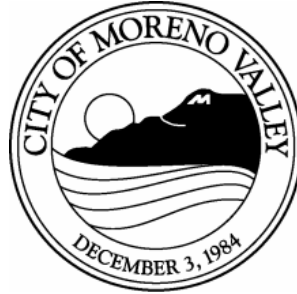

PLANNING COMMISSIONERS

MELI VAN NATTA
Chair

GEORGE SALAS, JR.
Vice-Chair

JEFFREY GIBA
Commissioner



AMBER CROTHERS
Commissioner

THOMAS A. OWINGS
Commissioner

CARLOS RAMIREZ
Commissioner

MELI VAN NATTA
Commissioner

PLANNING COMMISSION AGENDA

August 23, 2012

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: P12-077
Case Description: An amended Conditional Use Permit for a 98,700 square foot assisted living and memory care facility.

Case Type: Amended Conditional Use Permit
Applicant: Continental East Fund VII, LLC
Owner: Continental East Fund VII, LLC
Representative: Charlene Kussner
Location: Southwest corner of Brodiaea Avenue and Moreno Beach Drive

Proposal: An amended Conditional Use Permit (CUP) for a two phase 98,650 square foot 138 unit (150 bed) senior assisted living and memory care facility on a 7.33 acre parcel of land within the R15 (Residential 15) land use district.

Case Planner: Mark Gross

Recommendation: **APPROVE** Resolution No. 2012-21, and thereby:
 1. **ADOPT** an addendum to the original Negative Declaration pursuant to Section 15164 of the California Environmental Quality Act; and,
 2. **APPROVE** P12-077 (Amended Conditional Use Permit) for a 98,700 square foot two phase 138 unit/150 bed senior assisted living and memory care complex on an approximate 7.33 acre site in the R15 (Residential -15) land use district, based on the findings included in the resolution, subject to the attached conditions of approval included as Exhibit A to the resolution (Attachment 2).

2. Case Number: PA12-0026
Case Description: General Plan Amendment to the Circulation Plan
Case Type: General Plan Amendment
Applicant: City of Moreno Valley
Owner: City of Moreno Valley
Representative: City of Moreno Valley

Location: Nason Street between Alessandro Boulevard and Fir Avenue

Proposal: The proposal is the modification of the Circulation Plan of the General Plan to provide the following cross-section for Nason Street: A 4-lane divided arterial with a 120 foot right-of-way and an 86 foot roadway width. The existing cross-section identifies this segment of Nason Street as a 4-lane divided arterial with a 100 foot right-of-way and a 76 foot roadway width between Alessandro Boulevard and Dracaea Avenue, and a 110 foot right-of-way and 86 foot wide roadway width between Dracaea Avenue and Fir Avenue.

Case Planner: Chris Ormsby, Senior Planner

Recommendation: **APPROVE** Planning Commission Resolution No. 2012-22 **RECOMMENDING** that the City Council:

Recommendation List **ADOPT** a Negative Declaration and approve PA12-0026, a General Plan Amendment to revise the Circulation Plan.

3. Case Number: P08-053
PA08-0054

Case Description: P08-053 Tentative Tract Map 35931 for Condominium Purposes

Case Type: PA08-0054 Plot Plan
Tentative Tract Map 35931 for Condominium Purposes and a Plot Plan

Applicant: Granite Capital
Owner: Granite Capital
Representative: David Slawson, Winchester Associates, Inc.
Location: SWC Iris Avenue and Via Del Lago
Proposal: Tentative Tract Map No. 35931 for condominium purposes and a Plot Plan to build 135 condominium units on 10.41 acres of land. The site is located on the southwest corner of Iris Avenue and Via Del Lago within the Specific Plan 193 Medium Residential zone which allows for multi-family units

Case Planner: Julia Descoteaux

Recommendation: **APPROVE** Resolution No. 2012-14 and thereby:
1. ADOPT a Negative Declaration for P08-053

(Tentative Tract Map 35931) and PA08-0054 (Plot Plan) pursuant to the California Environmental Quality Act (CEQA) Guidelines; and

2. **APPROVE** P08-053 (Tentative Tract Map 35931) and PA08-0054 (Plot Plan) subject to the attached conditions of approval included as Exhibit A.

OTHER BUSINESS

1. Revised resolution modifying the Reach Code effort to include only one 2011 California Green Building Code mandatory local measure for carpool/vanpool parking.

Recommendation: **APPROVE** Resolution No. 2012-13 and thereby **RECOMMEND** that the City Council:

Recommendation List **RECOGNIZE** that the proposed amendment is exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15061 of the CEQA Guidelines and amend Title 9, Section 9.11.040 "Off-street Parking Requirements" of the Municipal Code to include carpool and vanpool parking for all newly established non-residential projects citywide to provide consistency with the current 2011 California Green Building Code standards.

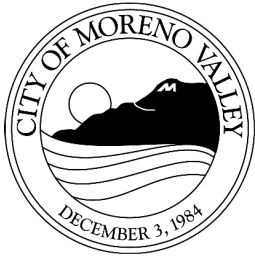
2. Draft Energy Efficiency and Climate Action Strategy.

Recommendation: **PROVIDE** further direction on the Draft Energy Efficiency and Climate Action Strategy Document.

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT



PLANNING COMMISSION STAFF REPORT

Case: P12-077 Amended Conditional Use Permit

Date: August 23, 2012

Applicant: Continental East Fund VII, LLC

Representative: Charlene Kussner

Location: Southwest corner of Brodiaea Avenue
and Moreno Beach Drive

Proposal: An amended Conditional Use Permit (CUP) for a two phase 98,700 square foot 138 unit (150 bed) senior assisted living and memory care facility on a 7.33 acre parcel of land within the R15 (Residential 15) land use district.

Recommendation: Approval

SUMMARY

The applicant, Continental East Fund VII, LLC, is requesting approval of an amended conditional use permit for a two phase development consisting of a 138 unit (150 bed) senior assisted living and memory care facility with amenities such as a separate recreation building containing an exercise pool and spa. Other outdoor amenities such as decorative arbors and gazebos rose gardens and BBQ areas will further enhance the senior assisted living facility for both residents and visiting families. The project site includes 7.33 acres of land within the R15 (Residential 15) land use district.

BACKGROUND

On December 8, 2011, the Planning Commission approved a Conditional Use Permit (PA11-0019) for a two phase development consisting of a 139 unit (155 bed) senior assisted living and facility with amenities such as a separate recreation building containing an exercise pool and spa. The development at the time did not include a memory care or Alzheimer's component as is being requested with the amended project.

PROJECT DESCRIPTION

Project

The applicant is requesting a modification to the originally approved conditional use permit for a phased 138 unit/150 bed senior assisted living and memory care complex. The proposed 98,700 square foot senior assisted living complex will be developed in two phases, with the first phase consisting of 73,700 square feet and include two memory care buildings and a large portion of the assisted living facility as well as the administration and recreation buildings on the northern and central portions of the site. The second phase is proposed to include 25,000 square feet of the remaining assisted living units on the northern portion of the site. The first phase of the project will also include an exercise pool, spa and various activity areas for the residents.

Site

The site is currently vacant, with some weedy vegetation currently evident. Based on a staff site inspection, there were no specific environmental concerns such as drainage or riparian vegetation on the property.

Surrounding Area

Surrounding land uses include scattered single family residential uses to the, east, west and north of the subject site. A vacant residential parcel lies immediately to the west of the site. A retail project, including a 95,950 square foot commercial center with a Stater Bros. anchor supermarket, is located south of the project on the northwest corner of Cactus Avenue and Moreno Beach Drive immediately south of the proposed project site.

Access/Parking

Three points of access have been provided for the proposed project, which would not change from the original approval of the project back in December of 2011. This includes the primary entrance or access from Brodiaea Avenue and two secondary entrances from the shopping center immediately to the south. There is no direct entry to Moreno Beach Drive from this project; however a driveway is situated immediately to the south of the property on the adjacent shopping center parcel that would provide access to the two internal driveways proposed from the project.

Pedestrian access is provided to external areas, driveways and within the interior portions of the site. Pedestrian access and sidewalks will also link the development with the adjacent shopping center to the south of the site.

