon substantial evidence presented to this Planning Commission during the above-referenced meeting on February 28, 2013, including written and oral staff reports, and the record from the public hearing, this Planning Commission hereby specifically finds as follows:

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

FACT: Pursuant to the approval of the proposed General Plan Amendment, the proposed Conditional Use Permit for a Planned Unit Development is consistent with the General Plan which encourages innovation in single family residential development.

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

FACT: Pursuant to the approval of the proposed Change of Zone, the proposed Conditional Use Permit for a Planned Unit Development is consistent with the City’s zoning regulations.

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

FACT: The proposed project would not be detrimental to the public health safety or welfare. An initial study of the potential environmental impacts associated with the project has been conducted in accordance with the provisions of the California Environmental Quality Act (CEQA). Based on the initial study, it was determined that the project will not result in significant environmental impacts and therefore adoption of a Mitigated Negative Declaration is recommended.

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

FACT: The Planned Unit Development includes 159 single family lots which will be consistent with the existing residential properties to the east, west and south. Properties to the north are zoned with R3 which allows for larger single family lots. The street width of Brodiaea Avenue and the multi-use trail along the south side of Brodiaea provides for a large buffer between the two zoning designations.

The tract will enter from Cactus Avenue and will include entry monuments and a multi-use trail along the Quincy Channel with exercise equipment stations along the trail and parking adjacent to the trail on Quincy Avenue.

Section 4

WHEREAS, the applicant, CV Communities LLC has filed an application for the approval of PA12-0005 a Tentative Tract Map 36436 as described in the title of this Resolution.

WHEREAS, on February 28, 2013, the Planning Commission of the City of Moreno Valley held a meeting to consider the application.

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

WHEREAS, the Planning Commission considered the initial study prepared for the project for the purposes of compliance with the California Environmental Quality Act (CEQA). Based on the initial study, it was determined that the project will not result in significant environmental impacts and therefore adoption of Mitigated Negative Declaration is recommended.

WHEREAS, there is hereby imposed on the subject development project certain fees, dedications, reservations and other exactions pursuant to state law and City ordinances;

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

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

- A. This Planning Commission hereby specifically finds that all of the facts set forth above in this Resolution are true and correct.
- B. Based upon substantial evidence presented to this Planning Commission during the above-referenced meeting on February 28, 2013, including written and oral staff reports, and the record from the public hearing, this Planning Commission hereby specifically finds as follows:
 1. That the proposed land division is consistent with applicable general and specific plans;

FACT: Tentative Tract Map 36436 will subdivide 43.52 acres into 159 single family residential lots. The project as proposed is consistent with the City's General Plan. With the approval of the General Plan Amendment and Change of Zone, the project will be consistent with the proposed zoning and the General Plan. The proposed density of 3.65 units per acre is well under the maximum of 5 permitted in the R5 land use district. The project is not within a Specific Plan.

- 2. That the site of the proposed land division is physically suitable for the type of development;

FACT: The site has mostly level topography with no serious hazardous conditions noted. The proposal is to protect the Quincy Channel with development occurring outside of the banks of the channel and any alterations required of the Channel consistent with the City and required State agencies. Overall, the project site is well suited to single-family residential development with a prior tentative tract map approved for a portion of the site.

- 3. That the design of the proposed land division or the proposed improvements are not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat;

FACT: The site is vacant and gently sloping with no serious physical constraints and is physically suitable for the proposed density. The project is comprised of 159 single family lots in the R5 zone which will have lots from 6,000 square feet to 15,298 square feet with development standards as stated in the Planned Unit Development requirements submitted in conjunction with the proposed map. The project as planned and conditioned is consistent with the surrounding development.

The project site is comprised of 43.52 acres located on the south side of Brodiaea Avenue and on the west side of Quincy Street and the east side of Quincy Channel south to Cactus Avenue. The channel will be improved in accordance with the District's Master Drainage Plan. The entire channel at this location will be permanently disturbed in association with expansion and reconfiguration improvements to the Quincy Channel. The following agency jurisdictions have the potential to be impacted, Regional Control Board, Army Corp of Engineers and California Department of Fish and Game. The project will be conditioned to coordinate with the above agencies prior to any disturbance of the site.

The project site is located in an area that the Riverside County Integrated Plan (RCIP) has identified as having the potential for burrowing owl habitat. A Biological report was completed for the

project stated the site contains suitable habitat with the potential to support burrowing owls. However, no burrowing owls, or any indication of past owls were detected on the site. A 30-day pre-construction survey will be required prior to any grading on the site.

- 4. That the design of the proposed land division or the type of improvements are unlikely to cause serious public health problems:

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

- 5. That the design of the land division or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision:

FACT: The proposed tentative parcel map will not adversely affect the public health, safety or general welfare. Based on the initial study, it was determined that the project will not result in significant environmental impacts and therefore adoption of Mitigated Negative Declaration is recommended.

- 6. That the design of the land division provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision; and

FACT: The size, configuration and orientation of most of the lots in this land division allow solar access for passive heating. All lots provide opportunities for placement of shade trees and other vegetation for cooling.

- 7. That the effect of the proposed land division on the housing needs of the region were considered and balanced against the public service needs of the residents of Moreno Valley and available fiscal and environmental resources.

FACT: The land division will allow development of 159 housing units near the maximum density allowed, thereby maximizing the housing potential of the subject site. The project will supplement the City's fiscal resources by paying impact fees for public facilities. Additionally, future residents will pay Community Services District fees, property tax, sales tax and other taxes and fees that will be used to provide landscape maintenance as well as police, fire and other public services.

Section 5

WHEREAS, the applicant, CV Communities LLC has filed an application for the approval of P12-129 a Variance to allow for an increase in the height of the retaining walls on the property line as described in the title of this Resolution.

WHEREAS, on February 28, 2013, the Planning Commission of the City of Moreno Valley held a meeting to consider the application.

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

WHEREAS, the Planning Commission considered the initial study prepared for the project for the purposes of compliance with the California Environmental Quality Act (CEQA). Based on the initial study, it was determined that the project will not result in significant environmental impacts and therefore adoption of Mitigated Negative Declaration is recommended.

WHEREAS, there is hereby imposed on the subject development project certain fees, dedications, reservations and other exactions pursuant to state law and City ordinances;

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

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

- C. This Planning Commission hereby specifically finds that all of the facts set forth above in this Resolution are true and correct.
- D. Based upon substantial evidence presented to this Planning Commission during the above-referenced meeting on December 13, 2012, including written and oral staff reports, and the record from the public hearing, this Planning Commission hereby specifically finds as follows:
 - 1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship not otherwise shared by others within the surrounding area or vicinity;

FACT: That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship for the property owner. Section 9.08.070 2i states that retaining walls on the property line shall not exceed three feet in height. The affected area is the south, west and east portions of the site adjacent to the property lines where the difference in grade from the adjacent properties would require the height of the retaining wall to exceed the City standard of 3 feet maximum on the property line. The applicant discussions with the

adjacent property owner for permission to grade off-site which would have reduced the height of the wall were unsuccessful.

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the vicinity and under the same zoning classification;

FACT: The difference in grade from the adjacent property will require a retaining wall due to the inability to obtain permission to perform off-site grading.

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the vicinity and under the same zoning classification;

FACT: The strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the vicinity. The project meets the zoning (with the approval of the included Change of Zone and General Plan Amendment) requirement which allows the residential uses. Properties to the north, south, east and west are have similar and compatible single family zoning designation both developed and undeveloped.

4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on the other properties in the vicinity and under the same zoning classification;

FACT: The granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on the other properties in the vicinity and under the same zoning classification.

5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity;

FACT: As proposed, the variance would not cause serious public health problems, safety or welfare, or materially injury to properties or improvements in the vicinity. There are no known hazardous conditions associated with the property, the design of the land division or type of improvements. The proposed residential project will not will not result in significant environmental impacts and therefore adoption of Mitigated Negative Declaration is recommended.

6. That the granting of a variance is consistent with the objectives and policies of the general plan and the intent of this title;

FACT: The proposed variance is consistent with the General Plan and the standards of the General Plan. The granting of a variance would be consistent with the objectives and policies of the project site's residential general plan and zoning designation. The granting of a variance would allow the project to construct the required perimeter walls as required along the perimeter of the tract.

BE IT FURTHER RESOLVED that the Planning Commission **HEREBY RECOMMENDS** that the City Council:

1. **ADOPT** a Mitigated Negative Declaration for PA12-0029 (Change of Zone), PA12-0030 (General Plan Amendment), PA12-0004 (Conditional Use Permit), PA12-0005 (Tentative Tract Map 36436) and P12-129 (Variance) pursuant to the California Environmental Quality Act (CEQA) Guidelines; (Note: alternative environmental findings may apply)
2. **APPROVE** General Plan Amendment for PA12-0030, based on the findings contained in this resolution. (Exhibit A).
3. **APPROVE** Change of Zone for PA12-0029, based on the findings contained in this resolution. (Exhibit B).
4. **APPROVE** Conditional Use Permit Application No. PA12-0004, based on the findings contained in this resolution subject to the attached conditions of approval included as Exhibit C.
5. **APPROVE** Tentative Tract Map 36436 Application No. PA12-0005, based on the findings contained in this resolution subject to the attached conditions of approval included as Exhibit C.
6. **APPROVE** Variance Application No. P12-129, to allow for the increase in height of the retaining walls on the property line based on the findings contained in this resolution subject to the attached conditions of approval included as Exhibit C.

APPROVED this 28th day of February, 2013

Meli Van Natta
Chair, Planning Commission

ATTEST:

John C. Terell, Planning Official
Secretary to the Planning Commission

APPROVED AS TO FORM:

City Attorney

ATTACHED: Conditions of Approval

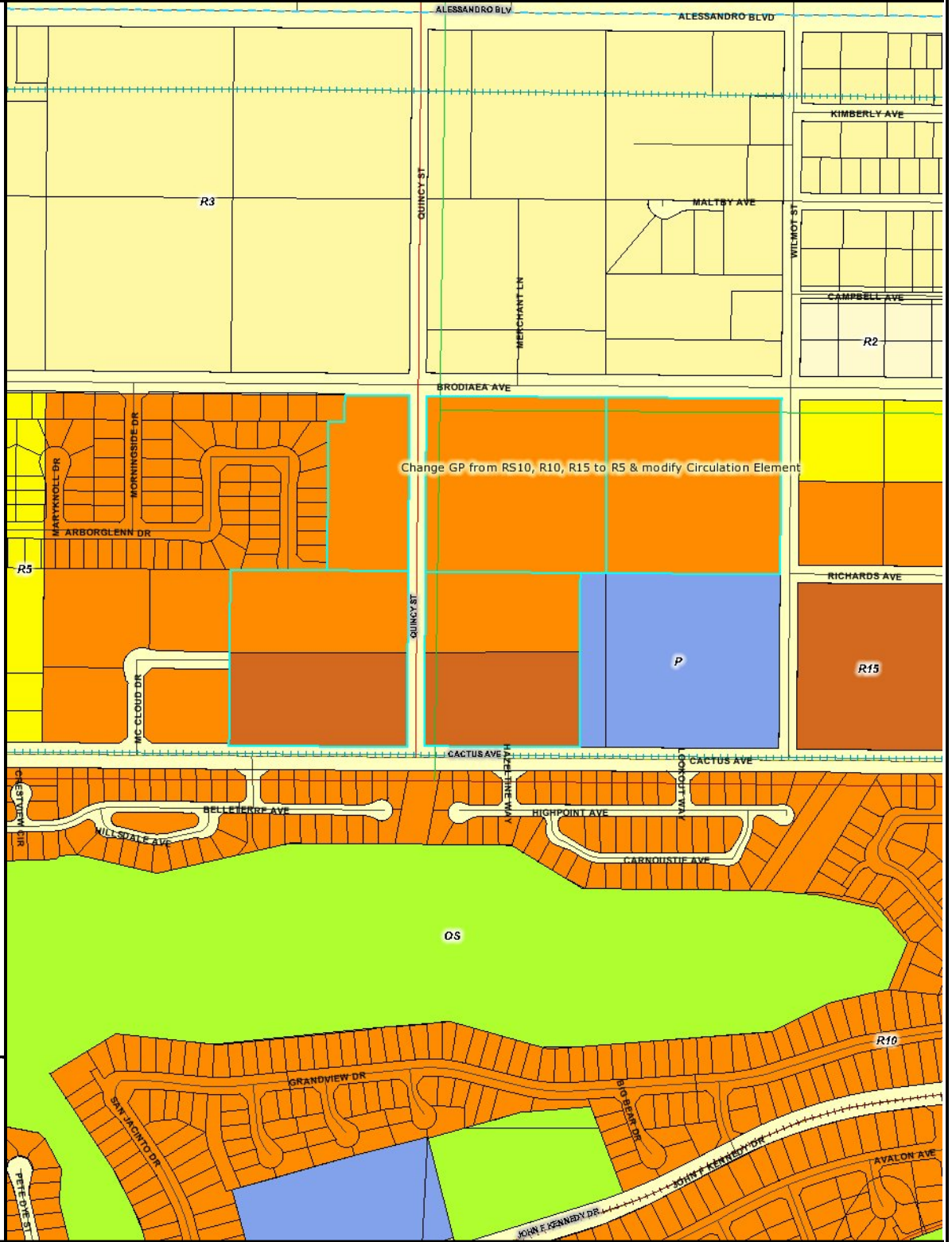
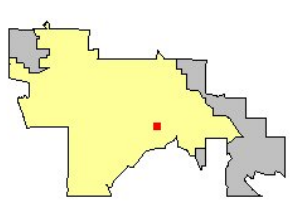
PA12-0030jd

General Plan

Legend

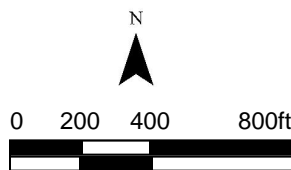
-  Selected Features
-  Highways
-  Bike Ways
-  Existing
-  Proposed
- Circulation Plan**
-  Divided Major Arterial
-  Divided Major Arterial - Reduced Cross Section
-  Divided Arterial - 6 lane
-  Divided Arterial - 4 Lanes
-  Arterial
-  Minor Arterial
-  Minor Arterial - Pigeon Pass Cross Section
-  Collector
- Master Plan of Trails**
-  Bridge
-  Improved
-  Multiuse
-  Proposed
-  Regional
-  State
- Parcels**
-  Roads
- Land Use**
-  Business Park
-  Commercial
-  Floodplain
-  Hillside Residential
-  Light Industrial
-  Mixed Use
-  Office
-  Open Space
-  Public Facilities
-  Planned Residential
-  Residential/Office
-  Residential: Max 1 du/ac
-  Residential: Max 10 du/ac
-  Residential: Max 15 du/ac

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City of Moreno Valley
14177 Frederick St
Moreno Valley, CA 92553

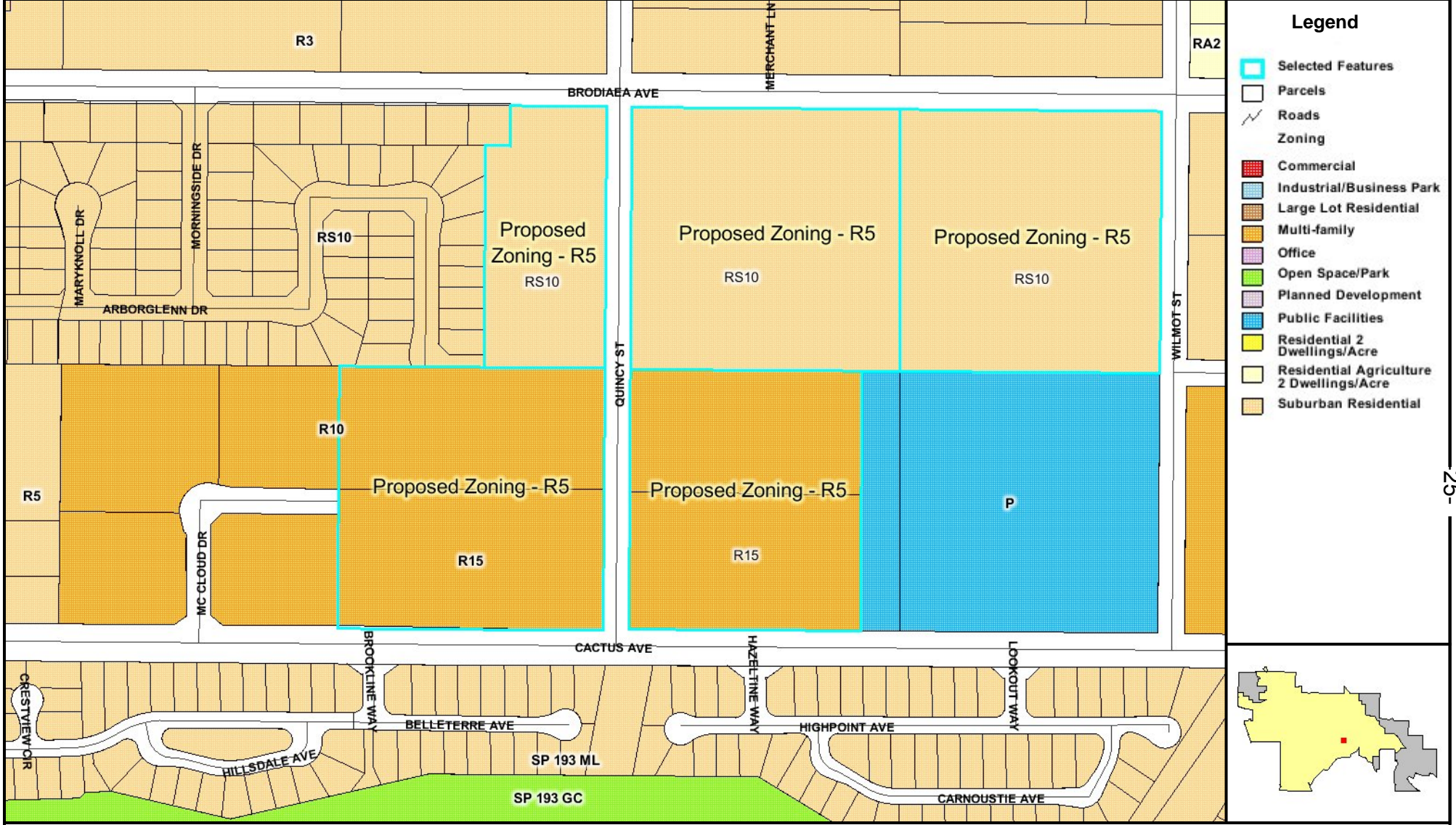
DISCLAIMER: The information shown on this map was compiled from the Riverside County GIS and the City of Moreno Valley GIS. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Riverside County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



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PA12-0029

Change of Zone



25-

City of Moreno Valley
 14177 Frederick Street
 Moreno Valley, CA 92553

DISCLAIMER: The information shown on this map was compiled from the Riverside County GIS and the City of Moreno Valley 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.



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Exhibit B



**CITY OF MORENO VALLEY
CONDITIONS OF APPROVAL
PA12-0005 TENTATIVE TRACT MAP 36436
PA12-0004 CONDITIONAL USE PERMIT (PUD)
P12-129 VARIANCE
APN: 478-100-034, 010, 009, 478-090-007, 036**

APPROVAL DATE: February 28, 2013
EXPIRATION DATE: February 28, 2016

- Planning (P), including School District (S), Post Office (PO), Building (B)**
- Fire Prevention Bureau (F)**
- Land Development (LD)**
- Financial and Management Services, Special Districts (SD)**
- Public Works – Transportation Engineering (TE)**
- Parks & Community Services (PCS)**
- Police (PD)**
- Moreno Valley Utilities**

Note: All Special conditions are in bold lettering. All other conditions are standard to all or most development projects.

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

Planning Division

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

GENERAL CONDITIONS

- P1. 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)
- P2. In the event the use hereby permitted ceases operation for a period of one (1) year or more, or as defined in the current Municipal Code, this permit may be revoked in

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

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

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

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

PLANNING DIVISION
CONDITIONS OF APPROVAL
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accordance with provisions of the Municipal Code. (MC 9.02.260)

- P3. The site shall be developed in accordance with the approved plans on file in the Community & Economic 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)
- P4. 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)
- P5. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
- P6. Any signs indicated on the submitted plans are not included with this approval. Any signs, **whether permanent (e.g. wall, monument) or temporary (e.g. banner, flag)**, proposed for this development shall be designed in conformance with the sign provisions of the Development Code or approved sign program, if applicable, and shall require separate application and approval by the Planning Division. **No signs are permitted in the public right of way.** (MC 9.12)
- P7. (GP) 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 for CUP for PUD

- P8. **The site has been approved for a Conditional Use Permit for a Planned Unit Development. The Planned Unit Development includes a Tentative Tract Map 36436 for 159 single family lots and a Variance for the retaining wall height on the east and west property lines. A change or modification shall require separate approval. For a Conditional Use Permit, violation may result in revocation in the case of a Conditional Use Permit.**
- P9. **The project will be developed with 45 lots on the west side of Quincy Channel and 114 lots on the east side of the channel.**
- P10. **A water quality basin will be included, one on each side of the Quincy Channel within the development per the approved plans. The design of the basins and swales that are visible from the public right-of-way shall be integrated into the**

**PLANNING DIVISION
CONDITIONS OF APPROVAL
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PA12-0005 (TENTATIVE TRACT 36436 MAP FOR PUD)
P12-129 (VARIANCE)
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landscaping and include street trees on the street side of the open screen fencing.

- P11. The required multi-use trail along Brodiaea Avenue (east of the Channel) and the landscaping areas connecting the proposed cul-de-sacs to Brodiaea, shall be constructed along with the development on the east side of the Channel and completed with the occupancy of the sixtieth production house on the east side.
- P12. The required multi-use trail with exercise stations along Street A (Quincy Street) and the trail/sidewalk improvements along Brodiaea Avenue (west of the Channel), shall be completed with the development of the west side of the Channel and completed with the occupancy of the thirtieth production house on the west side.
- P13. The Planned Unit Development and Tentative Tract Map 36436 will be developed per the approved plans and the standards set forth in the design manual – Cactus Avenue Development Guidelines and where silent, the City’s Municipal Code.
- P14. The Cactus Avenue entry monuments, landscaping and any tract enhancements/improvements stated in the PUD shall be completed with the adjacent development east and west side respectively and no later than the occupancy of the first production house in each section.
- P15. Approval of the Planned Unit Development and the Tentative Tract Map 36436 are subject to the concurrent approval of the other.
- P16. Street “A” will be named Quincy Street due to its historical value to the Valley.
- P17. The Planned Unit Development will provide the following amenities:
- Multi-use trails will be provided along a portion of Brodiaea Avenue and the entire length of Quincy Street per the approved plans.
 - The trail along Quincy will include the addition of exercise equipment.
 - Parking turnouts will be provided along Quincy.
 - Access for the trail will be provided along Quincy per the approved plans.
 - Entry monuments, arbors and benches will be provided per the approved plans.
 - Connection to the cul-de-sacs from Brodiaea Avenue to the tract interior to include a meandering sidewalk and landscaping.

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PA12-0005 (TENTATIVE TRACT 36436 MAP FOR PUD)
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PAGE 4

Tentative Tract Map

- P18. This tentative map shall expire three years after the approval date of this tentative map unless extended as provided by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever in the event the applicant or any successor in interest fails to properly file a final map before the date of expiration. (MC 9.02.230, 9.14.050, 080)
- P19. The site shall be developed in accordance with the approved tentative map on file in the Community & Economic Development Department – Planning Division, the Municipal Code regulations, General Plan, and the conditions contained herein. (MC 9.14.020)
- P20. All site plans, grading plans, landscape and irrigation plans, and street improvement plans shall be coordinated for consistency with this approval.

Prior to Issuance of Grading Permits

- P21. (GP) If potential historic, archaeological, or paleontological resources are uncovered during excavation or construction activities at the project site, work in the affected area will 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 implemented as deemed appropriate by the Community & Economic 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, **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 contacted within a reasonable timeframe 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).

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- P22. (GP) Prior to issuance of grading permits, the developer shall pay the applicable Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee. (Ord)
- P23. (GP) Prior to approval of any grading permit, the developer shall submit for review and approval of a tree plan to the Planning Division. The plan shall identify all mature trees (4 inch trunk diameter or larger) on the subject property and City right-of-way. Using the grading plan as a base, the plan shall indicate trees to be relocated, retained, and removed. Replacement trees shall be shown on the plan, be a minimum size of 24 inch box, and meet a ratio of three replacement trees for each mature tree removed or as approved by the **Planning Official**. (GP Objective 4.4, 4.5, DG)
- P24. **(GP) Prior to approval of any grading permits, final median enhancement/landscape/irrigation plans shall be submitted to the Planning Division, and Public Works Department – Special Districts for review and approval by each division. (GP - Circulation Master Plan) Timing of installation shall be determined by PW- Special Districts.**
- P25. **(GP) Prior to approval of any grading permit, local and master-planned multi-use trail easements shall be shown in accordance with the City's Master Trail Plan.**
- P26. **(GP) Prior to the issuance of any grading permits and prior to any physical disturbance of any natural drainage course, for any area determined to contain riparian vegetation, the applicant shall obtain a stream bed alteration agreement or permit, or a written waiver of the requirement for such an agreement or permit, from both the California Department of Fish and Wildlife and the U.S. Army Corps of Engineers. Written verification of such a permit or waiver shall be provided to the Planning Division and the Public Works Department - Land Development Division. (CEQA, State and Federal codes).**
- P27. **The project shall mitigate permanent impacts to 0.48 acre of Corps jurisdiction, 0.57 acre of permanent impacts to Regional Board jurisdiction, and 1.04 acre of permanent impacts to CDFG jurisdiction through acquisition of credits at a minimum 1:1 ration from an approved mitigation bank, such as the Santa Ana River Mitigation Bank, and/or in-lieu fee program, such as the Santa Ana Watershed Association (SAWA) In-lieu Fee Program, or another environmentally sensitive entity such as the Riverside-Corona Resource Conservation District or the Inland Empire Resource Conservation District within the Santa Ana River Watershed, which includes the San Jacinto River Watershed. Implementation of Mitigation Measure BIO-3 will reduce potential**

**PLANNING DIVISION
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PA12-0004 (CONDITIONAL USE PERMIT PUD)
PA12-0005 (TENTATIVE TRACT 36436 MAP FOR PUD)
P12-129 (VARIANCE)
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impacts to jurisdictional waters to a less than significant level in compliance with CEQA. The project will be required to pay SKR and MSHCP mitigation fee. (MM BIO 3)

- P28. (GP) Within thirty (30) days prior to any grading or other land disturbance, a pre-construction survey for Burrowing Owls shall be conducted pursuant to the established guidelines of Multiple Species Habitat Conservation Plan. (MM BIO-1)**
- P29. Any vegetation clearing and ground disturbance should be conducted outside of the nesting season (February 1st through September 15th). If avoidance of the nesting season is not feasible, then a qualified biologist shall conduct a nesting bird survey within 3 days prior to any disturbance of the site. If active nests are identified, the biologist shall establish suitable buffers around the nest, and the buffers shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests. (MM BIO -2)**
- P30. (GP) Prior to issuance of any grading permits, mitigation measures contained in the Mitigation Monitoring Program approved with this project shall be implemented as provided therein. A mitigation monitoring fee, as provided by City ordinance, shall be paid by the applicant within 30 days of project approval. No City permit or approval shall be issued until such fee is paid. (CEQA)**
- P31. (GP) Prior to the issuance of grading permits, the mitigation measures shall be included on the grading plans.**
- P32. The contractor shall comply with SCAQMD's Rule 403 ensuring that all disturbed unpaved roads and disturbed areas within the project are watered at least three times daily during dry weather. Watering, with complete coverage of disturbed areas shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day. (MM Air 1)**
- P33. Feeder trails shall abide by the cross sections included within the City's design standards and be shown on the map for all existing connections (i.e. interior streets) linking to the main multi-use trail system. Fences are required on a least one side of all proposed feeder trails within the tract per the PUD guidelines.**
- P34. (GP) Prior to issuance of grading permits, landscape plans (trees, shrubs and groundcover) for basins maintained by an HOA or other private entity shall be**

**PLANNING DIVISION
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PA12-0005 (TENTATIVE TRACT 36436 MAP FOR PUD)
P12-129 (VARIANCE)
PAGE 7**

submitted to the Planning Division for review and approval for the sides and/or slopes. A hydroseed mix w/irrigation is acceptable for the bottom of all the basin areas. All detention basins shall include trees, shrubs and groundcover up to the concreted portion of the basin. A solid decorative wall with pilasters, tubular steel fence with pilasters or other fence or wall approved by the Community & Economic Development Director is required to secure all water quality and detention basins more than 18 inches in depth.

- P35. (GP) Prior to approval of precise grading plan, final front and street side yard landscape and irrigation plans shall be submitted to the Planning Division for review. The plans shall be prepared in accordance with the City's Municipal Code and landscape specifications, Cactus Avenue Design Guidelines and include required street trees and on site slopes.
- P36. A separate administrative process (Model Home Complex application or custom home review) is required for approval of the design of the future single-family homes for Tentative Tract Map 36436. Four sided architecture is required per the Cactus Avenue Development Guidelines and the City Municipal Code design guidelines.
- P37. Prior to approval of a grading plan a detailed trail plan, indicating widths, maximum slopes, physical conditions, fencing, walls in accordance with City standards, shall be reviewed and approved by the Planning Division.
- P38. (GP) Prior to issuance of grading permits, the developer shall submit perimeter wall/fence and landscaping plans (separate submittals) to the Planning Division for review and approval as follows:
- A. A maximum 6 foot high solid decorative block perimeter wall with pilasters and a cap shall be required adjacent to all streets and walkway connection.
 - 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 except where a Variance is approved.
 - C. Fencing along the west side of Quincy Channel will include a cable fence adjacent to the channel with a vinyl rail fence between the trail and the street landscaping per the Cactus Avenue Development Guidelines.
 - D. Fencing along the east side of the Quincy Channel adjacent to the residential lots will include a 6 foot tan decorative wall with pilasters and a cap.
 - E. Fencing around the water quality basins will include solid fencing

- along property lines adjacent to residential lots and iron or tubular steel fencing with decorative pilasters along street frontages and reverse frontages.
- F. Fencing along Brodiaea shall include a 6 foot tan decorative wall with pilasters and a cap on the residential property lines with a vinyl rail fence along the trail adjacent to the parkway per the Cactus Avenue Development Guidelines.
 - G. Interior lot rear and side fencing will include 5-6 foot tan vinyl fencing per the Cactus Avenue Design Guidelines.
 - H. Landscape and irrigation plans for areas maintained by the Homeowner's Association shall be submitted to the Planning Division. All landscape plans shall be approved prior to the release of any building permits for the site. The plans shall be prepared in accordance with the City's Landscape Development Guidelines and the Cactus Avenue Development Guidelines.
 - I. Landscaping is required for the sides and or slopes of all water quality basin and drainage areas, while a hydroseed mix with irrigation is acceptable for the bottom of the basin areas. All detention basins shall include trees, shrubs and groundcover up to the concreted portion of the basin. A solid decorative wall with pilasters adjacent to residential lots, tubular steel fence with pilasters along street frontage and reverse frontage as approved by the Planning Official is required to secure all water quality and detention basins.
 - J. Front yard landscaping plans shall be submitted for review and approval meeting the guidelines within the Cactus Avenue Development Guidelines and the City Landscape Guidelines.
 - K. Street trees shall be planted every 40 feet on center throughout the development.

PRIOR TO BUILDING PERMITS

- P39. (BP) Prior to issuance of building permits, the Planning Division shall review and approve the location and method of enclosure or screening of transformer cabinets, commercial gas meters and back flow preventers as shown on the final working drawings. Location and screening shall comply with the following criteria: transformer cabinets and commercial gas meters shall not be located within required setbacks and shall be screened from public view either by architectural treatment or landscaping; multiple electrical meters shall be fully enclosed and incorporated into the overall architectural design of the building(s); back-flow preventers shall be screened by landscaping. (GP Objective 43.30, DG)

PLANNING DIVISION
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- P40. (BP) Prior to issuance of building permits or as determined by the City Council Ordinance in place at the time of development, the developer or developer's successor-in-interest shall pay all applicable impact fees, including but not limited to Transportation Uniform Mitigation fees (TUMF), Multi-species Habitat Conservation Plan (MSHCP) mitigation fees, and the City's adopted Development Impact Fees. (Ord)
- P41. Prior to the issuance of building permits, the irrigation and landscape plans shall be approved.
- P42. Prior to the issuance of building permits, landscape and irrigation plans for areas maintained by the Homeowner's Association shall be submitted to the Planning Division. All landscape plans shall be approved prior to the release of any building permits for the site. The plans shall be prepared in accordance with the City's Landscape Development Guidelines and the Cactus Avenue Design Guidelines. Landscaping is required for the sides and or slopes of all water quality basin and drainage areas, while a hydroseed mix with irrigation is acceptable for the bottom of the basin areas. All detention basins shall include trees, shrubs and groundcover up to the concreted portion of the basin. A solid decorative wall with pilasters, tubular steel fence with pilasters or other fence or wall approved by the Planning Official is required to secure all water quality and detention basins. These reqts should be combined with landscape plan and fence/wall plan COA's**

PRIOR TO RECORDATION OF FINAL MAP

- P43. (R) Prior to final map recordation any required trail easements shall be provided.
- P44. (R) Prior to recordation of the final subdivision map, the developer shall submit for review and approval the following documents to the Planning Division which shall demonstrate that the project will be developed and maintained in accordance with the intent and purpose of the approval:
- a. The document to convey title
 - b. Deed restrictions, easements, or Covenants, Conditions and Restrictions to be recorded

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The approved documents shall be recorded at the same time that the subdivision map is recorded. The documents shall contain provisions for general maintenance of the site, open space use restrictions, conservation easements, water quality basins, lighting, landscaping and common area use items such as exercise stations, public seating areas and other recreation facilities. The approved documents shall also contain a provision, which provides that they may not be terminated and/or substantially amended without the consent of the City and the developer's successor-in-interest. (MC 9.14.090)

In addition, the following deed restrictions and disclosures shall be included within the document and grant deed of the properties:

- The developer and the Cactus Avenue Planned Unit Development and/or homeowners association shall promote the use of native plants and trees and drought tolerant species to the extent feasible.
- (R) All lots designated for open space and, or detention basins, shall be dedicated to and maintained by a Homeowners Association (HOA). The HOA shall contract with a private maintenance entity or establish a funding mechanism approved by the City in a maintenance agreement for City maintenance. Language to this effect shall be included and reviewed within the required Covenant Conditions and Restrictions (CC&Rs) prior to the approval of the final map.
- All reverse frontage property shall be maintained by a Homeowners Association (HOA) or through a property owner funded landscaping district as maintained by the City. Language to this effect shall be included and reviewed within the required Covenant Conditions and Restrictions (CC&Rs) prior to the approval of the final map.
- Maintenance of any and all common facilities.
- A conservation easement for lettered lots shall be recorded on the deed of the property and shown on the final map. Said easement shall include access restrictions prohibiting motorized vehicles from these areas except on the maintenance road along the Quincy Channel and the maintenance access driveways of the water quality basins if required per affected agency.

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- **Oleander plants or trees shall be prohibited on open space lots adjacent to multi-use trails.**

PRIOR TO CERTIFICATE OF OCCUPANCY

- P45. (CO) Prior to issuance of Certificates of Occupancy or building final, the required landscaping and irrigation shall be installed. (DC 9.03.040)
- P46. (CO) **Prior to the issuance of Certificates of Occupancy or 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).**
- P47. (BP/CO) **Prior to issuance of Certificate of Occupancy or building final, installed landscaping and irrigation shall be inspected by the Planning Division. All on-site and common area landscaping shall be installed in accordance with the City's Landscape Standards and the approved project landscape plans and all site clean-up shall be completed.**

Building and Safety Division

- B1. The above project shall comply with the current California Codes (CBC, CEC, CMC and the CPC) as well as city ordinances. All new projects shall provide a soils report as well. Plans shall be submitted to the Building and Safety Division as a separate submittal. The 2010 edition of the California Codes became effective for all permits issued after January 1, 2011.

COMMERCIAL, INDUSTRIAL, MULTI-FAMILY PROJECTS INCLUDING CONDOMINIUMS, TOWNHOMES, DUPLEXES AND TRIPLEX BUILDINGS REQUIRE THE FOLLOWING.

- B2. Prior to final inspection, all plans will be placed on a CD Rom for reference and verification. Plans will include "as built" plans, revisions and changes. The CD will also include Title 24 energy calculations, structural calculations and all other pertinent information. It will be the responsibility of the developer and or the building or property owner(s) to bear all costs required for this process. The CD will be presented to the Building and Safety Division for review prior to final inspection and building occupancy. The CD will become the property of the Moreno Valley Building and Safety Division at that time. In addition, a site plan showing the path of travel from public right of way and building to building access with elevations will be required.

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- B3. (BP) Prior to the issuance of a building permit, the applicant shall submit a properly completed "Waste Management Plan" (WMP), as required, to the Compliance Official (Building Official) as a portion of the building or demolition permit process.

SCHOOL DISTRICT

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

UNITED STATES POSTAL SERVICE

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

POLICE DEPARTMENT

Note: All Special conditions are in bold lettering. All other conditions are standard to all or most development projects

Standard Conditions

- PD1. Prior to the start of any construction, temporary security fencing shall be erected. The fencing shall be a minimum of six (6) feet high with locking, gated access and shall remain through the duration of construction. Security fencing is required if there is: construction, unsecured structures, unenclosed storage of materials and/or equipment, and/or the condition of the site constitutes a public hazard as determined by the Public Works Department. If security fencing is required, it shall remain in place until the project is completed or the above conditions no longer exist. (DC 9.08.080)
- PD2. (GP) 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.

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- b. The developer's name, address, and a 24-hour emergency telephone number. (DC 9.08.080)

- PD3. (CO) Prior to the issuance of a Certificate of Occupancy, an Emergency Contact information Form for the project shall be completed at the permit counter of the Community Development Department - Building Division for routing to the Police Department. (DC 9.08.080)

**CITY OF MORENO VALLEY
CONDITIONS**

Case No: PA12-0004 PA12-0005

APN: 478-090-007, 478-090-036, 478-100-009, 478-100-010, 478-100-034

DATE: 10/8/12

FIRE PREVENTION BUREAU

- 1. Fire sprinklers shall be required in all the planned residential structures.**
- 2. The following Standard Conditions shall apply.**

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

- F1. Final fire and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in force at the time of building plan submittal.
- F2. **Single Family Dwellings**. Schedule "A" fire prevention approved standard fire hydrants (6" x 4" x 2 ½") located at each intersection of all residential streets and spaced no more than 500 feet apart in any direction, more than 250 feet from any portion of the building as measured along approved emergency vehicular travel ways. Minimum fire flow shall be 1000 GPM for 2 hours duration of 20 PSI. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, serving one and two-family residential developments, standard fire hydrants shall be provided at spacing not to exceed 1000 feet along the tract boundary for transportation hazards. (CFC 507.3 MVMC 8.36.060).
- F3. Maximum **cul-de-sac or dead end road length** shall not exceed 660 feet. The Fire Chief, based on City street standards, shall determine minimum turning radius for fire apparatus based upon fire apparatus manufacture specifications. (CFC 503.2)
- F4. During **phased construction**, dead end roadways and streets which have not been completed shall have a turn-around capable of accommodating fire apparatus. (CFC 503.2 and 503.2.5)
- F5. 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**. (MVMC 8.36.050 and CFC 501.3)
- F6. Prior to construction and issuance of building permits, all locations where structures are to be built shall have an approved Fire Department emergency **vehicular access road** (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. (CFC 501.4 and MVMC 8.36.050 Section A)

- F7. Prior to construction and issuance of Building Permits, **fire lanes and fire apparatus access roads** shall have an unobstructed width of not less than twenty-four (24) feet as approved by the Fire Prevention Bureau 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])
- F8. Prior to construction, all roads, driveways and private roads shall not exceed 12 **percent grade**. (CFC 503.2.7 and MVMC 8.36.060[G])
- F9. 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)
- F10. Prior to construction, all locations where structures are to be built shall have an approved **Fire Department access** based on street standards approved by the Public Works Director and the Fire Prevention Bureau. (CFC 501.3)
- F11. Prior to building construction, **dead end roadways** and streets which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5)
- F12. Prior to issuance of Building Permits, the applicant/developer shall participate in the **Fire Impact Mitigation Program**. (Fee Resolution as adopted by City Council)
- F13. 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.

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.

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 507.5)

- F14. 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)

- F15. Prior to issuance of Certificate of Occupancy or Building Final, all **residential dwellings shall display street numbers** in a prominent location on the street side of the residence in such a position that the numbers are easily visible to approaching emergency vehicles. The numbers shall be located consistently on each dwelling throughout the development. The numerals shall be no less than four (4) inches in height and shall be low voltage lighted fixtures. (CFC 505.1)
- F16. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install **a fire sprinkler system** based on square footage and type of construction, occupancy or use. Fire sprinkler plans shall be submitted to the Fire Prevention Bureau for approval prior to installation. (CFC Chapter 9)
- F17. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a **fire alarm system** monitored by an approved Underwriters Laboratory listed central station based on a requirement for monitoring the sprinkler system, occupancy or use. Fire alarm panel shall be accessible from exterior of building in an approved location. Plans shall be submitted to the Fire Prevention Bureau for approval prior to installation. (CFC Chapter 9 and MVMC 8.36.100)
- F18. 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 Chief. 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)
- F19. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer must submit a simple plot plan, a simple floor plan, and other plans as requested, each as an **electronic file in .dwg format**, to the Fire Prevention Bureau. Alternate file formats may be acceptable with approval by the Fire Chief.
- F20. 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)
- F21. 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)
- F22. Prior to construction, **"private" driveways over 150 feet** in length shall have a turn-around as determined by the Fire Prevention Bureau capable of accommodating fire apparatus. Driveway grades shall not exceed 12 percent. (CFC 503 and MVMC 8.36.060)
- F23. Complete **plans and specifications for fire alarm systems, fire-extinguishing systems (including automatic sprinklers or standpipe systems)**, clean agent systems (or other special types of automatic fire-extinguishing systems), as well

as other fire-protection systems and appurtenances thereto shall be submitted to the Moreno Valley Fire Prevention Bureau for review and approval prior to system installation. Submittals shall be in accordance with CFC Chapter 9 and associated accepted national standards.

- F24. Approval of the **safety precautions required** for buildings being constructed, altered or demolished shall be required by the Fire Chief in addition to other approvals required for specific operations or processes associated with such construction, alteration or demolition. (CFC Chapter 14 & CBC Chapter 33)
- F25. Construction or work for which the Fire Prevention Bureau's approval is required shall be **subject to inspection by the Fire Chief** and such construction or work shall remain accessible and exposed for inspection purposes until approved. (CFC Section 105)
- F26. The Fire Prevention Bureau shall maintain **the authority to inspect**, as often as necessary, buildings and premises, including such other hazards or appliances designated by the Fire Chief for the purpose of ascertaining and causing to be corrected any conditions which would reasonably tend to cause fire or contribute to its spread, or any violation of the purpose or provisions of this code and of any other law or standard affecting fire safety. (CFC Section 105)
- F27. Permit requirements issued, which designate specific **occupancy requirements** for a particular dwelling, occupancy, or use, shall remain in effect until such time as amended by the Fire Chief. (CFC Section 105)
- F28. In accordance with the California Fire Code Appendix Chapter 1, where no applicable standards or requirements are set forth in this code, or contained within other laws, codes, regulations, ordinances or bylaws adopted by the jurisdiction, compliance with applicable standards of the National Fire Protection Association or other nationally recognized fire safety standards as are approved shall be deemed as prima facie evidence of compliance with the **intent of this code as approved by the Fire Chief**. (CFC Section 102.8)
- F29. Any **alterations, demolitions, or change in design, occupancy and use** of buildings or site will require plan submittal to the Fire Prevention Bureau with review and approval prior to installation. (CFC Chapter 1)
- F30. **Emergency and Fire Protection Plans** shall be provided when required by the Fire Prevention Bureau. (CFC Section 105)
- F31. Prior to Certificate of Occupancy all locations **where medians are constructed** and prohibit vehicular ingress/egress into or away from the site, provisions must be made to construct a median-crossover at all locations determined by the Fire Marshal and the City Engineer. Prior to the construction, design plans will be submitted for review and approval by the City Engineer and all applicable inspections conducted by Land Development Division.
- F32. Prior to construction, **all traffic calming** designs/devices must be approved by the Fire Marshal and City Engineer.

**CITY OF MORENO VALLEY
COMMUNITY & ECONOMIC DEVELOPMENT - LAND DEVELOPMENT DIVISION
CONDITIONS OF APPROVAL
PA12-0005 / TTM 36436 – 159 Lot Residential Subdivision
APN 478-100-034, 478-090-007, 478-090-036, 478-100-010, 478-100-009**

Note: All Special Conditions are in **Bold** lettering and follow the standard conditions.

COMMUNITY & ECONOMIC DEVELOPMENT – LAND DEVELOPMENT DIVISION

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

General Conditions

- LD1.** (G) The developer shall comply with all applicable City ordinances and resolutions including the City's Municipal Code (MC) and if subdividing land, the Government Code (GC) of the State of California, specifically Sections 66410 through 66499.58, said sections also referred to as the Subdivision Map Act (SMA). (MC 9.14.010)
- LD2.** (G) If the project involves the subdivision of land, maps may be developed in phases with the approval of the City Engineer. Financial security shall be provided for all improvements associated with each phase of the map. The boundaries of any multiple map increment shall be subject to the approval of the City Engineer. The City Engineer may require the dedication and construction of necessary utilities, streets or other improvements outside the area of any particular map, if the improvements are needed for circulation, parking, access, or for the welfare or safety of the public. (MC 9.14.080, GC 66412 and 66462.5)
- LD3.** (G) It is understood that the tentative map correctly shows all existing easements, traveled ways, and drainage courses, and that their omission may require the map or plans associated with this application to be resubmitted for further consideration. (MC 9.14.040)
- LD4.** (G) In the event right-of-way or offsite easements are required to construct offsite improvements necessary for the orderly development of the surrounding area to meet the public health and safety needs, the developer shall make a good faith effort to acquire the needed right-of-way in accordance with the Land Development Division's administrative policy. In the event that the developer is unsuccessful, he shall enter into an agreement with the City to acquire the necessary right-of-way or offsite easements and complete the improvements at such time the City acquires the right-of-way or offsite easements which will permit the improvements to be made. The developer shall be responsible for all costs associated with the right-of-way or easement acquisition. (GC 66462.5)

LD5. (G) If improvements associated with this project are not initiated within two years of the date of approval of the Public Improvement Agreement, the City Engineer may require that the improvement cost estimate associated with the project be modified to reflect current City construction costs in effect at the time of request for an extension of time for the Public Improvement Agreement or issuance of a permit.

LD6. (G) The developer shall monitor, supervise and control all construction and construction supportive activities, so as to prevent these activities from causing a public nuisance, including but not limited to, insuring strict adherence to the following:

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

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

LD7. (G) The developer shall protect downstream properties from damage caused by alteration of drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities, including, but not limited to, modifying existing facilities or by securing a drainage easement. (MC 9.14.110)

LD8. (G) For single family residential subdivisions, all lots shall drain toward the street unless otherwise approved by the City Engineer. Residential lot drainage to the street shall be by side yard swales and include yard drain pipes and inlet grates (or stubbed and capped if area is not yet landscaped) that convey flows to the street in accordance to City Standard No. 303 independent of adjacent lots. No over the sidewalk drainage shall be allowed, all drainage shall be directed to a driveway or drainage devices located outside the right-of-way. (MC 9.14.110)

LD9. (G) A detailed drainage study shall be submitted to the City Engineer for review and approval at the time of any improvement or grading plan submittal. The study shall be prepared by a registered civil engineer and shall include existing and proposed hydrologic conditions. Hydraulic calculations are required for all

drainage control devices and storm drain lines. (MC 9.14.110). Prior to approval of the related improvement or grading plans, the developer shall submit the approved drainage study, on compact disk, in (.pdf) digital format to the Land Development Division of the Community and Economic Development Department.

LD10. (G) Water quality basins designed to meet Water Quality Management Plan (WQMP) requirements for single-family residential development may not be used as a construction best management practice. The water quality basin shall be maintained for the entire duration of project construction and be used to treat runoff from those developed portions of the project. The water quality basin shall be protected from upstream construction related runoff by having proper best management practices in place and maintained. The water quality basin shall be graded per the approved design drawings and once landscaping and irrigation has been installed, it and its maintenance shall be turned over to an established Homeowner's Association. The Homeowner's Association shall enter into an agreement with the City for basin maintenance.

LD11. (G) Prior to final map approval, commencing applicable street improvements, or obtaining the first building permit, the developer shall enter into a Development Impact Fee (DIF) Improvement Credit Agreement to secure credit and reimbursement for the construction of applicable arterial street, traffic signal, and/or interchange improvements. If the developer fails to complete this agreement prior to the timing as specified above, no credits or reimbursements will be given. The applicant shall pay Arterial Streets, Traffic Signals, and Interchange Improvements development impact fees adopted by the City Council by resolution. (Ord. 695 § 1.1 (part), 2005) (MC 3.38.030, .040, .050). **This project may be eligible for development impact fee credits for construction of the outer westbound lane on Cactus Avenue.**

LD12. (G) The final conditions of approval issued by the Planning Division subsequent to Planning Commission approval shall be photographically or electronically placed on mylar sheets and included in the Grading and Street Improvement plan sets on twenty-four (24) inch by thirty-six (36) inch mylar and submitted with the plans for plan check. These conditions of approval shall become part of these plan sets and the approved plans shall be available in the field during grading and construction.

Prior to Grading Plan Approval or Grading Permit

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

LD14. (GPA) Prior to approval of grading plans, the developer shall ensure compliance with the City Grading ordinance, these Conditions of Approval and the following criteria:

- a. The project street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary

drainage area and outlet points. Unless otherwise approved by the City Engineer, lot lines shall be located at the top of slopes.

- b. Any grading that creates cut or fill slopes adjacent to the street shall provide erosion control, sight distance control, and slope easements as approved by the City Engineer.
- c. A grading permit shall be obtained from the Community and Economic Development Department Land Development Division prior to commencement of any grading outside of the City maintained road right-of-way.
- d. All improvement plans are substantially complete and appropriate clearance and at-risk letters are provided to the City. (MC 9.14.030)
- e. The developer shall submit a soils and geologic report to the Community and Economic Development Department – Land Development Division. The report shall address the soil's stability and geological conditions of the site.

LD15. (GPA) Prior to grading plan approval, the developer shall select and implement treatment control best management practices (BMPs) that are medium to highly effective for treating Pollutants of Concern (POC) for the project. Projects where National Pollution Discharge Elimination System (NPDES) mandates water quality treatment control best management practices (BMPs) shall be designed per the City of Moreno Valley guidelines or as approved by the City Engineer.

LD16. (GPA) Prior to approval of the grading plans for projects that will result in discharges of storm water associated with construction with a soil disturbance of one or more acres of land, the developer shall submit a Notice of Intent (NOI) and obtain a Waste Discharger's Identification number (WDID#) from the State Water Quality Control Board (SWQCB). The WDID# shall be noted on the grading plans prior to issuance of the first grading permit.

LD17. (GPA) Prior to the grading plan approval, or issuance of a building permit, if a grading permit is not required, the Developer shall submit two (2) copies of the final project-specific Water Quality Management Plan (WQMP) for review by the City Engineer that :

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

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

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

- LD18.** (GPA) Prior to the grading plan approval, or issuance of a building permit, if a grading permit is not required, the Developer shall record a "Stormwater Treatment Device and Control Measure Access and Maintenance Covenant," to provide public notice of the requirement to implement the approved final project-specific WQMP and the maintenance requirements associated with the WQMP.

A boilerplate copy of the "Stormwater Treatment Device and Control Measure Access and Maintenance Covenant," can be obtained by contacting the Land Development Division of the Community and Economic Development Department.

- LD19.** (GPA) Prior to the grading plan approval, or issuance of a building permit, if a grading permit is not required, the Developer shall secure approval of the final project-specific WQMP from the City Engineer. The final project-specific WQMP shall be submitted at the same time of grading plan submittal. The approved final WQMP shall be submitted to the Storm Water Program Manager on compact disk(s) in Microsoft Word format prior to grading plan approval.

- LD20.** (GPA) Prior to the grading plan approval, or issuance of a building permit as determined by the City Engineer, the approved final project-specific WQMP shall be incorporated by reference or attached to the project's Storm Water Pollution Prevention Plan as the Post-Construction Management Plan.

- LD21.** (GPA) Prior to grading plan approval, the developer shall prepare a Storm Water Pollution Prevention Plan (SWPPP) in conformance with the state's Construction Activities Storm Water General Permit. A copy of the current SWPPP shall be kept at the project site and be available for review upon request. The SWPPP shall be submitted to the Storm Water Program Manager on compact disk(s) in Microsoft Word format.

- LD22.** (GPA) Prior to the approval of the grading plans, the developer shall pay applicable remaining grading plan check fees.

- LD23.** (GPA/MA) Prior to the later of either grading plan or final map approval, resolution of all drainage issues shall be as approved by the City Engineer.

- LD24.** (GP) Prior to issuance of a grading permit, or building permit when a grading permit is not required, for projects that require a project-specific Water Quality Management Plan (WQMP), a project-specific final WQMP (F-WQMP) shall be approved. Upon approval, a WQMP Identification Number is issued by the Storm Water Management Section and shall be noted on the rough grading plans as confirmation that a project-specific F-WQMP approval has been obtained.

- LD25.** (GP) Prior to the issuance of a grading permit the developer shall submit recorded slope easements from adjacent landowners in all areas where grading resulting in slopes is proposed to take place outside of the project boundaries. For all other offsite grading, written permission from adjacent property owners shall be submitted.
- LD26.** (GP) Prior to issuance of a grading permit, if the fee has not already been paid prior to map approval or prior to issuance of a building permit if a grading permit is not required, the developer shall pay Area Drainage Plan (ADP) fees. The developer shall provide a receipt to the City showing that ADP fees have been paid to Riverside County Flood Control and Water Conservation District. (MC 9.14.100)
- LD27.** (GP) Prior to issuance of a grading permit, security, in the form of a cash deposit (preferable), letter of credit, or performance bond shall be required to be submitted as a guarantee of the completion of the grading required as a condition of approval of the project.
- LD28.** (GP) Prior to issuance of a grading permit, the developer shall pay the applicable grading inspection fees.

Prior to Map Approval or Recordation

- LD29.** (MA) Prior to approval of the map, the developer shall submit a copy of the Covenants, Conditions and Restrictions (CC&Rs) to the Land Development Division for review and approval. The CC&Rs shall include, but not be limited to, access easements, reciprocal access, private and/or public utility easements as may be relevant to the project. In addition, for single-family residential development, the developer shall submit bylaws and articles of incorporation for review and approval as part of the maintenance agreement for any water quality basin.
- LD30.** (MA) Prior to approval of the map, all street dedications shall be irrevocably offered to the public and shall continue in force until the City accepts or abandons such offers, unless otherwise approved by the City Engineer. All dedications shall be free of all encumbrances as approved by the City Engineer.
- LD31.** (MA) Prior to approval of the map, security shall be required to be submitted as a guarantee of the completion of the improvements required as a condition of approval of the project. A public improvement agreement will be required to be executed.
- LD32.** (MA) Prior to approval of the map, the developer shall enter into an agreement with the City and Riverside County Flood Control and Water Conservation District establishing the terms and conditions covering the inspection, operation and maintenance of Master Drainage Plan facilities required to be constructed as part of the project. (MC 9.14.110)
- LD33.** (MR) Prior to recordation of the map the developer shall comply with the requirements of the City Engineer based on recommendations of the Riverside

County Flood Control District regarding the construction of County Master Plan Facilities. (MC 9.14.110)

- LD34.** (MR) Prior to recordation of the map, if the developer chooses to construct the project in construction phases, a Construction Phasing Plan for the construction of on-site public and private improvements shall be reviewed and approved by the City Engineer. This approval must be obtained prior to the Developer submitting a Phasing Plan to the California State Department of Real Estate.
- LD35.** (MR) Prior to recordation of the map, if applicable, the developer shall have all street names approved by the City Engineer. (MC 9.14.090)
- LD36.** (MR) Prior to recordation of the final map, this project is subject to requirements under the current permit for storm water activities required as part of the National Pollutant Discharge Elimination System (**NPDES**) as mandated by the Federal Clean Water Act. Following are the requirements:
- a. Establish a Home Owners Association (HOA) to finance the maintenance of the "Water Quality Ponds/Bio-swales". Any lots which are identified as "Water Quality Ponds/Bio-Swales" shall be owned in fee by the HOA.
 - b. Dedicate a maintenance easement to the City of Moreno Valley.
 - c. Execute a maintenance agreement between the City of Moreno Valley and the HOA. The maintenance agreement must be approved by City Council.
 - d. Establish a trust fund per the terms of the maintenance agreement.
 - e. Provide a certificate of insurance per the terms of the maintenance agreement.
 - f. 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 Residential NPDES Regulatory Rate Schedule and pay all associated costs with the ballot process, or
 - ii. Establish an endowment to cover future maintenance costs for the Residential NPDES Regulatory Rate Schedule.
 - g. Notify the Special Districts Division of the intent to record the final map 90 days prior to City Council action authorizing recordation of the final map and the financial option selected. The final option selected shall be in place prior to the issuance of certificate of occupancy. (California Government Code & Municipal Code)

- LD37.** (MR) Prior to recordation of the Final Map, the Grading Plan (s) and Landscape and Irrigation Plan (s) prepared for the “Water Quality Ponds/Bio-Swales” shall be drawn on twenty-four (24) inch by thirty-six (36) inch mylar and signed by a registered civil engineer or other registered/licensed professional as required. The developer, or the developer’s successors or assignees shall secure the initials of the Engineering Division Manager or his designee on the mylars prior to the plans being approved by the City Engineer. (MC 9.14.100.C.2)
- LD38.** (MR) Prior to recordation of the map, the developer shall submit the map, on compact disks, in (.dxf) digital format to the Land Development Division of the Community and Economic Development Department.

Prior to Improvement Plan Approval or Construction Permit

- LD39.** (IPA) Prior to approval of the improvement plans, the improvement plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch mylar and signed by a registered civil engineer and other registered/licensed professional as required.
- LD40.** (IPA) Prior to approval of the improvement plans, the developer shall submit clearances from all applicable agencies, and pay all outstanding plan check fees. (MC 9.14.210)
- LD41.** (IPA) All public improvement plans prepared and signed by a registered civil engineer in accordance with City standards, policies and requirements shall be approved by the City Engineer in order for the Public Improvement Agreement and accompanying security to be executed.
- LD42.** (IPA) Prior to approval of the improvement plans, securities and a public improvement agreement shall be required to be submitted and executed as a guarantee of the completion of the improvements required as a condition of approval of the project.
- LD43.** (IPA) The street improvement plans shall comply with all applicable City standards and the following design standards throughout this project:
- a. Corner cutbacks in conformance with City Standard 208 shall be shown on the final map or, if no map is to be recorded, offered for dedication by separate instrument.
 - b. Lot access to major thoroughfares shall be restricted except at intersections and approved entrances and shall be so noted on the final map. (MC 9.14.100)
 - c. The minimum centerline and flow line grades shall be one percent unless otherwise approved by the City Engineer. (MC 9.14.020)
 - d. All street intersections shall be at ninety (90) degrees plus or minus five (5) degrees per City Standard No. 706A, or as approved by the City Engineer. (MC 9.14.020)

- e. All reverse curves shall include a minimum tangent of one hundred (100) feet in length.
- LD44.** (IPA) Prior to approval of the improvement plans, the plans shall be based upon a centerline profile, extending beyond the project boundaries a minimum distance of 300 feet at a grade and alignment approved by the City Engineer. Design plan and profile information shall include the minimum 300 feet beyond the project boundaries.
- LD45.** (IPA) Prior to approval of the improvement plans, the plans shall indicate any restrictions on trench repair pavement cuts to reflect the City's moratorium on disturbing newly-constructed pavement less than three years old and recently slurry sealed streets less than one year old. Pavement cuts for trench repairs may be allowed for emergency repairs or as specifically approved in writing by the City Engineer.
- LD46.** (IPA) Prior to approval of the improvement plans, drainage facilities with sump conditions shall be designed to convey the tributary 100-year storm flows. Secondary emergency escape shall also be provided. (MC 9.14.110)
- LD47.** (IPA) Prior to the approval of the improvement plans, the hydrology study shall show that the 10-year storm flow will be contained within the curb and the 100-year storm flow shall be contained within the street right-of-way. In addition, one lane in each direction shall not be used to carry surface flows during any storm event for street sections equal to or larger than a minor arterial. When any of these criteria is exceeded, additional drainage facilities shall be installed. (MC 9.14.110 A.2)
- LD48.** (IPA) The project shall be designed to accept and properly convey all off-site drainage flowing onto or through the site. All storm drain design and improvements shall be subject to review and approval of the City Engineer. In the event that the City Engineer permits the use of streets for drainage purposes, the provisions of the Development Code will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, as in the case where one travel lane in each direction shall not be used for drainage conveyance for emergency vehicle access on streets classified as minor arterials and greater, the developer shall provide adequate facilities as approved by the Community and Economic Development Department – Land Development Division. (MC 9.14.110)
- LD49.** (CP) All work performed within the City right-of-way requires a construction permit. As determined by the City Engineer, security may be required for work within the right-of-way. Security shall be in the form of a cash deposit or other approved means. The City Engineer may require the execution of a public improvement agreement as a condition of the issuance of the construction permit. All inspection fees shall be paid prior to issuance of construction permit. (MC 9.14.100)
- LD50.** (CP) Prior to issuance of a construction permit, all public improvement plans prepared and signed by a registered civil engineer in accordance with City standards, policies and requirements shall be approved by the City Engineer.

LD51. (CP) Prior to issuance of construction permits, the developer shall submit all improvement plans on compact disks, in (.dxf) digital format to the Land Development Division of the Community and Economic Development Department.

LD52. (CP) Prior to issuance of construction permits, the developer shall pay all applicable inspection fees.

Prior to Building Permit

LD53. (BP) Prior to issuance of building permits, if the project involves a residential subdivision, the map shall be recorded (excluding model homes). (MC 9.14.090)

LD54. (BP) Prior to issuance of a building permit (excluding model homes), an approval by the City Engineer is required of the water quality control basin(s). The developer shall provide certification to the line, grade, flow test and system invert elevations.

LD55. (BP) Prior to issuance of a building permit, all pads shall meet pad elevations per approved plans as noted by the setting of "Blue-top" markers installed by a registered land surveyor or licensed engineer.

Prior to Certificate of Occupancy

LD56. (CO) Prior to issuance of the last certificate of occupancy or building final, the developer shall pay all outstanding fees.

LD57. (CO) The City of Moreno Valley has an adopted Development Impact Fee (DIF) nexus study. All projects unless otherwise exempted shall be subject to the payment of the DIF prior to issuance of occupancy. The fees are subject to the provisions of the enabling ordinance and the fee schedule in effect at the time of occupancy.

LD58. (CO) The City of Moreno Valley has an adopted area wide Transportation Uniform Mitigation Fee (TUMF). All projects unless otherwise exempted shall be subject to the payment of the TUMF prior to issuance of occupancy. The fees are subject to the provisions of the enabling ordinance and the fee schedule in effect at the time of occupancy.

LD59. (CO) Prior to issuance of a certificate of occupancy or building final, the developer shall construct all public improvements in conformance with applicable City standards, except as noted in the Special Conditions, including but not limited to the following applicable improvements:

- a. Street improvements including, but not limited to: pavement, base, curb and/or gutter, cross gutters, spandrel, sidewalks, drive approaches, pedestrian ramps, street lights, signing, striping, residential curb drains,

landscaping and irrigation, 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 proposed utility lines less than 115,000 volts.
- f. Relocation of overhead electrical utility lines including, but not limited to: electrical, cable and telephone.

LD60. (CO) Prior to issuance of a certificate of occupancy or building final, all new utilities shall be placed underground in accordance with City of Moreno Valley ordinances. (MC 9.14.130)

LD61. (CO) Prior to issuance of a certificate of occupancy or building final for residential projects, the last 20% or last 5 units (whichever is greater, unless as otherwise determined by the City Engineer) of any Map Phase, punch list work for improvements and capping of streets in that phase must be completed and approved for acceptance by the City.

