

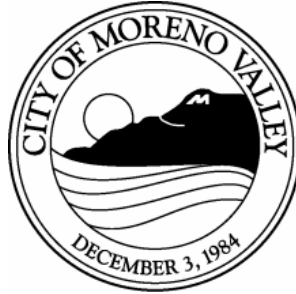
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**PLANNING COMMISSIONERS**

RAY L. BAKER  
Chair

GEORGE SALAS, JR.  
Vice-Chair

VACANT  
Commissioner



AMBER CROTHERS  
Commissioner

THOMAS A. OWINGS  
Commissioner

CARLOS RAMIREZ  
Commissioner

MELI VAN NATTA  
Commissioner

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# **PLANNING COMMISSION AGENDA**

**August 11, 2011**

**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 Number: P11-0251  
Case Description: To modify an existing sign program and replace an existing 35 foot high freeway pylon sign with a new sign at a height of 80 feet within the Towngate Specific Plan No. 200 - Towngate Shopping Center/Plaza  
  
Case Type: Sign Program Amendment  
Applicant: Fritz Duda Company  
Owner: Fritz Duda Company  
Representative: John Loper  
Location: South side of Highway 60 between Day Street and Frederick Street (Towngate Shopping Center)  
  
Proposal: To modify an existing sign program and replace an existing 35 foot high freeway pylon sign with a new sign at a height of 80 feet within the Towngate Specific Plan No. 200 - Towngate Shopping Center/Plaza  
  
Case Planner: Mark Gross  
  
**Recommendation:** **APPROVE** Resolution No. 2011-21 and thereby:
  1. **RECOGNIZE** that the proposed sign program amendment and pylon sign modification are exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Sections 15302, "Replacement or Reconstruction" and 15311, "Accessory Structures" and,
  2. **APPROVE** P11-0251 to amend an existing sign program and 35 foot high pylon sign and replace with a new 80 foot high pylon sign within the Towngate Specific Plan No. 200 – Towngate Plaza and Towngate Community Shopping Centers, subject to the attached resolution (Attachment 2).

2. Case Number: P11-055  
Case Description: Amended Conditional Use Permit  
Case Type: Amended Conditional Use Permit  
Applicant: T-Mobile West  
Owner: Moreno Valley Community Services  
Representative: Barbara Saito, Avila Inc.  
Location: 25890 Cottonwood Avenue  
Proposal: A proposal to revise the Conditions of Approval regarding the materials and design for PA09-0045, an approved 50 foot tall monopine telecommunications facility to be located on the west side of Cottonwood Park. The site is the equestrian parks with a zoning of Residential Agriculture 2 (RA2).  
Case Planner: Julia Descoteaux
- Recommendation:** **APPROVE** Resolution No. 2011-20 and thereby:
1. **RECOGNIZE** that P11-055 (Amended Conditional Use Permit) is within the scope of the environmental approved with PA09-0045 and therefore exempt from the requirements of CEQA; and,
  2. **APPROVE** P11-055 (Amended Conditional Use Permit) subject to the attached conditions of approval included as Exhibit A.
3. Case Number: PA05-0135  
Case Description: Tentative Tract Map 32556  
Case Type: Tentative Tract Map  
Applicant: Ivermex Inc  
Owner: Ivermex Inc.  
Representative: CES Consultants Inc  
Location: East of Heacock Street, south of JFK (485-020-005)  
Proposal: Tentative Tract Map 32556 subdivides 9.39 gross acres into thirty single-family residential lots ranging in lot size from 7,292 square feet to 12,828 square feet and two lettered lots for the water quality and detention basin in the Residential Five (R5) zone.  
Case Planner: Julia Descoteaux

**Recommendation:**

**APPROVE** Resolution No. 2011-22 and thereby:

1. **ADOPT** a Negative Declaration for PA05-0135 (Tentative Parcel Map 32556) pursuant to the California Environmental Quality Act (CEQA) Guidelines since the project as designed and conditioned would not have the potential to create significant environmental impacts; and,
2. **APPROVE** PA05-0135 (Tentative Tract Map 32556) subject to the attached conditions of approval included as Exhibit A.

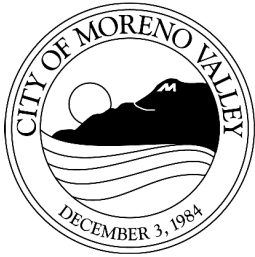
**OTHER BUSINESS**

**STAFF COMMENTS**

**PLANNING COMMISSIONER COMMENTS**

**ADJOURNMENT**





## PLANNING COMMISSION STAFF REPORT

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Case: P11-0251 (Sign Program Amendment)

Date: August 11, 2011

Applicant: Fritz Duda Company

Representative: John Loper

Location: South side of Highway 60 between Day Street and Frederick Street (Towngate Shopping Center)

Proposal: To modify an existing sign program and replace an existing 35 foot high freeway pylon sign with a new sign at a height of 80 feet within the Towngate Specific Plan No. 200 – Towngate Shopping Center/Plaza.

Redevelopment Area: Yes

Recommendation: Approval

### SUMMARY

The applicant, Fritz Duda Company, is requesting to modify and replace an existing 35 foot high freeway pylon sign with a new sign to a height of 80 feet within the Towngate Specific Plan No. 200. The pylon will include individual tenant signs for Towngate Center and Plaza. The applicant is requesting the change in sign height and area due to the construction of a concrete median on the freeway and elevation differences from the freeway to the lower finished grade of the development that restrict visibility into the Towngate Center and Plaza that prevent the lower portions of the existing sign from being seen.

## **PROJECT DESCRIPTION**

### **Project**

The applicant proposes to modify the existing Towngate Plaza and Towngate Community Shopping Center sign program to modify an existing freeway pylon sign, located to the east of the Moreno Valley Mall. The modification would permit an 80 foot high sign to replace an existing 35 foot tall pylon sign. Two other 35 foot high pylon signs are located on the Towngate commercial center site, one adjacent to the freeway closer to Frederick Street and the other on the west side of Frederick Street.

One (1) freestanding freeway sign per parcel or business complex is allowed by the Municipal Code if located within 660 feet from a freeway. In addition, a freeway pylon sign shall include a maximum of 150 feet of sign area and shall not exceed 45 feet in height. Signs above 45 feet in height may be approved by the Planning Commission as part of a sign program.

The property owner and applicant, Fritz Duda Company, has requested a sign in excess of 45 feet in height with approximately 1,453 square feet per side in sign area due to recent construction of a higher freeway median which has curtailed sign visibility to motorists traveling westbound on the Highway 60. In addition, the finished shopping center grade is lower in elevation than the freeway by approximately ten (10) feet, making the lower portion of the existing 35 foot pylon sign not easily visible from the freeway. Staff has determined that the proposed additional sign height is justified due to these factors. The site contains 31 parcels within the integrated shopping center complex of Towngate Center and Towngate Plaza. In order to provide equity between large integrated centers and one-tenant parcels and to avoid sign clutter, previously approved freeway signs for shopping centers have permitted a few larger signs with up to 150 square feet of sign area per parcel in lieu of additional pylon signs for each parcel in a center. The combination of consolidated tenant signs for the two centers on an existing pylon sign will reduce the need to provide additional pylon signs for individual businesses along the freeway.

### **Site**

The site included numerous commercial retail establishments including department stores, banks, restaurants and a theater within a integrated commercial center.

### **Surrounding Area**

Surrounding land uses include the Moreno Valley Mall, Highway 60, residential and retail commercial uses to the north, and commercial and residential uses to the south and east.

### **Access/Parking**

The replacement of an existing pylon sign would not affect the access or parking on the Towngate Center.

**Design/Landscaping**

Design and height of the 80 foot high sign is consistent with pylon signs located in other large shopping centers adjacent to Highway 60. The proposed sign design, including colors and materials, is compatible with the recent upgrades made to Towngate Center and Plaza. Landscaping will not be affected by the sign.

**REVIEW PROCESS**

The project was reviewed by the Planning Division for consistency with past freeway sign approvals and the Municipal Code and compatibility of the design with the adjacent shopping center. As the project would not affect other City Departments, it was not transmitted to the Project Review Staff Committee (PRSC) for review.

**ENVIRONMENTAL**

The proposed sign is exempt pursuant to Sections 15302 “Replacement or Reconstruction” and 15311, “Accessory Structures” of the California Environmental Quality Act (CEQA) Guidelines. The proposed pylon sign consists of the replacement of an existing facility or sign which will be located in the same location as the structure that will be replaced and will have the same purpose as the structure being replaced. Although the sign will be taller in height and the face will allow more area for additional signs than the original pylon structure, it will not increase the capacity to a point where additional environmental review or impacts would be warranted.

**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**

As the replacement of an existing pylon sign with a new pylon sign would not impact or affect internal or external review agencies, the item was not transmitted for review.

**STAFF RECOMMENDATION**

That the Planning Commission:

**APPROVE** Resolution No. 2011-21 and thereby:

1. **RECOGNIZE** that the proposed sign program amendment and pylon sign modification are exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Sections 15302, "Replacement or Reconstruction" and 15311, "Accessory Structures" and,
2. **APPROVE** P11-0251 to amend an existing sign program and 35 foot high pylon sign and replace with a new 80 foot high pylon sign within the Towngate Specific Plan No. 200 – Towngate Plaza and Towngate Community Shopping Centers, subject to the attached resolution (Attachment 2).

Prepared by:

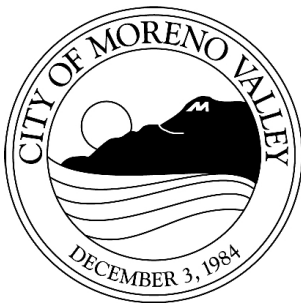
Mark Gross, AICP  
Senior Planner

Approved by:

John C. Terell, AICP  
Planning Official

ATTACHMENTS:

1. Public Hearing Notice
2. Planning Commission Resolution No. 2011-21.
3. Site line distance drawing for Pylon Sign.
4. Reduced Sign Elevation Plan
5. Reduced Sign Site Plan



# 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:

**CASE:** P11-0251 (Sign Program Amendment)

**APPLICANT:** Fritz Duda Company

**OWNER:** Fritz Duda Company

**REPRESENTATIVE:** John Loper

**LOCATION:** The project is located on the south side of Highway 60 between Day Street and Frederick Street (Towngate Shopping Center)

**PROPOSAL:** A Sign Program Amendment to the Towngate Plaza and Towngate Community Shopping Center Sign Program to allow replacement of an existing thirty-five (35) foot high freeway pylon sign with a new sign at a height of eighty (80) feet.

**ENVIRONMENTAL DETERMINATION:** The project is exempt pursuant to Sections 15302 "Replacement or Reconstruction" and 15311 "Accessory Structures" of the California Environmental Quality Act (CEQA) Guidelines.

**REDEVELOPMENT AREA:** Yes

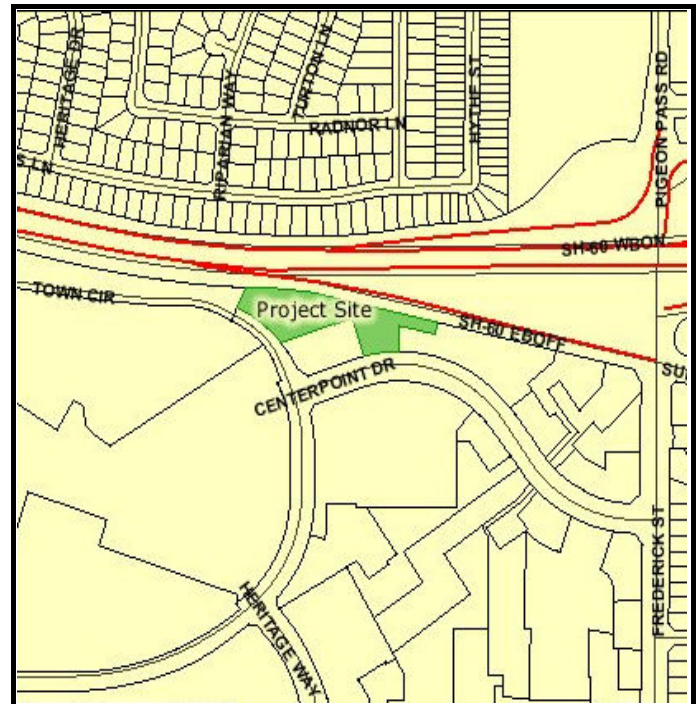
**STAFF RECOMMENDATION:** Approval

Any person interested in any listed proposal can contact the Community and 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 Chambers, City Hall  
14177 Frederick Street  
Moreno Valley, Calif. 92553

**DATE & TIME:** August 11, 2011 at 7:00 P.M.

**CONTACT PLANNER:** Mark Gross

**PHONE:** (951) 413-3215

ATTACHMENT 1

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RESOLUTION NO. 2011-21

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING P11-0251 (SIGN PROGRAM AMENDMENT), TO ALLOW AN 80 FOOT HIGH FREEWAY PYLON SIGN TO REPLACE AN EXISTING 35 FOOT HIGH FREEWAY PYLON SIGN FOR THE TOWNGATE CENTER AND PLAZA WITHIN TOWNGATE SPECIFIC PLAN NO. 200.**

**WHEREAS**, the applicant, Fritz Duda Company has filed an application for the approval of P11-0251 (Sign Program Amendment), as stated in the title above. Said project is located in the Towngate Center on the south side of Highway 60 between Day Street and Frederick Street within the Towngate Specific Plan No. 200.

**WHEREAS**, on August 11, 2011 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 August 11, 2011, 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 and use is consistent with the General Plan, and its goals, objectives, policies and programs.

ATTACHMENT 2

**FACT:** The amendment of the sign program for the Towngate Shopping Center is consistent with the General Plan, and its goals, objectives, policies and programs. Freeway pole signs are considered a use that is acceptable from the General Plan and Municipal Code. In order to provide increased sign visibility from Highway 60, an existing 35 foot high freeway pylon sign is proposed to be replaced by an 80 feet high freeway pylon sign with a sign area of approximately 1,453 square feet. An increase in sign height is needed to improve the compatibility and visibility of the sign with the architecture of the adjacent development and nearby freeway signs for regional shopping centers such as the nearby Towngate Crossings Shopping Center to the west of the site (including Lowe's as the anchor tenant), commercial projects outside of the city limits to the west of Day Street as well as regional shopping centers in the eastern portion of the City including the Stoneridge and Wal-mart centers. One larger freeway pylon sign will reduce the allowance for individual signs for each shopping center parcels, condensing a potential thirty-one (31) freeway signs to the previously approved three freeway pylon signs for the Towngate Shopping Center.

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

**FACT:.** The proposed amendment to the sign program complies with all applicable zoning and other regulations. Pursuant to the Municipal Code, one freestanding on-site sign shall be permitted per parcel or business complex within 660 feet of a freeway right of way. In addition, freeway signs shall not exceed 45 feet in height and 150 feet in sign area. Signs above 45 feet in height may be approved by the Planning Commission as part of a sign program. An increase in sign area and height is needed in this case to improve sign visibility from Highway 60 due to median changes and an approximate 10 foot difference between the finished grade of the freeway and commercial center. The increase in sign height and area is compatible with surrounding development and other pylon signs located within close proximity to the shopping center while allowing for improved visibility and condensation of a potential thirty-one freeway signs to the previously approved three freeway pylon sign. Based on the fact that the center has multiple parcels and retail businesses, multiple pylons signs could have been approved for some of the individual businesses served by the consolidated pylon sign based on current Municipal Code standards.



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 amendment of the sign program and proposed pylon sign will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity. The compaction of twelve business signs for multiple parcels onto one larger pylon sign will minimize the need for multiple pylon signs for individual uses.

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 location, design and operation of the proposed pylon sign will be compatible with existing and planned land uses in the general vicinity. The amended sign program and modified pylon sign will be compatible with the existing retail character and regional commercial centers/pylon signs provided east and west of the site and along Highway 60.

5. **Redevelopment Plan** – The project conforms with any applicable provisions of the city's redevelopment plan.

**FACT:**The proposed amended sign program and pylon sign would not conflict with the city's redevelopment plan, including the objective contained within Section 421 to create an attractive and pleasant environment for the project area. The amended sign program and modified pylon sign will be compatible with the existing retail character and regional commercial centers/pylon signs provided east and west of the site along Highway 60. Furthermore, the proposed amendment and sign would be consistent with the redevelopment plan, since the plan defers to the city's Municipal Code with respect to land use restrictions and development standards.

**BE IT FURTHER RESOLVED** that the Planning Commission **HEREBY APPROVES** Resolution No. 2011-21, **RECOGNIZING** that the proposed project qualifies for an exemption from the California Environmental Quality Act (CEQA) standards pursuant to Sections 15302, "Replacement or Reconstruction" and 15311, "Accessory Structures", and **APPROVING** P11-0251 (Amended Sign Program) to amend the existing sign program to allow an 80 foot high (1,162 square feet of sign area) multi-tenant pylon sign to replace and existing 35 foot high pylon sign for the Towngate Commercial Center and Plaza within the Towngate Specific Plan No. 200.

APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Ray Baker  
Chair, Planning Commission

ATTEST:

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

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

Attached: Conditions of Approval





PHOTO TAKEN FROM THIS LOCATION



PHOTO TAKEN FROM THIS LOCATION

SIGN LOCATION



PHOTO TAKEN FROM THIS LOCATION



PHOTO TAKEN FROM THIS LOCATION



Client:

Fritz Duda Company

Project:



Moreno Valley, CA



2950 Palisades Dr. Corona, CA 92880  
 T 800.862.3202 F 951.278.0681  
 www.ad-s.com

- Signage + Fabrication
- Displays + Fixtures
- Lighting + Maintenance

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Revisions:

- 9 DM: 06-10-11 - Add "HomeGoods"
- 10 DM: 07-15-11 - Remove theatre marquee and more tenant panels
- 11 DM: 07-27-11 - Add theatre marquee back in

Project No: 12420-R11 RJB/BC1/DM

Date: 10-07-04

Sign Type: Line of Sight Photos

Sheet No: 1



**EXISTING CONDITION**



**EASTBOUND ON 60 FWY @ FREDRICK ST./PIGEON PASS RD.  
ONLY SLIGHT VISIBILITY**

**PROPOSED CONDITION**



**EASTBOUND ON 60 FWY @ FREDRICK ST./PIGEON PASS RD.**

**EXISTING CONDITION**



**WESTBOUND ON 60 FWY @ FREDRICK ST./PIGEON PASS RD.  
NO VISIBILITY**

**EXISTING CONDITION**



**WESTBOUND ON 60 FWY @ FREDRICK ST./PIGEON PASS RD.**

Client:

**Fritz Duda Company**

Project:

**TOWNGATE CENTER**

Moreno Valley, CA



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T 800.862.3202 F 951.278.0681  
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Revisions:

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- 10 DM: 07-15-11 - Remove theatre marquee and more tenant panels
- 11 DM: 07-27-11 - Add theatre marquee back in

Project No: 12420-R11 RJB/BC1/DM

Date: 10-07-04

Sign Type: Line of Sight Photos

Sheet No: 2



**EXISTING CONDITION**



**NORTH OF 60 FWY @ IN-N-OUT BURGER PARKING LOT  
ONLY SLIGHT VISIBILITY**

**PROPOSED CONDITION**



**NORTH OF 60 FWY @ IN-N-OUT BURGER PARKING LOT**

**EXISTING CONDITION**



**EASTBOUND ON 60 FWY - 200 YARDS FROM FREDRICK ST./PIGEON PASS RD.**

**PROPOSED CONDITION**



**EASTBOUND ON 60 FWY - 200 YARDS FROM FREDRICK ST./PIGEON PASS RD.**

Client:

**Fritz Duda Company**

Project:

**TOWNGATE CENTER**

Moreno Valley, CA



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Revisions:

- 9 DM: 06-10-11 - Add "HomeGoods"
- 10 DM: 07-15-11 - Remove theatre marquee and more tenant panels
- 11 DM: 07-27-11 - Add theatre marquee back in