The project is proposing 76 parking stalls for amended use and site, which is 19 stalls less than what was approved for the original project. The 76 parking stalls would meet the minimum parking requirement supported by the parking study for the original project. The Municipal Code required a parking analysis/study for the original project to determine actual number of parking stalls based on parking demand for this use and for similar sites currently in operation. An assisted living/memory care facility is not considered a parking intensive land use since residents in most cases do not drive. After reviewing the original parking study/analysis to compare the conclusions to the revised project, staff agrees with the proposed 76 parking stalls proposed for the site.

Design/Landscaping

Architecturally, the complex includes some details and colors from the surrounding shopping center complex, while providing an architectural scheme more compatible with a residential development. Building design has been modified to what was approved with the original project back in December. Some of the design elements for the complex are proposed to include stucco walls with wood trim, tile roofs, metal louvers, shutters, decorative iron and fencing enhancements. Other details such as French doors and windows have been omitted from the revised design. Colors for the project include a variety of coordinated earthtone shades.

To ensure the same high quality design as the existing approval, staff has provided conditions of approval to provide additional details to further modify the architecture plans to include items such as recessed windows, enlarged windows at street elevations and modification of vent enclosures to include more decorative material for the proposed grates to further break-up roof top design. A condition was also included to provide the required three sides of landscape around the proposed trash enclosure. In addition, decorative building lighting sconces for up and down lighting and shadowing opportunities as well as enhanced lighting in landscaped planters for areas adjacent to Moreno Beach Drive and Brodiaea Avenue have been conditioned and will be added to the final project design.

An existing six (6) foot decorative wall with entrance gates is currently located adjacent to the commercial shopping center for the two southern elevation driveways. A decorative iron fence with pilasters and decorative caps is proposed for all required public right of way yards along Brodiaea Avenue and Moreno Beach Drive. A decorative wall with pilasters and caps will also be provided on the western edge of the property adjacent to the vacant residential lot.

Internal open space and landscape will be included throughout the site. Additionally, required setback and parkway landscape will be visible along both Moreno Beach Drive and Brodiaea Avenue. The developer will be required to provide street trees

along the entire perimeter of the project and dense shrubs to screen the internal drive aisles from Moreno Beach Drive and Brodiaea Avenue.

Some specific amenities of the community as provided on the preliminary landscape plan include various arbors and gazebos, a entry circle with decorative paving, a water feature, and decorative entries with paving and enhanced landscape. Private patios will also be provided for some of the units. Additional items that provide a residential community feel for the project include the addition of raised gardening areas, potted plants, a rose garden, outdoor fireplaces, an exercise pool and spa, BBQ areas and the use of synthetic turf to enhance family or resident gathering areas.

Infiltration basins/drainage areas will be provided around the site perimeter which may restrict the placement of required trees as shown on the preliminary landscape plan. A condition of approval has been included that requires the basins and drainage areas to further meander and allow for the placement of trees and landscape. The basins will include decorative rock and/or stone to provide a dry stream bed design and areas of pavement on the site shall be pervious to aid site drainage by reducing water run off and reduce the size of basins. An enhanced primary drive aisle linking to the internal entry circle from Brodiaea Avenue will be conditioned to include additional landscape and trees. Finally, any enclosed patios or courtyard areas provided for the units are conditioned to include landscape, decorative paving and sitting areas for residents.

REVIEW PROCESS

The Project Review Staff Committee (PRSC) first met to review the revised project and amended conditional use permit on July 10, 2012. At that time, staff required some site plan and architectural design items to be revised, including revised drawing drawings scales on plans, landscape design items such as finger planters and trees adjacent to parking stalls, and more detailed architectural elevation plans.

Revised plans were provided to staff for additional review on July 30, 2012. The modified project was expedited and internal review of revisions was reduced to meet the applicant's request of including the item for an August public hearing. Based on the attached plot and elevation plans submitted for Planning Commission review, all items discussed have either been revised or are handled through conditions of approval that require additional minor modifications.

ENVIRONMENTAL

A Negative Declaration was approved for the original project (PA11-0019), a conditional use permit for a 98,434 square foot 139 unit (155 bed) senior assisted living facility on a 7.33 acre parcel of land within the R15 (Residential 15) land use district. Site characteristics as well as project use and layout did not substantially change from the original CUP approval. Therefore, the project includes an addendum to a previously approved Negative Declaration pursuant to Section 15164 of the California Environmental Quality Act, as the project would not include any substantial changes from the original approval of a senior assisted living facility. None of the

conditions within Section 15162 of CEQA calling for the preparation of an Environmental Impact Report or subsequent Negative Declaration have occurred.

NOTIFICATION

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

REVIEW AGENCY COMMENTS

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

| <u>Agency</u> | <u>Response Date</u> | <u>Comments</u> |
|---|-----------------------------|---|
| 1. Riverside County Flood Control and Water Conservation District | July 9, 2012 | The District will accept ownership of the facility upon written request of the City. Applicable fees shall be paid. |

STAFF RECOMMENDATION

APPROVE Resolution No. 2012-21, and thereby:

1. **ADOPT** an addendum to the original Negative Declaration pursuant to Section 15164 of the California Environmental Quality Act: and,
2. **APPROVE** P12-077 (Amended Conditional Use Permit) for a 98,700 square foot two phase 138 unit/150 bed senior assisted living and memory care complex on an approximate 7.33 acre site in the R15 (Residential -15) land use district, based on the findings included in the resolution, subject to the attached conditions of approval included as Exhibit A to the resolution (Attachment 2).

Prepared by:

Mark Gross, AICP
Senior Planner

Approved by:

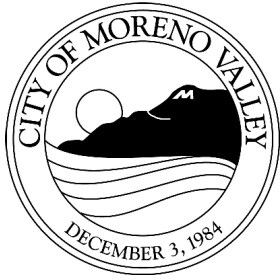
John C. Terell, AICP
Planning Official

ATTACHMENTS:

1. Public Hearing Notice
2. Planning Commission Resolution No. 2012-21 with attached Conditions of Approval (Exhibit A)
3. Zoning Map
4. Aerial Map
5. Reduced Original Site/Elevation Plans for PA11-0019
6. Reduced Project Site/Elevation Plans
7. Reduced Project Preliminary Landscape Plan
8. Reduced Project Preliminary Grading Plan

EXHIBITS:

1. Site and Elevation Plans
2. Preliminary Grading Plan
3. Preliminary Landscape 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(s):

CASE: P12-077 (Amended Conditional Use Permit)

APPLICANT: Continental East Fund VII, LLC

OWNER: Continental East Fund VII, LLC

REPRESENTATIVE: Charlene Kussner

LOCATION: The project is located on southwest corner of Brodiaea Avenue and Moreno Beach Drive

PROPOSAL: An amended Conditional Use Permit (CUP) for a two phase 138 unit/150 bed senior assisted living and memory care facility to include a total of 98,700 square feet of building area on a 7.33 acre parcel of land within the R15 (Residential 15) land use district. This project amends PA11-0019 approved on December 8, 2011 for a 98,500 square foot 139 unit/155 bed senior assisted living facility.

ENVIRONMENTAL DETERMINATION: The project includes an addendum to a previously approved Negative Declaration pursuant to Section 15164 of the California Environmental Quality Act, as the proposal would not include any substantial changes from the original approval of a senior assisted living facility.