LD62. (CO) Prior to issuance of a certificate of occupancy or building final, in order to treat for water quality the sub-area tributary to the basin, the Developer must comply with the following:

- a. The water quality basin and all associated treatment control BMPs and all hardware per the approved civil drawing must be constructed, certified and approved by the City Engineer including, but not limited to, piping, forebay, aftbay, trash rack, etc.) Landscape and irrigation plans are not approved for installation at this time.
- b. Provide the City with an Engineer's Line and Grade Certification.
- c. Perform and pass a flow test per City test procedures.

LD63. (CO) Prior to issuance of a certificate of occupancy or building final for the last 20% of the permitted structures or the last five (5) permitted units (whichever is greater) for any Phase of the development , the Developer shall:

- a. Notify City Staff (Land Development Division) prior to construction and installation of all structural BMPs so that an inspection(s) 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 basin, including regrading to approved civil drawing if necessary.
- f. Provide City with updated Engineer's Line and Grade Certification.
- g. Obtain approval from City to install irrigation and landscaping.
- h. Complete installation of irrigation and landscaping.

Prior to Acceptance of Streets into the City Maintained Road System

LD64. (AOS) Aggregate slurry, as defined in Section 203-5 of Standard Specifications for Public Works Construction, may be required just prior to the end of the one-year warranty period of the public streets at the discretion of the City Engineer. If slurry is required, the developer/contractor must provide a slurry mix design submittal for City Engineer approval. The latex additive shall be Ultra Pave 70 (for anionic – per project geotechnical report) or Ultra Pave 65 K (for cationic – per project geotechnical report) or an approved equal. The latex shall be added at the emulsion plant after weighing the asphalt and before the addition of mixing water. The latex shall be added at a rate of two to two-and-one-half (2 to 2½) parts to one-hundred (100) parts of emulsion by volume. Any existing striping shall be removed prior to slurry application and replaced per City standards.

SPECIAL CONDITIONS

LD65. This project will be required to obtain all necessary environmental permits/clearances for the extension of the culverts within Quincy Channel under Cactus Avenue and for improvements to the Quincy Channel.

LD66. Prior to rough grading plan approval, the grading plans shall clearly demonstrate that drainage is properly collected and conveyed. The plans shall show all necessary on-site and off-site drainage improvements to properly collect and convey drainage entering, within and leaving the project. This may include, but not be limited to on-site and perimeter drainage improvements to properly convey drainage within and along the project site, and downstream off-site improvements. The developer will be required to obtain the necessary permission for offsite construction, as may be required, for any facilities constructed outside of the public right-of-way. Drainage improvements shall consist of:

- a. A reinforced, concrete, trapezoidal channel with 2-foot cut off wall, drain inlets, overside drain per Caltrans Standard D87D or equal, and lateral connections to the master storm drain line in Brodiaea Avenue, on the

north side of Brodiaea Avenue, within public right-of-way, between Wilmot Street and Quincy Channel. Some related offsite grading, outside of the public right-of-way, may be required; permission from property owner to grade onsite may be required.

- b. A reinforced, concrete, v-ditch with 1-foot cut off wall and overside drain per Caltrans Standard D87D or equal on the east side of Wilmot Street, within public right-of-way, from Brodiaea Avenue south along project frontage.
 - c. Moreno Master Drainage Plan Line G-2 within public right-of-way in Brodiaea Avenue from approximately 350 feet west of Wilmot Street to Quincy Channel.
 - d. Moreno Master Drainage Plan Line G-3 within public right-of-way in Cactus Avenue, along project frontage from the project's east property line (at its intersection with Cactus Avenue) to Quincy Channel.
 - e. Moreno Master Drainage Plan Line G (Quincy Channel) between Brodiaea Avenue and Cactus Avenue including maintenance access road constructed per Riverside County Flood Control and Water Conservation District standards. Channel improvements consist of three-foot thick $\frac{1}{4}$ ton rip rap, backing and mirafi fabric, and 4-foot cut off walls on both sides of the channel. Improvements also include the extension of existing culverts underneath Cactus Avenue to meet proposed Quincy Channel improvements. The final drainage study shall analyze the capacity of the existing culverts. Additional culverts may be required if the existing culverts do not have adequate capacity to convey 100-year storm channel flows underneath Cactus Avenue.
 - f. Moreno Master Drainage Plan Line F-4 within public right-of-way in Cactus Avenue from the project's west property line to McCloud, approximately 250 feet west of the project's west property line or further west as may be required to its connection to the existing 36-inch diameter portion of Line F-4 located approximately 1,000 feet west of the project's west property line. The developer will be required to perform trench repairs per City standards including grind and overlay of existing pavement of at least one travel lane over the proposed storm drain.
- LD67. Prior to rough grading plan approval, the developer shall secure any off-site drainage easements or permission to grade offsite, for any work that may occur outside of the project and public right-of-way boundaries, from the off-site property owner(s) to ensure the proper drainage for this project. This may include, but is not limited to, permission to grade offsite for the construction of the offsite concrete, reinforced, trapezoidal channel on the north side of Brodiaea Avenue between Wilmot Street and Quincy Channel, and the offsite concrete, reinforced v-ditch on the east side of Wilmot Street from Brodiaea Avenue south along the project frontage.

- LD68.** Prior to rough grading plan approval, the grading plans shall clearly demonstrate, with detail, the proper function and design of the water quality basins, Lots “AA” and “BB” shown on the tentative tract map. The design of the basins shall conform to City guidelines as found on the City’s website. The water quality basin design, including inlet, outlet, overflow, maintenance access locations, shall be designed per the approval of the City engineer.
- LD69.** Prior to rough grading plan approval, the plan shall clearly show the extent of all existing easements on the property. A note shall be placed on the plan stating that existing easements across identified residential lots shall be vacated prior to approval of the precise grading plan and issuance of a building permit for those lots.
- LD70.** Prior to rough grading plan approval, written permission must be obtained from off-site property owner(s) for all off-site slope grading along the west, east, and upper south tract boundaries. Alternatively, retaining walls as approved by the Planning and Building & Safety Divisions may be proposed along the project boundary in case written permission for offsite slope grading cannot be obtained from adjacent property owners.
- LD71.** Prior to precise grading plan approval, existing easements that conflict with proposed building locations on certain lots identified on the plans, shall be vacated. These easements include: an easement in favor of Cactus Ranch, LLC for slope and temporary construction purposes recorded December 2, 2003 as Instrument No. 2003-942813, an easement in favor of Cactus Ranch, LLC for road and maintenance purposes recorded June 30, 2004 as Instrument No. 2004-0507104, an easement in favor of Eastern Municipal Water District for sewage transmission and incidental purposes recorded February 10, 2005 as Instrument No. 2005-0115848, and an easement in favor of Southern California Gas Company for facilities, ingress and egress recorded December 11, 2006 as Instrument No. 2006-0907731. The vacation of the Eastern Municipal Water District (EMWD) easement may be deferred, as approved by the City Engineer, until prior to building permit or until such time the facility within the easement is relocated within a proposed public street. Therefore, the EMWD easement may need to be vacated separately, after the final map records.
- LD72.** Prior to any grading plan approval, the plans shall clearly show that any slope near the public right-of-way has a minimum set-back area at 2% maximum of 2 feet before the start of the top or toe of slope. For areas with curb-separated sidewalk with back of walk (BOW) outside of the R/W, the 2-foot flat area shall be measured from BOW. This includes, but is not limited to, the proposed slope along Cactus Avenue.
- LD73.** Prior to issuance of building permits, the precise grading plan shall be approved and the final map recorded. No building permits for Lots 14- 15, 32, 34- 35, and 43 – 45, as shown on the tentative tract map dated 10/19/12 shall be issued until the Eastern Municipal Water District (EMWD) sewer is relocated to a proposed public street. The EMWD easement may need to be vacated separately, after the final map records.

LD74. Prior to approval of the final map, the map shall show the following:

- a. A 4-foot street right-of-way dedication on the north side of Cactus Avenue along the project south frontage to ensure a centerline to north right-of-way distance of 44 feet for a Minor Arterial, City Standard 105A.**
- b. A 7-foot street right-of-way vacation on the south side of Brodiaea Avenue along the project north frontage to ensure a centerline to south right-of-way distance of 33 feet for a Residential Collector, City Standard 107.**
- c. A 3-foot street right-of-way dedication on the west side of Wilmot Street along the project east frontage to ensure a centerline to west right-of-way distance of 33 feet for a Residential Collector, City Standard 107.**
- d. Sufficient right-of-way for a temporary cul-de-sac bulb at the end of Wilmot Street per City Standard 123.**
- e. A varying width street right-of-way dedication (44 feet to 51 feet) for a General Local Street, City Standard 108A Modified for Street "A", as shown on the tentative tract map dated 10/19/12.**
- f. The appropriate street right-of-way dedications within the subdivision to ensure a right-of-way distance of 60 feet for a General Local Street, City Standard 108A, for Streets "B", "D", "H", "J", "L" and portions of Streets "C", "E", "F", "K", as shown on the tentative tract map dated 10/19/12.**
- g. The appropriate street right-of-way dedications within the subdivision to ensure a right-of-way distance of 56 feet for a Short Local Street, City Standard 108B, for Streets "G", "I", "M" and portions of Streets "C", "E", "F", "K", as shown on the tentative tract map dated 10/19/12.**
- h. A 2-foot pedestrian access easement beyond the Cactus Avenue north street right-of-way for that portion of curb separated sidewalk, located outside of the proposed public right-of-way.**
- i. Public access and maintenance easements, 6 feet wide, following the alignment of the access sidewalk, within Lots W, X, and Y for a proposed sidewalk connection between the end of cul-de-sac Streets "F", "I", and "K" to the proposed Brodiaea Avenue multi-purpose trail. The landscaping and other improvements within Lots W, X, and Y shall be maintained by a Homeowner's Association.**
- j. A 12-foot wide multi-purpose trail easement on the south side of Brodiaea Avenue, east of Quincy Channel along the subdivision's north frontage.**

- k. **Landscape and water quality basin lots (Lots AA and BB) as shown on the tentative tract map dated 10/19/12 and a lot (Lot Z) over Quincy Channel dedicated to the public for future conveyance to Riverside County Flood Control & Water Conservation District.**
 - l. **A maintenance access easement on the north side of Cactus Avenue at the Quincy Channel crossing, granted to the City of Moreno Valley to allow the City future maintenance of the box culverts crossing Cactus Avenue.**
 - m. **Corner cutbacks per City Standard 208 at proposed subdivision street intersections with Cactus Avenue, Brodiaea Avenue, and Wilmot Street as well as at the southwest corner of Brodiaea Avenue and Wilmot Street.**
 - n. **The 60-foot wide street right-of-way vacation of Quincy Street between Brodiaea Avenue and Cactus Avenue.**
- LD75. Prior to final map approval, the Developer shall guarantee the construction of the following improvements by entering into a public improvement agreement and posting security. The improvements shall be completed prior to occupancy of the first building or at a timing otherwise identified on an approved phasing plan, or as otherwise determined by the City Engineer.**
- a. **Cactus Avenue, Minor Arterial, City Standard 105A (88-foot RW / 64-foot CC) shall be constructed to half-width plus an additional 18 feet south of the centerline, along the project's south frontage. A 4-foot right-of-way dedication on the north side of the street, along the project's south property line, shall be made on the final map. Improvements shall consist of, but not be limited to, pavement, base, curb, gutter, cross gutter, spandrel, curb separated sidewalk, pedestrian access ramps, pedestrian crossing traffic control device for proposed street crossing at the Street "A" intersection, 5-foot high wrought iron fence behind existing south side curb extending 100 feet immediately west of the proposed crosswalk crossing, driveway approaches for water quality basin and Quincy Channel maintenance access, culvert extensions and as may be required, additional culverts, storm drain pipe, catch basin, local depression, any necessary offsite improvement transition/joins to existing, streetlights, and dry and wet utilities. The culverts underneath Cactus Avenue within Quincy Channel will need to be extended. Additional culverts may be required if the existing culverts do not have adequate capacity to convey 100-year storm channel flows underneath Cactus Avenue. A maintenance access easement granted to the City of Moreno Valley is required to allow the City future maintenance of the culverts.**
 - b. **Brodiaea Avenue, Collector, City Standard 107 Modified (66-foot RW / 44-foot CC) shall be constructed to half-width plus an additional 12 feet north of the centerline, along the project's north frontage. A 7-foot right-of-way vacation on the south side of the street, along the project's**

north property line, shall be made on the final map. Improvements shall consist of, but not be limited to, pavement, base, curb, gutter, sidewalk, multi-purpose trail, pedestrian access ramps, driveway approaches for Quincy Channel maintenance access, catch basin, local depression, concrete trapezoidal channel with drainage appurtenances along the north side of the street, any necessary offsite improvement transition/joins to existing, streetlights, asphalt concrete berm on the north side of the street at proposed pavement edge, dry and wet utilities, and relocation of an existing power pole located at the southwest corner of Brodiaea Avenue and Wilmot Street. Sidewalk connections between the end of cul-de-sac Streets "F", "I", and "K" to the proposed Brodiaea Avenue multi-purpose trail shall be constructed and located within pedestrian access easements. Existing residence driveway, just west of Wilmot Street, on the north side of Brodiaea Avenue will require extension to the proposed edge of pavement. An existing power pole located at the southwest corner of Brodiaea Avenue and Wilmot Street shall be relocated outside of the proposed curb return intersection improvement.

- c. Wilmot Street, Collector, City Standard 107 (66-foot RW / 44-foot CC) shall be constructed to half-width plus an additional 12 feet east of the centerline, along project frontage with a cul-de-sac bulb at its terminus. A 3-foot right-of-way dedication on the west side of the street, along the project's east property line, shall be made on the final map. Improvements shall consist of, but not be limited to, pavement, base, curb, gutter, sidewalk, driveway approaches, drainage structures, concrete v-ditch with drainage appurtenances along the east side of the street, any necessary offsite improvement transition/joins to existing, streetlights, pedestrian ramps, asphalt concrete berm on the east side of the street at proposed pavement edge, and dry and wet utilities. A reinforced, concrete v-ditch with cut off walls on both sides along the east side of the street and replacement of a culvert under Brodiaea Avenue shall be constructed. Existing residence driveway on the east side of Wilmot Street, just north of Brodiaea Avenue, will require extension to the proposed edge of pavement.
- d. Street "A" General Local Street Modified (Varying Width RW from 44 feet to 51 feet) shall be constructed to full-width, within the tract's boundary, as shown on the tentative tract map. The appropriate right-of-way dedications shall be shown on the final map. Street "A" shall include parking bays located at each of the three street connections to Street "A". A direct pedestrian connection will be made to the Quincy Channel multi-purpose trail at each of these three intersections. Improvements shall consist of, but not be limited to, pavement, base, curb, gutter, sidewalk, driveway approaches, any necessary drainage structures including catch basins, local depressions, storm drain laterals and storm drains, streetlights, pedestrian ramps, and dry and wet utilities.
- e. Streets "B", "D", "H", "J", "L" and portions of Streets "C", "E", "F", "K" General Local Street, City Standard 108A (60-foot RW / 40-foot CC) shall

be constructed to full-width, within the tract's boundary, as shown on the tentative tract map dated 10/19/12. The appropriate right-of-way dedications shall be shown on the final map. Improvements shall consist of, but not be limited to, pavement, base, curb, gutter, sidewalk, driveway approaches, any necessary drainage structures including catch basins, local depressions, storm drain laterals and storm drains, streetlights, pedestrian ramps, and dry and wet utilities.

- f. Streets "G", "I", "M" and portions of Streets "C", "E", "F", "K" Short Local Street, City Standard 108B (56-foot RW / 36-foot CC) shall be constructed to full-width, within the tract's boundary, as shown on the tentative tract map dated 10/19/12. The appropriate right-of-way dedications shall be shown on the final map. Improvements shall consist of, but not be limited to, pavement, base, curb, gutter, sidewalk, driveway approaches, any necessary drainage structures including catch basins, local depressions, storm drain laterals and storm drains, streetlights, pedestrian ramps, and dry and wet utilities.
- g. 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.
- h. It will be necessary for the developer to extend existing driveways along the north side of Brodiaea Avenue and the east side of Wilmot Street to proposed pavement edge. It may be necessary for the developer to grade or construct on private property in which case the developer will be required to obtain right-of-entry.
- i. A multi-purpose trail on the south side of Brodiaea Avenue, 12-foot wide, (east of Quincy Channel) and on the west side of Quincy Channel, 16-foot wide, per City Standard 217C.
- j. A reinforced, concrete, trapezoidal channel with 2-foot cut off wall, drain inlets per RCFC&WCD standards or equal, overside drains per Caltrans Standard D87D or equal, and lateral connections to the master storm drain line in Brodiaea Avenue, on the north side of Brodiaea Avenue, within public right-of-way, between Wilmot Street and Quincy Channel. Some related offsite grading, outside of the public right-of-way, may be required; if so, permission from property owner to grade onsite is required.
- k. A reinforced, concrete, v-ditch with 1-foot cut off wall on the east side of Wilmot Street with overside drains per Caltrans Standard D87D or

equal, within public right-of-way, from Brodiaea Avenue south along project frontage.

- l. Moreno Master Drainage Plan Line G-2 within public right-of-way in Brodiaea Avenue from approximately 350 feet west of Wilmot Street to Quincy Channel.**
- m. Moreno Master Drainage Plan Line G-3 within public right-of-way in Cactus Avenue, along project frontage from the project's east property line (at its intersection with Cactus Avenue) to Quincy Channel.**
- n. Moreno Master Drainage Plan Line G (Quincy Channel) between Brodiaea Avenue and Cactus Avenue including maintenance access road constructed per Riverside County Flood Control and Water Conservation District standards. A multi-purpose trail along the west side of Quincy Channel (east side of Street "A") is proposed. The trail along Quincy Channel will connect to the existing Cactus Avenue trail located on the south side of Cactus Avenue and to the proposed Brodiaea Avenue trail located on the south side of Brodiaea Avenue. The culverts underneath Cactus Avenue within Quincy Channel will need to be extended. Additional culverts may be required if the existing culverts do not have adequate capacity to convey 100-year storm channel flows underneath Cactus Avenue. A maintenance access easement granted to the City of Moreno Valley is required to allow the City future maintenance of the culverts.**
- o. Moreno Master Drainage Plan Line F-4 within public right-of-way in Cactus Avenue from the project's west property line to McCloud, approximately 250 feet west of the project's west property line or as may be required as determined by the City Engineer and Riverside County Flood Control and Water Conservation District to its connection to the existing 36-inch diameter portion of Line F-4 located approximately 1,000 feet west of the project's west property line. The developer will be required to perform trench repairs per City standards including grind and overlay of existing pavement of at least one travel lane over the proposed storm drain.**
- p. The culverts underneath Cactus Avenue within Quincy Channel will need to be extended. Additional culverts may be required if the existing culverts do not have adequate capacity to convey 100-year storm channel flows underneath Cactus Avenue. A maintenance access easement granted to the City of Moreno Valley is required to allow the City future maintenance of the culverts.**
- q. A full-width culvert crossing on Brodiaea Avenue over the Quincy Channel will be required to be constructed. Brodiaea Avenue shall accommodate a multi-use trail on the south side. A concrete trapezoidal channel shall be constructed on the north side of the street to capture northerly offsite flows. A multi-use trail shall be constructed on the south side of the street which will be located southerly of the existing power poles which carry high voltage overhead power lines.**

- LD76.** Applicant shall submit Preliminary Water Quality Management Plan (P-WQMP) approval documents consisting of two Applicant-signed and notarized documents (both originals) that are also wet-stamped and signed by a California Registered Civil Engineer. Owner certification and notarization must be dated the day of, or more recent from, P-WQMP document preparation date of September 19, 2012.
- LD77.** Coordination with the City of Moreno Valley, Land Development Division, is required for acceptance of the access ramps to the filter media in both Basin AA and Basin BB. Access ramps provided include 90° and/or 180° turns that may not be accessible to certain maintenance vehicles.
- LD78.** In the Final WQMP, all water quality basin fore and aft bays shall be shown on the WQMP Exhibit and their design volumes shall be calculated based on the current Guidance document worksheets or Riverside County Flood Control and Water Conservation District's (RCFC&WCD's) Design Handbook for Low Impact Development Best Management Practices, dated September 2011 or later.
- LD79.** In the Final WQMP, sand filters within the water quality basins shall be designed using the approved final worksheets contained in the RCFC&WCD's Design Handbook for Low Impact Development Best Management Practices, dated September 2011 or later. At a minimum, the filter surface area shall meet the equation: $VBMP \div 18$.
- LD80.** The Applicant shall select and implement treatment control BMPs that are medium to highly effective for treating Pollutants of Concern (POC) for the project. POC include project pollutants associated with a 303(d) listing or a TMDL for receiving waters. Project POC include: nutrients, oxygen demanding substances, and pathogens (bacteria and viruses). Exhibit C of the document, "Riverside County Water Quality Management Plan for Urban Runoff" dated July 24, 2006 shall be consulted for determining the effectiveness of proposed treatment BMPs.
- LD81.** Overall, the proposed treatment control concept is accepted as the conceptual treatment control BMP for the proposed site. The Applicant has proposed to incorporate the use of two water quality basins with sand filters. Final design details and appropriate filter calculations for the basins must be provided in the first submittal of the Final WQMP. The size of the treatment control BMPs are to be determined using the procedures set forth in Exhibit C of the Riverside County Guidance Document. The Applicant acknowledges that more area than currently shown on the plans may be required to treat site runoff as required by the WQMP guidance.
- LD82.** The Applicant shall substantiate the applicable Hydrologic Condition of Concern (HCOC) (WQMP Section IV) in the Final WQMP. The HCOC designates that the project will comply with Condition A; therefore, the condition must be addressed in the Final WQMP.

LD83. The Applicant shall, prior to building or grading permit closeout or the issuance of a certificate of occupancy, demonstrate:

- a. That all structural BMPs have been constructed and installed in conformance with the approved plans and specifications;**
- b. That all structural BMPs described in the Final WQMP have been implemented in accordance with approved plans and specifications;**
- c. That the applicant is prepared to implement all non-structural BMPs included in the F-WQMP, conditions of approval, and building/grading permit conditions; and**
- d. That an adequate number of copies of the approved Final WQMP are available for the future owners/occupants of the project.**

**CITY OF MORENO VALLEY
CONDITIONS OF APPROVAL
Case No: PA12-0004 (CUP for a PUD) and PA12-0005 (TTM 36436)
APNs: 478-090-007, 478-090-036, 478-100-009, 478-100-010, and 478-100-034
10.22.12 Revised**

PUBLIC WORKS DEPARTMENT

Special Districts Division

Note: All Special Conditions, Modified Conditions, or Clarification of Conditions are in bold lettering. All other conditions are standard to all or most development projects.

Acknowledgement of Conditions

The following items are Special Districts' Conditions of Approval for project **PA12-0005**; this project shall be completed at no cost to any Government Agency. All questions regarding Special Districts' 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.

General Conditions

- SD-1 The parcel(s) associated with this project have been incorporated into the Moreno Valley Community Services Districts Zones A (Parks & Community Services) and C (Arterial Street Lighting). All assessable parcels therein shall be subject to annual Zone A and Zone C charges for operations and capital improvements.

- SD-2 *Plans for parkway, median, slope, and/or open space landscape areas designated on the tentative map or in these Conditions of Approval for incorporation into Moreno Valley Community Services District **Zone D**, shall be prepared and submitted in accordance with the *City of Moreno Valley Public Works Department Landscape Design Guidelines*. Contact the Special Districts Division of the Public Works Department to obtain copies of this document.

- SD-3 *In the event the Moreno Valley Community Services District determines that funds authorized by Proposition 218 mail ballot proceeding are insufficient to meet the costs for parkway, slope, and/or open space maintenance and utility charges (**Zone D**), the District shall have the right, at its option, to terminate the grant of any or all parkway, slope, and/or open space maintenance easements. This power of termination, should it be exercised, shall be exercised in the manner provided by law to quit claim and abandon the property so conveyed to the District, and to revert to the developer or the developer's successors in interest, all rights, title,

and interest in said parkway, slope, and/or open space areas, including but not limited to responsibility for perpetual maintenance of said areas.

- SD-4 *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 as per the *City of Moreno Valley Public Works Department Landscape Design Guidelines*, or until such time as the District accepts maintenance responsibilities.
- SD-5 Any damage to existing landscape areas maintained by the Moreno Valley Community Services District due to project construction shall be repaired/replaced by the developer, or developer's successors in interest, at no cost to the Moreno Valley Community Services District.
- SD-6 *Plan check fees for review of parkway/median landscape plans for improvements that shall be maintained by the Moreno Valley Community Services District are due upon the first plan submittal. (MC 3.32.040)
- SD-7 *Inspection fees for the monitoring of landscape installation associated with Moreno Valley Community Services District maintained parkways/medians are due prior to the required pre-construction meeting. (MC 3.32.040)
- SD-8 Streetlight Authorization forms, for all streetlights that are conditioned to be installed as part of this project, must be submitted to the Special Districts Division for approval, prior to streetlight installation. The Streetlight Authorization form can be obtained from the utility company providing electric service to the project, either Moreno Valley Utility or Southern California Edison.

Prior to Recordation of Final Map

- SD-9 (R) This project has been conditioned to provide a funding source for the continued maintenance, enhancement, and or retrofit of parks, open spaces, linear parks, and/or trail systems. In order for the Developer to meet the financial responsibilities to fund the defined maintenance, one of the options as outlined below shall be selected. The Developer must notify Special Districts of intent to record final map 90 days prior to City Council action authorizing recordation of the map and the financial option selected to fund the continued maintenance.
- a. Participate in a special election for annexation into **Community Facilities District No. 1**; or
 - b. Establish an endowment to cover future maintenance costs for new neighborhood parks.

Annexation to CFD No. 1 shall be completed or proof of payment to establish the endowment shall be provided prior to the issuance of the first building permit for this project.

SD-10 (R) 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 developer shall agree to approve the mail ballot proceeding (special election) for either formation of the CFD or annexation into an existing district that may already be established. The Developer must notify Special Districts of intent to record final map 90 days prior to City Council action authorizing recordation of the map. (California Government Code)

SD-11 (R) This project is conditioned to provide a funding source for the capital improvements, energy charges, and maintenance for residential street lighting. In order for the Developer to meet the financial responsibility to maintain the defined service, one of the options as outlined below shall be selected. The Developer must notify Special Districts of intent to record final map 90 days prior to City Council action authorizing recordation of the map and the financial option selected to fund the continued maintenance.

- a. Participate in a ballot proceeding for **residential street lighting** and pay all associated costs with the ballot process and formation costs, 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
- b. Establish a Home Owners Association (HOA) to maintain the residential streetlights; or
- c. Establish an endowment to cover future maintenance costs for the residential streetlights.

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

SD-12 (R) This project is conditioned to install and maintain parkway/median landscape. The Developer's responsibility is to provide a funding source for the capital improvements and the continued maintenance of the landscaped area. In order for the Developer to meet the financial

responsibility to maintain the defined services, one of the options as outlined below shall be selected. The Developer must notify Special Districts of intent to record final map 90 days prior to City Council action authorizing recordation of the map and the financial option selected to fund the continued maintenance.

- a. Participate in a ballot proceeding for **standard/extensive landscape** program maintenance and pay all associated costs with the ballot process and formation costs, 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
- b. Establish a Home Owners Association (HOA) to maintain the landscaped area; or
- c. Establish an endowment to cover the future landscape program maintenance costs of the landscaped area.

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

- SD-13 *Residential* (R) If Land Development, a Division of the Community and Economic Development Department, requires this project to supply a funding source necessary to provide, but not limited to, stormwater utilities services for the required continuous operation, maintenance, monitoring, system evaluations and enhancements, remediation and/or replacement, the developer must notify Special Districts of intent to record final map 90 days prior to City Council action authorizing recordation of the map and the financial option selected to fund the continued maintenance. (California Government Code)
- SD-14 (R) Prior to recordation of the final map, the developer, or the developer's successors or assignees, shall record with the County Recorder's Office a **Covenant of Assessments** for each assessable parcel therein, whereby the developer covenants the existence of the Moreno Valley Community Services District, its established benefit zones, and that said parcel(s) is (are) liable for payment of annual benefit zone charges and the appropriate National Pollutant Discharge Elimination System (NPDES) maximum regulatory rate schedule when due. A copy of the recorded Covenant of Assessments shall be submitted to the Special Districts Division. For a copy of the Covenant of Assessments form, please contact Special Districts, phone 951.413.3480.
- SD-15 *(R) Easements for reverse frontage parkway and slope landscape areas abutting **Cactus Ave.** and **Brodiaea Ave.** shall be **6ft** or to top of parkway

facing slope or to face of perimeter tract wall, whichever is greater. Easements shall be dedicated to the City Moreno Valley for landscape maintenance purposes, and shall be depicted on the final map, and an offer of their dedication made thereon.

- SD-16 *(R) All necessary documents to convey to the District any required easements for parkway and/or slope maintenance as specified on the tentative map or in these Conditions of Approval shall be submitted by the developer prior to the recordation of the final map.

Prior to Building Permit Issuance

- SD-17 (BP) This project has been identified to 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 the property owners(s) will retain the right to object if any eventual assessment is not equitable, that is, if the financial burden of the assessment is not reasonably proportionate to the benefit which the affected property obtains from the improvements which are to be installed. (Street & Highway Code, GP Objective 2.14.2, MC 9.14.100)

- SD-18 (BP) Prior to the issuance of the first building permit for this project, the developer shall pay Advanced Energy fees for all applicable Zone B (Residential Street Lighting) and/or Zone C (Arterial Street Lighting and Intersection Lighting) streetlights required for this development. Payment shall be made to the City of Moreno Valley, as collected by the Land Development Division, 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, as adopted by City Council.

The developer shall provide a receipt to the Special Districts Division showing that the Advanced Energy fees have been paid in full for the number of streetlights to be accepted into the CSD Zone B and/or Zone C programs. Any change in the project which may increase the number of streetlights to be installed will require payment of additional Advanced Energy fees at the then current fee.

- SD-19 *(BP) Final median, parkway, slope, and/or open space landscape/irrigation plans for those areas designated on the tentative map or in these Conditions of Approval for inclusion into Community Services District shall be reviewed and approved by the Community and Economic

Development Department–Planning Division, and the Public Works Department–Special Districts and Transportation Divisions prior to the issuance of the first Building Permit.

- SD-20 *(BP) Parkway and/or median landscaping specified in the tentative map or in these Conditions of Approval shall be constructed prior to the issuance of 25% (or 40) of the dwelling permits for this tract or 12 months from the issuance of the first dwelling permit, which ever comes first. In cases where a phasing plan is submitted, the actual percentage of dwelling permits issued prior to the completion of the landscaping shall be subject to the review of the construction phasing plan.

Prior to Certificate of Occupancy

- SD-21 *(CO) Landscape and irrigation plans for parkway, median, slope, and/or open space landscape areas designated for incorporation into Moreno Valley Community Services District 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.

*** These conditions will apply if the developer elects to have the CSD maintain the parkway landscaping that is required to be installed as a result of this development.**



**Public Works
Transportation Engineering Division**

MEMORANDUM

To: Julia Descoteaux, Associate Planner
From: Michael Lloyd, Senior Engineer
Date: November 21, 2012
Subject: **Conditions of Approval for PA12-0004/0005** – Conditional Use Permit and Tentative Tract Map 36436 for 159 single family residential units in a Planned Unit Development located at Cactus Avenue and Quincy Street.

Attached are the Transportation Engineering Conditions of approval for the subject project.

CITY OF MORENO VALLEY
CONDITIONS OF APPROVAL
PA12-0004/0005

Conditional Use Permit and Tentative Tract Map 36436 for 159 single family residential units in a Planned Unit Development located at Cactus Avenue and Quincy Street.

Note: All Special conditions are in bold lettering. All other conditions are standard to all or most development projects.

Transportation Engineering Division – Conditions of Approval

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

GENERAL CONDITIONS

- TE1. Conditions of approval may be modified if project is phased or altered from any approved plans.
- TE2. **Cactus Avenue is designated as a Minor Arterial (88’RW/64’CC). Any modifications or improvements undertaken by this project shall be consistent with the City’s standards for this facility.**
- TE3. **Brodiaea Avenue is designated as a Collector (66’RW/44’CC) per City Standard Plan No. 107. Any modifications or improvements undertaken by this project shall be consistent with the City’s standards for this facility.**
- TE4. **Wilmot Street is designated as a Collector (66’RW/44’CC) per City Standard Plan No. 107. Any modifications or improvements undertaken by this project shall be consistent with the City’s standards for this facility.**
- TE5. **Street “A” is designated as a modified Local Street (56’RW/36’CC) per City Standard Plan No. 108A. Any improvements undertaken by this project shall be consistent with the City’s standards for this facility or as approved by the City Engineer. A landscaped, raised median shall be installed on the north leg of the Street “A” and Cactus Avenue intersection such that the pedestrian crosswalk is not obstructed and sight distance is not obscured.**

PRIOR TO IMPROVEMENT PLAN APPROVAL OR CONSTRUCTION PERMIT

- TE6. The driveways in public right of way shall conform to Section 9.11.080, and Table 9.11.080-14 of the City's Development Code - Design Guidelines, and City Standard Plan No. 117.

TE7. Sight distance at driveways and on streets shall conform to City of Moreno Valley Standard No. 125A, B, C at the time of preparation of final grading, landscape, and street improvements.

TE8. Prior to the final approval of the street improvement plans, a signing and striping plan shall be prepared per City of Moreno Valley Standard Plans - Section 4 for all streets. **The signing and striping plan shall include enhanced pedestrian crossings to the satisfaction of the City Traffic Engineer for the following locations:**

- **Cactus Avenue at Street "A" (location will include beacons to the satisfaction of the City Traffic Engineer)**
- **Street "A" at Arabesque Lane.**

TE9. Prior to issuance of a construction permit, construction traffic control plans prepared by a qualified, Registered Civil or Traffic engineer may be required.

PRIOR TO CERTIFICATE OF OCCUPANCY OR BUILDING FINAL

TE10. (CO) Prior to issuance of a certificate of occupancy, all approved signing and striping shall be installed per current City Standards and the approved plans.

TE11. (CO) **Prior to the issuance of a certificate of occupancy, the project applicant shall construct the improvements identified in TE8. Construction shall be completed per the approved plans and coordinated with the street improvements.**

TE12. (CO) **Prior to the issuance of the final certificate of occupancy, the City Traffic Engineer shall review traffic operations at that time for Arborglenn Drive, Wilmot Street, and Brodiaea Avenue. If the City Traffic Engineer finds that traffic calming measures are needed due to project related traffic, then the project applicant shall design and install traffic calming measures at the direction and to the satisfaction of the City Traffic Engineer prior to the final certificate of occupancy.**

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

TE13. Prior to the acceptance of streets into the City-maintained road system, all approved traffic control and signing and striping shall be installed per current City Standards and the approved plans.

**CITY OF MORENO VALLEY
FINAL CONDITIONS OF APPROVAL FOR TTM 36436
Case No. PA12-0004 & PA12-0005**

PARKS AND COMMUNITY SERVICES DEPARTMENT

Note: All Special Conditions, Modified Conditions, or Clarification of Conditions are in bold lettering. All other conditions are standard to all or most development projects.

Acknowledgement of Conditions

The following items are Parks and Community Services Department Conditions of Approval for projects **PA12-0004 and PA12-0005**. This project shall be completed at no cost to any Government Agency. All questions regarding Parks and Community Services Department Conditions including but not limited to, intent, requests for change/modification, variance and/or request for extension of time shall be sought from the Parks and Community Services Department 951.413.3163. The applicant is fully responsible for communicating with the Parks and Community Services Department project manager regarding the conditions.

PCS-1 SPECIFIC CONDITIONS OF APPROVAL

- PR-1** Per the General Plan, Multi-use trails are designated for Tract 36436. The trails shall be located on the south side of Brodiaea Avenue (Trail 'A') and on the west side of the Quincy Channel (Trail 'B'). The trail shall conform to the City of Moreno Valley Parks and Recreation Department "Park Specification Guide", "Trail Specification Guide", "City of Moreno Valley Standard Plans", and connect with adjacent trails. The developer shall comply with the following:
- a. The gross width of Trail 'A' shall be minimum 11', incorporating concrete curb, PVC trail fencing and stabilized decomposed granite. The trail shall be shown as an easement from the newly formed HOA, on the Map.
 - b. The gross width of the Trail 'B' shall be a minimum of 16', incorporating PVC fencing, 3-cable/chain link fencing adjacent to the channel, steel access gates, concrete edging, and stabilized decomposed granite. If the applicant desires other improvements adjacent to the curb, they shall be approved by Parks and Community Services, prior to Planning Commission review. The trail shall be an easement to the CSD for recreation and maintenance purposes. The applicant shall coordinate the trail project with Riverside County Flood Control to determine exact width and channel access. This shall be completed prior to approval of the tentative map.
 - c. Trail section 'B' shall contain exercise equipment per CEDD and P&CS. Equipment manufacturer and type shall be specified by P&CS and shown in the trail plans. Submittals for exercise equipment must be approved by P&CS prior to installation. Applicant shall establish a funding mechanism for P&CS to maintain and/or replace equipment. These items are required prior to approval of the final map.
 - d. A trail crossing shall be provided at Quincy Street to the trail on the south side of Cactus Ave. The applicant shall construct all improvements necessary to connect with the Cactus Avenue trail. An approved crossing shall be installed.
 - e. Prior to the approval of the Final Map, a detailed trail improvement plan, showing the trail and areas adjacent to the trail, including the exercise stations shall be submitted to the Planning Official and the Director of Parks and Community Services or his/her designee prior for review and written approval.
 - f. The required multi-use trail along Brodiaea Avenue (east of the Channel) and the landscaping areas connecting the proposed cul-de-sacs to Brodiaea, shall be constructed along with the development on the east side of the Channel and completed with the occupancy of the sixtieth production house on the east side.

- g.** The required multi-use trail with exercise stations along Street A (Quincy Street) and the trail/sidewalk improvements along Brodiaea Avenue (west of the Channel), shall be completed with the development of the west side of the Channel and completed with the occupancy of the thirtieth production house on the west side

PCS-2 Parks and Community Services Department

Standard Trail Conditions:

- a.** Park and trail construction shall adhere to: The City's Standard Plans, 'The Greenbook Standard Specifications for Public Works Construction', 'California Code of Regulations Title 24' (where applicable), and the Park and Community Services Specification Guide.
- b.** The General Contractor shall be a State of California Class 'A' General Engineering Contractor, per the Business and Professions Code Section 7056, or a combination of State of California Class 'C' licenses for which the work is being performed. Licenses must be current and in good standing, for the duration of the project.
- c.** All utility easements shall not interfere with the trail or its fencing. A map of all easements and the corresponding easement rights shall be presented to Parks and Community Services prior to scheduling the Tentative Map for approval.
- d.** (R) A restriction shall be placed on lots that are adjacent to the park and trail, preventing openings or gates accessing these facilities. This shall be done through Covenants, Conditions, and Restrictions (CC&R's). A copy of the CC&R's with this/her restriction noted shall be submitted and approved by the Director of Parks and Community Services or his/her designee prior to the recordation of the Final Map.
- e.** Trails shall not be shared with any above ground utilities, blocking total width access.
- f.** The following plans require Parks and Community Services written approval: Tentative tract/parcel maps; rough grading plans (including all Delta changes); Final Map; precise grading plans; street improvement plans; traffic signal plans; fence and wall plans; landscape plans for areas adjacent to trails; trail improvement plans.
- g.** (GP) A detailed rough grading plan with profile for the park and trail shall be submitted and approved by the Director of Parks and Community Services or his/her designee prior to the issuance of grading permits.
- h.** Grading certification and compaction tests are required, prior to any improvements being installed.
- i.** A minimum two-foot graded bench is required where trails adjoin landscaped or open space areas.
- j.** (R) All necessary documents to convey to the City and/or the Community Services District any required dedications for parks or open space, as specified on the tentative map or in these Conditions of Approval shall be submitted by the developer to Parks and Community Services, prior to the recordation of the final map.
- k.** (R) Prior to recordation of the Final Map, the developer shall post security (bonds) to guarantee construction of the park and trail to the City's standards. Copies of the bonds shall be provided to Parks and Community Services, prior to the approval of the Final Map.
- l.** (BP) Prior to the issuance of the first Building Permit, final improvement plans (mylars and AutoCAD & PDF file on a CD-ROM) shall be reviewed and approved by the Community Development Department – Planning Division; the Public Works Department – Land Development and Transportation Division; Fire Prevention; and Parks and Community Services Department. Landscaped areas adjacent to the park shall be designed to prevent water on the trail.

- m. Eight sets of complete park and trail improvement plans shall be submitted to Parks and Community Services for routing. Adjacent landscaping and walls shall be shown on the plans. Final construction plans and details require wet stamped and signed Mylars, eight sets of bond copies and one Mylar copy from the City signed mylars, the AutoCAD file on CD, and a PDF file on CD. As-builts for the trails have the same requirements as final plan submittals.
- n. All street crossings of trails shall be signed with approved trail signs, and posts. All improved equestrian trail crossings at signalized intersections that are constructed at their ultimate locations shall have six-foot high mounted push buttons. These shall be coordinated through the Transportation Division.
- o. CSD Zone 'A' plan check fees shall be paid prior to the second plan check and approval of the Final Map.
- p. CSD Zone 'A' inspection fees shall be paid prior to signing of Mylars.
- q. (BP) The trail shall be surveyed and staked by the developer. The trail shall be inspected and approved by the Director of Parks and Community Services or his/her designee prior to the issuance of any building permits for production units.
- r. Any damage to parks, trails, and/or fencing during construction shall be repaired by the developer and inspected by the Director of Parks and Community Services or his/her designee; prior to the last phase of building permit issuance.
- s. A minimum 38' radius shall be incorporated on all trails where a change of direction occurs (minor or major). Additionally, widening of the trail is necessary in most situations.
- t. Drive approaches shall adhere to City Std. Plan #118C.
- u. Concrete access areas to trails with decomposed granite surfaces shall be rough finished concrete (typically raked finish). The access shall extend to the main trail flat surface.
- v. (BP) In order to prevent the delay of building permit issuance, any deviation from material specifications shall be submitted to Director of Parks and Community Services or his/her designee and approved in writing 60-days prior to the commencement of trail construction.
- w. Any unauthorized deviation from the approved plan, specifications, City Standard Plans, or Conditions of Approval may result in the delay of building permit issuance and/or building Finals/ Certificate of Occupancy of the project conditioned for improvements.
- x. Where required, decorative solid-grouted block wall (no precision block, stucco, veneer finishes, PVC, or wood fencing) with a minimum height of 72" on the trailside shall be installed along lots that adjoin the trail. Block walls shall be located solely on private property. If landscaping is to be utilized between the block wall and the trail, a PVC fence shall be installed along the trail separating the landscaping from the trail (where required). All block walls that have public view shall have an anti-graffiti coating per Parks and Community Services specifications. Combination block/tubular steel fences shall only be utilized where approved by Parks and Community Services. Tubular steel shall comply with Parks and Community Services standards. Coating for tubular steel shall be anti-graffiti coating for metal per Parks and Community Services specifications. If alternate products are requested, the requested material(s) shall be presented to the Director of Parks and Community Services or his/her designee for review and approval. Under no circumstances can alternate products be utilized without prior written authorization from the Director of Parks and Community Services or his/her designee.
- y. Any damage to existing landscape or hardscape areas due to project construction shall be repaired and/or replaced by the developer, or developer's successors in interest, at no cost to the City or Community Services District.
- z. All inspections shall be requested two (2) working days in advance from the Parks and Community Services Department at the time of rough and precise grading; fence and gate installation; curb and drainage; flatwork; D.G. installation; graffiti coating; and final inspection.

- PCS-3** (R) If Special Districts, a Division of the Public Works Department, requires this project to supply a funding source for the continued maintenance, enhancement, and or retrofit of neighborhood parks, open spaces, linear parks, and/or trails systems, the Developer must notify Special Districts of intent to record the final map 70 days prior to recordation of the final map and the financial option selected to fund the continued maintenance. (California Government Code, GP Chapter 2.7)
- PCS-3b** (BP) If Special Districts, a Division of the Public Works Department, requires this project to supply a funding source for the continued maintenance, enhancement, and or retrofit of neighborhood parks, open spaces, linear parks, and/or trails systems, the Developer must notify Special Districts of intent to request building permits 70 days prior to their issuance and the financial option selected to fund the continued maintenance. (California Government Code, GP Chapter 2.7)
- PCS-4** The parcel(s) associated with this project have been incorporated into the Moreno Valley Community Services Districts Zones A (Parks and Community Services). All assessable parcels therein shall be subject to the annual Zone A charge for operations and capital improvements.
- PCS-5** (R) Prior to recordation of the final map, the developer, or the developer's successors or assignees, shall supply a copy of the recorded Declaration of Covenant and Acknowledgement of Assessments to the Parks and Community Services Department.
- PCS-6** (BP) Prior to release of building permit, the developer, or the developer's successors or assignees shall supply a copy of the recorded Declaration of Covenant and Acknowledgement of Assessments to the Parks and Community Services Department.
- PCS-7** (BP) This project is subject to current Development Impact Fees.

**CITY OF MORENO VALLEY
CONDITIONS OF APPROVAL
Case No: PA12-0004, -0005, TTM 36436
APNs: 478-090-007, 478-090-036,
478-100-009, 478-100-010, 478-100-034
July 18, 2012**

PUBLIC WORKS DEPARTMENT

Moreno Valley Utility

Note: All Special Conditions, Modified Conditions, or Clarification of Conditions are in bold lettering. All other conditions are standard to all or most development projects.

Acknowledgement of Conditions

The following items are Moreno Valley Utility's Conditions of Approval for project(s) PA12-0004, 0005, TTM 36436; this project shall be completed at no cost to any Government Agency. All questions regarding Moreno Valley Utility's Conditions including but not limited to, intent, requests for change/modification, variance and/or request for extension of time shall be sought from Moreno Valley Utility (the Electric Utility Division) of the Public Works Department 951.413.3500. The applicant is fully responsible for communicating with Moreno Valley Utility staff regarding their conditions.

PRIOR TO ENERGIZING MVU ELECTRIC UTILITY SYSTEM AND CERTIFICATE OF OCCUPANCY

MVU-1 (R) For single family subdivisions, a three foot easement along each side yard property line shall be shown on the final map and offered for dedication to the City of Moreno Valley for public utility purposes, unless otherwise approved by the City Engineer. If the project is a multi-family development, townhome, condominium, apartment, commercial or industrial project, and it requires the installation of electric distribution facilities within common areas, a non-exclusive easement shall be provided to Moreno Valley Utility to include all such common areas. All easements shall include the rights of ingress and egress for the purpose of operation, maintenance, facility repair, and meter reading.

MVU-2 (BP) **City of Moreno Valley Municipal Utility Service – Electrical Distribution:** Prior to constructing the MVU Electric Utility System, 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 subdivision 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, or the City's designee, all utility infrastructure (including but not limited to conduit, equipment, vaults, ducts, wires, switches, conductors, transformers, resistors, amplifiers, 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 each lot and unit within the Tentative Map. 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. Properties within development may be subject to an electrical system capacity charge and that contribution will be collected prior to issuance of building permits.

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. Alternatively, developer may cause the project to be included in or annexed to a community facilities district established or to be established by the City for the purpose of financing the installation of such interconnection and distribution facilities. The project shall be deemed to have been included in or annexed to such a community facilities district upon the expiration of the statute of limitations to any legal challenges to the levy of special taxes by such community facilities district within the property. The statute of limitations referred to above will expire 30 days after the date of the election by the qualified electors within the project to authorize the levy of special taxes and the issuance of bonds.

MVU-3 This project may be subject to a Reimbursement Agreement. The project is responsible for a proportionate share of costs associated with electrical distribution infrastructure previously installed that directly benefits the project. The project may be subject to a system wide capacity charge in addition to the referenced reimbursement agreement. Payment(s) shall be required prior to issuance of building permit(s).

NEGATIVE DECLARATION

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| PROJECT TITLE AND FILE NUMBER: PA12-0005 TTM 36436, AP12-0004 Conditional Use Permit for a Planned Unit Development, PA12-0029 Change of Zone, PA12-0030 General Plan Amendment and P12-019 Variance | |
| PROJECT APPLICANT: CV Communities | TELEPHONE NUMBER: 949-251-8057 |
| PROJECT LOCATION: South side of Brodiaea Avenue south to Cactus Avenue and both east and west of the Quincy Channel | |
| PROJECT DESCRIPTION: Tentative Tract Map 36436 to subdivide 43.52 acres into 159 single family residential lots. A Change of Zone from RS10, R10 and R15 to R5 to provide housing at a lower density consistent with surrounding development with a General Plan Amendment to modify the Land Use and the Circulation Element eliminating Quincy Street and a Variance for a higher retaining wall on the south east portion of the proposed development due to the existing grade and the inability to grade off-site. | |

FINDING

The City of Moreno Valley has reviewed the above project in accordance with the City of Moreno Valley's Guidelines for the Implementation of the California Environmental Quality Act, and has determined that an Environmental Impact Report need not be prepared because:

- The proposed project will not have a significant effect on the environment.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures described in the attached Initial Study and hereby made a part of this Negative Declaration have been added to the project. The Final Conditions of Approval contain the final form and content of all mitigation measures.

This determination is based upon an Initial Study. The project file, including the Initial Study and related documents is available for review during normal business hours (7:30 a.m. to 5:30 p.m. Monday through Thursday) at the City of Moreno Valley, Community & Economic Development Department, Planning Division, 14177 Frederick Street, Moreno Valley, California 92553, Telephone (951) 413-3206.

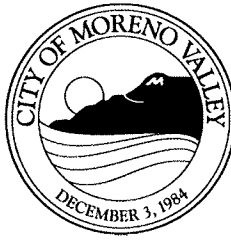
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| PREPARED BY: Julia Descoteaux | DATE: December 12, 2012 |
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NOTICE

The public is invited to comment on the Negative Declaration. The appropriateness and adoption of the Negative Declaration is considered at the time of project approval in light of comments received.

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| DATE ADOPTED: _____ BY: _____ |
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**INITIAL STUDY/
ENVIRONMENTAL CHECKLIST FORM
CITY OF MORENO VALLEY**

1. Project Title: PA12-0005 Tentative Tract Map 36436
PA12-0004 Conditional Use Permit for a Planned Unit
Development.
PA12-0029 Change of Zone
PA12-0030 General Plan Amendment
P12-129 Variance
2. Lead Agency Name and Address: City of Moreno Valley
14177 Frederick Street
Moreno Valley CA 92553
3. Contact Person and Phone Number: Julia Descoteaux, (951) 413-3209
4. Project Location: South side Brodiaea Avenue south to Cactus Avenue and both east
and west sides of the Quincy Channel.
5. Project Sponsor's Name and Address: CV Communities, LLC
1900 Quail Street
Newport Beach CA 92705
6. General Plan Designation: R10 & R15
7. Zoning: RS10, R10, R15
8. Description of the Project: (Describe the whole action involved, including but not limited to later phases of
the project, and any secondary, support, or off-site features necessary for its implementation. Attach
additional sheets if necessary)

Tentative Tract Map 36436 to subdivide 43.52 acres into 159 single family residential lots. The tract
proposes to develop 45 lots to the west of the Quincy Channel with the remaining 114 on the east side of
the channel. Water Quality basins will be provided within the tract. In order to comply with the Riverside
County Flood Control District Master Drainage Plan, the Applicant is required to improve and expand the
Quincy Channel in connection with development of the project.

The current zoning of the site is RS10, R10 and R15 which would allow for small lots and multi-family
residential. A Change of Zone has been submitted to establish the R5 zone. If approved the R5 zone along

with the accompanying Planned Unit Development will provide housing at a lower density than the current zoning allows, but is closer in density to the surrounding developments. The density of the proposed development is 4.41 units per acre which falls below the maximum of 5 units per acre in the proposed R5 zone with lots ranging from 6,000 to 15,298 square feet.

A General Plan Amendment is proposed to modify the Land Use to Residential 5 and the Circulation Element due to the elimination of Quincy Street and the connection from Brodiaea Avenue to Cactus Avenue. The proposed land use modification and the elimination of the connection of these two streets will not have an impact on the surrounding area or the proposed project.

A Variance is included in the project for lower west and east exterior property lines of the project due to the elevation difference of the adjacent property and the inability to obtain permission for off-site grading.

A portion of the proposed site has existing entitlements on 14.7 acres for 57 single family residential lots on both the west and east sides of Quincy with proposed modifications to the Quincy Channel in coordination from the State of California Department of Fish and Game, Regional Water Quality Control Board, the City of Moreno Valley and the existing property owner/developer. The entitled project included single family lots within the Specific Plan 214 Cactus Corridor which has since been rescinded. The proposed project is consistent with the prior entitled project.

9. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings)

Properties to the north include vacant land and large lot developed single family residences with R3 zoning. Properties to the east are vacant and zoned R5, RS10 and R15. To the west and south include existing single family developments zoned RS10 and SP193ML on parcels ranging in size from 5,200 square feet to 8,000 square feet, consistent with the proposed development.

10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement). This includes Riverside County Flood Control and Water Conservation District, Eastern Municipal Water District and Southern California Edison Company.

The project requires improvements over the existing Quincy Channel and the project applicant will be coordinating with the California Department of Fish and Game and the U.S. Army Corps of Engineers.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below (■) would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

| | | | | | |
|--|------------------------|--|-------------------------------|--|------------------------------------|
| | Aesthetics | | Greenhouse Gas Emissions | | Population/Housing |
| | Agricultural Resources | | Hazards & Hazardous Materials | | Public Services |
| | Air Quality | | Hydrology/Water Quality | | Recreation |
| | Biological Resources | | Land Use/Planning | | Transportation/Traffic |
| | Cultural Resources | | Mineral Resources | | Utilities/Service Systems |
| | Geology/Soils | | Noise | | Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

| | |
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| I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. | |
| I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared. | X |
| I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. | |
| I find that the proposed project MAY have a “potential significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. | |
| I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required. | |


12/12/12

 Signature Date

Julia Descoteaux

 Printed Name For

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analysis,” as described in (5) below, may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:
 - (a) Earlier Analysis Used. Identify and state where they are available for review.
 - (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - (c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

| Issues and Supporting Information | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| I. AESTHETICS. Would the project: | | | | |
| a) Have a substantial adverse effect on a scenic vista? | | | X | |
| The project site is not located in an area identified in the General Plan as an aesthetic resource or a significant visual resource. Since the project is proposed in an area where development has taken place over the years, the effect would be a less than significant effect on existing scenery in the area. The project as designed and conditioned will assure a design standard that will not have a substantial adverse effect on the scenic vista of the area. | | | | |
| b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway? | | | X | |
| There are no trees, rock outcroppings or historic buildings on the site. There are no state scenic highways in the vicinity of the site. The site has been disked over the years for weed abatement. There are some trees and as designed and conditioned, the project will not substantially damage scenic resources. | | | | |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | | | X | |
| The site is currently vacant and is bounded on the north and east by vacant land which is zoned for single-family residential uses. Surrounding land uses to the north include vacant R3 zoned land with some custom homes to the northeast on Brodiaea Avenue. Land use to the west includes existing single-family tract homes in the RS10 zone, which is comparable to the Planned Unit Development (PUD) proposed by this project. The proposed R5 zoning and the PUD with the 6,000 square foot minimum lots sizes are consistent with existing land uses and as designed and conditioned will not substantially degrade the existing visual character or quality of the site and its surroundings. | | | | |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | | | X | |
| As the site is currently vacant, the proposed development will add new light and glare. All project lighting will be required to comply with the Municipal Code provisions regarding light and glare. Compliance with the Municipal Code, including shielding of all exterior lights, will reduce light and glare impacts to surrounding properties to less than significant. | | | | |
| II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project? | | | | |
| a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use? | | | X | |
| The site has been used in the past for agriculture. The Municipal Code allows for agricultural uses such as crops in all zoning districts. The site is designated as prime farmland on the Riverside County Important Farmland Map (1998) with a portion of the site having been planted with wheat in the past. The site has no agriculturally productive activities occurring within the project boundaries. | | | | |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | | | | X |
| The site is not currently in agricultural use, or under Williamson Act control. There is no existing surrounding agricultural use, or sites under Williamson Act contract. The Municipal Code allows for agricultural uses such as crops in all zoning districts, therefore, the proposed tentative tract map does not conflict with existing zoning for agricultural use, or impact sites under Williamson Act contract. | | | | |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | | | | X |
| There is no immediate surrounding agricultural use, or any proposed according to the General Plan. The proposed tentative tract map will not involve changes to the existing environment, which will result in the conversion of farmland to non-agricultural use. | | | | |
| III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project: | | | | |
| a) Conflict with or obstruct implementation of the applicable air quality plan? | | X | | |

| Issues and Supporting Information | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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The Air Quality Management Plan (AQMP) sets forth a comprehensive program that will lead the air basin into compliance with all federal and state air quality standards. The AQMP control measures and related emission reduction estimates are based upon emissions projections for a future development scenario derived from land use, population, and employment characteristics defined in consultation with local governments. Accordingly, conformance with the AQMP for development projects is determined by demonstrating compliance with local land use plans and/or population projections. Based upon the Air Quality Impact Analysis prepared for the project by Urban Crossroads Inc., 2012, section 3.6, the project satisfies the two applicable criteria for determining consistency, the Project is deemed consistent with the AQMP and a less than significant impact will occur. The project is in conformance with the AQMP. Based upon the project density and proposed use, the project is in compliance with the General Plan. The General Plan Amendment sought in connection with the project merely modifies the General Plan Circulation Element, updates the zoning and does not change the project's conformance with the AQMP.

Additionally, the Project will not exceed any applicable numeric thresholds for construction (after mitigation) or operational activity. Detailed construction and operational emission summaries and model outputs are provided in the report (TTM No. 36436) Air Quality Impact Analysis, Urban Crossroads, Inc. 2012.

The only applicable mitigation measure identified in the report (TTM No. 36436) Air Quality Impact Analysis, Urban Crossroads, Inc. 2012 that is required is as follows:

MM AQ-1

The following measures are recommended to be incorporated into Project plans and specifications as implementation of Rule 403:

- The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day. As shown in Table XI-A, located in Appendix "B", implementation of this measure is estimated to reduce PM₁₀ and PM_{2.5} fugitive dust emissions by approximately 61%. The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 miles per hour or less to reduce PM10 and PM2.5 fugitive dust haul road emissions by approximately 44%.

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| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation. | | X | | |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | | X | | |
| (b. through c.) The proposed area is designated as an extreme non-attainment area for ozone, and a non-attainment area for PM10 and PM2.5. Germane to this non-attainment status, the project-specific evaluation of emissions presented in the Air Quality Impact Analysis study completed for this project demonstrates that the project will not result in exceedances of any applicable thresholds which are designed to assist the region in attaining the applicable state and national ambient air quality standards. The project will comply with SCAQMD's Rule 403 (fugitive dust control) during construction, as well as all other adopted AQMP emissions control measures. Per SCAQMD rule and mandates, as well as the CEQA requirements would also be imposed on all projects Basin-wide, which would include all related projects. As such, cumulative impacts with respect to criteria pollutant emissions would be less than significant. | | | | |
| d) Expose sensitive receptors to substantial pollutant concentrations? | | X | | |
| The proposed residential project will not result in substantial pollutant concentrations after mitigation, and therefore will not expose people to pollutant concentrations. | | | | |
| e) Create objectionable odors affecting a substantial number of people? | | | | X |
| The proposed residential project would not create any source of objectionable odors affecting other people since it does not involve any industrial or other production activities. | | | | |
| IV. BIOLOGICAL RESOURCES. Would the project: | | | | |
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service? | | X | | |

| Issues and Supporting Information | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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The project site is comprised of 43.52 acres located on the south side of Brodiaea Avenue and on the west side of Quincy Street and the east side of Quincy Channel south to Cactus Avenue. The project will be improved in accordance with the District's Master Drainage Plan. The entire channel at this location will be permanently disturbed in association with expansion and reconfiguration improvements to the Quincy Channel. The following agency jurisdictions have the potential to be impacted. Regional Water Quality Control Board, Army Corps of Engineers and California Department of Fish and Game.

A Biological Assessment for the property was prepared on November 6, 2012 by Glenn Lukos Associates, Inc. with the following results:

Burrowing Owl Focused Survey:

The project site contains suitable habitat with the potential to support burrowing owls, including ground squirrel burrows. However, no burrowing owls or diagnostic owl sign were detected during focused surveys.

Nesting Birds:

The project site supports low to medium height herbaceous vegetation with the potential to support nesting birds. The migratory Bird Treaty Act (MBTA) and California Fish and Game Code prohibits impacts to nesting birds.

Raptor Foraging Habitat:

The project site consists mostly of flat open fields with low-growing ruderal vegetation, agricultural field crop lands, and annual grasses that can be utilized by raptor for foraging. However, there are no nesting opportunities for raptors on site.

Riparian/Riverine Areas and Vernal Pools:

The project site contains approximately 0.18 acres of scattered patches of mule fat scrub and is limited to the on-site portion of the project and are limited to the bed and bank of the Quincy Channel with larger stands upstream. This habitat is not suitable for the vireo, flycatcher or cuckoo. Additionally, this disturbed habitat has marginal quality for riparian birds: therefore, the loss of this patchy habitat will not result in an adverse loss of functions or values for the MSHCP covered species. Also, this disturbance would not have the potential to directly or cumulatively impact functions or values of downstream biological resources. The project site does not contain vernal pools, or other suitable habitat for fairy shrimp, including the Riverside fairy shrimp or the vernal pool fairy shrimp.

Jurisdictional Waters:

The project site contains a portion of the Quincy Channel, portions which are within the jurisdiction of the Corps, CDFG and Regional Board.

Potential Corps jurisdiction associated with the project site totals .48 acres, none of which consists of jurisdictional wetlands. A total of 1,481 linear feet of streambed is present.

Potential Regional Board jurisdiction associated with the project site totals 0.57 acre, none of which consists of jurisdictional wetlands. A total of 1,791 linear feet of streambed is present.

Potential CDFG jurisdiction associated with the project site consists of 1.04 acres of which .18 acres consists of vegetated riparian habitat. A total of 1,791 linear feet of streambed present.

The impacts to jurisdictional waters will require a CWA Section 404 permit from the Corps, a CWA Section 401 Water Quality Certification and/or Section 13260 Report of Waste Discharge from the Regional Board, and a Fish and Game Code Section 1602 Streambed Alteration Agreement from CDFG. The project shall mitigate permanent impacts to jurisdictional waters with Mitigation Measure BIO-3 as stated below.

The project will not result in significant indirect impacts to special-status biological resources. The project site is not located adjacent to the MSHCP Conservation Area and therefore the project is not required to implement measures pursuant to the MSHCP Urban Wildland Interface Guidelines. The project will pay mitigation fees required by the MSHCP. Because the project is consistent with the MSHCP and with mitigation measures to be implemented, the cumulative impacts attributed to the project would be reduced to below a level of significance.

The entire site has been disturbed by human activities including disking of the site.

The following mitigation measures shall apply to the proposed residential development for actual or potential impacts to the special-status resources. In addition, mitigation is also provided by the MSHCP through participation with the MSHCP and compliance with MSHCP requirements:

BIO-1 Pursuant to Objective 6 of the MSHCP species-specific objectives for the burrowing owl, a qualified biologist shall conduct pre-construction presence/absence surveys for burrowing owl within 30 days prior to any disturbance of the site. If owls are detected onsite, a qualified biologist shall relocate the owls from the site following accepted protocols. Owl relocation shall occur between September 15th and February 1st to avoid the nesting season. The take of active nest is not allowed by the MSHCP, and is prohibited by the MBTA and California Fish and Game Code.

BIO-2 Any vegetation clearing and ground disturbance should be conducted outside of the nesting season (February 1st through September 15th). If avoidance of the nesting season is not feasible, then a qualified biologist shall conduct a nesting bird survey within 3 days prior to any disturbance of the site. If active nests are identified, the biologist shall establish suitable buffers around the nest, and the buffers shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests.