Project No: 12420-R11 RJB/BC1/DM

Date: 10-07-04

Sign Type: Line of Sight Photos

Sheet No: 3

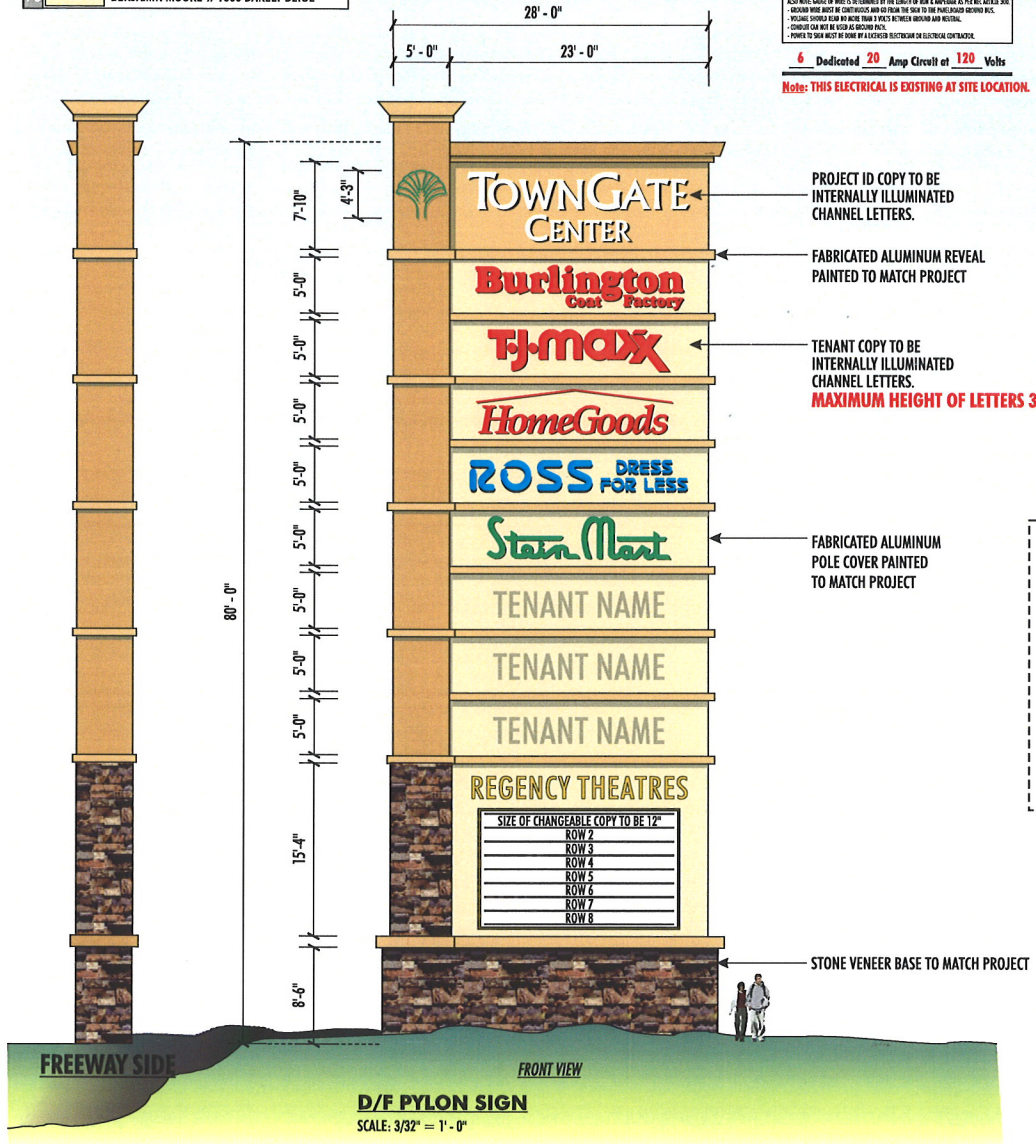
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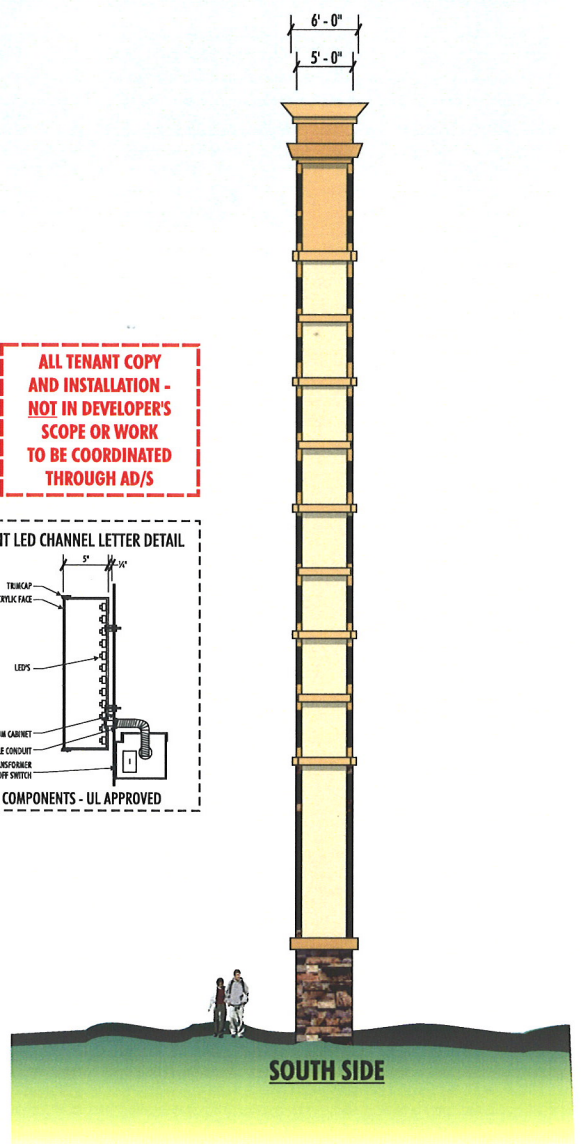
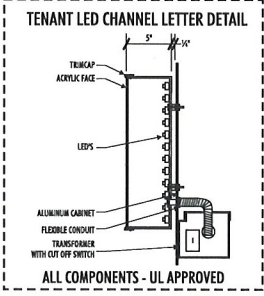
COLOR PALETTE	
P1	BENJAMIN MOORE #1144 TUSCAN TAN
P2	BENJAMIN MOORE #1145 CREAMY CUSTARD
P3	BENJAMIN MOORE #1066 BARELY BEIGE

**REQUIREMENTS FOR ELECTRICAL ILLUMINATION:**  
 PREWIRE ELECTRICAL IN SIGN STRUCTURE TO BE PROVIDED BY OTHERS. A DEDICATED CIRCUIT WITH THE PROPER BREAKING AND BACKUP RETURNING TO THE PANEL IS REQUIRED FOR INSTALLATION.  
 ALL TRANSFORMERS SHALL BE 60% RATED FULLY INTERLOCKED TRANSFORMERS.  
 ALL WIRING SHALL BE: - RATED BRANCH CIRCUIT  
 - THRU PANEL, LINE, NEUTRAL, & GROUND  
 - WIRE SIZE: MINIMUM OF 12 AWG, THRU COPPER WIRE  
 ALSO NOTE: GROUND BY WIRE IS PERMITTED BY THE CODES FOR WIRE & CABLES AS PER NEC ARTICLE 310.  
 - CABLES SHALL BE OF THE SAME TYPE AS THE WIRE TO THE PANEL AND BE OF THE SAME TYPE.  
 - CABLES SHALL BE OF THE SAME TYPE AS THE WIRE TO THE PANEL AND BE OF THE SAME TYPE.  
 - POWER TO SIGN MUST BE FROM A DEDICATED ELECTRICAL CIRCUIT.  
**6 Dedicated 20 Amp Circuit at 120 Volts**

Note: THIS ELECTRICAL IS EXISTING AT SITE LOCATION.



ALL TENANT COPY AND INSTALLATION - NOT IN DEVELOPER'S SCOPE OR WORK TO BE COORDINATED THROUGH AD/S



Client:	Fritz Duda Company	
Project:	 Moreno Valley, CA	
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Revisions:	R1: 05-10-11 - Add "HomeGoods" R2: 07-15-11 - Remove the above marquee and more tenant panels R3: 07-27-11 - Add the above marquee back in	
Project No:	12420-R11	RJ/D/BC1/DM
Date:	10-07-04	
Sign Type:	Freeway Pylon	
Sheet No.:	4	

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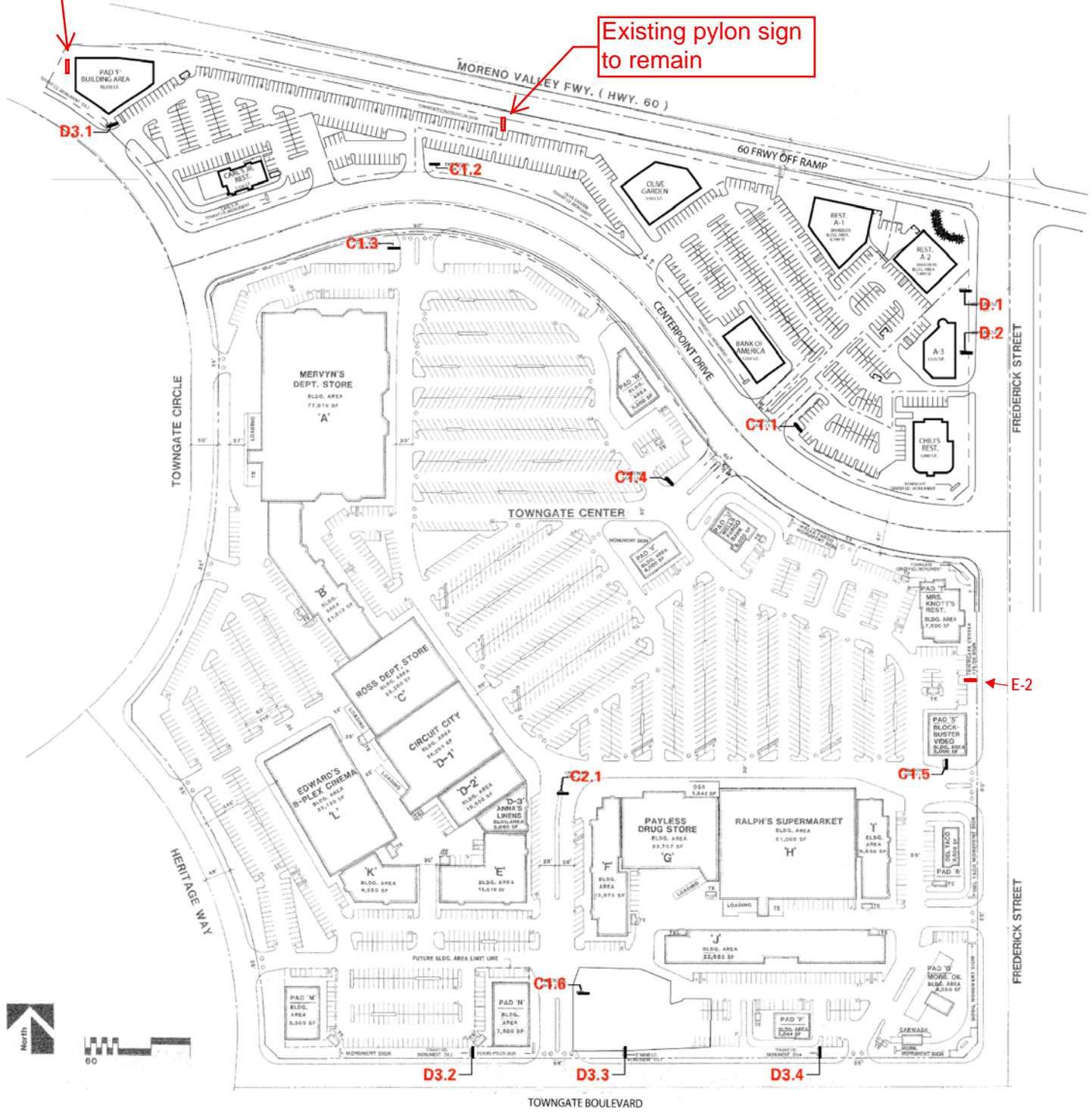


# EXHIBIT "A"

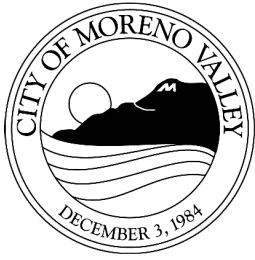
## SITE PLAN

Replace existing pylon sign with a new 80' pylon sign

Existing pylon sign to remain



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## PLANNING COMMISSION STAFF REPORT

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Case: P11-055 (Amended Conditional Use Permit)

Date: August 11, 2011

Applicant: T-Mobile West

Representative: Barbara Saito, Avila Inc.

Location: 25890 Cottonwood Avenue

Proposal: A proposal to revise the Conditions of Approval regarding the materials and design for PA09-0045, an approved 50 foot tall monopine telecommunications facility to be located on the west side of Cottonwood Park. The site is the equestrian parks with a zoning of Residential Agriculture 2 (RA2).

Redevelopment Area: No

Recommendation: Approval

### SUMMARY

An Amended Conditional Use Permit to revise the Conditions of Approval regarding the materials and design for PA09-0045, an approved wireless communications facility consisting of a 50 foot tall monopine with associated ground equipment adjacent to the west property line of Cottonwood Park.

**PROJECT DESCRIPTION**

**Project**

On May 13, 2010, the Planning Commission met and approved the telecommunication facility with conditions of approval placed on the project for location, materials and design. The approved conditions of approval are standard to recent monopine telecommunication facilities within the City of Moreno Valley. They require the monopine to be constructed in a natural, "conical" shape, dense branch placement and include faux pine needle sleeves to be installed on all of the antennae for screening.

This facility will be located within Cottonwood Park, which is located on Cottonwood Avenue between Moreno Beach Drive and Redlands Boulevard and owned by the City of Moreno Valley. The Parks and Community Services Department maintains the park and works with the applicants on site lease agreements.

During plan check review of the structural plans, the design and materials required by Parks and Community Services conditions of approval were determined to be inconsistent with the standard design conditions of approval from the Planning Division.

The monopine required by Parks would be similar to the existing monopine in Weston Park which is located at the northeast corner of Lasselle and Dracaea. That facility has a branch design that is symmetrical rather than conical, more open foliage with some gaps allowing some visibility of the telecommunications arrays, low relief rather than high relief bark and no faux pine needle sleeves on the arrays. The resulting design still provides a pleasing appearance.

Approval by Planning of the required Parks design requires the revision of several Planning conditions of approval. Since Parks is responsible for the operation and maintenance of the subject site, Planning would defer to their judgment since the resulting monopine design and materials will still meet the City's Municipal Code requirements for telecommunications facilities.

The project satisfies the findings for an Amended Conditional Use Permit as stated in the resolution attached to this report.

**Site/Surrounding Area**

The site is located on the west portion of the existing park adjacent to the property line. Properties to the north, east and west are zoned RA2 with existing single family homes to the north and east. Directly west is the existing storm drain channel. All property to the south is zoned R3 with existing single family homes to the south west and east. Property directly south is vacant.

**Access/Parking**

The access for the proposed project will be from Celebrity Court. The site maintenance will be performed approximately every 4 to 6 weeks and will not require any additional parking or driveways.

**REVIEW PROCESS**

The revised project was submitted in June 21, 2011 and was reviewed by the Planning Division and the Parks and Community Services Department. All relevant issues have been adequately addressed to the satisfaction of all parties.

**ENVIRONMENTAL**

The Amended Conditional Use Permit would be within the scope of the environmental approved with PA09-0045, and therefore exempt from the requirements of the California Environmental Quality Act (CEQA) Guidelines.

**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.

**STAFF RECOMMENDATION**

**APPROVE** Resolution No. 2011-20, recommending that the Planning Commission:

1. **RECOGNIZE** that P11-055 (Amended Conditional Use Permit) is within the scope of the environmental approved with PA09-0045 and therefore exempt from the requirements of CEQA; and,
2. **APPROVE** P11-055 (Amended Conditional Use Permit) subject to the attached conditions of approval included as Exhibit A.

Prepared by:

Approved by:

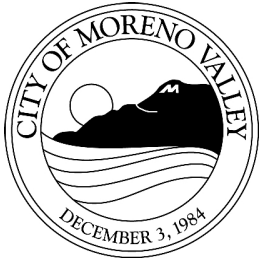
Julia Descoteaux  
Associate Planner

John C. Terell, AICP  
Planning Official

ATTACHMENTS:

1. Public Hearing Notice
2. Planning Commission Resolution No. 2011-20 with Conditions of Approval as Exhibit A
3. Weston Park Monopine Facility
4. Site Plans

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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:** P11-055 (Amended Conditional Use Permit)

**APPLICANT:** T-Mobile West Corp

**OWNER:** City of Moreno Valley

**REPRESENTATIVE:** Barbara Saito, Avila Inc.

**LOCATION:** 25890 Cottonwood Avenue,  
Cottonwood Park (APN: 478-412-037)

**PROPOSAL:** A proposal to revise the Conditions of Approval regarding the materials and design for PA09-0045, an approved 50 foot tall monopine telecommunications facility to be located on the west side of Cottonwood Park. The site is the equestrian park with a zoning of Residential Agriculture 2 (RA2).

**ENVIRONMENTAL DETERMINATION:** The Amended Conditional Use Permit would be within the scope of the environmental approved with PA09-0045, exempt from the requirements of the California Environmental Quality Act (CEQA) Guidelines as provided for in Section 15332 (In-Fill Development Projects).

**COUNCIL DISTRICT:** 3

**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) 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:** August 11, 2011 at 7 PM

**CONTACT PLANNER:** Julia Descoteaux

**PHONE:** (951) 413-3209

ATTACHMENT 1

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RESOLUTION NO. 2011-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING P11-055, AN AMENDED CONDITIONAL USE PERMIT TO MODIFY THE CONDITIONS OF APPROVAL FOR PA09-0045 FOR A FIFTY FEET MONOPINE TELECOMMUNICATION FACILITY LOCATED AT COTTONWOOD PARK, 28590 COTTONWOOD AVENUE ON A PORTION OF PARCEL 478-412-037.

**WHEREAS**, the applicant, T-Mobile, has filed an application for the approval of P11-055 to modify the Conditions of Approval for PA09-0045, an Amended Conditional Use Permit, as described in the title of this Resolution.

**WHEREAS**, on August 11, 2011, 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 August 11, 2011, 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.

ATTACHMENT 2

**FACT:** The modified conditions of approval for the approved conditional use are consistent with the General Plan designation. As designed and conditioned, the proposed telecommunications facility will be compatible with the goals, objectives, policies, and programs established within the General Plan and future developments, which may occur within the immediate area.

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

**FACT:** As designed and conditioned, the modified conditions of approval for the telecommunications facility will comply with the Municipal Code Section 9.09.040 that provides standards for commercial telecommunication facilities.

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 modifications of conditions for the approved Conditional Use Permit P11-055 will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity. The Amended Conditional Use Permit is within the scope of the environmental approved with PA09-0045, exempt from the requirements of the California Environmental Quality Act (CEQA) Guidelines as provided for in Section 15332 (In-Fill Development Projects).

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:** As designed and conditioned, the modified conditions of approval are consistent Municipal Code requirements for commercial telecommunications facilities.

5. **Conformance with City Redevelopment Plans** – The proposed use conforms with any applicable provisions of any city redevelopment plan.

**FACT:** This project is not located within the boundaries of the City of Moreno Valley Redevelopment Project Area.

**BE IT FURTHER RESOLVED** that the Planning Commission **HEREBY APPROVES** Resolution Number 2011-20, approving P11-055 (Amended Conditional Use Permit) for a modification of conditions of approval for PA09-0045 subject to the attached conditions of approval (Exhibit A).

APPROVED this 11th day of August 2011

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Ray L. Baker  
Chair, Planning Commission

ATTEST:

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

APPROVED AS TO FORM:

---

City Attorney

Attached: Conditions of Approval

**CITY OF MORENO VALLEY  
PLANNING DIVISION  
FINAL CONDITIONS OF APPROVAL FOR P11-055  
AMENDED CONDITIONAL USE PERMIT  
FOR A REVISED CONDITIONS OF APPROVAL  
FOR PA09-0045, A WIRELESS COMMUNICATIONS FACILITY  
ASSESSOR'S PARCEL NUMBER: 478-412-037**

**APPROVAL DATE:** August 11, 2011  
**EXPIRATION DATE:** August 11, 2014

This set of conditions shall include conditions from:

- Planning (P), including School District (S), Post Office (PO), Building (B)
- Fire Prevention Bureau (F)
- Public Works, Land Development (LD)
- Parks and Community Services (PCS)

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

**COMMUNITY DEVELOPMENT DEPARTMENT**

**Planning Division**

- P1. An approval of an Amended Conditional Use Permit P11-055 for the modification of Conditions of Approval for the design and materials for PA09-0045. The approved telecommunications facility will be located on the western portion of Cottonwood Park, 25890 Cottonwood Avenue. The approved structure will be a fifty foot (50') in height monopine designed to hold 12 panel antennas, 9 TMA antennas and one parabolic antenna within the top portion of the tree. The unmanned equipment for the antennas will be located in a 300 square foot lease area.**
- P2. The antennas and all ancillary equipment and hardware attached to the top portion of the monopine shall be painted to match the tree and concealed within the dense foliage of the tree. Antennas and all attachment hardware shall be covered with faux pine sleeves. Branches shall be a minimum of**

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

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

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

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

Exhibit A

**PLANNING DIVISION  
FINAL CONDITIONS OF APPROVAL FOR P11-055  
AMENDED CONDITIONAL USE PERMIT  
PAGE 2**

three (3) branches per foot and extend a minimum of two feet (2') beyond the antennas at all points. The parabolic antenna shall be screened with dense foliage to completely cover the antenna.

- \*\*P3.** The pole shall be designed to resemble a natural tree trunk including raised bark with a high-relief pattern-as approved by staff.
- P4.** The minimum standard of design for the monopine shall include sufficient artificial branches and foliage as to screen the antenna arrays from view, i.e., the length of the artificial branches shall exceed that of the antenna arrays and the density of the artificial foliage shall be such that the visibility of the antenna arrays are secondary to that of the monopine.
- P5.** The placement of the artificial branches shall begin at no more than a height of 15 feet on the monopine and shall extend to the full height of the pole and shall be mounted so that no gaps are apparent in the branches or foliage. Branches shall be mounted a minimum of three branches per foot.
- P6.** ~~The placement of the artificial branches shall not have a symmetrical appearance, but rather shall be mounted in a manner which gives a more natural, "conical" appearance to the monopine.~~
- P7.** All utility and coaxial connections to the equipment building shall be underground. All connections to the monopine shall be underground or located below the height of the equipment enclosure (6'). The monopine shall be designed to accommodate co-locations with future connections provided for at the base of the monopine structure.
- P8.** ~~All antennas and equipment located on the tree will be completely covered and screened by the artificial branches, faux pine needle sleeves and foliage of the monopine.~~
- P9.** The antenna array shall not extend beyond the lease area and any other equipment associated with the telecommunications facility shall be placed within the screened enclosure.
- P10.** There shall be no signage or graphics affixed to the equipment, equipment building or fence except for public safety warnings.
- P11.** The facility shall provide for co-location of other equipment/utilities with review and approval by the Community Development Director. The design of any co-location shall be compatible with the design of the monopine.