COUNCIL DISTRICT: 3

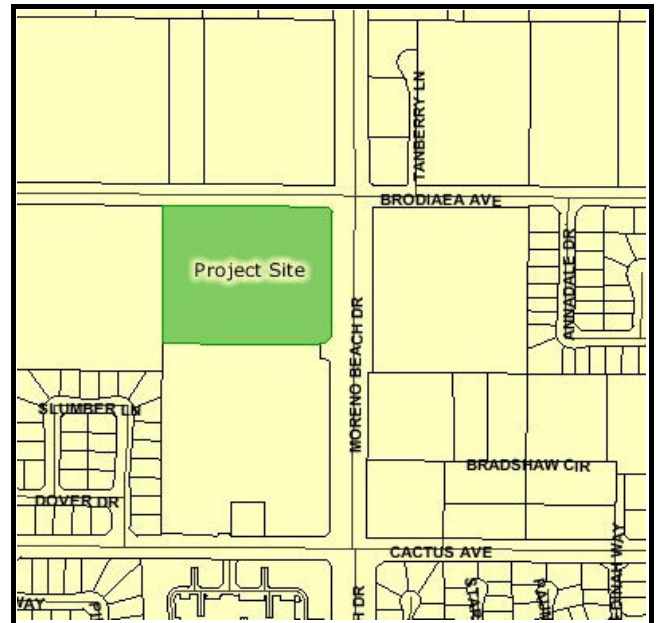
STAFF RECOMMENDATION: Approval

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 23, 2012, 7:00 P.M.

CONTACT PLANNER: Mark Gross

PHONE: (951) 413-3215

ATTACHMENT 1

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PLANNING COMMISSION RESOLUTION NO. 2012-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING AN AMMENDED CONDITIONAL USE PERMIT (P12-077) FOR A TWO PHASED 98,700 SQUARE FOOT 138 UNIT/150 BED SENIOR ASSISTED LIVING AND MEMORY CARE FACILITY ON AN 7.33 ACRE PARCEL OF LAND WITHIN THE R15 (RESIDENTIAL-15) LAND USE DISTRICT

WHEREAS, Continental East Fund VII LLC, has filed an application for the approval of P12-077 (Amended Conditional Use Permit) for the development of a proposed 98,700 square foot 138 unit/150 bed senior assisted living and memory care facility as provided in the title above. Said project is located on the southwest corner of Brodiaea Avenue and Moreno Beach Drive.

WHEREAS, on August 23, 2012, 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 23, 2012, 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 developer is proposing a 138 unit/150 bed senior assisted living and memory care complex with such amenities as common open space areas and a fitness area. The project site is designated on the General Plan as R15 (Residential-15 or 15 units per acre maximum). The proposed land use is consistent with the R15 land use district. The proposed project is also consistent with the all provisions within the Municipal Code and General Plan, including its goals, objectives, policies and programs

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

FACT: The proposed project, consisting of a senior assisted living and memory care complex has been designed in accordance with the City of Moreno Valley Municipal Code regulations. An assisted living and memory care complex is considered a conditionally permitted use in this land use designation and has been modified from the original approval of PA11-0019 on December 8, 2011 which included only a senior assisted living component.

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: A site inspection of the property revealed that there were no rock outcroppings or drainage areas located on the property. In addition, there were no riparian areas, standing water or condensed vegetated areas to support threatened or endangered flora or fauna species. The proposed project will not result in the potential for significant impacts to Fish and Wildlife resources. There is no evidence that the proposal will have a significant impact on the environment. As conditioned and designed, the proposed project would not cause serious health problems or significant environmental impacts and would not be considered detrimental to public health, safety or welfare or be materially injurious to properties or improvements in the vicinity.

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 proposed project is surrounded by scattered single family residential uses to the, east, and west as well as vacant residential land. A retail project is located at the northwest corner of Cactus Avenue and Moreno Beach Drive, directly south of the site. The location, design and operation of the site and land use

will be compatible, as conditioned, with existing and planned land uses in the vicinity of the project site.

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 fee, Stephens Kangaroo Habitat Conservation fee, Underground Utilities in lieu Fee, Area Drainage Plan fee, Bridge and Thoroughfare Mitigation fee (Future) and Traffic Signal Mitigation fee. The final amount of fees payable is dependent upon information provided by the applicant and will be determined at the time the fees become due and payable.

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

2. DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS

The adopted Conditions of Approval for P12-077 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 No. 2012-21, **ADOPTING** an Addendum to a Negative Declaration, and **APPROVING** P12-077 (Amended Conditional Use Permit) for a 98,700 square foot 138 unit/150 bed senior assisted living and memory care complex on a 7.33 acre parcel of land within the R15 (Residential-15) land use district, subject to the conditions of approval, attached as Exhibit A to this resolution.

APPROVED this _____ day of _____, 2012.

Meli Van Natta
Chair, Planning Commission

ATTEST:

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

APPROVED AS TO FORM:

City Attorney

Attached: Conditions of Approval

**CITY OF MORENO VALLEY
CONDITIONS OF APPROVAL
AMENDED CONDITIONAL USE PERMIT
P12-077
APN: 486-250-021**

**APPROVAL DATE:
EXPIRATION DATE:**

- 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 Engineering (TE)**
- Parks & Community Services (PCS)**
- Police (PD)**
- Moreno Valley Utilities**
- Other (Specify or Delete)**

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

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

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

P1. This approval shall expire three years after the approval date of this project unless used or extended as provided for by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever. Use means the beginning of substantial construction contemplated by this approval within the three-year period, which is thereafter pursued to completion, or the beginning of substantial utilization contemplated by this approval. (MC 9.02.230)

EXHIBIT A

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

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

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

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

**PLANNING DIVISION
CONDITIONS OF APPROVAL
(P12-077)
PAGE 2**

P2. The equipment shall be developed in accordance with the approved plans on file in the Community Development Department - Planning Division, the Municipal Code regulations, General Plan, and the conditions contained herein. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the City Planning Official. (MC 9.14.020)

GENERAL CONDITIONS

- P3. This approval shall expire three years after the approval date of this project unless used or extended as provided for by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever. Use means the beginning of substantial construction contemplated by this approval within the three-year period, which is thereafter pursued to completion, or the beginning of substantial utilization contemplated by this approval. (MC 9.02.230)
- P4. In the event the use hereby permitted ceases operation for a period of one (1) year or more, or as defined in the current Municipal Code, this permit may be revoked in accordance with provisions of the Municipal Code. (MC 9.02.260)
- P5. The site shall be developed in accordance with the approved plans on file in the Community & Economic Development Department - Planning Division, the Municipal Code regulations, General Plan, and the conditions contained herein. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Official. (MC 9.14.020)
- P6. The developer, or the developer's successor-in-interest, shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust. (MC 9.02.030)
- P7. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
- P8. Any signs indicated on the submitted plans are not included with this approval. Any signs, whether permanent (e.g. wall, monument) or temporary (e.g. banner, flag), proposed for this development shall be designed in conformance with the sign provisions of the Development Code or approved sign program, if applicable, and shall require separate application and approval by the Planning Division. No signs are permitted in the public right of way. (MC 9.12)

**PLANNING DIVISION
CONDITIONS OF APPROVAL
(P12-077)
PAGE 3**

- P9. (GP) All site plans, grading plans, landscape and irrigation plans, fence/wall plans, lighting plans and street improvement plans shall be coordinated for consistency with this approval.

Special Condition

- P10. **The project has been approved for a 138 unit, 150 bed senior assisted living and memory care facility. Parking on the site has been proposed for 76 parking stalls, the minimum required under the existing parking study that was approved for PA11-0019. A change or modification shall require separate approval. For a Conditional Use Permit, violation of conditions of approval may result in revocation in the case.**

PRIOR TO ISSUANCE OF GRADING PERMITS

- P11. (GP) If potential historic, archaeological, or paleontological resources are uncovered during excavation or construction activities at the project site, work in the affected area will cease immediately and a qualified person (meeting the Secretary of the Interior's standards (36CFR61)) shall be consulted by the applicant to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, prehistoric, or paleontological resource. Determinations and recommendations by the consultant shall be implemented as deemed appropriate by the Community & Economic Development Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all affected Native American Tribes before any further work commences in the affected area.