BIO-3 The Project shall mitigate permanent impacts to 0.48 acre of Corps jurisdiction, 0.57 acre of permanent impacts to Regional Board jurisdiction, and 1.04 acre of permanent impacts to CDFG jurisdiction through acquisition of credits at a minimum 1:1 ratio from an approved mitigation bank, such as the Santa Ana River Mitigation Bank, and/or in-lieu fee program, such as the Santa Ana Watershed Association (SAWA) In-Lieu Fee Program, or another environmentally sensitive entity such as the Riverside-Corona Resource Conservation District or the Inland Empire Resource Conservation District within the Santa Ana River Watershed, which includes the San Jacinto River Watershed. Implementation of Mitigation Measure BIO-3 will reduce potential impacts to jurisdictional waters to a less than significant level in compliance with CEQA.

The project will be required to pay SKR and MSHCP mitigation fees.

| | | | | |
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| b) Have a substantially adverse effect on any riparian habitat or other sensitive | | X | | |
|---|--|---|--|--|

| Issues and Supporting Information | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Wildlife Service? | | | | |
| <p>The project site contains approximately 0.18 acres of scattered patches of mule fat scrub and is limited to the on-site portion of the project and are limited to the bed and bank of the Quincy Channel with larger stands upstream. This habitat is not suitable for the vireo, flycatcher or cuckoo. Additionally, this disturbed habitat has marginal quality for riparian birds: therefore, the loss of this patchy habitat will not result in an adverse loss of functions or values for the MSHCP covered species. . Also, this disturbance would not have the potential to directly or cumulatively impact functions or values of downstream biological resources. The project site does not contain vernal pools, or other suitable habitat for fairy shrimp, including the Riverside fairy shrimp or the vernal pool fairy shrimp. Project shall mitigate permanent impacts to 0.48 acre of Corps jurisdiction, 0.57 acre of permanent impacts to Regional Board jurisdiction, and 1.04 acre of permanent impacts to CDFG jurisdiction through acquisition of credits at a minimum 1:1 ratio from an approved mitigation bank, such as the Santa Ana River Mitigation Bank, and/or in-lieu fee program, such as the Santa Ana Watershed Association (SAWA) In-Lieu Fee Program, or another environmentally sensitive entity such as the Riverside-Corona Resource Conservation District or the Inland Empire Resource Conservation District within the Santa Ana River Watershed, which includes the San Jacinto River Watershed. Implementation of Mitigation Measure BIO-3 will reduce potential impacts to jurisdictional waters to a less than significant level in compliance with CEQA.</p> | | | | |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | | | X | |
| <p>A Jurisdictional Delineation Report was prepared on by Glenn Lukos Associates, Inc. on November 6, 2012. The report identified non-wetland Waters of the United States along the Quincy Channel and along a portion of Brodiaea Avenue. Based upon this report, there are no wetlands located on the project site.</p> | | | | |
| d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites? | | | X | |
| <p>This project site is located on the edge of existing development. There are existing tract homes immediately to the west and tract homes further to the south on Cactus Avenue. Further to the northeast are existing custom homes on 10,000 to 20,000-square foot or greater parcels. A Biological Assessment for the property was prepared on November 6, 2012 by Glenn Lukos Associates, Inc. The project site contains suitable habitat with the potential to support burrowing owls, including ground squirrel burrows. However, no burrowing owls or diagnostic owl sign were detected during focused surveys, so it is unlikely that the proposed project will directly impact sensitive species. There are no known migratory fish or wildlife species or migratory wildlife corridors, on or near the project site.</p> | | | | |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | | | | X |
| <p>The proposed project will not conflict with any General Plan or local policies pertaining to the protection of biological resources. The project is consistent with the goals and objectives of the General Plan.</p> | | | | |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan? | | | X | |
| <p>The proposed project is located within the boundaries of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKR HCP). Also, the City is participating in the Multiple Species Habitat Conservation Plan (MSHCP), a comprehensive habitat conservation-planning program addressing multiple species' needs, including preservation of habitat and native vegetation in Western Riverside County. The project is not within any of the (MSHCP) criteria areas, PQP land, or any special survey areas, other than the burrowing owl survey area. A burrowing owl survey assessment was completed for this site with no owls observed on the site. The project has been conditioned to coordinate with the U.S. Army Corps of Engineers, the Santa Ana Regional Water Quality Control Board, and the California Department of Fish and Game for any permits that will be required for development of the project. Therefore, the project as designed and conditioned will not conflict with the MSHCP. The SKR Habitat plan will require a fee of \$500.00 per acre to be paid by the developer to assist in setting aside established protection areas for said habitat. This project will also be subject to fees to support the implementation of the MSHCP.</p> | | | | |
| <p>V. CULTURAL RESOURCES. Would the project:</p> | | | | |
| a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? | | | | X |
| b) Cause a substantial adverse change in the significance of an archaeological resources pursuant to Section 15064.5? | | | | X |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | | | | X |

| Issues and Supporting Information | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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(a. through c.) Based upon inspection of the project site and review of the Cultural Resources Inventory for the City of Moreno Valley, (Archeological Research Unit, University of California, Riverside, October 1987), there are no known archaeological resources on the site. There are no historical structures existing on the site. There are no known paleontological or unique geological features on the site.

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| d) Disturb any human remains, including those interred outside of formal cemeteries? | | | X | |
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No known human remains have been identified at the project site. Conditions of approval address the issue of inadvertent discoveries. A standard condition of approval will be placed on the project to cease excavation or construction activities if archaeological, paleontological, or historical resources are uncovered on the project site.

VI. GEOLOGY AND SOILS. Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:

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| (i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | | | | X |
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The proposed project would not have a direct impact on creating geologic concerns. The area is currently designated for single-family residential uses. In addition, the site is not within an Alquist-Priolo zone, or other designated fault hazard zone. According to the City's environmental information and the Geotechnical report provided, the project site is not on any known earthquake fault. There is no risk of ground rupture due to faulting at the proposed project site.

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| (ii) Strong seismic ground shaking? | | | X | |
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The nearest fault is the San Jacinto fault system, which is located about 2.5 miles to the northeast. The Casa Loma fault system also lies within close proximity – about 3-miles northeast of the site. It should be noted, that within the City of Moreno Valley, the Casa Loma fault is only a fault trace. The San Andreas fault system is 13.6 miles from the site. The active Sierra Madre and San Gabriel fault zones lie roughly 35 and 70miles respectively to the northwest of the site. The active Elsinore and Newport-Inglewood fault zones lie approximately 20 and 45 miles, respectively, to the southwest of the site. This faulting is not considered a significant constraint to development on the site with the use of current development codes.

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| (iii) Seismic-related ground failure, including liquefaction? | | | X | |
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According to the City's environmental resources, the project site is not on, or close to, any known earthquake fault. However, ground-shaking intensity could possibly be moderately-high during a 100-year interval earthquake. Water table and soil conditions are not conducive to seismic related failure. Potential dynamic settlements are within design tolerances per soils report provided by applicant

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| (iv) Landslides? | | | | X |
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This site is not near or adjacent to the mountainside areas. The site is mostly flat, and landslides will not be an issue. There is no potentially significant impact from landslides.

| | | | | |
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| (b) Result in substantial soil erosion or the loss of topsoil? | | | X | |
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The development of the site will likely result in the reduction of erosion with the placement of buildings and landscaping on the site. During construction, there is the potential for less than significant impacts for short-term soil erosion from minimal excavation and grading. This will be addressed as part of standard construction, such as watering to reduce dust and sandbagging, if required, during raining periods which will be part of the SWPPP document provided by the applicant

| | | | | |
|---|--|--|---|--|
| (c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | | | X | |
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The project will be required to provide an updated Geotechnical Report during the grading process to ensure any existing unsuitable soil condition is eliminated. As provided for in the conditions of approval, the applicant must provide a soils and geologic report to City prior to any disturbance of the site. . Potential dynamic settlements are within design tolerances.

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| (d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | | | | X |
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The site will not be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code that would create substantial risks to life or property. As provided for in the conditions of approval, the applicant must provide a soils and geologic report to the City prior to any disturbance of the site.

| | | | | |
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| (e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | | | | X |
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| Issues and Supporting Information | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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The project will operate on a sewer system that will be reviewed, approved and installed according to Eastern Municipal Water District requirements. The proposed project will not be introducing septic tanks or alternative water disposal systems.

VII. GREENHOUSE GAS EMISSIONS. Would this project?

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|---|--|--|---|--|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | | | X | |
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Global climate change is caused by greenhouse gas (GHG) emissions throughout the world. Mitigating global climate change will require worldwide solutions. Greenhouse gases are gases emitted from the earth's surface that absorb infrared radiation in the atmosphere. Increases in these gases lead to more absorption of radiation and warm the lower atmosphere, and therefore increase evaporation rates and temperatures on the Earth's surface. The City of Moreno Valley is currently in the process of preparing a Climate Action Strategy. However, at this time, there are no widely accepted thresholds of significance for determining the impact of GHG emissions from an individual project, or from a cumulative standpoint. As provided for in the CEQA Guidelines (Section 15064.4), it is necessary for the lead agency to make a good-faith effort in considering GHG emissions on a project specific basis. Based on the limited scope of the project and consistency of the project with the City's adopted General Plan, zoning, and Specific, the City has chosen to rely on a qualitative analysis. It should also be noted that a portion of the site has been previously entitled for a similar 57 single family residential project. To the extent possible based on scientific and factual data available, it has been determined that this project will not result in generating greenhouse gas emissions that will either directly or indirectly have a significant impact on the environment. Based on a Greenhouse Gas Analysis prepared for the project it was determined that the project would not result in a significant impact as the project is required to comply with all mandatory regulatory requirements imposed by the State of California and the South Coast Air Quality Management District aimed at the reduction of air quality emissions.

Furthermore, a greenhouse gas impact analysis has been prepared: *for (TTM No. 36436) Greenhouse Gas Impact Analysis, Urban Crossroads, Inc. 2012*. Results of the analysis indicate that the project will result in approximately 2,962.14 MT/yr CO₂e (see table *Total Project Greenhouse Gas Emissions (Annual) (Metric Tons Per Year)*); the proposed project would not exceed the SCAQMD's interim threshold of 3,500 MT/yr CO₂e. Therefore, a less than significant impact will occur.

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| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | | | | X |
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The proposed project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The City does not currently have an adopted plan. Notwithstanding, the report for *f(TTM No. 36436) Greenhouse Gas Impact Analysis, Urban Crossroads, Inc. 2012* has evaluated whether or not the Project would conflict with the requirements of AB 32, and more specifically, the CARB Scoping Plan. Results of the analysis conclude that the Project would not conflict with AB 32 or the CARB Scoping Plan and a less than significant impact will occur.

VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project?

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|--|--|--|--|---|
| a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials? | | | | X |
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| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | | | | X |
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| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | | | | X |
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(a. through c) The proposed project will not create a significant hazard to the public or the environment. There will be no known hazardous materials associated with the development of the site. The project as designed and conditioned will not emit hazardous emissions or handle hazardous materials.

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| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment? | | | | X |
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The project is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

| | | | | |
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| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | | | | X |
|--|--|--|--|---|

The nearest airport is the March Air Reserve Base located approximately nine miles to the west. The distance to the runway is approximately eleven miles. The site is not within the crash zones or the noise contours identified in the most recent Air Installation Compatible Use Zone (AICUZ) study. (Municipal Code Section 9.07.060) The site is not within an airport land use plan.

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| f) For a project within the vicinity of a private airstrip, would the project result in | | | | X |
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| Issues and Supporting Information | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| a safety hazard for people residing or working in the project area? | | | | |
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There are no private airstrips within the City of Moreno Valley. The project is not within proximity of a private airstrip. Therefore, the project would not result in a safety hazard pertaining to proximity of a private airstrip.

| | | | | |
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| g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan? | | | | X |
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The proposed project would not have any direct effect on an adopted emergency response plan, or emergency evacuation plan. The City's emergency plans are also consistent with the General Plan. The proposed project has been designed and conditioned to provide required circulation and required fire access to allow for ingress of emergency vehicles and egress of residents. Therefore, the proposed project would not be in conflict in any way with the emergency response or emergency evacuation plans.

| | | | | |
|--|--|--|--|---|
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | | | | X |
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The proposed project site is not adjacent to wildlands, and as such would not expose people or structures to a significant risk of loss, injury or death involving wildland fires. In addition, the project is not located within a designated wildland area.

IX. HYDROLOGY AND WATER QUALITY. Would the project:

| | | | | |
|---|--|--|---|--|
| a) Violate any water quality standards or waste discharge requirements? | | | X | |
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As with any urban project, runoff entering the storm drainage system would contain minor amounts of pollutants (including pesticides, fertilizers and motor oil). This could incrementally contribute to the degradation of surface and sub-surface water quality. Additionally, grading activities would temporarily expose soils to wind and water erosion that would contribute to downstream sedimentation.

A preliminary Water Quality Management Plan (WQMP) was reviewed by the City's Land Development Division. The plan reviewed on-site drainage and has incorporated post construction best management practices (BMPs) into the site plan. Two water quality basins are included in the design of the project. A final WQMP is required to be submitted and approved prior to the approval of any grading plans.

A Storm Water Pollution Prevention Plan (SWPPP) will be required prior to approval of any grading plans. The SWPPP will require implementation of construction BMPs that will assist with sediment and erosion control during construction.

The proposed project would comply with all drainage master plans permits and development guidelines associated with urban runoff. Both project construction and operation are subject to established regulatory programs directed at avoiding violations of water quality standards and waste discharge requirements. Project construction activities are subject to implementation of a range of known BMPs as detailed in the required SWPPP. Project operation activities are subject to implementation of site design, source control, and treatment control BMPs as identified in the WQMP. Additionally, ongoing maintenance and monitoring responsibilities of the proposed BMPs are defined in the WQMP.

Furthermore, the project will be designed in accordance with the conditions of approval set forth by the City. These conditions require the implementation of a SWPPP and WQMP. The SWPPP, WQMP together with the City's grading ordinance, the project grading and erosion control plans, and City inspection oversight during grading and construction, will ensure that water quality and discharge impacts are less than significant.

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| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | | | X | |
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The Eastern Municipal Water District (EMWD) would provide the proposed project with water supplies as opposed to utilizing individual water wells. Water supplies are adequate to serve the proposed project. Although the project would cover a majority of the site with impervious surfaces, the landscaped areas would still provide a means for groundwater recharge. Impacts would be less than significant.

| | | | | |
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| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | | | X | |
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| Issues and Supporting Information | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Quincy Channel, which bisects the project site, will be improved in accordance with Riverside County Flood Control and Water Conservation District's Moreno Master Drainage Plan in its present alignment. Improvements consist of a ungrouted rip rap lined trapezoidal channel with cut off walls on each bank to prevent future meandering of the channel. Project area runoff east of the channel will continue to discharge into Quincy Channel, just south of the project boundary. Project area runoff west of the channel will be intercepted by a proposed master drainage plan storm drain line in Cactus Avenue which will direct flows away from Quincy Channel and ultimately connect to an existing storm drain line further west in Cactus Avenue. Northerly offsite flows will be intercepted by a proposed master drainage plan storm drain line in Brodiaea Avenue which will then discharge into Quincy Channel. UngROUTED rip rap lined channel improvements will help to reduce sedimentation downstream of the project site.

This project has been conditioned to coordinate with the Army Corp of Engineers (ACOE), and the California Department of Fish and Game (CDFG) for any permits that will be required of the project. The project will not cause a change in the existing drainage pattern that would result in substantial erosion or siltation on- or off-site. Therefore, project implementation would not result in modifications that could ultimately result in substantial erosion or siltation on- or off-site. Impacts would be less than significant.

| | | | | |
|---|--|--|---|--|
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or surface runoff in a manner which would result in flooding on- or off site? | | | X | |
|---|--|--|---|--|

As previously stated, there will be no alteration of drainage patterns. The project will create more impervious surfaces through the construction of streets, hardscape, and structures which will decrease the soil absorption rate and increase the rate of surface runoff. However, the project proposes the construction of storm drains which will be sized to accept existing and incremental development runoff. Therefore, project implementation would not result in modifications that could ultimately result in flooding on- or off-site. Impacts would be less than significant.

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| e) Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? | | | X | |
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| f) Otherwise substantially degrade water quality? | | | X | |
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(e and f) The project will be required to construct adequately sized storm drain facilities in accordance with RCFC&WCD and City standards. The storm drain facilities will be sized to capture developed 100-year storm flows. In addition, two water quality basins will be required in order to reduce additional sources of polluted runoff caused by the project development.

| | | | | |
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| g) Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | | | X | |
|--|--|--|---|--|

The current Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) indicates that the project is in Flood Zone X, "Areas of 0.2% annual chance flood areas; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

This flood zone (which is not a Special Flood Hazard Area) does not require any Conditional Letter of Map Revision (CLOMR) or Letter of Map Revision (LOMR).

The storm drain system designed for this project including Quincy Channel, will collect and convey the 100-year storm flows in accordance with Riverside County Flood Control District and City criteria.

| | | | | |
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| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | | | X | |
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The current Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) indicates that the project is in Flood Zone X, "Areas of 0.2% annual chance flood areas; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

The storm drain system designed for this project including Quincy Channel, will collect and convey the 100-year storm flow in accordance with Riverside County Flood Control District and City criteria.

| | | | | |
|--|--|--|---|--|
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | | | X | |
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| Issues and Supporting Information | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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The current Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) indicates that the project is in Flood Zone X, "Areas of 0.2% annual chance flood areas; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

The storm drain system designed for this project including Quincy Channel, will collect and convey the 100-year storm frequency in accordance with Riverside County Flood Control District and City criteria.

The project will collect and convey 100-year storm event flows to the improved Quincy Channel and to existing master plan drainage facilities. The project is outside of the delineated dam inundation area for Perris Dam at Lake Perris Reservoir and will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.

| | | | | |
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| j) Inundation by seiche, tsunami, or mudflow? | | | | X |
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The site is not identified in the General Plan as a location subject to seiche, or mudflow.

X. LAND USE AND PLANNING. Would the project:

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|--|--|--|--|---|
| a) Physically divide an established community? | | | | X |
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The project is located within the RS10, R10 and R15 residential zones. The project proposes a Tentative Tract Map (36436), a Conditional Use Permit (CUP), a Variance, a Change of Zone and a General Plan Amendment subdividing 43.52 acres into 159 single family residential lots within a Planned Unit Development, modifying the zoning from Residential single family 10 (RS10), Residential 10 (R10) and Residential 15 (R15) multi-family to Residential 5 (R5) with lots ranging from 6,000 to 15,298 square feet and the General Plan amendment to modify the land use and circulation element to be consistent with the proposed development and the surrounding area and a Variance proposed for higher retaining walls due to the change in grade from the adjacent parcels to the west and southeast. The project site is bounded on the west, south and east by comparable zoning with existing single-family tract homes immediately to the west. Land uses to the north include vacant land and custom homes in the R3 zone. The proposed project, as conditioned and designed is in conformance with the standards the City's Municipal Code. The addition of the proposed use will not physically divide an established community.

| | | | | |
|---|--|--|---|--|
| b) Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | | | X | |
|---|--|--|---|--|

The project is located within the RS10, R10 and R15 residential zones. The project proposes a Tentative Tract Map (36436), a Conditional Use Permit (CUP), a Variance, a Change of Zone and a General Plan Amendment subdividing 43.52 acres into 159 single family residential lots within a Planned Unit Development, modifying the zoning from Residential single family 10 (RS10), Residential 10 (R10) and Residential 15 (R15) multi-family to Residential 5 (R5) with lots ranging from 6,000 to 15,298 square feet and the General Plan amendment modify the circulation element to be consistent with the proposed development and the surrounding area. The proposed project, with the approval of the Change of Zone and the General Plan Amendment, as designed and conditioned will be in conformance with the standards of the City's Municipal Code and the General Plan.

| | | | | |
|---|--|--|---|--|
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | | | X | |
|---|--|--|---|--|

The proposed project is located within the boundaries of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKR HCP). Also, the City is participating in the Multiple Species Habitat Conservation Plan (MSHCP), a comprehensive habitat conservation-planning program addressing multiple species' needs, including preservation of habitat and native vegetation in Western Riverside County. The project is not within any of the (MSHCP) criteria areas, PQP land, or any special survey areas. A burrowing owl survey assessment was completed for this site with no owls observed on the site. Based upon a Biological Report dated November 6, 2012, the project is in compliance with the MSHCP. The project has been conditioned to coordinate with the U.S. Army Corps of Engineers, State Water Resources Control Board and the California Department of Fish and Game for any permits that will be required for development of the project. Therefore, the project as designed and conditioned will have no impacts on the MSHCP. The SKR Habitat plan will require a fee of \$500.00 per acre to be paid by the developer to assist in setting aside established protection areas for said habitat. This project will also be subject to fees to support the implementation of the Multiple Species Habitat Conservation Plan.

XI. MINERAL RESOURCES. Would the project:

| | | | | |
|--|--|--|--|---|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | | | | X |
|--|--|--|--|---|

The project site is located in an urbanized area with additional development occurring in the vicinity. No active mines or mineral recovery programs are currently active within the project site. No mineral deposits have been identified in the General Plan; consequently, the development of the project site would not conflict with a mineral recovery plan as adopted by the General Plan. Therefore, no significant impacts would occur.

| Issues and Supporting Information | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | | | | X |
| The project site is located in an urbanized area with additional development occurring in the vicinity. No active mines or mineral recovery programs are currently active within the project site. No mineral deposits have been identified in the General Plan; consequently, the development of the project site would not conflict with a mineral recovery plan as adopted by the General Plan. Therefore, no significant impacts would occur. | | | | |
| XII. NOISE. Would the project result in: | | | | |
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | | | X | |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | | | X | |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | | | X | |
| (a. through c.) There will no substantial permanent increase in ambient noise levels with the proposed project as designed and conditioned, there would be only minor increases in noise levels over existing conditions during construction. The tract is conditioned to include block walls along the lots which back to the Quincy channel as well as lots along Brodiaea Avenue, Wilmot Avenue and Cactus Avenue. | | | | |
| d) A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | | | X | |
| Ambient noise levels will not substantially increase due to the proposed project. During construction, there will be some additional short-term noise from construction equipment. The City has a standard condition of approval regarding the public nuisance aspect of the construction activities. The construction operations including building related activities and deliveries shall be restricted to Monday through Friday from 6:00 AM to 8:00 PM, excluding holidays, and from 7:00 AM to 8:00 PM on weekends and holidays, in accordance with City Municipal Code 8.14.040, unless otherwise extended or shortened by the City Engineer or Building Official. | | | | |
| e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | | | | X |
| The project is not located within the area of an adopted airport land use plan. | | | | |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | | | | X |
| There is no private airstrip within the vicinity of the site, or within the City of Moreno Valley. | | | | |
| XIII. POPULATION AND HOUSING. Would the project: | | | | |
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | | | X | |
| The proposed tentative tract map for a 159-lot subdivision is not expected to create substantial population growth. There is considerable existing development of the surrounding area as demonstrated by existing residences and existing road improvements and other infrastructure. Therefore, this project will have a less than significant impact. | | | | |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | | | | X |
| There are no existing residences on the site. | | | | |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | | | | X |
| There are no existing residences on the site. The project will not displace any residents. | | | | |
| XIV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | | | | |
| a) Fire protection? | | | X | |
| b) Police protection? | | | X | |

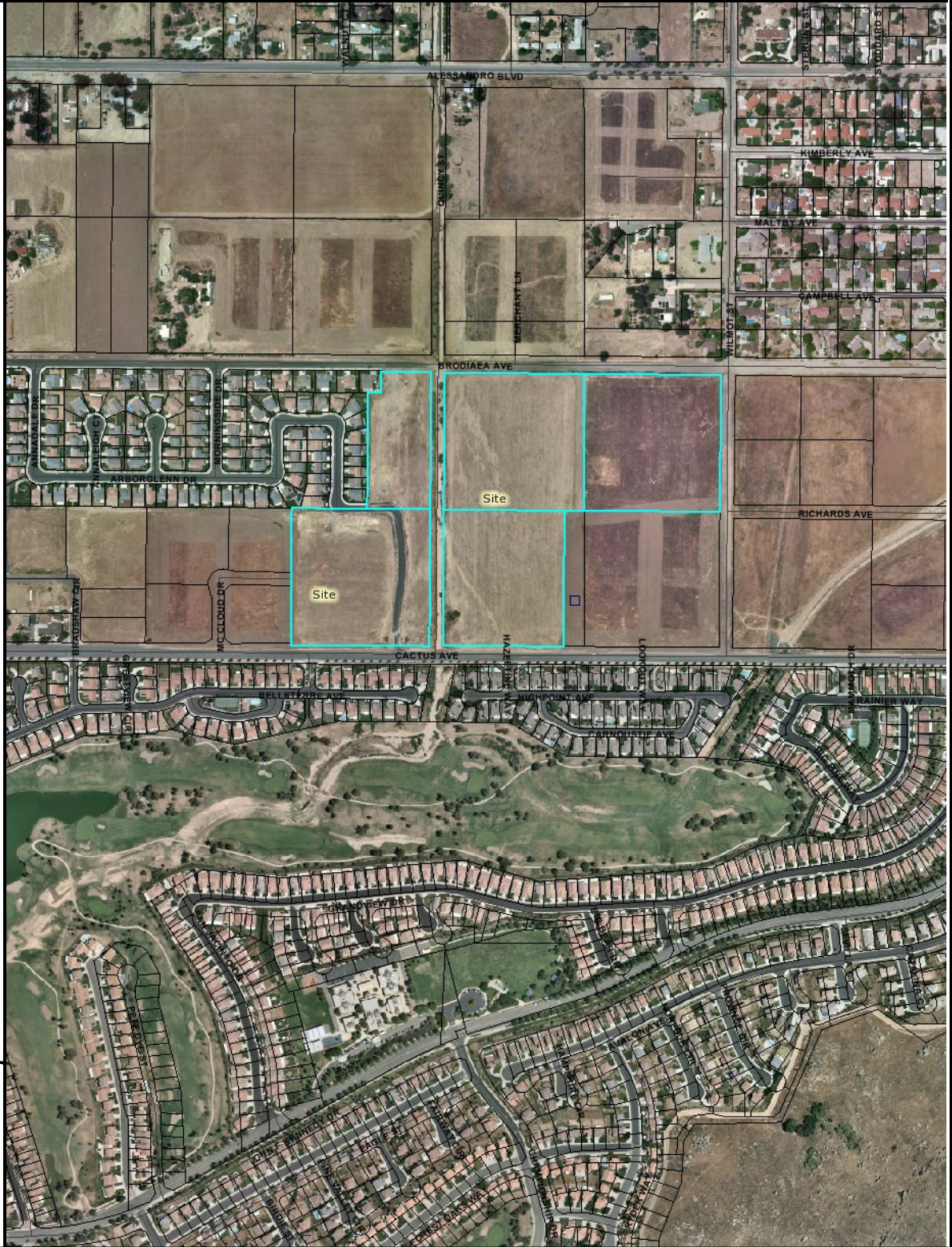
| Issues and Supporting Information | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| c) Schools? | | | X | |
| d) Parks? | | | X | |
| e) Other public facilities? | | | X | |
| (a-e) There will be an incremental increase in the demand for new or altered public services including library, city hall, and city yard facilities. These facilities would be needed with or without the project. | | | | |
| XV. RECREATION. | | | | |
| a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | | | X | |
| The project would most likely increase the use of parks. The impact of this project on parks is anticipated to be minimal. This project will be subject to development impact fees, which shall address the impact of the proposed 159-lot subdivision to recreational facilities. | | | | |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | | | X | |
| This project does include the extension of a multi-use trail within the public right-of-way along the south side of Brodiaea Avenue and the west side of the Quincy Channel with several exercise stations along the Quincy trail for public use. These trail segments are identified on the Master Plan of Trails within the City's General Plan. | | | | |
| XVI. TRANSPORTATION/TRAFFIC. Would the project: | | | | |
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | | | X | |
| With the approval of the General Plan Amendment for the modification to the Circulation Element, Quincy Street will be removed from the General Plan circulation element within the project area. Quincy Street is currently a Collector (66' R.O.W.) on the Circulation Element and the alignment connects from Cactus Avenue to Brodiaea Avenue. The project as designed eliminates Quincy Street as a high-volume collector (66' R.O.W.) and does not connect directly to Brodiaea Avenue. Staff has determined that the increase in traffic due to development of the vacant project site will be consistent with the capacity of the proposed and existing street systems. | | | | |
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | | | X | |
| The proposed project is consistent with a proposed change to the Circulation Element of the City's General Plan. Quincy Street is currently a Collector (66' R.O.W.) on the Circulation Element and the alignment connects from Cactus Avenue to Brodiaea Avenue. The project as designed eliminates the connection from Brodiaea Avenue to Cactus Avenue. The project as designed and conditioned will not exceed a level of service established by the City. | | | | |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | | | | X |
| The proposed project would have no direct or indirect effect on air traffic patterns. | | | | |
| d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)? | | | | X |
| As designed, the project will not result in hazards. The project is not adjacent to any potential incompatible uses. | | | | |
| e) Result in inadequate emergency access? | | | | X |
| The project as designed and conditioned is consistent with City standards. The site will be readily accessible for emergency access. | | | | |
| f) Conflict with adopted policies or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | | | | X |
| There is no conflict with adopted alternative transportation policies. | | | | |
| XVII. UTILITIES AND SERVICE SYSTEMS. Would the project: | | | | |
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | | | | X |
| b) Require or result in construction of new water or wastewater treatment facilities | | | | X |

| Issues and Supporting Information | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| or expansion of existing facilities, the construction of which could cause significant environmental effects? | | | | |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | | | | X |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | | | | X |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | | | | X |
| (a. through e.) The proposed project is consistent with the General Plan, and therefore will not exceed wastewater requirements of the Regional Water Quality Control Board. Since the project is consistent with the General Plan land use, the project would not require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, or require or result in the construction of new storm water drainage facilities, or expansion of existing facilities. | | | | |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | | | | X |
| The needs of the project for solid waste capacity would be negligible. The proposed project is expected to result in the use of utilities similar to the commercial uses in the vicinity. The project will be served by a landfill in the Badlands with sufficient permitted capacity to accommodate the project's solid waste disposal needs per the City's EIR completed for the General Plan update. | | | | |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | | | | X |
| The City is complying with State and Federal regulations regarding solid waste. All future projects will comply with the current policies regarding solid waste. | | | | |
| XVIII. MANDATORY FINDINGS OF SIGNIFICANCE. | | | | |
| a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | | | X | |
| The project would not significantly degrade the quality of the environment or reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. The analysis in this Initial Study demonstrates that project and cumulative impacts would be less than significant. Finally, the project consists of residential uses that would not result in substantial adverse health effects on human beings. | | | | |
| The project has been conditioned to conduct a burrowing owl survey prior to any grading on the site. The project has also been conditioned to obtain the necessary permits or waivers for the alteration of the existing Quincy Channel from the U.S. Army Corps of Engineers and the California Department of Fish and Game. The project does not have the potential to degrade the quality of the environment. The project has been previously disked and therefore will have a less than significant impact on fish or wildlife resources. There are no historic structures on the site, and there will be no impact to historic resources. | | | | |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | | | X | |
| This project will not create any impacts, that when viewed in connection with existing land uses, other recently approved projects, and existing and future proposed land use designations (Comprehensive General Plan Update) and future projects, would be considered cumulatively considerable. It is not expected that the proposed tentative tract map would result in incremental effects. The analysis in this Initial Study demonstrates that the proposed project cumulative impacts would be less than significant. | | | | |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | | | X | |
| The project consists of a residential use that will not cause substantial adverse effects on human beings, either directly or indirectly for the reasons described in this checklist/initial study. | | | | |

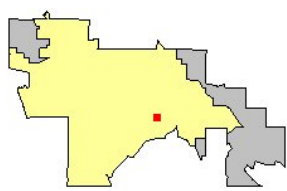
PA12-0004jd

Legend

-  Selected Features
-  Highways
-  Parcels
-  Roads
-  Waterbodies
-  City Boundaries
-  Calimesa
-  Moreno Valley
-  Perris
-  Riverside



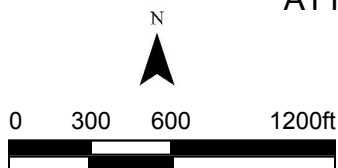
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City of Moreno Valley
14177 Frederick St
Moreno Valley, CA 92553

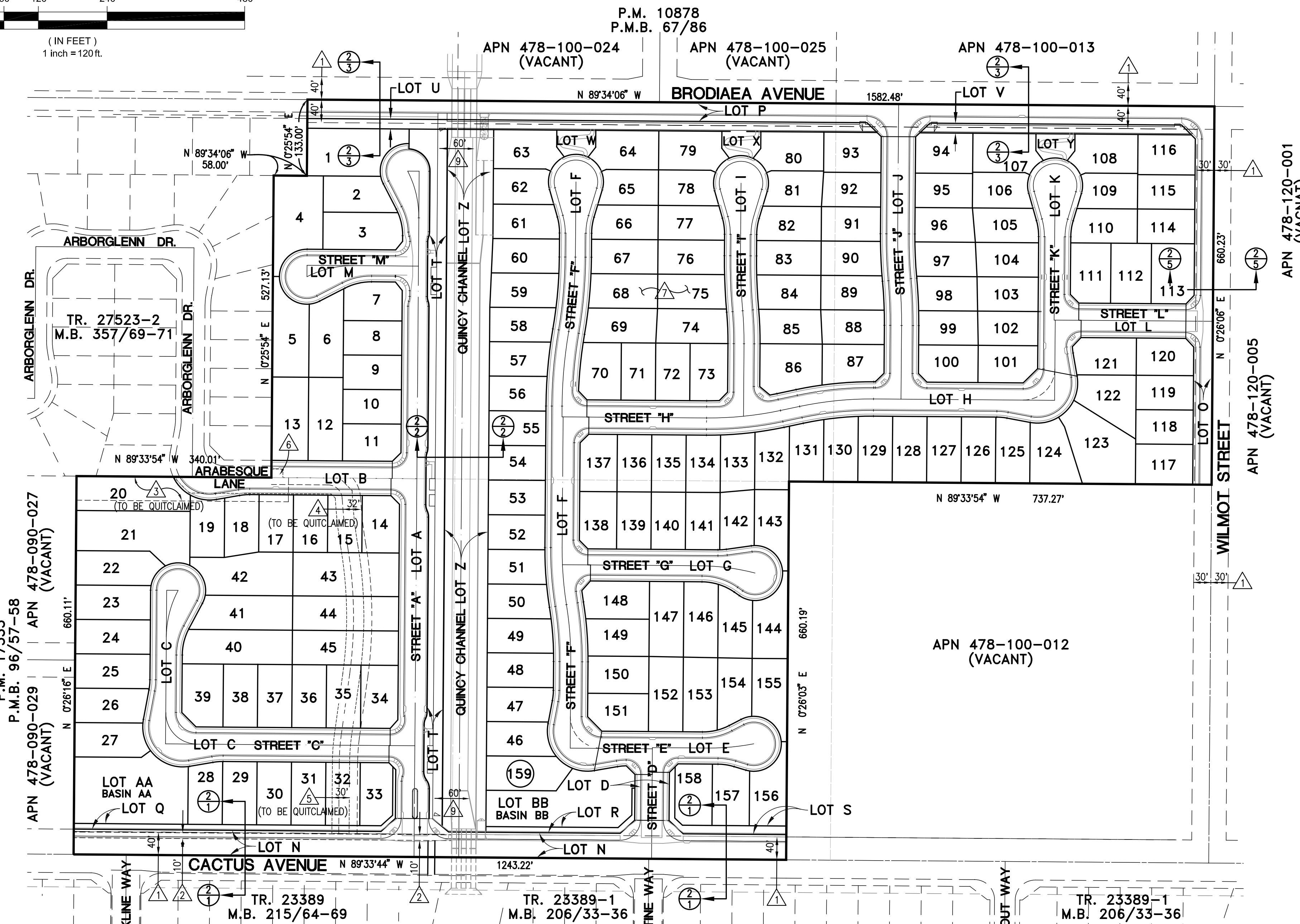
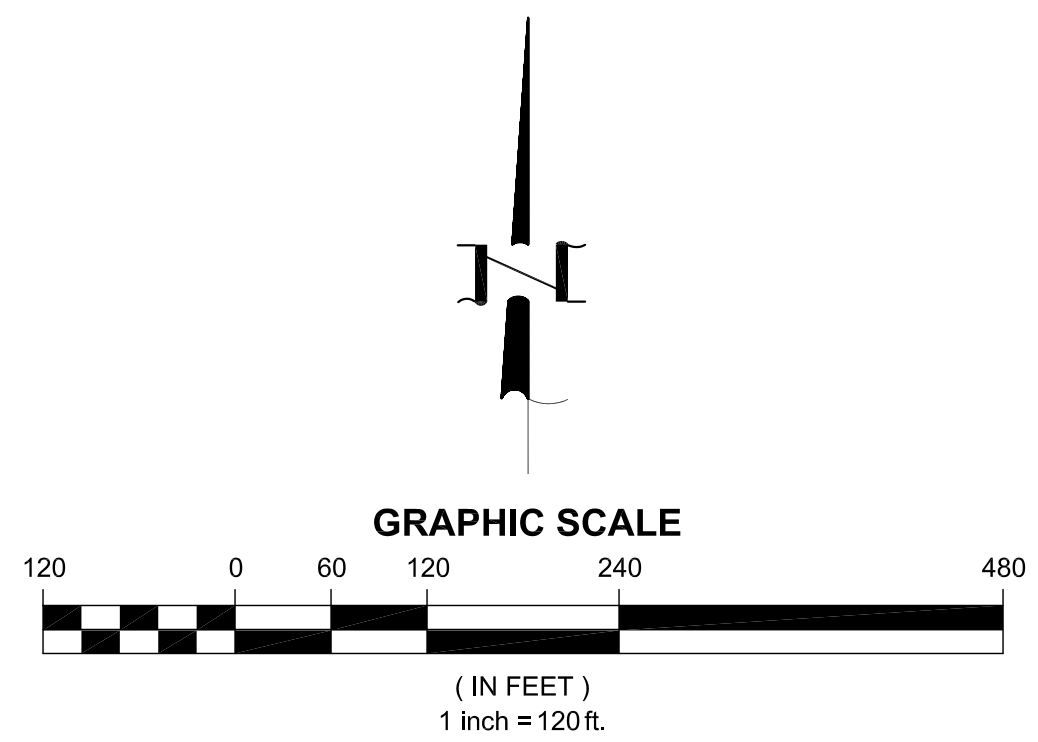
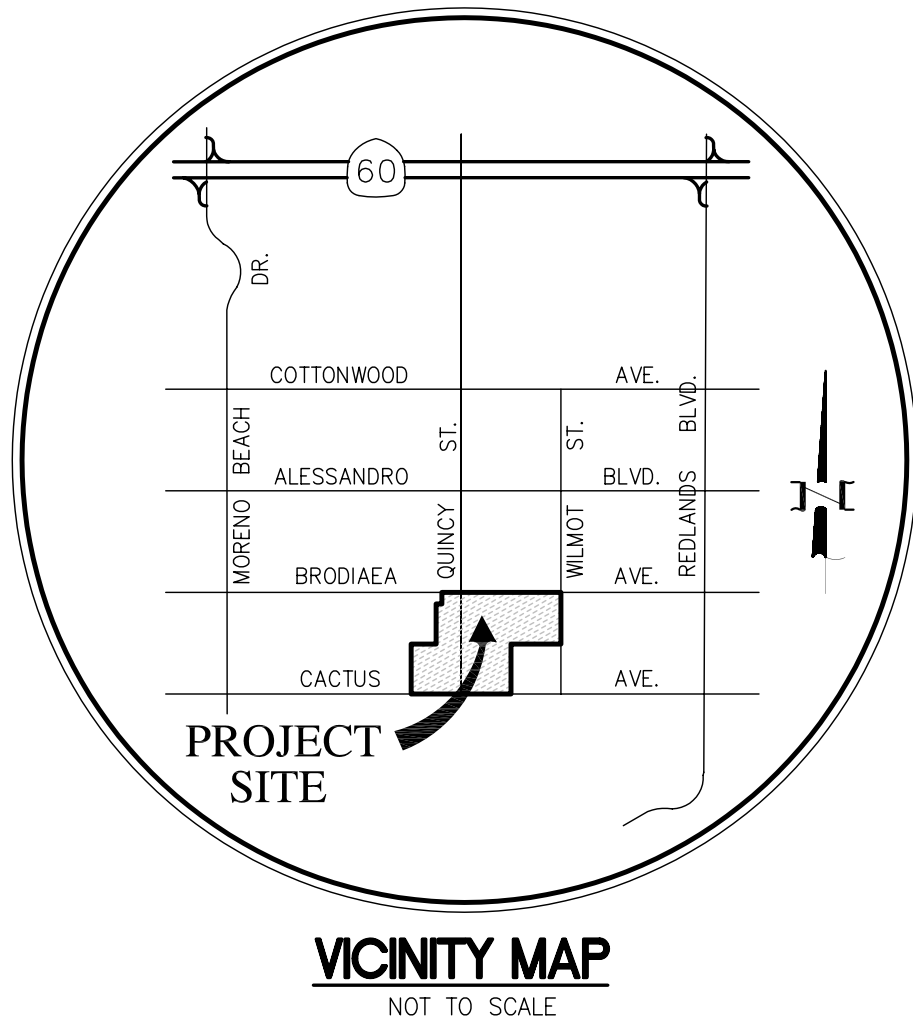
DISCLAIMER: The information shown on this map was compiled from the Riverside County GIS and the City of Moreno Valley GIS. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Riverside County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

ATTACHMENT 5



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PRELIMINARY GRADING PLAN TENTATIVE TRACT MAP No. 36436 CITY OF MORENO VALLEY RIVERSIDE COUNTY, CALIFORNIA



LEGAL DESCRIPTION
BEING A SUBDIVISION OF A PORTION OF LOT 1 AND LOTS 3, 4, 5 AND 8 OF BLOCK 134 AS SHOWN BY MAP NO. 1 OF BEAR VALLEY & ALESSANDRO DEVELOPMENT COMPANY, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, LYING WITHIN SECTION 14, TOWNSHIP 3 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN.

ASSESSOR'S PARCEL NUMBERS
A.P.N. 478-100-034 A.P.N. 478-100-010
A.P.N. 478-090-007 A.P.N. 478-100-009
A.P.N. 478-090-036

UTILITY PURVEYORS
WATER: EMDW
SEWER: EMDW
CABLE TV: ADELPHIA
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC: MORENO VALLEY ELECTRIC UTILITY
TELEPHONE: VERIZON
SOLID WASTE: WASTE MANAGEMENT OF INLAND VALLEY

ZONING DATA:
EXISTING GENERAL PLAN: R10/R15
PROPOSED GENERAL PLAN: R5
EXISTING ZONING: RS10/R15
PROPOSED ZONING: R5

LAND USE DATA:
EXISTING LAND USE: VACANT (UNDEVELOPED)
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
EXISTING ADJACENT LAND USE: SINGLE FAMILY RESIDENTIAL - NORTH, WEST & SOUTH
VACANT (UNDEVELOPED) - NORTH & EAST

LAND USE SUMMARY

| LOTS | LAND USE | ACREAGE | PERCENT(%) |
|----------------------|---|---------------------------------|---------------|
| 1-159 | SINGLE-FAMILY RESIDENTIAL | 26.97 | 61.97% |
| A-M | PUBLIC STREETS (ONSITE) | 9.06 | 20.82% |
| N-P | PUBLIC STREETS (BRODIAEA, WILMOT, CACTUS) | 3.10 | 7.12% |
| Q-Z | LANDSCAPE/PUBLIC ACCESS LOTS | 1.20 | 2.76% |
| AA-BB | WATER QUALITY BASINS | 1.04 | 2.38% |
| CC | RCFCD QUINCY CHANNEL | 2.15 | 4.94% |
| GROSS ACREAGE | | 43.52 AC. | 100.0% |
| NET ACREAGE | | 26.97 + 9.06 = 36.03 AC. | |

DENSITY 159 UNITS/43.52 GROSS ACRES = 3.65 UNITS PER ACRE GROSS
159 UNITS/36.03 NET ACRES = 4.41 UNITS PER ACRE NET

TYPICAL RESIDENTIAL LOTS

TYPICAL WIDTH = 60 FEET
TYPICAL DEPTH = 100 FEET
MINIMUM LOT AREA = 6,000 SQUARE FEET

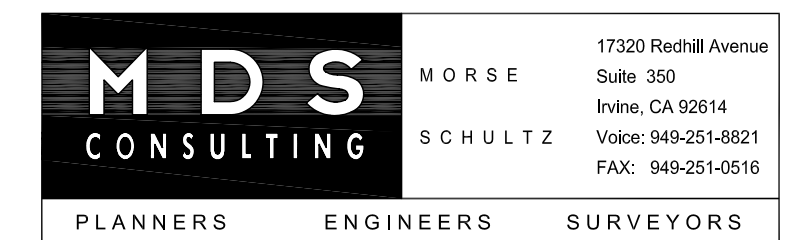
LOT FRONTAGE NOTE:

THE FOLLOWING LOTS HAVE FRONTAGE LESS THAN 50 FEET:
LOTS 21 & 22 - 44 FEET
LOTS 63, 64, 79, 80, 107, 108 & 159 - 35 FEET
LOT 122 - 43 FEET
LOT 123 - 40 FEET

APPLICANT/DEVELOPER
CV COMMUNITIES, LLC
1900 QUAIL STREET
NEWPORT BEACH, CA 92705
PH: (949) 258-7538
FAX: (949) 376-5522
CONTACT: RYAN THOMAS

OWNER
CV COMMUNITIES, LLC
1900 QUAIL STREET
NEWPORT BEACH, CA 92660
PH: (949) 258-7538
FAX: (949) 376-5522
CONTACT: RYAN THOMAS

CIVIL ENGINEER
Stanley C. Morse
No. 20596
Exp. 9-30-13
DATE 10/30/12



PROJECT DESCRIPTION

TTM 36436 IS PROPOSED AS A SINGLE-FAMILY DETACHED RESIDENTIAL PROJECT CONSISTING OF 159 LOTS ON 43.52 GROSS ACRES (TO CENTERLINE OF ADJACENT PUBLIC STREETS), RESULTING IN A GROSS DENSITY OF 3.65 DU/ACRE. THE NET ACREAGE OF 36.03 ACRES (RESIDENTIAL LOTS AND INTERIOR STREETS ONLY) RESULTS IN A NET DENSITY OF 4.41 DU/ACRE. THE LOTS WILL BE TYPICALLY SIXTY FEET WIDE AND ONE HUNDRED FEET DEEP WITH A SIX THOUSAND SQUARE MINIMUM LOT SIZE.
THE PROJECT WILL TAKE ACCESS FROM BRODIAEA AVENUE, WILMOT STREET AND CACTUS AVENUE. SECONDARY ACCESS IS ALSO AVAILABLE THROUGH TRACT NO. 27523-2, WITH THE EXTENSION OF ARABESQUE LANE. EACH OF THE THREE PERIMETER PUBLIC STREETS WILL HAVE LANDSCAPING INSTALLED TO CITY STANDARDS.
THE PROJECT WILL CONSTRUCT THE QUINCY STORM DRAIN CHANNEL FROM BRODIAEA AVENUE SOUTH TO CACTUS AVENUE. THE QUINCY CHANNEL CORRIDOR WILL ALSO CONTAIN A WETLANDS MITIGATION AREA WITHIN THE CHANNEL. TWO WATER QUALITY BASINS WILL ALSO BE PROVIDED TO CLEANSE THE PROJECT'S FIRST FLUSH STORMWATER AND DRY WEATHER NUISANCE FLOWS.
A CITY MULTI-PURPOSE TRAIL PARALLELING THE QUINCY CHANNEL ON ITS WEST SIDE (EAST SIDE OF STREET A). THIS NORTH-SOUTH TRAIL WILL CONNECT TO THE CACTUS AVENUE TRAIL AND TO THE PROPOSED TRAIL ON THE SOUTH SIDE OF BRODIAEA AVENUE. STREET A WILL INCLUDE PARKING BAYS LOCATED AT EACH OF THE THREE EAST-WEST CONNECTIONS TO STREET A. DIRECT PEDESTRIAN CONNECTIONS WILL BE MADE TO THE NORTH-SOUTH TRAIL AT EACH OF THESE THREE INTERSECTIONS.

GENERAL NOTES

- THERE ARE NO KNOWN EXISTING WELLS, IRRIGATION LINES, CESSPOOLS, SEPTIC TANKS AND SEWAGE LEACH FIELDS.
- ALL STREET RIGHT OF WAYS TO BE PUBLIC OWNED AND MAINTAINED.
- THERE ARE NO KNOWN PREVIOUSLY FILLED AREAS WITHIN THE SITE, INCLUDING ANY LIQUID OR SOLID WASTE DISPOSAL SITES.
- ALL HOMES SHALL BE FIRE SPRINKLERED.
- THE APPLICANT/DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS, PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT. A PHASING PLAN SHALL BE SUBMITTED FOR CITY APPROVAL PRIOR TO THE RECORDATION OF THE FIRST FINAL MAP.
- A PERMISSION TO GRADE LETTER SHALL BE REQUIRED PRIOR TO ISSUANCE OF A GRADING PERMIT FOR ANY GRADING ON ADJACENT PROPERTIES.
- NO BUILDING PERMITS SHALL BE ISSUED FOR LOTS AFFECTED BY EXISTING EASEMENTS UNTIL SUCH EASEMENTS HAVE BEEN QUITCLAIMED AND/OR VACATED.
- NORTHERLY OFFSITE FLOWS WILL BE INTERCEPTED BY A PROPOSED LINED DITCH ON THE NORTH SIDE OF BRODIAEA.
- NORTHERLY OFFSITE FLOWS, ON THE EAST SIDE OF WILMOT, WILL BE INTERCEPTED BY A PROPOSED LINED DITCH ON THE EAST SIDE OF WILMOT.
- EAST SIDE PROJECT FLOWS WILL FLOW THROUGH THE EASTERLY WATER QUALITY BASIN (BASIN BB) AND OUTLET TO THE QUINCY CHANNEL.
- WEST SIDE PROJECT FLOWS WILL FLOW THROUGH THE WESTERLY WATER QUALITY BASIN (BASIN AA) WITH AN OUTLET STORM DRAIN EXTENDING APPROXIMATELY 2000 FEET WESTERLY ALONG CACTUS AVENUE CONNECTING TO RCFCD & WCD, MORENO ADP LINE F-4, AT MORENO BEACH DRIVE. TRENCH REPAIR INCLUDING GRINDING AND OVERLAY OF AT LEAST ONE LANE WILL BE REQUIRED WITH THIS EXTENSION.
- LETTERED LOTS T, U AND V SHALL BE GRANTED TO THE PUBLIC FOR OPEN SPACE AND MULTI-USE TRAIL PURPOSES.
- PEDESTRIAN ACCESS EASEMENTS SHALL BE GRANTED TO THE PUBLIC OVER OPEN SPACE LOTS W, X AND Y.

ENVIRONMENTAL PERMITS/CLEARANCES

REGULATORY PERMITS NEEDED FOR THE PROJECT CONSIST OF A U.S. ARMY CORPS OF ENGINEERS (CORPS) SECTION 404 PERMIT, A CALIFORNIA FISH AND GAME SECTION 1602 STREAMBED ALTERATION AGREEMENT, AND A SANTA ANA REGIONAL WATER QUALITY CONTROL BOARD SECTION 401 WATER QUALITY CERTIFICATION. THE CORPS SECTION 404 PERMIT COULD BE AN INDIVIDUAL SECTION 404 PERMIT OR A NATIONWIDE PERMIT 13, 14 AND/OR 29.

FLOOD NOTE

SUBJECT PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA FLOOD MAP 06065C0770G, EFFECTIVE DATE OF AUGUST 28, 2008.

- EASEMENT NOTES**
- EASEMENT GRANTED TO THE PUBLIC FOR PUBLIC ROAD AND INCIDENTAL PURPOSES PER BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY MAP RECORDED IN BOOK 11, PAGE 10, OF SAN BERNARDINO COUNTY MAPS.
 - EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR ELECTRICAL LINES AND INCIDENTAL PURPOSES REC. SEPT. 30, 1966 AS INSTRUMENT NO. 97257, O.R.
 - EASEMENT IN FAVOR OF CACTUS RANCH, LLC FOR SLOPE AND TEMPORARY CONSTRUCTION PURPOSES RECORDED DEC. 2, 2003 AS INSTRUMENT NO. 2003-942813, O.R. (TO BE QUITCLAIMED)
 - EASEMENT IN FAVOR OF CACTUS RANCH, LLC FOR ROAD AND MAINTENANCE PURPOSES RECORDED JUNE 30, 2004 AS INSTRUMENT NO. 2004-0507104, O.R. (TO BE QUITCLAIMED)
 - EASEMENT IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT FOR SEWAGE TRANSMISSION AND INCIDENTAL PURPOSES REC. FEB. 10, 2005 AS INSTRUMENT NO. 2005-0115848, O.R. (TO BE QUITCLAIMED)
 - EASEMENT IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT FOR SEWAGE TRANSMISSION AND INCIDENTAL PURPOSES REC. FEB. 10, 2005 AS INSTRUMENT NO. 2005-0115849, O.R.
 - EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY FOR FACILITIES, INGRESS AND EGRESS RECORDED DECEMBER 11, 2006 AS INSTRUMENT NO. 2006-0907731, O.R. SAID EASEMENT IS BLANKET IN NATURE. (TO BE QUITCLAIMED)
 - EASEMENTS IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT FOR PIPELINES AND INCIDENTAL PURPOSES RECORDED MAR. 4, 1955, BOOK 1702, PAGE 559, & MAR. 23, 1959, BOOK 2436, PAGE 241, & MAR. 4, 1955, BOOK 1702, PAGE 467, & MAR. 4, 1955, BOOK 1705, PAGE 552, ALL OFFICIAL RECORDS. THE LOCATION OF SAID EASEMENT CANNOT BE LOCATED FROM RECORD.
 - EXISTING QUINCY STREET RIGHT OF WAY TO BE VACATED.

EARTHWORK QUANTITIES (SEE PRELIMINARY GRADING PLAN)

| | CUT | FILL |
|----------------------------|-------------------|-------------------|
| MASS EXCAVATION | 94,273 CY | 86,097 CY |
| SHRINKAGE (20%) | (18,855 CY) | - |
| CLEARING & GRUBBING (0.1') | (7,275 CY) | - |
| SUBSIDENCE (0.1') | (7,275 CY) | - |
| OVEREXCAVATION | 259,886 CY | 259,886 CY |
| SHRINKAGE (20%) | (51,978 CY) | - |
| TOTAL | 268,776 CY | 345,983 CY |
| IMPORT | IMPORT | 77,207 CY |

SOURCE OF TOPOGRAPHY

COMPILED BY PHOTOGRAPHIC METHODS FROM AERIAL PHOTOGRAPHY DATED DECEMBER 2, 2011 BY DON READ CORPORATION.

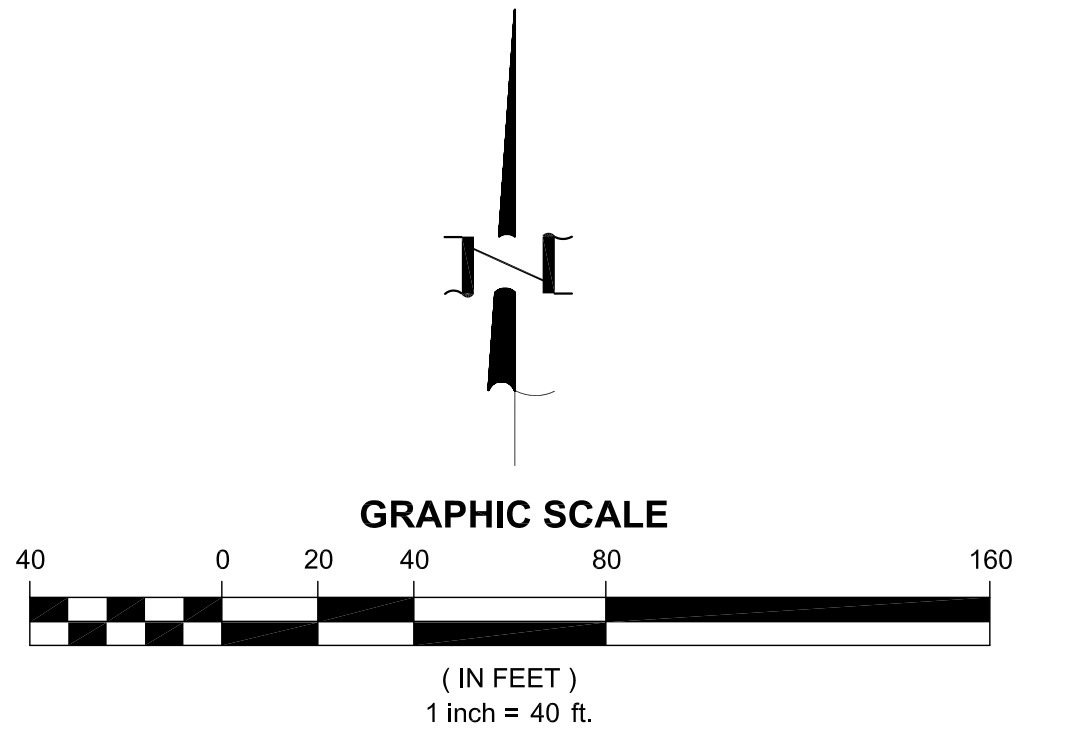
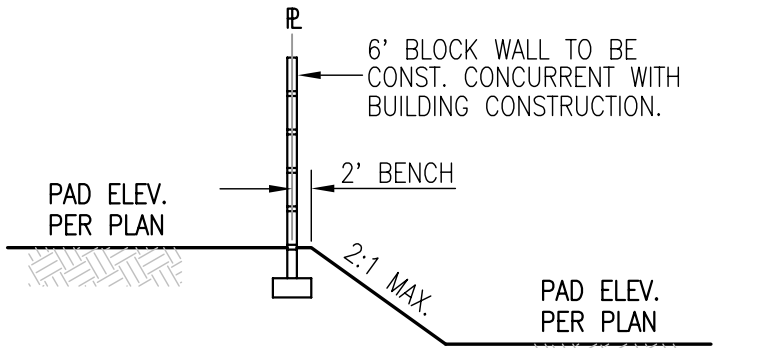
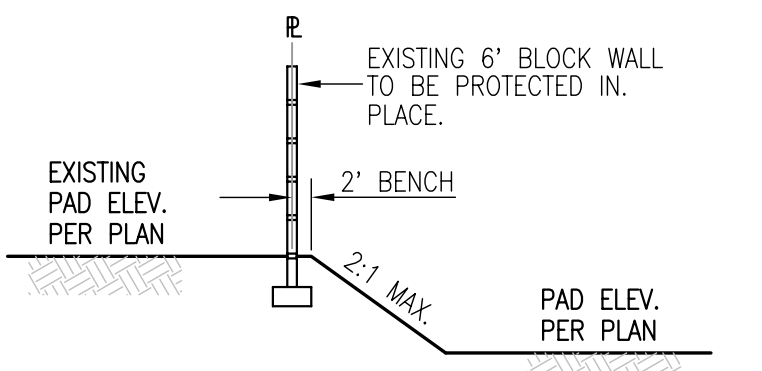
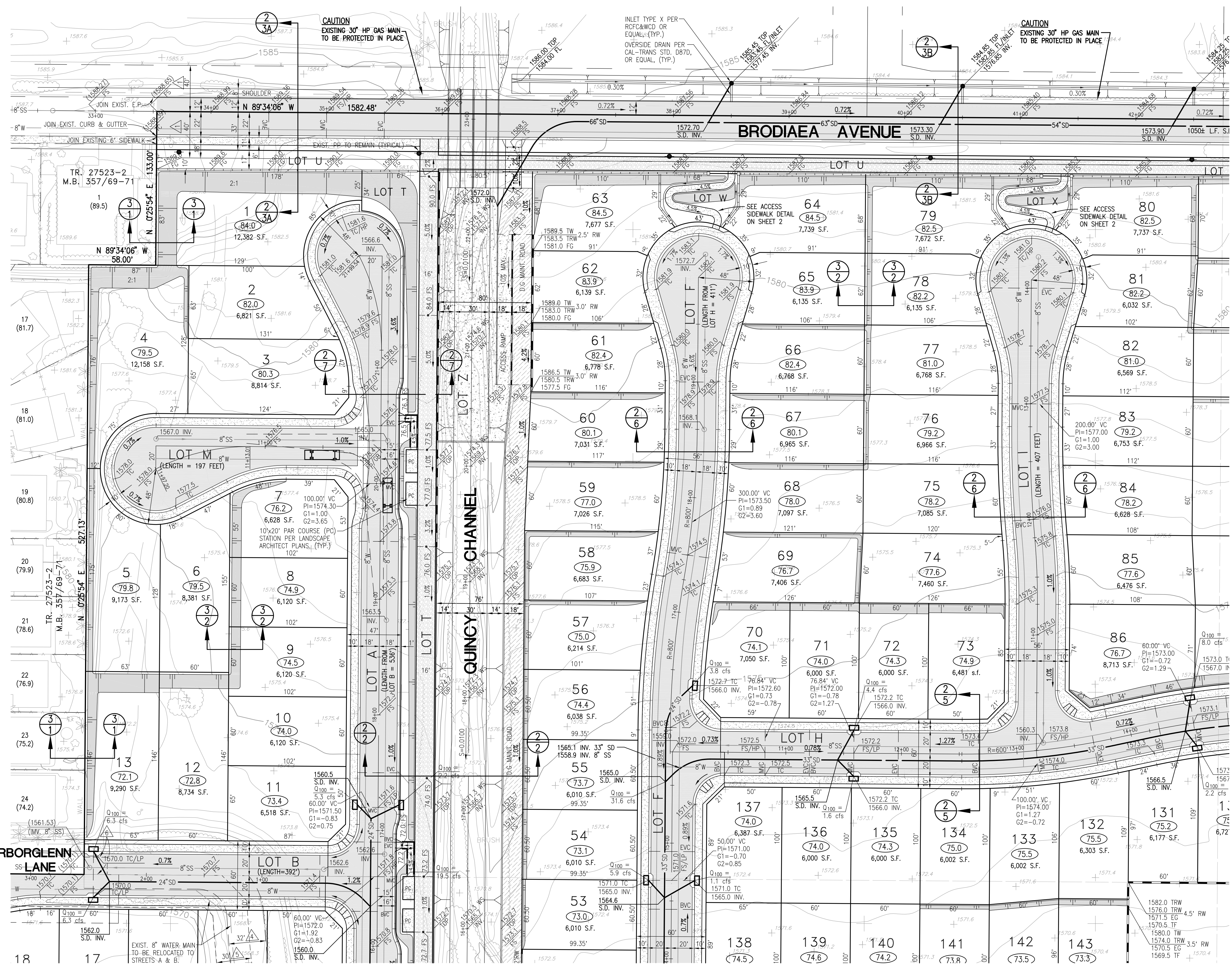
SHEET INDEX:

| | |
|----------------------------|------------|
| COVER SHEET | SHEET 1 |
| TYPICAL SECTIONS & DETAILS | SHEET 2 |
| TENTATIVE TRACT MAP | SHEETS 3-6 |

PA12-00004, PA12-0005
PRELIMINARY GRADING PLAN
TENTATIVE TRACT
MAP No. 36436
CITY OF MORENO VALLEY
DATE PREPARED: OCTOBER 30, 2012
SHEET 1 OF 6 SHEETS