**PLANNING DIVISION  
FINAL CONDITIONS OF APPROVAL FOR P11-055  
AMENDED CONDITIONAL USE PERMIT  
PAGE 3**

- P12. All proposed ancillary equipment shall be placed within the confines of the equipment area. No barbed or razor wire fencing shall be used for the facility.**
- P13. The equipment area shall be screened. The building shall be constructed of similar materials to the pergola on site to include a roof trellis feature subject to review and approval by the Planning Division and Park and Community Services. Solid grouted (3000 PSI) decorative split-faced concrete masonry unit (CMU) for the columns and tubular steel fencing with galvanized perforated metal for the walls. Mortar must match block color. Samples shall be provided to the Parks Projects Coordinator for approval, prior to placement. The tubular steel shall conform to material specifications per City Standard Plan #606B. The equipment shall be located within the lease area as shown on the approved site plan.**
- P14. At such time as the facility ceases to operate, the facility shall be removed. The removal shall occur within 90-days of the cessation of the use. The Conditional Use Permit may be revoked in accordance with provisions of the Municipal Code. (MC 9.02.260)**
- P15. The applicant shall replace or repair any existing landscape or irrigation that is disturbed through the installation or operation of this telecommunications facility.**
- P16. This approval shall comply with all applicable requirements of the City of Moreno Valley Municipal Code.**
- P17. Two 24" boxed foliage trees (per Parks specification), with a minimum height of 15' shall be planted at locations determined by Parks and Community Services. The trees shall be of retail quality and size, selected by the City's project manager. Landscaping shall be detailed on the Building Plans. All landscaping shall be maintained, irrigated and free of weeds and debris.**
- P18. Three 25' tall Pinus Canariensis trees shall be planted to screen the monopine. The locations for the trees shall be determined by Parks and Community Services. The trees shall be of retail quality and size, selected by the City's project manager**
- P19. This approval shall expire three (3) years after the approval date of Conditional Use Permit PA09-0045 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,**

**PLANNING DIVISION  
FINAL CONDITIONS OF APPROVAL FOR P11-055  
AMENDED CONDITIONAL USE PERMIT  
PAGE 4**

or the beginning of substantial utilization contemplated by this approval. (MC 9.02.230)

- P20. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris by the developer or the developer's successor-in-interest. (MC 9.02.030)
- P21. The site shall be developed in accordance with the approved plans on file in the Community Development Department - Planning Division, the Municipal Code regulations, the Landscape Requirements, the General Plan, and the conditions contained herein. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the City Planning Official or designee. (MC 9.14.020, Ldscp)
- P22. (GP) Prior to issuance of grading permits, all site, grading plans, and street improvement plans shall be coordinated for consistency with this approval.
- P23. (BP) Prior to issuance of building permits, the applicant shall obtain a Land Use Clearance stamp from the Community Development Department – Planning Division on the final plan check set.
- P24. (CO) Prior to issuance of a building final, the applicant shall contact the Planning Division for a final inspection.
- P25. A generator is not approved with this application and will require a separate application and approval.**
- P26. (BP) Prior to submitting Building Plans for review, the design for the proposed canopy shall be submitted to the Planning Division for review and approval. The proposed canopy shall be decorative to complement the existing structures in color and materials.**

**Building and Safety Division**

- B1. The above project shall comply with the current California Codes (CBC, CEC, CMC and the CPC) as well as all other city ordinances. All new projects shall provide a soils report. Plans shall be submitted to the Building Department as a separate submittal.

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

**PLANNING DIVISION  
FINAL CONDITIONS OF APPROVAL FOR P11-055  
AMENDED CONDITIONAL USE PERMIT  
PAGE 5**

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 Department for review prior to final inspection and building occupancy. The CD will become the property of the Moreno Valley Building Department 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.

- B2. (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.

**Public Works, Land Development**

- LD1. Work within the public right-of-way requires an encroachment permit. Trench repairs shall be made per City Standard No. 602. Public improvements that are damaged or removed during the telecommunication conduit installation shall be replaced per City standards.
- LD2. An easement is required for the electrical and telecommunication lines traversing Cottonwood Park and for any portions within the public right-of-way.



**CITY OF MORENO VALLEY  
DEPARTMENT OF PARKS AND COMMUNITY SERVICES  
FINAL CONDITIONS OF APPROVAL FOR  
AMENDED CONDITIONAL USE PERMIT P11-055 FOR MODIFICATION OF CONDITIONS OF  
APPROVAL FOR PA09-0045 AN UN-MANNED  
TELECOMMUNICATIONS FACILITY TO OCCUPY ONE CARRIER EQUIPMENT SHELTER  
INCLUDING CELLULAR ANTENNA ATTACHED TO A NEW 50' MONOPINE  
28590 COTTONWOOD AVE.**

**PARKS & COMMUNITY SERVICES**

- PCS1. All equipment utilized for telecommunications equipment shall be reviewed and approved by Parks and Community Services, Planning, Land Development, Fire Services, and Building and Safety Division prior to approval and issuance of any permits. Parks and Community Services requires submittals on all materials and shop drawings on all fabrication, prior to obtaining these products. Add materials shall comply with the most recent (at time of construction) Parks and Community Services Park Specifications, Telecommunication Site Specifications, City Standard Plans, applicable building codes, and "Greenbook" for Public Works Projects.
- PCS2. At the end of the agreed-upon lease or lease termination from applicant, abandonment, or violation of contract, the Applicant may be required by the City or CSD to restore the site to its original condition or any part thereof. If required, the Applicant shall remove the items at no cost to the City. Security for equipment and/or structure removal is required.
- PCS3. Prior to issuance of any Building Permits the Applicant shall obtain a City Council approved and executed Telecommunications License Agreement.
- PCS4. Prior to the approval of the license agreement, security for the project shall be posted by the Applicant.
- PCS5. Prior to issuance of any Building Permits all plans must be reviewed and approved by Parks and Community Services.
- PCS6. 'Rent' shall commence the first day of the second month [maximum of sixty (60) days]. 'Rent' includes maintenance fees associated with license agreement.
- PCS7. The use of Parabolic Antenna or Microwave dish requires screening.
- PCS8. The pole to support cellular antenna shall be manufactured by Engineered Endeavors (or an approved equal by Planning Division and Parks and Community Services). Branch structure shall resemble a Pinus Canariensis, including a fully branched top section, densely spaced clad branches/support fixtures, painted stainless steel hardware. Antenna shall be painted to blend into the monopine, camouflaging the antenna. All cable shall be located in the pole and not disguised by shrouding the exterior of the pole. The pole shall be engineered by the applicant.

- PCS9. Easements shall not be issued to the applicant on any property owned by the Community Services District (CSD). All right of entry shall be specified and determined in the approved "License Agreement".
- PCS10. The applicant shall obtain an encroachment permit from the City's Land Development Division any excavation, utilities, or crossing the Right-of-Way.
- PCS11. All work specified in the Conditions of Approval and any work associated with the project, shall be provided by the applicant, without cost to the City or any City departments.
- PCS12. The building shall be constructed according to the approved plans on file in the Community Development Department.
- PCS13. No temporary power shall be used to operate the site in lieu of the installation of permanent power. Use of temporary power will subject the License to become "Voidable" by the Licensor.
- PCS14. The construction site shall be secured with approved construction fencing around all areas of exterior work for this project. Construction fence plans shall be reviewed and approved by the Parks and Community Services Project Manager. Temporary fencing shall be maintained constantly by the contractor, for the duration of the project. Temporary fence shall not be installed prior to the issuance of building permits and shall be removed immediately after final inspection. All trenches shall be backfilled the same day or covered with 1" thick steel plates. All trenches shall be compacted to 90% relative compaction. Testing shall be performed by a City approved geotechnical company, provided by the applicant, with no cost to the City.
- PCS15. Construction materials shall comply with the requirements of Parks and Community Services, Building and Safety Division, and the Planning Division.
- PCS16. Tubular steel fencing shall surround the monopine. Fencing specifications shall be per City Standard Plan #606B.
- PCS17. The building shall be constructed of similar materials to the pergola on site. Solid ~~ground~~ (3000 PSI) decorative split-faced concrete masonry unit (CMU) for the columns and tubular steel fencing with galvanized perforated metal for the walls. Mortar must match block color. Samples shall be provided to the Parks Projects Coordinator for approval, prior to placement. The tubular steel shall conform to material specifications per City Standard Plan #606B.
- PCS18. A colored concrete walkway shall surround the building, per Parks and Community Services requirements. New concrete mow curb shall be installed on the east side of the building.
- PCS19. Any proposed step down transformer is to be located in the building and have proper ventilation.
- PCS20. All exterior electrical meter and service boxes shall be vandal proof, 12 gauge stainless steel #304, with three position door latch, approved by Parks and Community Services.
- PCS21. Any telephone landline service shall be located within the building. Telephone service to the building shall be accessed from the closest location in the right-of-way. Connection

from any other service location will not be permitted. Use of a microwave dish is not included in this conditional use permit.

- PCS22. Other than approved pole mounted transmitting/receiving devices and lighting, no other equipment shall be located outside of the building.
- PCS23. Antenna mounted to the building shall have all exposed pipe, brackets, hardware, and be wire shielded by a full-length 14-gauge stainless steel cover.
- PCS24. Special inspections are required on all concrete, masonry, and roofing. These inspections shall be provided by a 'City Approved' inspector, at no cost to the City.
- PCS25. A warning sign with graffiti overlay coating shall be installed on the door of the building.
- PCS26. All buildings shall be coated with an anti-graffiti coating. The specification shall be 'Vitrocem High Build Anti-Graffiti Glazed Coating', manufactured by Bithell, Inc at (626) 331-2292. Vitrocem pigmented coatings are to be utilized for all metalwork and lumber. CMU shall receive a clear Vitrocem® graffiti coating.
- PCS27. All exposed lumber shall be #1/select re-sawn Douglas fir with cracks less than 1/32" and no heartwood.
- PCS28. All electrical conduit within the building and exterior (where permitted by P&CS) of the building shall be rigid type or IMC (no PVC, no flexible). Conductors shall be a minimum of 12-gauge.
- PCS29. Security lighting shall be provided on the building and be an approved type per requirements of Park and Community Services.
- PCS30. If a path of access to the building is needed, the applicant shall be required to design and build access if suitable access does not exist at the site. Minimum required travel is a six-inch thick steel reinforced (#4 rebar @ 18" OC) concrete (560C-3250 PSI) path. Access shall comply with Federal and State building/accessibility codes.
- PCS31. Irrigation for plant material shall be installed from the existing irrigation line. All irrigation materials shall meet Parks and Community Services standards, installed by an approved licensed Landscape Contractor.
- PCS32. Current irrigation located within and surrounding the project shall be relocated with new product, providing irrigation to the existing plant material. The addition of sprinklers is the responsibility of the applicant. All sprinklers and materials shall be to Parks and Community Services specifications.
- PCS33. The contractor is responsible for any and all damage to mulch, concrete, plants, irrigation, electrical, etc. Any and all damaged items shall be reinstalled and paid for by the contractor before a Final is issued. All damaged items shall be replaced according to Parks and Community Services standards. All irrigation modifications shall be the responsibility of the contractor, to the satisfaction of Parks and Community Services. Damaged irrigation shall be repaired within 24-hours in the presence of authorized City staff. City staff time shall be charged to the Applicant/contractor and paid prior to the project Final. Failure to repair within this period may result in penalties, including work stoppage, and the City contracting for such repairs. In the event the City contracts for

repairs, the Applicant/contractor shall reimburse the City for repairs and staff time prior to the project Final.

- PCS34. The Applicant is responsible for All Plan Checking and Inspection Fees. These fees shall be paid prior to approval of any construction drawings and the license agreement.
- PCS35. A deposit for review of licensing is required. This shall be paid prior to the first review of licensing documents.
- PCS36. A preconstruction meeting for the project is required. The preconstruction meeting shall be scheduled with Parks and Community Services at 951.413.3163, 10-days in advance of mobilization. The general contractor and all subcontractors shall be present at the preconstruction meeting. All product submittals and shop drawings are to be delivered to the P&CS project manager, not later than 30-days from the start of construction.
- PCS37. Inspections are required on all phases of the project. Inspections must be scheduled a minimum of two (2) - working days in advance. Work requiring City inspection shall not be performed on days City offices are closed. Call Parks and Community Services at 951.413.3163. Contact Building and Safety for a schedule and notification requirements at 951.413.3350. Failure to schedule inspections or be prepared for scheduled inspections will result in a stop work order and/or penalty/re-inspection fees.
- PCS38. All changes/deviations shall be approved in writing from the Director of Parks and Community Services or his designee, prior to construction.
- PCS39. Turnover items: Three complete sets of As-Built plans, one As-Built Mylar, the project ACAD and PDF drawing on CD, two revised irrigation charts on laminated 11" x 17" paper, and six sprinklers and nozzles of each type used, prior to issuance of the Certificate of Occupancy. Unless requested otherwise by Parks and Community Services, all drawings are to be prepared by the architect of record.
- PCS40. Unconditional releases from material suppliers and subcontractors shall be provided to Parks and Community Services, prior to final inspection.
- PCS41. The building final shall be issued prior to the electrical meter release.
- PCS42. Two 24" boxed foliage trees (per Parks specification), with a height of 15' shall be planted at locations determined by Parks and Community Services. The trees shall be of retail quality and size, selected by the City's project manager.
- PCS43. Three 25' tall Pinus Canariensis trees shall be planted to screen the monopine. The locations for the trees shall be determined by Parks and Community Services. The trees shall be of retail quality and size, selected by the City's project manager.





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PLANS PREPARED BY:



**CONNELL DESIGN GROUP, LLC**

CONSULTING CIVIL ENGINEERS  
4685 MACARTHUR COURT, SUITE 480, NEWPORT BEACH CA 92660  
(949) 753-8807 OFFICE - (949) 753-8833 FAX

CDG#: 09-6816

CONSULTING GROUP:

**AVILA INC.**

6254 Avila Rd.  
Yucca Valley, CA 92284  
(760) 228-1556

**SITE NUMBER: IE25896C**      **CITY: MORENO VALLEY**  
**SITE NAME: COTTONWOOD PARK**      **COUNTY: RIVERSIDE**  
**SITE TYPE: RAWLAND**      **JURISDICTION: CITY OF MORENO VALLEY**

**PROJECT SUMMARY:**

**SITE ADDRESS:**  
28590 COTTONWOOD AVE.  
MORENO VALLEY, CA 92555

**PROPERTY OWNER:**  
CITY OF MORENO VALLEY  
14177 FREDERICK ST.  
MORENO VALLEY, CA 92553  
PHONE: (951) 413-3000

**APPLICANT:**  
T-MOBILE USA  
3257 E. GUASTI RD., SUITE 200  
ONTARIO, CA 91761  
PHONE:  
T-MOBILE REPRESENTATIVES:  
ZONING MANAGER: LINDA PAUL  
CONSTRUCTION INSPECTOR: BERT VEGA  
DEVELOPMENT MANAGER: JENNIFER CARNEY (909) 331-7344  
A&E MANAGER: KEVIN CADILE (951) 454-9545

**PROJECT DESCRIPTION:**  
INSTALLATION OF EQUIPMENT CABINETS MOUNTED INSIDE A NEW CMU / WROUGHT IRON EQUIPMENT ENCLOSURE WITH BLOCK CORNERS.  
  
INSTALLATION OF A 50'-0" TALL MONOPINE TREE WITH ANTENNAS AND ONE GPS ANTENNA.  
  
COAX RUNS FROM EQUIPMENT TO ANTENNAS  
  
200A ELECTRICAL & TELCO SERVICE TO EQUIPMENT

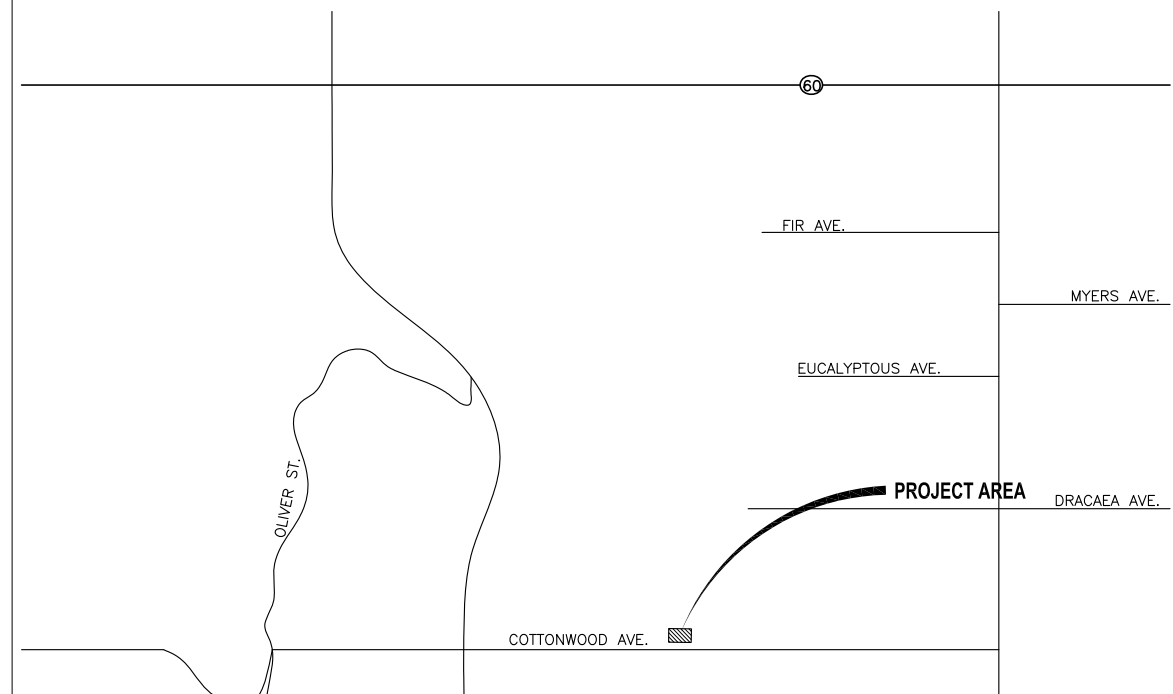
**BUILDING SUMMARY:**  
OCCUPANCY CLASSIFICATION: B (TELEPHONE EXCHANGE)  
TYPE OF CONSTRUCTION: V-B  
ZONING: RA2 RESIDENTIAL AGRICULTURE  
TOTAL LEASE AREA: 300 SQ. FT. EQUIP., 315 SQ. FT. ANT. - 615 TOTAL  
ASSESSORS PARCEL NUMBER: 478-412-037

**SHEET INDEX:**

SHEET NUMBER: DESCRIPTION:

T-1	TITLE SHEET
C-1	TOPOGRAPHIC SURVEY
C-2	TOPOGRAPHIC SURVEY
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	ARCHITECTURAL ELEVATIONS
A-4	ARCHITECTURAL ELEVATIONS

**VICINITY MAP:**



NO.	DATE:	DESCRIPTION:	BY:
1	10/22/09	90% ZD'S	ESK
2	11/03/09	100% ZD'S	JPC
3	02/23/10	PLANNING COMMENTS	JPC

**SITE INFORMATION:**

**COTTONWOOD PARK**

**IE25896C**

28590 COTTONWOOD AVE.  
MORENO VALLEY, CA 92555

**SEAL:**

**CONSULTING TEAM:**

**SAC/ZONING/PERMITTING:** **ARCHITECTURAL & ENGINEERING:**  
**AVILA INC.** CDG-CONNELL DESIGN GROUP, L.L.C.  
 6254 AVILA ROAD 4685 MACARTHUR COURT., STE 480  
 YUCCA VALLEY, CA 92284 NEWPORT BEACH, CA 92660  
 CONTACT: JOE SPIELER CONTACT: JOE CONNELL  
 PHONE: (805) 689-6259 PHONE: (949) 306-4650  
 EMAIL: joespieler@cox.net

**SURVEY:** **ELECTRICAL ENGINEER:**  
 FLOYD SURVEYING, INC. CDG-CONNELL DESIGN GROUP, L.L.C.  
 2553 Wagon Wheel Rd. 4685 MACARTHUR COURT., STE 480  
 Norco, CA 92860 NEWPORT BEACH, CA 92660  
 (951) 739-7949 phone/fax CONTACT: CHAU TANG  
 (315) 879-2091 cell PHONE: (714) 262-8811  
 Office (951) 739-7949  
 Fax (951) 739-7949  
 Mobile: (315) 879-2091  
 email: dfloyd@floydsurveying.com

**POWER UTILITY CONTACT INFO:** **TELCO UTILITY CONTACT INFO:**  
 SCE VERIZON  
 JERRY CHAMBERLAINE MR. OSCAR ESCABAR  
 SCE, IMS GROUP 1st FLOOR ENGINEER PLANNER  
 2885 FOOTHILL BLVD. 1400 E. PHILLIPS BLVD.  
 RIALTO, CA. 92376 POMONA, CA. 91766  
 (909) 820-5681 (909) 469-6340

**APPROVALS:**

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

	PRINT NAME	SIGNATURE	DATE
LANDLORD	_____	_____	_____
PRECON. MGR	_____	_____	_____
DEVELOP. MGR	_____	_____	_____
CONST. MGR	_____	_____	_____
A&E MGR	_____	_____	_____
ZONING MGR	_____	_____	_____
RF ENGINEER	_____	_____	_____
OPERATIONS	_____	_____	_____
SAC REP.	_____	_____	_____
UTILITIES	_____	_____	_____

SECTOR	AZIMUTH	CENTERLINE	# OF ANTENNAS	ANTENNA MODEL #	# OF COAX LINES	COAX DIAMETER	COAX LENGTH
A	30°	40'-11"	4	TMBXX-6516-R2M	8	7/8"	100' ±
B	120°	40'-11"	4	TMBXX-6516-R2M	8	7/8"	100' ±
C	240°	40'-11"	4	TMBXX-6516-R2M	8	7/8"	100' ±
N/A	N/A	N/A	1	GPS	1	1/2"	100' ±

NOTE: AZIMUTHS ARE FOR REFERENCE ONLY

**DIRECTIONS FROM T-MOBILE ONTARIO OFFICE:**  
 Start out going NORTHWEST on E GUASTI RD toward E CENTRELAKE DR. Turn RIGHT onto E CENTRELAKE DR. Turn LEFT onto E GUASTI RD. Turn LEFT onto N HAVEN AVE. Merge onto I-10 E. Merge onto I-15 S toward SAN DIEGO. Merge onto CA-60 E toward RIVERSIDE. Take the MORENO BEACH DRIVE exit, EXIT 65. Turn RIGHT onto MORENO BEACH DR/AUTO MALL PKWY. Continue to follow MORENO BEACH DR. Turn LEFT onto COTTONWOOD AVE. 28590 COTTONWOOD AVE is on the LEFT.