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

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

**PLANNING DIVISION
CONDITIONS OF APPROVAL
(P12-077)
PAGE 4**

- P13. (GP) Prior to approval of any grading permit, the developer shall submit for review and approval of a tree plan to the Planning Division. The plan shall identify all mature trees (4 inch trunk diameter or larger) on the subject property and City right-of-way. Using the grading plan as a base, the plan shall indicate trees to be relocated, retained, and removed. Replacement trees shall be shown on the plan, be a minimum size of 24 inch box, and meet a ratio of three replacement trees for each mature tree removed or as approved by the Planning Official. (GP Objective 4.4, 4.5, DG)
- P14. **(GP) Prior to approval of any grading permits, plans for any security gate system shall be submitted to the Planning Division for review and approval.**
- P15. **(GP) Within thirty (30) days prior to any grading or other land disturbance, a pre-construction survey for Burrowing Owls shall be conducted pursuant to the established guidelines of Multiple Species Habitat Conservation Plan subject to the conditions of approval and Biological Survey completed.**
- P16. **(GP) Prior to the issuance of grading permits, the grading plan and final site plan shall show decorative concrete pavers for all driveway ingress/egress locations of the project. Paving shall consist of non-grouted or porous pavements or as otherwise approved by the Planning Division.**
- P17. **(GP) Prior to issuance of grading permits, the developer shall submit wall/fence plans to the Planning Division for review and approval as follows:**
- A. A 6 foot high solid decorative block perimeter wall with pilasters and caps shall be required adjacent to the residential zoned properties to the west of the project site.**
 - B. A 3 foot high decorative wall, dense shrubs to create a solid hedge or berm shall be placed in any setback areas between a public right of way and a parking lot/aisle for screening purposes.**
 - C. A maximum six (6) foot decorative iron fence with pilasters and decorative caps shall be provided adjacent to Moreno Beach Drive and Brodiaea Avenue.**
 - D. Any proposed retaining walls shall also be decorative in nature, while the combination of retaining and other walls on top shall not exceed the height requirement.**
 - E. Any modifications to the existing southern boundary wall adjacent to the commercial/retail center shall be identified on the fence and wall plans.**

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- F. Walls and fences for visual screening are required when there are adjacent residential uses or residentially zone property. The height, placement and design will be based on a site specific review of the project.**
 - G. All walls are subject to the approval of the Planning Official/Director. (DC 9.08.070)**
- P18. (GP) Prior to the issuance of any grading permits, grading plans shall show a further meander in the infiltration basins for all required setback areas, particularly the west elevation and areas along public rights of way where trees are restricted to allow for required landscape and shade trees. Infiltration basins shall include decorative rock or stone to create the effect of a dry streambed.**

PRIOR TO BUILDING PERMITS

- P19. (BP) Prior to issuance of building permits, the Planning Division shall review and approve the location and method of enclosure or screening of transformer cabinets, commercial gas meters and back flow preventers as shown on the final working drawings. Location and screening shall comply with the following criteria: transformer cabinets and commercial gas meters shall not be located within required setbacks and shall be screened from public view either by architectural treatment or landscaping; multiple electrical meters shall be fully enclosed and incorporated into the overall architectural design of the building(s); back-flow preventers shall be screened by landscaping. (GP Objective 43.30, DG)**
- P20. (BP) Prior to issuance of building permits, screening details shall be addressed on plans for roof top equipment and trash enclosures submitted for Planning Division review and approval. All rooftop equipment shall be completely screened so as not to be visible from public view, and the screening shall be an integral part of the building. For trash enclosures, landscaping shall be included on at least three sides. The trash enclosure, including any roofing, shall be compatible with the architecture for the building(s). (GP Objective 43.6, DG)**
- P21. (BP) Prior to issuance of building permits, two copies of a detailed, on-site, computer generated, point-by-point comparison lighting plan, including exterior building, parking lot, and landscaping lighting, shall be submitted to the Planning Division for review and approval. The lighting plan shall be generated on the plot plan and shall be integrated with the final landscape plan. The plan shall indicate the manufacturer's specifications for light fixtures used and shall include style, illumination, location, height and method of shielding. The lighting shall be designed in such a manner so that it does not exceed 0.5 foot candles illumination beyond the**

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property line. The lighting level for all parking lots or structures shall be a minimum coverage of one foot-candle of light with a maximum of eight foot-candles. All light structures within the parking lot and interior of the project site shall be shown on the plans. After the third plan check review for lighting plans, an additional plan check fee will apply. (MC 9.08.100, DG)

- P22. (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)
- P23. (BP) Prior to issuance of building permits, a phasing plan shall be submitted to the Planning Division for the phased components of the project.
- P24. (BP) Downspouts shall be interior to the building or be integrated into the building design including color. Flat roof drainage pipes shall be located inside the exterior walls of the structure.
- P25. (BP) Prior to issuance of any building permits, final landscaping and irrigation plans shall be submitted for review and approved by the Planning Division. After the third plan check review for landscape plans, an additional plan check fee shall apply. The plans shall be prepared in accordance with the City's Landscape Standards and shall include:**
- A. A three (3) foot high decorative wall, solid hedge or berm shall be placed in any setback areas between a public right of way and a parking lot/aisle for screening.**
 - B. Finger and end planters with required step outs and curbing shall be provided every 12 parking stalls as well as at the terminus of each aisle. Parking lot trees shall also be provided in all end and finger planters per Municipal Code requirements.**
 - C. Diamond planters shall be provided every 3 parking stalls, if landscape and trees are not located adjacent or in front of a parking stall.**
 - D. Drought tolerant landscape shall be used. Sod shall be limited to gathering areas only.**
 - E. Street trees shall be provided every 40 feet on center in the right of way.**
 - F. On-site trees shall be planted at an equivalent of one (1) tree per thirty (30) linear feet of the perimeter of a parking lot and per thirty linear feet of a building dimension for the portions of the building visible from a parking lot or right of way. Trees may be massed for pleasing aesthetic effects.**

- G. Enhanced landscaping shall be provided at all driveway entries, the primary drive aisle from Brodiaea Avenue into the property, and street corner locations.**
 - H. The review of all utility boxes, transformers etc. shall be coordinated to provide adequate screening from public view.**
 - I. A maximum of 50% deciduous trees can be placed in the internal parking lot adjacent to parking stalls**
 - J. Landscaping shall be provided on three sides of any trash enclosure.**
 - K. All site perimeter and parking lot landscape and irrigation shall be installed prior to the release of any certificate of occupancy permits for the site.**
- P26. (BP) Prior to the issuance of building permits, the master site plan shall include landscape on three sides of all trash enclosures, while elevation plans for trash enclosures shall be provided that include decorative enhancements such as an enclosed roof and other decorative features that are consistent with the architecture of the proposed buildings on the site, subject to the approval of the Planning Division and the Land Development Division.**
- P27. (BP) Prior to the issuance of building permits, the elevation plans shall include decorative lighting sconces on all sides of the buildings adjacent to Moreno Beach Drive and Brodiaea Avenue to provide up-lighting and shadowing on the structures. Include cut sheet drawings of the sconce details for each building within the elevation plans.**
- P28. (BP) Prior to the issuance of building permits, the plot plan shall include decorative concrete pavers for all driveway ingress/egress locations for the project.**
- P29. (BP) Prior to the issuance of any building permits, the landscape plan shall include decorative lighting in landscape areas and trees on the property along all major street elevations (Moreno Beach Drive and Brodiaea Avenue) to provide up-lighting opportunities at night.**
- P30. (GP) Prior to the issuance of any building permits, provide a note on the building plans that the parking lot will contain pervious paving to reduce infiltration areas.**

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- P31. (BP) Prior to the issuance of any building permits, provide greater detail for all proposed unit patios to include a mix of landscape and impervious decorative hardscape and pathways/sitting areas for residents. Patio details, including all landscape and hardscape, shall be included on the final landscape plans.**
- P32. (BP) Prior to the issuance of any building permits, the elevation plans shall be revised to include further architectural embellishments to break up the architecture at the Moreno Beach Drive and Brodiaea Avenue elevations to include recessed windows and further modification of the roof pop-ups and vent enclosures to include a material more decorative than metal for all proposed grates, as approved by the Community and Economic Development Director.**

PRIOR TO CERTIFICATE OF OCCUPANCY

- P33. (CO) Prior to certificate of occupancy, provide proof of reciprocal access easements between the residential property and the commercial property to the south.**
- P34. (CO) Prior to issuance of Certificates of Occupancy or building final, the required landscaping and irrigation shall be installed. (DC 9.03.040)
- P35. (CO) Prior to the issuance of Certificates of Occupancy or building final, all required and proposed fences and walls shall be constructed according to the approved plans on file in the Planning Division. (MC 9.080.070).
- P36. (BP/CO) Prior to issuance of Certificate of Occupancy or building final, installed landscaping and irrigation shall be inspected by the Planning Division. All on-site and common area landscaping shall be installed in accordance with the City's Landscape Standards and the approved project landscape plans and all site clean-up shall be completed. All site perimeter and parking lot landscape and irrigation shall be installed prior to the release of certificate of any occupancy permits for the site or pad in question.