PRELIMINARY GRADING PLAN - TENTATIVE TRACT 36436

-66-



SEE SHEET 4

SEE SHEET 4

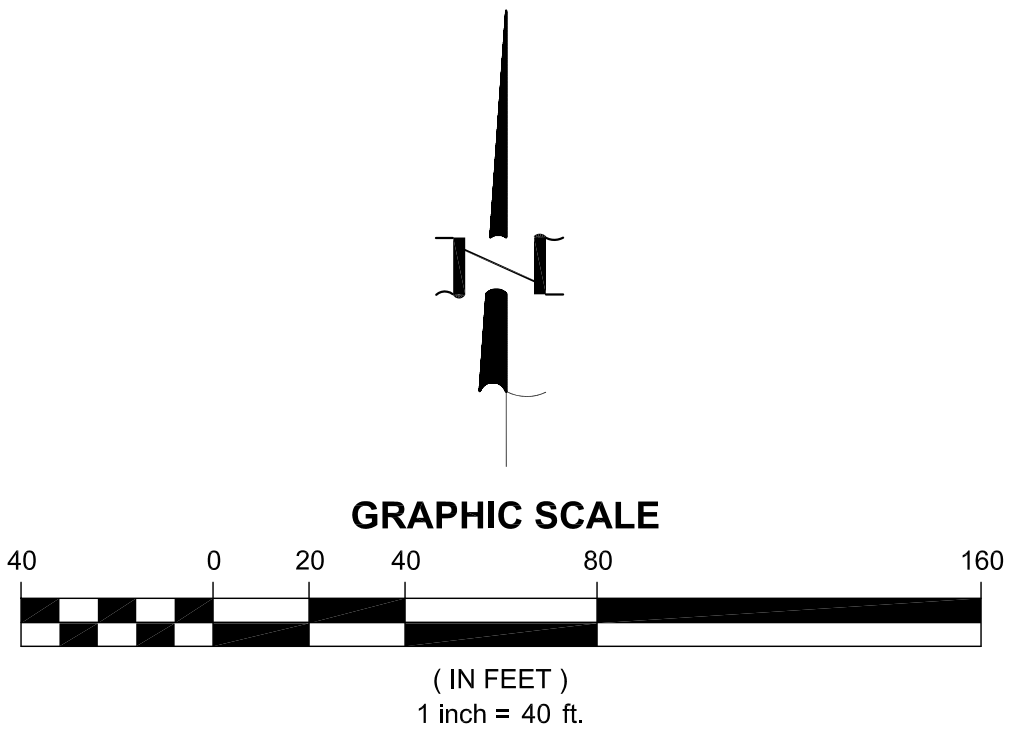
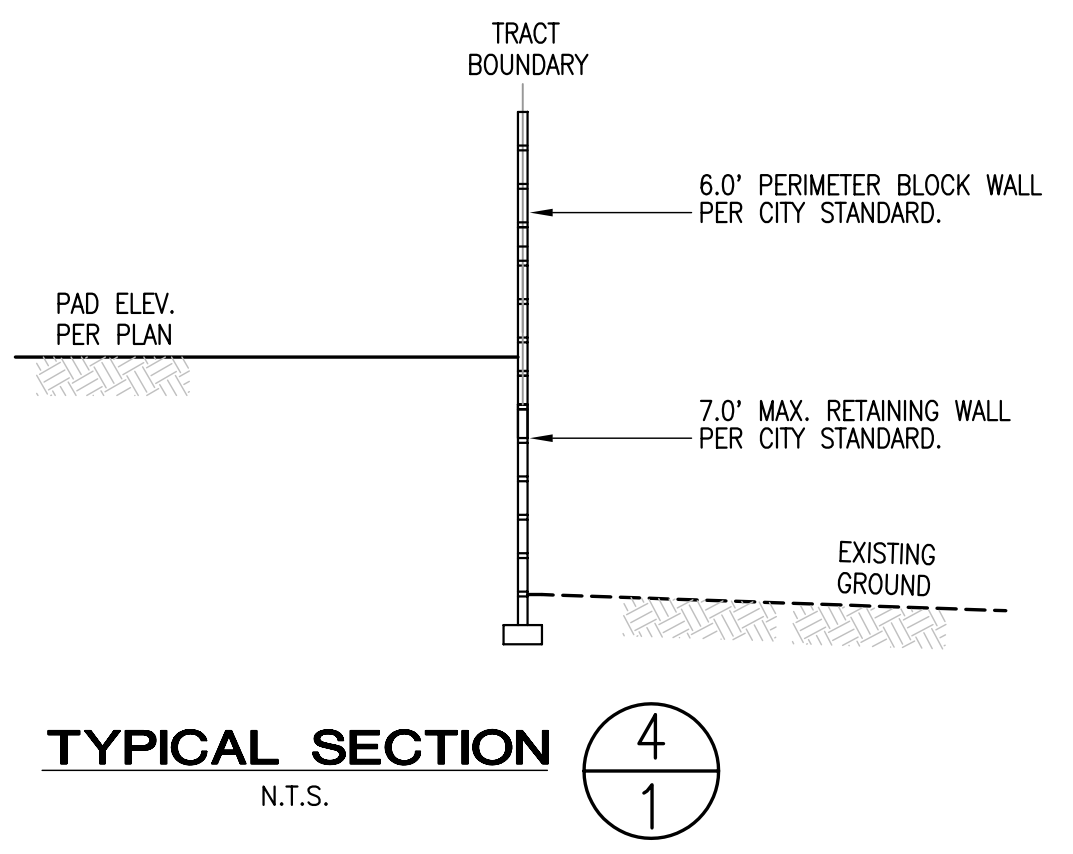
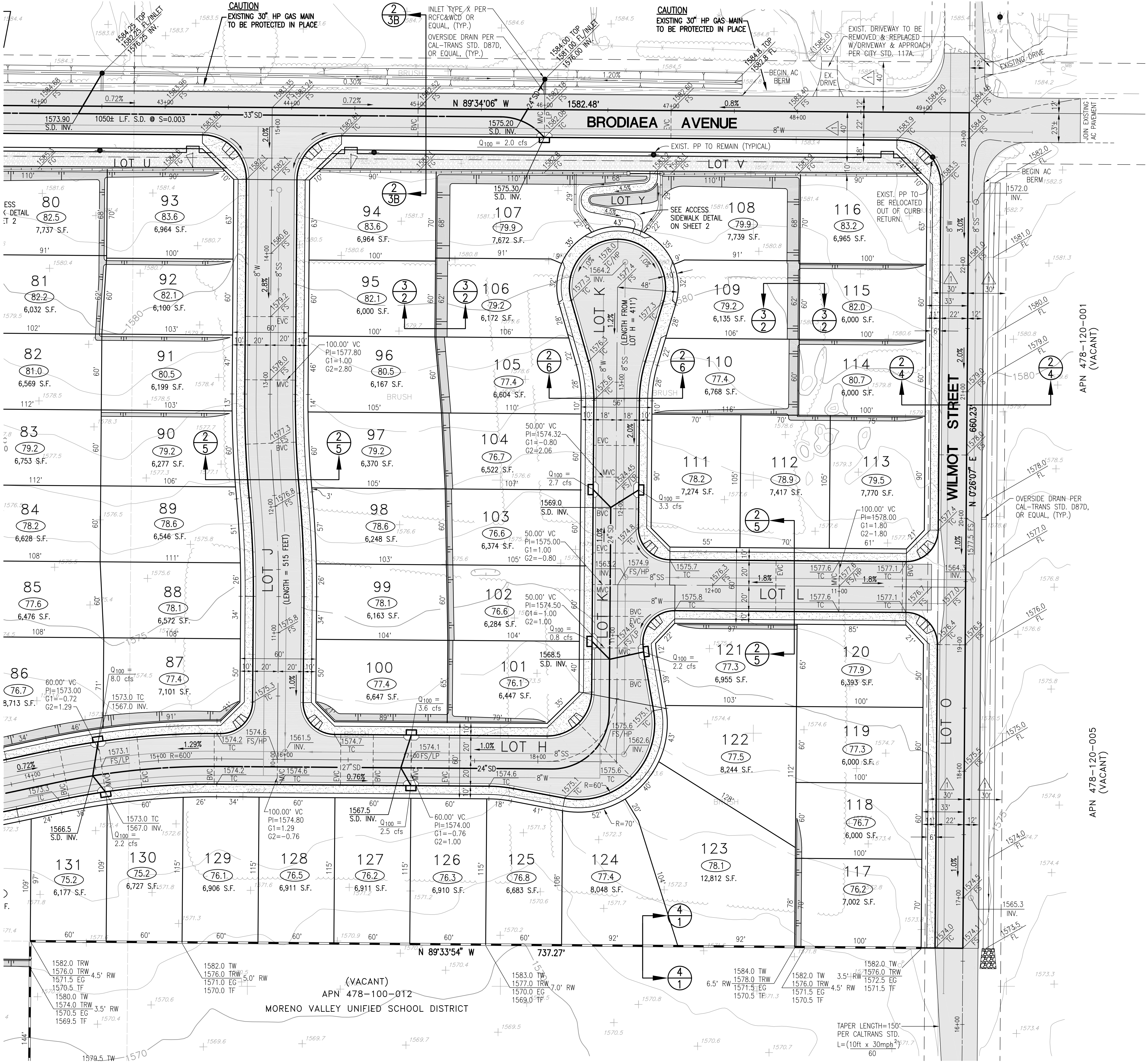
PA12-0004, PA12-0005
PRELIMINARY GRADING PLAN
 TENTATIVE TRACT
 MAP No. 36436
 CITY OF MORENO VALLEY

SEE SHEET 5

SEE SHEET 6

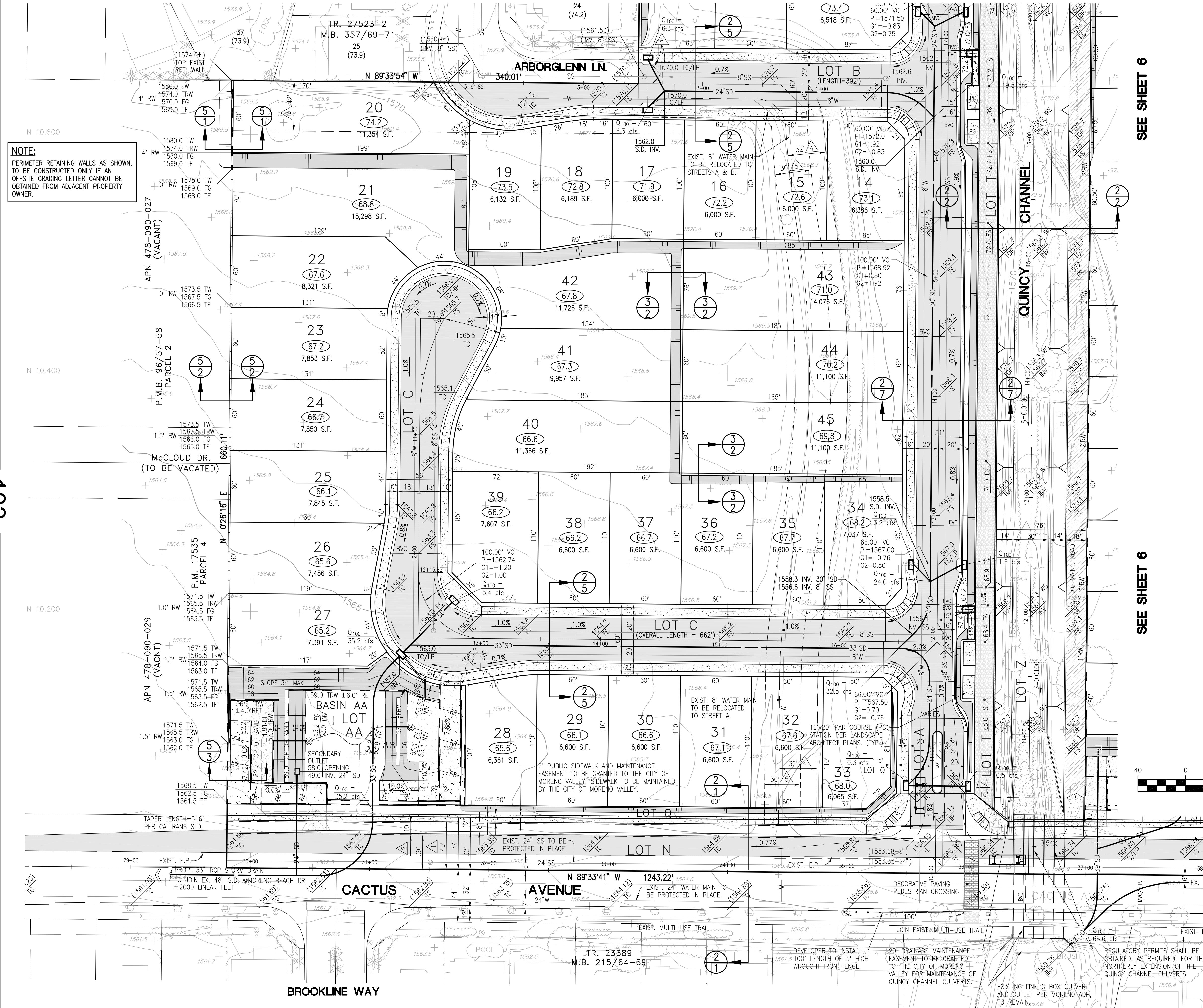
SEE SHEET 3

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PA12-0004, PA12-0005
PRELIMINARY GRADING PLAN
 TENTATIVE TRACT
 MAP No. 36436
 CITY OF MORENO VALLEY

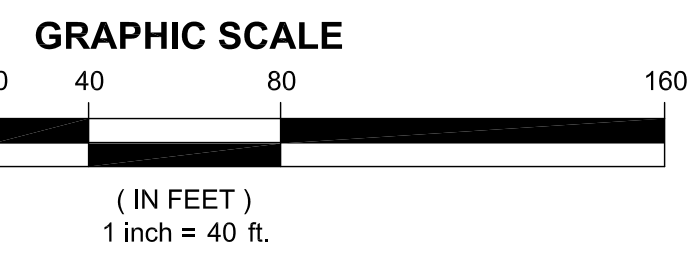
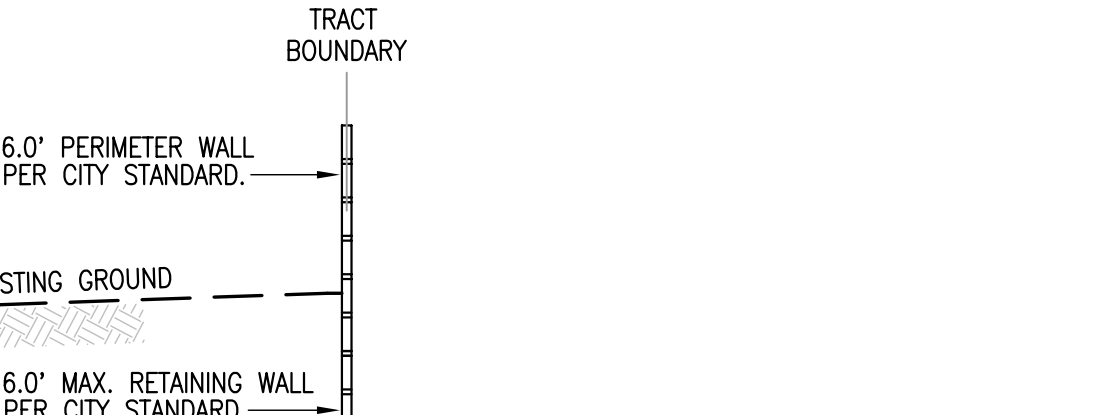
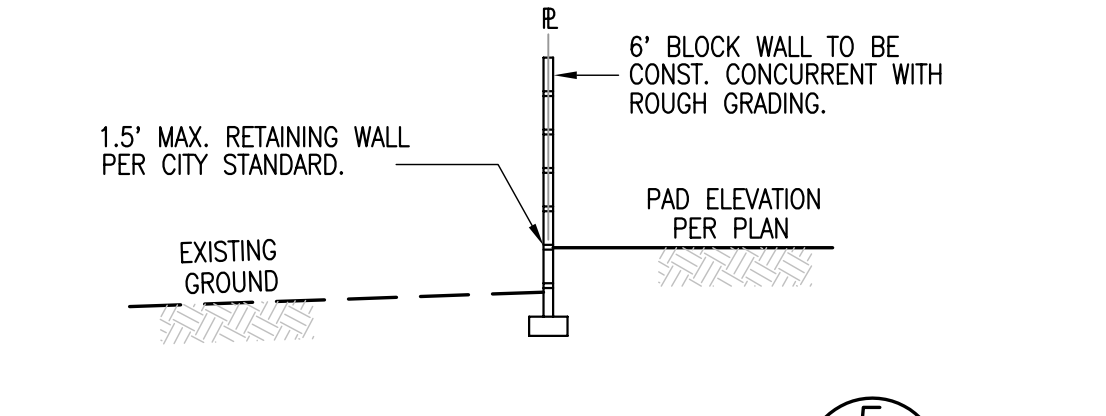
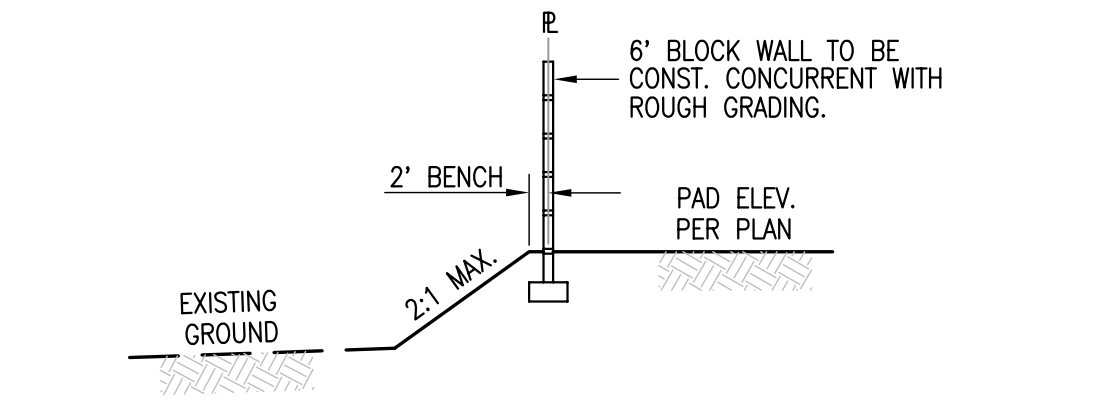
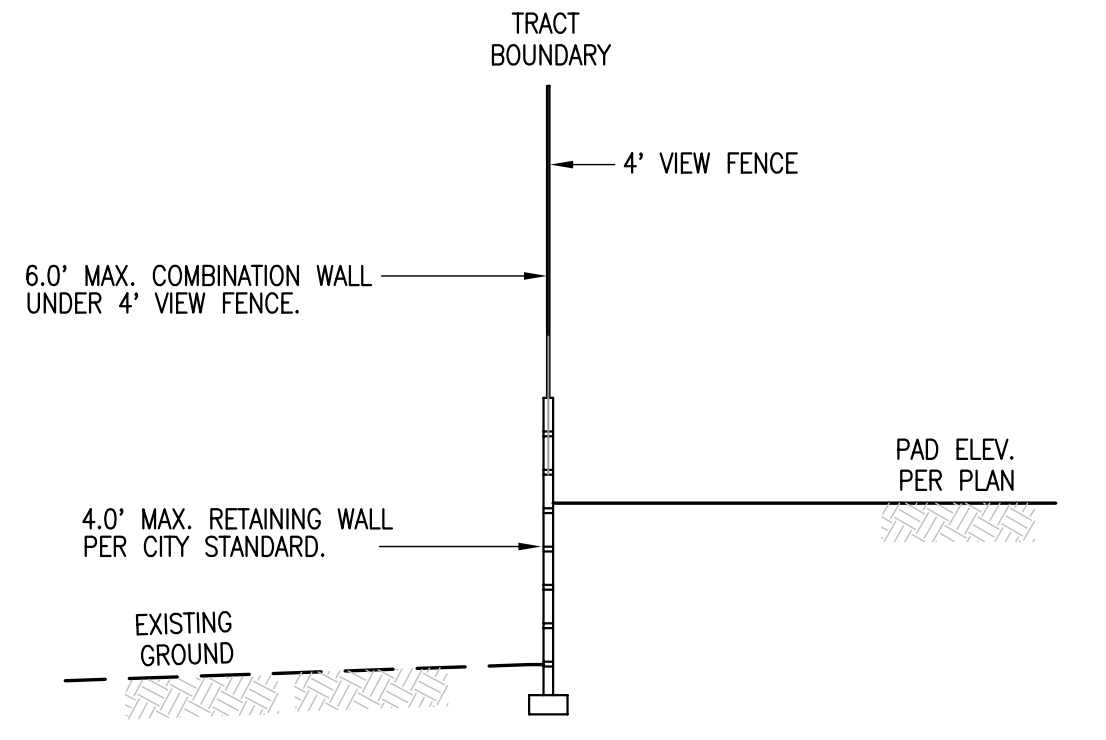
SEE SHEET 3



NOTE:
PERIMETER RETAINING WALLS AS SHOWN, TO BE CONSTRUCTED ONLY IF AN OFFSITE GRADING LETTER CANNOT BE OBTAINED FROM ADJACENT PROPERTY OWNER.

SEE SHEET 6

SEE SHEET 6



PA12-0004, PA12-0005
PRELIMINARY GRADING PLAN
TENTATIVE TRACT
MAP No. 36436
CITY OF MORENO VALLEY

OCTOBER 30, 2012
SHEET 5 OF 6 SHEETS

-103-

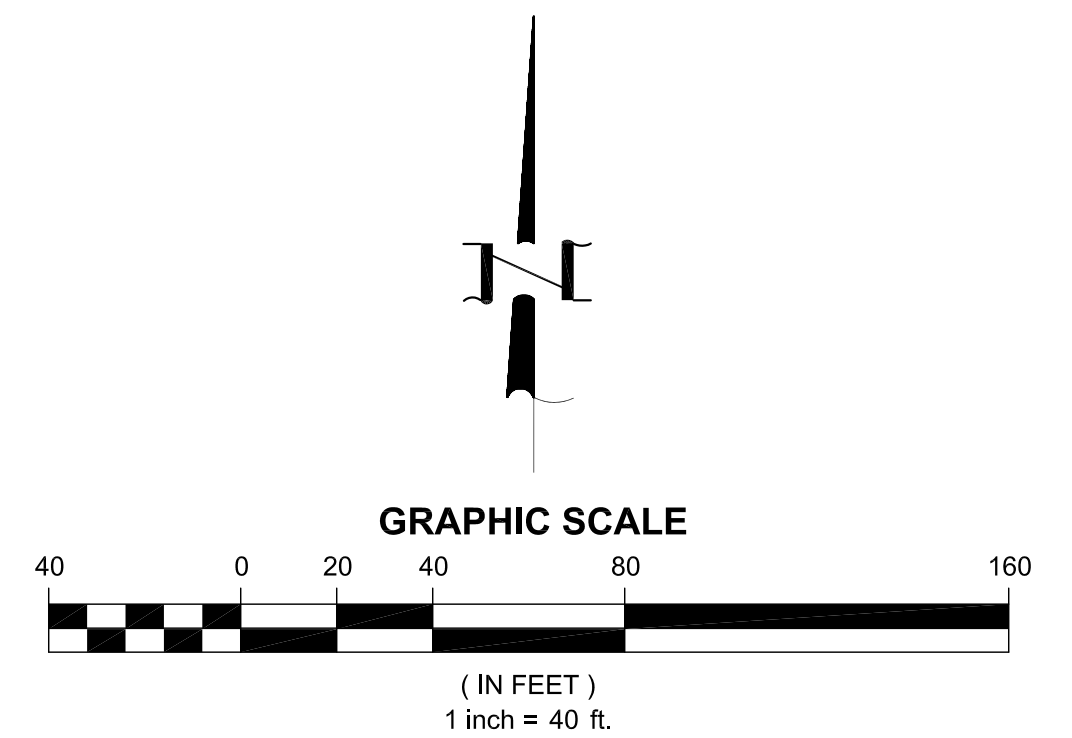
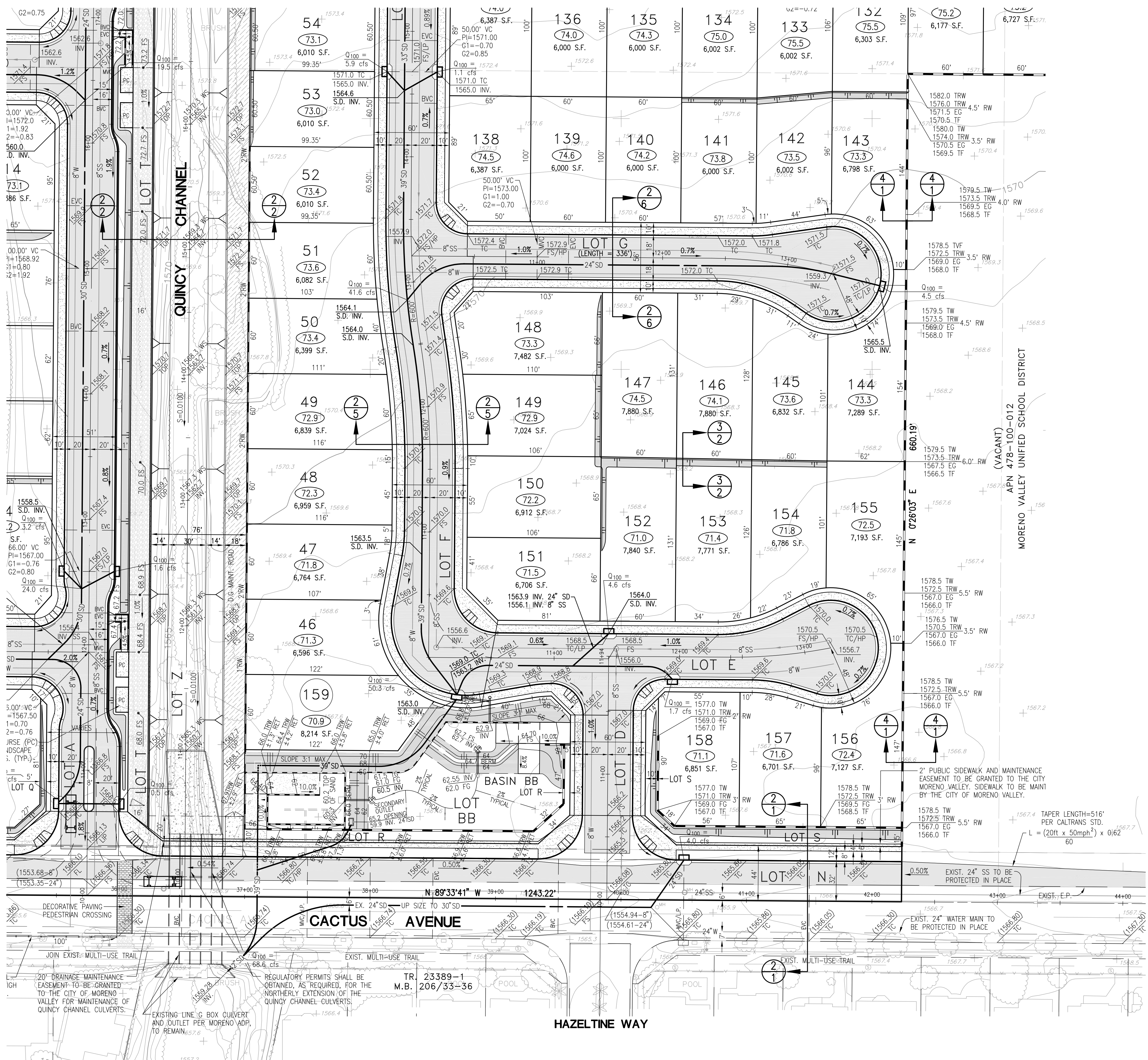
PRELIMINARY GRADING PLAN - TENTATIVE TRACT 36436

SEE SHEET 3

SEE SHEET 3

SEE SHEET 5

SEE SHEET 5



PA12-0004, PA12-0005
PRELIMINARY GRADING PLAN
 TENTATIVE TRACT
 MAP No. 36436
 CITY OF MORENO VALLEY

OCTOBER 30, 2012
 SHEET 6 OF 6 SHEETS

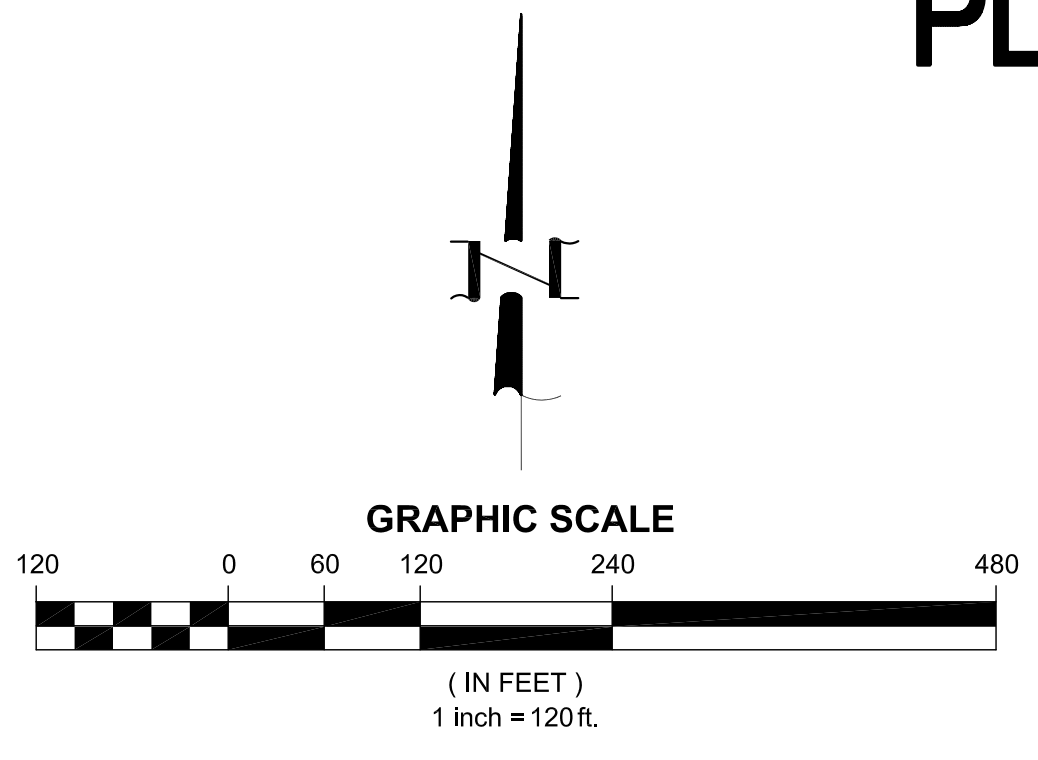
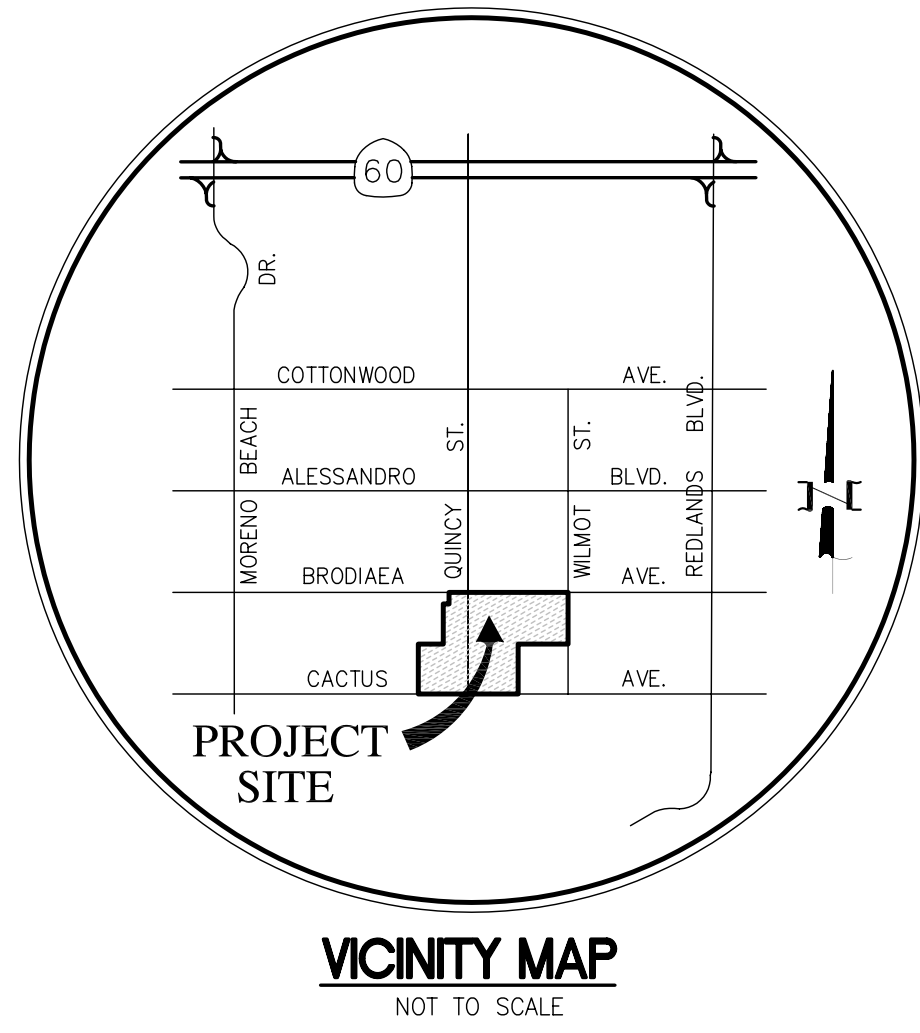
-104-

PRELIMINARY GRADING PLAN - TENTATIVE TRACT 36436

PLANNED UNIT DEVELOPMENT SITE PLAN

TENTATIVE TRACT MAP No. 36436

CITY OF MORENO VALLEY RIVERSIDE COUNTY, CALIFORNIA



LEGAL DESCRIPTION
BEING A SUBDIVISION OF A PORTION OF LOT 1 AND LOTS 3, 4, 5 AND 8 OF BLOCK 134 AS SHOWN BY MAP NO. 1 OF BEAR VALLEY & ALESSANDRO DEVELOPMENT COMPANY, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, LYING WITHIN SECTION 14, TOWNSHIP 3 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN.

ASSESSOR'S PARCEL NUMBERS
A.P.N. 478-100-034 A.P.N. 478-100-010
A.P.N. 478-090-007 A.P.N. 478-100-009
A.P.N. 478-090-036

UTILITY PURVEYORS

| | |
|--------------------------------------|--|
| WATER: EMWD | ELECTRIC: MORENO VALLEY ELECTRIC UTILITY |
| SEWER: EMWD | TELEPHONE: VERIZON |
| CABLE TV: ADELPHIA | SOLID WASTE: WASTE MANAGEMENT OF INLAND VALLEY |
| GAS: SOUTHERN CALIFORNIA GAS COMPANY | |

ZONING DATA:
EXISTING GENERAL PLAN: R10/R15
PROPOSED GENERAL PLAN: R5
EXISTING ZONING: R10/R15
PROPOSED ZONING: R5

LAND USE DATA:
EXISTING LAND USE: VACANT (UNDEVELOPED)
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
EXISTING ADJACENT LAND USE: SINGLE FAMILY RESIDENTIAL - NORTH, WEST & SOUTH
VACANT (UNDEVELOPED) - NORTH & EAST

LAND USE SUMMARY

| LOTS | LAND USE | ACREAGE | PERCENT(%) |
|----------------------|---|---------------------------------|---------------|
| 1-159 | SINGLE-FAMILY RESIDENTIAL | 26.97 | 61.97% |
| A-M | PUBLIC STREETS (ONSITE) | 9.06 | 20.82% |
| N-P | PUBLIC STREETS (BRODIAEA, WILMOT, CACTUS) | 3.10 | 7.12% |
| Q-Z | LANDSCAPE/PUBLIC ACCESS LOTS | 1.20 | 2.76% |
| AA-BB | WATER QUALITY BASINS | 1.04 | 2.39% |
| CC | RCFCD QUINCY CHANNEL | 2.15 | 4.94% |
| GROSS ACREAGE | | 43.52 AC. | 100.0% |
| NET ACREAGE | | 26.97 + 9.06 = 36.03 AC. | |

DENSITY 159 UNITS/43.52 GROSS ACRES = 3.65 UNITS PER ACRE GROSS
159 UNITS/36.03 NET ACRES = 4.41 UNITS PER ACRE NET

BUILDING SETBACKS

| | |
|---------------|---------|
| FRONT | 20 FEET |
| REAR | 15 FEET |
| INTERIOR SIDE | 5 FEET |
| STREET SIDE | 10 FEET |

TYPICAL RESIDENTIAL LOTS

TYPICAL WIDTH = 60 FEET
TYPICAL DEPTH = 100 FEET
MINIMUM LOT AREA = 6,000 SQUARE FEET

LOT FRONTAGE NOTE:
THE FOLLOWING LOTS HAVE FRONTAGE LESS THAN 50 FEET:
LOTS 21 & 22 - 44 FEET
LOTS 63, 64, 79, 80, 107, 108 & 159 - 35 FEET
LOT 122 - 43 FEET
LOT 123 - 40 FEET

CONCURRENT APPLICATIONS:
TENTATIVE TRACT MAP No. 36436
GENERAL PLAN AMENDMENT & CHANGE OF ZONE
NOTE: SEE PRELIMINARY GRADING PLAN FOR TENTATIVE TRACT MAP No. 36436 FOR PROPOSED PROJECT SITE GRADING AND DRAINAGE.

APPLICANT/DEVELOPER
CV COMMUNITIES, LLC
1900 QUAIL STREET
NEWPORT BEACH, CA 92705
PH: (949) 258-7538
FAX: (949) 376-5522
CONTACT: RYAN THOMAS

OWNER
CV COMMUNITIES, LLC
1900 QUAIL STREET
NEWPORT BEACH, CA 92660
PH: (949) 258-7538
FAX: (949) 376-5522
CONTACT: RYAN THOMAS

PROJECT DESCRIPTION

TTM 36436 IS PROPOSED AS A SINGLE-FAMILY DETACHED RESIDENTIAL PROJECT CONSISTING OF 159 LOTS ON 43.52 GROSS ACRES (TO CENTERLINE OF ADJACENT PUBLIC STREETS), RESULTING IN A GROSS DENSITY OF 3.65 DU/ACRE. THE NET ACREAGE OF 36.03 ACRES (RESIDENTIAL LOTS AND INTERIOR STREETS ONLY) RESULTS IN A NET DENSITY OF 4.41 DU/ACRE. THE LOTS WILL BE TYPICALLY SIXTY FEET WIDE AND ONE HUNDRED FEET DEEP WITH A SIX THOUSAND SQUARE MINIMUM LOT SIZE.

THE PROJECT WILL TAKE ACCESS FROM BRODIAEA AVENUE, WILMOT STREET AND CACTUS AVENUE. SECONDARY ACCESS IS ALSO AVAILABLE THROUGH TRACT NO. 27523-2, WITH THE EXTENSION OF ARABESQUE LANE. EACH OF THE THREE PERIMETER PUBLIC STREETS WILL HAVE LANDSCAPING INSTALLED TO CITY STANDARDS.

THE PROJECT WILL CONSTRUCT THE QUINCY STORM DRAIN CHANNEL FROM BRODIAEA AVENUE SOUTH TO CACTUS AVENUE. THE QUINCY CHANNEL CORRIDOR WILL ALSO CONTAIN A WETLANDS MITIGATION AREA WITHIN THE CHANNEL TWO WATER QUALITY BASINS WILL ALSO BE PROVIDED TO CLEANSE THE PROJECT'S FIRST FLUSH STORMWATER AND DRY WEATHER NUISANCE FLOWS.

A CITY MULTI-PURPOSE TRAIL PARALLELING THE QUINCY CHANNEL ON ITS WEST SIDE (EAST SIDE OF STREET A), IS PROPOSED. THIS NORTH-SOUTH TRAIL WILL CONNECT TO THE CACTUS AVENUE TRAIL AND TO THE PROPOSED TRAIL ON THE SOUTH SIDE OF BRODIAEA AVENUE. STREET A WILL INCLUDE PARKING BAYS LOCATED AT EACH OF THE THREE EAST-WEST CONNECTIONS TO STREET A. DIRECT PEDESTRIAN CONNECTIONS WILL BE MADE TO THE NORTH-SOUTH TRAIL AT EACH OF THESE THREE INTERSECTIONS.

GENERAL NOTES

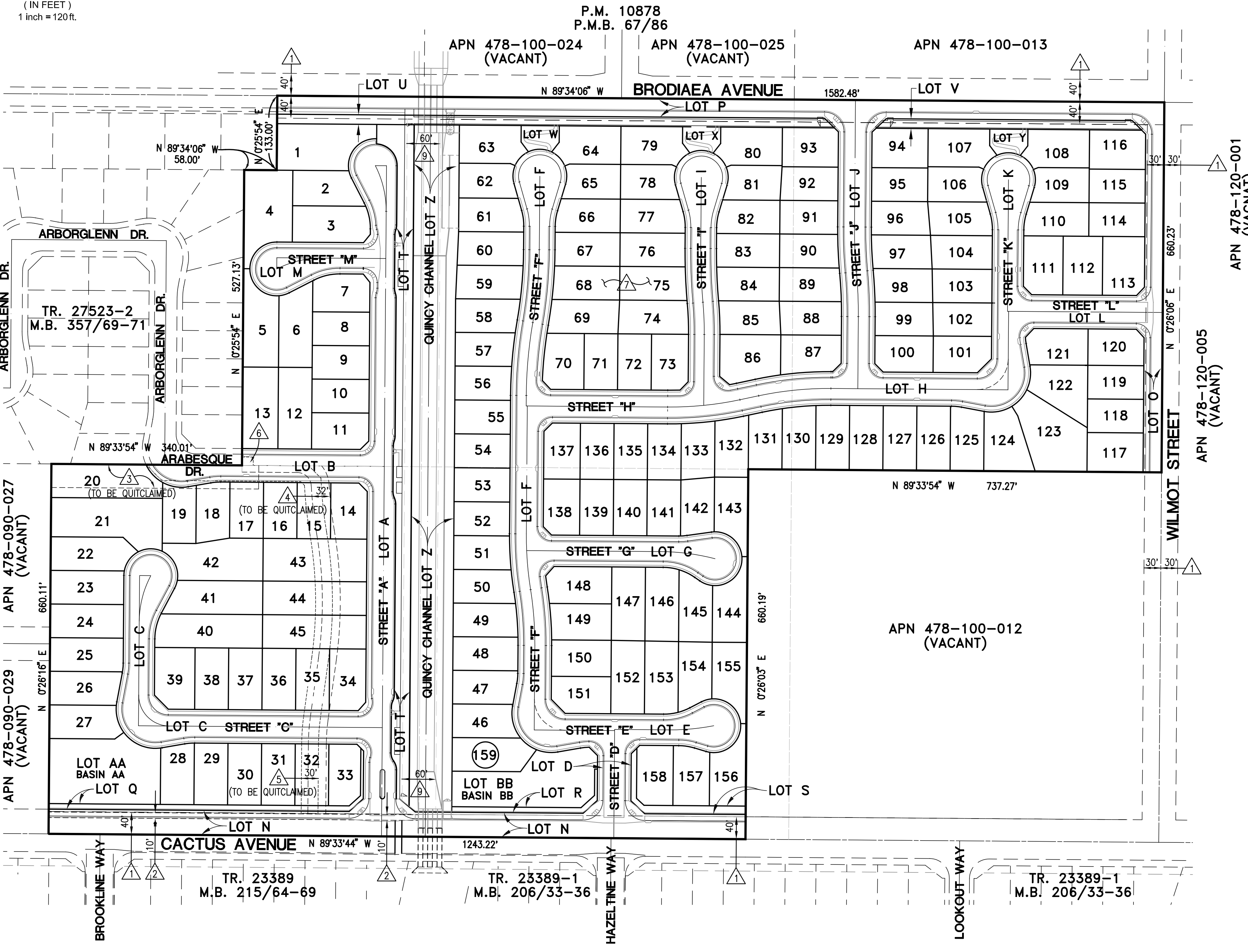
- 1. THERE ARE NO KNOWN EXISTING WELLS, IRRIGATION LINES, CESSPOOLS, SEPTIC TANKS AND SEWAGE LEACH FIELDS.
- 2. ALL STREET RIGHT OF WAYS TO BE PUBLIC OWNED AND MAINTAINED.
- 3. THERE ARE NO KNOWN PREVIOUSLY FILLED AREAS WITHIN THE SITE, INCLUDING ANY LIQUID OR SOLID WASTE DISPOSAL SITES.
- 4. ALL HOMES SHALL BE FIRE SPRINKLERED.
- 5. THE APPLICANT/DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS, PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT. A PHASING PLAN SHALL BE SUBMITTED FOR APPROVAL BY THE CITY PRIOR TO THE RECORDATION OF THE FIRST FINAL MAP.
- 6. A PERMISSION TO GRADE LETTER SHALL BE REQUIRED PRIOR TO ISSUANCE OF A GRADING PERMIT FOR ANY GRADING ON ADJACENT PROPERTIES.
- 7. NO BUILDING PERMITS SHALL BE ISSUED FOR LOTS AFFECTED BY EXISTING EASEMENTS UNTIL SUCH EASEMENTS HAVE BEEN QUITCLAIMED AND/OR VACATED.
- 8. NORTHERLY OFFSITE FLOWS WILL BE INTERCEPTED BY A PROPOSED LINED DITCH ON THE NORTH SIDE OF BRODIAEA.
- 9. NORTHERLY OFFSITE FLOWS, ON THE EAST SIDE OF WILMOT, WILL BE INTERCEPTED BY A PROPOSED LINED DITCH ON THE EAST SIDE OF WILMOT.
- 10. EAST SIDE PROJECT FLOWS WILL FLOW THROUGH THE EASTERLY WATER QUALITY BASIN (BASIN BB) AND OUTLET TO THE QUINCY CHANNEL.
- 11. WEST SIDE PROJECT FLOWS WILL FLOW THROUGH THE WESTERLY WATER QUALITY BASIN (BASIN AA) WITH AN OUTLET STORM DRAIN EXTENDING APPROXIMATELY 2000 FEET WESTERLY ALONG CACTUS AVENUE CONNECTING TO RCFCD & WCD, MORENO ADP LINE F-4, AT MORENO BEACH DRIVE. TRENCH REPAIR INCLUDING GRINDING AND OVERLAY OF AT LEAST ONE LANE WILL BE REQUIRED WITH THIS EXTENSION.
- 12. LETTERED LOTS T, U AND V SHALL BE GRANTED TO THE PUBLIC FOR OPEN SPACE AND MULTI-USE TRAIL PURPOSES.
- 13. PEDESTRIAN ACCESS EASEMENTS SHALL BE GRANTED TO THE PUBLIC OVER OPEN SPACE LOTS W, X AND Y.

ENVIRONMENTAL PERMITS/CLEARANCES

REGULATORY PERMITS NEEDED FOR THE PROJECT CONSIST OF A U.S. ARMY CORPS OF ENGINEERS (CORPS) SECTION 404 PERMIT, A CALIFORNIA FISH AND GAME SECTION 1602 STREAMBED ALTERATION AGREEMENT, AND A SANTA ANA REGIONAL WATER QUALITY CONTROL BOARD SECTION 401 WATER QUALITY CERTIFICATION. THE CORPS SECTION 404 PERMIT COULD BE AN INDIVIDUAL SECTION 404 PERMIT OR A NATIONWIDE PERMIT 13, 14 AND/OR 29.

FLOOD NOTE

SUBJECT PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA FLOOD MAP 06065C0770G, EFFECTIVE DATE OF AUGUST 28, 2008.



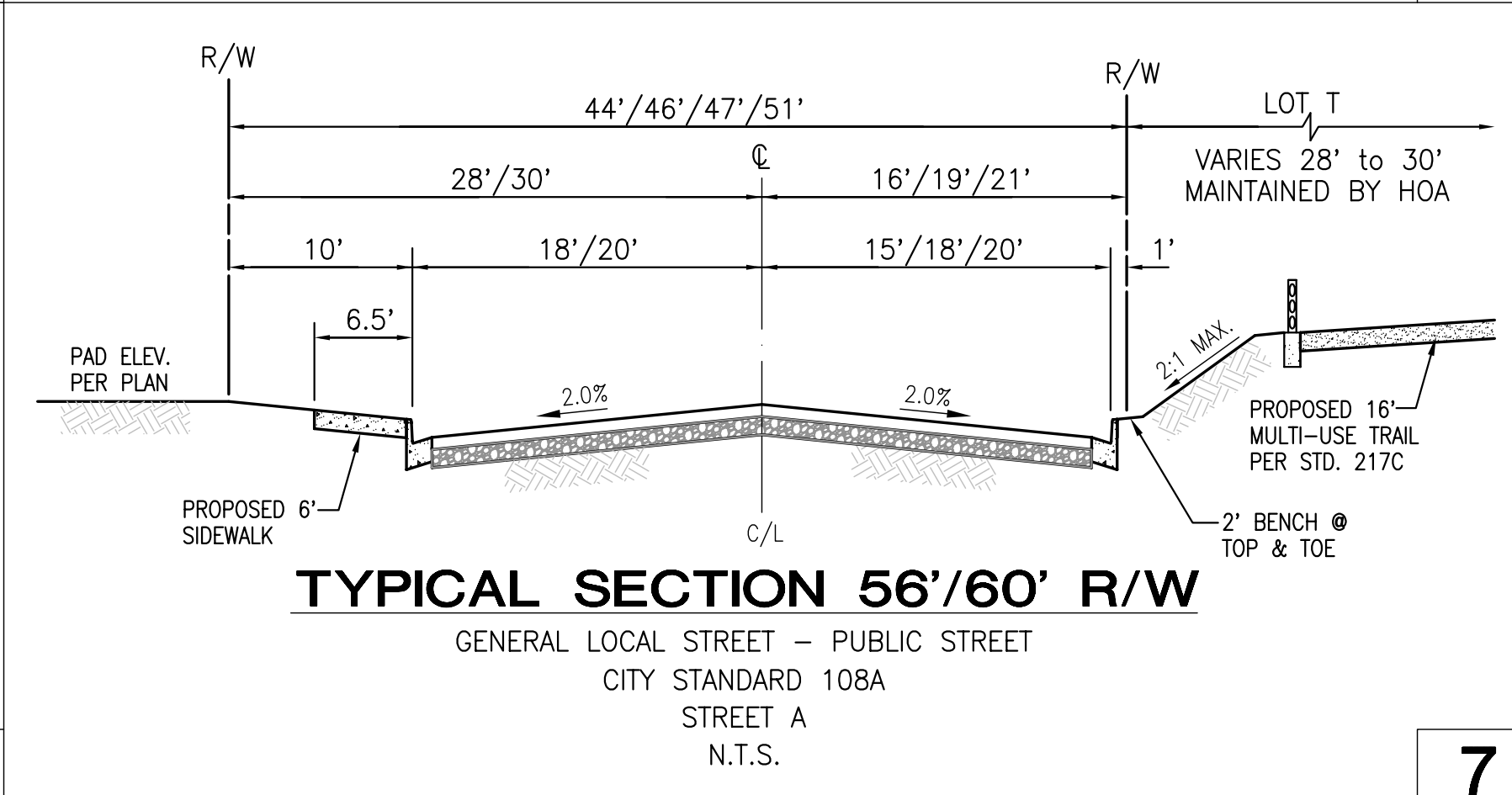
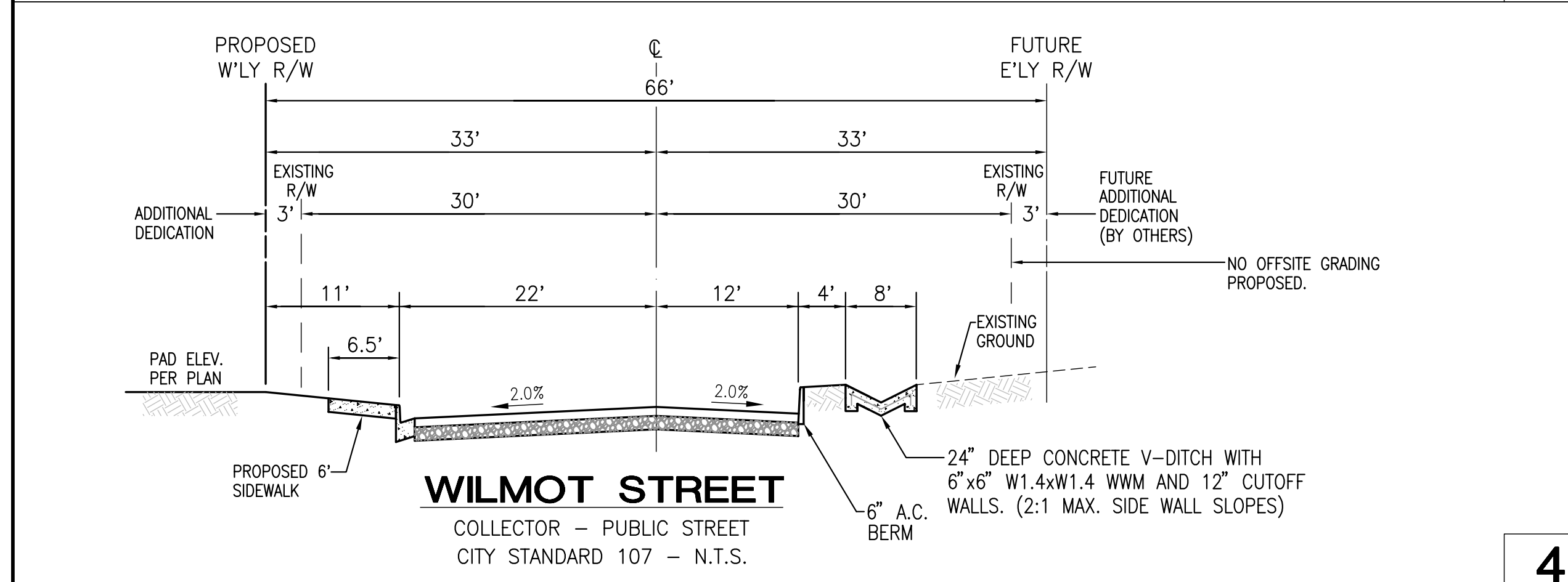
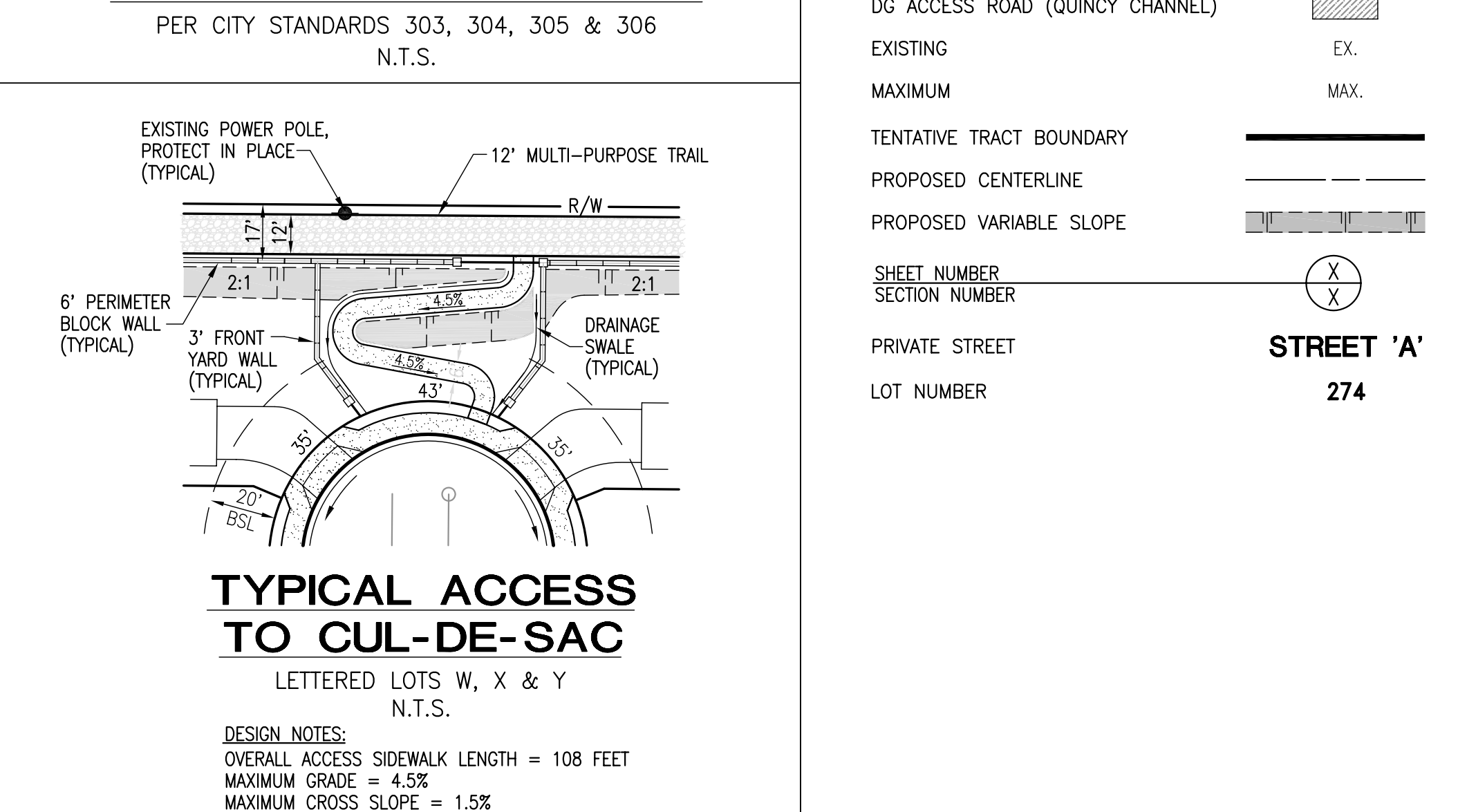
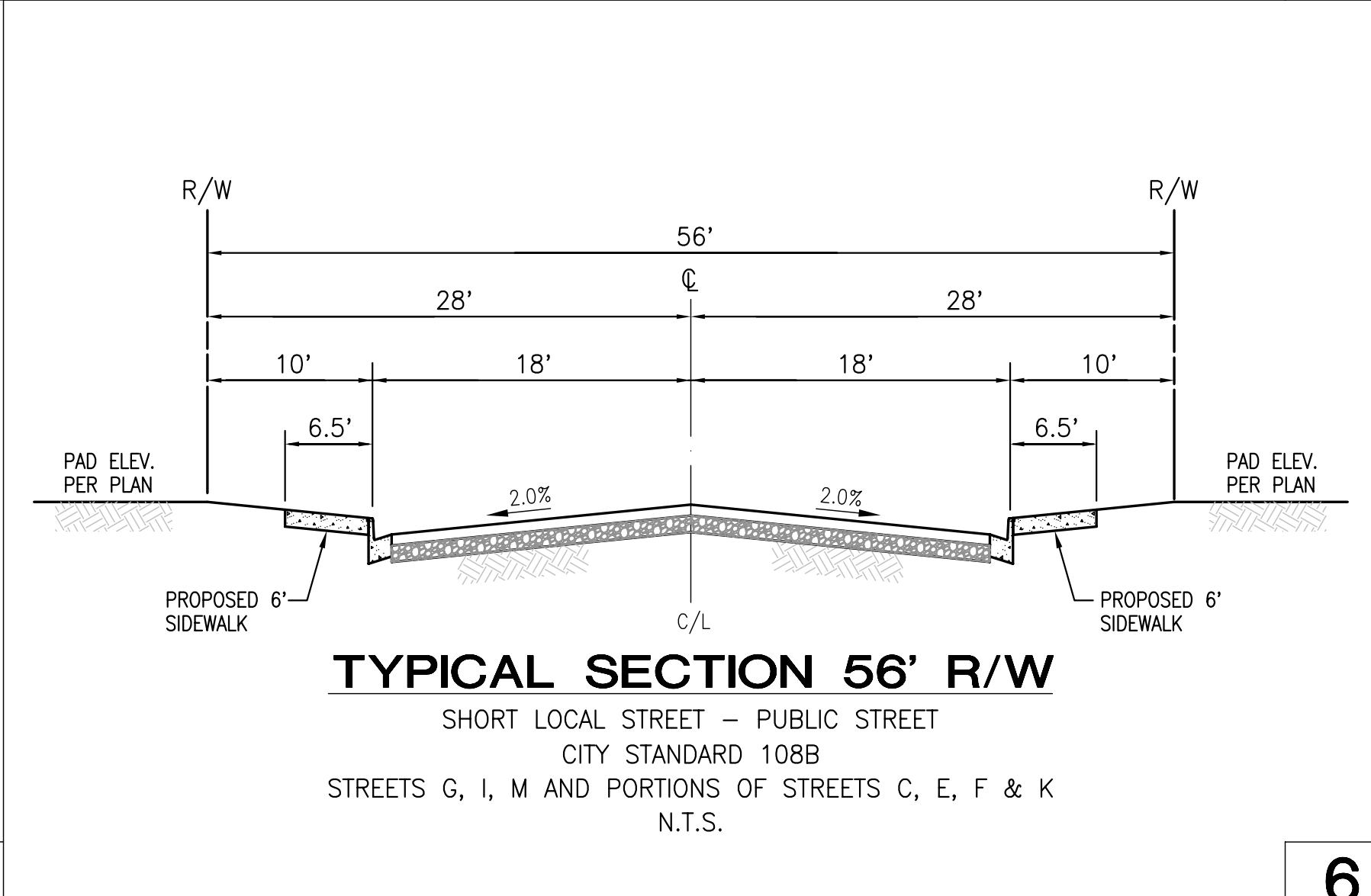
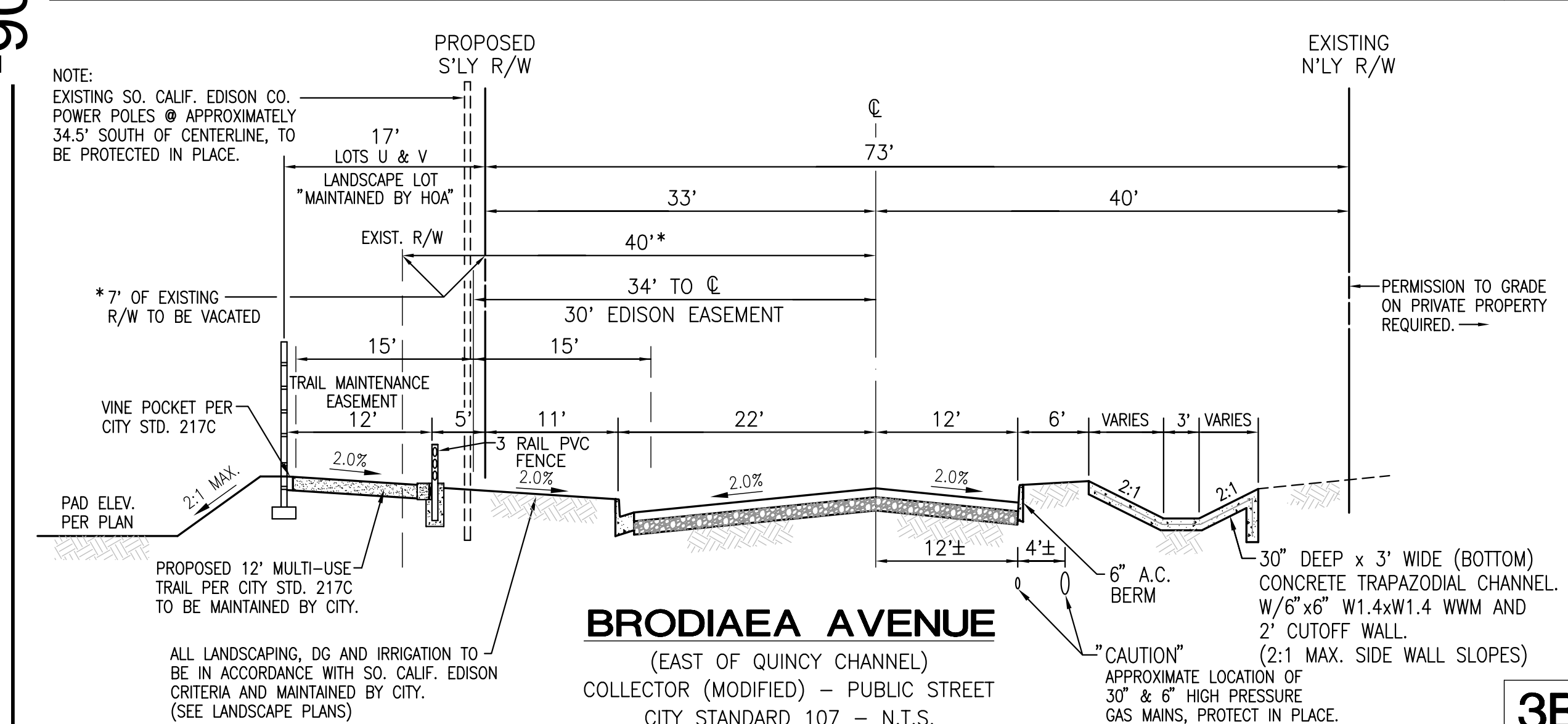
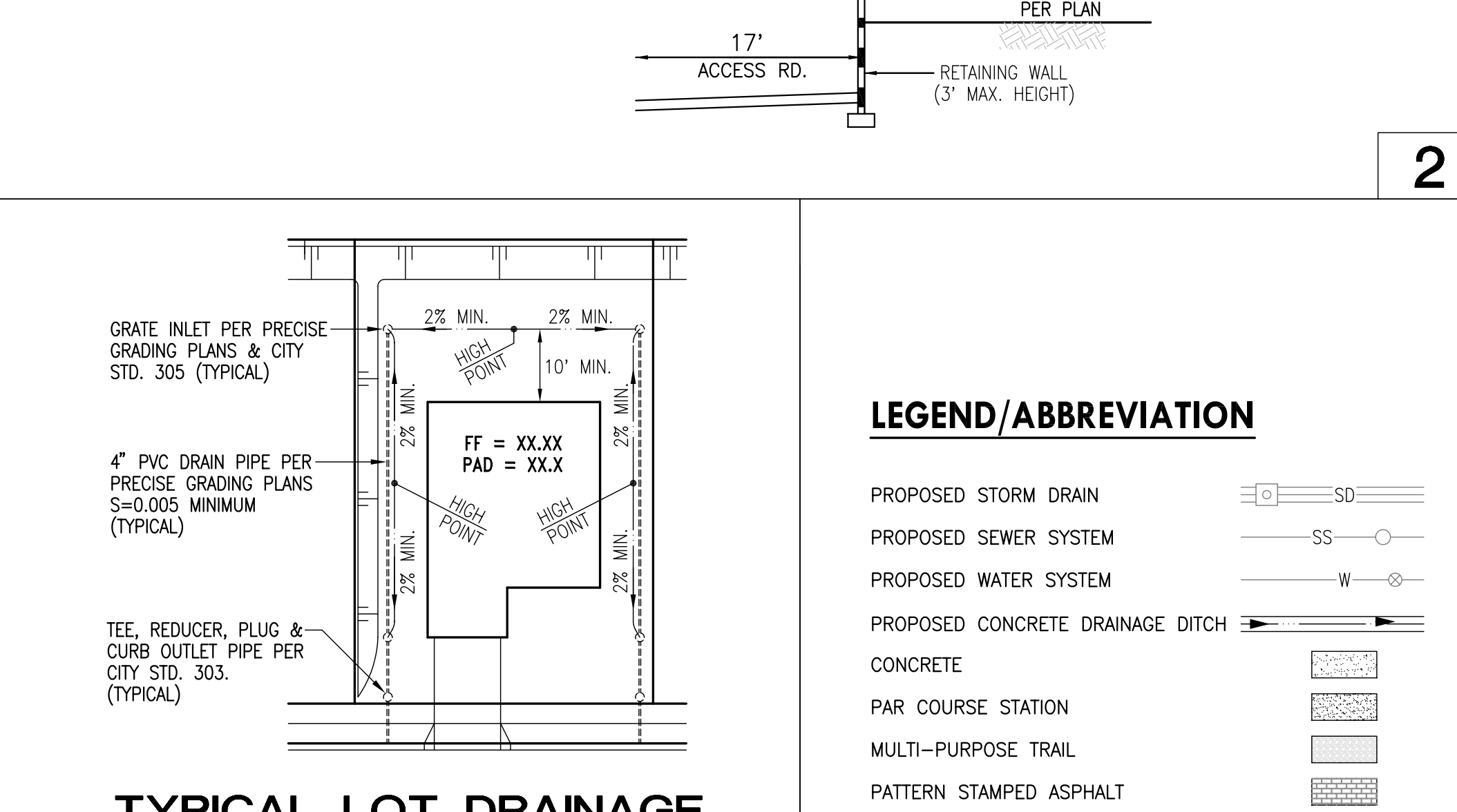
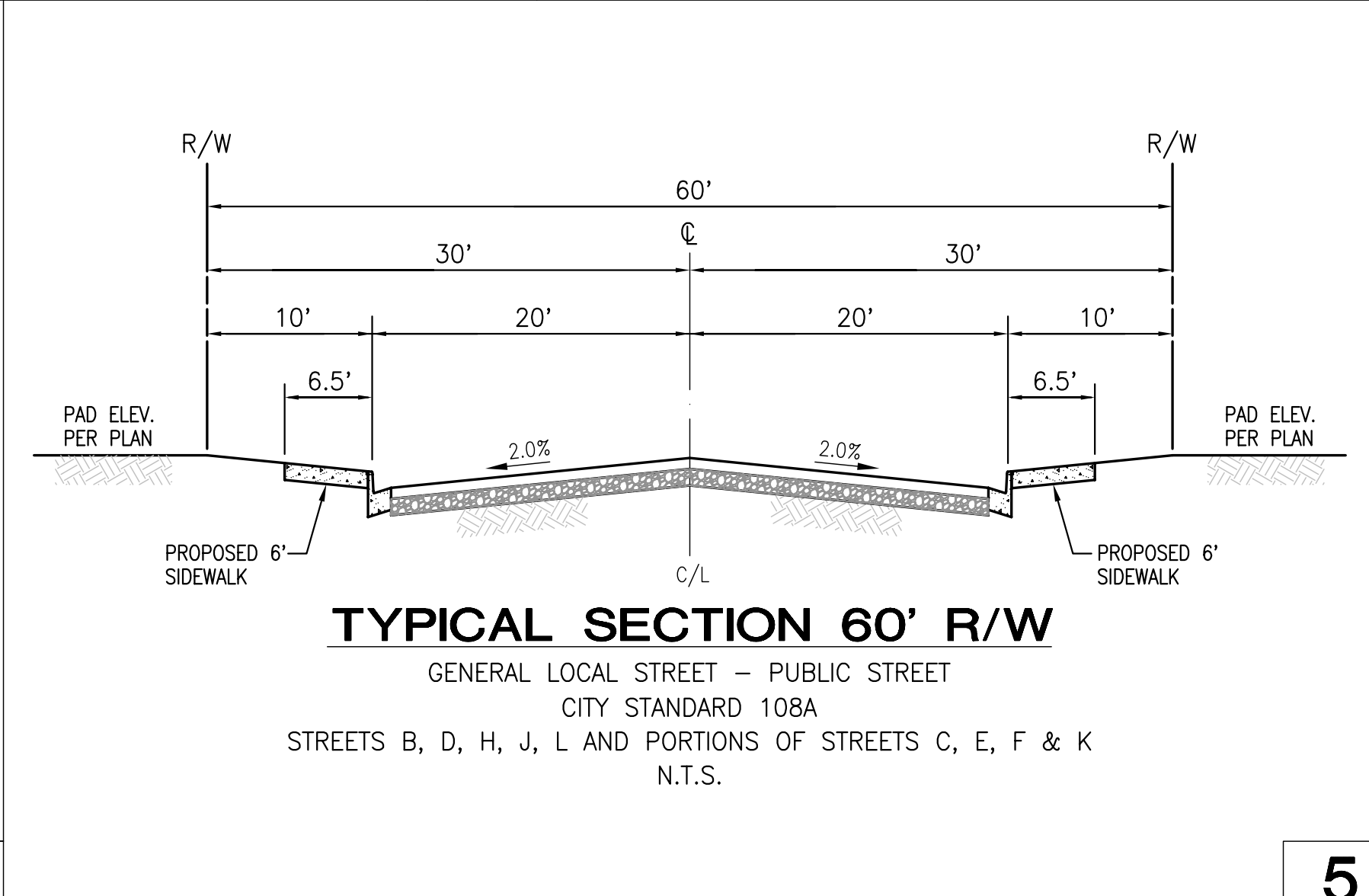
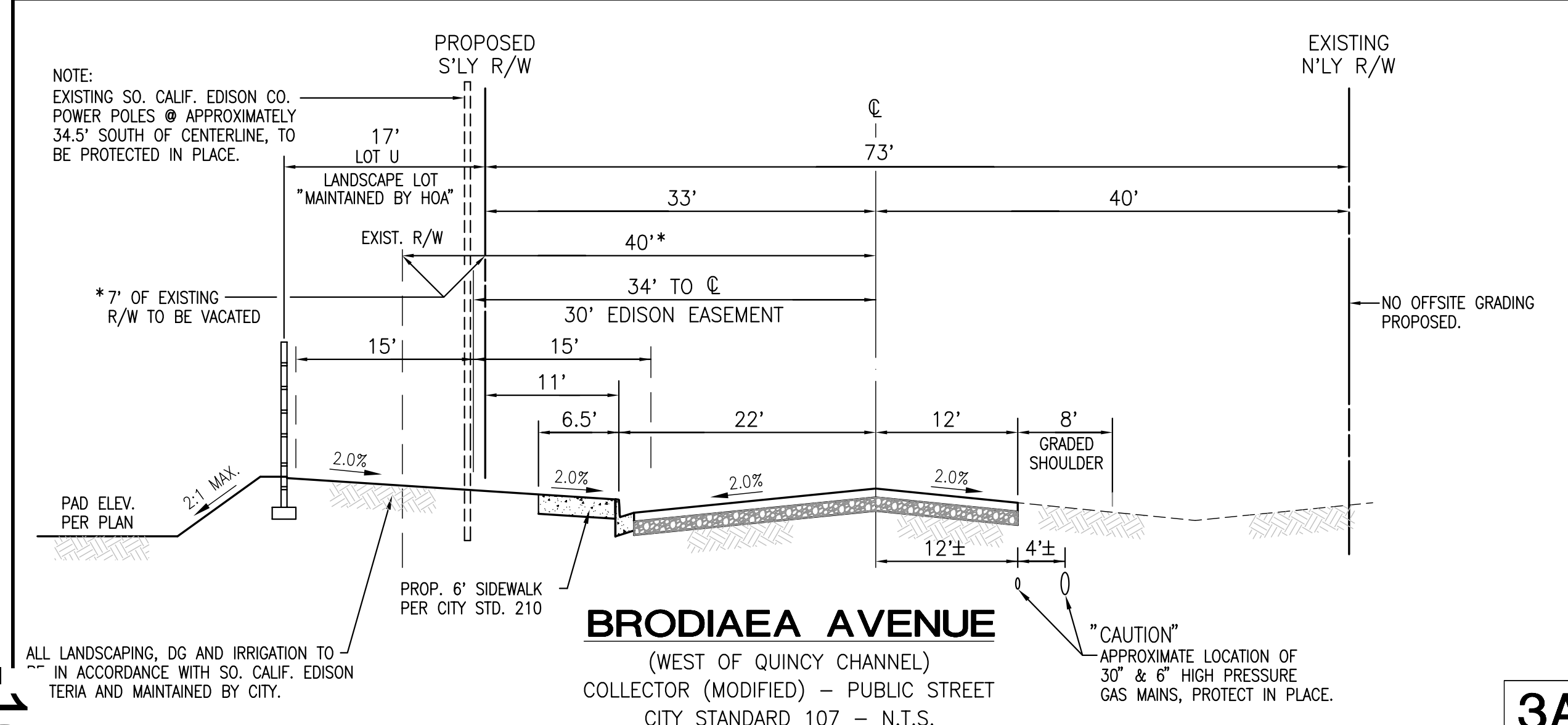
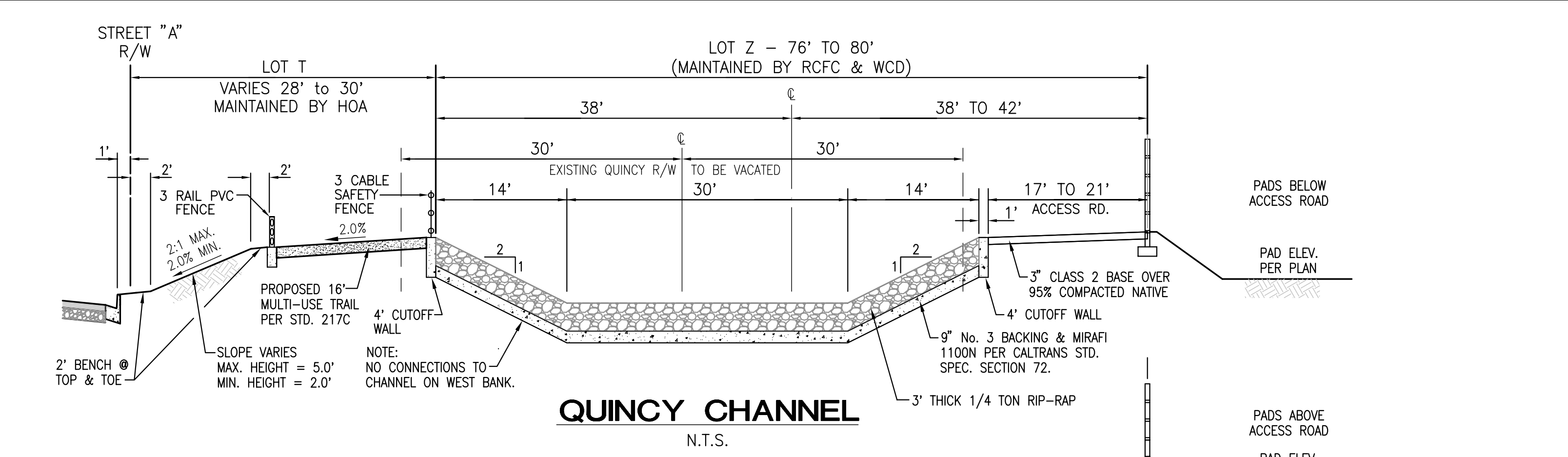
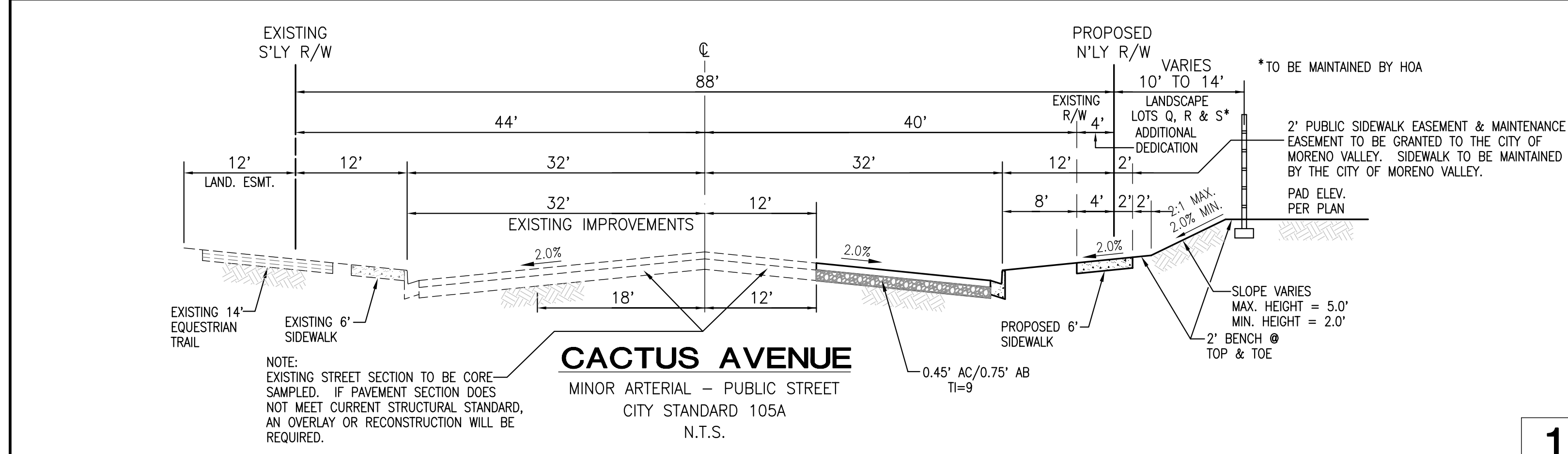
- EASEMENT NOTES**
1. EASEMENT GRANTED TO THE PUBLIC FOR PUBLIC ROAD AND INCIDENTAL PURPOSES PER BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY MAP RECORDED IN BOOK 11, PAGE 10, OF SAN BERNARDINO COUNTY MAPS.
 2. EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR ELECTRICAL LINES AND INCIDENTAL PURPOSES REC. SEPT. 30, 1966 AS INSTRUMENT NO. 97257, O.R.
 3. EASEMENT IN FAVOR OF CACTUS RANCH, LLC FOR SLOPE AND TEMPORARY CONSTRUCTION PURPOSES RECORDED DEC. 2, 2003 AS INSTRUMENT NO. 2003-942813, O.R. (TO BE QUITCLAIMED)
 4. EASEMENT IN FAVOR OF CACTUS RANCH, LLC FOR ROAD AND MAINTENANCE PURPOSES RECORDED JUNE 30, 2004 AS INSTRUMENT NO. 2004-0507104, O.R. (TO BE QUITCLAIMED)