THOMAS GUIDE  
 REGION: RIVERSIDE  
 PAGE: 718  
 GRID #: E-4

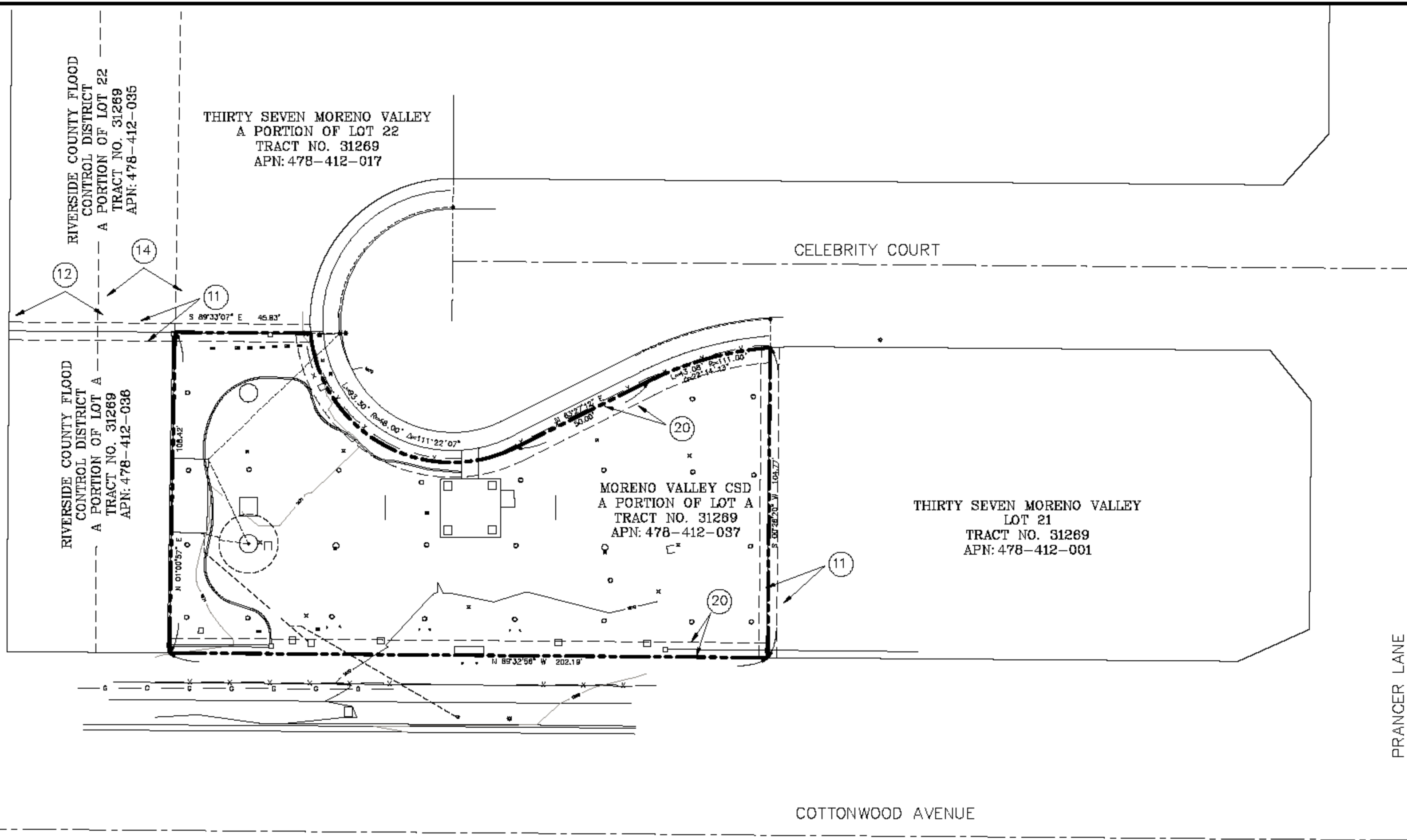
**BUILDING CODE:** CALIFORNIA BUILDING CODE 2007      **APPLICABLE CODES**  
 ALL WORK IS TO COMPLY WITH THE 2007 CALIFORNIA BUILDING CODE (CBC)  
 TIA/EIA-222-1996-F LIFE SAFETY CODE NFPA-101, 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS  
 AISC - CONSTRUCTION MANUAL, 9TH EDITION OR LATER.  
 NEC (NATIONAL ELECTRIC CODE) 2007 (NFPA 70)

**TITLE SHEET**

**SHEET NUMBER:**

**T-1**





**ADD. LEGEND**

COLM	TOP OF COLUMN
EC	EDGE OF CONCRETE
FL	FLOWLINE CURB & GUTTER
LIP	LIP OF GUTTER
LP	LIP OF GUTTER
NG	GROUND SPOT ELEVATION
RTOP	ROOF TOP
SW	SIDEWALK
TC	TOP OF CURB
TRTP	TREE TOP DECIDUOUS
TRTP2	TREE TOP PALM
TW	WALL TOP
---	BOUNDARY LINE
---	CENTERLINE
---	MISC. PROPERTY LINE
---	MISC. TIE LINE
---	RIGHT-OF-WAY LINE
---	EASEMENT LINE
-x-x-x-	FENCE LINE

PARCEL 1: (Equipment Lease Area)  
 BEING A PORTION OF LETTERED LOT "A" OF TRACT 31269, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 410, PAGES 69 THROUGH 73 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE LEAD/TACK, FOUND ON THE TOP OF CURB, MARKING THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF SAID LOT "A", SAID NORTHERLY LINE HAVING A BEARING OF NORTH 89°33'07" WEST, WITH ALL BEARINGS HEREIN RELATIVE THERETO; THENCE, SOUTH 48°17'41" WEST, A DISTANCE OF 61.41 FEET TO THE NORTHEAST CORNER OF THE LEASE PARCEL AREA (LPA), SAID POINT BEING THE POINT OF BEGINNING; THENCE, THE FOLLOWING FOUR (4) COURSES:  
 1) SOUTH 01°00'57" WEST, A DISTANCE OF 25.00 FEET; THENCE,  
 2) NORTH 88°59'03" WEST, A DISTANCE OF 12.00 FEET; THENCE,  
 3) NORTH 01°00'57" EAST, A DISTANCE OF 25.00 FEET; THENCE,  
 4) SOUTH 88°59'03" EAST, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 300 SQUARE FEET, MORE OR LESS.

PARCEL 2: (Antenna Lease Area)  
 BEING A CIRCULAR PORTION OF LETTERED LOT "A" OF TRACT 31269, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 410, PAGES 69 THROUGH 73 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE BEFORE MENTIONED POINT OF BEGINNING; THENCE SOUTH 25°23'22" EAST, A DISTANCE OF 31.68 FEET TO THE CENTER OF THE CIRCULAR PARCEL HAVING A RADIUS OF 10 FEET.

CONTAINING 314 SQUARE FEET, MORE OR LESS.  
 FOR A TOTAL COMBINED AREA OF 614 SQUARE FEET, MORE OR LESS.

1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying, Inc. translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying, Inc.

2) Any changes made to the information on this plan, without the written consent of Floyd Surveying, Inc. relieves Floyd Surveying, Inc. of any and all liability.

3) These drawings & specifications are the property & copyright of Floyd Surveying, Inc. & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.

4) Field survey completed on OCTOBER 14, 2009.

AC	AIR CONDITIONER	PM	PARCEL MAP
ASPH	ASPHALT	⊙	PARKING METER
BC	BOTTOM OF CURB	⊙	POWER POLE
BLDG	BUILDING	ROS	RECORD OF SURVEY
⊙	BOLLARD	⊙	ROOF DRAIN
CONC	CONCRETE	⊙	ROOF OUTLET
▲	CONTROL POINT	RTOP	ROOF TOP
Δ	DOOR	⊙	ROOF VENT
EB	ELECTRIC BOX	⊙	SANITARY SEWER MANHOLE
-x-x-	FENCE	⊙	SEWER CLEAN OUT
⊙	FIRE HYDRANT	+	SPOT ELEVATION
⊙	FOUND MONUMENT	⊙	SPRINKLER
⊙	GAS METER	⊙	STORM DRAIN MANHOLE
⊙	GAS VALVE	⊙	TELEPHONE BOX
⊙	GPS POINT	⊙	TELEPHONE MANHOLE
Δ	GUARD RAIL	⊙	TELEPHONE PEDISTAL
↓	GUY ANCHOR	⊙	TEMPORARY BENCHMARK
HETR	HEATER	⊙	TITLE REPORT EXCEPTION
⊙	INLET	TC	TOP OF CURB
⊙	IRRIGATION BOX	⊙	TRAFFIC SIGNAL BOX
⊙	IRRIGATION VALVE	⊙	TRAFFIC SIGNAL POLE
⊙	LIGHT BUILDING	⊙	TREE
⊙	LIGHT GROUND	⊙	UTILITY POLE
⊙	LIGHT STREET	⊙	WATER METER
( )	MEASURED DISTANCE		
⊙	MONITORING WELL		

3257 E. GUASTI RD.  
 SUITE 200  
 ONTARIO, CA 91761

THIS DOCUMENT AND INFORMATION HEREIN IS THE PROPERTY OF T-MOBILE. THE DOCUMENT AND INFORMATION SHALL NOT BE REPRODUCED, USED OR DISCLOSED WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF T-MOBILE.

PREPARED BY: DAF  
 CHECKED BY: DAF  
 APPROVED BY: DAF

#	DATE	REVISIONS
1.	10/20/09	80% ZONING
2.	12/09/09	TITLE REVIEW

**FLOYD SURVEYING, INC.**  
 2553 WAGON WHEEL ROAD  
 NORCO, CA 92860  
 OFFICE/FAX (951) 739-7949  
 EMAIL: fsl@floydsurveying.com

SITE NAME  
**COTTONWOOD PARK**

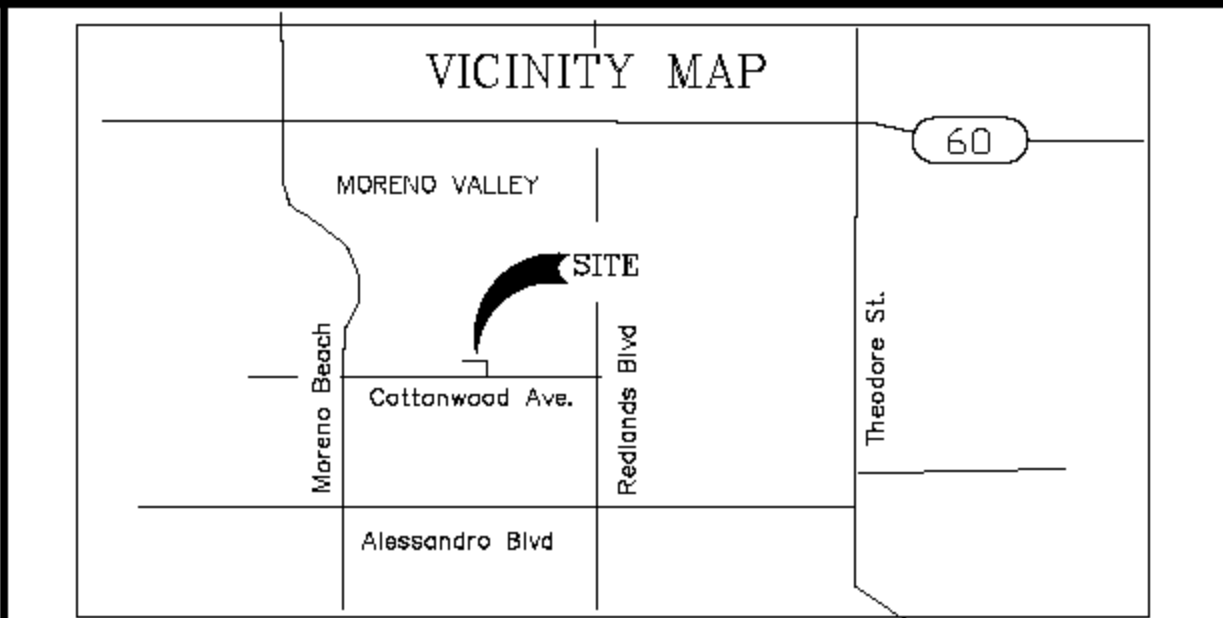
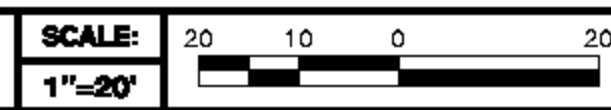
SITE NUMBER  
**IE25896C**

SITE ADDRESS  
 28590 COTTONWOOD AVE.  
 MORENO VALLEY, CA 92555

SHEET TITLE  
**SITE SURVEY  
 GENERAL INFORMATION**

SHEET NUMBER  
**LS1**

**OVERALL SITE PLAN**



OWNER'S NAME: MORENO VALLEY COMMUNITY SERVICES DISTRICT  
 ASSESSOR'S PARCEL NUMBER(S) 478-412-037  
 BASIS OF BEARINGS: (NAD 83; Epoch 2002)  
 THE BEARINGS SHOWN HEREON ARE BASED ON TRUE NORTH AS DETERMINED BY G.P.S. OBSERVATIONS, USING TRIMBLE 5700/5800 RECEIVERS AND TRIMBLE GEODETIC OFFICE 1.60 SOFTWARE.  
 BASIS OF ELEVATIONS: NAVD 988  
 ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM TWO NATIONAL GEODETIC SURVEY C.O.R.S. REFERENCE STATIONS: 1) TORP, ELEVATION = 103.51' AND 2) PIN1, ELEVATION = 4233.46' WITH GEOD99 CORRECTIONS APPLIED.  
 SITE TEMPORARY BENCHMARK:  
 BENCHMARK IS A PK-NAIL/WASHER LOCATED SOUTHWEST OF SECTORS IN COTTONWOOD AVE, AS SHOWN HEREON. ELEVATION = 1670.00'.  
 FEMA FLOOD ZONE DESIGNATION: National Flood Insurance Program:  
 County: RIVERSIDE Effective Date: 8/28/2008  
 Panel: 0770-G Community-Panel Number: 06065C  
 The Flood Zone Designation for this site is: ZONE: X

LETTERED LOT "A" OF TRACT 31269, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 410, PAGES 69 THROUGH 73 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT "A"; THENCE SOUTH 89° 33' 07" EAST ALONG THE NORTHERLY LINE OF SAID LOT "A", A DISTANCE OF 51.90 FEET; THENCE SOUTH 01° 00' 57" WEST, A DISTANCE OF 108.42 FEET TO THE SOUTHERLY LINE OF SAID LOT "A"; THENCE NORTH 89° 32' 56" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 50.81 FEET TO THE SOUTHWEST CORNER OF SAID LOT "A"; THENCE NORTH 00° 26' 24" EAST ALONG THE WESTERLY LINE OF SAID LOT "A", A DISTANCE OF 108.41 FEET TO THE POINT OF BEGINNING, AS CONVEYED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION BY GRANT DEED, RECORDED DECEMBER 18, 2007, AS INSTRUMENT NO. 2007-0752839, OF OFFICIAL RECORDS.

TITLE REPORT NOTES:  
 THE FOLLOWING EASEMENTS EFFECT SAID PARCEL AND ARE SHOWN HEREON. SEE PRELIMINARY TITLE REPORT NO.09-725126492-SB PREPARED BY FIDELITY NATIONAL TITLE COMPANY AND DATED NOVEMBER 20, 2009 FOR OTHER DOCUMENTS (NON-EASEMENTS) EFFECTING SAID PROPERTY.

ITEM #4 - Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.  
 Granted to: Eastern Municipal Water District  
 Purpose: Conduits  
 Recorded: March 4, 1955, Book 1702, Page 559, of Official Records  
 Affects: Said land (blanket in nature).  
 and recorded: As set out in Memo of Agreement and in Supplemental Agreement  
 recorded March 4, 1955, in Book 1702, Pages 467 and 552, respectively, Official Records of Riverside County and by deed recorded November 12, 1969, Instrument No. 115832, Official Records  
 (BLANKET IN NATURE)

ITEM #11 - Easement(\*) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of Tract 31269.  
 Purpose: Public utility  
 (AS SHOWN HEREON)

ITEM #12 - Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of Tract 31269.  
 Purpose: Public utilities and drainage  
 (AS SHOWN HEREON)

ITEM #14 - Easements) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of Tract 31269.  
 Purpose: Access, maintenance, drainage, flood control, and open space  
 (AS SHOWN HEREON)

ITEM #20 - Easements) for the purpose(s) shown below and rights incidental thereto as granted in a document.  
 Granted to: Verizon California, Inc.  
 Purpose: Public utilities  
 Recorded: January 11, 2007, Instrument No. 2007-0026704, of Official Records  
 (AS SHOWN HEREON)

ITEM #21 - Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.  
 Granted to: Valley Springs Homeowners Association, a California nonprofit corporation  
 Purpose: Nonexclusive easements for ingress, egress, access, landscaping irrigation and maintenance  
 Recorded: April 6, 2007, Instrument No. 2007-0236905, of Official Records  
 (EXACT LOCATION IS NOT DISCLOSED OF RECORD)

ITEM #22 - Easement(\*) for the purpose(s) shown below and rights incidental thereto as granted in a document.  
 Granted to: Valley Springs Homeowners Association, a California nonprofit corporation  
 Purpose: Nonexclusive easements for ingress, egress, access, maintenance, repair, drainage, encroachment, support, utilities  
 Recorded: May 17, 2007, Instrument No. 2007-0328662, of Official Records  
 Affects: A portion of said land as more particularly described in said document.  
 (EXACT LOCATION IS NOT DISCLOSED OF RECORD)

END OF EASEMENTS

\*\*ALL PLOTTABLE EASEMENTS AS DESCRIBED IN SAID TITLE REPORT ARE SHOWN HEREON AND DO NOT EFFECT THE PROPOSED T-MOBILE LEASE AREA.

PROPERTY LEGAL DESCRIPTION

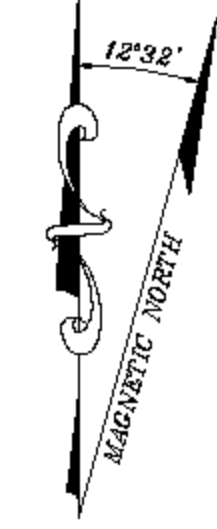
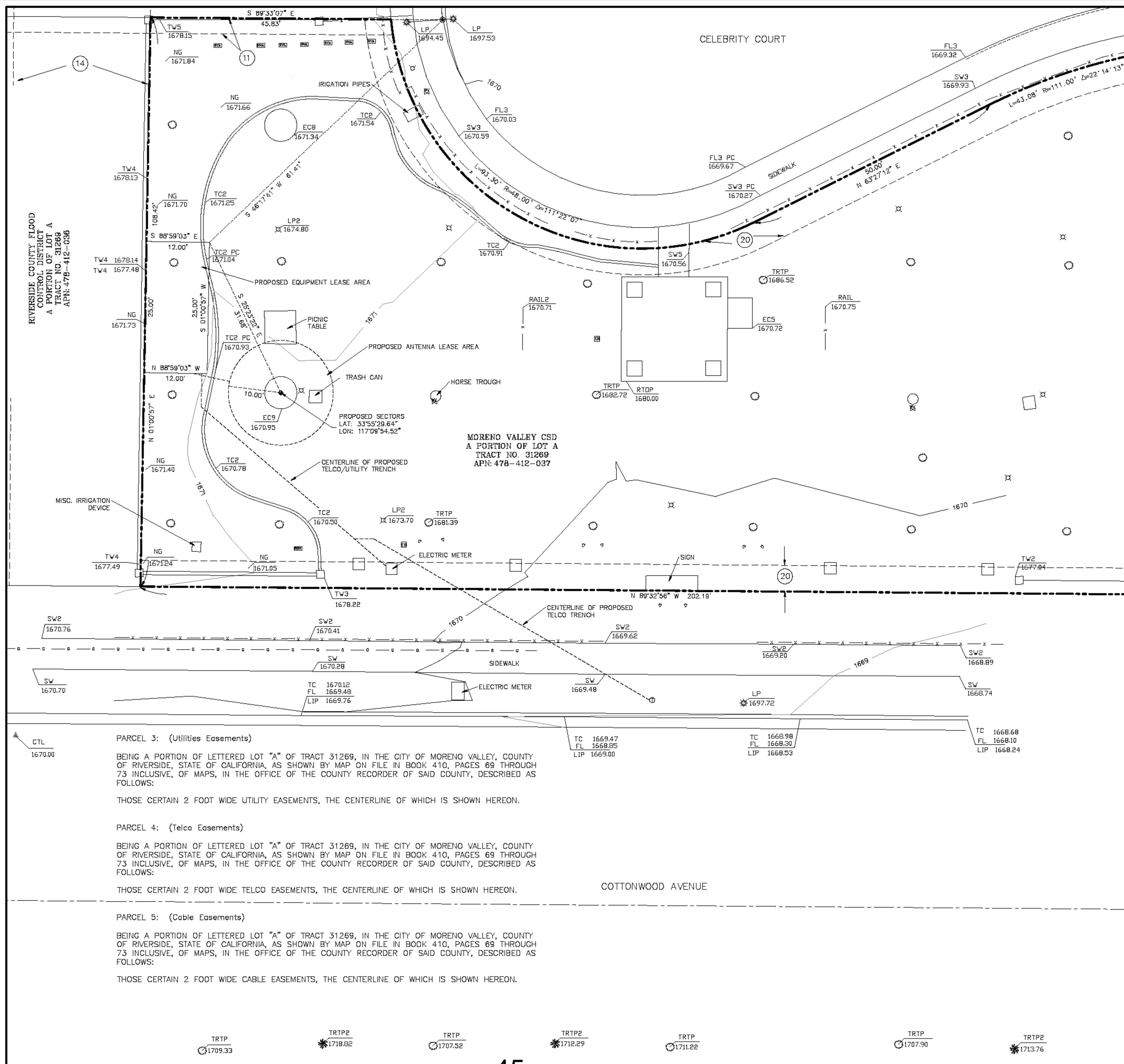
TITLE REPORT NOTES

TITLE REPORT NOTES CONT.

SITE DATA

LEGEND





**ADD. LEGEND**

COLM	TOP OF COLUMN
EC	EDGE OF CONCRETE
FL	FLOWLINE CURB & GUTTER
LIP	LIP OF GUTTER
LP	LIGHT POLE TOP
NG	GROUND SPOT ELEVATION
RTOP	ROOF TOP
SW	SIDEWALK
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---	CENTERLINE
---	MISC. PROPERTY LINE
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---	RIGHT-OF-WAY LINE
---	EASEMENT LINE
-x-x-x-	FENCE LINE

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- 4) Field survey completed on OCTOBER 14, 2009.