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 Department as a separate submittal. The 2010 edition of the California Codes became effective for all permits issued after January 1, 2011.

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- 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.
- B4. (BP) Prior to the issuance of a building permit, show on the plans that no gutter, drainage feature, swale or other deviation in the flat level surface at the accessible parking spaces exists within and for a minimum four foot extension beyond the outer dimensions of the parking space, loading zone and path of travel.

SCHOOL DISTRICT

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

UNITED STATES POSTAL SERVICE

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

POLICE DEPARTMENT

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

Standard Conditions

- PD1. Prior to the start of any construction, temporary security fencing shall be erected. The fencing shall be a minimum of six (6) feet high with locking, gated access and shall remain through the duration of construction. Security fencing is required if there is: construction, unsecured structures, unenclosed storage of materials and/or equipment, and/or the condition of the site constitutes a public hazard as determined by the Public Works Department. If security fencing is required, it shall remain in place until the project is completed or the above conditions no longer exist. (DC 9.08.080)
- PD2. (GP) Prior to the issuance of grading permits, a temporary project identification sign shall be erected on the site in a secure and visible manner. The sign shall be conspicuously posted at the site and remain in place until occupancy of the project. The sign shall include the following:
- a. The name (if applicable) and address of the development.
 - b. The developer's name, address, and a 24-hour emergency telephone number. (DC 9.08.080)
- PD3. (CO) Prior to the issuance of a Certificate of Occupancy, an Emergency Contact information Form for the project shall be completed at the permit counter of the Community and Economic Development Department - Building Division for routing to the Police Department. (DC 9.08.080)
- PD4. Addresses need to be in plain view visible from the street and visible at night. It needs to have a backlight, so the address will reflect at night or a lighted address will be sufficient.
- PD5. Shrubs that are near the exterior of the building should not exceed 4' and should not be planted directly in front of the buildings or walkways.

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- PD6. Trees, which exceed 20', should have a 7' visibility from the ground to the bottom half of the tree.
- PD7. Window coverings shall comply with the city ordinance.
- PD8. A monument address is to be located in front of the main entrance.
- PD9. Sufficient lighting is to be provided over all mailbox areas.

CITY OF MORENO VALLEY
CONDITIONS OF APPROVAL
Case No: P12-077
APN: 486-250-021
DATE: 08/02/12

FIRE PREVENTION BUREAU

1. Please complete and return attached fire flow letter. (PRIOR TO PRECISE GRADING APPROVAL)
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. The Fire Prevention Bureau is required to set a **minimum fire flow** for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering 2500 GPM for 4 hour(s) duration at 20-PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 507.3, Appendix B). **A 50% reduction in fire flow was granted for the use of fire sprinklers throughout the facility. The reduction shall only apply to fire flow, hydrant spacing shall be per the fire flow requirements listed in CFC Appendix B and C. ***Per engineer the area for the largest structure is 80,725 sf and shall be built to Type 5A standard.**
- F3. Industrial, Commercial, Multi-family, Apartment, Condominium, Townhouse or Mobile Home Parks. A combination of on-site and off-site super **fire hydrants** (6" x 4" x 2 1/2" x 2 1/2") and super enhanced fire hydrants (6" x 4" x 4" x 2 1/2") shall not be closer than 40 feet and more than 150 feet from any portion of the building as measured along approved emergency vehicular travel ways. The required fire flow shall be available from any adjacent fire hydrant(s) in the system. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, super or enhanced fire hydrants as determined by the fire code official shall be provided at spacing not to exceed 500 feet of frontage for transportation hazards. (CFC 507.5.7 & MVMC 8.36.060 Section K)

- F4. 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 building construction, **dead end roadways** and streets which have not been completed shall have a turn-around capable of accommodating fire apparatus. (CFC 503.2.5)
- F12. Prior to issuance of Building Permits, the applicant/developer shall participate in the **Fire Impact Mitigation Program**. (Fee Resolution as adopted by City Council)
- F13. Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the **water system plans** to the Fire Prevention Bureau for review. Plans shall:
- a) Be signed by a registered civil engineer or a certified fire protection engineer;
 - b) Contain a Fire Prevention Bureau approval signature block; and
 - c) Conform to hydrant type, location, spacing of new and existing hydrants and minimum fire flow required as determined by the Fire Prevention Bureau.

After the local water company signs the plans, the originals shall be presented to the Fire Prevention Bureau for signatures. The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Moreno Valley Fire Department prior to beginning construction. They shall be maintained accessible.

Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507.5)

- F14. Prior to issuance of Certificate of Occupancy or Building Final, “**Blue Reflective Markers**” shall be installed to identify fire hydrant locations in accordance with City specifications. (CFC 509.1)
- F15. Prior to issuance of Certificate of Occupancy or Building Final, all **commercial buildings shall display street numbers** in a prominent location on the street side and rear access locations. The numerals shall be a minimum of twelve (12) inches in height for buildings and six (6) inches in height for suite identification on a contrasting background. Unobstructed lighting of the address(s) shall be by means approved by the Fire Prevention Bureau and Police Department. In multiple suite centers (strip malls), businesses shall post the name of the business on the rear door(s). (CFC 505.1)
- F16. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a **fire sprinkler system** based on square footage and type of construction, occupancy or use. Fire sprinkler plans shall be submitted to the Fire Prevention Bureau for approval prior to installation. (CFC Chapter 9)
- F17. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a **fire alarm system** monitored by an approved Underwriters Laboratory listed central station based on a requirement for monitoring the sprinkler system, occupancy or use. Fire alarm panel shall be accessible from exterior of building in an approved location. Plans shall be submitted to the Fire Prevention Bureau for approval prior to installation. (CFC Chapter 9 and MVMC 8.36.100)
- F18. Prior to issuance of a Certificate of Occupancy or Building Final, a “**Knox Box Rapid Entry System**” shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Chief. All exterior security emergency access gates shall be electronically operated and be provided with Knox key switches for access by emergency personnel. (CFC 506.1)
- F19. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall be responsible for obtaining **underground and/or above ground tank permits** for the storage of combustible liquids, flammable liquids, or any other hazardous materials from both the County of Riverside Community Health Agency Department of Environmental Health and the Fire Prevention Bureau. (CFC 105)

- F20. Prior to issuance of Certificate of Occupancy, approval shall be required from the County of Riverside Community Health Agency (Department of Environmental Health) and Moreno Valley Fire Prevention Bureau to maintain, store, use, handle materials, or conduct processes which produce conditions hazardous to life or property, and to install equipment used in connection with such activities. (CFC 105)
- F21. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer must submit a site 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.
- F22. 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)
- F23. 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)
- F24. Prior to construction, "private" driveways over 150 feet in length shall have a turn-around as determined by the Fire Prevention Bureau capable of accommodating fire apparatus. Driveway grades shall not exceed 12 percent. (CFC 503 and MVMC 8.36.060)
- F25. 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.
- F26. A permit is required to maintain, store, use or handle materials, or to conduct processes which produce conditions hazardous to life or property, or to install equipment used in connection with such activities. Such permits shall not be construed as authority to violate, cancel or set aside any of the provisions of this code. Such permit shall not take the place of any license required by law. Applications for permits shall be made to the Fire Prevention Bureau in such form and detail as prescribed by the Bureau. Applications for permits shall be accompanied by such plans as required by the Bureau. Permits shall be kept on the premises designated therein at all times and shall be posted in a conspicuous location on the premises or shall be kept on the premises in a location designated by the Fire Chief. Permits shall be subject to inspection at all times by an officer of the fire department or other persons authorized by the Fire Chief in accordance with CFC 105 and MVMC 8.36.100.