- EASEMENT NOTES**
1. EASEMENT IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT FOR SEWAGE TRANSMISSION AND INCIDENTAL PURPOSES REC. FEB. 10, 2005 AS INSTRUMENT NO. 2005-0115848, O.R. (TO BE QUITCLAIMED)
 2. EASEMENT IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT FOR SEWAGE TRANSMISSION AND INCIDENTAL PURPOSES REC. FEB. 10, 2005 AS INSTRUMENT NO. 2005-0115849, O.R.
 3. EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY FOR FACILITIES, INGRESS AND EGRESS RECORDED DECEMBER 11, 2006 AS INSTRUMENT NO. 2006-0907731, O.R. SAID EASEMENT IS BLANKET IN NATURE. (TO BE QUITCLAIMED)
 4. EASEMENTS IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT FOR PIPELINES AND INCIDENTAL PURPOSES RECORDED MAR. 4, 1955, BOOK 1702, PAGE 559, & MAR. 23, 1959, BOOK 2436, PAGE 241, & MAR. 4, 1955, BOOK 1702, PAGE 467, & MAR. 4, 1955, BOOK 1705, PAGE 552, ALL OFFICIAL RECORDS. THE LOCATION OF SAID EASEMENT CANNOT BE LOCATED FROM RECORD.
 5. EXISTING QUINCY STREET RIGHT OF WAY TO BE VACATED.

SHEET INDEX:
COVER SHEET SHEET 1
TYPICAL SECTIONS & DETAILS SHEET 2
CUP SITE PLAN SHEETS 3 & 4

-105-

PLANNED UNIT DEVELOPMENT - TENTATIVE TRACT MAP No. 36436



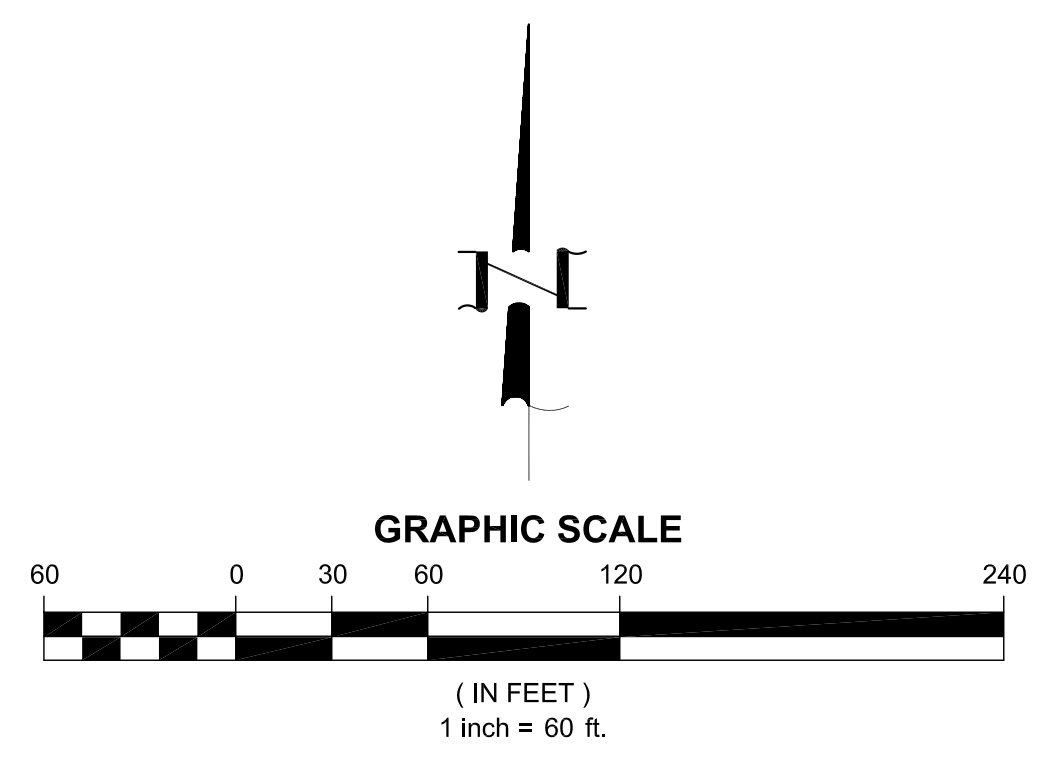
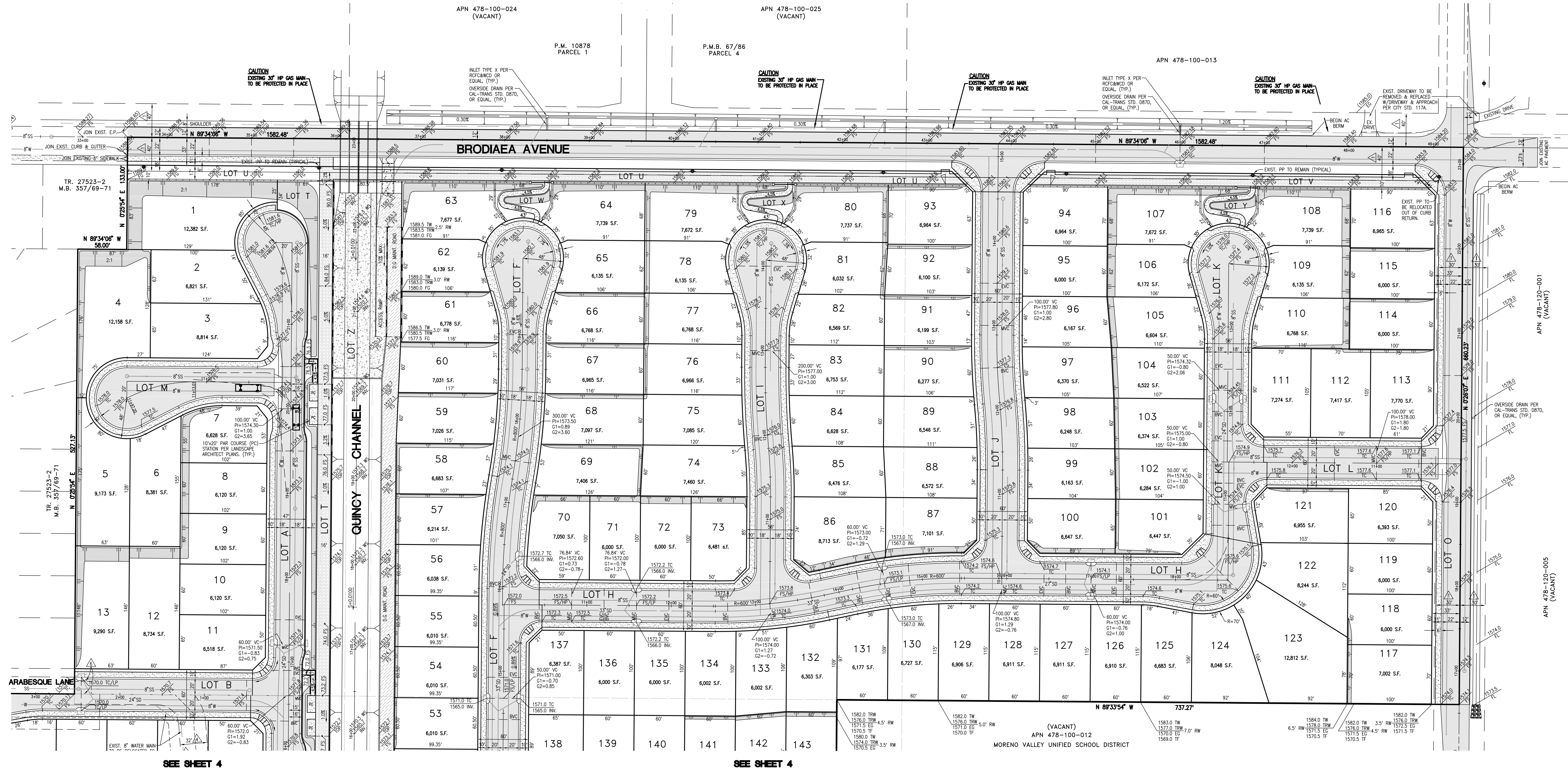
OWNERSHIP AND MAINTENANCE NOTES:
LETTERED LOTS W, X & Y, UPON COMPLETION OF IMPROVEMENTS, SHALL BE GRANTED TO THE PROJECT'S HOMEOWNER'S ASSOCIATION, AND SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
A 6' WIDE PUBLIC ACCESS & MAINTENANCE EASEMENT (FOLLOWING THE ALIGNMENT OF THE ACCESS SIDEWALK) SHALL BE GRANTED TO THE CITY OF MORENO VALLEY. (SIDEWALK TO BE MAINTAINED BY THE CITY OF MORENO VALLEY)

PA12-0004
P.U.D. SITE PLAN
TENTATIVE TRACT
MAP No. 36436
CITY OF MORENO VALLEY

OCTOBER 30, 2012
SHEET 2 OF 4 SHEETS

-106-

PLANNED UNIT DEVELOPMENT - TENTATIVE TRACT MAP No. 36436



PA12-0004
P.U.D. SITE PLAN
TENTATIVE TRACT
MAP No. 36436
CITY OF MORENO VALLEY

OCTOBER 30, 2012
 SHEET 3 OF 4 SHEETS

SEE SHEET 3

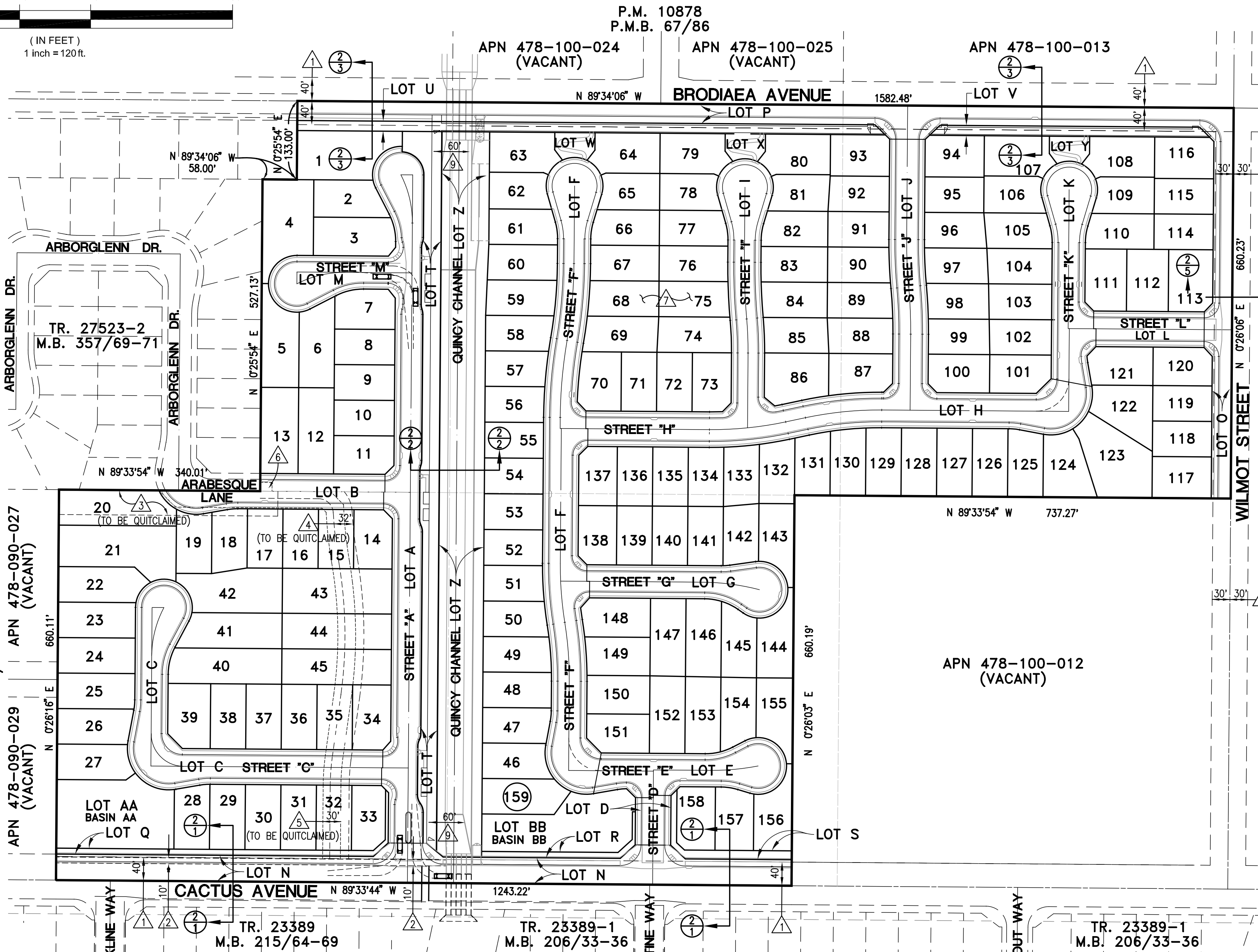
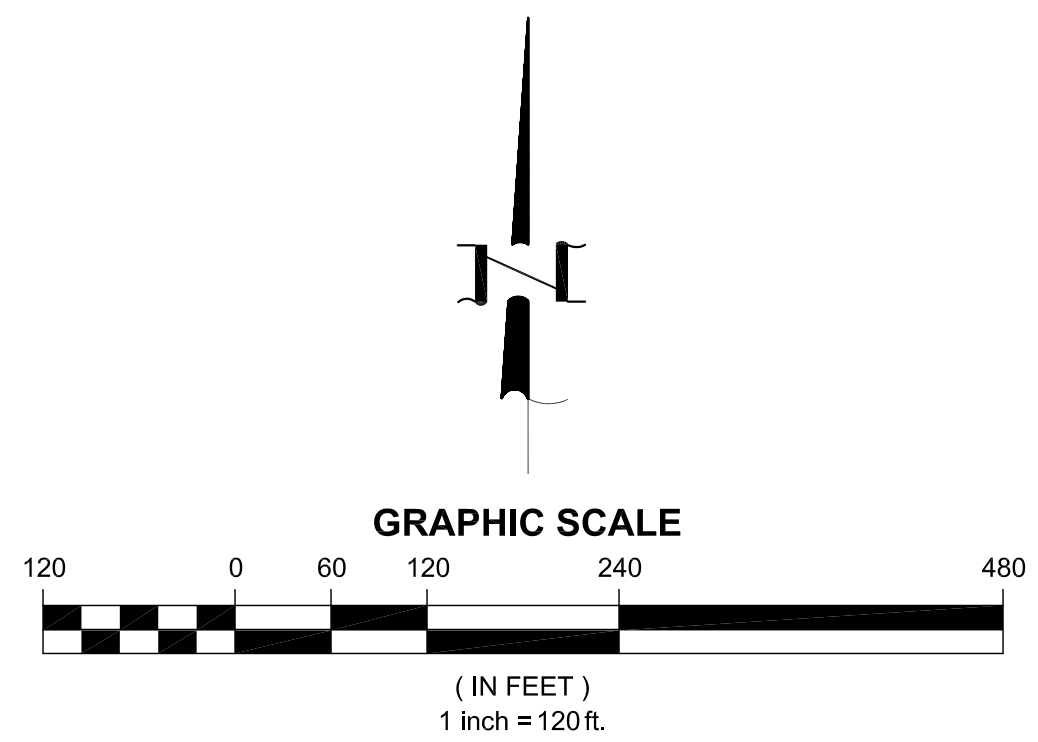
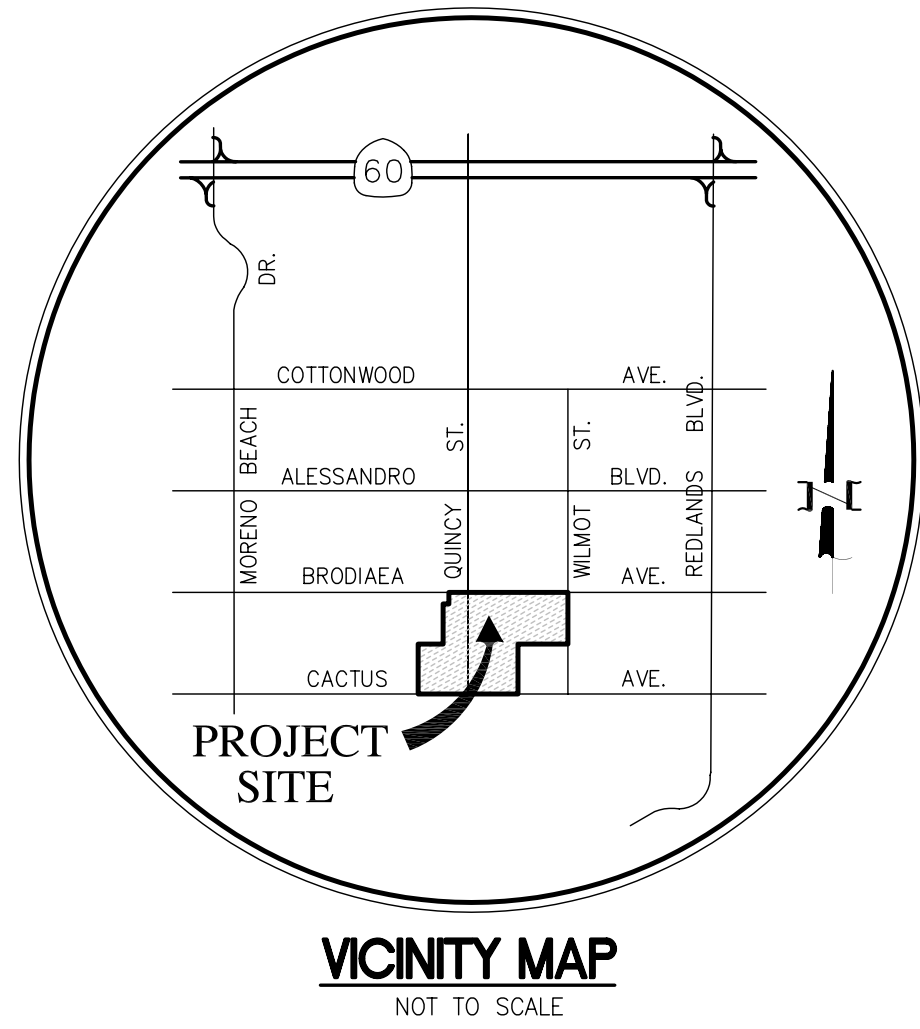
SEE SHEET 3



TENTATIVE TRACT MAP No. 36436

CITY OF MORENO VALLEY

RIVERSIDE COUNTY, CALIFORNIA



LEGAL DESCRIPTION

BEING A SUBDIVISION OF A PORTION OF LOT 1 AND LOTS 3, 4, 5 AND 8 OF BLOCK 134 AS SHOWN BY MAP NO. 1 OF BEAR VALLEY & ALESSANDRO DEVELOPMENT COMPANY, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, LYING WITHIN SECTION 14, TOWNSHIP 3 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN.

ASSESSOR'S PARCEL NUMBERS

A.P.N. 478-100-034 A.P.N. 478-100-010
 A.P.N. 478-090-007 A.P.N. 478-100-009
 A.P.N. 478-090-036

UTILITY PURVEYORS

WATER: EMDW ELECTRIC: MORENO VALLEY ELECTRIC UTILITY
 SEWER: EMDW TELEPHONE: VERIZON
 CABLE TV: ADELPHIA SOLID WASTE: WASTE MANAGEMENT OF INLAND VALLEY
 GAS: SOUTHERN CALIFORNIA GAS COMPANY

ZONING DATA:

EXISTING GENERAL PLAN: R10/R15
 PROPOSED GENERAL PLAN: R5
 EXISTING ZONING: RS10/R15
 PROPOSED ZONING: R5

LAND USE DATA:

EXISTING LAND USE: VACANT (UNDEVELOPED)
 PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
 EXISTING ADJACENT LAND USE: SINGLE FAMILY RESIDENTIAL - NORTH, WEST & SOUTH VACANT (UNDEVELOPED) - NORTH & EAST

LAND USE SUMMARY

| LOTS | LAND USE | ACREAGE | PERCENT(%) |
|----------------------|---|---------------------------------|---------------|
| 1-159 | SINGLE-FAMILY RESIDENTIAL | 26.97 | 61.97% |
| A-M | PUBLIC STREETS (ONSITE) | 9.06 | 20.82% |
| N-P | PUBLIC STREETS (BRODIAEA, WILMOT, CACTUS) | 3.10 | 7.12% |
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| AA-BB | WATER QUALITY BASINS | 1.04 | 2.39% |
| CC | RCFC QUINCY CHANNEL | 2.15 | 4.94% |
| GROSS ACREAGE | | 43.52 AC. | 100.0% |
| NET ACREAGE | | 26.97 + 9.06 = 36.03 AC. | |

DENSITY

159 UNITS/43.52 GROSS ACRES = 3.65 UNITS PER ACRE GROSS
 159 UNITS/36.03 NET ACRES = 4.41 UNITS PER ACRE NET

TYPICAL RESIDENTIAL LOTS

TYPICAL WIDTH = 60 FEET
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 MINIMUM LOT AREA = 6,000 SQUARE FEET

LOT FRONTAGE NOTE:

THE FOLLOWING LOTS HAVE FRONTAGE LESS THAN 50 FEET:
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 LOTS 63, 64, 79, 80, 107, 108 & 159 - 35 FEET
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APPLICANT/DEVELOPER

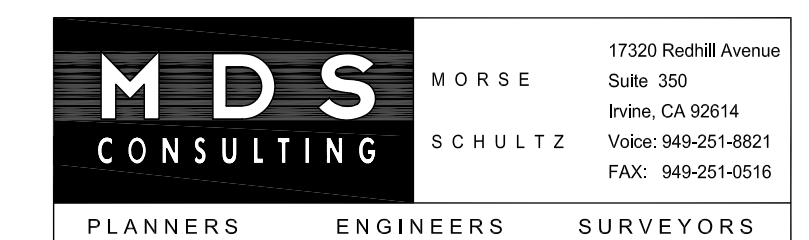
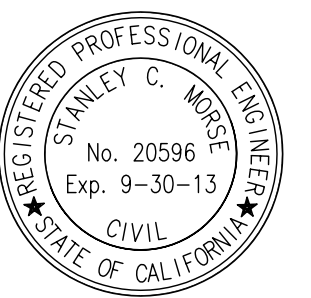
CV COMMUNITIES, LLC
 1900 QUAIL STREET
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OWNER

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 1900 QUAIL STREET
 NEWPORT BEACH, CA 92660
 PH: (949) 258-7538
 FAX: (949) 376-5522
 CONTACT: RYAN THOMAS

CIVIL ENGINEER

Stanley C. Morse
 10/30/12
 STANLEY C. MORSE, DATE
 RCE 20596, EXP. 9-30-13



PROJECT DESCRIPTION

TTM 36436 IS PROPOSED AS A SINGLE-FAMILY DETACHED RESIDENTIAL PROJECT CONSISTING OF 159 LOTS ON 43.52 GROSS ACRES (TO CENTERLINE OF ADJACENT PUBLIC STREETS), RESULTING IN A GROSS DENSITY OF 3.65 DU/ACRE. THE NET ACREAGE OF 36.03 ACRES (RESIDENTIAL LOTS AND INTERIOR STREETS ONLY) RESULTS IN A NET DENSITY OF 3.95 DU/ACRE. THE LOTS WILL BE TYPICALLY SIXTY FEET WIDE AND ONE HUNDRED FEET DEEP WITH A SIX THOUSAND SQUARE MINIMUM LOT SIZE.

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A CITY MULTI-PURPOSE TRAIL PARALLELING THE QUINCY CHANNEL ON ITS WEST SIDE (EAST SIDE OF STREET A), IS PROPOSED. THIS NORTH-SOUTH TRAIL WILL CONNECT TO THE CACTUS AVENUE TRAIL AND TO THE PROPOSED TRAIL ON THE SOUTH SIDE OF BRODIAEA AVENUE. STREET A WILL INCLUDE PARKING BAYS LOCATED AT EACH OF THE THREE EAST-WEST CONNECTIONS TO STREET A. DIRECT PEDESTRIAN CONNECTIONS WILL BE MADE TO THE NORTH-SOUTH TRAIL AT EACH OF THESE THREE INTERSECTIONS.

GENERAL NOTES

- THERE ARE NO KNOWN EXISTING WELLS, IRRIGATION LINES, CESSPOOLS, SEPTIC TANKS AND SEWAGE LEACH FIELDS.
- ALL STREET RIGHT OF WAYS TO BE PUBLIC OWNED AND MAINTAINED.
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- A PERMISSION TO GRADE LETTER SHALL BE REQUIRED PRIOR TO ISSUANCE OF A GRADING PERMIT FOR ANY GRADING ON ADJACENT PROPERTIES.
- NO BUILDING PERMITS SHALL BE ISSUED FOR LOTS AFFECTED BY EXISTING EASEMENTS UNTIL SUCH EASEMENTS HAVE BEEN QUITCLAIMED AND/OR VACATED.
- NORTHERLY OFFSITE FLOWS WILL BE INTERCEPTED BY A PROPOSED LINED DITCH ON THE NORTH SIDE OF BRODIAEA.
- NORTHERLY OFFSITE FLOWS, ON THE EAST SIDE OF WILMOT, WILL BE INTERCEPTED BY A PROPOSED LINED DITCH ON THE EAST SIDE OF WILMOT.
- EAST SIDE PROJECT FLOWS WILL FLOW THROUGH THE EASTERLY WATER QUALITY BASIN (BASIN BB) AND OUTLET TO THE QUINCY CHANNEL.
- WEST SIDE PROJECT FLOWS WILL FLOW THROUGH THE WESTERLY WATER QUALITY BASIN (BASIN AA) WITH AN OUTLET STORM DRAIN EXTENDING APPROXIMATELY 2000 FEET WESTERLY ALONG CACTUS AVENUE CONNECTING TO RCFC & WCD, MORENO ADP LINE F-4, AT MORENO BEACH DRIVE. TRENCH REPAIR INCLUDING GRINDING AND OVERLAY OF AT LEAST ONE LANE WILL BE REQUIRED WITH THIS EXTENSION.
- LETTERED LOTS T, U AND V SHALL BE GRANTED TO THE PUBLIC FOR OPEN SPACE AND MULTI-USE TRAIL PURPOSES.
- PEDESTRIAN ACCESS EASEMENTS SHALL BE GRANTED TO THE PUBLIC OVER OPEN SPACE LOTS W, X AND Y.

ENVIRONMENTAL PERMITS/CLEARANCES

REGULATORY PERMITS NEEDED FOR THE PROJECT CONSIST OF A U.S. ARMY CORPS OF ENGINEERS (CORPS) SECTION 404 PERMIT, A CALIFORNIA FISH AND GAME SECTION 1602 STREAMBED ALTERATION AGREEMENT, AND A SANTA ANA REGIONAL WATER QUALITY CONTROL BOARD SECTION 401 WATER QUALITY CERTIFICATION. THE CORPS SECTION 404 PERMIT COULD BE AN INDIVIDUAL SECTION 404 PERMIT OR A NATIONWIDE PERMIT 13, 14 AND/OR 29.

FLOOD NOTE

SUBJECT PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA FLOOD MAP 06065C0770G, EFFECTIVE DATE OF AUGUST 28, 2008.

EASEMENT NOTES

- EASEMENT GRANTED TO THE PUBLIC FOR PUBLIC ROAD AND INCIDENTAL PURPOSES PER BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY MAP RECORDED IN BOOK 11, PAGE 10, OF SAN BERNARDINO COUNTY MAPS.
- EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR ELECTRICAL LINES AND INCIDENTAL PURPOSES REC. SEPT. 30, 1966 AS INSTRUMENT NO. 97257, O.R.
- EASEMENT IN FAVOR OF CACTUS RANCH, LLC FOR SLOPE AND TEMPORARY CONSTRUCTION PURPOSES RECORDED DEC. 2, 2003 AS INSTRUMENT NO. 2003-942813, O.R. (TO BE QUITCLAIMED)
- EASEMENT IN FAVOR OF CACTUS RANCH, LLC FOR ROAD AND MAINTENANCE PURPOSES RECORDED JUNE 30, 2004 AS INSTRUMENT NO. 2004-0507104, O.R. (TO BE QUITCLAIMED)
- EASEMENT IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT FOR SEWAGE TRANSMISSION AND INCIDENTAL PURPOSES REC. FEB. 10, 2005 AS INSTRUMENT NO. 2005-0115848, O.R. (TO BE QUITCLAIMED)
- EASEMENT IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT FOR SEWAGE TRANSMISSION AND INCIDENTAL PURPOSES REC. FEB. 10, 2005 AS INSTRUMENT NO. 2005-0115849, O.R.
- EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY FOR FACILITIES, INGRESS AND EGRESS RECORDED DECEMBER 11, 2006 AS INSTRUMENT NO. 2006-0907731, O.R. SAID EASEMENT IS BLANKET IN NATURE. (TO BE QUITCLAIMED)
- EASEMENTS IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT FOR PIPELINES AND INCIDENTAL PURPOSES RECORDED MAR. 4, 1955, BOOK 1702, PAGE 559, & MAR. 23, 1959, BOOK 2436, PAGE 241, & MAR. 4, 1955, BOOK 1702, PAGE 467, & MAR. 4, 1955, BOOK 1705, PAGE 552, ALL OFFICIAL RECORDS. THE LOCATION OF SAID EASEMENT CANNOT BE LOCATED FROM RECORD.
- EXISTING QUINCY STREET RIGHT OF WAY TO BE VACATED.

EARTHWORK QUANTITIES (SEE PRELIMINARY GRADING PLAN)

| | CUT | FILL |
|----------------------------|-------------|------------|
| MASS EXCAVATION | 94,273 CY | 86,097 CY |
| SHRINKAGE (20%) | (18,855 CY) | - |
| CLEARING & GRUBBING (0.1') | (7,275 CY) | - |
| SUBSIDENCE (0.1') | (7,275 CY) | - |
| OVEREXCAVATION | 259,886 CY | 259,886 CY |
| SHRINKAGE (20%) | (51,978 CY) | - |
| TOTAL | 268,776 CY | 345,983 CY |
| IMPORT | IMPORT | 77,207 CY |

SOURCE OF TOPOGRAPHY

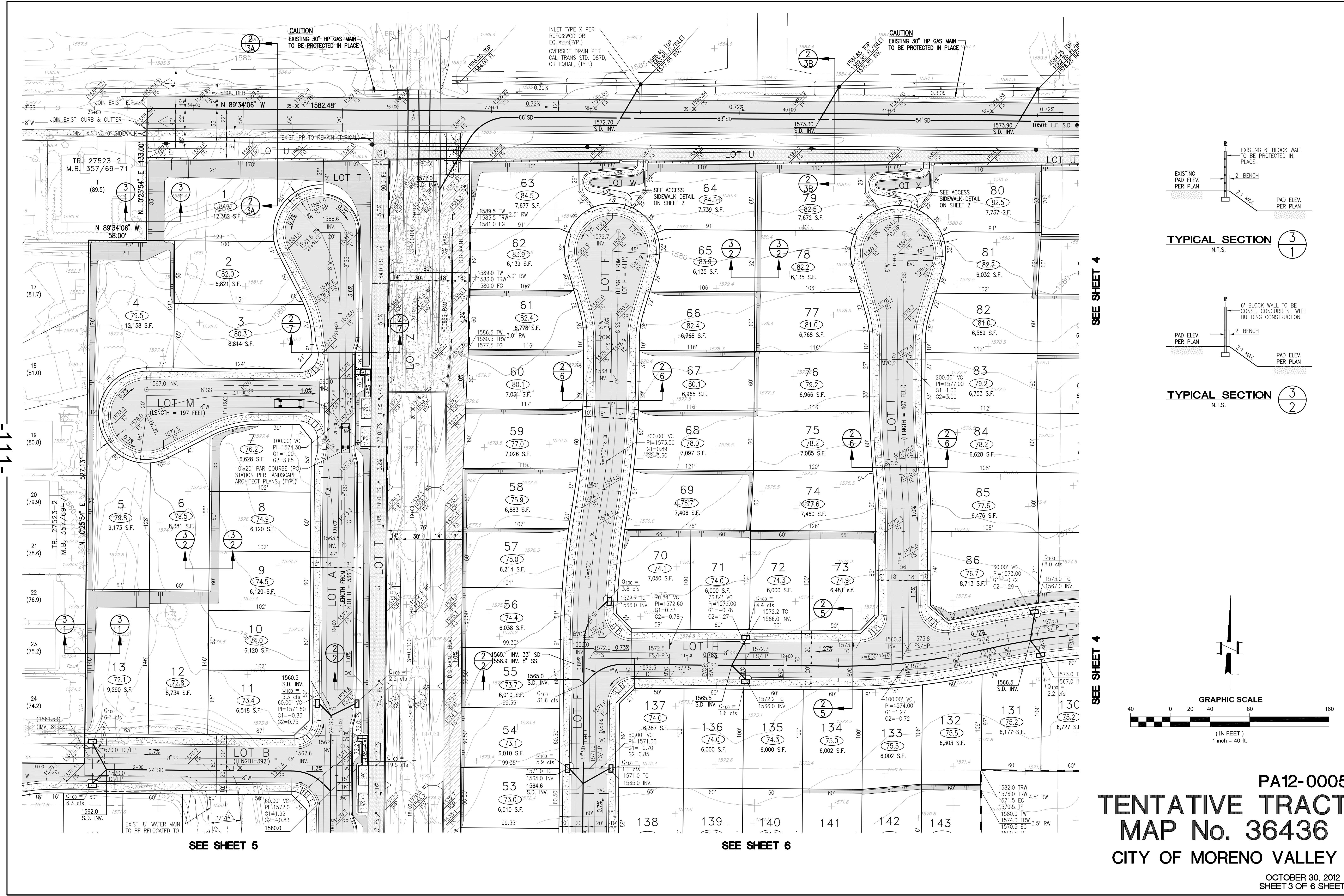
COMPILED BY PHOTOGRAPHIC METHODS FROM AERIAL PHOTOGRAPHY DATED DECEMBER 2, 2011 BY DON READ CORPORATION.

SHEET INDEX:

COVER SHEET SHEET 1
 TYPICAL SECTIONS & DETAILS SHEET 2
 TENTATIVE TRACT MAP SHEETS 3-6

PA12-0005
TENTATIVE TRACT
MAP No. 36436
 CITY OF MORENO VALLEY
 RIVERSIDE COUNTY, CALIFORNIA

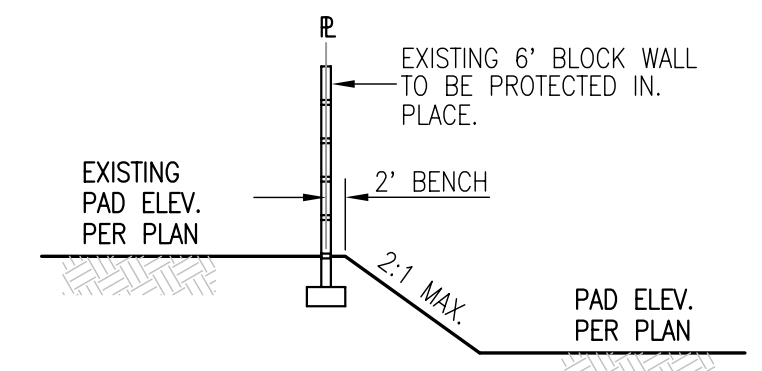
DATE PREPARED: OCTOBER 30, 2012
 SHEET 1 OF 6 SHEETS



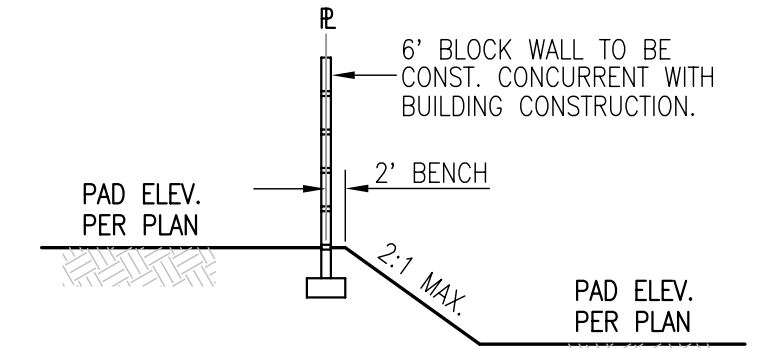
CAUTION
EXISTING 30" HP GAS MAIN
TO BE PROTECTED IN PLACE

INLET TYPE X PER
RFC&WCD OR
EQUAL, (TYP.)
OVERSIDE DRAIN PER
CAL-TRANS STD. D870,
OR EQUAL, (TYP.)

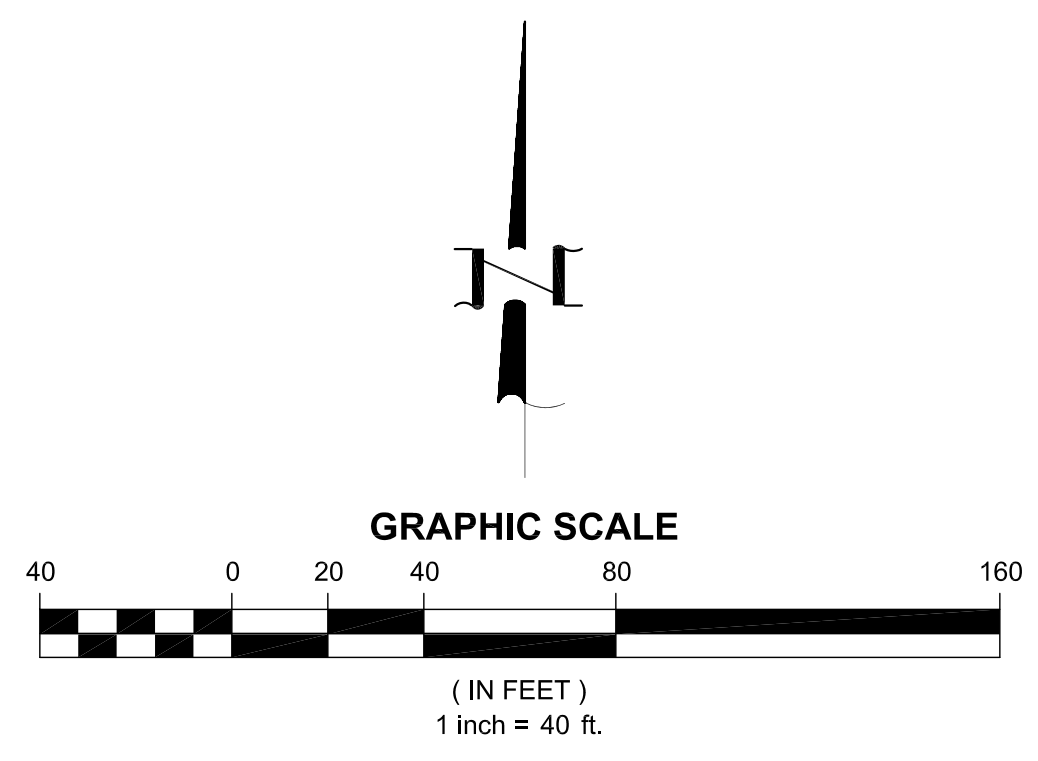
CAUTION
EXISTING 30" HP GAS MAIN
TO BE PROTECTED IN PLACE



TYPICAL SECTION 3/1
N.T.S.



TYPICAL SECTION 3/2
N.T.S.