**T-Mobile**

3257 E. GUAISTI RD.  
SUITE 200  
ONTARIO, CA 91761

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PREPARED BY: DAF  
CHECKED BY: DAF  
APPROVED BY: DAF

#	DATE	REVISIONS
1.	10/20/09	80% ZONING
2.	12/09/09	TITLE REVIEW

**FLOYD SURVEYING, INC.**

2553 WAGON WHEEL ROAD  
NORCO, CA 92860  
OFFICE/FAX (951) 739-7949  
EMAIL: fsl@floydsurveying.com

AC	AIR CONDITIONER	PM	PARCEL MAP
ASPH	ASPHALT	PM	PARKING METER
BC	BOTTOM OF CURB	PP	POWER POLE
BLDG	BUILDING	ROS	RECORD OF SURVEY
BOLL	BOLLARD	RD	ROOF DRAIN
CONC	CONCRETE	RO	ROOF OUTLET
CP	CONTROL POINT	RTOP	ROOF TOP
DR	DOOR	RV	ROOF VENT
EB	ELECTRIC BOX	SSM	SANITARY SEWER MANHOLE
FENCE	FENCE	SSC	SEWER CLEAN OUT
FH	FIRE HYDRANT	SP	SIGN POST
FM	FOUND MONUMENT	SE	SPOT ELEVATION
GM	GAS METER	SPR	SPRINKLER
GV	GAS VALVE	SDM	STORM DRAIN MANHOLE
GPS	GPS POINT	TB	TELEPHONE BOX
GR	GUARD RAIL	TM	TELEPHONE MANHOLE
GA	GUY ANCHOR	TP	TELEPHONE PEDISTAL
HETR	HEATER	TBM	TEMPORARY BENCHMARK
INLET	INLET	TR	TITLE REPORT EXCEPTION
IB	IRRIGATION BOX	TC	TOP OF CURB
IV	IRRIGATION VALVE	TSB	TRAFFIC SIGNAL BOX
LB	LIGHT BUILDING	TS	TRAFFIC SIGNAL POLE
LG	LIGHT GROUND	T	TREE
LST	LIGHT STREET	UP	UTILITY POLE
MD	MEASURED DISTANCE	WM	WATER METER
MW	MONITORING WELL		

SITE NAME  
**COTTONWOOD PARK**

SITE NUMBER  
**IE25896C**

SITE ADDRESS  
28590 COTTONWOOD AVE.  
MORENO VALLEY, CA 92555

SHEET TITLE  
**SITE SURVEY  
GENERAL INFORMATION**

SHEET NUMBER  
**LS2**

**PARCEL 3: (Utilities Easements)**  
BEING A PORTION OF LETTERED LOT "A" OF TRACT 31269, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 410, PAGES 69 THROUGH 73 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:  
THOSE CERTAIN 2 FOOT WIDE UTILITY EASEMENTS, THE CENTERLINE OF WHICH IS SHOWN HEREON.

**PARCEL 4: (Telco Easements)**  
BEING A PORTION OF LETTERED LOT "A" OF TRACT 31269, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 410, PAGES 69 THROUGH 73 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:  
THOSE CERTAIN 2 FOOT WIDE TELCO EASEMENTS, THE CENTERLINE OF WHICH IS SHOWN HEREON.

**PARCEL 5: (Cable Easements)**  
BEING A PORTION OF LETTERED LOT "A" OF TRACT 31269, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 410, PAGES 69 THROUGH 73 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:  
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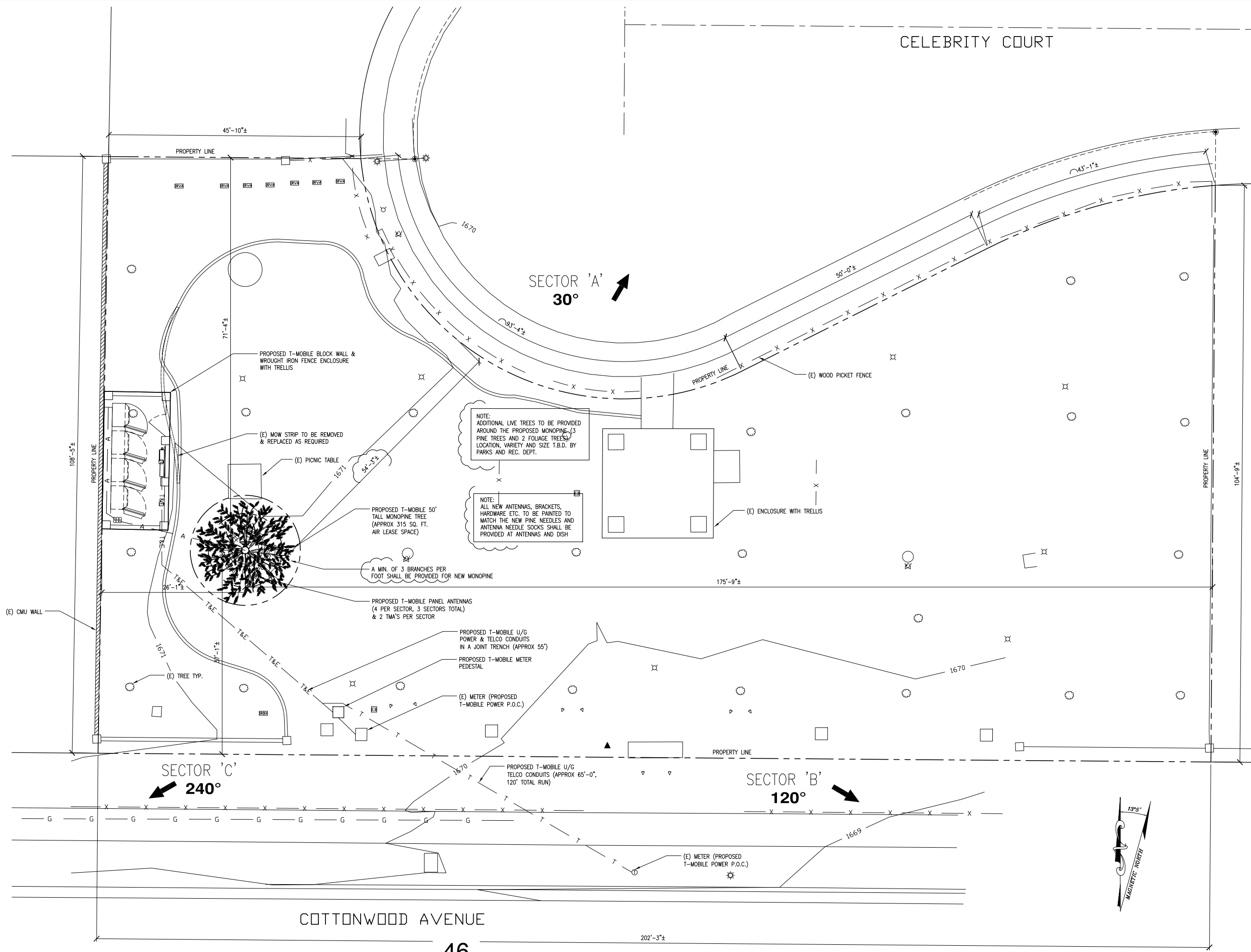
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3	02/23/10	PLANNING COMMENTS	JPC

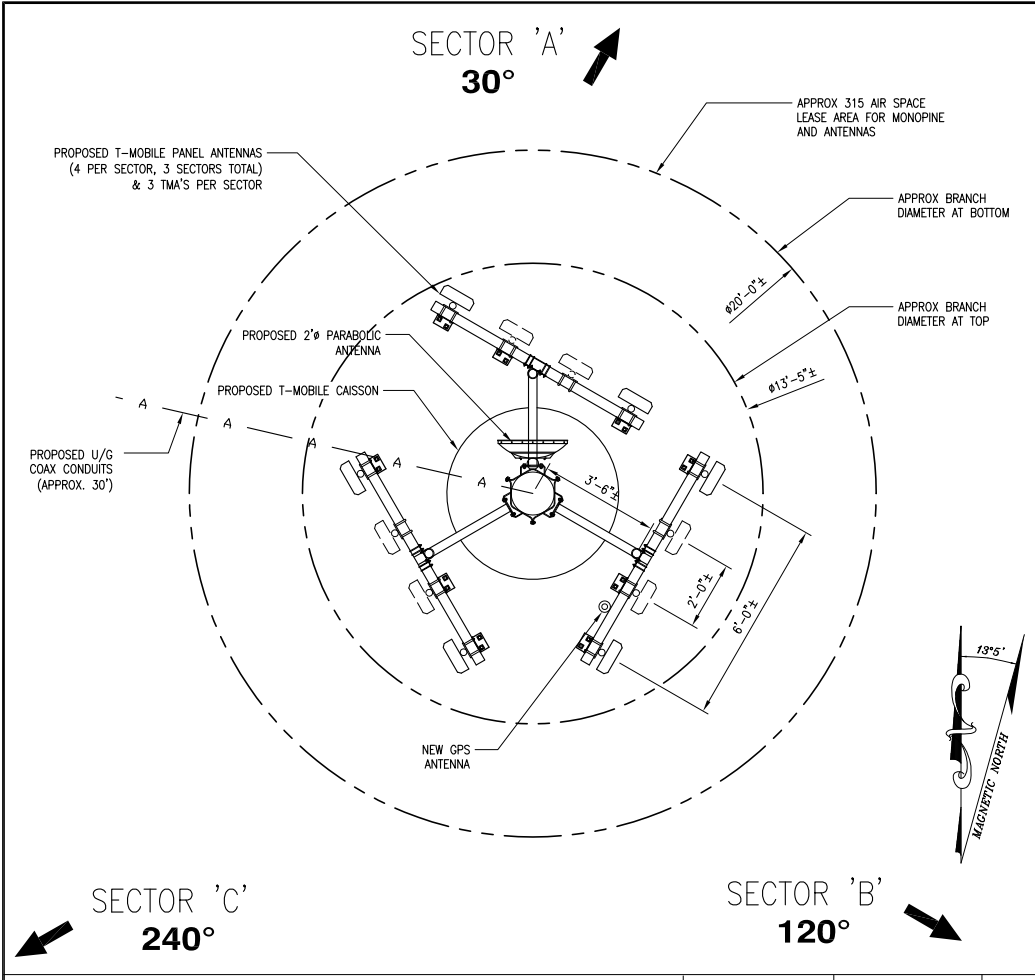
SITE INFORMATION:  
**COTTONWOOD PARK**  
**IE25896C**  
28590 COTTONWOOD AVE.  
MORENO VALLEY, CA 92555

SEAL:

SHEET TITLE:  
**SITE PLAN**

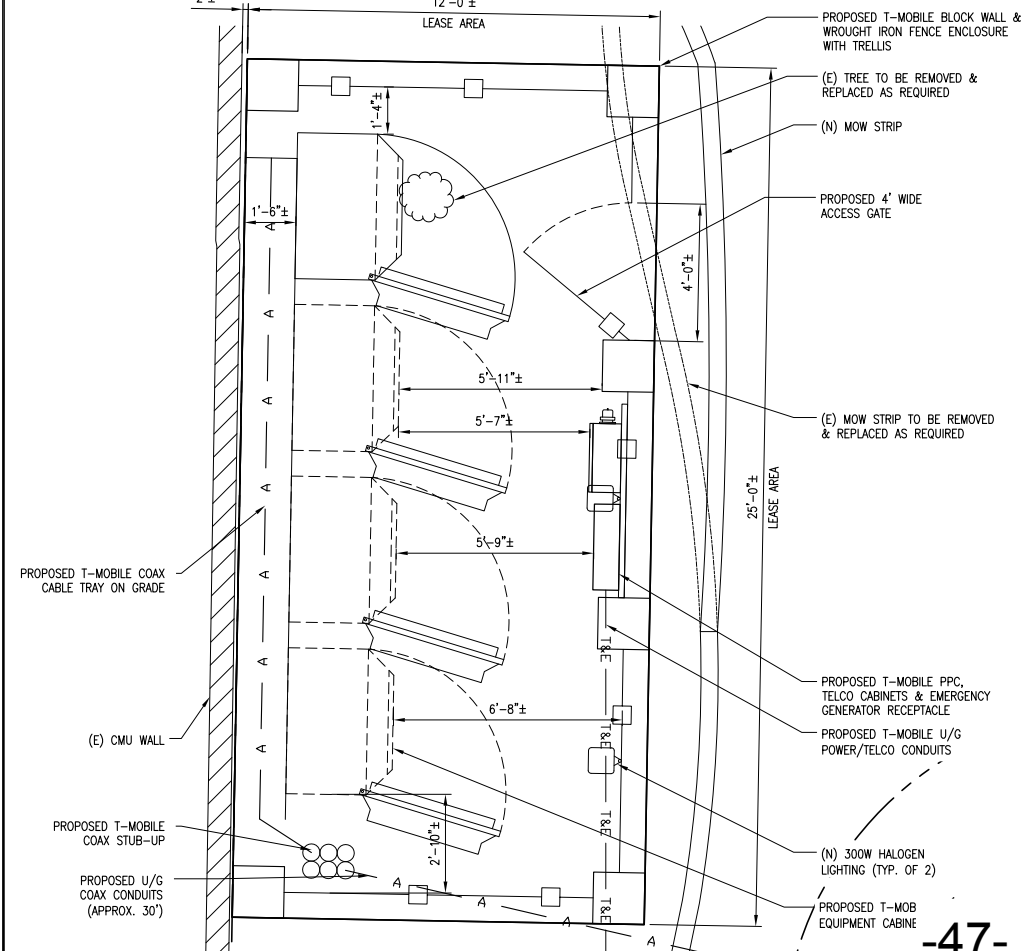
SHEET NUMBER:  
**A-1**





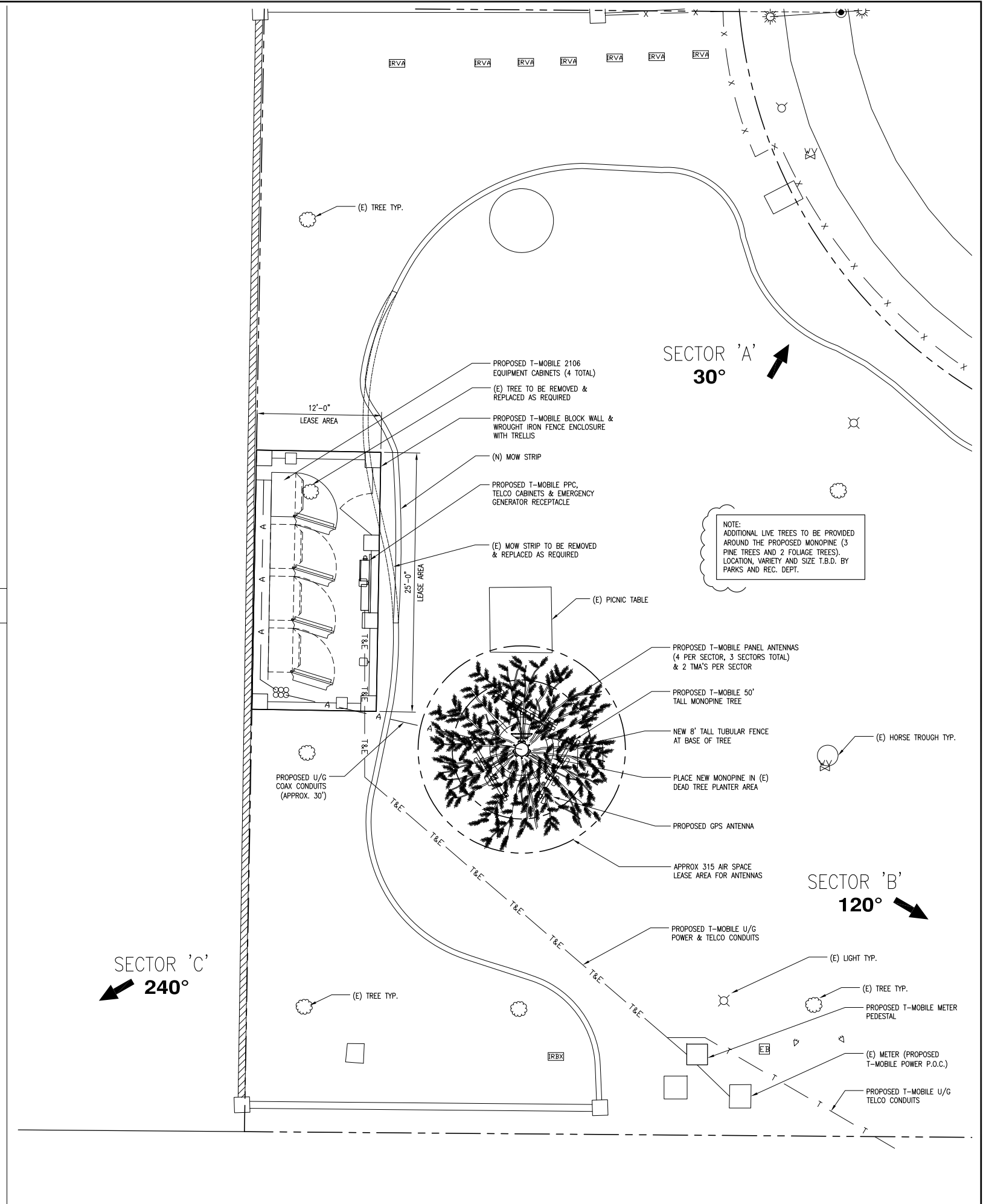
ANTENNA LAYOUT

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



EQUIPMENT LAYOUT

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



ENLARGED SITE PLAN

SCALE: 3/16"=1'-0" 0 2' 4' 6' 1

**T-Mobile**  
Stick Together®

3 MACARTHUR PLACE, SUITE 1100  
SANTA ANA, CA 92707

PLANS PREPARED BY:

**CDG**  
CONNELL DESIGN GROUP, LLC  
CONSULTING CIVIL ENGINEERS  
4685 MACARTHUR COURT, SUITE 480, NEWPORT BEACH CA 92660  
(949) 753-8807 OFFICE - (949) 753-8833 FAX  
CDG#: 09-6816

CONSULTING GROUP:

**AVILA INC.**  
6254 Avila Rd.  
Yucca Valley, CA 92284  
(760) 228-1556

NO.	DATE	DESCRIPTION	BY:
1	10/22/09	90% ZD'S	ESK
2	11/03/09	100% ZD'S	JPC
3	02/23/10	PLANNING COMMENTS	JPC

SITE INFORMATION:

**COTTONWOOD PARK**

**IE25896C**

28590 COTTONWOOD AVE.  
MORENO VALLEY, CA 92555

SEAL:

SHEET TITLE:

**ENLARGED SITE PLAN**

SHEET NUMBER:

**A-2**

PLANS PREPARED BY:



**CONNELL DESIGN GROUP, LLC**

CONSULTING CIVIL ENGINEERS  
4685 MACARTHUR COURT, SUITE 480, NEWPORT BEACH CA 92660  
(949) 753-8807 OFFICE - (949) 753-8833 FAX

CDG#: 09-6816

CONSULTING GROUP:

**AVILA INC.**

6254 Avila Rd.  
Yucca Valley, CA 92284  
(760) 228-1556

NO.	DATE:	DESCRIPTION:	BY:
1	10/22/09	90% ZD'S	ESK
2	11/03/09	100% ZD'S	JPC
3	02/23/10	PLANNING COMMENTS	JPC

SITE INFORMATION:

**COTTONWOOD PARK**

**IE25896C**

28590 COTTONWOOD AVE.  
MORENO VALLEY, CA 92555

SEAL:

SHEET TITLE:

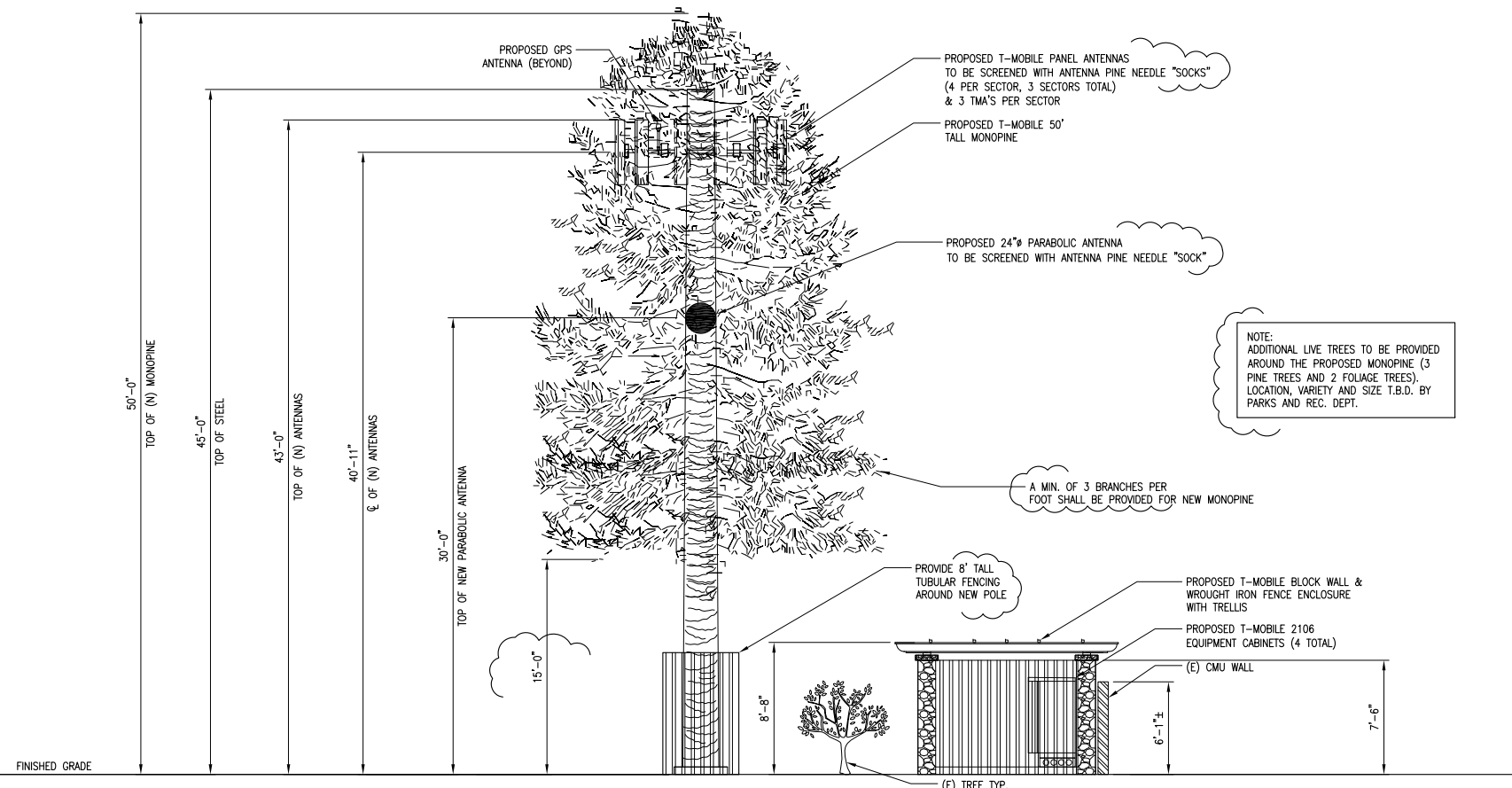
**ARCHITECTURAL  
ELEVATIONS**

SHEET NUMBER:

**A-3**

THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION OF A TREE, AND NOT INTENDED TO BE AN EXACT REPRODUCTION OF AN ACTUAL LIVING TREE. THE FINAL INSTALLATION WILL HAVE CABLES, CABLE PORTS, AND VARIOUS ATTACHMENTS, SUCH AS ANTENNAS, NUTS, AND BOLTS. EVERY EFFORT WILL BE MADE TO DISGUISE THESE COMPONENTS AND THEY WILL NOT BE READILY APPARENT TO THE CASUAL OBSERVER OR PASSERBY. HOWEVER, UPON CLOSE SCRUTINY, THE TRUE NATURE OF THE INSTALLATION WILL BE APPARENT.