- F27. 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)
- F28. Prior to issuance of Certificate of Occupancy, permits are required to store, dispense, use or handle hazardous material. Each application for a permit shall include a hazardous materials management plan (HMMP). The location of the HMMP shall be posted adjacent to (other) permits when a n HMMP is provided. The HMMP shall include a facility site plan designating the following:
- a) Storage and use areas;
 - b) Maximum amount of each material stored or used in each area;
 - c) Range of container sizes;
 - d) Locations of emergency isolation and mitigation valves and devices;
 - e) Product conveying piping containing liquids or gases, other than utility-owned fuel gas lines and low-pressure fuel gas lines;
 - f) On and off positions of valves for valves which are of the self-indicating type;
 - g) Storage plan showing the intended storage arrangement, including the location and dimensions of aisles. The plans shall be legible and approximately to scale. Separate distribution systems are allowed to be shown on separate pages; and
 - h) Site plan showing all adjacent/neighborhood structures and use.

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

- F29. Before a Hazardous Materials permit is issued, the Fire Chief shall inspect and approve the receptacles, vehicles, buildings, devices, premises, storage spaces or areas to be used. In instances where laws or regulations are enforceable by departments other than the Fire Prevention Bureau, joint approval shall be obtained from all departments concerned. (CFC Chapter 27)
- F30. 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)
- F31. 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)
- F32. 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)

- F33. 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 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)
- F34. 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)
- F35. Emergency and Fire Protection Plans shall be provided when required by the Fire Prevention Bureau. (CFC Section 105)
- F36. Prior to Certificate of Occupancy all locations where medians are constructed and prohibit vehicular ingress/egress into or away from the site, provisions must be made to construct a median-crossover at all locations determined by the Fire Marshal and the City Engineer. Prior to the construction, design plans will be submitted for review and approval by the City Engineer and all applicable inspections conducted by Land Development Division.
- F37. Prior to construction, all traffic calming designs/devices must be approved by the Fire Marshal and City Engineer.

FIRE FLOW LETTER

Date: 7/12/12

Address: _____

Case Number: P12-077

A.P.N.: 486-250-021

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 2500 G.P.M. for duration of 4 -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.

*****Per engineer the area for the largest structure is 80,725 sf and shall be built to Type 5A standard.**

**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
COMMUNITY AND ECONOMIC DEVELOPMENT - LAND DEVELOPMENT DIVISION
CONDITIONS OF APPROVAL
P12-077 - Amended Conditional Use Permit for Senior Assisted Living and
Memory Care Facility
APN 486-250-021**

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

COMMUNITY AND ECONOMIC DEVELOPMENT – LAND DEVELOPMENT DIVISION

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

General Conditions

- LD1. (G) The developer shall comply with all applicable City ordinances and resolutions including the City's Municipal Code. (MC)
- LD2. (G) If the project does not involve the subdivision of land and it is necessary to dedicate right-of-way/easements, the developer shall make the appropriate offer of dedication by separate instrument. The City Engineer may require the construction of necessary utilities, streets or other improvements beyond the project boundary, if the improvements are needed for circulation, parking, access, or for the welfare or safety of the public.
- LD3. (G) It is understood that the [amended conditional use permit](#) 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) A detailed drainage study shall be submitted to the City Engineer for review and approval at the time of any improvement or grading plan submittal. The study shall be prepared by a registered civil engineer and shall include existing and proposed hydrologic conditions. Hydraulic calculations are required for all drainage control devices and storm drain lines. (MC 9.14.110). Prior to approval of the related improvement or grading plans, the developer shall submit the approved drainage study, on compact disk, in (.pdf) digital format to the Land Development Division of the Community and Economic Development Department.
- LD8. (G) The final conditions of approval issued by the Planning Division subsequent to Planning Commission approval shall be photographically or electronically placed on mylar sheets and included in the Grading and Street Improvement plan sets on twenty-four (24) inch by thirty-six (36) inch mylar and submitted with the plans for plan check. These conditions of approval shall become part of these plan sets and the approved plans shall be available in the field during grading and construction.

Prior to Grading Plan Approval or Grading Permit

- LD9. (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.
- LD10. (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 assessments as approved by the City Engineer.
 - c. A grading permit shall be obtained from the Community and Economic Development Department Land Development Division prior to commencement of any grading outside of the City maintained road right-of-way.
 - d. All improvement plans are substantially complete and appropriate clearance and at-risk letters are provided to the City. (MC 9.14.030)
 - e. The developer shall submit a soils and geologic report to the Community and Economic Development Department – Land Development Division. The report shall address the soil's stability and geological conditions of the site.
- LD11. (GPA) Prior to grading plan approval, the developer shall select and implement treatment control best management practices (BMPs) that are medium to highly effective for treating Pollutants of Concern (POC) for the project. Projects where National Pollution Discharge Elimination System (NPDES) mandates water quality treatment control best management practices (BMPs) shall be designed per the City of Moreno Valley guidelines or as approved by the City Engineer.
- LD12. (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.
- LD13. (GPA) Prior to the grading plan approval, or issuance of a building permit, if a grading permit is not required, the Developer shall submit two (2) copies of the final project-specific Water Quality Management Plan (WQMP) for review by the City Engineer that :

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

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

- LD14. (GPA) Prior to the grading plan approval, or issuance of a building permit, if a grading permit is not required, the Developer shall record a "Stormwater Treatment Device and Control Measure Access and Maintenance Covenant," to provide public notice of the requirement to implement the approved final project-specific WQMP and the maintenance requirements associated with the WQMP.

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

- LD15. (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.

- LD16. (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.

- LD17. (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.

- LD18. (GPA) Prior to the approval of the grading plans, the developer shall pay applicable remaining grading plan check fees.

- LD19. (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.
- LD20. (GP) Prior to issuance of a grading permit, if the project does not involve the subdivision of land and 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.
- LD21. (GP) Prior to issuance of a grading permit, if the fee has not already been paid prior to map approval or prior to issuance of a building permit if a grading permit is not required, the developer shall pay Area Drainage Plan (ADP) fees. The developer shall provide a receipt to the City showing that ADP fees have been paid to Riverside County Flood Control and Water Conservation District. (MC 9.14.100)
- LD22. (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.
- LD23. (GP) Prior to issuance of a grading permit, the developer shall pay the applicable grading inspection fees.

Prior to Improvement Plan Approval or Construction Permit

- LD24. (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.
- LD25. (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)
- LD26. (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.
- LD27. (IPA) Prior to approval of the improvement plans, securities and a public improvement agreement shall be required to be submitted and executed as a guarantee of the completion of the improvements required as a condition of approval of the project.
- LD28. (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. The minimum centerline and flow line grades shall be one percent unless otherwise approved by the City Engineer. (MC 9.14.020)
- LD29. (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.
- LD30. (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.
- LD31. (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.
- LD32. (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)
- LD33. (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)
- LD34. (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)
- LD35. (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.

LD36. (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.

LD37. (CP) Prior to issuance of construction permits, the developer shall pay all applicable inspection fees.

Prior to Building Permit

LD38. (BP) Prior to issuance of building permits for non-subdivision projects, 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.

LD39. (BP) Prior to issuance of building permits for non-subdivisions, 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.

LD40. (BP) Prior to issuance of a building permit, this project is subject to requirements under the current permit for storm water activities required as part of the National Pollutant Discharge Elimination System (**NPDES**) as mandated by the Federal Clean Water Act. In compliance with Proposition 218, the developer shall agree to approve the City of Moreno Valley NPDES Regulatory Rate Schedule that is in place at the time of building permit issuance. Following are the requirements:

- a. Select one of the following options to meet the financial responsibility to provide storm water utilities services for the required continuous operation, maintenance, monitoring system evaluations and enhancements, remediation and/or replacement, all in accordance with Resolution No. 2002-46.
 - i. Participate in the mail ballot proceeding in compliance with Proposition 218, for the Common Interest, Commercial, Industrial and Quasi-Public Use NPDES Regulatory Rate Schedule and pay all associated costs with the ballot process, or
 - ii. Establish an endowment to cover future City costs as specified in the Common Interest, Commercial, Industrial and Quasi-Public Use NPDES Regulatory Rate Schedule.
- b. Notify the Special Districts Division of the intent to obtain a building permit 90 days prior to the City's issuance of a building permit and the financial option selected. (California Government Code & Municipal Code)

LD41. (BP) Prior to issuance of a building permit, all pads shall meet pad elevations per approved plans as noted by the setting of "Blue-top" markers installed by a registered land surveyor or licensed engineer.