SEE SHEET 4

SEE SHEET 4

SEE SHEET 5

SEE SHEET 6

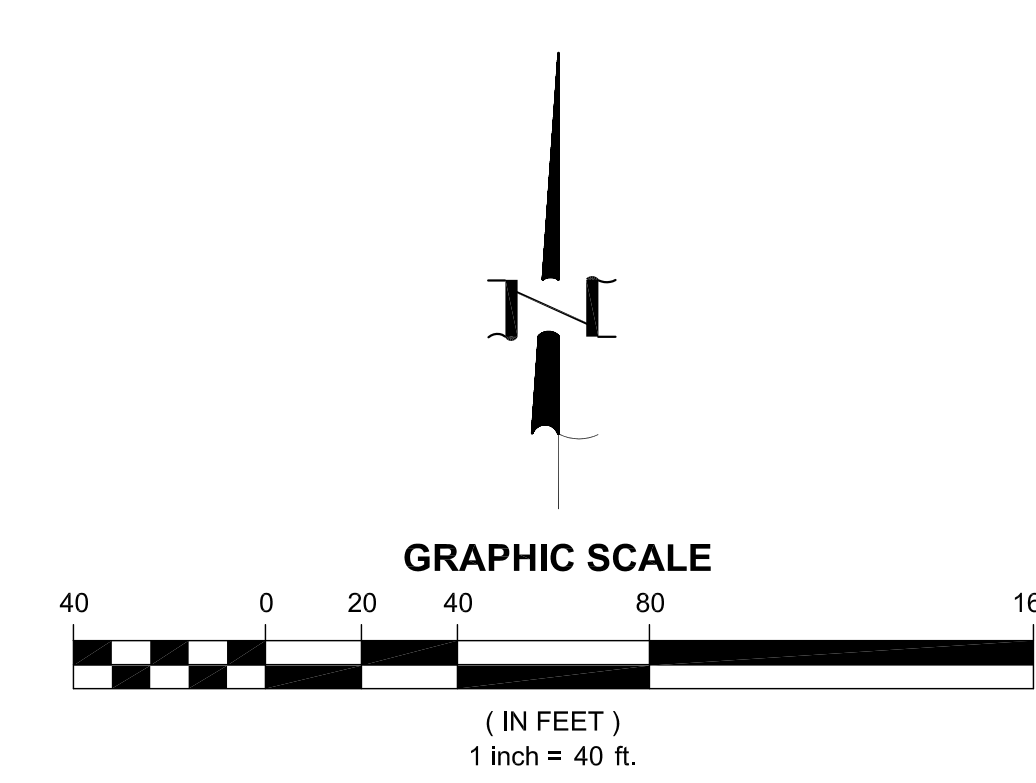
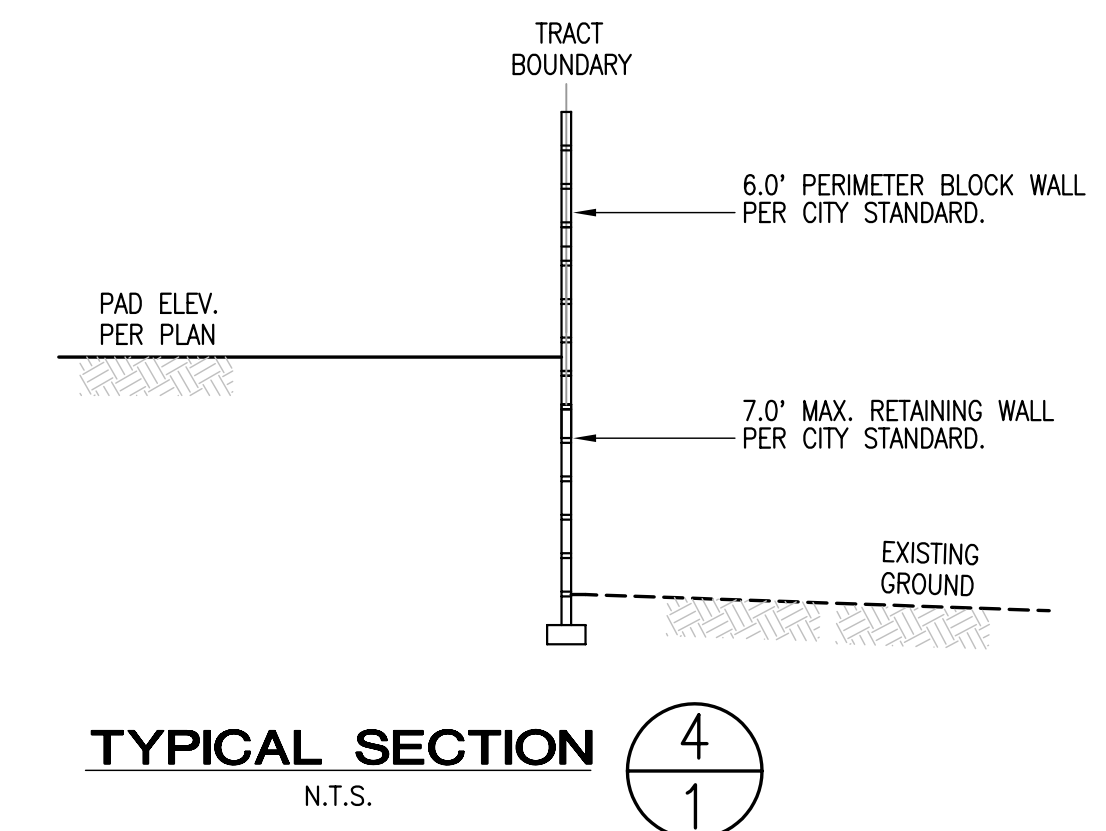
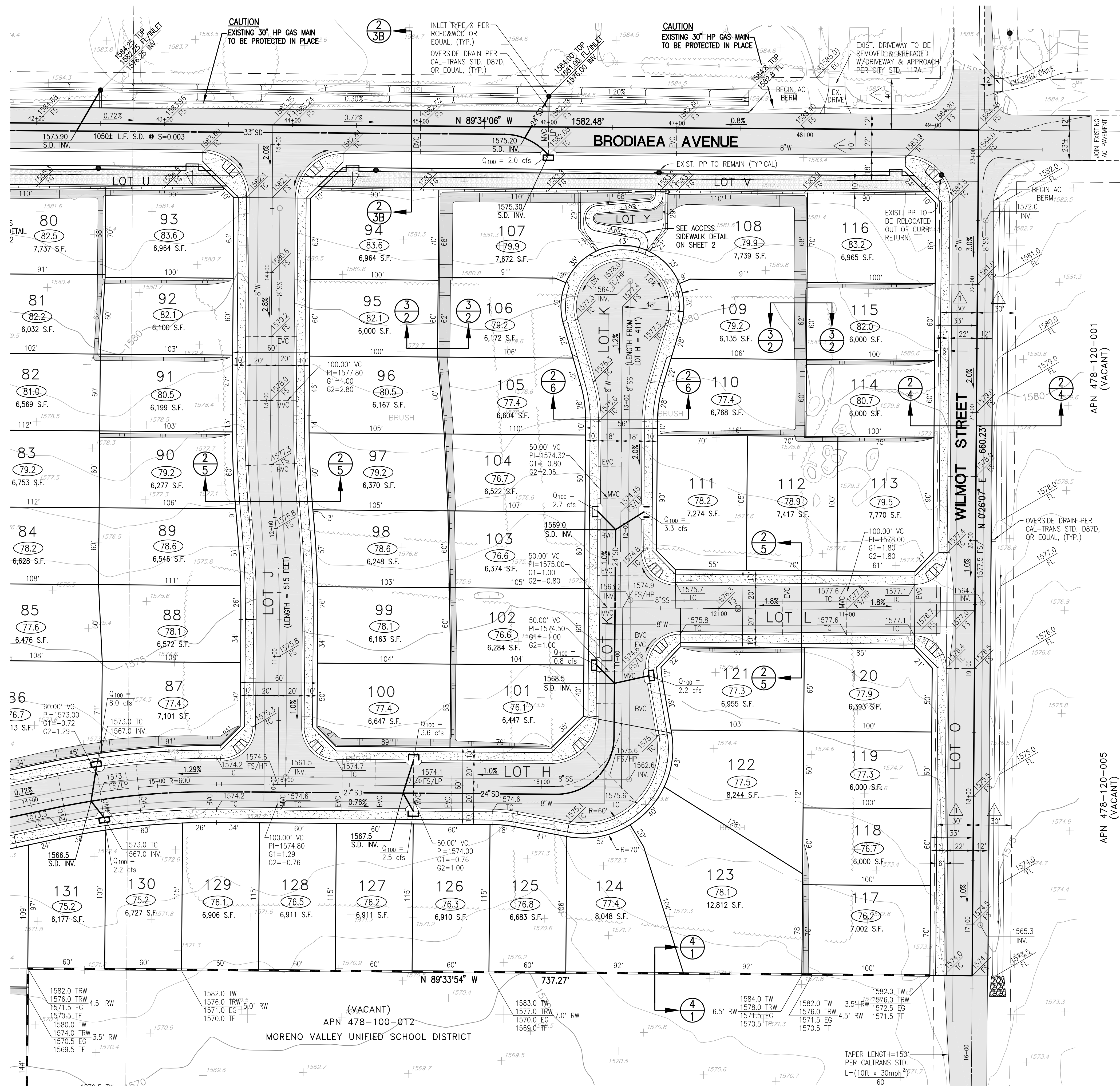
PA12-0005
**TENTATIVE TRACT
MAP No. 36436**
CITY OF MORENO VALLEY

OCTOBER 30, 2012
SHEET 3 OF 6 SHEETS

TENTATIVE TRACT MAP No. 36436

SEE SHEET 3

SEE SHEET 3



PA12-0005
TENTATIVE TRACT
MAP No. 36436
CITY OF MORENO VALLEY

OCTOBER 30, 2012
SHEET 4 OF 6 SHEETS

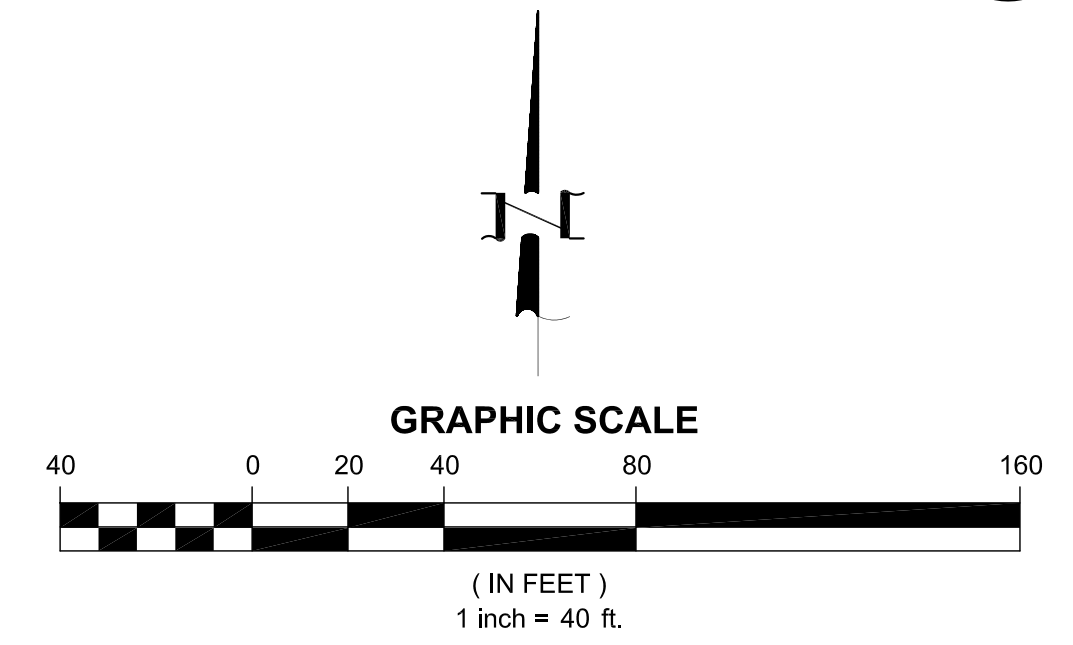
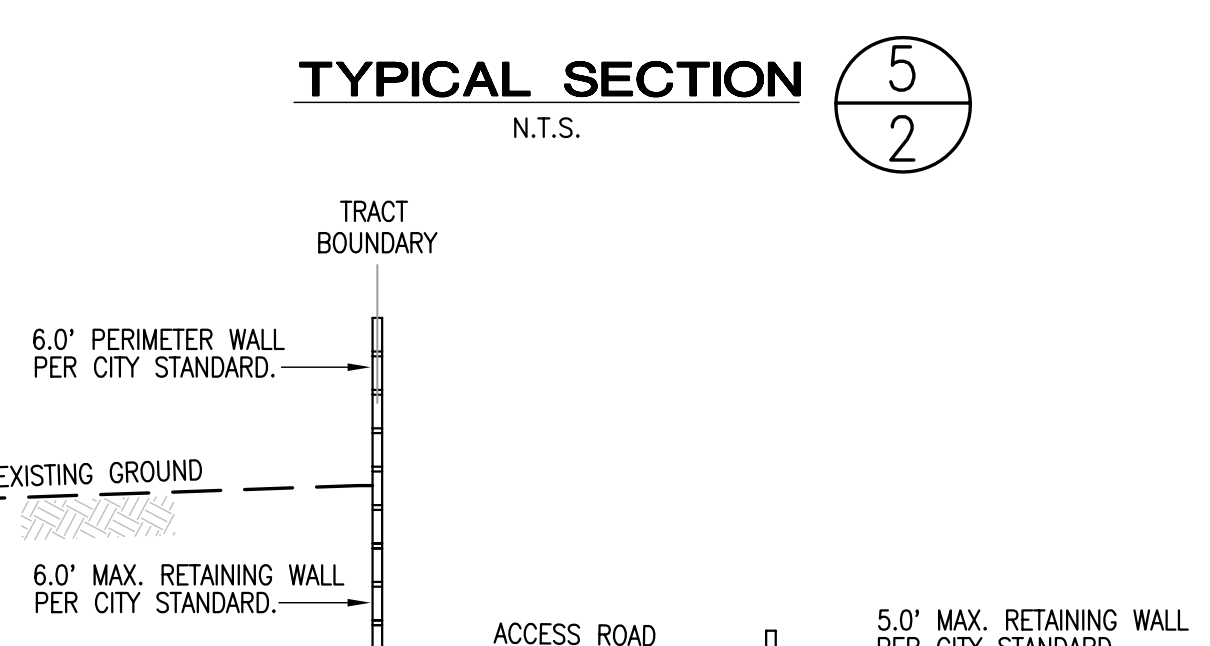
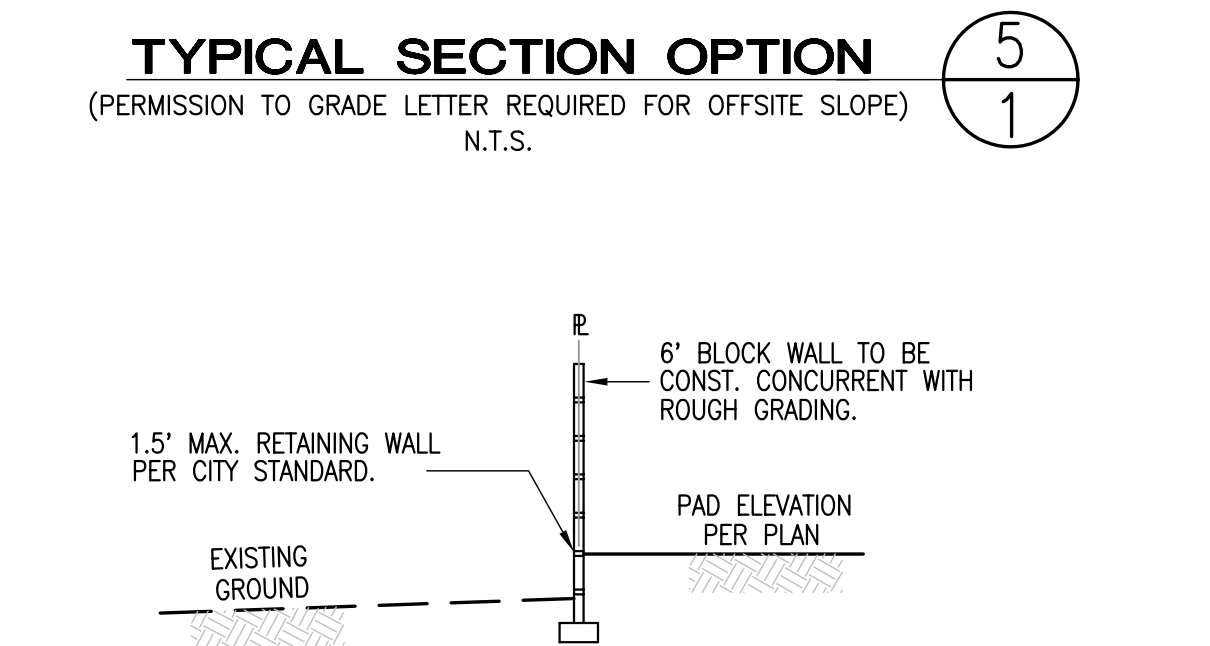
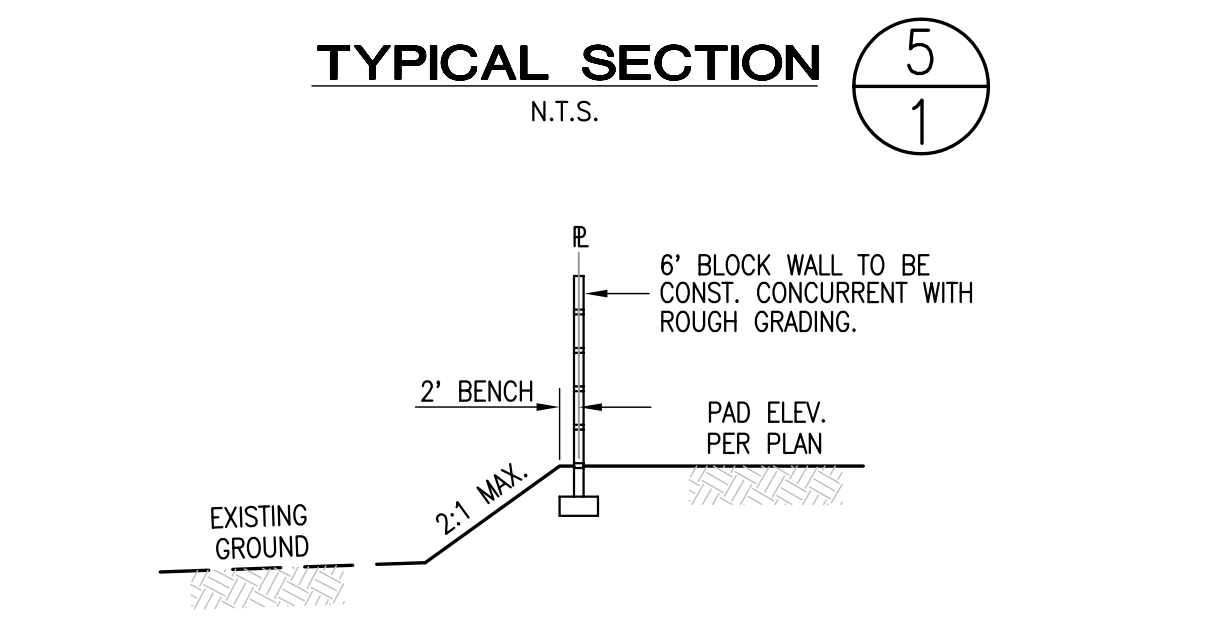
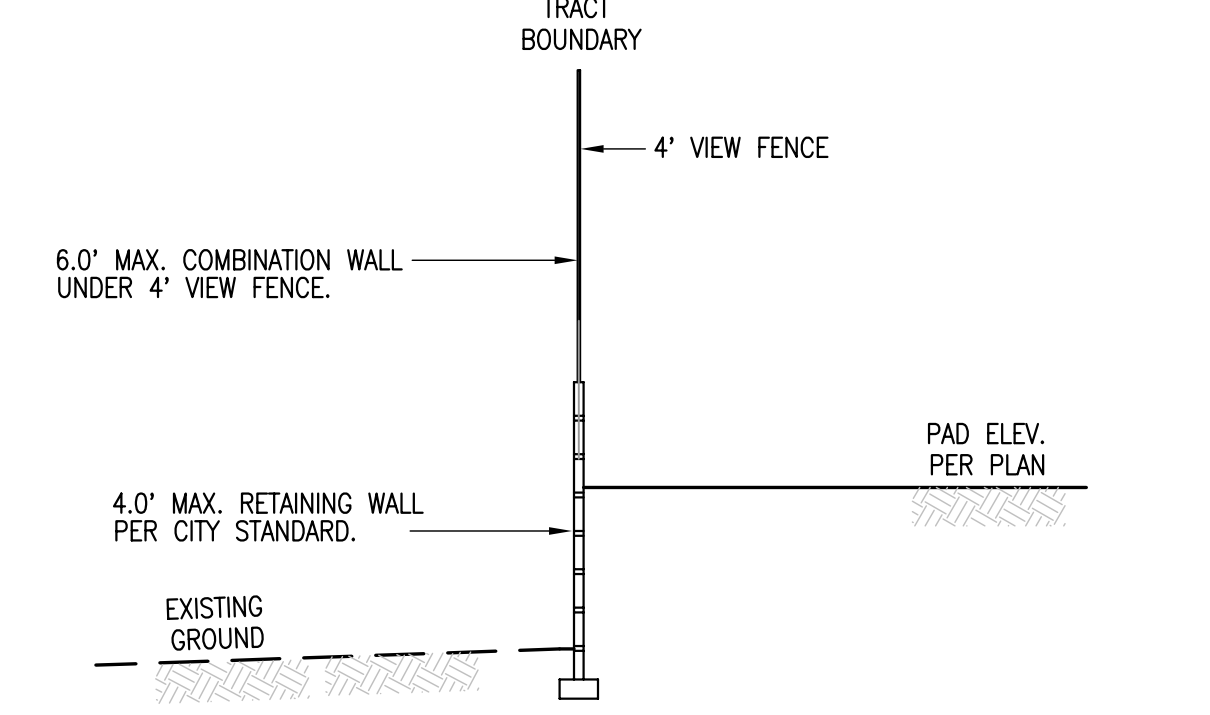
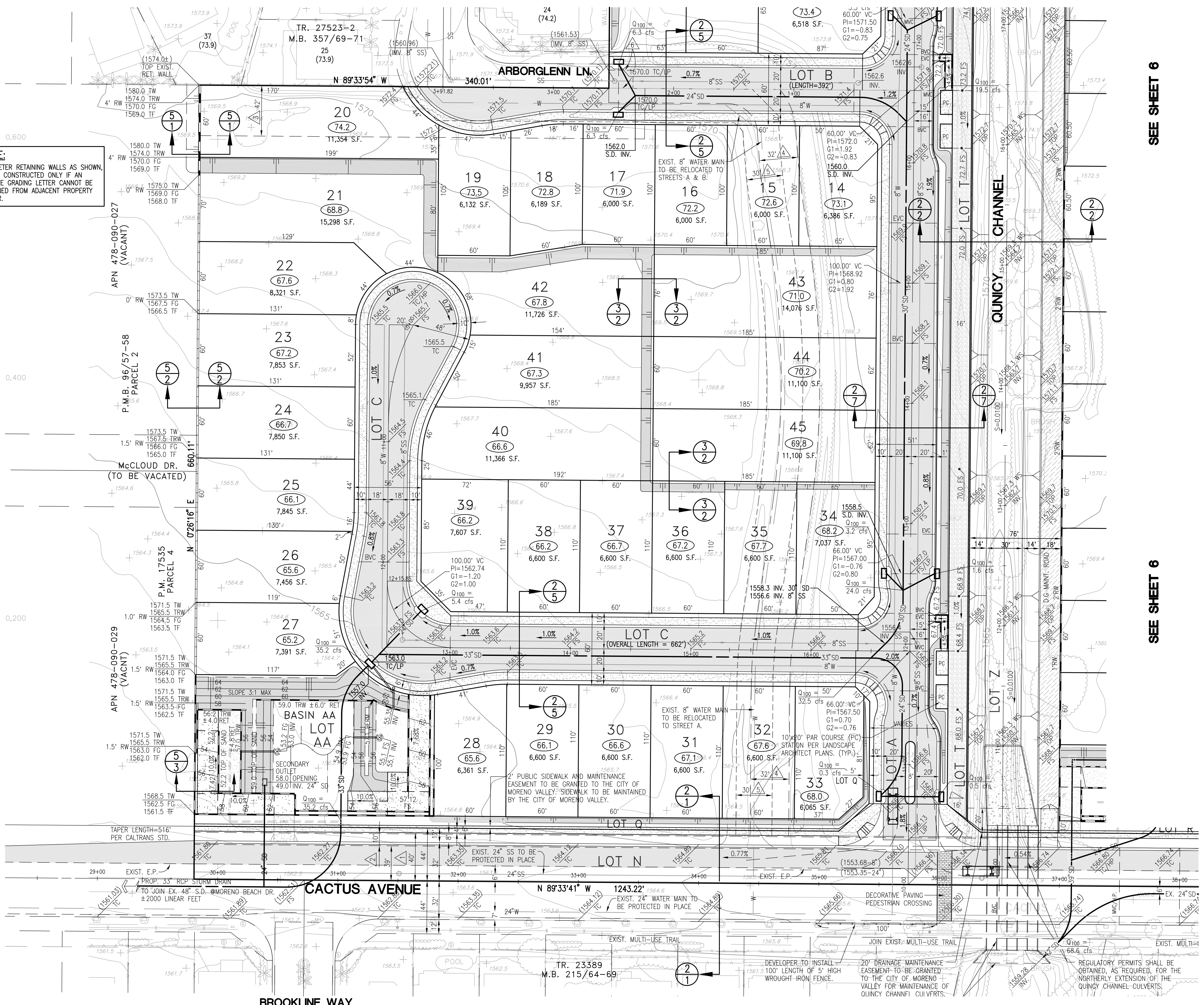
TENTATIVE TRACT MAP No. 36436

SEE SHEET 3

SEE SHEET 6

SEE SHEET 6

NOTE:
 PERIMETER RETAINING WALLS AS SHOWN, TO BE CONSTRUCTED ONLY IF AN OFFSITE GRADING LETTER CANNOT BE OBTAINED FROM ADJACENT PROPERTY OWNER.



PA12-0005
TENTATIVE TRACT
MAP No. 36436
CITY OF MORENO VALLEY

OCTOBER 30, 2012
 SHEET 5 OF 6 SHEETS

TENTATIVE TRACT MAP No. 36436

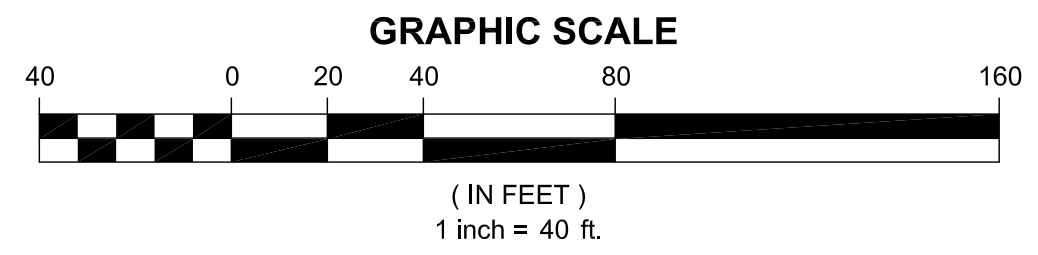
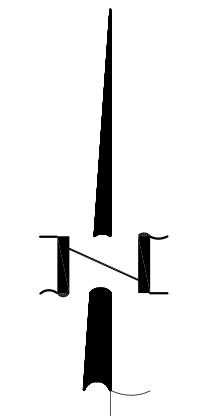
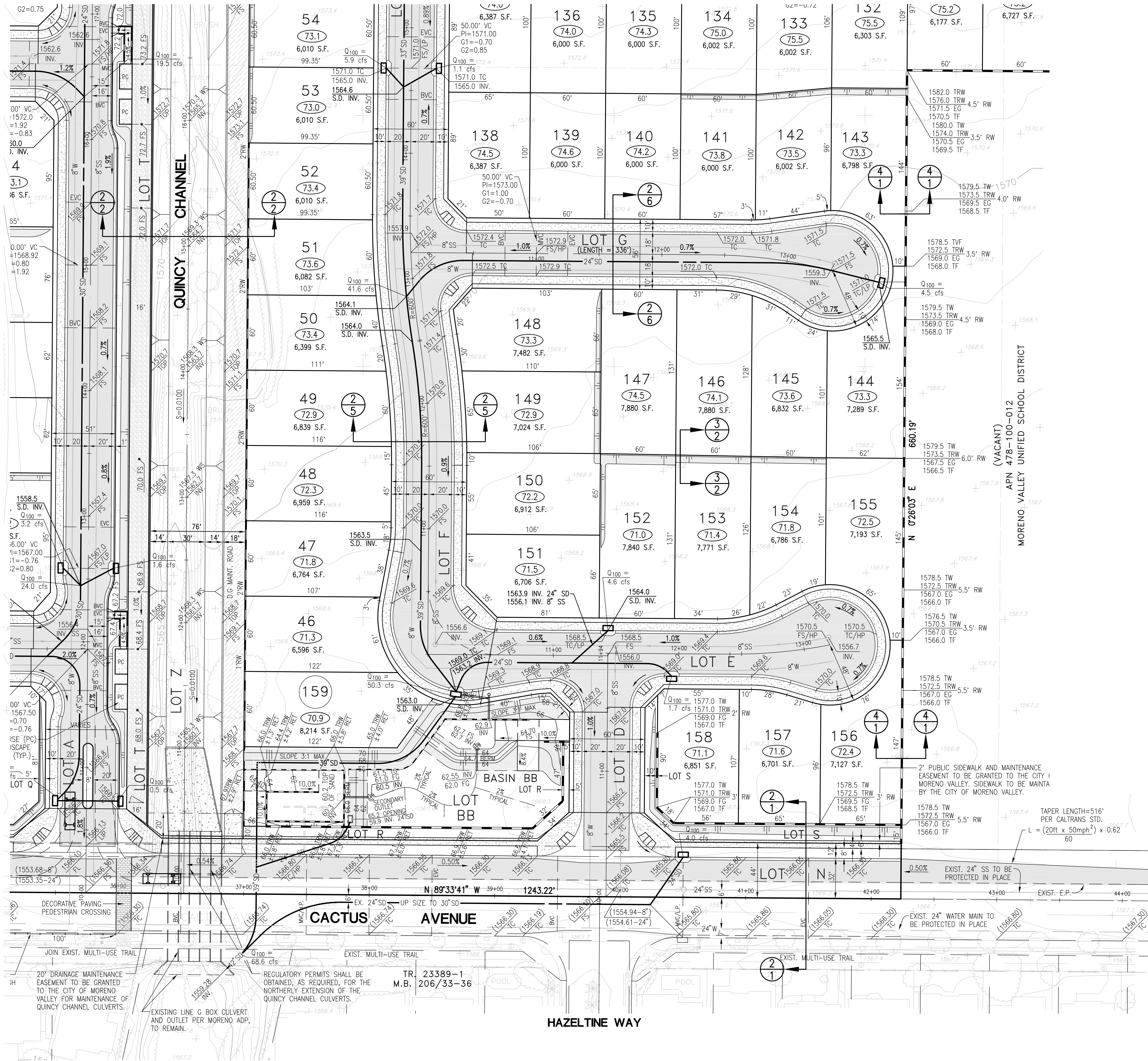
-114-

SEE SHEET 3

SEE SHEET 3

SEE SHEET 6

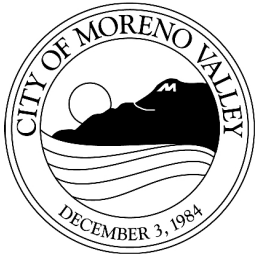
SEE SHEET 5



PA12-0005
TENTATIVE TRACT
MAP No. 36436
CITY OF MORENO VALLEY

OCTOBER 30, 2012
 SHEET 6 OF 6 SHEETS

TENTATIVE TRACT MAP No. 36436



**PLANNING COMMISSION
STAFF REPORT**

Case: PA12-0032 (Conditional Use Permit)

Date: February 28, 2013

Applicant: Mena Salama

Representative: Luiey G. Haddad, Esq
The Haddad Law Firm APC

Location: 23031 Sunnymead Boulevard Ste C
(APN: 292-250-038)

Proposal: Conditional Use Permit application to allow the Smoke N Cell, an existing retail store, to sell alcohol. The alcohol sales would be limited to the license obtained from the Alcohol Beverage Control for beer and wine only (Type-20 Off-Sale Beer and Wine license) within the hours of 9:00 am and 12:00 am.

Recommendation: Approval

SUMMARY

The applicant, Mena Salama has submitted a Conditional Use Permit for the sale of beer and wine within the existing retail store located at 23031 Sunnymead Boulevard.

PROJECT DESCRIPTION

Project

The Conditional Use Permit application proposes the sale of beer and wine at the existing Smoke N Cell store between the hours of 9:00am and 12:00am. The site is located just east of the southeast corner of Sunnymead Boulevard and Frederick Street at 23031 Sunnymead Boulevard.

The land use designation for the site is within the Specific Plan 204, Community Commercial (SP204CC). The primary purpose of the SP204CC land use designation provides general shopping and service needs. The existing retail store complies with the land use within the SP204CC district.

The proposed project consists of a conditional use permit which is necessary to provide conditions of approval for a discretionary use when a business is applying for the approval to sell beer and wine within 300 feet of a residential use.

Site

The .92 acre site is located at 23031 Sunnymead Boulevard. The site is currently developed with a retail building and a car wash in the south portion of the parcel. A Parcel Map has been completed and in the process to record which will divide the lot into two parcels.

The zoning is within the Specific Plan 204 Community Commercial with a General Plan designation of Commercial.

Surrounding Area

All parcels adjacent to the project site are developed. To the west is the 7-11 Convenience Store/Gas station with properties to the north, east and west developed with commercial uses. The property to the south is developed with single family residential homes.

Access/Parking

There are two points of access to the site via Sunnymead Boulevard and Frederick Street. The existing site includes parking in front of the business with additional shared parking to the south.

REVIEW PROCESS

The project was submitted on October 1, 2012. Due to the location and type of project, namely a developed site with no major alterations to the existing structure, the transmittal was not sent to outside agencies. The project was reviewed by the Planning Division for consistency with the Municipal Code and routed to the Moreno Valley Police Department for their review.

Planning Commission Staff Report
Page 3

Based on information from the Department of Alcoholic Beverage Control (ABC), there are currently 5 ABC licenses within the Census Tract, 2 of those are the 20 type which allows the sale of beer and wine for off-site consumption only (liquor or convenience store). Those two include the 7-11 located to the west and the Shell Fueling station across the street on Sunnymead Boulevard. The other 3 licenses are 40 type licenses which allow for on-site consumption (restaurant or bar) all of which are located to the east.

The existing store with or without liquor sales is compatible with the existing and planned land uses in the vicinity. The Conditional Use Permit for the use allows for review and potential revocation in the event of operations contrary to the approved conditions of approval and/or causing a public nuisance. The ABC license is also subject to review and potential revocation for violation of conditions of approval or creation of a public nuisance.

Staff is recommending approval of the Conditional Use Permit based on the above information.

NOTIFICATION

Public notice was sent to all property owners of record within 300' of the project. The public hearing notice for this project was also posted on the project site and published in the local newspaper. As of the date of report preparation, there were no inquiries in response to the noticing for this project.

STAFF RECOMMENDATION

That the Planning Commission **APPROVE** Resolution No. 2013-03 and thereby:

1. **RECOGNIZE** that PA12-0032 (Conditional Use Permit) qualifies as an exemption in accordance with CEQA Guidelines, Section 15301 (Existing Facilities); and,
2. **APPROVE** PA12-0032 (Conditional Use Permit) subject to the attached conditions of approval included as Exhibit A.

Prepared by:

Julia Descoteaux
Associate Planner

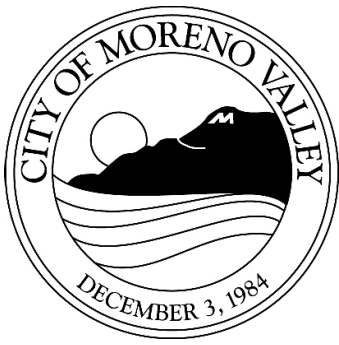
Approved by:

John C. Terell, AICP
Planning Official

ATTACHMENTS:

1. Public Hearing Notice
2. Planning Commission Resolution No. 2013-03 with Conditions of Approval
3. Land Use Plan
4. Aerial Photograph

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Notice of PUBLIC HEARING

This may affect your property. Please read.

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

CASE: PA12-0032 (Conditional Use Permit)

APPLICANT: Mena Salama

OWNER: Andy and Leslie Sehremelis Trust

REPRESENTATIVE: The Haddad Law Firm APC
Luiey G. Haddad Esq.

LOCATION: 23031 Sunnymead Blvd Ste C
(APN: 292-250-038)

PROPOSAL: Conditional Use Permit application to allow the Smoke N Cell, a retail store, to sell alcohol. The alcohol sales would be limited to the license obtained from the Alcohol Beverage Control for beer and wine only (Type-20 Off-Sale Beer and Wine license) from the hours of 9:00 am through 12:00 am.

ENVIRONMENTAL DETERMINATION: The project will not have a significant effect on the environment because it will occur within an existing structure and is therefore exempt from the provisions of the California Environmental Quality Act (CEQA), as a minor alteration to an existing facility, Class 1 Categorical Exemption, CEQA Guidelines, Section 15301 (Existing Facilities).

COUNCIL DISTRICT: 5

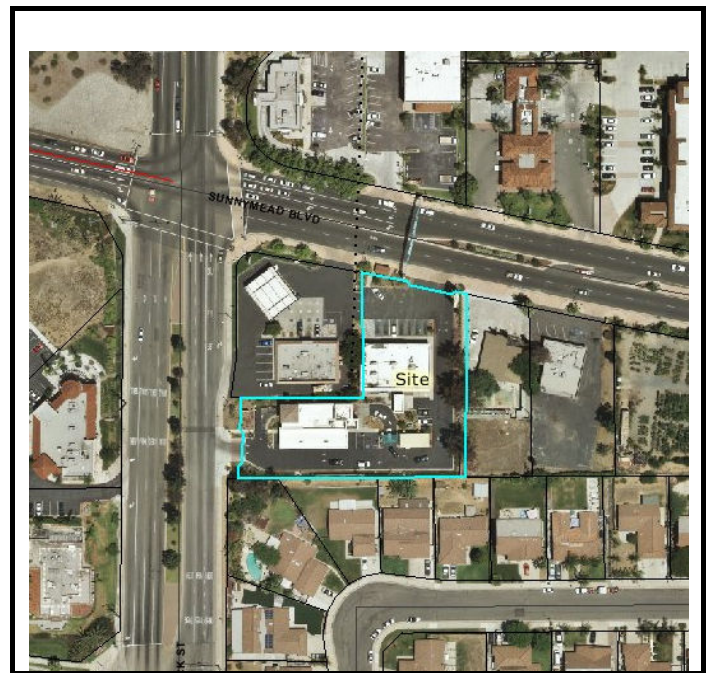
STAFF RECOMMENDATION: Approval

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

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

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

If you challenge any of these items in court, you may be limited to raising only those items you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing.



LOCATION N ↑

PLANNING COMMISSION HEARING

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

DATE / TIME: February 28, 2013 at 7 P.M.

CONTACT PLANNER: Julia Descoteaux

PHONE: (951) 413-3209

ATTACHMENT 1

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PLANNING COMMISSION RESOLUTION NO. 2013-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING PA12-0032 A CONDITIONAL USE PERMIT TO ALLOW ALCOHOL SALES AT AND EXISTING RETAIL STORE LOCATED AT 23031 SUNNYMEAD BOULEVARD SUITE C, APN # 292-250-038

WHEREAS, Mena Salama has filed an application for the approval of PA12-0032 a Conditional Use Permit as described in the title of this Resolution.

WHEREAS, on February 28, 2013, the Planning Commission of the City of Moreno Valley held a meeting to consider the application.

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

WHEREAS, there is hereby imposed on the subject development project certain fees, dedications, reservations and other exactions pursuant to state law and City ordinances;

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

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

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

B. Based upon substantial evidence presented to this Planning Commission during the above-referenced meeting on February 28, 2013, including written and oral staff reports, and the record from the public hearing, this Planning Commission hereby specifically finds as follows:

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

FACT: The General Plan land use is Commercial (C). The existing use, excluding beer and wine, is compatible with those uses permitted within the Commercial land use district and within the Specific Plan 204 Community Commercial. All alcohol related

ATTACHMENT 2

uses require a Conditional Use Permit when within 300 feet of residential. Residentially zoned properties are immediately adjacent to the parcel on which the use is proposed, sharing rear yards separated by block walls.

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

FACT: A retail store, selling of beer and wine is a conditionally permitted land use under the Specific Plan 204 CC which reverts to the Community Commercial zoning designation within the City’s Municipal Code.

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

FACT: Based on information from the Department of Alcoholic Beverage Control (ABC), an over concentration of alcoholic sales within the Census Tract occurs when there are more than 2 businesses with alcohol sales. Currently this Census Tract has 5 business selling alcohol, 2 with off-site consumption only sales. The Moreno Valley Police Department has not expressed any concerns regarding the project. The Police Department will review the required future applicant application from ABC and condition it to address any specific concerns with this proposed use.

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

FACT: The existing retail store with or without liquor sales is compatible with the existing and planned land uses in the vicinity. The Conditional Use Permit for the use allows for review and potential revocation in the event of operations contrary to the approved conditions of approval and/or causing a public nuisance. The ABC license is also subject to review and potential revocation for violation of conditions of approval or creation of a public nuisance.

BE IT FURTHER RESOLVED that the Planning Commission **HEREBY APPROVES** Resolution No. 2013-03 Approving PA12-0032, a Conditional Use Permit to allow beer and wine sales in the existing retail store located at 23031 Sunnymead Boulevard subject to the attached conditions of approval included as Exhibit A.

| **APPROVED** this 28th -day of February, 2013.

Meli Van Natta
Chair, Planning Commission

ATTEST:

John C. Terell, Planning Official
Secretary to the Planning Commission

APPROVED AS TO FORM:

City Attorney

Attached: Conditions of Approval

**CITY OF MORENO VALLEY
CONDITIONS OF APPROVAL
PA12-0032 - CONDITIONAL USE PERMIT
APN: 292-250-038**

APPROVAL DATE: February 28, 2013
EXPIRATION DATE: February 28, 2016

- Planning (P), including School District (S), Post Office (PO), Building (B)**
- Fire Prevention Bureau (F)**
- Police (PD)**

Note: All Special conditions are in bold lettering. All other conditions are standard to all or most development projects.

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

Planning Division

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

GENERAL CONDITIONS

- P1. 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)
- P2. In the event the use hereby permitted ceases operation for a period of one (1) year or more, or as defined in the current Municipal Code, this permit may be revoked in accordance with provisions of the Municipal Code. (MC 9.02.260)
- P3. This project is located within Specific Plan 204. The provisions of the specific plan, the design manual, their subsequent amendments, and the Conditions of Approval shall prevail unless modified herein. (MC 9.13)

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

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

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

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

**PLANNING DIVISION
CONDITIONS OF APPROVAL
(PA12-0032)
PAGE 2**

- P4. The site shall be developed in accordance with the approved plans on file in the Community & Economic 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)
- P5. 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)
- P6. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
- P7. Any signs indicated on the submitted plans are not included with this approval. Any signs, **whether permanent (e.g. wall, monument) or temporary (e.g. banner, flag)**, proposed for this development shall be designed in conformance with the sign provisions of the Development Code or approved sign program, if applicable, and shall require separate application and approval by the Planning Division. **No signs are permitted in the public right of way.** (MC 9.12)
- P8. (GP) 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

- P9. **The site has been approved for a Conditional Use Permit to sell beer and wine only (Type-20 ABC License) within the existing retail establishment for off-premises consumption only. No on-site consumption is allowed. A change or modification shall require separate approval. For a Conditional Use Permit, violation may result in revocation in the case of a Conditional Use Permit.**
- P10. **Business hours shall be from 9am to 12am Sunday through Saturday.**
- P11. **An outdoor trash receptacle shall be provided on site.**
- P12. **Any convenience/retail store selling alcoholic beverages shall post the premises with signs prohibiting the consumption of alcoholic beverages on-site.**

**PLANNING DIVISION
CONDITIONS OF APPROVAL
(PA12-0032)
PAGE 3**

- P13. To reduce noise impacts to below the level of 55 dBA at one time beyond the boundaries of the property, delivery operations will be conducted between the hours of 8 am and 8pm. Loading or unloading activities shall be conducted from the truck bays or designated loading. (MC 9.10.140, CEQA)**
- P14. The owner or owner's representative shall establish and maintain a relationship with the City of Moreno Valley and cooperate with the Problem Oriented Policing (POP) program, or its successors.**
- P15. The Police Chief may require the business owner to provide security within the shopping center parking lot to address issues that arise from the operation of the business.**
- P16. The shopping center parking lot lighting shall be maintained in good repair and shall comply with the Municipal Code lighting standards of a minimum of one (1) foot candle and a maximum of eight (8) foot candle.**

**CITY OF MORENO VALLEY
CONDITIONS OF APPROVAL
Case No: PA12-0032
APN: 292-250-038
DATE: 11/12/12**

FIRE PREVENTION BUREAU

1. The following Standard Conditions shall apply.

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

- F1. Final fire and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in force at the time of building plan submittal.
- F2. Prior to issuance of Building Permits, the applicant/developer shall participate in the **Fire Impact Mitigation Program**. (Fee Resolution as adopted by City Council)
- F3. 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 (12) inches in height for buildings and six (6) inches in height for suite identification on a contrasting background. Unobstructed lighting of the address(s) shall be by means approved by the Fire Prevention Bureau and Police Department. In multiple suite centers (strip malls), businesses shall post the name of the business on the rear door(s). (CFC 505.1)
- F4. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install **a fire sprinkler system** based on square footage and type of construction, occupancy or use. Fire sprinkler plans shall be submitted to the Fire Prevention Bureau for approval prior to installation. (CFC Chapter 9)
- F5. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a **fire alarm system** monitored by an approved Underwriters Laboratory listed central station based on a requirement for monitoring the sprinkler system, occupancy or use. Fire alarm panel shall be accessible from exterior of building in an approved location. Plans shall be submitted to the Fire Prevention Bureau for approval prior to installation. (CFC Chapter 9 and MVMC 8.36.100)
- F6. 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 Chief. 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)

- F7. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer must submit a simple plot plan, a simple floor plan, and other plans as requested, each as an **electronic file in .dwg format**, to the Fire Prevention Bureau. Alternate file formats may be acceptable with approval by the Fire Chief.
- F8. Complete **plans and specifications for fire alarm systems, fire-extinguishing systems (including automatic sprinklers or standpipe systems)**, clean agent systems (or other special types of automatic fire-extinguishing systems), as well as other fire-protection systems and appurtenances thereto shall be submitted to the Moreno Valley Fire Prevention Bureau for review and approval prior to system installation. Submittals shall be in accordance with CFC Chapter 9 and associated accepted national standards.
- F9. Approval of the **safety precautions required** for buildings being constructed, altered or demolished shall be required by the Fire Chief in addition to other approvals required for specific operations or processes associated with such construction, alteration or demolition. (CFC Chapter 14 & CBC Chapter 33)
- F10. Construction or work for which the Fire Prevention Bureau's approval is required shall be **subject to inspection by the Fire Chief** and such construction or work shall remain accessible and exposed for inspection purposes until approved. (CFC Section 105)
- F11. The Fire Prevention Bureau shall maintain **the authority to inspect**, as often as necessary, buildings and premises, including such other hazards or appliances designated by the Fire Chief for the purpose of ascertaining and causing to be corrected any conditions which would reasonably tend to cause fire or contribute to its spread, or any violation of the purpose or provisions of this code and of any other law or standard affecting fire safety. (CFC Section 105)
- F12. Permit requirements issued, which designate specific **occupancy requirements** for a particular dwelling, occupancy, or use, shall remain in effect until such time as amended by the Fire Chief. (CFC Section 105)
- F13. In accordance with the California Fire Code Appendix Chapter 1, where no applicable standards or requirements are set forth in this code, or contained within other laws, codes, regulations, ordinances or bylaws adopted by the jurisdiction, compliance with applicable standards of the National Fire Protection Association or other nationally recognized fire safety standards as are approved shall be deemed as prima facie evidence of compliance with the **intent of this code as approved by the Fire Chief**. (CFC Section 102.8)
- F14. Any **alterations, demolitions, or change in design, occupancy and use** of buildings or site will require plan submittal to the Fire Prevention Bureau with review and approval prior to installation. (CFC Chapter 1)
- F15. **Emergency and Fire Protection Plans** shall be provided when required by the Fire Prevention Bureau. (CFC Section 105)
- F16. Prior to construction, **all traffic calming** designs/devices must be approved by the Fire Marshal and City Engineer.

POLICE DEPARTMENT--

Note: All Special conditions are in bold lettering. All other conditions are standard to all or most development projects

Standard Conditions

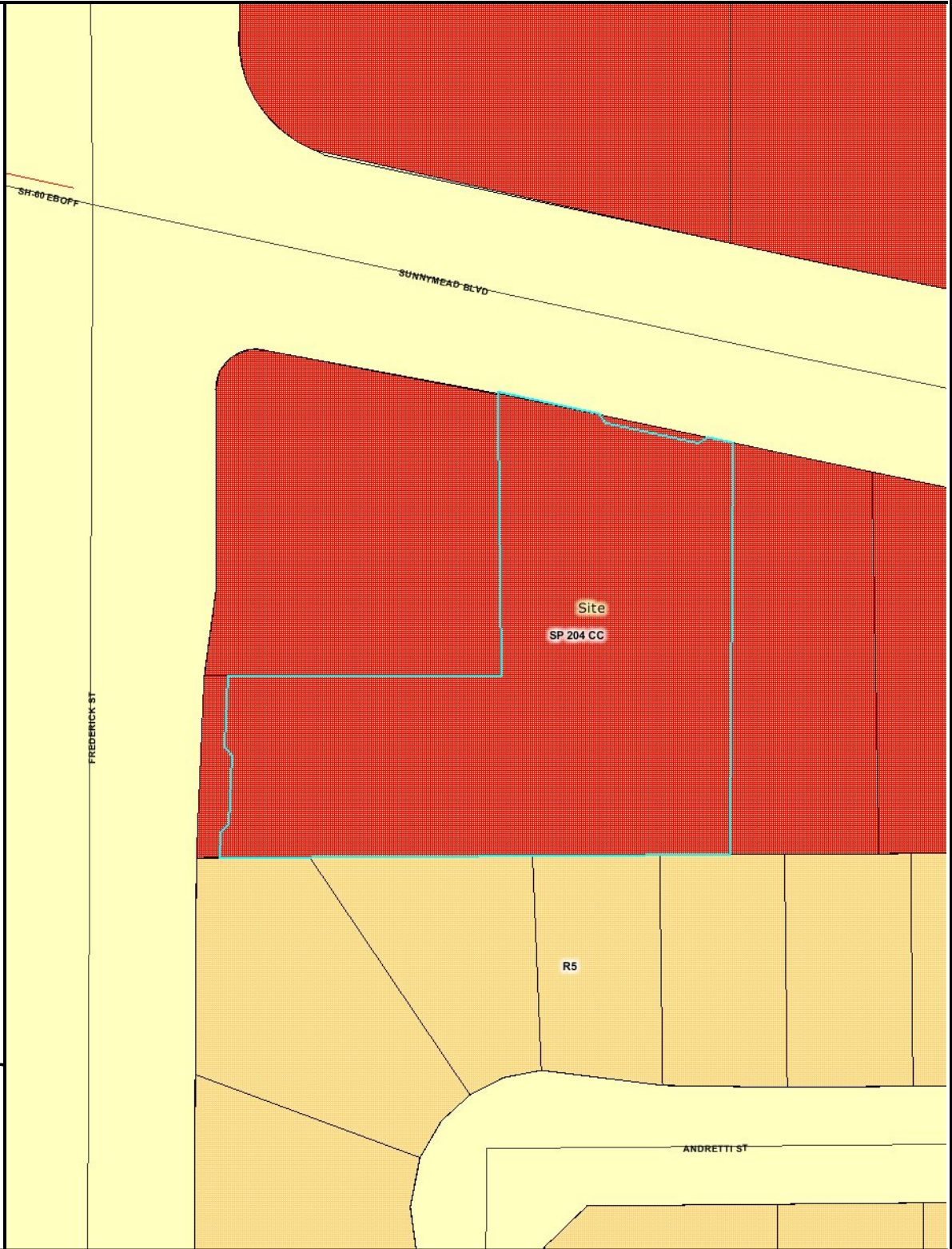
- PD1. Addresses shall be in plain view, visible from the street and visible at night.
- PD2. All exterior doors in the rear and the front of the buildings shall display an address or suite number.
- PD3. No trespassing/loitering signs posted at the entrance and in the parking lot.
- PD4. The Police Chief may require recordable security camera system with coverage inside the business and parking lot to address any issues that may arise from the use.
- PD5. Hours for the sale of beer and wine shall be between 9:00 am and no later than 12am.
- PD6. All rear exterior doors should have an overhead light (low sodium or comparable).
- PD7. The exterior of the building should have high-pressure sodium lights and/or metal halide lights installed and strategically placed throughout the exterior of the building. The parking lots should have adequate lighting to insure a safe environment for customers and or employees.
- PD8. Landscape ground cover should not exceed over 3 feet in height from in the parking lot.
- PD9. Bushes that are near the exterior of the building should not exceed 4 feet in height and should not be planted directly in front of the buildings or walkways.
- PD10. Cash registers shall be placed near the front entrance of the store
- PD11. Window coverings shall comply with the City ordinance.
- PD12. No loitering signs shall be posted in plain view throughout the building.

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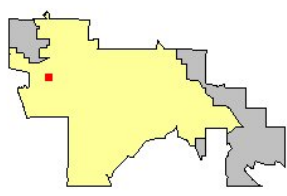
PA12-0032jd

Legend

-  Selected Features
-  Highways
-  Parcels
-  Roads
- Zoning**
-  Commercial
-  Industrial/Business Park
-  Large Lot Residential
-  Multi-family
-  Office
-  Open Space/Park
-  Planned Development
-  Public Facilities
-  Residential 2 Dwellings/Acre
-  Residential Agriculture 2 Dwellings/Acre
-  Suburban Residential
-  Waterbodies
- City Boundaries**
-  Calimesa
-  Moreno Valley
-  Perris
-  Riverside



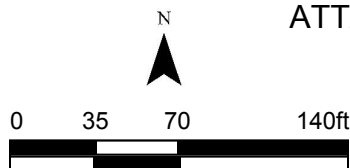
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City of Moreno Valley
 14177 Frederick St
 Moreno Valley, CA 92553

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








ATTACHMENT 3



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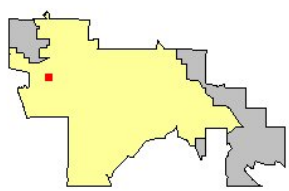
PA12-0032jd

Legend

-  Selected Features
-  Highways
-  Parcels
-  Roads
-  Ortho Photography
-  Waterbodies
-  City Boundaries
-  Callimesa
-  Moreno Valley
-  Perris
-  Riverside



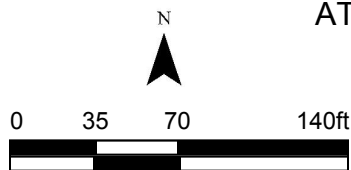
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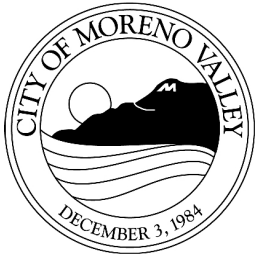
City of Moreno Valley
14177 Frederick St
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ATTACHMENT 4



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PLANNING COMMISSION STAFF REPORT

Case: PA12-0024 Plot Plan
P13-007 Variance

Date: February 28, 2013

Applicant: O'Reilly Auto Parts

Representative: David Glassman, Glassman Planning Associates

Location: SWC Perris Boulevard & John F. Kennedy Drive

Proposal: A Plot Plan to construct a 7,453 square foot retail building located south of the existing CVS drug store in the Neighborhood Commercial zone. A Variance request for a reduction in the required parking is included.

Recommendation: Approval

SUMMARY

The applicant, O'Reilly Auto Parts has submitted an application for the construction of a 7,453 square foot retail store. The proposed building will be south of the existing CVS drug store and the approved Family Dollar retail store. A Variance for a reduction of parking spaces has been requested. The project is located in the Neighborhood Commercial (NC) zone. The project is consistent with the General Plan and Municipal Code regulations.

PROJECT DESCRIPTION

Project

The proposed retail building will be constructed on Parcel 4 of the Parcel Map 36449 on approximately .60 acres. The project includes a 7,453 square foot retail building located south of the existing CVS store and the approved Family Dollar store with frontage along the Perris Boulevard. The site will include shared access with the existing CVS store and Parcels 3, 4 and 5 of Parcel Map 36449.

Included in the project is a Variance to reduce the required parking on the site.

Surrounding Area

An approved commercial building (Family Dollar) is immediately north of the site and a built commercial building (CVS) is further to the north. Properties surrounding the project include vacant land zoned Neighborhood Commercial to the west and south and existing single family residential to the north, south and west with both Residential 5 (west and south) and Residential 10 (north) zoning. To the east is existing retail zoned Neighborhood Commercial and existing Multi-family zoned R20 and R15.

Access/Parking

The project will access from existing driveways along Perris Boulevard. The driveways are shared by the adjacent approved and/or built commercial buildings.

The proposed parking lot design of the retail building includes 30 parking spaces which is 4 less than the minimum parking requirements for a retail commercial building. The Municipal Code allows for approval of a Variance for a reduction in parking based on the demonstrated parking demand of a proposed use. A Variance request has been submitted to allow the proposed project with less than the minimum parking spaces. The applicant provided a parking study based on established business activity of their existing stores on average sales per hour for a store of this size. Based on this information the average number of vehicles on site including employees and customers would be 19. As the site plan includes 30 parking stalls, 11 more than the projected number needed for this retailer, the parking stalls provided should be adequate for a building of this size with this business use. The proposed retail tenant will own and occupy the building and the building is required to have reciprocal parking with adjacent parcels furthering strengthening the Variance request. The request is consistent with the Municipal Code requirements for a Variance.

Design/Landscaping

The retail building includes a two tone block building with subtle reveals for dimension and is conditioned to include decorative lighting on the three sides (north, south, and east) of the building visible from the parking lot and/or street. Landscaping will be provided per the City's Landscape Requirements and use similar plant material to the adjacent approved projects.

REVIEW PROCESS

The project was submitted on May 30, 2012, with the project review meeting on June 26, 2012. Several revisions were requested and have been completed to the satisfaction of all parties.

ENVIRONMENTAL

Based on the location and small scale of the project, no specific studies were required for the proposed project. The site is considered an infill development project as the site is vacant land surrounded by development that has been disked for weed control with existing drive aisles and driveways constructed on the site for use by the parcel on the corner of Perris Boulevard and John F. Kennedy Drive.

Pursuant to the adopted Western Riverside Multiple Species Habitat Conservation Plan (MSHCP), the project will be required to complete a 30-day pre-construction survey for the Burrowing Owl prior to any grading permit issuance.

NOTIFICATION

Public notice was sent to all property owners of record within 300' of the project. The public hearing notice for this project was also posted on the project site and published in the local newspaper.

REVIEW AGENCY COMMENTS

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

| <u>Agency</u> | <u>Response Date</u> | <u>Comments</u> |
|-----------------------------------|-----------------------------|---|
| Riverside County Flood Control | July 9, 2012 | No impacts to the District Master Drainage Plan. Located within the Sunnymead Area Drainage Plan. Encroachment permit required. |

STAFF RECOMMENDATION

That the Planning Commission **APPROVE** Resolution No. 2013-02 and thereby:

1. **RECOGNIZE** that PA12-0024 (Plot Plan) and P13-007 (Variance) qualifies as an exemption in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15332 (In-Fill Development Projects); and,
2. **APPROVE** PA12-0024 (Plot Plan) and P13-007 (Variance) subject to the attached conditions of approval included as Exhibit A.

Prepared by:

Approved by:

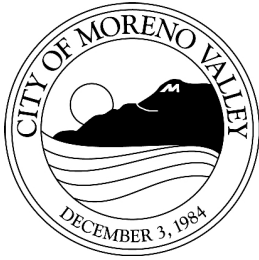
Julia Descoteaux
Associate Planner

John C. Terell, AICP
Planning Official

ATTACHMENTS:

1. Public Hearing Notice
2. Planning Commission Resolution NO. 2013-02 with Conditions of Approval for PA12-0024 and P13-007
3. Ortho Map
4. Zoning Map
5. Site Plan PA12-0024

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Notice of PUBLIC HEARING

This may affect your property. Please read.

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

CASE: PA12-0024 (Plot Plan)
P13-007(Variance)

APPLICANT: O'Reilly Auto Parts

OWNER: O'Reilly Auto Parts

REPRESENTATIVE: David Glassman, Glassman Planning Associates

LOCATION: SWC Perris Boulevard and John F. Kennedy Drive (APN: 485-081-034-5)

PROPOSAL: A Plot Plan for a 7,453 square foot retail building with a Variance request for a reduction to the required parking located south of the existing CVS and the approved Family Dollar store. The project will use the existing driveways. The site is zoned Neighborhood Commercial.

ENVIRONMENTAL DETERMINATION: The project qualifies as an exemption in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15332 (In-Fill Development Projects)

COUNCIL DISTRICT: 4

STAFF RECOMMENDATION: Approval

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

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

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

If you challenge any of these items in court, you may be limited to raising only those items you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing.



LOCATION N ↑

PLANNING COMMISSION HEARING

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

DATE AND TIME: February 28, 2013 at 7 PM

CONTACT PLANNER: Julia Descoteaux

PHONE: (951) 413-3209

ATTACHMENT 1

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PLANNING COMMISSION RESOLUTION NO. 2013-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING PA12-0024 (PLOT PLAN) FOR THE CONSTRUCTION OF A 7,453 SQUARE FOOT RETAIL BUILDING AND P13-007 A VARIANCE FOR REDUCED PARKING LOCATED ON THE WEST SIDE OF PERRIS BOULEVARD, SOUTH OF JOHN F. KENNEDY DRIVE ON PARCEL 4 OF PARCEL MAP 36449.

Section 1:

WHEREAS, O'Reilly Auto Parts has filed an application for the approval of PA12-0024(Plot Plan) for a retail building and P13-007 a Variance as described in the title of this Resolution.

WHEREAS, on February 28, 2013 the Planning Commission of the City of Moreno Valley held a meeting to consider the application.

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

WHEREAS, there is hereby imposed on the subject development project certain fees, dedications, reservations and other exactions pursuant to state law and City ordinances;

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

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

- A. This Planning Commission hereby specifically finds that all of the facts set forth above in this Resolution are true and correct.
- B. Based upon substantial evidence presented to this Planning Commission during the above-referenced meeting on February 28, 2013, including written and oral staff reports, and the record from the public hearing, this Planning Commission hereby specifically finds as follows:
 - 1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary

hardship not otherwise shared by others within the surrounding area or vicinity.

FACT: The project site is a small parcel, .60 acres in the Neighborhood Commercial Zone with an existing drive aisle shared with all parcels to the north and will be extending to the south when further development occurs limiting the design of the project site

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the vicinity and under the same zoning classification.

FACT: Based on a parking analysis completed by the applicant, a building of this square footage has an average of 9 customers an hour and not more than 10 employees at a given time. The proposed parking spaces included in the project design is 30 and the required is 34.

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the vicinity and under the same zoning classification.

FACT: Due to site constraints (unique parcel shape and existing site development), the proposed parking is four less than the current code allows.

4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties in the vicinity and under the same zoning classification.

FACT: Approval of the variance would not constitute a grant of special privilege inconsistent with the limitations on other properties in the vicinity and under the same zoning classification. There are no other properties in the vicinity of the project or under the same zoning classification which also share the same site constraints (unique parcel shape and existing site improvements).

5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity; and

FACT: The granting of a variance would allow for required parking to be four less than the existing code requires. Visual impacts from the parking will be screened by the landscaped parkway area

between the curb and project's perimeter. The project as proposed will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

6. That the granting of a variance is consistent with the objectives and policies of the general plan and the intent of this title.

FACT: The granting of the variance is consistent with the objectives and policies of the General Plan and the intent of the Municipal Code. The applicant has attempted to meet the requirements for the project site. The variance will provide for equity in the use of the project site property, and will prevent unnecessary hardships that might result from a strict or literal interpretation and enforcement of certain regulations.

Section 2:

WHEREAS, O'Reilly Auto Parts has filed an application for the approval of PA12-0024(Plot Plan) for a retail building and P13-007 a Variance as described in the title of this Resolution.

WHEREAS, on February 28, 2013 the Planning Commission of the City of Moreno Valley held a meeting to consider the application.

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

WHEREAS, there is hereby imposed on the subject development project certain fees, dedications, reservations and other exactions pursuant to state law and City ordinances;

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

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

- C. This Planning Commission hereby specifically finds that all of the facts set forth above in this Resolution are true and correct.
- D. Based upon substantial evidence presented to this Planning Commission during the above-referenced meeting on February 28, 2013, including written and oral staff reports, and the record from the public hearing, this Planning Commission hereby specifically finds as follows:

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

FACT: The proposed retail building is consistent with the General Plan and the Neighborhood Commercial (NC) zone. As designed and conditioned, the proposed project will be consistent and does not conflict with the goals, objectives, policies and programs of the General Plan.

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

FACT: The proposed project will be located within the Neighborhood Commercial (NC) zone. The primary focus of the Neighborhood Commercial land use district is to satisfy the daily shopping needs of Moreno Valley residents by providing construction of conveniently located neighborhood centers which provide limited retail commercial services. As proposed, the project complies with all applicable zoning and Municipal Code requirements.

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

FACT: The project is a small-scale retail building on an infill site in an urban setting. The proposed project will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity. The project would be exempt from the requirements of the California Environmental Quality Act (CEQA) Guidelines as provided for in Section 15332 (In-Fill Development Projects)..

As designed and conditioned, the project will not be detrimental to public health, safety or welfare and will not result in significant environmental impacts.

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

FACT: The design of the proposed retail building is in conformance with the Neighborhood Commercial zoning. As designed, the retail building will be 7,453 square feet. The retail building includes a two tone block building with subtle reveals for

dimension and decorative lighting. Landscaping will be provided per the City's Landscape Requirements. The proposed use would be in conformance with the existing surrounding development and is consistent with all applicable goals, objectives, policies and programs of the General Plan and the City's Municipal Code.

C. FEES, DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS

1. FEES

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

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

2. DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS

The adopted Conditions of Approval for PA12-0024 & P13-007, incorporated herein by reference, may include dedications, reservations, and exactions pursuant to Government Code Section 66020 (d) (1).

3. CITY RIGHT TO MODIFY/ADJUST; PROTEST LIMITATIONS

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

Pursuant to Government Code Section 66020(d) (1), NOTICE IS FURTHER GIVEN that the 90 day period to protest the imposition of any impact fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this resolution and any such protest must be in a manner that complies with Section 66020(a) and

failure to timely follow this procedure will bar any subsequent legal action to attack, review, set aside, void or annul imposition.

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

BE IT FURTHER RESOLVED that the Planning Commission **HEREBY APPROVES** Resolution No. 2013-02 approving PA12-0024 (Plot Plan) for the retail building located on Parcel 4 of Parcel Map 36449 and P13-007 (Variance) for reduced parking spaces subject to the attached conditions of approval included as Exhibit A.

APPROVED this 28th day of February, 2013.

Meli Van Natta
Chair, Planning Commission

ATTEST:

John C. Terell, Planning Official
Secretary to the Planning Commission

APPROVED AS TO FORM:

City Attorney

Attached: Conditions of Approval

**CITY OF MORENO VALLEY
CONDITIONS OF APPROVAL
PA12-0024 PLOT PLAN
P13-007 VARIANCE
APN: 485-081-034
PARCEL 4 OF PARCEL MAP 36449**

APPROVAL DATE: February 28, 2013
EXPIRATION DATE: February 28, 2016

- Planning (P), including School District (S), Post Office (PO), Building (B), Police (PD)**
- Fire Prevention Bureau (F)**
- Land Development (LD)**
- Public Works, Special Districts (SD)**
- Public Works – Transportation Engineering (TE)**
- Moreno Valley Utilities**

Note: All Special conditions are in bold lettering. All other conditions are standard to all or most development projects.

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

Planning Division

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

GENERAL CONDITIONS

- P1. 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)
- P2. The site shall be developed in accordance with the approved plans on file in the Community & Economic Development Department - Planning Division, the Municipal

EXHIBIT A

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

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

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

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

PLANNING DIVISION
CONDITIONS OF APPROVAL
PA11-0041
PAGE 2

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)

- P3. 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)
- P4. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
- P5. Any signs indicated on the submitted plans are not included with this approval. Any signs, **whether permanent (e.g. wall, monument) or temporary (e.g. banner, flag)**, proposed for this development shall be designed in conformance with the sign provisions of the Development Code or approved sign program, if applicable, and shall require separate application and approval by the Planning Division. **No signs are permitted in the public right of way.** (MC 9.12)
- P6. (GP) 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

- P7. **The site has been approved for a 7,453 square foot retail auto parts building to include a Variance for a reduction of required parking. The site will include 30 parking stalls, four less than required by the Municipal Code for general retail uses. A change or modification in the use of the building shall require separate approval.**
- P8. **To reduce noise impacts to below the level of 55 dBA at one time beyond the boundaries of the property, delivery operations will be conducted between the hours of 7 am and 8pm. Loading or unloading activities shall be conducted from the designated loading areas. (MC 9.10.140, CEQA)**
- P9. **The parking lot lighting shall be maintained in good repair and shall comply with the Municipal Code lighting standards of a minimum of one (1) foot candle and a maximum of eight (8) foot candle.**
- P10. **One outdoor trash receptacle shall be provided.**

Prior to Issuance of Grading Permits

PLANNING DIVISION
CONDITIONS OF APPROVAL
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P11. (GP) If potential historic, archaeological, or paleontological resources are uncovered during excavation or construction activities at the project site, work in the affected area will 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 implemented as deemed appropriate by the Community & Economic 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 , **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 contacted within a reasonable timeframe 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).**

P12. (GP) Prior to issuance of grading permits, the developer shall pay the applicable Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee. (Ord)

P13. Prior to issuance of grading permits, the developer shall provide documentation on reciprocal access, parking and maintenance with adjacent parcels.