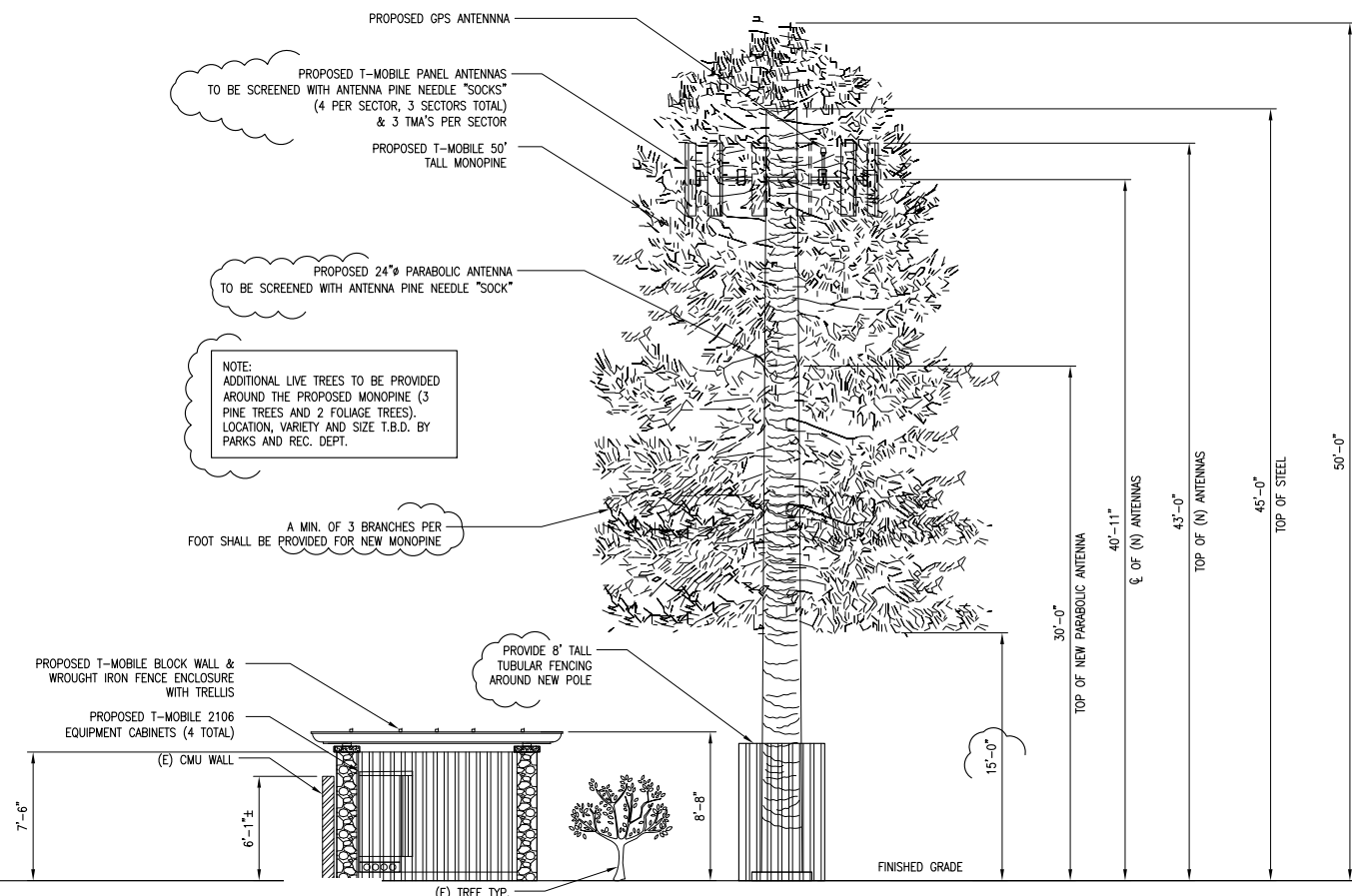
NOTE:  
ADDITIONAL LIVE TREES TO BE PROVIDED AROUND THE PROPOSED MONOPINE (3 PINE TREES AND 2 FOLIAGE TREES). LOCATION, VARIETY AND SIZE T.B.D. BY PARKS AND REC. DEPT.



**NORTH ELEVATION**

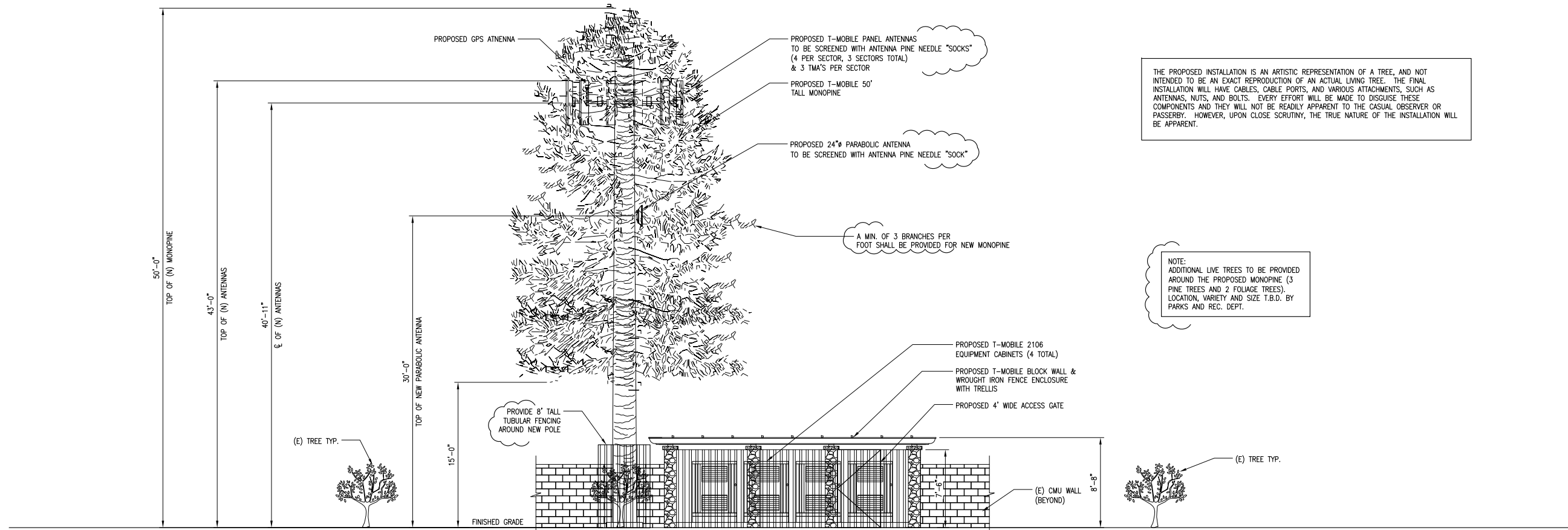
SCALE:  
3/16"=1'-0" 0 2' 4' 6" 1

THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION OF A TREE, AND NOT INTENDED TO BE AN EXACT REPRODUCTION OF AN ACTUAL LIVING TREE. THE FINAL INSTALLATION WILL HAVE CABLES, CABLE PORTS, AND VARIOUS ATTACHMENTS, SUCH AS ANTENNAS, NUTS, AND BOLTS. EVERY EFFORT WILL BE MADE TO DISGUISE THESE COMPONENTS AND THEY WILL NOT BE READILY APPARENT TO THE CASUAL OBSERVER OR PASSERBY. HOWEVER, UPON CLOSE SCRUTINY, THE TRUE NATURE OF THE INSTALLATION WILL BE APPARENT.



**SOUTH ELEVATION**

SCALE:  
3/16"=1'-0" 0 2' 4' 6" 2



THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION OF A TREE, AND NOT INTENDED TO BE AN EXACT REPRODUCTION OF AN ACTUAL LIVING TREE. THE FINAL INSTALLATION WILL HAVE CABLES, CABLE PORTS, AND VARIOUS ATTACHMENTS, SUCH AS ANTENNAS, NUTS, AND BOLTS. EVERY EFFORT WILL BE MADE TO DISGUISE THESE COMPONENTS AND THEY WILL NOT BE READILY APPARENT TO THE CASUAL OBSERVER OR PASSERBY. HOWEVER, UPON CLOSE SCRUTINY, THE TRUE NATURE OF THE INSTALLATION WILL BE APPARENT.

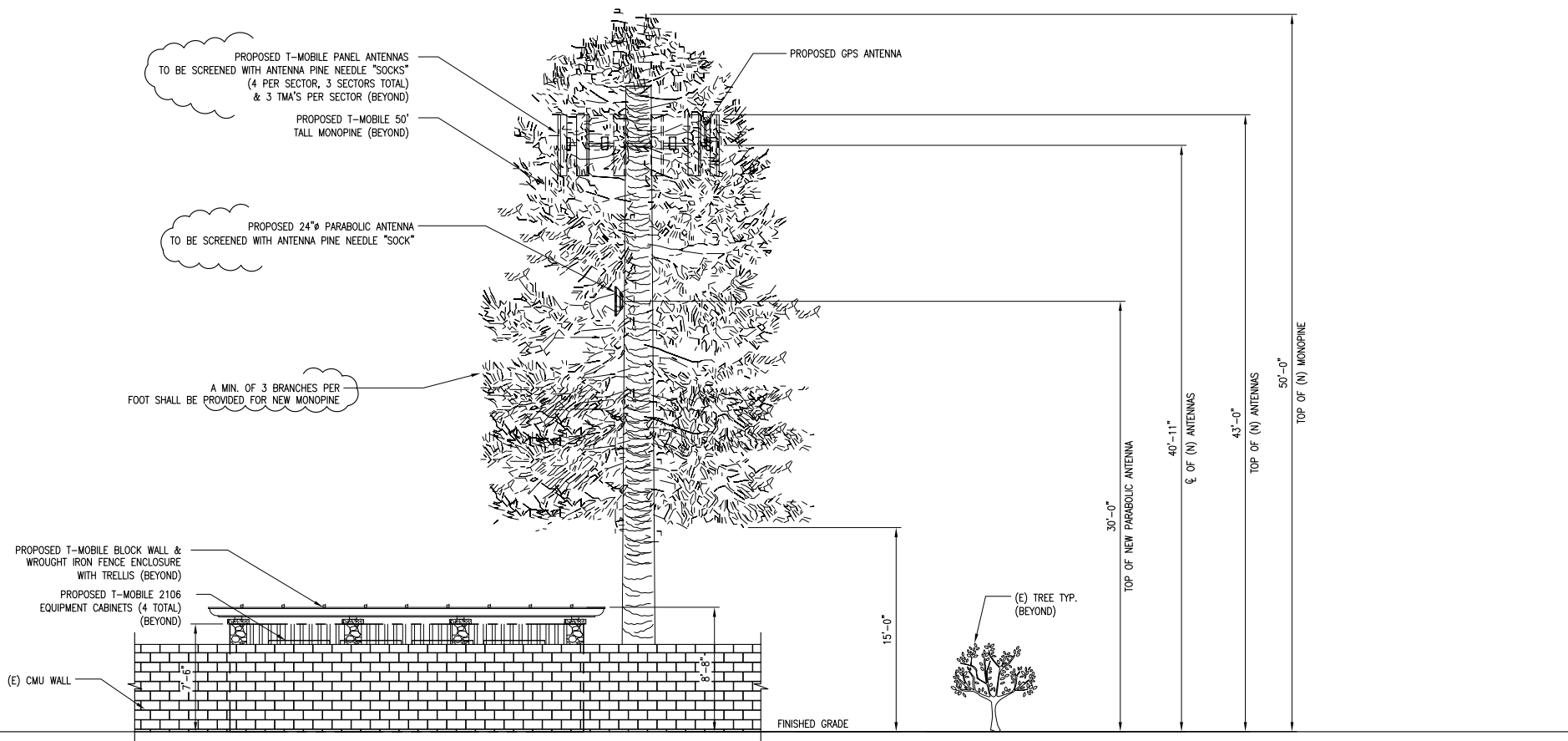
NOTE: ADDITIONAL LIVE TREES TO BE PROVIDED AROUND THE PROPOSED MONOPINE (3 PINE TREES AND 2 FOLIAGE TREES). LOCATION, VARIETY AND SIZE T.B.D. BY PARKS AND REC. DEPT.

**EAST ELEVATION**

SCALE: 3/16"=1'-0" 0 2' 4' 6' 1

THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION OF A TREE, AND NOT INTENDED TO BE AN EXACT REPRODUCTION OF AN ACTUAL LIVING TREE. THE FINAL INSTALLATION WILL HAVE CABLES, CABLE PORTS, AND VARIOUS ATTACHMENTS, SUCH AS ANTENNAS, NUTS, AND BOLTS. EVERY EFFORT WILL BE MADE TO DISGUISE THESE COMPONENTS AND THEY WILL NOT BE READILY APPARENT TO THE CASUAL OBSERVER OR PASSERBY. HOWEVER, UPON CLOSE SCRUTINY, THE TRUE NATURE OF THE INSTALLATION WILL BE APPARENT.

NOTE: ADDITIONAL LIVE TREES TO BE PROVIDED AROUND THE PROPOSED MONOPINE (3 PINE TREES AND 2 FOLIAGE TREES). LOCATION, VARIETY AND SIZE T.B.D. BY PARKS AND REC. DEPT.



**WEST ELEVATION**

SCALE: 3/16"=1'-0" 0 2' 4' 6' 2

**T-Mobile**  
Stick Together®  
3 MACARTHUR PLACE, SUITE 1100  
SANTA ANA, CA 92707

PLANS PREPARED BY:  
**CDG**  
**CONNELL DESIGN GROUP, LLC**  
CONSULTING CIVIL ENGINEERS  
4685 MACARTHUR COURT, SUITE 480, NEWPORT BEACH CA 92660  
(949) 753-8807 OFFICE - (949) 753-8833 FAX  
CDG#: 09-6816

CONSULTING GROUP:  
**AVILA INC.**  
6254 Avila Rd.  
Yucca Valley, CA 92284  
(760) 228-1556

NO.	DATE:	DESCRIPTION:	BY:
1	10/22/09	90% ZD'S	ESK
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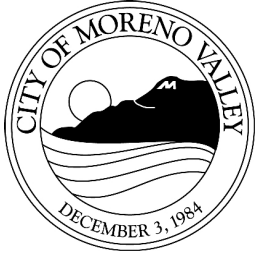
SITE INFORMATION:  
**COTTONWOOD PARK**  
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28590 COTTONWOOD AVE.  
MORENO VALLEY, CA 92555

SEAL:  
  
SHEET TITLE:

**ARCHITECTURAL ELEVATIONS**

SHEET NUMBER:  
**A-4**

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## PLANNING COMMISSION STAFF REPORT

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Case:	PA05-0135 (Tentative Tract Map 32556)
Date:	August 11, 2011
Applicant:	Ivermex Inc
Representative:	CES Consultants, Oscar Montez
Location:	Heacock Street south of John F Kennedy Drive Assessors Parcel No. 485-020-005
Council District:	4
Recommendation:	Approval

### **SUMMARY**

The applicant, Ivermex Inc, proposes Tentative Tract Map 32556 to subdivide approximately 9.39 acres into 30 single-family residential lots in the R5 zone. The proposed residential lot sizes will range from 7,292 square feet to 12,828 square feet. The site is located on the east side of Heacock Street south of John F Kennedy Drive.

## **Project**

Tentative Tract Map No. 32556 as proposed will subdivide the approximately 9.39 gross acres of Assessor's Parcel Numbers 485-020-005, into 30 single-family residential lots in the R5 zone. Lot sizes for this tract map will range from 7,292 square feet to 12,828 square feet.

The project is located within the R5 (Residential 5) zone. The project, as designed, is consistent with all R5 zoning requirements. The R5 zone allows up to 5 dwelling units per acre and the project's density is 3.45 units per acre.

## **Site/ Surrounding Area**

The project site is located along the east side of Heacock Street south of John F Kennedy Drive.

Parcels directly to the north of the project are zoned R15 and developed with an existing mobile home park. Parcels to the east are zoned R15 and R5 and developed existing multi-family and single family units. Properties to the south are zoned RS10 and developed with existing single family units. To the west is March Air Reserve Base.

## **Access/Parking**

Primary access to the proposed tract will be from Heacock Street with a connection at the southeast portion of the tract to Clover Avenue, connecting to Pepper Court which exits to John F Kennedy Drive. Each lot, when developed, will be required to meet the parking standards for a single-family residence, which requires a minimum two (2) car garage to meet the off-street parking requirements of the Municipal Code.

## **Design**

The design of the proposed single-family residential lots is in conformance with the R5 design standards of the City. As proposed, the lot sizes will range from 7,292 square feet to 12,828 square feet. The proposed density is approximately 3.45 units per net acre, which meets the maximum density of 5 units per net acre by the Municipal Code. The street layout is intended to both provide connectivity and calm traffic in the development by the inclusion of turns in the through street and cul de sac streets. A required detention/water quality basin is located at the southwest corner of the proposed tract, which is the low point of the site.

This review and approval process only involves a tentative tract map application for the new subdivision. The design of the proposed single-family residential lots is in conformance with the R5 design standards.

The future single-family homes for the tract will be reviewed under a separate administrative process. At that time, staff will ensure that the proposed residential units meet the City's design standards.



The walls and fences for this tract are conditioned to be consistent with the provisions for walls and fences within the City's Municipal Code. A decorative block wall is required along Heacock Street and all interior streets. Wood fences are permitted for all interior side yards and rear yards not visible from the public right-of-way. The proposed detention/water quality basin will have tubular steel fencing with pilasters and landscaping facing the public right of way and decorative block wall on interior lot lines shared with adjacent single family lots.

## **REVIEW PROCESS**

The application for the project was submitted on July 27, 2005, and was initially reviewed by staff at the Pre-Project Review Staff Committee (PRSC) meeting. This was followed a couple of additional reviews to resolve outstanding issues relating to the tract. The preliminary review and approval of the detention/water quality basin delayed the project for several years. All relevant issues have been adequately corrected to the satisfaction of all parties concerned.

The project will be conditioned to include a ten (10') foot landscape easement along Heacock Street, reduce the Street B to a local street width (56'RW/36'CC). Additionally, the project will be conditioned to provide notification to potential buyers of the proximity to the March Air Reserve Base and execute an avigation easement to the March Joint Powers Authority.

## **ENVIRONMENTAL**

No blue line stream was noted on the USGS Map, which pertains to this site. On-site drainage for this property generally flows from north to south across the surface of the site. Also, no riparian or condensed vegetated area to support threatened or endangered species was evident at the site. Due to the conditions identified above, it is not anticipated that the project will result in a potential for significant impacts to Fish and Wildlife resources.

The project site is in an area that the Riverside County Integrated Plan (RCIP) has identified as having the potential for burrowing owl habitat. A Burrowing owls survey was conducted on May 14, 2011, in which no owls or burrows were observed or identified and which determined that this site did not support populations of burrowing owls. However, pursuant to RCIP guidelines, an additional survey will be required prior to grading of the site. If burrowing owls are found onsite at a later date, proper protocol must be followed before any work can begin.

A preliminary water quality plan was approved with a detention/water quality basin located on the southwest corner of the site.

Based upon review of the Cultural Resources Inventory prepared for the City of Moreno Valley by the Archaeological Research Unit of the University of California in October 1987, there are no known archaeological resources on the site.

An Initial Study was conducted which concluded that there will be no substantial impact on the environment and a Negative Declaration is recommended.

## **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, staff had received no inquiries in response to the noticing for this project.

## **REVIEW AGENCY COMMENTS**

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

<b><u>Agency</u></b>	<b><u>Response Date</u></b>	<b><u>Comments</u></b>
Southern California Edison	August 25, 2005	No Issues
Riverside County Flood Control	October 3, 2005	Within the Sunnymead Area Drainage Plan which drainage fees have been adopted. Sunnymead Map Line D-1.
March Joint Power Authority	August 24, 2005	Provide an avigation easement to the March Joint Powers. Notify potential buyers of the vicinity of the airport. Conveyance of an avigation easement within Airport Influence Area II.

Staff has reviewed each of the comments from the participating review agencies and conditions of approval have been included to address their concerns.

## **STAFF RECOMMENDATION**

**APPROVE** Resolution No. 2011-22, recommending that the Planning Commission:

1. **ADOPT** a Negative Declaration for PA05-0135 (Tentative Parcel Map 32556) pursuant to the California Environmental Quality Act (CEQA) Guidelines since the project as designed and conditioned would not have the potential to create significant environmental impacts; and,
2. **APPROVE** PA05-0135 (Tentative Tract Map 32556) subject to the attached conditions of approval included as Exhibit A.

Prepared by:

Julia Descoteaux  
Associate Planner

Approved by:

John C. Terrell, AICP  
Planning Official

ATTACHMENTS:

1. Public Hearing Notice
2. Planning Commission Resolution No. 2011-22 with Conditions of Approval attached as Exhibit A.
3. Land Use Map
4. Aerial Photograph
5. Tentative Tract Map

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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:** PA05-0135 Tentative Tract Map 32556

**APPLICANT:** Ivermex, Inc

**OWNER:** Ivermex, Inc

**REPRESENTATIVE:** CES Consultants, Inc

**LOCATION:** East of Heacock, south of JFK (485-020-005)

**PROPOSAL:** Tentative Tract Map 32556 subdivides 9.39 gross acres into thirty single-family residential lots ranging in lot size from 7,292 square feet to 12,828 square feet and two lettered lots for the water quality and detention basin in the Residential Five (R5) zone.