Prior to Certificate of Occupancy

LD42. (CO) Prior to issuance of the last certificate of occupancy or building final, the developer shall pay all outstanding fees.

LD43. (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.

LD44. (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.

LD45. (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. Sewer and water systems including, but not limited to: sanitary sewer, potable water and recycled water.
- d. Undergrounding of existing and proposed utility lines less than 115,000 volts.
- e. Relocation of overhead electrical utility lines including, but not limited to: electrical, cable and telephone.

LD46. (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)

SPECIAL CONDITIONS

LD47. A rough and precise grading plan will be required to be submitted for review and approval.

- LD48.** Prior to any grading plan approval, the following right-of-way dedications shall be shown on the plans. Right-of-way dedications shall be made, via separate instrument and submitted to the City for review and approval for a 4-foot minimum pedestrian right-of-way dedication behind the Brodiaea Avenue project entrance driveway approach per City Standard 118C and the corner cut off right-of-way dedication at the southwest corner of Brodiaea Avenue and Moreno Beach Drive per City Standard 208.
- LD49.** Prior to any grading plan approval, a 7-foot right-of-way vacation shall be shown on the plans. The legal description and plat shall be prepared and submitted for review and approval for the 7-foot strip of street right-of-way to be vacated on the south side of Brodiaea Avenue along project frontage.
- LD50.** Prior to any grading plan approval, the plans shall clearly show that any slope near the public right-of-way has a minimum set-back area at 2% maximum of 2 feet before the start of the top or toe of slope. If the vertical height of the slope exceeds 10 feet, this set-back area shall be 3 feet minimum.
- LD51.** Prior to precise grading plan approval, the grading plan shall show any proposed trash enclosure as dual bin; one bin for trash and one bin for recyclables. The trash enclosure shall be per City Standard Plan 627.
- LD52.** Prior to building permit issuance, 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.** Brodiaea Avenue, Collector, City Standard 107 (66-foot RW / 44-foot CC) shall be constructed to half-width plus an additional 12 feet north of the centerline, along the entire project's north frontage. A 7-foot right-of-way vacation on the south side of the street, along the project's north property line, is required by separate instrument. Improvements shall consist of, but not be limited to, pavement, base, curb, gutter, sidewalk, driveway approaches, any necessary offsite improvement transition/joins to existing, streetlights, pedestrian ramps, removal/relocation and/or undergrounding of any power poles with overhead utility lines less than 115,000 volts, and dry and wet utilities. In addition, in order to direct northerly offsite flows away from the project, the developer shall grade an earth swale within public right-of-way on the north side of Brodiaea Avenue along project frontage and beyond to connect to an existing swale west of the project. The swale shall be located 20 feet north of the centerline and shall be 4-foot wide at its base and 10-foot wide at its top as shown on the Preliminary Grading Plan.
 - b.** Moreno Beach Drive, City Standard 101A (134-foot RW / 110-foot CC). The developer shall schedule a walk through with a Public Works Inspector to inspect existing improvements within public right-of-way along project frontage. The applicant will be required to

install, replace and/or repair any missing, damaged or substandard improvements including handicap access ramps that do not meet current City standards. The applicant shall post security to cover the cost of the repairs and complete the repairs within the time allowed in the public improvement agreement used to secure the improvements. In addition, a storm drain manhole shall be proposed near the right-of-way line at the southeast corner of the project where the private storm drain system will connect to the public storm drain in Moreno Beach Drive as shown on the Preliminary Grading Plan.

- LD53. Prior to issuance of occupancy, all overhead utility lines less than 115,000 volts fronting or within the entire project site boundary shall be placed underground per Section 9.14.130C of the City Municipal Code.
- LD54. The Applicant shall prepare and submit for approval a Project Specific Final Water Quality Management Plan (F-WQMP). The F-WQMP shall be consistent with the approved P-WQMP and in full conformance with the document; "Riverside County Water Quality Management Plan for Urban Runoff" dated July 24, 2006. The F-WQMP shall be submitted and approved prior to application for and issuance of grading or building permits. At a minimum, the F-WQMP shall include the following: Site Design Best Management Practices (BMPs); Source Control BMPs; Treatment Control BMPs; Operation and Maintenance requirements for BMPs; and sources of funding for BMP implementation.
- LD55. 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 Total Maximum Daily Load (TMDL) for receiving waters. Project POC include: nutrients, organic compounds, and pathogens (bacteria and viruses). Exhibit C of the document, "Riverside County Water Quality Management Plan for Urban Runoff" dated July 24, 2006 shall be consulted for determining the effectiveness of proposed treatment BMPs.
- LD56. The Applicant has proposed to incorporate the use of an infiltration trench along the entire perimeter of the property. Final design details of the treatment control BMPs must be provided in the first submittal of the F-WQMP. The size of the treatment control BMPs is to be determined using the procedures set forth in Exhibit C of the Riverside County Guidance Document.
- LD57. 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.
- LD58. The Applicant shall, prior to building or grading permit closeout or the issuance of a certificate of occupancy, demonstrate: that all structural BMPs have been constructed and installed in conformance with the approved plans and specifications; that all structural BMPs described in

the F-WQMP have been implemented in accordance with approved plans and specifications; that the Applicant is prepared to implement all non-structural BMPs included in the F-WQMP, conditions of approval, and building/grading permit conditions; and 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: P12-077 (Amended CUP for assisted living and memory care facility)

APN: 486-250-021

07.16.12

PUBLIC WORKS DEPARTMENT

Special Districts Division

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

Acknowledgement of Conditions

The following items are Special Districts' Conditions of Approval for project **P12-077**; this project shall be completed at no cost to any Government Agency. All questions regarding Special Districts' Conditions including but not limited to, intent, requests for change/modification, variance and/or request for extension of time shall be sought from the Special Districts Division of the Public Works Department 951.413.3480.

General Conditions

- SD-1 The parcel(s) associated with this project have been incorporated into the Moreno Valley Community Services Districts Zones A (Parks & Community Services), C (Arterial Street Lighting), and M (Commercial, Industrial, and/or Multifamily Improved Median Maintenance). All assessable parcels therein shall be subject to annual Zone A, Zone C, and Zone M charges for operations and capital improvements.
- SD-2 Ongoing maintenance of any landscaping installed behind the curb shall be the responsibility of the property owner.
- SD-3 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-4 Streetlight Authorization forms, for all streetlights that are conditioned to be installed as part of this project, must be submitted to the Special Districts Division for approval, prior to streetlight installation. The Streetlight Authorization form can be obtained from the utility company providing electric service to the project, either Moreno Valley Utility or Southern California Edison.

- SD-5 If the scope of the project is modified to exclude the memory care and/or assisted care elements, this project may be required to provide a funding source for the continued maintenance, enhancement, and or retrofit of neighborhood parks, open spaces, linear parks, and/or trails systems.