P14. **(GP) Within thirty (30) days prior to any grading or other land disturbance, a pre-construction survey for Burrowing Owls shall be conducted pursuant to the established guidelines of Multiple Species Habitat Conservation Plan.**

P15. **(GP) Decorative pedestrian pathways across circulation aisles/paths shall be provided throughout the development to connect commercial/industrial buildings, parking and the public right-of-way. The pathways shall be shown on the precise grading plan. (GP Objective 46.8, DG)**

P16. **(GP) Prior to the issuance of building permits, the site plan shall show decorative concrete pavers for all driveway ingress/egress locations of the project. (Only if existing driveways are to be repaired or replaced).**

P17. **(GP) Prior to issuance of grading permits, the developer shall submit wall/fence plans to the Planning Division for review and approval as follows:**

- A. **A 3 foot high decorative wall, solid hedge or berm shall be placed in any setback areas between a public right of way and a parking lot for screening.**

PRIOR TO BUILDING PERMITS

- P18. (BP) Prior to issuance of building permits, the Planning Division shall review and approve the location and method of enclosure or screening of transformer cabinets, commercial gas meters and back flow preventers as shown on the final working drawings. Location and screening shall comply with the following criteria: transformer cabinets and commercial gas meters shall not be located within required setbacks and shall be screened from public view either by architectural treatment or landscaping; multiple electrical meters shall be fully enclosed and incorporated into the overall architectural design of the building(s); back-flow preventers shall be screened by landscaping. (GP Objective 43.30, DG)
- P19. (BP) Prior to issuance of building permits, screening details shall be addressed on plans for roof top equipment and trash enclosures submitted for Planning Division review and approval. All equipment shall be completely screened so as not to be visible from public view, and the screening shall be an integral part of the building. For trash enclosures, landscaping shall be included on at least three sides. The trash enclosure, including any roofing, shall be compatible with the architecture for the building(s). (GP Objective 43.6, DG)
- P20. (BP) Prior to issuance of building permits, two copies of a detailed, on-site, computer generated, point-by-point comparison lighting plan, including exterior building, parking lot, and landscaping lighting, shall be submitted to the Planning Division for review and approval. The lighting plan shall be generated on the plot plan and shall be integrated with the final landscape plan. The plan shall indicate the manufacturer's specifications for light fixtures used and shall include style, illumination, location, height and method of shielding. The lighting shall be designed in such a manner so that it does not exceed 0.5 foot candles illumination beyond at the property line. The lighting level for all parking lots or structures shall be a minimum coverage of one foot-candle of light with a maximum of eight foot-candles. After the third plan check review for lighting plans, an additional plan check fee will apply. (MC 9.08.100, DG)
- P21. (BP) Prior to issuance of building permits, the developer or developer's successor-in-interest shall pay all applicable impact fees including but not limited to Transportation Uniform Mitigation fees (TUMF), Multi-species Habitat Conservation Plan (MSHCP) mitigation fees, and the City's adopted Development Impact Fees. (Ord)
- P22. **(BP) Prior to issuance of any building permits, final landscaping and irrigation**

plans shall be submitted for review and approved by the Planning Division. After the third plan check review for landscape plans, an additional plan check fee shall apply. The plans shall be prepared in accordance with the City's Landscape Standards and shall include:

- A. A three (3) foot high decorative wall, solid hedge or berm shall be placed in any setback areas between a public right of way and a parking lot for screening.
 - B. Finger and end planters with required step outs and curbing shall be provided every 12 parking stalls as well as at the terminus of each aisle.
 - C. Drought tolerant landscape shall be used. Sod shall not be used.
 - D. Street trees shall be provided every 40 feet on center in the right of way.
 - E. On-site trees shall be planted at an equivalent of one (1) tree per thirty (30) linear feet of the perimeter of a parking lot and per thirty linear feet of a building dimension for the portions of the building visible from a parking lot or right of way. Trees may be massed for pleasing aesthetic effects.
 - F. Enhanced landscaping shall be provided at all driveway entries and street corner locations
 - G. The review of all utility boxes, transformers etc. shall be coordinated to provide adequate screening from public view.
 - H. Landscaping on three sides of any trash enclosure.
- P23. Prior to the issuance of building permits, the site plan shall show designated cart areas on the plan, if necessary. Said area shall not include areas designated for parking within each individual parcel. If a cart storage area is provided near the building, a low decorative block wall to screen the carts shall be provided
- P24. (BP) Prior to the issuance of building permits, the master site plan shall include landscape for trash enclosures to include landscape on three sides, while elevation plans for trash enclosures shall be provided that include decorative enhancements such as an enclosed roof and other decorative features that are consistent with the architecture of the proposed buildings on the site, subject to the approval of the Planning Division.
- P25. (BP) Prior to the issuance of building permits, the elevation plans shall be revised to include decorative lighting sconces on all sides of the buildings facing the parking lot, or public right of way to provide up-lighting and shadowing on the structures. Include drawings of the sconce details for each building within the elevation plans.

P26. **(BP) Prior to the approval of building permits for individual parcels, provide proof of reciprocal parking and access easements where required.**

PRIOR TO CERTIFICATE OF OCCUPANCY

P27. **(CO) Prior to issuance of Certificates of Occupancy or building final, the required landscaping and irrigation shall be installed. (DC 9.03.040)**

P28. **(CO) Prior to the issuance of Certificates of Occupancy or 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).**

P29. **(CO) Prior to issuance of Certificate of Occupancy or building final, compliance with Ordinance 838 regarding the Containment of Shopping Carts shall be completed and on file with the Community & Economic Development Department – Code Compliance.**

Building and Safety Division

B1. The above project shall comply with the current California Codes (CBC, CEC, CMC and the CPC) as well as city ordinances. All new projects shall provide a soils report as well. Plans shall be submitted to the Building and Safety Division as a separate submittal. The 2010 edition of the California Codes became effective for all permits issued after January 1, 2011.

COMMERCIAL, INDUSTRIAL, MULTI-FAMILY PROJECTS INCLUDING CONDOMINIUMS, TOWNHOMES, DUPLEXES AND TRIPLEX BUILDINGS REQUIRE THE FOLLOWING.

B2. Prior to final inspection, all plans will be placed on a CD Rom for reference and verification. Plans will include “as built” plans, revisions and changes. The CD will also include Title 24 energy calculations, structural calculations and all other pertinent information. It will be the responsibility of the developer and or the building or property owner(s) to bear all costs required for this process. The CD will be presented to the Building and Safety Division for review prior to final inspection and building occupancy. The CD will become the property of the Moreno Valley Building and Safety Division at that time. In addition, a site plan showing the path of travel from public right of way and building to building access with elevations will be required.

B3. **(BP) Prior to the issuance of a building permit, the applicant shall submit a properly**

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completed "Waste Management Plan" (WMP), as required, to the Compliance Official (Building Official) as a portion of the building or demolition permit process.

SCHOOL DISTRICT

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

UNITED STATES POSTAL SERVICE

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

POLICE DEPARTMENT

Note: All Special conditions are in bold lettering. All other conditions are standard to all or most development projects

Standard Conditions

- PD1. Prior to the start of any construction, temporary security fencing shall be erected. The fencing shall be a minimum of six (6) feet high with locking, gated access and shall remain through the duration of construction. Security fencing is required if there is: construction, unsecured structures, unenclosed storage of materials and/or equipment, and/or the condition of the site constitutes a public hazard as determined by the Public Works Department. If security fencing is required, it shall remain in place until the project is completed or the above conditions no longer exist. (DC 9.08.080)
- PD2. (GP) 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

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telephone number. (DC 9.08.080)

- PD3. (CO) Prior to the issuance of a Certificate of Occupancy, an Emergency Contact information Form for the project shall be completed at the permit counter of the Community and Economic Development Department - Building Division for routing to the Police Department. (DC 9.08.080)
- PD4. Addresses needs to be in plain view visible from the street and visible at night. It needs to have a backlight, so the address will reflect at night or a lighted address will be sufficient.
- PD5. All exterior doors in the rear and the front of the buildings need an address or suite number on them.
- PD6. All rear exterior doors should have an overhead low sodium light or a light comparable to the same.
- PD7. The exterior of the building should have high-pressure sodium lights and or Metal halide lights installed and strategically placed throughout the exterior of the building. The parking lots should have adequate lighting to insure a safe environment for customers and or employees.
- PD8. All landscape cover should not exceed over 3' from the ground in the parking lot.
- PD9. Bushes that are near the exterior of the building should not exceed 4' and should not be planted directly in front of the buildings or walkways.
- PD10. Trees, which exceed 20', should have a 7' visibility from the ground to the bottom half of the tree. This is so that patrons or employees can view the whole parking lot while parking their vehicles in the parking lot.
- PD11. Cash registers shall be placed near the front entrance of the store.
- PD12. Window coverings shall comply with the city ordinance.

CITY OF MORENO VALLEY

CONDITIONS

Case No: PA12-0024

APN: 485-081-034

DATE: 12/4/12

FIRE PREVENTION BUREAU

1. The following Standard Conditions shall apply.

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

- F1. Final fire and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in force at the time of building plan submittal.
- F2. The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering 1500 GPM 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). **The 50% reduction in fire flow was granted for the use of fire sprinklers throughout the facility. The reduction shall only apply to fire flow, hydrant spacing shall be per the fire flow requirements listed in CFC Appendix B and C.**
- F3. Industrial, Commercial, Multi-family, Apartment, Condominium, Townhouse or Mobile Home Parks. A combination of on-site and off-site super fire hydrants (6" x 4" x 2 1/2" x 2 1/2") and super enhanced fire hydrants (6" x 4" x 4" x 2 1/2") shall not be closer than 40 feet and more than 150 feet from any portion of the building as measured along approved emergency vehicular travel ways. The required fire flow shall be available from any adjacent fire hydrant(s) in the system. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, super or enhanced fire hydrants as determined by the fire code official shall be provided at spacing not to exceed 500 feet of frontage for transportation hazards. (CFC 507.5.7 & MVMC 8.36.060 Section K)
- F4. 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. (MVMC 8.36.050 and CFC 501.3)

- F5. Prior to construction and issuance of building permits, all locations where structures are to be built shall have an approved Fire Department emergency vehicular access road (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. (CFC 501.4 and MVMC 8.36.050 Section A)
- F6. Prior to construction and issuance of Building Permits, fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet as approved by the Fire Prevention Bureau and an unobstructed vertical clearance of not less than thirteen (13) feet six (6) inches. (CFC 503.2.1 and MVMC 8.36.060[E])
- F7. Prior to construction, all roads, driveways and private roads shall not exceed 12 percent grade. (CFC 503.2.7 and MVMC 8.36.060[G])
- F8. 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 501.3)
- F9. Prior to issuance of Building Permits, the applicant/developer shall participate in the Fire Impact Mitigation Program. (Fee Resolution as adopted by City Council)
- F10. 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.

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.

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 507.5)

- F11. 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)
- F12. 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 (12) inches in height for buildings and six (6) inches in height for suite identification on a contrasting background. Unobstructed lighting of the address(s) shall be by means approved by the Fire Prevention Bureau and Police Department. In multiple suite centers (strip malls), businesses shall post the name of the business on the rear door(s). (CFC 505.1)

- F13. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a fire sprinkler system based on square footage and type of construction, occupancy or use. Fire sprinkler plans shall be submitted to the Fire Prevention Bureau for approval prior to installation. (CFC Chapter 9)
- F14. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a fire alarm system monitored by an approved Underwriters Laboratory listed central station based on a requirement for monitoring the sprinkler system, occupancy or use. Fire alarm panel shall be accessible from exterior of building in an approved location. Plans shall be submitted to the Fire Prevention Bureau for approval prior to installation. (CFC Chapter 9 and MVMC 8.36.100)
- F15. 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 Chief. 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)
- F16. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall be responsible for obtaining underground and/or above ground tank permits for the storage of combustible liquids, flammable liquids, or any other hazardous materials from both the County of Riverside Community Health Agency Department of Environmental Health and the Fire Prevention Bureau. (CFC 105)
- F17. Prior to issuance of Certificate of Occupancy, approval shall be required from the County of Riverside Community Health Agency (Department of Environmental Health) and Moreno Valley Fire Prevention Bureau to maintain, store, use, handle materials, or conduct processes which produce conditions hazardous to life or property, and to install equipment used in connection with such activities. (CFC 105)
- F18. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer must submit a simple plot plan, a simple floor plan, and other plans as requested, each as an electronic file in .dwg format, to the Fire Prevention Bureau. Alternate file formats may be acceptable with approval by the Fire Chief.
- F19. Complete plans and specifications for fire alarm systems, fire-extinguishing systems (including automatic sprinklers or standpipe systems), clean agent systems (or other special types of automatic fire-extinguishing systems), as well as other fire-protection systems and appurtenances thereto shall be submitted to

the Moreno Valley Fire Prevention Bureau for review and approval prior to system installation. Submittals shall be in accordance with CFC Chapter 9 and associated accepted national standards.

- F20. A permit is required to maintain, store, use or handle materials, or to conduct processes which produce conditions hazardous to life or property, or to install equipment used in connection with such activities. Such permits shall not be construed as authority to violate, cancel or set aside any of the provisions of this code. Such permit shall not take the place of any license required by law. Applications for permits shall be made to the Fire Prevention Bureau in such form and detail as prescribed by the Bureau. Applications for permits shall be accompanied by such plans as required by the Bureau. Permits shall be kept on the premises designated therein at all times and shall be posted in a conspicuous location on the premises or shall be kept on the premises in a location designated by the Fire Chief. Permits shall be subject to inspection at all times by an officer of the fire department or other persons authorized by the Fire Chief in accordance with CFC 105 and MVMC 8.36.100.
- F21. Approval of the safety precautions required for buildings being constructed, altered or demolished shall be required by the Fire Chief in addition to other approvals required for specific operations or processes associated with such construction, alteration or demolition. (CFC Chapter 14 & CBC Chapter 33)
- F22. Prior to issuance of Certificate of Occupancy, permits are required to store, dispense, use or handle hazardous material. Each application for a permit shall include a hazardous materials management plan (HMMP). The location of the HMMP shall be posted adjacent to (other) permits when an HMMP is provided. The HMMP shall include a facility site plan designating the following:
- a) Storage and use areas;
 - b) Maximum amount of each material stored or used in each area;
 - c) Range of container sizes;
 - d) Locations of emergency isolation and mitigation valves and devices;
 - e) Product conveying piping containing liquids or gases, other than utility-owned fuel gas lines and low-pressure fuel gas lines;
 - f) On and off positions of valves for valves which are of the self-indicating type;
 - g) Storage plan showing the intended storage arrangement, including the location and dimensions of aisles. The plans shall be legible and approximately to scale. Separate distribution systems are allowed to be shown on separate pages; and
 - h) Site plan showing all adjacent/neighborhood structures and use.

NOTE: Each application for a permit shall include a hazardous materials inventory statement (HMIS).

- F23. Before a Hazardous Materials permit is issued, the Fire Chief shall inspect and approve the receptacles, vehicles, buildings, devices, premises, storage spaces or areas to be used. In instances where laws or regulations are enforceable by departments other than the Fire Prevention Bureau, joint approval shall be obtained from all departments concerned. (CFC Chapter 27)

- F24. Construction or work for which the Fire Prevention Bureau's approval is required shall be subject to inspection by the Fire Chief and such construction or work shall remain accessible and exposed for inspection purposes until approved. (CFC Section 105)
- F25. The Fire Prevention Bureau shall maintain the authority to inspect, as often as necessary, buildings and premises, including such other hazards or appliances designated by the Fire Chief for the purpose of ascertaining and causing to be corrected any conditions which would reasonably tend to cause fire or contribute to its spread, or any violation of the purpose or provisions of this code and of any other law or standard affecting fire safety. (CFC Section 105)
- F26. Permit requirements issued, which designate specific occupancy requirements for a particular dwelling, occupancy, or use, shall remain in effect until such time as amended by the Fire Chief. (CFC Section 105)
- F27. In accordance with the California Fire Code Appendix Chapter 1, where no applicable standards or requirements are set forth in this code, or contained within other laws, codes, regulations, ordinances or bylaws adopted by the jurisdiction, compliance with applicable standards of the National Fire Protection Association or other nationally recognized fire safety standards as are approved shall be deemed as prima facie evidence of compliance with the intent of this code as approved by the Fire Chief. (CFC Section 102.8)
- F28. Any alterations, demolitions, or change in design, occupancy and use of buildings or site will require plan submittal to the Fire Prevention Bureau with review and approval prior to installation. (CFC Chapter 1)
- F29. Emergency and Fire Protection Plans shall be provided when required by the Fire Prevention Bureau. (CFC Section 105)
- F30. Prior to construction, all traffic calming designs/devices must be approved by the Fire Marshal and City Engineer.

**CITY OF MORENO VALLEY
COMMUNITY & ECONOMIC DEVELOPMENT - LAND DEVELOPMENT DIVISION
CONDITIONS OF APPROVAL
PA12-0024 Plot Plan O'Reilly Auto Parts
APN 485-081-034**

Note: All Special Conditions are in **Bold** lettering and follow the standard conditions.

COMMUNITY & ECONOMIC DEVELOPMENT – LAND DEVELOPMENT DIVISION

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

General Conditions

- LD1. (G) The developer shall comply with all applicable City ordinances and resolutions including the City's Municipal Code (MC)
- LD2. (G) It is understood that the plot plan correctly shows all existing easements, traveled ways, and drainage courses, and that their omission may require the map or plans associated with this application to be re-submitted for further consideration. (MC 9.14.040)
- LD3. (G) If improvements associated with this project are not initiated within two years of the date of approval of the Public Improvement Agreement, the City Engineer may require that the improvement cost estimate associated with the project be modified to reflect current City construction costs in effect at the time of request for an extension of time for the Public Improvement Agreement or issuance of a permit.
- LD4. (G) The developer shall monitor, supervise and control all construction and construction supportive activities, so as to prevent these activities from causing a public nuisance, including but not limited to, insuring strict adherence to the following:
- (a) Removal of dirt, debris, or other construction material deposited on any public street no later than the end of each working day.
 - (b) Observance of working hours as stipulated on permits issued by the Public Works Department.
 - (c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.

- (d) All dust control measures per South Coast Air Quality Management District (SCAQMD) requirements shall be adhered to during the grading operations.

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

- LD5. (G) A detailed drainage study shall be submitted to the City Engineer for review and approval at the time of any improvement or grading plan submittal. The study shall be prepared by a registered civil engineer and shall include existing and proposed hydrologic conditions. Hydraulic calculations are required for all drainage control devices and storm drain lines. (MC 9.14.110). Prior to approval of the related improvement or grading plans, the developer shall submit the approved drainage study, on compact disk, in (.pdf) digital format to the Land Development Division of the Public Works Department.
- LD6. (G) The final conditions of approval issued by the Planning Division subsequent to Planning Commission approval shall be photographically or electronically placed on mylar sheets and included in the Precise Grading Plan set on twenty-four (24) inch by thirty-six (36) inch mylar and submitted with the plans for plan check. These conditions of approval shall become part of these plan sets and the approved plans shall be available in the field during grading and construction.

Prior to Grading Plan Approval or Grading Permit

- LD7. (GPA) Prior to approval of the grading plans, plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch mylar and signed by a registered civil engineer and other registered/licensed professional as required.
- LD8. (GPA) Prior to approval of grading plans, the developer shall ensure compliance with the City Grading ordinance, these Conditions of Approval and the following criteria:
- a. The project street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area and outlet points. Unless otherwise approved by the City Engineer, lot lines shall be located at the top of slopes.
 - b. A grading permit shall be obtained from the Community and Economic Development Department Land Development Division prior to commencement of any grading outside of the City maintained road right-of-way.

- c. The developer shall submit a soils and geologic report to the Public Works Department – Land and Development Division. The report shall address the soil's stability and geological conditions of the site.

- LD9. (GPA) Prior to grading plan approval, the developer shall select and implement treatment control best management practices (BMPs) that are medium to highly effective for treating Pollutants of Concern (POC) for the project. Projects where National Pollution Discharge Elimination System (NPDES) mandates water quality treatment control best management practices (BMPs) shall be designed per the City of Moreno Valley guidelines or as approved by the City Engineer.
- LD10. (GPA) Prior to the approval of the grading plans, the developer shall pay applicable remaining grading plan check fees.
- LD11. (GP) Prior to issuance of a grading permit, if the fee has not already been paid prior to map approval or prior to issuance of a building permit if a grading permit is not required, the developer shall pay Area Drainage Plan (ADP) fees. The developer shall provide a receipt to the City showing that ADP fees have been paid to Riverside County Flood Control and Water Conservation District. (MC 9.14.100)
- LD12. (GP) Prior to issuance of a grading permit, security, in the form of a cash deposit (preferable), letter of credit, or performance bond shall be required to be submitted as a guarantee of the completion of the grading required as a condition of approval of the project.
- LD13. (GP) Prior to issuance of a grading permit, the developer shall pay the applicable grading inspection fees.

Prior to Improvement Plan Approval or Construction Permit

- LD14. (CP) There is a City moratorium on disturbing newly-constructed pavement less than three years old and recently slurry sealed streets less than one year old. Pavement cuts for trench repairs may be allowed for emergency repairs or as specifically approved in writing by the City Engineer.
- LD15. (CP) All work performed within the City right-of-way requires a construction permit. As determined by the City Engineer, security may be required for work within the right-of-way. Security shall be in the form of a cash deposit or other approved means. The City Engineer may require the execution of a public improvement agreement as a condition of the issuance of the construction permit. All inspection fees shall be paid prior to issuance of construction permit. (MC 9.14.100)
- LD16. (CP) Prior to issuance of construction permits, the developer shall pay all applicable inspection fees.

Prior to Building Permit

LD17. (BP) Prior to issuance of a building permit, all pads shall meet pad elevations per approved plans as noted by the setting of “Blue-top” markers installed by a registered land surveyor or licensed engineer.

Prior to Certificate of Occupancy

LD18. (CO) Prior to issuance of the last certificate of occupancy or building final, the developer shall pay all outstanding fees.

LD19. (CO) Prior to issuance of a certificate of occupancy, this project is subject to requirements under the current permit for storm water activities required as part of the National Pollutant Discharge Elimination System (**NPDES**) as mandated by the Federal Clean Water Act. In compliance with Proposition 218, the developer shall agree to approve the City of Moreno Valley NPDES Regulatory Rate Schedule that is in place at the time of certificate of occupancy issuance. Following are the requirements:

- a. Select one of the following options to meet the financial responsibility to provide storm water utilities services for the required continuous operation, maintenance, monitoring system evaluations and enhancements, remediation and/or replacement, all in accordance with Resolution No. 2002-46.
 - i. Participate in the mail ballot proceeding in compliance with Proposition 218, for the Common Interest, Commercial, Industrial and Quasi-Public Use NPDES Regulatory Rate Schedule and pay all associated costs with the ballot process; or
 - ii. Establish an endowment to cover future City costs as specified in the Common Interest, Commercial, Industrial and Quasi-Public Use NPDES Regulatory Rate Schedule.
- 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)

LD20. (CO) The City of Moreno Valley has an adopted Development Impact Fee (DIF) nexus study. All projects unless otherwise exempted shall be subject to the payment of the DIF prior to issuance of occupancy. The fees are subject to the provisions of the enabling ordinance and the fee schedule in effect at the time of occupancy.

LD21. (CO) The City of Moreno Valley has an adopted area wide Transportation Uniform Mitigation Fee (TUMF). All projects unless otherwise exempted shall be subject to the payment of the TUMF prior to issuance of occupancy. The fees are subject to the provisions of the enabling ordinance and the fee schedule in effect at the time of occupancy.

- LD22. (CO) Prior to issuance of a certificate of occupancy or building final, the developer shall construct all public improvements in conformance with applicable City standards, except as noted in the Special Conditions, including but not limited to the following applicable improvements:
- a. Street improvements including, but not limited to: drive approaches, pedestrian ramps, street lights, signing, striping, under sidewalk drains, landscaping and irrigation.
 - b. Sewer and water systems including, but not limited to: sanitary sewer, potable water and recycled water.
 - c. Undergrounding of existing and proposed utility lines less than 115,000 volts.
- LD23. (CO) Prior to issuance of a certificate of occupancy or building final, all existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Moreno Valley ordinances. (MC 9.14.130)
- LD24. (CO) Prior to issuance of a certificate of occupancy or building final for any Commercial/Industrial facility, whichever occurs first, the owner may have to secure coverage under the State's General Industrial Activities Storm Water Permit as issued by the State Water Resources Control Board.

SPECIAL CONDITIONS

- LD25. Prior to precise grading plan approval, the grading plans shall show any proposed trash enclosure as dual bin; one bin for trash and one bin for recyclables. The trash enclosure shall be per City Standard Plan 627.
- LD26. Prior to precise grading plan approval, the grading plans shall clearly show that the parking lot conforms to City standards. The parking lot shall be 5% maximum, 1% minimum, 2% maximum at or near any disabled parking stall and travel way. Ramps, curb openings and travel paths shall all conform to current ADA standards as outlined in Department of Justice's "ADA Standards for Accessible Design", Excerpt from 28 CFR Part 36. (www.usdoj.gov) and as approved by the City's Building and Safety Division.
- LD27. Prior to precise grading plan approval, the plans shall show that the designer has made a good faith effort to incorporate, to the greatest extent feasible, implementation of water quality treatment. This may be accomplished via site design, source control and/or treatment control Best Management Practices (BMPs). These water quality BMPs might include but not be limited to, directing the roof drains to a landscaped area instead of directly to the concrete drive or parking lot, including grass swales, utilization of porous pavement, providing additional trash cans, etc.

- LD28. Prior to precise grading plan approval, the plan shall reference reciprocal access across lots either by easement(s) shown or referenced on final Parcel Map No. 36499.**
- LD29. Prior to precise grading plan approval, the plans shall clearly show the extents of all existing easements on the property. All building structures shall be constructed outside of existing easements.**
- LD30. Prior to building permit issuance, the applicant shall schedule a walk through with a Public Works Inspector to inspect existing improvements within public right-of-way along project frontage. The applicant will be required to install, replace and/or repair any missing, damaged or substandard improvements including handicap access ramps that do not meet current City standards. The applicant shall post security to cover the cost of the repairs and complete the repairs within the time allowed in the public improvement agreement used to secure the improvements.**
- LD31. Prior to occupancy issuance, all overhead utility lines less than 115,000 volts fronting or within the entire project site boundary shall be placed underground per Section 9.14.130C of the City Municipal Code.**

**CITY OF MORENO VALLEY
CONDITIONS OF APPROVAL
Case No: PA12-0024 (PP for a 7,453 sq ft Auto Parts Store)
APN: 485-081-034
06.28.12**

PUBLIC WORKS DEPARTMENT

Special Districts Division

Note: All Special Conditions, Modified Conditions, or Clarification of Conditions are in bold lettering. All other conditions are standard to all or most development projects.

Acknowledgement of Conditions

The following items are Special Districts' Conditions of Approval for project **PA12-0024**; this project shall be completed at no cost to any Government Agency. All questions regarding Special Districts' 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.

General Conditions

- SD-1 The parcel(s) associated with this project have been incorporated into the Moreno Valley Community Services Districts Zones A (Parks & Community Services) and C (Arterial Street Lighting). All assessable parcels therein shall be subject to annual Zone A and Zone C charges for operations and capital improvements.
- SD-2 Any damage to existing landscape areas maintained by the Moreno Valley Community Services District due to project construction shall be repaired/replaced by the developer, or developer's successors in interest, at no cost to the Moreno Valley Community Services District.
- SD-3 Streetlight Authorization forms, for all streetlights that are conditioned to be installed as part of this project, must be submitted to the Special Districts Division for approval, prior to streetlight installation. The Streetlight Authorization form can be obtained from the utility company providing electric service to the project, either Moreno Valley Utility or Southern California Edison.

Prior to Building Permit Issuance

- SD-4 (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 developer shall agree to approve the mail ballot proceeding (special election) for either formation of the CFD or annexation into an existing district that may already be established. The Developer must notify Special Districts of intent to request building permits 90 days prior to their issuance. (California Government Code)

SD-5 (BP) This project is conditioned to provide a funding source for the capital improvements and/or maintenance for the **Perris Blvd.** median landscape. In order for the Developer to meet the financial responsibility to maintain the defined service, one of the options as outlined below shall be selected. The Developer must notify Special Districts of intent to request building permits 90 days prior to their issuance and the financial option selected to fund the continued maintenance.

- a. Participate in the mail ballot proceeding in compliance with Proposition 218, for Moreno Valley Community Services District **Zone M** (Commercial, Industrial and Multifamily Improved Median Maintenance), and pay all associated costs with the ballot process; or
- b. Establish an endowment to cover the future maintenance costs of the landscaped area.

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

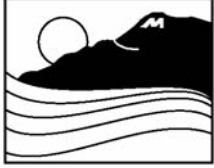
SD-6 *Commercial* (BP) If Land Development, a Division of the Community and Economic Development Department, requires this project to supply a funding source necessary to provide, but not limited to, stormwater utilities services for the monitoring of on site facilities and performing annual inspections of the affected areas to ensure compliance with state mandated stormwater regulations, the developer must notify Special Districts 90 days prior to the City's issuance of a building permit and the financial option selected to fund the continued maintenance. (California Government Code)

SD-7 (BP) Prior to the issuance of the first building for this project, the developer shall pay Advanced Energy fees for all applicable Zone B (Residential Street Lighting) and/or Zone C (Arterial Street Lighting and Intersection Lighting) streetlights required for this development. The developer shall provide a receipt to the Special Districts Division showing that the Advanced Energy fees have been paid in full for the number of streetlights to be accepted into the CSD Zone B and/or Zone C programs. Payment

shall be made to the City of Moreno Valley, as collected by the Land Development Division, based upon the Advanced Energy fee rate at the time of payment and as set forth in the current Listing of City Fees, Charges and Rates, as adopted by City Council. Any change in the project which may increase the number of streetlights to be installed will require payment of additional Advanced Energy fees at the then current fee.

- SD-8 (BP) Prior to release of building permit, the developer, or the developer's successors or assignees, shall record with the County Recorder's Office a **Covenant of Assessments** for each assessable parcel therein, whereby the developer covenants the existence of the Moreno Valley Community Services District, its established benefit zones, and that said parcel(s) is (are) liable for payment of annual benefit zone charges and the appropriate National Pollutant Discharge Elimination System (NPDES) maximum regulatory rate schedule when due. A copy of the recorded Covenant of Assessments shall be submitted to the Special Districts Division. For a copy of the Covenant of Assessments form, please contact Special Districts, phone 951.413.3480.

M O R E N O



V A L L E Y

CITY OF MORENO VALLEY
Public Works
Transportation Engineering Division

MEMORANDUM

To: Julia Descoteaux, Associate Planner
From: Michael Lloyd, Senior Engineer
Date: December 10, 2012
Subject: **Conditions of Approval for PA12-0024** – Plot Plan for retail building located on the west side of Perris Boulevard south of JFK Drive.

Attached are the Transportation Engineering Conditions of approval for the subject project.

CITY OF MORENO VALLEY
CONDITIONS OF APPROVAL
PA12-0024

Plot Plan for retail building located on the west side of Perris Boulevard south of JFK Drive.

Note: All Special conditions are in bold lettering. All other conditions are standard to all or most development projects.

Transportation Engineering Division – Conditions of Approval

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

GENERAL CONDITIONS

- TE1. Driveways shall conform to Section 9.11.080, and Table 9.11.080-14 of the City's Development Code – Design Guidelines and City of Moreno Valley Standard No. 118C for commercial driveway approach.
- TE2. Conditions of approval may be modified or added if a phasing plan is submitted for this development.

PRIOR TO IMPROVEMENT PLAN APPROVAL OR CONSTRUCTION PERMIT

- TE3. Prior to the final approval of the street improvement plans (if necessary), a signing and striping plan shall be prepared per City of Moreno Valley Standard Plans - Section 4 for all streets with a cross section of 66'44' and wider.
- TE4. Prior to issuance of a construction permit, construction traffic control plans prepared by a qualified, registered Civil or Traffic engineer may be required for plan approval or as required by the City Traffic Engineer.
- TE5. Prior to final approval of the street improvement plans, the project plans shall demonstrate that sight distance at proposed driveways conforms to City Standard Plan No. 125A, B, C.

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

- TE6. Prior to acceptance of streets into the City-maintained road system, all approved signing and striping shall be installed per current City Standards and the approved plans.

**CITY OF MORENO VALLEY
CONDITIONS OF APPROVAL
Case No: PA12-0024
APN: 485-081-034
July 3, 2012**

PUBLIC WORKS DEPARTMENT

Moreno Valley Utility

Note: All Special Conditions, Modified Conditions, or Clarification of Conditions are in bold lettering. All other conditions are standard to all or most development projects.

Acknowledgement of Conditions

The following items are Moreno Valley Utility's Conditions of Approval for project(s) PA12-0024; this project shall be completed at no cost to any Government Agency. All questions regarding Moreno Valley Utility's Conditions including but not limited to, intent, requests for change/modification, variance and/or request for extension of time shall be sought from Moreno Valley Utility (the Electric Utility Division) of the Public Works Department 951.413.3500. The applicant is fully responsible for communicating with Moreno Valley Utility staff regarding their conditions.

PRIOR TO ENERGIZING MVU ELECTRIC UTILITY SYSTEM AND CERTIFICATE OF OCCUPANCY

- MVU-1 (R) For single family subdivisions, a three foot easement along each side yard property line shall be shown on the final map and offered for dedication to the City of Moreno Valley for public utility purposes, unless otherwise approved by the City Engineer. If the project is a multi-family development, townhome, condominium, apartment, commercial or industrial project, and it requires the installation of electric distribution facilities within common areas, a non-exclusive easement shall be provided to Moreno Valley Utility to include all such common areas. All easements shall include the rights of ingress and egress for the purpose of operation, maintenance, facility repair, and meter reading.
- MVU-2 (BP) **City of Moreno Valley Municipal Utility Service – Electrical Distribution:** Prior to constructing the MVU Electric Utility System, 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 subdivision 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, or the City's designee, all utility infrastructure (including but not limited to conduit, equipment, vaults, ducts, wires, switches, conductors, transformers, resistors, amplifiers, 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 each lot and unit within the Tentative Map. 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. Properties within development may be subject to an electrical system capacity charge and that contribution will be collected prior to issuance of building permits.

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. Alternatively, developer may cause the project to be included in or annexed to a community facilities district established or to be established by the City for the purpose of financing the installation of such interconnection and distribution facilities. The project shall be deemed to have been included in or annexed to such a community facilities district upon the expiration of the statute of limitations to any legal challenges to the levy of special taxes by such community facilities district within the property. The statute of limitations referred to above will expire 30 days after the date of the election by the qualified electors within the project to authorize the levy of special taxes and the issuance of bonds.

MVU-3 This project may be subject to a Reimbursement Agreement. The project is responsible for a proportionate share of costs associated with electric distribution infrastructure previously installed that directly benefits the project. The project may be subject to a system wide capacity charge in addition to the referenced reimbursement agreement. Payment(s) shall be required prior to issuance of building permit(s).

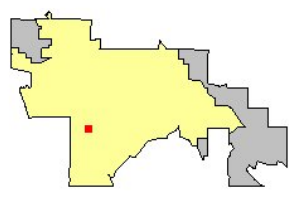
PA12-0024jd

Legend

-  Highways
-  Parcels
-  Roads
-  Ortho Photography
-  Waterbodies
-  City Boundaries
-  Calimesa
-  Moreno Valley
-  Perris
-  Riverside

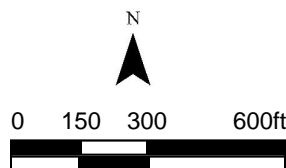


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City of Moreno Valley
 14177 Frederick St
 Moreno Valley, CA 92553

DISCLAIMER: The information shown on this map was compiled from the Riverside County GIS and the City of Moreno Valley 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.



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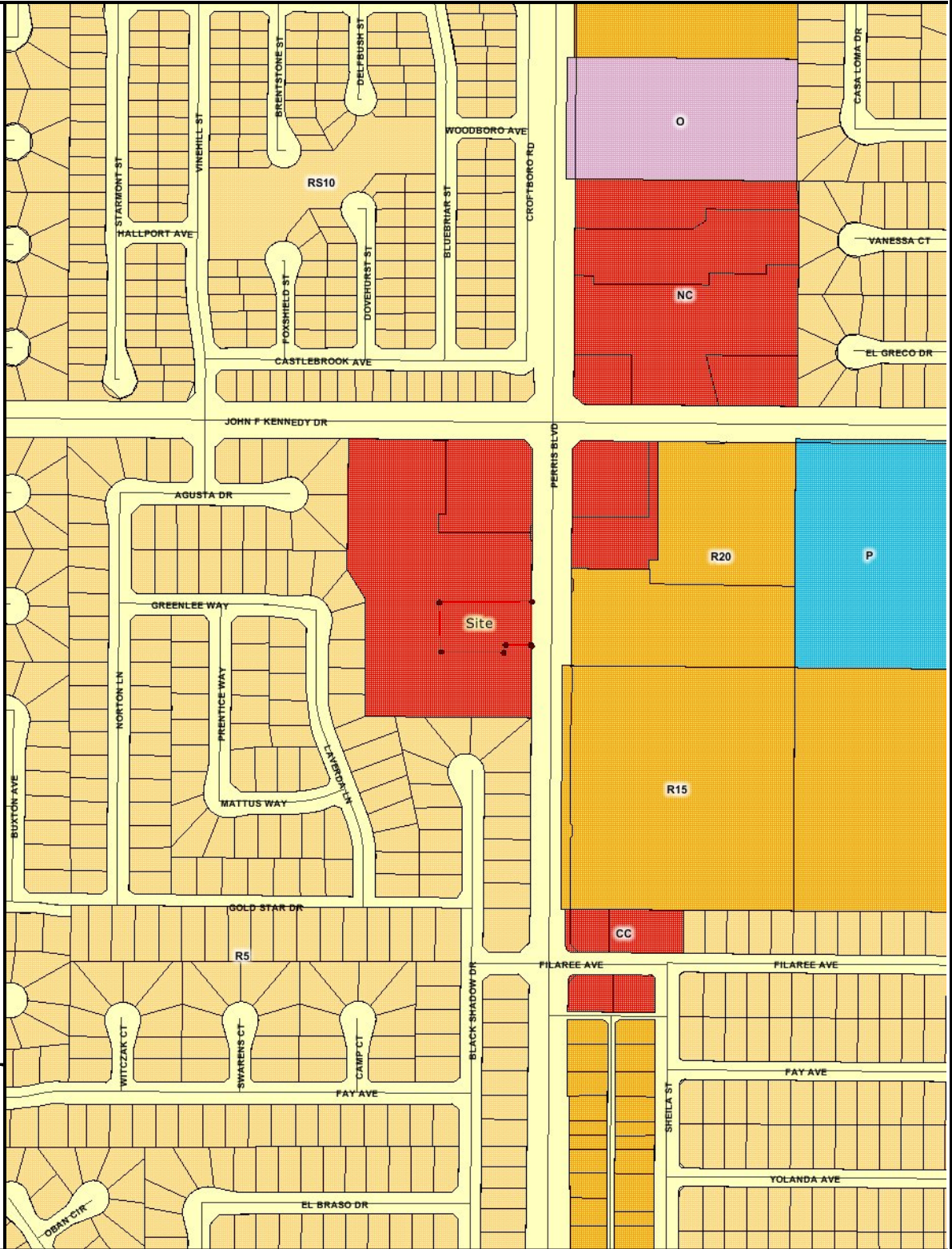


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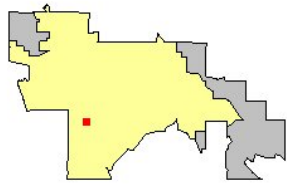
PA12-0024jd

Legend

-  Highways
-  Parcels
-  Roads
- Zoning**
-  Commercial
-  Industrial/Business Park
-  Large Lot Residential
-  Multi-family
-  Office
-  Open Space/Park
-  Planned Development
-  Public Facilities
-  Residential 2 Dwellings/Acre
-  Residential Agriculture 2 Dwellings/Acre
-  Suburban Residential
-  Waterbodies
- City Boundaries**
-  Calimesa
-  Moreno Valley
-  Perris
-  Riverside

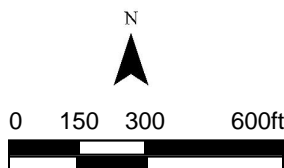


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City of Moreno Valley
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O'Reilly AUTO PARTS

New O'Reilly Auto Parts Store PERRIS BLVD MORENO VALLEY, CA #3

NOT FOR CONSTRUCTION

THOMAS A. LUNDBERG
ARCHITECT
1736 East Sunshine, Suite 417
Springfield, Missouri 65804
417-862-0558
Fax: 417-862-3265
e-mail: architect@esterlyschneider.com

New O'Reilly Auto Parts Store
PERRIS BLVD
MORENO VALLEY, CA
(MORENO VALLEY #3)

O'Reilly AUTO PARTS

O'Reilly
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
417-862-2674 PHONE

COMM #
DATE: 8-29-12
REVISION
DATE: 11-7-12

CT1

SYMBOLS LEGEND

| | | | |
|--|--------------------------|-----|----------------|
| | SECTION NUMBER | WT? | WALL TYPE MARK |
| | SECTION / ELEVATION MARK | ? | DOOR MARK |
| | SHEET NUMBER | ? | WINDOW MARK |
| | DETAIL NUMBER | # | GRID MARK |
| | DETAIL MARK | | |
| | SHEET NUMBER | | |

ABBREVIATIONS LEGEND

| | | | |
|-------|---------------------------------------|---------|--------------------------|
| AFB | ABOVE FINISHED FLOOR | INSU | INSULATE |
| AC | ACOUSTICAL | INT | INTERIOR |
| AC | AIR CONDITIONING | JST | JOIST |
| ALT | ALTERNATE | JT | JOINT |
| ALUM | ALUMINUM | JNT | JUNCTION |
| ALUM | ALUMINUM | KIT | KITCHEN |
| AB | ANCHOR BOLT | LH | LEFT HAND |
| ARCH | ARCHITECT (URAL) | LF | LINEAL FOOT |
| BSMT | BASEMENT | LTL | LENGTH |
| BRG | BEARING | LL | LIVE LOAD |
| BM | BENCH MARK | L | LINE |
| BEL | BELOW | LL | LINE LOAD |
| BLK | BLOCK | MACH | MACHINE |
| BLKG | BLOCKING | MH | MANHOLE |
| BD | BOARD | MFR | MANUFACTURER |
| BW | BOTH WAYS | MAS | MASONRY |
| BT | BOTTOM | MO | MASONRY OPENING |
| BOF | BOTTOM OF FOOTING | MAX | MAXIMUM |
| BOF | BOTTOM OF FOOTING | MECH | MECHANICAL |
| BRK | BRICK | MED | MEDIUM |
| BLDG | BUILDING | MBR | MODIFIED BITUMEN ROOFING |
| BUR | BUILT-UP ROOFING | MET | METAL |
| CAB | CABINET | MTL | METAL |
| CLG | CEILING | M | METER(S) |
| CL | CENTER LINE | MW | MILLWORK |
| C/O | CENTER OF | MIN | MINIMUM |
| CLR | CLEAR | MISC | MISCELLANEOUS |
| CC | COLUMN | MOUNTED | (ING) |
| COCC | CONCRETE | NOM | NOMINAL |
| CMU | CONCRETE MASONRY UNIT | N | NORTH |
| CONST | CONSTRUCTION | NTS | NOT TO SCALE |
| CONTR | CONTRACTOR | OC | ON CENTER(S) |
| CONTR | CONTRACTOR | OPG | OPENING |
| CNTR | COUNTER | OPH | OPPOSITE HAND |
| CFL | COUNTER FLASHING | OD | OUTSIDE DIAMETER |
| C/SK | COUNTERSUNK | OO | OUT TO OUT |
| CRS | COURSE(S) | OA | OVERALL |
| CF | CUBIC FOOT | OH | OVERHEAD |
| CY | CUBIC YARD | PC | PIECE |
| DL | DEAD LOAD | PNT | PAINTED |
| DEM | DEMOLISH, DEMOLITION | PTD | PAINTED |
| DTL | DETAIL | PKG | PARKING |
| DIAG | DIAGONAL | PL | PLATE |
| DIAM | DIAMETER | PLY | PLYWOOD |
| DIM | DIMENSION | PVC | POLYVINYL CHLORIDE |
| DR | DOOR | PSF | POUNDS PER SQUARE FT. |
| DS | DOWN SPOUT | PSI | POUNDS PER SQUARE IN. |
| D | DRAIN | PT | PRESSURE TREATED |
| DWG | DRAWING | PL | PROPERTY LINE |
| DF | DRINKING FOUNTAIN | REM | REMOVE |
| E | EAST | RET | RETURN |
| EPS | EXTERIOR INSULATION AND FINISH SYSTEM | RH | RIGHT HAND |
| ELEC | ELECTRICAL | RD | ROOF DRAIN |
| EWC | ELECTRIC WATER COOLER | RFG | ROOFING |
| EL | ELEVATION | ROOM | ROOM |
| ELEV | ELEVATION | RO | ROUGH OPENING |
| EMER | EMERGENCY | SHT | SEALANT |
| EQ | EQUAL | SMT | SLANT |
| ENG | EXISTING | SEC | SECTION |
| EXIST | EXISTING | SECT | SECTION |
| EXP | EXPOSED | SHTG | SHEATHING |
| EXT | EXTERIOR | SHT | SHEET |
| FOF | FACE OF FINISH | SM | SIMILAR |
| FO | FACE OF | SC | SOLID CORE |
| FOM | FACE OF MASONRY | SOUTH | SOUTH |
| FOS | FACE OF STUDS | SF | SQUARE FOOT |
| FIN | FINISHED | SI | SQUARE INCH |
| FFE | FINISHED FLOOR ELEV. | SY | SQUARE YARD |
| FFL | FINISHED FLOOR LINE | STD | STANDARD |
| FE | FIRE EXTINGUISHER | STO | STORAGE |
| FEC | FIRE EXTINGUISHER CABINET | SUS | SUSPENDED |
| FT | FIRE TREATED | SYM | SYMMETRY, (ICAL) |
| FLG | FLASHING | TEL | TELEPHONE |
| FLR | FLOOR | TV | TELEVISION |
| FD | FLOOR DRAIN | TK | THICKNESS |
| FTG | FOOTING | THK | TONGUE & GROOVE |
| FDN | FOUNDATION | TM | TOP OF MASONRY |
| FDN | FOUNDATION | TOM | TOP OF MASONRY |
| FUR | FURFURRING | TS | TOP OF STEEL |
| GA | GAGE, GUAGE | TOS | TOP OF STEEL |
| GV | GALVANIZED | TW | TOP OF WALL |
| GALV | GALVANIZED | TOW | TOP OF WALL |
| GC | GENERAL CONTRACTOR | TYP | TYPICAL |
| GL | GLASS, GLAZING | UNO | UNLESS OTHERWISE NOTED |
| GP | GYP(SUM) | UNO | UNLESS NOTED OTHERWISE |
| GYP | GYP(SUM) | VERT | VERTICAL |
| GWB | GYP(SUM) WALL BOARD | VNTX | VINYL TILE |
| HTG | HEATING | WANS | WAINSCOT |
| HVAC | HEATING/VENTILATING/AIR COND. | WC | WATER CLOSET |
| HT | HEIGHT | WFW | WELDED WIRE FABRIC |
| HC | HOLLOW CORE | W | WEST |
| HM | HOLLOW METAL | W | WIDTH, WIDE |
| HK | HOOK(S) | WN | WINDOW |
| HCR | HORIZONTAL | WO | WITHOUT |
| HB | HOSE BIBB | W/O | WITHOUT |
| INS | INSULATE(D), (ION) | WD | WOOD |

OWNER OR TENANT



O'REILLY AUTOMOTIVE STORES, INC. A MISSOURI CORPORATION
(FORMERLY KNOWN AS O'REILLY AUTOMOTIVE, INC.)
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
417-862-2674 PHONE
417-829-5715 FAX
TWILLIAMS10@O'REILLYAUTO.COM

BIDDING INFORMATION

WWW.DESIGNBIDBUILD.NET/O'REILLY

*CLICK ON CURRENT PROJECTS LINK
LOCATED ON SIGN IN PAGE TO VIEW
INVITED GENERAL CONTRACTORS.

ALL SUB-CONTRACTOR BIDS TO BE
SUBMITTED TO INVITED GENERAL
CONTRACTORS ONLY.

CONTACT OWNERS REPRESENTATIVE
FOR PROJECT INFORMATION:

TIM WILLIAMS
PROJECT ADMINISTRATOR
417-862-2674
EXT. 5702

PROJECT INFORMATION

PROJECT LOCATION: SWC PERRIS BLVD AND JOHN F KENNEDY
DR, MORENO VALLEY, RIVERSIDE COUNTY, CA
JURISDICTIONAL AUTHORITY: CITY OF MORENO VALLEY
APN: 485-081-034

SCHOOL DISTRICT:
MORENO VALLEY UNIFIED SCHOOL DISTRICT
25634 ALESSANDRO BLVD., MORENO VALLEY, CA 92553
(951) 571-7500 (PHONE); (951) 971-7550 (FAX)

UTILITY COMPANY CONTACTS:
WATER: EASTERN MUNICIPAL WATER DISTRICT, FRED
AZIMIE, (951) 928-3777

SEWER: EASTERN MUNICIPAL WATER DISTRICT, FRED
AZIMIE, (951) 928-3777

ELECTRIC: MORENO VALLEY UTILITIES, ANTON
SMEERDYK, (951) 712-2352

TELEPHONE: VERIZON, PHIL BRILLINGER, (951) 658-7305

BUILDING CODE

BUILDING OFFICIAL CONTACT NUMBER: 951-413-335

COUNTY: RIVERSIDE
ZIP CODE: 92553

GOVERNING CODES AND ORDINANCES
BUILDING CODE: 2010 CBC
PLUMBING CODE: 2010 CPC
MECHANICAL CODE: 2010 CMC
ELECTRICAL CODE: 2010 CEC
FIRE CODE: 2010 CFC
ENERGY CODE: TITLE 24
AMENDING ORDINANCE: CITY OF MORENO
VALLEY MUNICIPAL CODE

USE GROUP & CONSTRUCTION TYPE
USE GROUP: M (MERCANTILE)
CONSTRUCTION TYPE: II-B
(NON-COMBUSTIBLE /
UNPROTECTED)

AREA MODIFICATIONS
FRONTAGE INCREASE: NOT APPLIED
AUTOMATIC SPRINKLER INCREASE: NOT APPLIED

ALLOWABLE HEIGHT & BUILDING AREA
NO. STORIES: 2
AREA: 12,500 S.F.

ACTUAL HEIGHT & BUILDING AREA
NO. OF STORIES: 1 STORY
BUILDING HEIGHT: 19'-8"
GROSS BUILDING AREA: 7,453 SQ. FT.

FIRE PROTECTION SYSTEMS
AUTOMATIC SPRINKLER SYSTEM: REQUIRED
PORTABLE FIRE EXTINGUISHERS: REQUIRED
FIRE ALARM SYSTEM: REQUIRED
AUTOMATIC FIRE DETECTION SYSTEM: NOT REQUIRED

MECH. / ELEC. ENGINEER

m fec
Malone Finkle Eckhardt & Collins, Inc.
Consulting Engineers phone 417.881.0020
2040 East Sunshine fax 417.881.0053
Springfield, Missouri 65804

CIVIL ENGINEER

TAIT
Since 1964
6163 East County Road 16
Loveland, CO 80537
p: 970/613/1447 f: 970/613/1897
www.tait.com
Los Angeles Sacramento San Francisco Dallas Phoenix
Ontario San Diego Boise Denver Portland

SITE INFORMATION

LOT AREA: 26,882SF (0.617AC)
DISTURBED AREA: 26,882SF (0.617AC)
FEMA FLOOD ZONE "X"

REFER TO SHEET SV1 FOR ADDITIONAL INFORMATION.

ZONING INFORMATION

ZONING CLASSIFICATION: NC (NEIGHBORHOOD COMMERCIAL)
(EXISTING AND PROPOSED)

PARKING SUMMARY
PARKING FORMULA: 1 SP. PER 225 GFA
SPACE SIZE: 9' x 18'
SPACES REQUIRED: 33
SPACES PROVIDED: 30
H.C. SPACES PROVIDED: 2
CLEAN AIR VEHICLE PARKING: 3
BICYCLE PARKING: 3

Attachment 5

(PA12-0024) COVER SHEET

Attachment 5

TITLE REPORT NOTE:

THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH ALTA PLAIN LANGUAGE COMMITMENT NO. NCS-515786-LA2 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES DATED NOVEMBER 16, 2011.

OWNERSHIP:

- 1. THE ESTATE OR INTEREST IN THE LAND HEREAFTER DESCRIBED OR COVERED BY THIS REPORT IS: FEE SIMPLE.
- 2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN: PROFESSOR'S FUND IV, A CALIFORNIA LIMITED LIABILITY COMPANY
- 3. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED IN THE LEGAL DESCRIPTION ATTACHED HERETO.

LEGAL DESCRIPTION PER TITLE REPORT:

PARCEL "2" AS SHOWN ON THAT CERTAIN LOT LINE ADJUSTMENT NO. 961/ AND CERTIFICATE OF COMPLIANCE, AS EVIDENCED BY DOCUMENT RECORDED MAY 16, 2005, AS INSTRUMENT NO. 2005-0386304 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 123 OF TRACT NO. 15210, AS SHOWN BY MAP ON FILE IN BOOK 164 PAGES 49 TO 51 INCLUSIVE OF THE MAPS RECORDS OF RIVERSIDE COUNTY, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINES OF JOHN F. KENNEDY DRIVE (BEING 100.00 FEET IN WIDTH), AND PERRIS BOULEVARD (VARYING IN WIDTH), AS SHOWN ON PARCEL MAP NO. 25995-1, FILED IN BOOK 175, PAGES 16 AND 17, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG SAID CENTERLINE OF JOHN F. KENNEDY DRIVE NORTH 89° 59' 10" WEST 554.45 FEET;

THENCE SOUTH 00° 37' 37" WEST 50.00 FEET TO THE SOUTH LINE OF JOHN F. KENNEDY DRIVE AND THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID SOUTH LINE SOUTH 89° 59' 10" EAST 264.42 FEET;

THENCE SOUTH 00° 00' 50" WEST 202.42 FEET;

THENCE NORTH 89° 57' 02" WEST 17.77 FEET;

THENCE SOUTH 00° 02' 58" WEST 48.68 FEET;

THENCE SOUTH 89° 59' 10" EAST 253.20 FEET TO THE WEST LINE OF PERRIS BOULEVARD, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 49945.00 FEET, A RADIAL LINE AT SAID BEGINNING OF CURVE BEARS SOUTH 89° 49' 43" EAST;

THENCE SOUTHERLY 362.79 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0° 24' 58" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 50055.00 FEET;

THENCE SOUTHERLY 135.09 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0° 09' 17";

THENCE NORTH 89° 59' 10" WEST 450.00 FEET;

THENCE NORTH 00° 00' 00" EAST 320.00 FEET;

THENCE NORTH 32° 00' 00" WEST 94.33 FEET;

THENCE NORTH 00° 37' 37" EAST 350.00 FEET TO THE POINT OF BEGINNING.

PROPOSED O'REILLY SITE LEGAL DESCRIPTION:

THAT CERTAIN PARCEL OF LAND IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BEING THAT PORTION OF PARCEL "2" AS DESCRIBED IN AND SHOWN ON LOT LINE ADJUSTMENT NO. 961 PER DOCUMENT RECORDED MAY 16, 2005, AS INSTRUMENT NO. 2005-0386304 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF JOHN F. KENNEDY DRIVE WITH THE CENTERLINE OF PERRIS BOULEVARD AS SAID INTERSECTION IS SHOWN ON PARCEL MAP NO. 25995-1, FILED IN BOOK 175, PAGES 16 AND 17 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG SAID CENTERLINE OF PERRIS BOULEVARD SOUTH 00° 00' 10" WEST 155.12 FEET;

THENCE AT RIGHT ANGLES TO SAID CENTERLINE OF PERRIS BOULEVARD, NORTH 89° 59' 59" WEST 55.00 FEET TO THE WESTERLY LINE OF PERRIS BOULEVARD AND A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 49945.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS SOUTH 89° 59' 50" EAST;

THENCE ALONG SAID CURVE AND WESTERLY LINE SOUTHERLY 328.81 FEET THROUGH A CENTRAL ANGLE OF 0° 22' 38" TO THE TRUE POINT OF BEGINNING;

THENCE ALONG A RADIAL LINE OF SAID CURVE NORTH 89° 37' 12" WEST 200.18 FEET;

THENCE SOUTH 00° 22' 48" WEST 134.33 FEET;

THENCE SOUTH 89° 37' 12" EAST 200.00 FEET TO SAID WESTERLY LINE OF PERRIS BOULEVARD AND A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 49945.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS SOUTH 89° 27' 57" EAST;

THENCE ALONG SAID CURVE AND WESTERLY LINE NORTHERLY 154.34 FEET THROUGH A CENTRAL ANGLE OF 00°09'14" TO THE TRUE POINT OF BEGINNING.

TITLE REPORT EXCEPTIONS (PLOTTABLE):

REFERENCE IS MADE TO THE EXCEPTIONS TO COVERAGE CONTAINED IN ALTA PLAIN LANGUAGE COMMITMENT NO. NCS-515786-LA2 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES DATED NOVEMBER 16, 2011.

○ DENOTES PLOTTED AS SHOWN.

- 5 THE EFFECT OF A DOCUMENT ENTITLED "SLOPE EASEMENT", RECORDED JANUARY 05, 1987 AS INSTRUMENT NO. 87-1030 OF OFFICIAL RECORDS. (SURVEYOR'S NOTE: SAID EASEMENT DOES NOT AFFECT THE PROPOSED SITE.)
- 6 THE EFFECT OF A DOCUMENT ENTITLED "WALL ENCROACHMENT EASEMENT", RECORDED JANUARY 05, 1987 AS INSTRUMENT NO. 87-1031 OF OFFICIAL RECORDS. (SURVEYOR'S NOTE: SAID EASEMENT DOES NOT AFFECT THE PROPOSED SITE.)
- 7 AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY PER DOCUMENT RECORDED APRIL 9, 1987 AS INSTRUMENT NO. 87-98259 OF OFFICIAL RECORDS.
- 8 AN EASEMENT FOR PUBLIC UTILITIES PURPOSES IN FAVOR OF GENERAL TELEPHONE COMPANY OF CALIFORNIA PER DOCUMENT RECORDED APRIL 22, 1987 AS INSTRUMENT NO. 87-11011 OF OFFICIAL RECORDS. (SURVEYOR'S NOTE: SAID EASEMENT DOES NOT AFFECT THE PROPOSED SITE.)
- 11 AN EASEMENT FOR VEHICULAR ACCESS AND INCIDENTAL PURPOSES RESERVED ON PARCEL MAP NO. 25995-1 ON SAID MAP ON FILE IN BOOK 175, PAGE 16 OF PARCEL MAPS. (SURVEYOR'S NOTE: SAID EASEMENT IS BLANKET OVER SAID PARCEL 1 AND DOES NOT AFFECT THE PROPOSED SITE.)
- 12 AN RECIPROCAL NON-EXCLUSIVE BLANKET EASEMENT FOR INGRESS, EGRESS, ACCESS, PARKING ACROSS LOT LINES, AND RECIPROCAL SURFACE DRAINAGE AND INCIDENTAL PURPOSES RESERVED FOR THE USE AND BENEFIT OF PARCEL 1 OF PARCEL MAP NO. 25995-1 ON SAID MAP ON FILE IN BOOK 175, PAGE 16 OF PARCEL MAPS. (SURVEYOR'S NOTE: SAID EASEMENT IS BLANKET OVER SAID PARCEL 1 AND DOES NOT AFFECT THE PROPOSED SITE.)
- 14 AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY PER DOCUMENT RECORDED MAY 31, 2006 AS INSTRUMENT NO. 2006-395330 OF OFFICIAL RECORDS. (SURVEYOR'S NOTE: SAID EASEMENT DOES NOT AFFECT THE PROPOSED SITE.)
- 15 THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF MUTUAL ACCESS AREA" RECORDED JUNE 05, 2006 AS INSTRUMENT NO. 2006-0405874 OF OFFICIAL RECORDS.
- 16 AN EASEMENT FOR PUBLIC PEDESTRIAN ACCESS AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF MORENO VALLEY PER DOCUMENT RECORDED AUGUST 31, 2006 AS INSTRUMENT NO. 2006-043483 OF OFFICIAL RECORDS. (SURVEYOR'S NOTE: SAID EASEMENT DOES NOT AFFECT THE PROPOSED SITE.)
- 17 AN EASEMENT FOR PUBLIC PEDESTRIAN ACCESS AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF MORENO VALLEY PER DOCUMENT RECORDED AUGUST 31, 2006 AS INSTRUMENT NO. 2006-043464 OF OFFICIAL RECORDS.

GENERAL NOTES:

- 1. THE BOUNDARY FOR THIS ALTA SURVEY IS BASED ON THE PROPOSED O'REILLY SITE LEGAL DESCRIPTION INCLUDED HEREON. SAID SITE DESCRIPTION WAS PREPARED IN ACCORDANCE WITH A PROPOSED SITE EXHIBIT PROVIDED BY O'REILLY AUTOMOTIVE STORES, INC.
- 2. NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE ALTA PLAIN LANGUAGE COMMITMENT USED TO COMPLETE THIS SURVEY IS ASSUMED BY THIS MAP OR THE SURVEYOR.
- 3. THE SITE IS CURRENTLY VACANT LAND CROSSED BY AN ASPHALT DRIVEWAY. THERE ARE NO BUILDINGS ON THE SITE.
- 4. PROPOSED O'REILLY SITE AREA: 26,882 SQ. FT. (0.617 ACRES)
- 5. THE PROPOSED O'REILLY SITE IS A PORTION OF: TAX ASSESSOR'S PARCEL NUMBER: 485-081-034
- 6. LOCATIONS OF THE UTILITIES SHOWN ON THIS MAP ARE BASED ON VISIBLE ABOVE GROUND EVIDENCE AND AVAILABLE UTILITY COMPANY AND PUBLIC AGENCY RECORDS.
- 7. THERE ARE NO STREPPED PARKING SPACES WITHIN THE PROPOSED SITE BOUNDARY.
- 8. THE POSTED SPEED LIMIT FOR PERRIS BOULEVARD (WITHIN THE CITY OF MORENO VALLEY JURISDICTION) ADJACENT TO THE PROPOSED SITE IS 45 MPH.
- 9. I HEREBY STATE THAT THE PROJECT SHOWN HEREON LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP 060500765G, FOR COMMUNITY NO. 065074 (CITY OF MORENO VALLEY), PANEL NO. 0765, SUFFIX G, MAP EFFECTIVE DATE AUGUST 28, 2008.
- 10. THERE IS NO VISIBLE EVIDENCE THAT THE SITE HAS BEEN USED FOR A DUMP, LANDFILL OR SUMP. THERE IS NO VISIBLE EVIDENCE OF RECENT FLOODING, STREET OR SIDEWALK REPAIR OR BUILDING CONSTRUCTION / ADDITIONS WITHIN RECENT MONTHS. THERE IS ALSO NO EVIDENCE THAT THE SITE IS LOCATED WITHIN A WETLANDS CONDITION.
- 11. THERE ARE NO PLANNED STREET WIDENING OR R/W TO BE TAKEN PER MARK SAMBITO, ENGINEERING MANAGER, CITY OF MORENO VALLEY (951) 413-3120
- 12. THERE ARE NO FIRE HYDRANTS ALONG OR WITHIN THE PROPOSED O'REILLY SITE. THE CLOSEST FIRE HYDRANT IS APPROXIMATELY 200 FEET NORTH IN THE CVS DRUG STORE PARKING LOT.

BASIS OF BEARINGS NOTE:

THE BEARING OF NORTH 89°59'10" WEST ALONG THE CENTERLINE OF JOHN F. KENNEDY DRIVE AS SHOWN ON PARCEL MAP NO. 25995-1 FILED IN BOOK 175, PAGES 16 AND 17 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS HELD AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK NOTE:

COUNTY OF RIVERSIDE DESIGNATION: 600 64

FOUND A RIVERSIDE COUNTY 3-1/2" INCH BRASS DISK STAMPED "BM 600-64 SET 1989" IN THE TOP OF AN 8-1/2" INCH DIAMETER CONCRETE MONUMENT, FROM THE INTERSECTION OF INTERSTATE 215 AND VAN BUREN BLVD. PROCEED WEST ALONG VAN BUREN BLVD. TO AVE. A WEST FRONTAGE RD.) THEN 0.20 MILE NORTH ALONG AVE. A TO A DIRT ROAD LEADING TO THE ATSF RAILROAD TRACKS CROSSING OVER AND 0.2 MILE NORTH ALONG DIRT PATROL ROAD ON EAST SIDE OF ATSF RAILROAD TRACKS. MONUMENT IS 115 FEET NORTHEAST OF A RR DERAIL SIGN POST, 46 FEET SOUTHEAST OF RR RED SIGN 3128, 2.3 FEET EAST OF A 3 INCH WOOD WITNESS POST AND 5 FEET WEST OF 215 FWY RIGHT OF WAY FENCE.

ELEV: 1540.32 FEET
DATUM: NAVD 88

UTILITY COMPANIES SERVICING PROPERTY

- CABLE:**
TIME WARNER CABLE
14325 FREDERICK STREET, SUITE F-10
MORENO VALLEY, CA 92553
(888) 892-2253
- ELECTRIC:**
MORNO VALLEY UTILITIES
14325 FREDERICK STREET
MORENO VALLEY, CA 92553
(951) 413-3513
CONTACT: TONY SMEERDICO
- GAS:**
SOUTHERN CALIFORNIA GAS COMPANY
1991 W. LUCIGNA STREET
RELANDS, CA 92373
(909) 335-7851
CONTACT: CARLOS FLORES
- STORM DRAIN:**
CITY OF MORENO VALLEY
DEPARTMENT OF PUBLIC WORKS
14177 FREDERICK STREET
P.O. BOX 80005
MORENO VALLEY, CA 92552
(951) 412-3120
CONTACT: MARK SAMBITO
- TELEPHONE:**
VERIZON
ENGINEERING DIVISION
541 BERNARDINO, CA
(909) 748-0655
- WATER AND SEWER:**
EASTERN MUNICIPAL WATER DISTRICT
2270 TRUMBULL ROAD
P.O. BOX 8300
PERRIS, CA 92472
(951) 928-3777
CONTACT: JANET ARAON

ZONING INFORMATION:

THE FOLLOWING ZONING INFORMATION WAS OBTAINED BY A VISIT TO THE PUBLIC COUNCIL AT THE CITY OF MORENO VALLEY. THE INFORMATION PRESENTED IS PER CITY OF MORENO VALLEY MUNICIPAL CODE, CHAPTER 9.14, FOR COMMERCIAL DISTRICTS. NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THIS INFORMATION IS ASSUMED BY THIS MAP OR THE SURVEYOR.