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

**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 Chambers, City Hall  
14177 Frederick Street  
Moreno Valley, Calif. 92553

**DATE AND TIME:** August 11, 2011 at 7 PM

**CONTACT PLANNER:** Julia Descoteaux

**PHONE:** (951) 413-3209

ATTACHMENT 1

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## PLANNING COMMISSION RESOLUTION NO. 2011-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING PA05-0135, TENTATIVE TRACT MAP 32556, A SUBDIVISION OF 9.39 ACRES INTO 30 SINGLE FAMILY RESIDENTIAL LOTS.

**WHEREAS**, Ivermex Inc, has filed an application for the approval of PA05-0135, a Tentative Tract Map as described in the title of this Resolution.

**WHEREAS**, on August 11, 2011, 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.

**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 public hearing, 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:** The tentative tract would subdivide 9.39 acres into 30 single-family lots. The general plan designation is currently R5. The proposed density is 3.4 dwelling units per net acre and falls within the allowable density of the R5 zone. The project as designed would not conflict with the goals and objectives, policies or programs of the General Plan.

- 2. That the design or improvement of the proposed land division is consistent with applicable general and specific plans;

**FACT:** The design or improvement of this land division is consistent with and does not conflict with the General Plan. The design of the tract map, including lot design standards, is consistent with the development requirements of the R5 Residential zone.

ATTACHMENT 2

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

**FACT:** The project site is vacant and mostly flat with no serious hazards or physical constraints. It is well suited for single-family development. The project meets or exceeds the zoning requirements for the site.

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

**FACT:** This Tentative Tract Map would divide 9.39 acres into 30 single-family residential lots ranging in size from 7,292 square feet to 12,828 square feet. The General Plan designation is R5. The project meets or exceeds the zoning requirements for the site.

5. 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 project site is vacant and mostly level. The site is located in an area that the Riverside County Integrated Plan (RCIP) has identified as having the potential for burrowing owl habitat. A Habitat Survey was conducted on May 14, 2011 by RCA Associates LLC. The results stated no burrowing owls or burrows were observed on the site. The proposed residential project will not have a significant impact on the environment. Therefore, a Negative Declaration is recommended.

6. 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. There are no known hazardous conditions associated with the property, the design of the land division or type of improvements.

7. 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:** Existing easements are conditioned to be abandoned or relocated.



8. 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 are oriented north/south, and allow solar access for passive heating. All lots provide opportunities for placement of shade trees and other vegetation for cooling.

9. 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 30 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.

### **C. FEES, DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS**

1. 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 Fees, Stephens' Kangaroo Rat Impact and Mitigation Fee, Underground Utilities In Lieu Fee, Area Drainage Plan Fee, Bridge and Thoroughfare Mitigation Fee (Future) and the Transportation Uniform 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, incorporated herein by reference, may include dedications, reservations, and exactions pursuant to Government Code Section 66020 (d) (1).

3. 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.

Your 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 you have been given a notice 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 Number 2011-22, approving PA05-0135 (Tentative Tract Map 32556) subject to the attached conditions of approval (Exhibit A).

APPROVED this 11th day of August 2011

---

Ray L. Baker  
Chair, Planning Commission

ATTEST:

---

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

APPROVED AS TO FORM:

---

City Attorney

Exhibit A: Conditions of Approval

**CITY OF MORENO VALLEY  
CONDITIONS OF APPROVAL  
FOR PA05-0135  
TENTATIVE TRACT MAP 32556  
A.P.N.: 485-020-005**

**Approval Date:**  
**Expiration Date:**

**August 11, 2011  
August 11, 2014**

The following conditions are attached for the following departments:

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

**Note: All Special conditions are in bold lettering.** All other conditions are standard to all or most development projects. (Include only those that apply)

**COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT**

**Planning Division**

**GENERAL CONDITIONS**

- P1. This approval shall comply with all applicable requirements of the City of Moreno Valley Municipal Code.
- P2. 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)

**EXHIBIT A**

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

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

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

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

**PLANNING DIVISION**  
**CONDITIONS OF APPROVAL**  
Page 2

- P3. 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)
- P4. A drought tolerant, low water using landscape palette shall be utilized throughout the tract to the extent feasible.
- P5. All undeveloped portions of the site shall be maintained in a manner that provides for the control of weeds, erosion and dust. (MC 9.02.030)
- P6. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
- P7. (BP) Four sided architectural treatments shall be included on the approved plans for all homes.
- P8. All site plans, grading plans, landscape and irrigation plans, and street improvement plans shall be coordinated for consistency with this approval.

**SPECIAL CONDITIONS**

- P9. All lots must meet the minimum lot standards per the City's Municipal Code. The minimum standard in the R5 zone is 70' X 100', and at least 7,200 square feet. Cul-de-sac lots meeting the minimum square foot standard must have a minimum frontage of 35 feet and meet the 70; minimum width requirement by the midpoint of the lot.**
- P10. 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 32556. Four sided architecture will be required per the design guidelines.**
- P11. The model home complex used in conjunction with the sale of homes shall prominently identify the location of the March Air Reserve Base/March Inland Port Airport on an aerial photo clearly visible to prospective buyers within the model home complex sales office. The model home complex shall also display a "Notice of Airport in Vicinity" disclosure in an area clearly visible and in a manner that is clearly legible to prospective buyers.**

**PRIOR TO GRADING**

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

**PLANNING DIVISION**  
**CONDITIONS OF APPROVAL**  
**Page 3**

- P13. (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, and include required street trees.
- P14. (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 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, work in the affected area shall cease immediately and the County Coroner shall be notified. If it is determined that the remains are potentially Native American, the California Native American Heritage Commission and any and all affected Native American Indian tribes such as the Morongo Band of Mission Indians or the Pechanga Band of Luiseno Indians shall be notified and appropriate measures provided by State law shall be implemented.  
(GP Objective 23.3, DG, CEQA).

- P15. (GP) Prior to the issuance of grading permits, a pre-construction Burrowing Owl survey shall be completed with written documentation provided to the Planning Division. The survey shall be completed in accordance with the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Area.
- P16. **(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. Side and rear yard fences/walls (not adjacent to a right of way) are required to be constructed of decorative block, poly-vinyl or wood.**
  - B. A solid decorative block wall with pilasters and a cap is required along the perimeter of the tract adjacent to any right of way or reverse frontage location and along any right of way within the interior of the tract (all corner lots).**
  - C. A solid decorative block wall with pilasters and a cap is required along the side property lines of the water quality and detention basins.**

- P17. **(GP)** Prior to issuance of grading permits, landscape plans (trees, shrubs and groundcover) for basins and/or landscape easements maintained by an HOA or other private entity shall be 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.

**PRIOR TO RECORDATION OF FINAL MAP**

- P18. **(R)** Prior to final map recordation, subdivision phasing (including any proposed common open space or improvement phasing, if applicable), shall be subject to the Planning Division approval. Any proposed phasing shall provide for adequate vehicular access to all lots in each phase as determined by the City Transportation Engineer or designee and shall substantially conform to all intent and purpose of the subdivision approval. (MC 9.14.080)
- P19. **(R)** Prior to final map recordation, the map shall be revised to include the ten **(10)** foot landscape easement along Heacock Street, including along any corner cutoff.
- P20. **(R)** Prior to recordation, the project shall provide an executed avigation easement to the March Joint Powers Authority.
- P21. **(R)** Prior to final map recordation the map shall be revised to reduce Street "B" to a local street width per Transportation conditions
- P22. **(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

**PRIOR TO BUILDING PERMIT**

- P23. (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)
- P24. (BP) Prior to issuance of building permits, final front and street side yard landscape and irrigation plans, and slope landscape plans and basin landscape plans, shall be approved.
- P25. (BP) Prior to issuance of building permits, landscape plans (trees, shrubs and groundcover) for basins maintained by an HOA, or other private entity, shall be approved for the sides and or slopes of all water quality basins and drainage areas. 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.**

**PRIOR TO CERTIFICATE OF OCCUPANCY**

- P26. (CO) Prior to the issuance of Certificates of Occupancy or building final, slope landscape and irrigation shall be installed. Landscaping on lots not yet having dwelling units shall be maintained by the developer weed and disease free. (MC 9.03.040)
- P27. (CO) Prior to the issuance of Certificates of Occupancy or building final, all required and proposed fences and walls shall be constructed per the approved plans on file in the Planning Division. (MC 9.080.070)**
- P28. (CO) For a basin maintained by an HOA or other private entity, landscape (trees, shrubs and groundcover) and irrigation shall be installed, and maintained by the HOA or other private entity.**

**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 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**

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

**UNITED STATES POSTAL SERVICE**

- PO-1. (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**



**PLANNING DIVISION**  
**CONDITIONS OF APPROVAL**  
**Page 7**

- 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 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 & Economic Development Department - Building Division for routing to the Police Department. (DC 9.08.080)

CITY OF MORENO VALLEY  
CONDITIONS  
Case No: PA05-0135  
APN: 485-020-005  
DATE: 7/19/11

**FIRE PREVENTION BUREAU**

1. Please complete and return attached fire flow letter.
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 1/2" ) 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) or thirty (30) 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])
- 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 issuance of Building Permits, the applicant/developer shall participate in the **Fire Impact Mitigation Program**. (Fee Resolution as adopted by City Council)
- F12. 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)

- F13. 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)
- F14. 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)
- F15. 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)**
- F16. Prior to issuance of a Certificate of Occupancy or Building Final, a “ **Knox Box Rapid Entry System**” shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Chief. The Knox-Box shall be supervised by the alarm system and 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)
- F17. 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.
- F18. 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)
- F19. 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)
- F20. 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.
- 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. 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)

- F23. 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)
- F24. 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)
- F25. 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)
- F26. 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)
- F27. Emergency and Fire Protection Plans shall be provided when required by the Fire Prevention Bureau. (CFC Section 105)
- F28. Prior to construction, all traffic calming designs/devices must be approved by the Fire Marshal and City Engineer.

**FIRE FLOW LETTER**

**Date:** 07/19/11

**Address:** \_\_\_\_\_

**Case Number:** PA05-0135

**A.P.N.:** 485-020-005

This is certification the water system is capable of meeting the following required fire flows as determined by the California Fire Code Appendix B.

Based on the information provided on the above referenced case. The fire flow required for this project will be   1000   G.P.M. for duration of   2  -HOURS measured at 20-psi residual 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.

**Applicant/  
Developer:** \_\_\_\_\_

**By:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**WATER AGENCY APPROVAL**

**Name of Agency:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**By:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**NOTE: THE COMPLETION AND SUBMITTAL OF THIS LETTER TO THE FIRE PREVENTION BUREAU SHALL NOT BE CONSTRUED AS APPROVAL FOR THE INSTALLATION OF THE REQUIRED FIRE HYDRANT (S) AND/OR WATER SYSTEM.**

**CITY OF MORENO VALLEY  
PUBLIC WORKS DEPARTMENT - LAND DEVELOPMENT DIVISION  
CONDITIONS OF APPROVAL  
PA05-0135 / TTM 32556 – 30 Single Family Residential Lots in R-5 Zone  
APN 485-020-005**

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

**PUBLIC WORKS DEPARTMENT – LAND DEVELOPMENT DIVISION**

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

General Conditions

- LD1. (G) The developer shall comply with all applicable City ordinances and resolutions including the City's Municipal Code (MC) and if subdividing land, the Government Code (GC) of the State of California, specifically Sections 66410 through 66499.58, said sections also referred to as the Subdivision Map Act (SMA). (MC 9.14.010)
- LD2. (G) If the project involves the subdivision of land, maps may be developed in phases with the approval of the City Engineer. Financial security shall be provided for all improvements associated with each phase of the map. The boundaries of any multiple map increment shall be subject to the approval of the City Engineer. The City Engineer may require the dedication and construction of necessary utilities, streets or other improvements outside the area of any particular map, if the improvements are needed for circulation, parking, access, or for the welfare or safety of the public. (MC 9.14.080, GC 66412 and 66462.5)
- 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 that 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 Public Works 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) 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.
- LD12. (G) Upon approval of the tentative tract map by the Planning Commission, the Developer shall submit the approved tentative tract map or plot plan on compact disk in (.dxf) digital format to the Land Development Division of the Public Works Department.

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 Public Works Department Land Development Division prior to commencement of any grading outside of the City maintained road right-of-way.

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

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) mandate 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 Public Works 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 Public Works 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 a grading plan, the developer shall comply with the rules and regulations of FEMA and City Ordinance 8.12.190 for development within a flood hazard area (defined as Zones A, AE, AH, A0 and A99).
- a. For developments required to submit a CLOMR-F/LOMR-F, the City requires the following prepared by a licensed civil engineer or land surveyor:
    - i. Prior to issuance of a grading permit, a Floodplain Development Permit (available from the City).
    - ii. A CLOMR-F (residential structures) unless otherwise approved by the City Engineer.
    - iii. Determination of BFE. Machinery and equipment servicing these structures shall be designed to be located above the BFE. For habitable structures, the lowest floor must be certified to be a minimum of one foot above the BFE; non-residential structures must be additionally dry floodproofed; for qualified non-habitable structures, the lowest floor must be wet floodproofed to one foot minimum above BFE.
    - iv. Prior to issuance of individual building permits, an elevation certificate shall be approved by the City.
    - v. Prior to issuance of first building permit for residential structures, submittal of LOMR-F package with appropriate fees to FEMA, unless otherwise approved by the City Engineer.
    - vi. Prior to issuance of individual certificate of occupancy, a final elevation/floodproof certificate (dependent on type of structure(s)).
    - vii. Prior to ninety percent reduction of public improvement securities, a LOMR-F approved by FEMA shall be submitted to the City.

- LD23. (GPA) Prior to the approval of the grading plans, the developer shall pay applicable remaining grading plan check fees.
- LD24. (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.
- LD25. (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.
- LD26. (GP) Prior to the issuance of a grading permit the developer shall submit recorded slope easements from adjacent landowners in any 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.
- LD27. (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. (M C 9.14.100)
- LD28. (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.
- LD29. (GP) Prior to issuance of a grading permit, the developer shall pay the applicable grading inspection fees.

#### Prior to Map Approval or Recordation

- LD30. (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.
- LD31. (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.

- LD32. (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.
- LD33. (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.
- LD34. (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)
- LD35. (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. (California Government Code & Municipal Code)
- LD36. (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)

- LD37. (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 Public Works Department.

Prior to Improvement Plan Approval or Construction Permit

- LD38. (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.

- LD39. (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)

- LD40. (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.

- LD41. (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)

- LD42. (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.

- LD43. (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.

- LD44. (IPA) Prior to approval of the improvement plans, the developer is required to bring any existing access ramps adjacent to and fronting the project to current ADA (Americans with Disabilities Act) requirements. However, when work is required in an intersection that involves or impacts existing access ramps, those access ramps in that intersection shall be retrofitted to comply with current ADA requirements, unless approved otherwise by the City Engineer.
- LD45. (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)
- LD46. (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)
- LD47. (IPA) The project shall be designed to accept and properly convey all off-site drainage flowing onto or through the site. All storm drainage design and improvements shall be subject to review and approval of the City Engineer. In the event that the City Engineer permits the use of streets for drainage purposes, the provisions of the Development Code will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, as in the case where one travel lane in each direction shall not be used for drainage conveyance for emergency vehicle access on streets classified as minor arterials and greater, the developer shall provide adequate facilities as approved by the Public Works Department – Land Development Division. (MC 9.14.110)
- LD48. (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)
- LD49. (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.
- LD50. (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 Public Works Department.
- LD51. (CP) Prior to issuance of construction permits, the developer shall pay all applicable inspection fees.

### Prior to Building Permit

- LD52. (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)
- LD53. (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.
- LD54. (BP) Prior to issuance of a building permit, all pads shall meet pad elevations per approved plans as noted by the setting of "Blue-top" markers installed by a registered land surveyor or licensed engineer.
- LD55. (BP) Prior to issuance of a building permit, the developer shall submit for review and approval, a Waste Management Plan (WMP) that shows data of waste tonnage, supported by original or certified photocopies of receipts and weight tags or other records of measurement from recycling companies and/or landfill and disposal companies. The Waste Management Plan shall contain the following:
- a. The estimated volume or weight of project waste to be generated by material type. Project waste or debris may consist of vegetative materials including trees, tree parts, shrubs, stumps, logs, brush, or any other type of plants that are cleared from a site. Project waste may also include roadwork removal, rocks, soils, concrete and other material that normally results from land clearing.
  - b. The maximum volume or weight of such materials that can be feasibly diverted via reuse and recycling.
  - c. The vendor(s) that the applicant proposes to use to haul the materials.
  - d. Facility(s) the materials will be hauled to, and their expected diversion rates.
  - e. Estimated volume or weight of clearing, grubbing, and grading debris that will be landfilled.

Approval of the WMP requires that at least fifty (50) percent of all clearing, grubbing, and grading debris generated by the project shall be diverted, unless the developer is granted an exemption. Exemptions for diversions of less than fifty (50) percent will be reviewed on a case by case basis. (AB939, MC 8.80)

### Prior to Certificate of Occupancy

- LD56. (CO) Prior to issuance of a certificate of occupancy, if the project involves a non-residential subdivision, the map shall be recorded.
- LD57. (CO) Prior to issuance of the last certificate of occupancy or building final, the developer shall pay all outstanding fees.



- LD58. (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.
- LD59. (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.
- LD60. (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, sandrel, side walks, drive approaches, pedestrian ramps, street lights, signing, striping, under sidewalk drains, landscaping and irrigation, medians, redwood header boards, pavement tapers/transitions and traffic control devices as appropriate.
  - b. Storm drain facilities including, but not limited to: storm drain pipe, storm drain laterals, open channels, catch basins and local depressions.
  - c. City-owned utilities.
  - d. Sewer and water systems including, but not limited to: sanitary sewer, potable water and recycled water.
  - e. Undergrounding of existing and proposed utility lines less than 115,000 volts.
  - f. Relocation of overhead electrical utility lines including, but not limited to: electrical, cable and telephone.
- LD61. (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)
- LD62. (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.
- LD63. (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.

LD64. (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

LD65. (AOS) Aggregate slurry, as defined in Section 203-5 of Standard Specifications for Public Works Construction, may be required just prior to acceptance of the entire tract street(s) into the City maintained road system 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**

**LD66. Prior to approval of the rough grading plan, the grading plans shall clearly demonstrate that drainage is properly collected and conveyed. The plans shall show all necessary on-site and off-site drainage improvements to properly collect and convey drainage entering, within and leaving the**

project. This may include, but not be limited to on-site and perimeter drainage improvements to properly convey drainage within and along the project site, and downstream off-site improvements. The developer will be required to obtain the necessary permission for offsite construction including easements. Drainage improvements may include but not be limited to the proper collection and conveyance of upstream northerly flows from APN 485-020-004, the proper collection and conveyance of upstream easterly flows from TR 2229, proper lot drainage, in-tract drainage, catch basins, storm drain, a detention basin and a water quality basin.

**LD67.** Prior to approval of any grading plan, the plans and the submitted drainage study shall clearly demonstrate this project's increased runoff mitigation. This project shall not discharge runoff at a rate greater in the post developed condition than that in the pre-developed condition, for any given storm event. The storms to be studied include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year, 10-year and 100-year return frequencies.

**LD68.** Prior to approval of the grading plan, the plans shall clearly demonstrate that any sump catch basins including, but not limited to, those near the knuckle of Clover Street and "A" Street, as shown on the tentative map, are designed such that there is an emergency escape for drainage overflow in the event that the basin inlets become clogged. This might include, but not be limited to, over sizing the catch basin inlets, providing an approved emergency overflow path, or other method as approved by the City Engineer during the design/plan check stage.

**LD69.** Prior to approval of the grading plan, the developer shall ensure that all proposed pads are elevated so that the finished floor elevations are at least one foot higher than the water surface elevation of the 100-year storm flow flood plain (Base Flood Elevation, BFE). The developer shall submit a Conditional Letter of Map Revision based on Fill (CLOMR-F) to the City for review, a Floodplain Development Permit and Flood Plain Elevation Certificates for each lot. See **LD22**. The developer is responsible for adhering to all requirements by the City and the Federal Emergency Management Agency (FEMA). The following website link contains a brief description of the CLOMR-F process: [http://www.fema.gov/plan/prevent/fhm/dl\\_mt-1.shtm](http://www.fema.gov/plan/prevent/fhm/dl_mt-1.shtm). The developer shall complete Form MT-1 as identified in the FEMA website.

**LD70.** Prior to approval of the grading plan, the developer shall obtain written permission from the property owner to the north (APN 485-020-004) in which the northerly property owner agrees to allowing the developer of this project to reconstruct approximately a 10-foot strip of pavement along the southernmost ten feet of APN 485-020-004 to eliminate the existing ponding problem on APN 485-020-004 as well as to properly collect and convey the drainage entering this project from the north. Some drainage from the northerly property will be conveyed through a storm drain through this tract and directed to the detention basin. An emergency overflow channel should be provided from the proposed low point on the northerly property

to the end of the Street A cul-de-sac within a drainage easement, for overland flows.

- LD71.** Prior to approval of the grading plan, the plans shall show two separate basins (both shown as separate lettered lots on the map), a detention basin and a water quality basin. The purpose of the detention basin is to attenuate the storm flows leaving the project site and the purpose of the water quality basin is to satisfy the requirements of the project specific WQMP. The detention basin shall be sized so that the discharge from the project site does not exceed pre-developed conditions and the water quality basin shall be designed per City standards. If either of the basins rely on percolation as part of the basin draw-down, a percolation test must be performed and submitted to the City using the ASTM D-8835, Double-Ring Infiltrometer test. Both basins must show an emergency overflow to an approved outlet. This project is required to direct all on-site flows to the water quality basin. Offsite flows entering the project (ex. Those flows entering from the north near Lots 3 and 4 and those flows entering from the east within Clover Avenue) need not be directed to the water quality basin and may be directed directly to the detention basin.
- LD72.** Prior to approval of the grading plan, the grading plans shall clearly demonstrate, with detail, the proper function and design of the water quality basin (shown as Lot "A" on the tentative tract map). The design of the basin 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. ([http://www.moreno-valley.ca.us/city\\_hall/forms.shtml#wqmp](http://www.moreno-valley.ca.us/city_hall/forms.shtml#wqmp))
- LD73.** Prior to approval of the improvement plans, the plans shall show that this project's street improvements match existing conditions, both horizontally and vertically, most specifically at the join/connection of Clover Avenue with TR 2229, the adjoining easterly Tract. Per the Tentative Map, Clover Avenue is proposed as a General Local Street, City Standard 108A (60-foot RW / 40-foot CC) within this tract's boundary yet Clover Avenue is shown as an existing (66-foot RW / 36-foot CC) within TR 2229. The improvement plans shall show a proposed transition and join design as approved by the City Engineer.
- LD74.** Prior to approval of the improvement plans, the plans shall show the street grades adhering to minimum street grade design criteria, or as approved by the City Engineer, irrespective of the grades shown on the Tentative Map. The developer is aware of the City's 1.0% minimum street grade requirement. The developer acknowledges that the final map and all related plans shall comply with current minimum street grade design policy requirements. The design shall first attempt to achieve a 1.0% minimum street grade. If it can be clearly demonstrated via submitted engineering design calculations that, due to the constraints of the existing conditions, a 1.0% minimum street grade can not be achieved, the City may allow street grades less than 1.0% but never less than 0.65%.

**LD75.** Prior to approval of the final map, the developer shall dedicate a 10-foot wide drainage easement along the common property line of proposed Lots 3 and 4. All existing easements shall be shown on final map, as shown on the tentative map.

**LD76.** Prior to approval of the final map, the map shall show the following:

- a. The appropriate street right-of-way dedications within the tract to ensure a right-of-way distance of 60 feet for a General Local Street, City Standard 108A, for “A” Street, “B” Street, Clover Avenue, and “Unnamed” Street (Tract entrance at Heacock Street) as shown on the Tentative Map.
- b. The appropriate street right-of-way dedication for a cul-de-sac at the northern terminus of “A” Street and “B” Street per City Standard Plan 123.
- c. The appropriate street right-of-way dedication for a knuckle at each knuckle location as shown on the Tentative Map, per City Standard Plan 122.
- d. Corner cutbacks per City Standard 208.

**LD77.** Prior to approval of the final map, the Developer shall guarantee the construction of the following improvements by entering into a public improvement agreement and posting security. The improvements shall be completed prior to occupancy of the first building or as otherwise determined by the City Engineer.

- a. Heacock Street , Arterial, City Standard 104A (100-foot RW / 76-foot CC) contains existing improvements. The developer is responsible for installing, repairing or replacing any missing, damaged or substandard improvements. Remaining street improvements to be constructed might include, but not be limited to, streetlights, curb returns, pedestrian ramps, cross gutter, spandrels, necessary transitions/joins to existing improvements, etc. Any existing improvements that are damaged or do not meet current City standards shall be replaced along tract frontage.
- b. “A” Street, “B” Street, “Unnamed” Street (at Heacock Street entrance) and Clover Avenue, 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 Map. 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, catch basins with local depressions, storm drain pipe and laterals, streetlights, pedestrian ramps, necessary transitions/joins to existing improvements, and dry and wet utilities.

- c. **Driveway approaches shall be constructed per City Standard No. 117.**
- LD78.** Prior to issuance of a building permit, the developer shall abandon or relocate, as appropriate, existing utilities and quitclaim or relocate, as necessary, existing easements. The Tentative Map lists and plots four easements, all of which traverse proposed lots. The Tentative Map states that these easements are to be abandoned or relocated. All design plans shall plot and label the easements. The developer understands that the omission of additional existing easements from the Tentative Map does not exempt the additional easements from this condition of approval.
- LD79.** The Applicant shall prepare and submit for approval a final, project-specific water quality management plan (F-WQMP). The F-WQMP shall be consistent with the approved Amended P-WQMP and in full conformance with the document; “Riverside County Water Quality Management Plan for Urban Runoff” dated July 24, 2006 (errata 1-22-2009). The F-WQMP shall be submitted and approved prior to application for and issuance of grading permits or building permits. At a minimum, the F-WQMP shall include the following: Site design BMPs; Source control BMPs; Treatment control BMPs; Operation and Maintenance requirements for BMPs; and sources of funding for BMP implementation.
- 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.
- a. **Project POC include Nutrients, Oxygen Demanding Substances, and Pathogens (Bacteria and Viruses).**
  - b. **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.** The Applicant has proposed to incorporate a water quality infiltration basin into the Project. Final design details of the infiltration basin must be provided in the first submittal of the FWQMP. 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 F-WQMP. The HCOC designates that the project will comply with Condition A; therefore, the condition must be addressed in the F-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 F-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 FWQMP, conditions of approval, and building/grading permit conditions; and**
- d. That an adequate number of copies of the approved F-WQMP are available for the future owners/occupants of the project.**

**CITY OF MORENO VALLEY  
CONDITIONS OF APPROVAL  
Case No: PA05-0135 (TTM 32556 - 30 lots)  
APN: 485-020-005  
07.11.11**

**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 **PA05-0135**; 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. The applicant is fully responsible for communicating with each designated Special Districts staff member regarding their conditions.

**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 landscaping maintenance until such time as the District accepts maintenance duties.
- 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)

#### **Prior to Recordation of Final Map**

- SD-8 (R) This project has been conditioned to provide a funding source for the continued maintenance, enhancement, and/or retrofit of neighborhood parks, open spaces, linear parks, and/or trails systems. In order for the Developer to meet the financial responsibilities to fund the defined maintenance, one of the following options shall be selected:
- 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.

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, GP Chapter 2.7)

- SD-9 (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-10 (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 following options shall be selected:

- a. Participate in the mail ballot proceeding in compliance with Proposition 218, for Moreno Valley Community Services District **Zone B** (Residential Street Lighting), and pay all associated costs with the ballot process; 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 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.

SD-11 (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 following options shall be selected:

- a. Participate in the mail ballot proceeding in compliance with Proposition 218, for the Moreno Valley Community Services District extensive parkway/median landscape program maintenance for **Zone D**, and pay all associated costs with the ballot process; 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 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.

- SD-12 *Residential* (R) If Land Development, a Division of the Public Works 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-13 (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 **Declaration of Covenant and Acknowledgement of Assessments** for each assessable parcel therein, whereby the developer covenants and acknowledges 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 Declaration of Covenant and Acknowledgement of Assessments shall be submitted to the Special Districts Division.\*\*For a copy of the Declaration of Covenant and Acknowledgement of the Assessment's form, please contact Special Districts, phone 951.413.3480.
- SD-14 (R) Easements for reverse frontage parkway and slope landscape areas abutting **Heacock St.** shall be **10ft** 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-15 (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-16 (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 Development

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

- SD-17 (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 7) of the dwelling permits for this tract or 12 months from the issuance of the first dwelling permit, whichever 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-18 (CO) Prior to issuance of a Certificate of Occupancy or building final, the developer shall submit a letter to Special Districts from the Utility service responsible for providing final electrical energy connections and energization of the streetlights for the development project. The letter must identify, by pole number, each streetlight in the development and state the corresponding date of its electrical energization.
- SD-19 (CO) Prior to issuance of a Certificate of Occupancy or building final, the developer shall submit, in a form acceptable to Special Districts, the current list of all Assessor's Parcel Numbers assigned to the recorded map. Please forward to:

City of Moreno Valley  
Special Districts  
14325 Frederick Street, Suite 9  
P.O. Box 88005  
Moreno Valley, CA 92552-0805

- SD-20 (CO) Prior to the issuance of the first Certificate of Occupancy or building final 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 program. 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

Special Districts Division  
Conditions of Approval  
Case No: PA05-0135 (TTM 32556 - 30 lots)  
APN: 485-020-005  
Page 6 of 6

streetlights to be installed will require payment of additional Advanced Energy fees at the then current fee.

**CITY OF MORENO VALLEY  
CONDITIONS OF APPROVAL  
PA05-0135**

Tentative Tract Map to divide 9.39 acres into 30 residential lots in the Residential 5 (R5) zone located east of Heacock Street, south of John F. Kennedy 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. Heacock Street is classified as an Arterial (100’RW/76’CC) per City Standard Plan No. 104. City Wide Communication Conduit and Signal Interconnect Cable shall be installed along entire tract frontage of Heacock Street per City Standard No. 421. A Class III Bikeway shall be provided along Heacock Street.**
- TE2. Clover Avenue is classified as a General Local Street (60’RW/40’CC) per City Standard Plan No. 108A.**
- TE3. “A” Street is classified as a Short Local Street (56’RW/36’CC) north of connection to Heacock Street per City Standard Plan No. 108B. “A” Street is classified as a General Local Street (60’RW/40’CC) south of connection to Heacock Street per City Standard No. 108A.**
- TE4. “B” Street is classified as a Short Local Street (56’RW/36’CC) per City Standard Plan No. 108B.**
- TE5. Driveways shall conform to Section 9.16.250, and Table 9.16.250A of the City’s Development Code – Design Guidelines and City of Moreno Valley Standard No. 117 for residential driveway approach.
- TE6. Cul-de-sacs shall be designed and constructed per City Standard Plan No. 123.
- TE7. Knuckles shall be designed and constructed per City Standard No. 122.
- TE8. Conditions of approval may be modified if project is phased or altered from any approved plans.

**PRIOR TO IMPROVEMENT PLAN APPROVAL OR CONSTRUCTION PERMIT**

- TE9. Sight distance from driveway on shall conform to City of Moreno Valley Standard No. 125 A, B, C at the time of preparation of final grading, landscape, and street improvement plans.

TE10. Prior to the final approval of the street improvement plans, a signing and striping plan will be prepared per City of Moreno Valley Standard Plans - Section 4 for all streets. Street Sweeping signs coordinated with City of Moreno Valley Street Sweeping schedules shall be included in the Signing and Striping Plans, or as approved by the City Engineer. A communication conduit/signal interconnect cable plan for Heacock Street shall be prepared in accordance with City Standard Plans.

TE11. Prior to the commencement of construction activity, construction traffic control plans prepared by a Registered Civil or Trafficengineer may be required to be submitted to the City for plan approval.

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

TE12. Prior to the sign-off of final inspection of the street improvements, all approved signing and striping and communication conduit/signal interconnect cable shall be installed per current City Standards and the approved plans.

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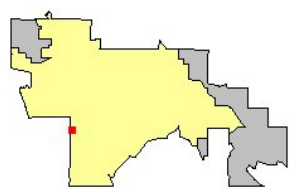
# PA05-0135jd

## Legend

-  Feature Buffer
-  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



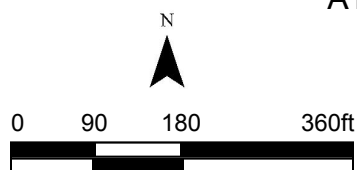
Powered By GeoSmart.net



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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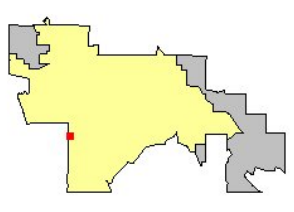
# PA05-0135jd

## Legend

-  Feature Buffer
-  Selected Features
-  Highways
-  Parcels
-  Roads
-  Waterbodies
- City Boundaries**
-  Callimesa
-  Moreno Valley
-  Perris
-  Riverside

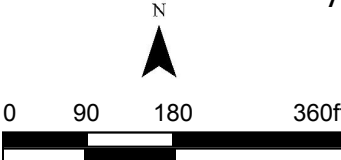


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City of Moreno Valley  
14177 Frederick St  
Moreno Valley, CA 92553

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ATTACHMENT 4



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# ATTACHMENT 5

A SINGLE FAMILY RESIDENTIAL DEVELOPMENT

# TENTATIVE TRACT MAP NO. 32556

IN THE CITY OF MORENO VALLEY, CALIFORNIA  
 BEING A DEVELOPMENT OF A PORTION OF LOT 5 IN BLOCK 3, OF RIVERSIDE ALFALFA ACRES, AS SHOWN BY MAP ON FILE IN BOOK 8 OF MAPS, PAGE 21, RIVERSIDE COUNTY RECORDS.

**OWNER/APPLICANT**

EVERARDO CORTEZ C/O METRO REAL ESTATE  
 505 S. GLENNDORA AVE.  
 WEST COVINA, CA 91790  
 (626) 813-7777

**GENERAL NOTES**

A.P.N. 485-020-005  
 PROJECT USE: S.F.R., 7,200 S.F. MIN LOT SIZE  
 EXISTING LAND USE: VACANT  
 EXISTING ZONING: R-5  
 EXISTING GENERAL PLAN: R-5  
 PROPOSED STRUCTURES: SINGLE FAMILY HOMES  
 SIGNAGE: NONE  
 EASEMENTS: ALL EASEMENTS THAT AFFECT THE PROPERTY ARE SHOWN.  
 TREE PROTECTION: NONE

AREA: 5.39 ACRES GROSS  
 50 NUMBERED LOTS AND 2 LETTERED LOTS 3.45 U/AC

**UTILITIES**

ELECTRIC:	SOUTHERN CALIFORNIA EDISON CO. 200 TENNESSEE STREET REDLANDS, CA 92373	800-656-4555
GAS:	SOUTHERN CALIFORNIA GAS CO. 1951 W. LUDLOW AVENUE REDLANDS, CA 92375	800-427-2200
PHONE:	VERIZON 1500 CRAFTON AVENUE MONTROSE, CA 92359	800-453-4000
WATER SEWER:	EASTERN MUNICIPAL WATER DISTRICT 2270 TRUMBULE RD. PERIS, CA 92570	951-928-5777
SCHOOL:	MORENO VALLEY UNIFIED SCHOOL DIST. 15911 PERIS BLVD. MORENO VALLEY, CA 92553	951-571-7500
FIRE:	CITY OF MORENO VALLEY 14177 FREDERICK ST. MORENO VALLEY, CA 92552	951-413-5370
CABLE:	ADELPHIA 12125 DAY ST. SUITE A-203 MORENO VALLEY CA 92557	851-795-2228
TRASH:	WASTE MANAGEMENT INLAND VALLEY 800 S. TENNESSEE ST. CORONA, CA 92873	800-423-9986

NO HILLY TERRAIN OR DRAINAGE PROBLEMS EXIST.  
 THERE ARE STRUCTURES WITHIN 20' OF THIS PROPERTY AS SHOWN.  
 THERE ARE NO EXISTING STRUCTURES ON SITE.  
 NO PROTECTED OR ENDANGERED TREES EXIST ON SITE.  
 SITE IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARD, OR IS WITHIN A SPECIAL STUDIES ZONE.  
 F.E.M.A. "ZONE A" DESIGNATION. "NO BASE FLOOD ELEVATION DETERMINED".

"THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER"  
 "THIS PROPERTY IS WITHIN A COMMUNITY SERVICE DISTRICT"

**NOTE:**

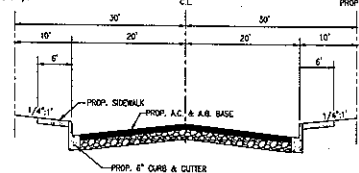
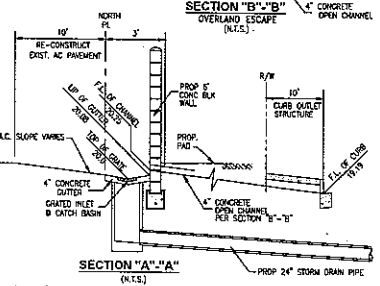
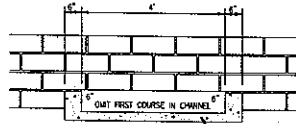
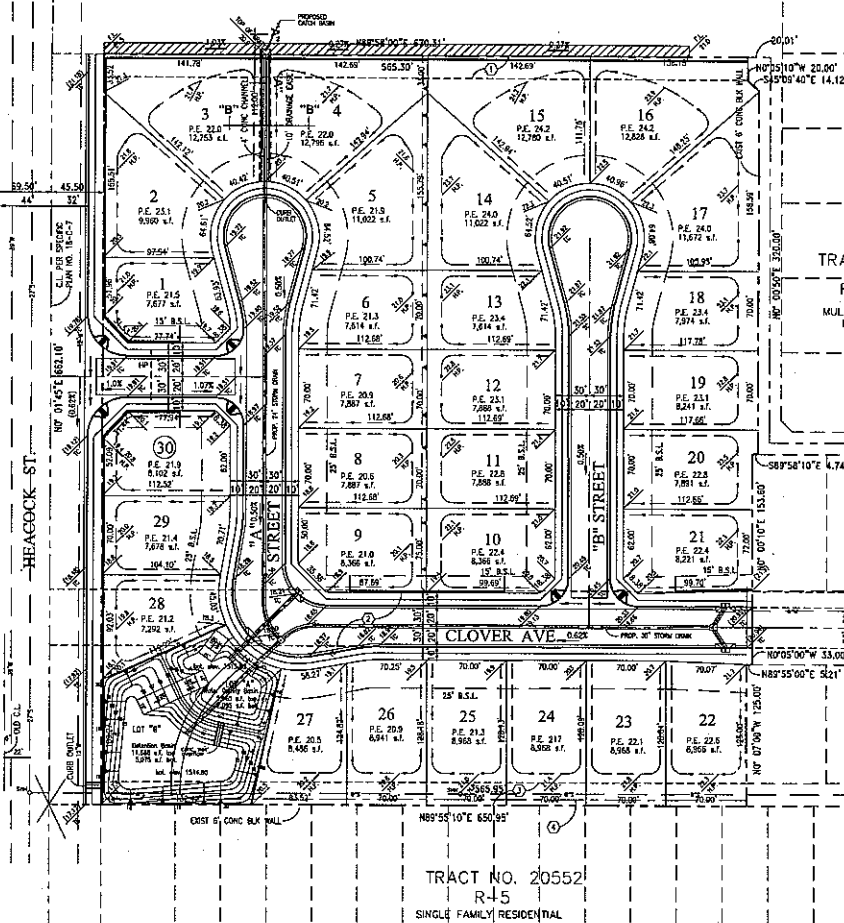
THE APPLICANT IS AWARE OF THE CITY'S 1% MINIMUM STREET GRADE REQUIREMENT. THE APPLICANT ACKNOWLEDGES THAT WITH THE SUBMITTAL OF THE FINAL MAP FOR REVIEW AND APPROVAL, THE FINAL MAP AND/OR RELATED PLANS SHALL COMPLY WITH EXISTING MINIMUM STREET GRADE DESIGN POLICY REQUIREMENTS. THE DESIGN SHALL FIRST ATTEMPT TO ACHIEVE A 1% MINIMUM STREET GRADE. IF IT CAN BE CLEARLY DEMONSTRATED THAT DESIGNATED JOCKING CALCULATIONS INDICATE THAT THE CONSIDERATION OF THE EXISTING CONDITIONS, A 1% MINIMUM STREET GRADE CAN NOT BE ACHIEVED, THE CITY MAY ALLOW STREET GRADES LESS THAN 1.0% BUT NEVER LESS THAN 0.6%.

- EASEMENTS**
1. 20' EASEMENT, CASE FOR RST. DIST. NO. 15886, REC. 6-11-81
  2. 20' SO. CAMP GAS EASEMENT PER RST. NO. 15421/508, REC. 6-11-81
  3. 20' CALWA, SEWER EASEMENT FOR RST. NO. 15086, REC. 6-11-81
  4. CL. OF CALIF. DIST. EASEMENT RST. NO. 1427/218, REC. 4-30-53
- EASEMENTS ARE TO BE ABANDONED OR RELOCATED.

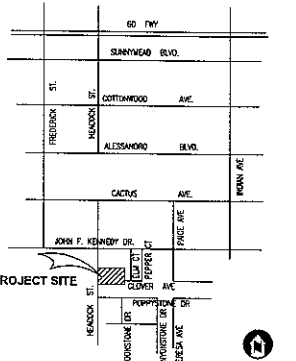
JOHN F. KENNEDY DR.

NOTE:  
 WRITER PERMISSION WILL BE REQUIRED FROM ADJACENT OWNERS FOR OFFSITE GRADING/CONSTRUCTION

R-5  
 MOBILE HOME PARK

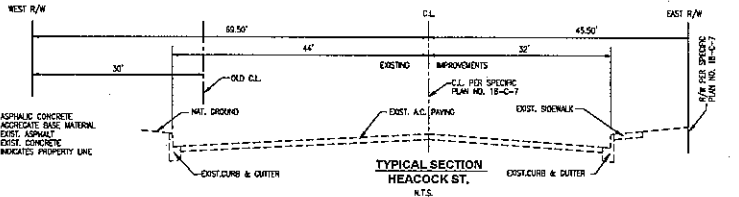


TYPICAL SECTION  
 GENERAL LOCAL STREET PER STD. 108A  
 CLOVER AVE  
 "A" ST. "B" ST.  
 N.T.S.



**LEGEND**

- BSL. BUILDING SET BACK LINE
- PC. PAD ELEVATION
- FF. FINISH FLOOR
- TOP OF CURB
- FL. FLOW LINE
- HP. HIGH POINT
- FD. FLOW DIRECTION
- FS. FINISHED SURFACE
- PL. PROPERTY LINE
- GD. CODE OF PAVEMENT
- SW. SLOPE FALL
- WM. WATER WETTER
- WV. WATER VALVE
- SL. STREET LIGHT
- SR. STREET RIGHT OF WAY
- CS. CEMENT CURBING
- WM. WATER MAIN
- SC. SIDEWALK
- CLS. CENTERLINE OF STREET
- SM. SIGN TARGET
- MS. NOT TO SCALE



**LEGAL DESCRIPTION**

LOT 5 IN BLOCK 3 OF RIVERSIDE ALFALFA ACRES, AS SHOWN BY MAP ON FILE IN BOOK 8 OF MAPS, PAGE 21, RIVERSIDE COUNTY RECORDS.  
 EXCEPTING THEREFROM THAT PORTION IN TRACT 2229, AS SHOWN BY MAP ON FILE IN BOOK 42 OF MAPS, PAGE 31, RIVERSIDE COUNTY RECORDS.

**VICINITY MAP**

SEC. 19, T. 3 S., R. 3 W.  
 TOWNSHIP GUIDE 747/E-1 2001 EDITION  
**SITE ADDRESS**  
 EAST OF HEACOCK ST. AND SOUTH OF JOHN F. KENNEDY DR.

**CES** PLANNING DESIGN CONSULTANTS, INC.  
 37501 RD SPAINISH BENCH ROAD  
 WEST COVINA, CALIFORNIA 91791  
 PHONE (626) 770-0000 FAX (626) 468-3000

REVISIONS	No.	Date	By	Description	Approval

Designed: \_\_\_\_\_ Drawn: \_\_\_\_\_ Checked: \_\_\_\_\_

CITY OF MORENO VALLEY, CALIFORNIA

**TENTATIVE TRACT MAP NO. 32556**

SHEET 1 OF 1 SHEETS

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