- 1. ZONING: NEIGHBORHOOD COMMERCIAL
- 2. MINIMUM SITE WIDTH: 100 FEET
- 3. MINIMUM SITE DEPTH: 100 FEET
- 4. FRONT BUILDING SETBACK: 20 FEET
- 5. SIDE STREET BUILDING SETBACK AREA, STREET SIDES: 20 FEET
- 6. SETBACK LANDSCAPING: ALL SETBACKS EXCLUSIVE OF REQUIRED WALKWAYS AND DRIVEWAYS WILL BE LANDSCAPED PLANTING AREAS.

MONUMENT NOTES:

- - INDICATES FOUND MONUMENT AS SHOWN
- - INDICATES 1" IRON PIPE TAGGED "L.S. 6328" TO BE SET AT PROPOSED SITE CORNERS IF SITE IS NOT MONUMENTED AS PART OF SUBDIVISION MAPPING PROCESS IN PROGRESS.
- SPN - INDICATES SEARCHED FOR MONUMENT, FOUND NOTHING.

ENCROACHMENT NOTES:

- 1. CONCRETE SIDEWALK CROSSES THE SITE AT THE SOUTHEAST CORNER.
- 2. A PORTION OF AN IMPROVED ASPHALT DRIVE LIES OUTSIDE EASEMENT (15) NEAR THE SOUTHEAST CORNER.

TREE NOTE:

ONE 4" SYCAMORE TREE FALLS WITHIN THE PROPOSED SITE BOUNDARY.

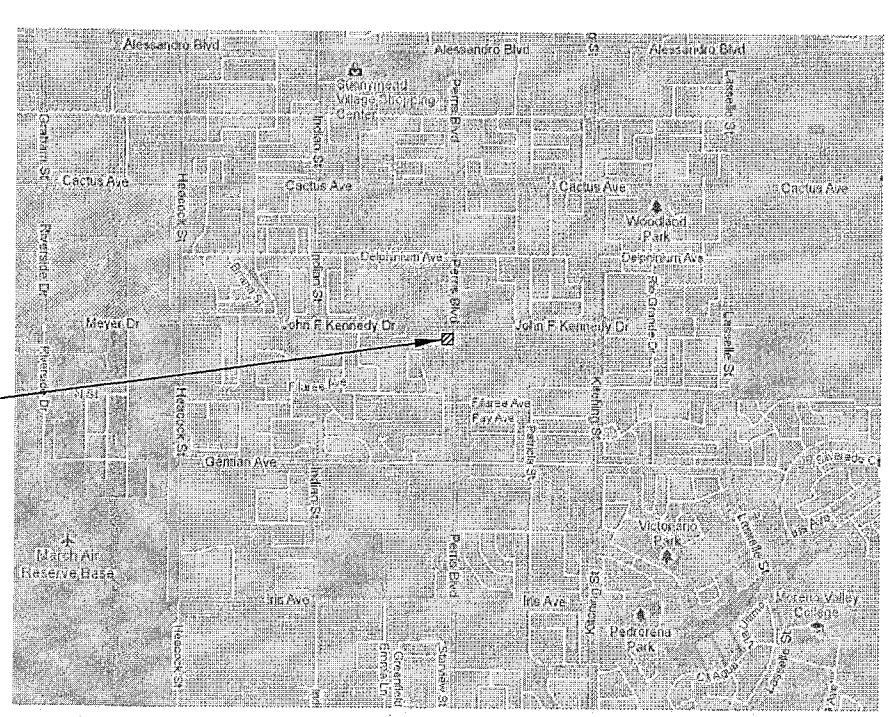
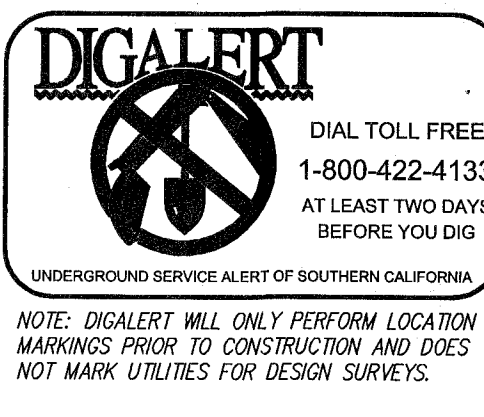
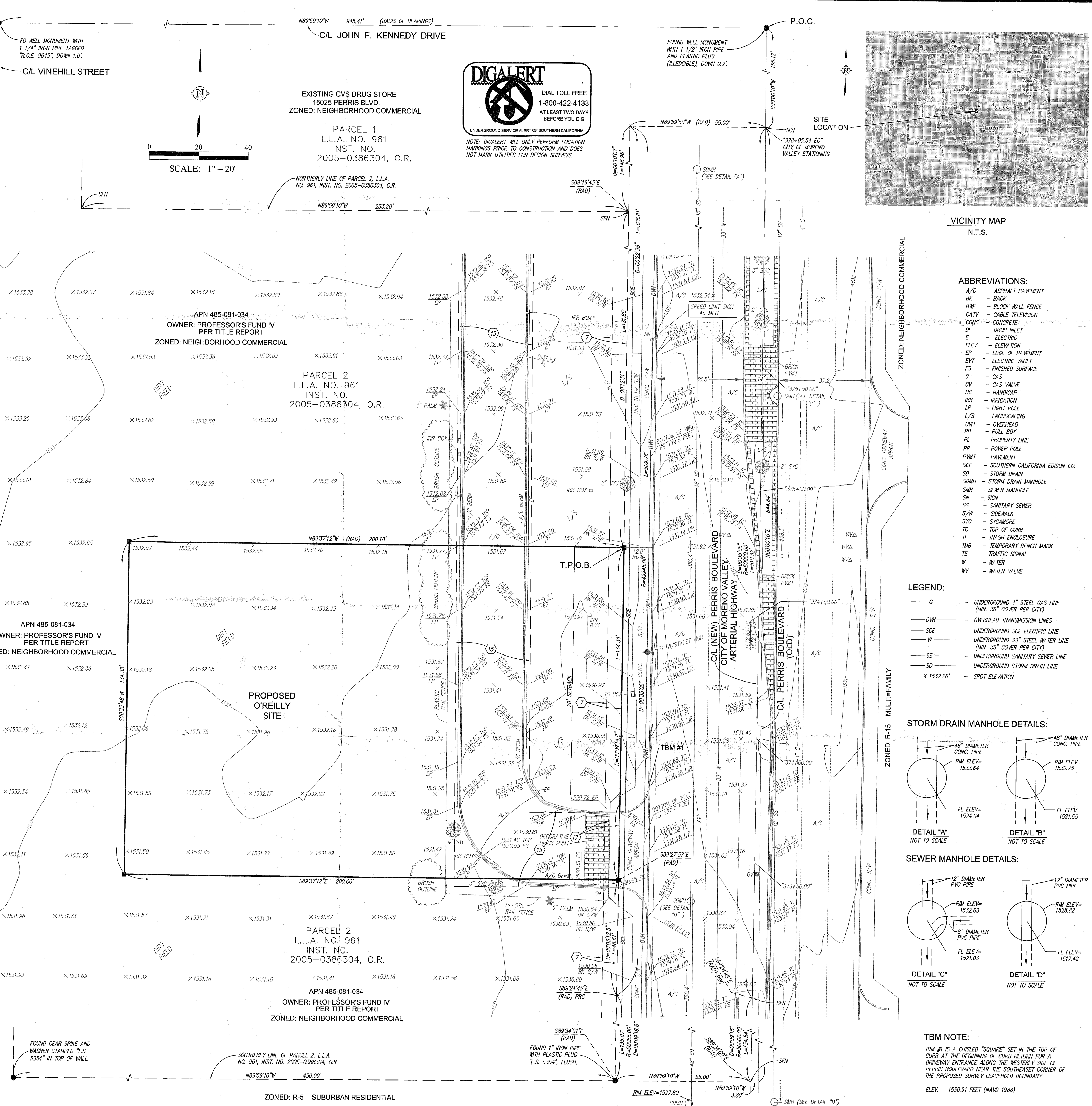
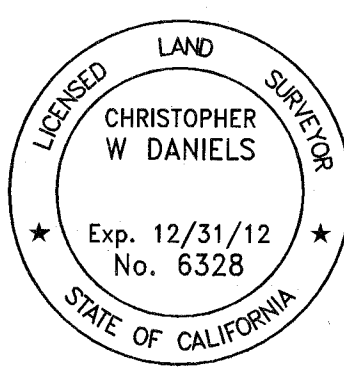
SURVEYOR'S CERTIFICATE:

TO: O'REILLY AUTOMOTIVE STORES, INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/RCSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS. THE FIELDWORK WAS COMPLETED ON JANUARY 11, 2012.

TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL INFORMATION HEREON IS TRUE AND ACCURATELY SHOWN.

CHRISTOPHER W. DANIELS
CHRISTOPHER W. DANIELS, PLS 6328
DATE: 2-22-12

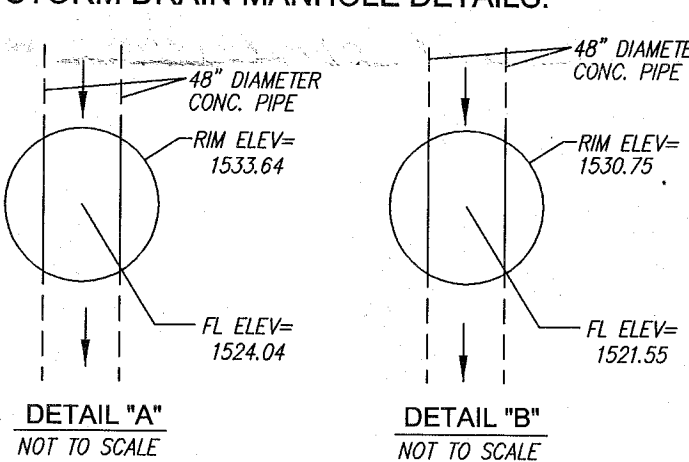


- ABBREVIATIONS:**
- A/C - ASPHALT PAVEMENT
 - BK - BACK
 - BWF - BLOCK WALL FENCE
 - CATV - CABLE TELEVISION
 - CONC. - CONCRETE
 - DI - DRAIN INLET
 - E - ELECTRIC
 - ELEV - ELEVATION
 - EP - EDGE OF PAVEMENT
 - EVT - ELECTRIC VAULT
 - F - FINISHED SURFACE
 - G - GAS
 - GV - GAS VALVE
 - HC - HANDICAP
 - IRR - IRRIGATION
 - LP - LIGHT POLE
 - L/S - LANDSCAPING
 - OHM - OVERHEAD
 - PB - FULL BOX
 - PL - PROPERTY LINE
 - PP - POWER POLE
 - PWMT - PAVEMENT
 - SCD - SOUTHERN CALIFORNIA EDISON CO.
 - SD - STORM DRAIN
 - SDMH - STORM DRAIN MANHOLE
 - SMH - SEWER MANHOLE
 - SN - SIGN
 - SS - SANITARY SEWER
 - S/W - SIDEWALK
 - SYC - SYCAMORE
 - TC - TOP OF CURB
 - TMB - TEMPORARY BENCH MARK
 - TS - TRAFFIC SIGNAL
 - W - WATER
 - WV - WATER VALVE

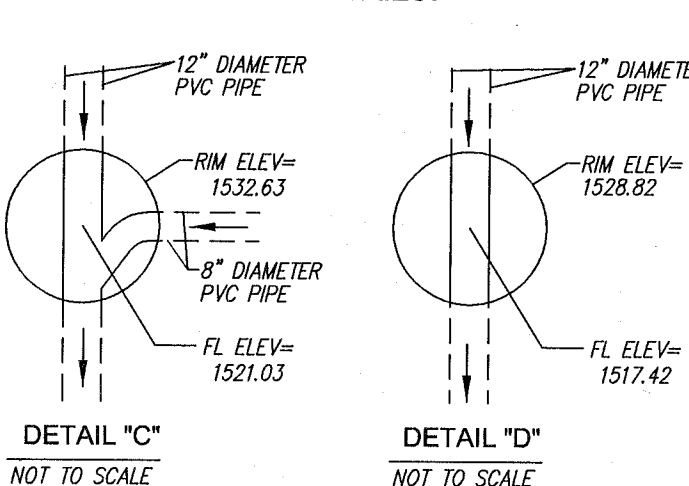
LEGEND:

- G - UNDERGROUND 4" STEEL GAS LINE (MIN. 36" COVER PER CITY)
- OHM - OVERHEAD TRANSMISSION LINES
- SCD - UNDERGROUND SCE ELECTRIC LINE
- W - UNDERGROUND 33" STEEL WATER LINE (MIN. 36" COVER PER CITY)
- SS - UNDERGROUND SANITARY SEWER LINE
- SD - UNDERGROUND STORM DRAIN LINE
- X 1532.26' - SPOT ELEVATION

STORM DRAIN MANHOLE DETAILS:



SEWER MANHOLE DETAILS:



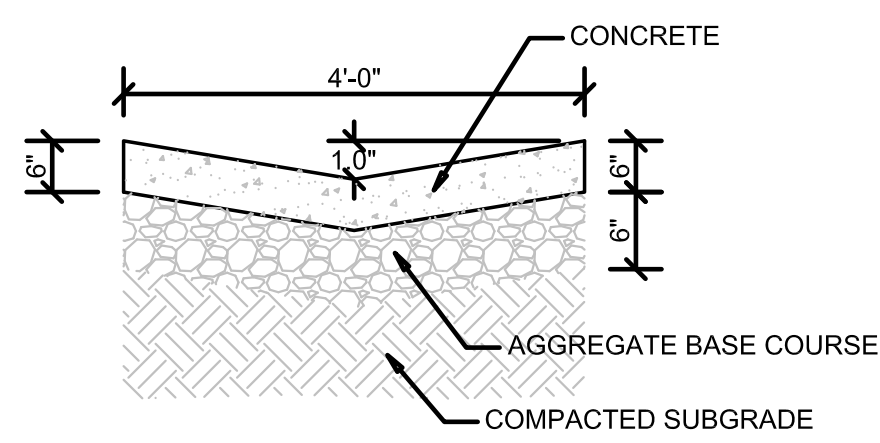
TBM NOTE:

TBM #1 IS A CHISEL "SQUARE" SET IN THE TOP OF CURB AT THE BEGINNING OF CURB RETURN FOR A DRIVEWAY ENTRANCE ALONG THE WESTERLY SIDE OF PERRIS BOULEVARD NEAR THE SOUTHWEST CORNER OF THE PROPOSED SURVEY LEASEHOLD BOUNDARY.
ELEV. = 1530.91 FEET (NAVD 1988)

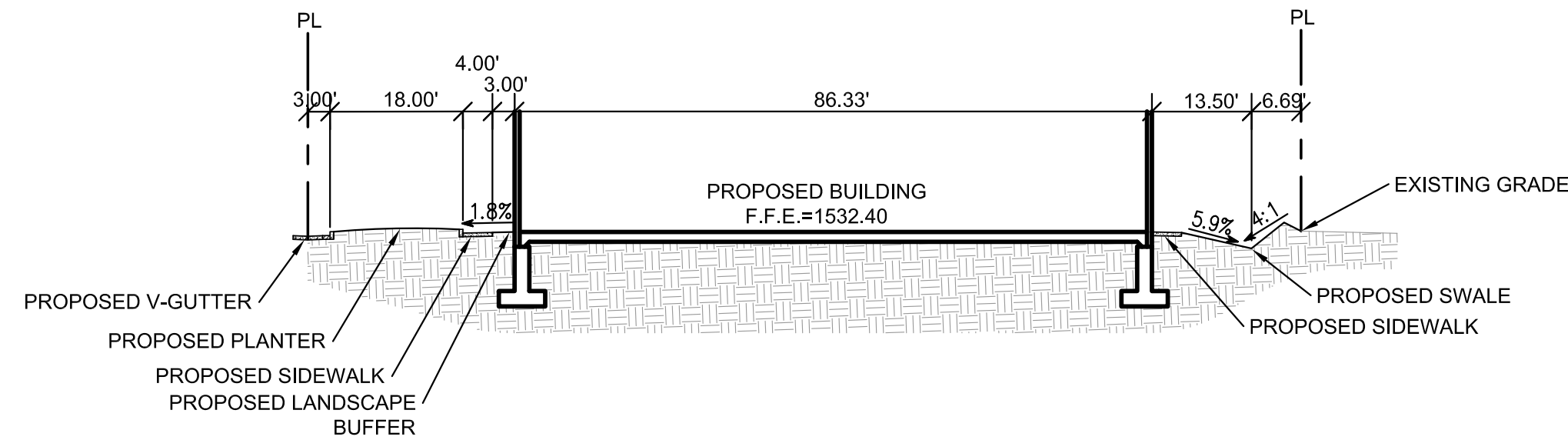
| | |
|---|--|
| BY | CD |
| REVISIONS | CLIENT COMMENTS |
| 02-09-2012 | |
| PLUMP ENGINEERING INC. | CONSULTING ENGINEERS IN CIVIL SURVEYING, ARCHITECTURAL AND STRUCTURAL ENGINEERING |
| 9415 KATELLA AVENUE ANAHEIM, CALIFORNIA 92805 (714) 388-1855, FAX (714) 388-1854 | |
| ALTA/RCSM LAND TITLE SURVEY | |
| PROPOSED O'REILLY SITE AT SOUTHWEST CORNER OF PERRIS BOULEVARD AND JOHN F. KENNEDY DRIVE, MORENO VALLEY, CALIFORNIA | |
| SCALE: 1" = 20' | CHKD. BY: CWD |
| DATE: 01/27/2012 | |
| DRAWN BY: JWP | |
| FILE NO. 120115.CS | |
| SHEET NO. SV1 | |

178-

A 11/13 2/2/12



2 CONCRETE VALLEY GUTTER
 CC1 SCALE: NOT TO SCALE



3 CROSS SECTION DETAIL
 CC1 SCALE: NOT TO SCALE

ENTIRE SHEET HAS BEEN REVISED TO ADDRESS CITY COMMENTS AND REVISED SITE PLAN



GENERAL NOTES:

- A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- B. ALL SITE DIMENSIONS TO THE GUTTER LINE OF CURB, CONCRETE OR PROPERTY LINE UNLESS OTHERWISE NOTED. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND STARTING CONSTRUCTION.
- C. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- D. REFER TO STRUCTURAL PLANS FOR DEVELOPMENT OF SIDEWALKS ADJACENT TO FOUNDATIONS AND SCREEN BLOCK WALL.
- E. SITE CONDITIONS BASED UPON SURVEY SUBMITTED BY OWNER. FIELD VERIFY EXISTING CONDITIONS BY DETAILED SITE INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.
- F. EXISTING AT GRADE UTILITY APPURTENANCES WITHIN AREA OF CONSTRUCTION TO BE ADJUSTED TO PROPOSED GRADE. REFERENCE SITE UTILITY PLAN.
- G. PRIOR TO INSTALLATION, GENERAL CONTRACTOR TO CONFIRM THAT LIGHT POLES, LANDSCAPING AND UTILITIES DO NOT CONFLICT WITH SIGN LOCATION SHOWN. IF ANY POTENTIAL CONFLICT IS DISCOVERED, GENERAL CONTRACTOR TO CONTACT THE O'REILLY PROJECT ADMINISTRATOR BEFORE PROCEEDING.

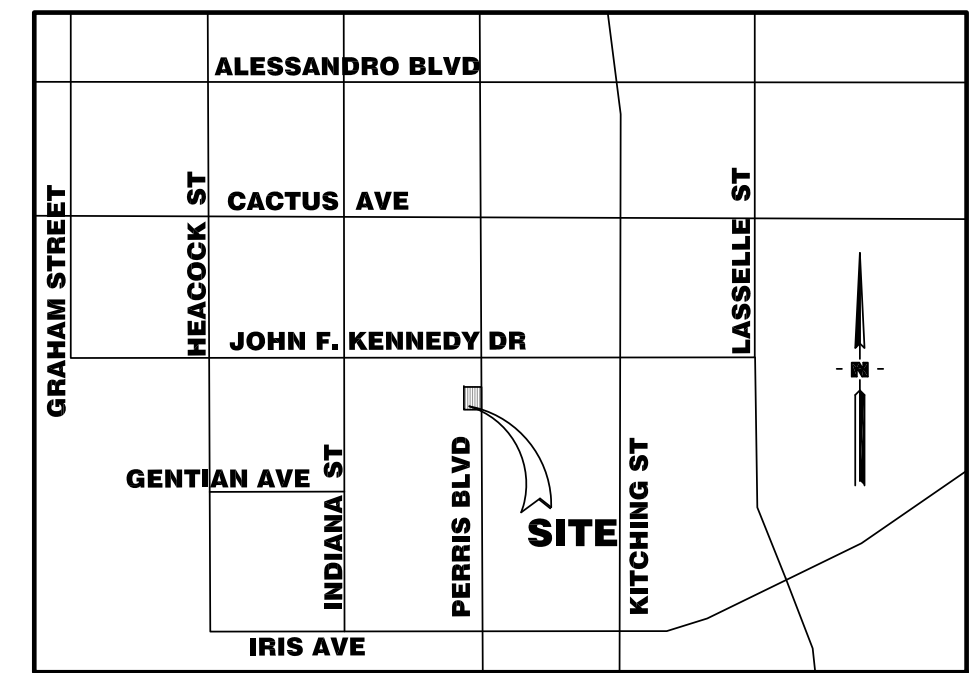
SITE GRADING KEY NOTES:

- 1 PROTECT EXISTING IMPROVEMENTS IN PLACE.
- 2 SAWCUT AND REMOVE EXISTING CURB AND GUTTER 2.0' BEYOND LIP OF GUTTER. REPLACE ASPHALT WITH FULL DEPTH ASPHALT.
- 3 CONSTRUCT 3' WIDE CURB CUT.
- 4 CONSTRUCT 4' WIDE VALLEY GUTTER PER DETAIL 2/CC1.
- 5 CONSTRUCT PARKWAY CULVERT PER CITY OF MORENO VALLEY DETAIL NO. 300A AND 300B.
- 6 CONSTRUCT ON-SITE SIDEWALK CHASE PER DETAIL 4/CC1.

EARTHWORK CALCULATIONS:

CUT: 36 CY
 FILL: 208 CY
 NET: 172 FILL

NOTE: THE QUANTITIES AS SHOWN HEREON ARE FOR PERMIT AND/OR BONDING PURPOSES ONLY. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF QUANTITIES PRIOR TO THE START OF GRADING AND ACCOUNT FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLYING ANY DEFICIENCIES TO BRING SITE TO DESIGN GRADE. THE ABOVE CUT AND FILL FIGURES REPRESENT PURE VOLUME FIGURES ONLY FROM EXISTING SURFACE TO FINISHED GRADE AT PROPOSED SURFACE. THERE IS NO CONSIDERATION TAKEN FOR PAYMENT SECTIONS, SHRINKAGE, SUBSIDENCE, OR ANY OTHER LOSS FACTOR. THE CONTRACTOR'S BID WILL BE THE SOLE BASIS FOR ALL PAYMENTS FOR WORK DONE.



VICINITY MAP
 N.T.S.

PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.

TAIT PRELIMINARY - NOT FOR CONSTRUCTION

6143 East County Road 16
 Loveland, CO 80537
 P: 970.407.9777 F: 970.613.7882
 www.tait.com

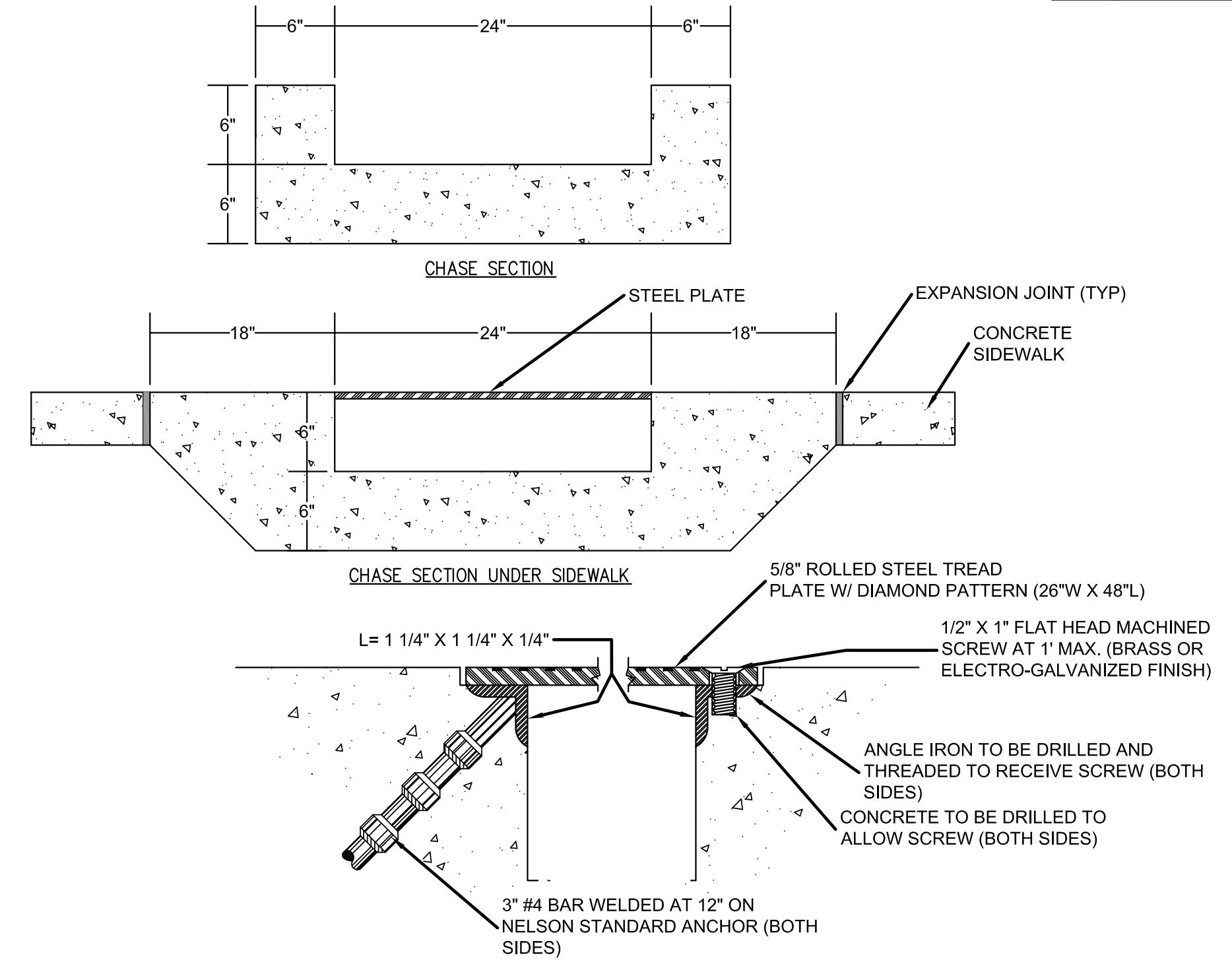
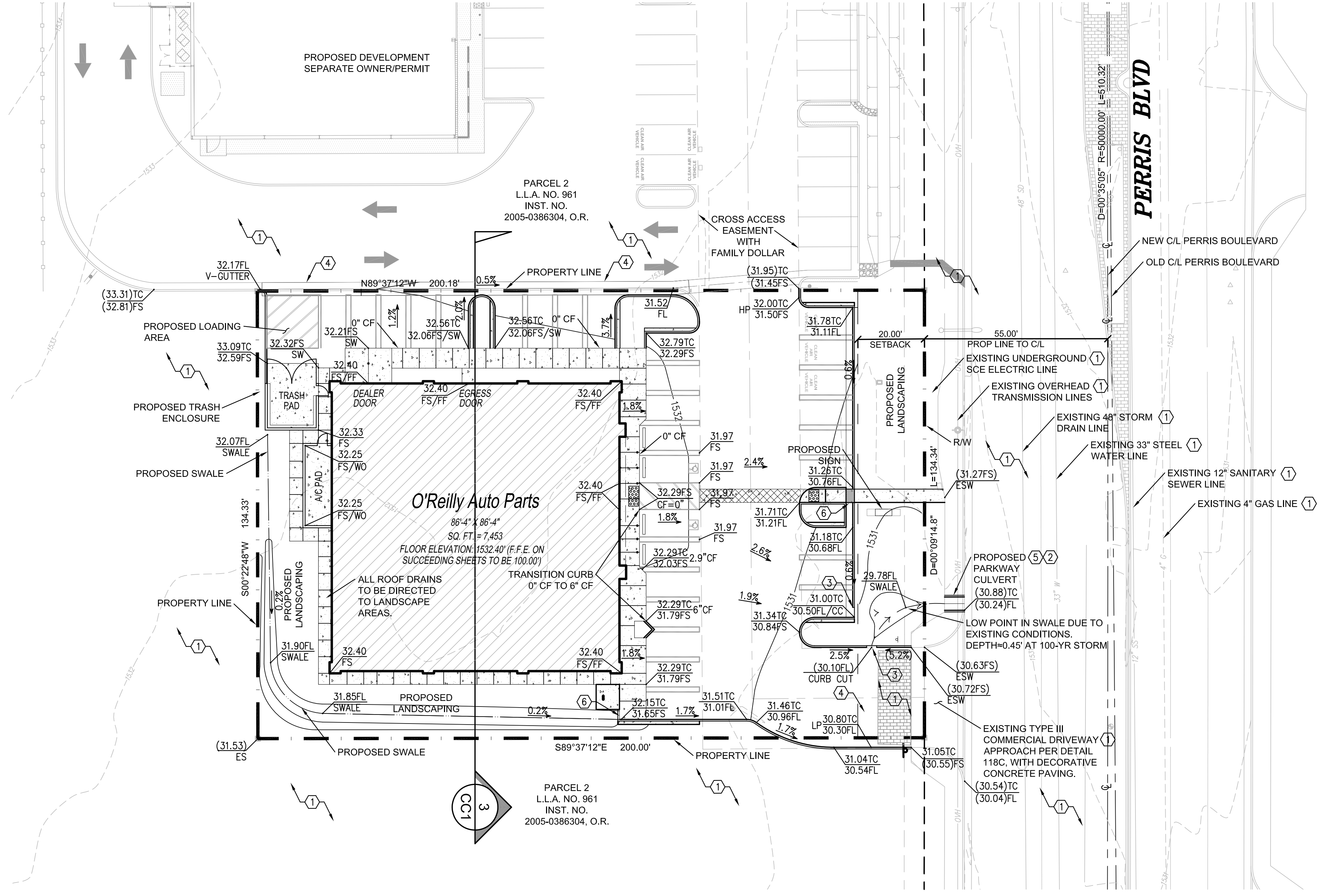
Since 1944
 Offices: Sacramento, San Francisco, Dallas, Phoenix, Denver, Portland, Chicago, San Diego, Boise, Ontario

TRACY J. LITRING, PE 48401
 DATE:

THOMAS A. LUNDBERG
 ARCHITECT

1736 East Sunshine, Suite 417
 Springfield, Missouri 65804
 e-mail: architect@estertyschneider.com

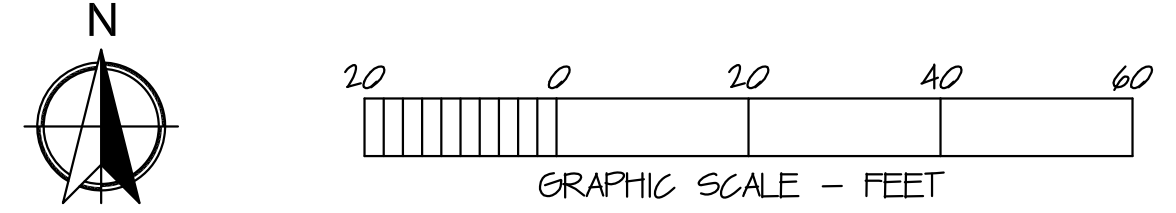
-179-



4 ON-SITE SIDEWALK CHASE DETAIL
 CC1 SCALE: NOT TO SCALE

| SYMBOLS LEGEND | | LIST | ABBREVIATION |
|--|----------------------------|---|--------------|
| REFER TO SURVEY (SV1) FOR EXISTING CONDITION SYMBOLS LEGEND AND SITE CONTROL | | | |
| | EXISTING CONTOURS | FINISHED SURFACE | FS |
| | PROPOSED CONTOURS | GRADE BREAK | GB |
| | NEW BUILDING CONSTRUCTION | SIDEWALK | SW |
| | NEW SIGN LOCATION | TOP OF CURB | TC |
| | NEW CONCRETE PARKING BLOCK | TOP OF PAVEMENT | PVT |
| | PROPOSED RIDGE IN PAVING | NEW GRADE | GD |
| | FLOW ARROW | EDGE OF PAVEMENT | EOP |
| | | EDGE OF CONCRETE | EOC |
| | | EXISTING TOP OF CURB | ETC |
| | | EXISTING GRADE | EGD |
| | | EXISTING PAVEMENT | EPVT |
| | | EXISTING SIDEWALK | ESW |
| | | FLOW LINE | FL |
| | | TOP OF BERM | TOP |
| | | WATER SURFACE ELEVATION | WSEL |
| | | HIGH POINT | HP |
| | | RIDGE | R |
| | | BOTTOM OF POND | BOP |
| | | WALL OPENING | WO |
| | | BENCHMARK: ALL ELEVATION SHOWN HEREON ARE BASED UPON BENCHMARK "BM 600-64 SET 1989". 3-1/2 INCH BRASS DISK IN THE TOP OF AN 8-1/2 INCH DIAMETER CONCRETE MONUMENT. | |
| | | ELEVATION=1540.32, NAVD 1988 | |
| | | ALL ABBREVIATED ELEVATIONS SHOWN ON THIS PLAN SHOULD BE ADDED TO 1500 FOR FINAL FINISHED ELEVATION | |

1 PRELIMINARY GRADING PLAN
 CC1 SCALE: 1" = 20'



CONTRACTOR SHALL FIELD VERIFY PROPOSED GRADES MATCH EXISTING PAVEMENT AT DRIVEWAY ENTRANCES. CONTRACTOR SHALL NOTIFY ENGINEER IF DISCREPANCY OCCURS.

(PA12-0024) PRELIMINARY GRADING PLAN

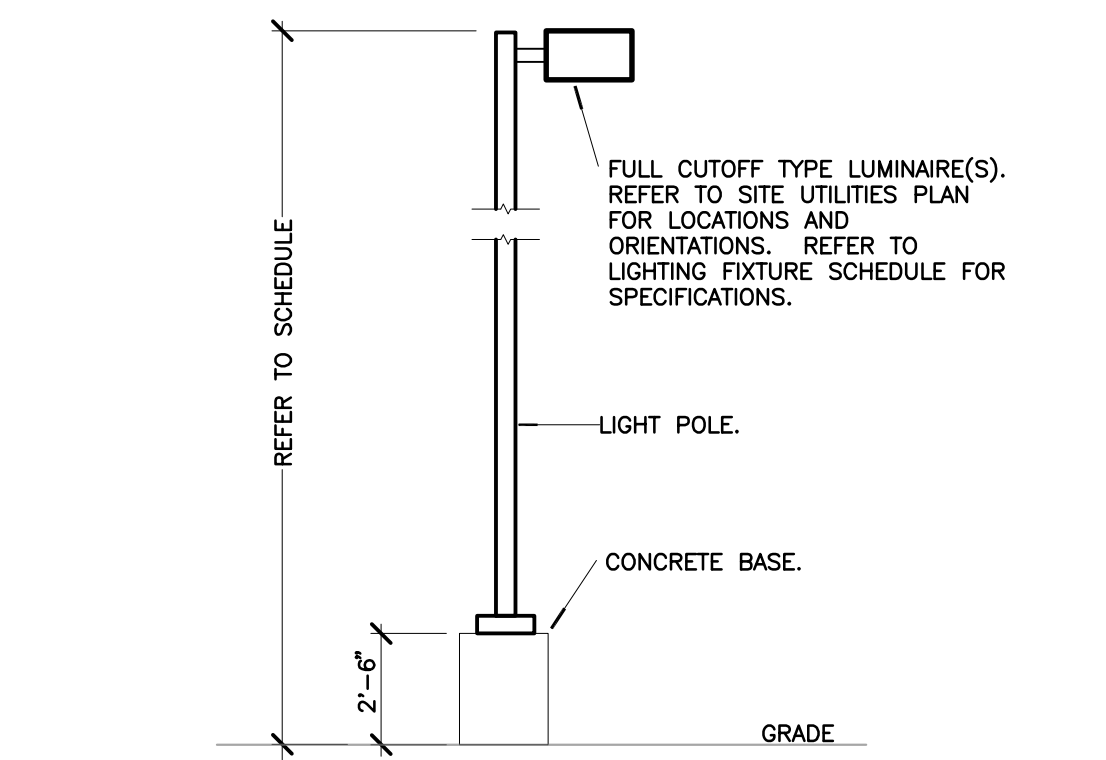
New O'Reilly Auto Parts Store
 PERRIS BLVD
 MORENO VALLEY, CA
 (MORENO VALLEY #3)

O'Reilly AUTO PARTS

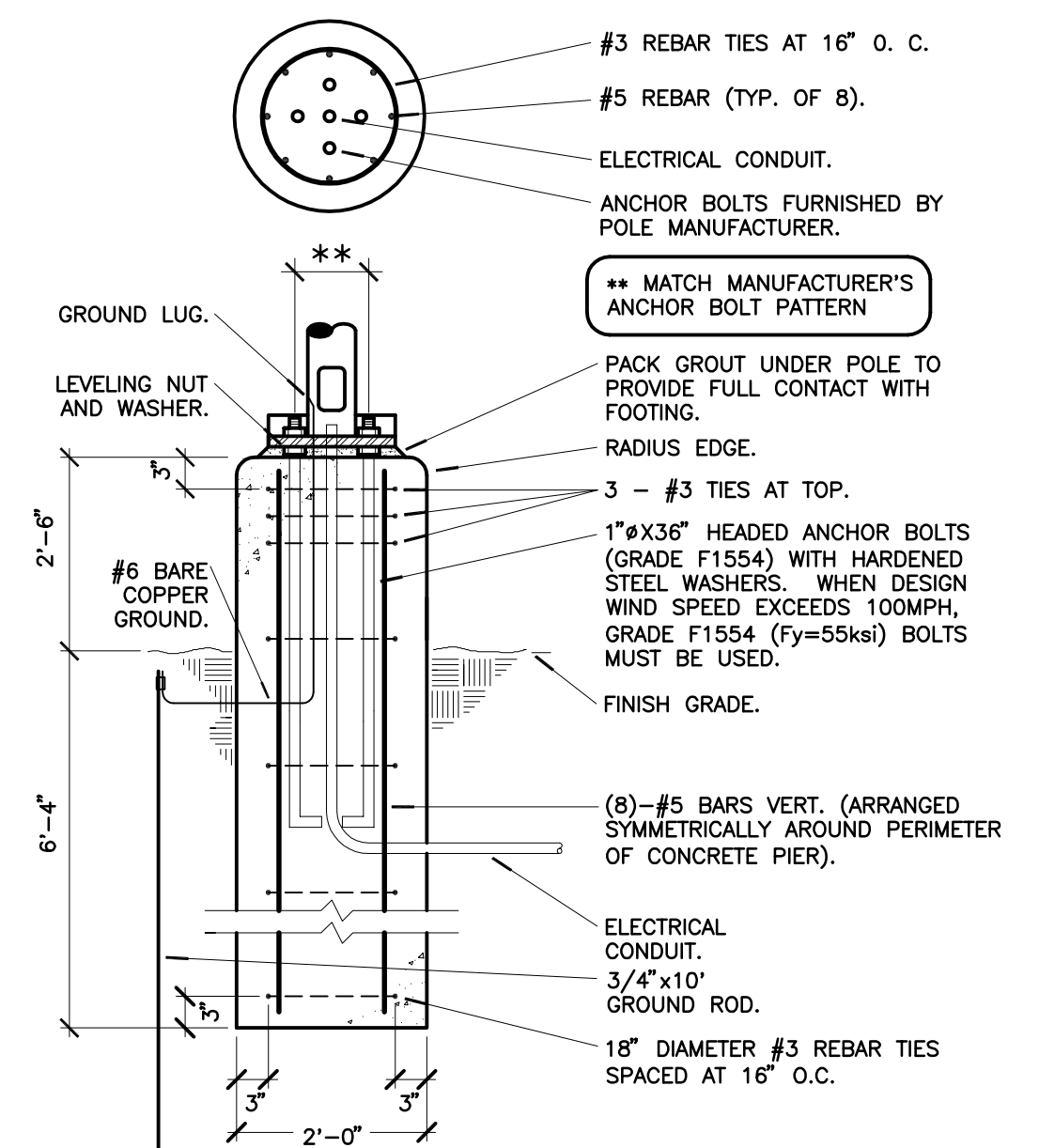
233 SOUTH PATTERSON
 SPRINGFIELD, MISSOURI 65802
 417-862-2674 PHONE

DATE: 05-09-12
 REVISION DATE: 08-29-12
 11-07-12

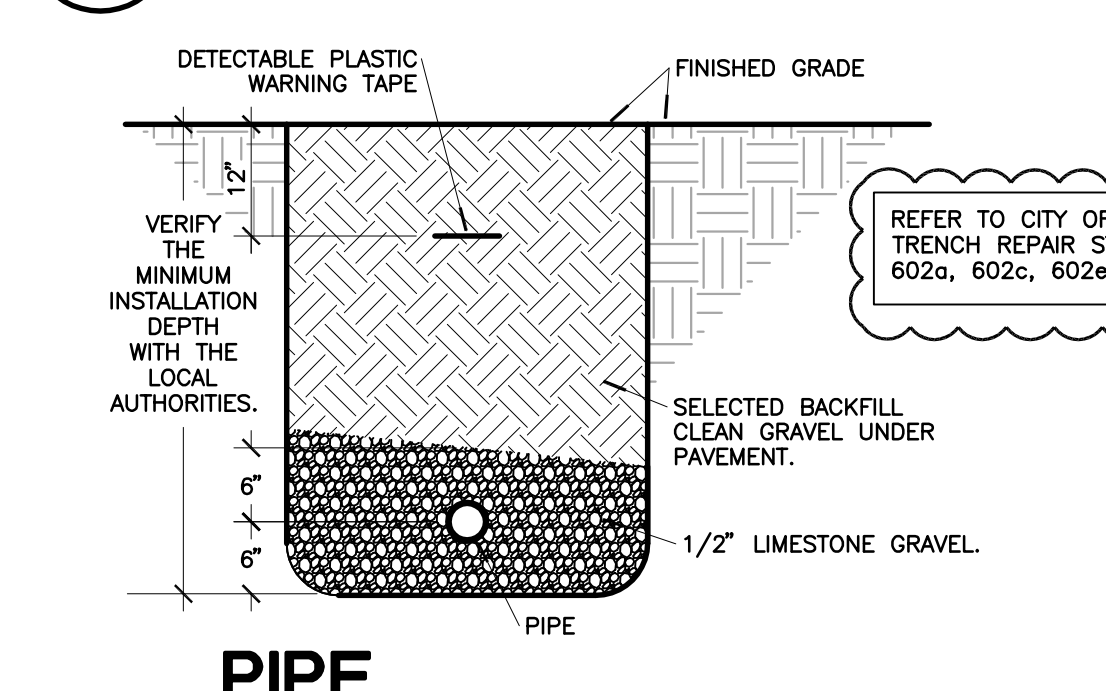
CC1



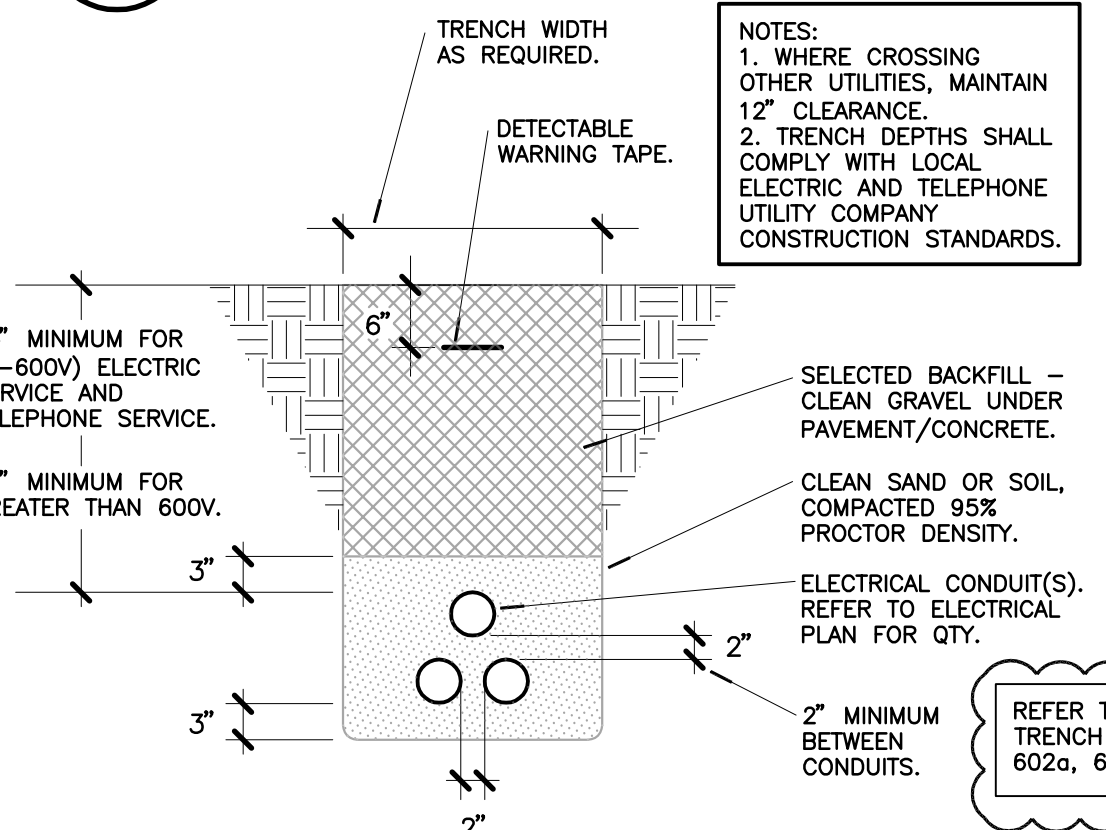
5
CU1
PARKING LOT LIGHTING
NO SCALE



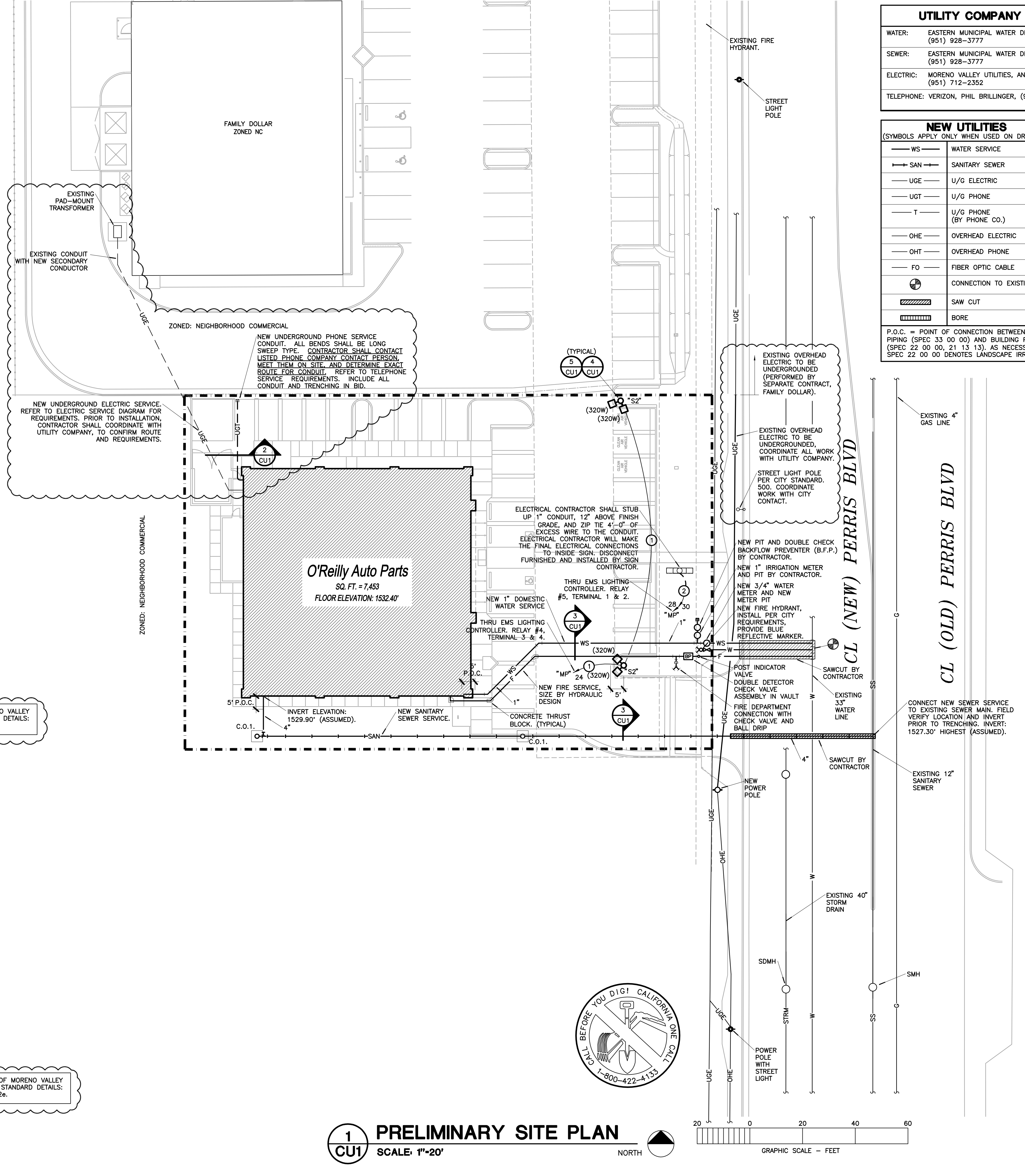
4
CU1
CONCRETE POLE BASE DETAIL
NO SCALE



3
CU1
PIPE INSTALLATION DETAIL
NO SCALE



2
CU1
UNDERGROUND ELECTRICAL CONDUITS
NO SCALE



1
CU1
PRELIMINARY SITE PLAN
SCALE: 1"=20'
NORTH

| UTILITY COMPANY CONTACTS | |
|--------------------------|---|
| WATER: | EASTERN MUNICIPAL WATER DISTRICT, FRED AZIMIE, (951) 928-3777 |
| SEWER: | EASTERN MUNICIPAL WATER DISTRICT, FRED AZIMIE, (951) 928-3777 |
| ELECTRIC: | MORENO VALLEY UTILITIES, ANTON SMEEROYK, (951) 712-2352 |
| TELEPHONE: | VERIZON, PHIL BRILLINGER, (951) 658-7305 |

| NEW UTILITIES (SYMBOLS APPLY ONLY WHEN USED ON DRAWINGS) | |
|---|--------------------------|
| — WS — | WATER SERVICE |
| — SAN — | SANITARY SEWER |
| — UGE — | U/G ELECTRIC |
| — UGT — | U/G PHONE |
| — T — | U/G PHONE (BY PHONE CO.) |
| — OHE — | OVERHEAD ELECTRIC |
| — OHT — | OVERHEAD PHONE |
| — FO — | FIBER OPTIC CABLE |
| ⊕ | CONNECTION TO EXISTING |
| ▨ | SAW CUT |
| ▩ | BORE |

P.O.C. = POINT OF CONNECTION BETWEEN SITE PIPING (SPEC 22 00 00, 21 13 13), AS NECESSARY - SPEC 22 00 00 DENOTES LANDSCAPE IRRIGATION.

NOTES:

BRANCH CIRCUIT & FEEDER SCHEDULE:

① 2 - #8 AND 1 - #8 GROUND IN 0.75" CONDUIT.

② 3 - #10 AND 1 - #10 GROUND IN 1" CONDUIT.

GENERAL NOTES:

1. BRANCH CIRCUIT CONDUCTOR SIZES ARE INCREASED, TO ALLOW FOR VOLTAGE DROP.

2. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES, USING UTILITY COMPANY CONTACT INFORMATION GIVEN. COORDINATE FOR ALL UTILITY WORK SHOWN. GIVE UTILITY COMPANIES NOTICE OF CONSTRUCTION START DATE AND ESTIMATED COMPLETION DATE.

TELEPHONE SERVICE REQUIREMENTS:

SPECIAL NOTE: NEW SERVICE TO BUILDING SHALL BE AN UNDERGROUND SERVICE. CONTRACTOR SHALL SCHEDULE INSTALLATION OF U/G TELEPHONE SERVICE CONDUIT WITH OWNER. CONTACT (417)874-7288.

SCHEDULE 40 PVC CONDUIT WITH RIGID GALVANIZED STEEL LONG SWEEP BENDS @ 18"-24" DEPTH FOR PHONE SERVICE. PROVIDE MINIMUM 1/4" POLYPROPYLENE PULL LINE. PLACE CONDUIT A MINIMUM OF 12" FROM U/G ELECTRICAL CONDUITS IN SAME TRENCH.

CAP CONDUIT AT PROPERTY LINE BELOW FINISHED GRADE AND INSTALL CABLE MARKER FOR PHONE COMPANY, IF NECESSARY. OTHERWISE, CONTINUE PHONE SERVICE CONDUIT TO A POLE AND INSTALL RIGID GALVANIZED STEEL CONDUIT TO A MINIMUM 10' ABOVE FINISH GRADE, ATTACHED TO POLE.

CONTRACTOR SHALL COORDINATE INSTALLATION AND VERIFY REQUIREMENTS WITH PHONE COMPANY. PLUS INCLUDE ALL FEES (IF ANY) BY PHONE COMPANY FOR INSTALLATION OF NO LESS THAN 10 PAIR CABLE, IN MENTIONED CONDUIT, TO CONTRACTOR INSTALLED 4"x8"x3/4" BACKBOARD WITHIN BUILDING. CONTRACTOR SHALL PROVIDE #6 AWG CU GROUND TO TELEPHONE EQUIPMENT LOCATION, FROM ELECTRICAL GROUNDING ELECTRODE SYSTEM. FINAL CONNECTIONS AND INSIDE PHONE WIRING BY OWNER.

ONLY IF UNDERGROUND PHONE SERVICE IS NOT AVAILABLE, THEN MAY CONTRACTOR INSTALL APPROPRIATE OVERHEAD PHONE SERVICE RISER, WEATHERHEAD, ETC. COORDINATE WITH OWNER AND PHONE CO.

SAWCUT NOTE:

WHERE NEW UTILITY SERVICES ARE ROUTED UNDER EXISTING PAVED AREAS, ALL EXISTING PAVING SHALL BE REMOVED IN THE FOLLOWING STEPS:

- 1) SAWCUTTING PAVING.
- 2) REMOVAL AND TRENCHING.
- 3) INSTALLATION OF UTILITY.
- 4) BACKFILL AND COMPACTION.
- 5) INSTALLATION OF NEW PAVING THAT MATCHES THE EXISTING SURROUNDING PAVING IN BOTH MATERIAL AND ELEVATION.

CONTRACTOR SHALL COORDINATE, OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND LICENSES TO PERFORM THIS WORK AND SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL WHILE PERFORMING SAWCUTTING OPERATIONS AS NECESSARY.

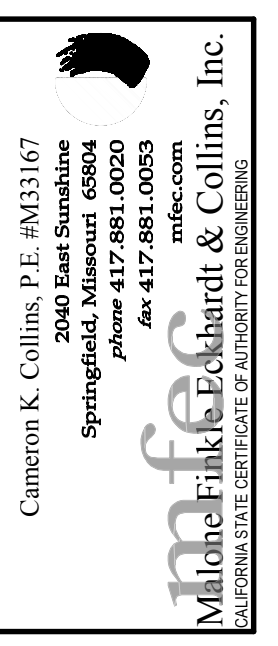
CONTRACTOR CAUTION!! VERIFY SEWER LINE ELEVATION

BEFORE STARTING ANY BUILDING PAD GRADING AND PLUMBING WORK THE CONTRACTOR SHALL FIELD VERIFY LOCATION, MATERIAL, CONDITION, ACCESSIBILITY (INCLUDING STATE HIGHWAY OR OTHER RIGHTS-OF-WAY) AND WORKABLE FLOW LINE ELEVATION OF THE EXISTING SANITARY SEWER SERVICE LINE OR MAIN.

IF A WORKABLE FLOW LINE HAS NOT BEEN ESTABLISHED AT THE TIME OF FINAL SANITARY SEWER SERVICE CONNECTION, THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXPENSES ASSOCIATED WITH THE INSTALLATION OF A NEW GRINDER PUMP SYSTEM TO MEET OWNER AND LOCAL REQUIREMENTS.

EXISTING CONDITIONS NOTES:

1. THE CONTRACTOR IS OBLIGATED TO INSPECT FOR EXISTING CONDITIONS/INSTALLATIONS AND AVAILABLE INFORMATION PRIOR TO SUBMITTING A BID, REFER TO SPECIFICATIONS ALSO.
2. EXISTING INSTALLATIONS (SUCH AS WATER MAINS/LINES, GAS MAINS/LINES, SEWER MAINS/LINES, TELEPHONE LINES, POWER LINES, AND UTILITY STRUCTURES IN THE VICINITY OF THE WORK TO BE DONE) ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN PREPARING THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING ALL EXISTING INSTALLATIONS.
4. ANY DELAY, ADDITIONAL WORK, FEES OR EXTRA COST TO THE CONTRACTOR CAUSED BY OR RESULTING FROM DAMAGE TO OR MODIFICATION OF EXISTING INSTALLATIONS BY THE CONTRACTOR OR AFFECTED UTILITY COMPANY SHALL NOT CONSTITUTE A CLAIM FOR EXTRA WORK, ADDITIONAL PAYMENT OR DAMAGES.
5. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION PRIOR TO SUBMITTING HIS BID. NO EXTRAS WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS/INSTALLATIONS.



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417-862-3265

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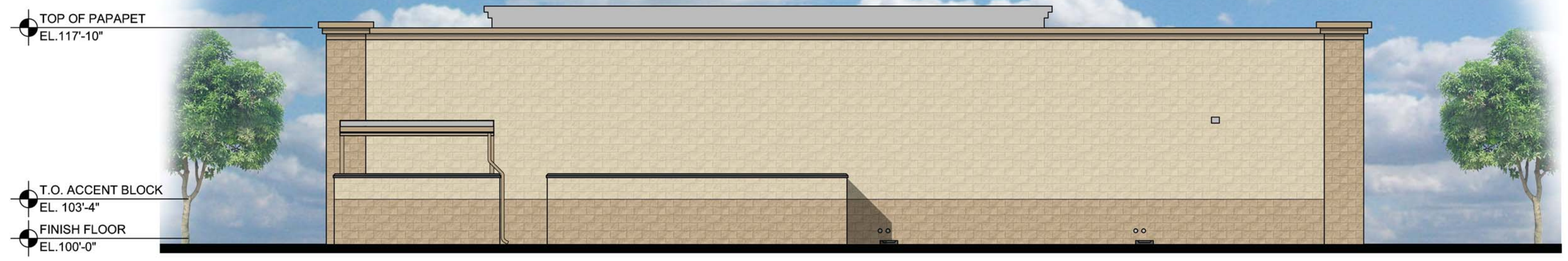
CU1 of 1



1 EAST ELEVATION
 CE1 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
 CE1 SCALE: 1/8" = 1'-0"



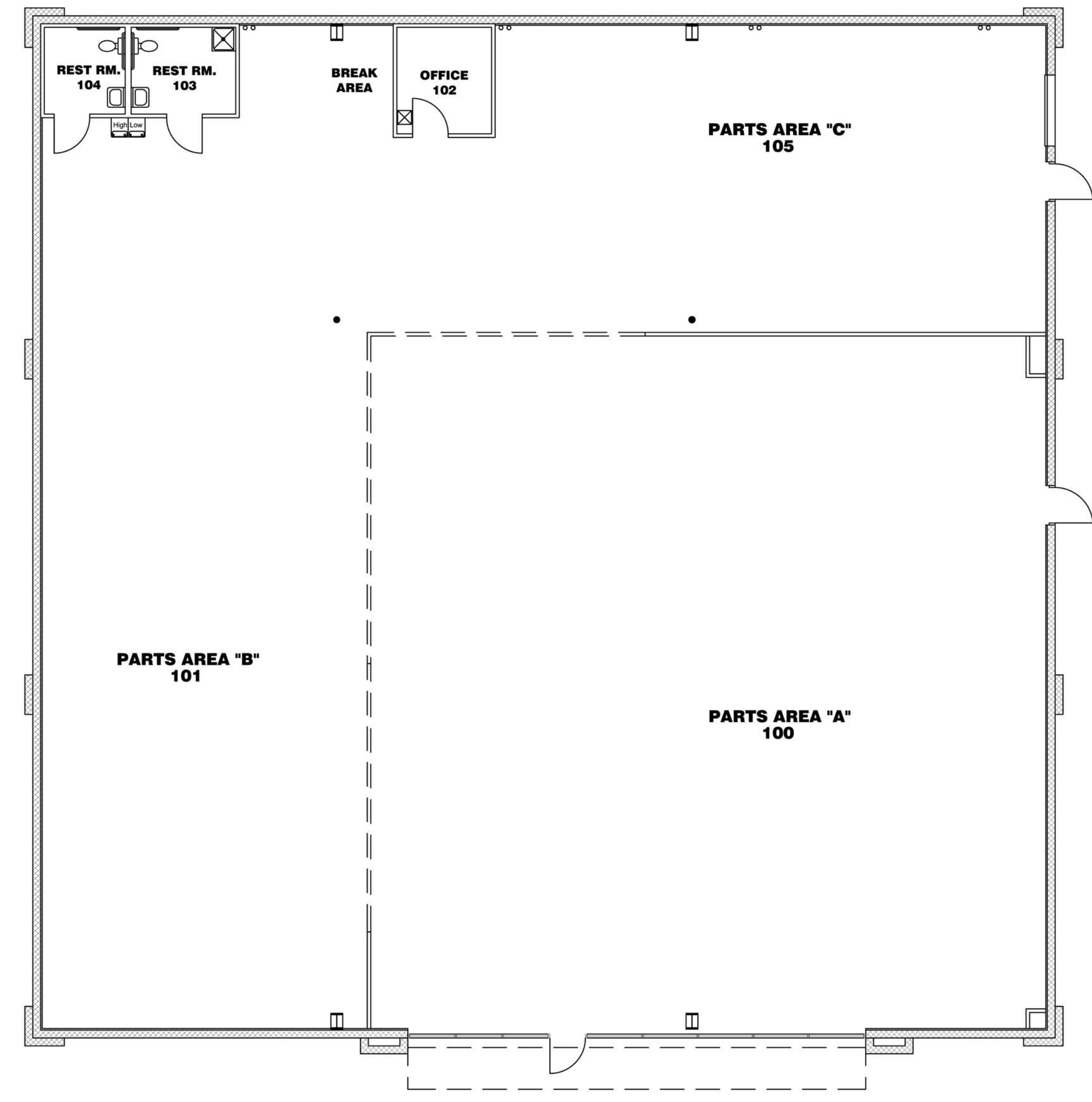
3 WEST ELEVATION
 CE1 SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
 CE1 SCALE: 1/8" = 1'-0"

FINISH LEGEND:

| | |
|--|-----------------------------|
| | FIELD BLOCK - SOFTER TAN |
| | ACCENT BLOCK - LATTE |
| | PORTAL EIFS - O'REILLY RED |
| | STOREFRONT - O'REILLY GREEN |



5 FLOOR PLAN
 CE1 SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

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