Prior to Building Permit Issuance

- SD-6 (BP) This project has been identified to be included in the formation of a Map Act Area of Benefit Special District for the construction of **major thoroughfares and/or freeway** improvements. The property owner(s) shall participate in such District, and pay any special tax, assessment, or fee levied upon the project property for such District. At the time of the public hearing to consider formation of the district, the property owner(s) will not protest the formation, but the property owners(s) will retain the right to object if any eventual assessment is not equitable, that is, if the financial burden of the assessment is not reasonably proportionate to the benefit which the affected property obtains from the improvements which are to be installed. (Street & Highway Code, GP Objective 2.14.2, MC 9.14.100)
- SD-7 (BP) This project has been identified to be included in the formation of a Community Facilities District (Mello-Roos) for **Public Safety** services, including but not limited to Police, Fire Protection, Paramedic Services, Park Rangers, and Animal Control services. The property owner(s) shall not protest the formation; however, they retain the right to object to the rate and method of maximum special tax. In compliance with Proposition 218, the developer shall agree to approve the mail ballot proceeding (special election) for either formation of the CFD or annexation into an existing district that may already be established. The Developer must notify Special Districts of intent to request building permits 90 days prior to their issuance. (California Government Code)
- SD-8 (BP) Prior to the issuance of the first building for this project, the developer shall pay Advanced Energy fees for all applicable Zone B (Residential Street Lighting) and/or Zone C (Arterial Street Lighting and Intersection Lighting) streetlights required for this development. The developer shall provide a receipt to the Special Districts Division showing that the Advanced Energy fees have been paid in full for the number of streetlights to be accepted into the CSD Zone B and/or Zone C programs. Payment shall be made to the City of Moreno Valley, as collected by the Land Development Division, based upon the Advanced Energy fee rate at the time of payment and as set forth in the current Listing of City Fees, Charges and Rates, as adopted by City Council. Any change in the project which may increase the number of streetlights to be installed will

require payment of additional Advanced Energy fees at the then current fee.

- SD-9 (BP) Prior to release of building permit, the developer, or the developer's successors or assignees, shall record with the County Recorder's Office a **Covenant of Assessments** for each assessable parcel therein, whereby the developer covenants the existence of the Moreno Valley Community Services District, its established benefit zones, and that said parcel(s) is (are) liable for payment of annual benefit zone charges and the appropriate National Pollutant Discharge Elimination System (NPDES) maximum regulatory rate schedule when due. A copy of the recorded Covenant of Assessments shall be submitted to the Special Districts Division. For a copy of the Covenant of Assessments form, please contact Special Districts, phone 951.413.3480.

CITY OF MORENO VALLEY
CONDITIONS OF APPROVAL
P12-077

Amended Conditional Use Permit for a senior assisted living and memory care facility within R15 zoning located on the southwest corner of Moreno Beach Drive and Brodiaea Avenue.

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

Transportation Engineering Division – Conditions of Approval

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

GENERAL CONDITIONS

- TE1. Conditions of approval may be modified if project is phased or altered from any approved plans.
- TE2. Moreno Beach Drive is designated as a Divided Major Arterial (134'RW/110'CC) per City Standard Plan No. 101A. Roadway transitions may be necessary north and south of the project boundaries. Citywide Communication Conduits shall be installed along project frontage per City Standard Plan No. 421.**
- TE3. Brodiaea Avenue is designated as a Collector (66'RW/44'CC) per City Standard Plan No. 107. Any modifications or improvements undertaken by this project shall be consistent with the City's standards for this facility.**

PRIOR TO GRADING PERMIT

- TE4. (GP) Prior to issuance of a grading permit, the project applicant shall submit conceptual striping plans for intersection improvements at Moreno Beach Drive and Brodiaea Avenue as identified in Condition TE9 for the City Traffic Engineer's approval.**

PRIOR TO IMPROVEMENT PLAN APPROVAL OR CONSTRUCTION PERMIT

- TE5. The driveways in public right of way shall conform to Section 9.11.080, and Table 9.11.080-14 of the City's Development Code - Design Guidelines, and City Standard Plan No. 118C.
- TE6. Sight distance at driveways and on streets shall conform to City of Moreno Valley Standard No. 125A, B, C at the time of preparation of final grading, landscape, and street improvements.

- TE7. Prior to the final approval of the street improvement plans, a signing and striping plan shall be prepared per City of Moreno Valley Standard Plans - Section 4 for all streets with a cross section of 66'/44' and wider.
- TE8. Prior to issuance of a construction permit, construction traffic control plans prepared by a qualified, Registered Civil or Traffic engineer may be required.
- TE9. Prior to the final approval of the street improvement plans, the project applicant shall design the intersection at Moreno Beach Drive and Brodiaea Avenue to provide the following:**

Northbound: One left turn lane, one shared through/right turn lane
Southbound: One left turn lane, one shared through/right turn lane
Eastbound: One shared left turn/through/right turn lane
Westbound: One shared left turn/through/right turn lane

PRIOR TO CERTIFICATE OF OCCUPANCY OR BUILDING FINAL

- TE10. (CO) Prior to issuance of a certificate of occupancy, all approved signing and striping shall be installed per current City Standards and the approved plans.
- TE11. (CO) If gated entrances are to be provided from a public street, then they will be provided with the following, or as approved by the City Engineer:
- A. A storage lane with length sufficient to support two vehicles in queue (minimum of 60 feet).
 - B. Signing and striping at the gate, including no parking signs.
 - C. A separate pedestrian entry.
 - D. Presence loop detectors (or another device) within 1 or 2 feet of the gates that ensures that the gates remain open while any vehicle is in the queue.

All of these features must be kept in working order.

- TE12. (CO) Prior to the issuance of a certificate of occupancy, the project applicant shall construct the intersection improvements identified in TE9. Construction shall be completed per the approved plans and coordinated with the street improvements.**

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

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

**CITY OF MORENO VALLEY
CONDITIONS OF APPROVAL**

Case No: P12-077

APN: 486-250-021

July 18, 2012

PUBLIC WORKS DEPARTMENT

Moreno Valley Utility

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

Acknowledgement of Conditions

The following items are Moreno Valley Utility's Conditions of Approval for project(s) P12-077; this project shall be completed at no cost to any Government Agency. All questions regarding Moreno Valley Utility's Conditions including but not limited to, intent, requests for change/modification, variance and/or request for extension of time shall be sought from Moreno Valley Utility (the Electric Utility Division) of the Public Works Department 951.413.3500. The applicant is fully responsible for communicating with Moreno Valley Utility staff regarding their conditions.

PRIOR TO ENERGIZING MVU ELECTRIC UTILITY SYSTEM AND CERTIFICATE OF OCCUPANCY

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

MVU-2 (BP) **City of Moreno Valley Municipal Utility Service – Electrical Distribution:** Prior to constructing the MVU Electric Utility System, the developer shall submit a detailed engineering plan showing design, location and schematics for the utility system to be approved by the City Engineer. In accordance with Government Code Section 66462, the Developer **shall** execute an agreement with the City providing for the installation, construction, improvement and dedication of the utility system following recordation of final map and concurrent with trenching operations and other subdivision

improvements so long as said agreement incorporates the approved engineering plan and provides financial security to guarantee completion and dedication of the utility system.

The Developer **shall** coordinate and receive approval from the City Engineer to install, construct, improve, and dedicate to the City, or the City's designee, all utility infrastructure (including but not limited to conduit, equipment, vaults, ducts, wires, switches, conductors, transformers, resistors, amplifiers, and "bring-up" facilities including electrical capacity to serve the identified development and other adjoining/abutting/ or benefiting projects as determined by Moreno Valley Utility) – collectively referred to as "utility system" (to and through the development), along with any appurtenant real property easements, as determined by the City Engineer to be necessary for the distribution and/or delivery of any and all "utility services" to each lot and unit within the Tentative Map. For purposes of this condition, "utility services" shall mean electric, cable television, telecommunication (including video, voice, and data) and other similar services designated by the City Engineer. "Utility services" shall not include sewer, water, and natural gas services, which are addressed by other conditions of approval. Properties within development may be subject to an electrical system capacity charge and that contribution will be collected prior to issuance of building permits.

The City, or the City's designee, shall utilize dedicated utility facilities to ensure safe, reliable, sustainable and cost effective delivery of utility services and maintain the integrity of streets and other public infrastructure. Developer shall, at developer's sole expense, install or cause the installation of such interconnection facilities as may be necessary to connect the electrical distribution infrastructure within the project to the Moreno Valley Utility owned and controlled electric distribution system. Alternatively, developer may cause the project to be included in or annexed to a community facilities district established or to be established by the City for the purpose of financing the installation of such interconnection and distribution facilities. The project shall be deemed to have been included in or annexed to such a community facilities district upon the expiration of the statute of limitations to any legal challenges to the levy of special taxes by such community facilities district within the property. The statute of limitations referred to above will expire 30 days after the date of the election by the qualified electors within the project to authorize the levy of special taxes and the issuance of bonds.

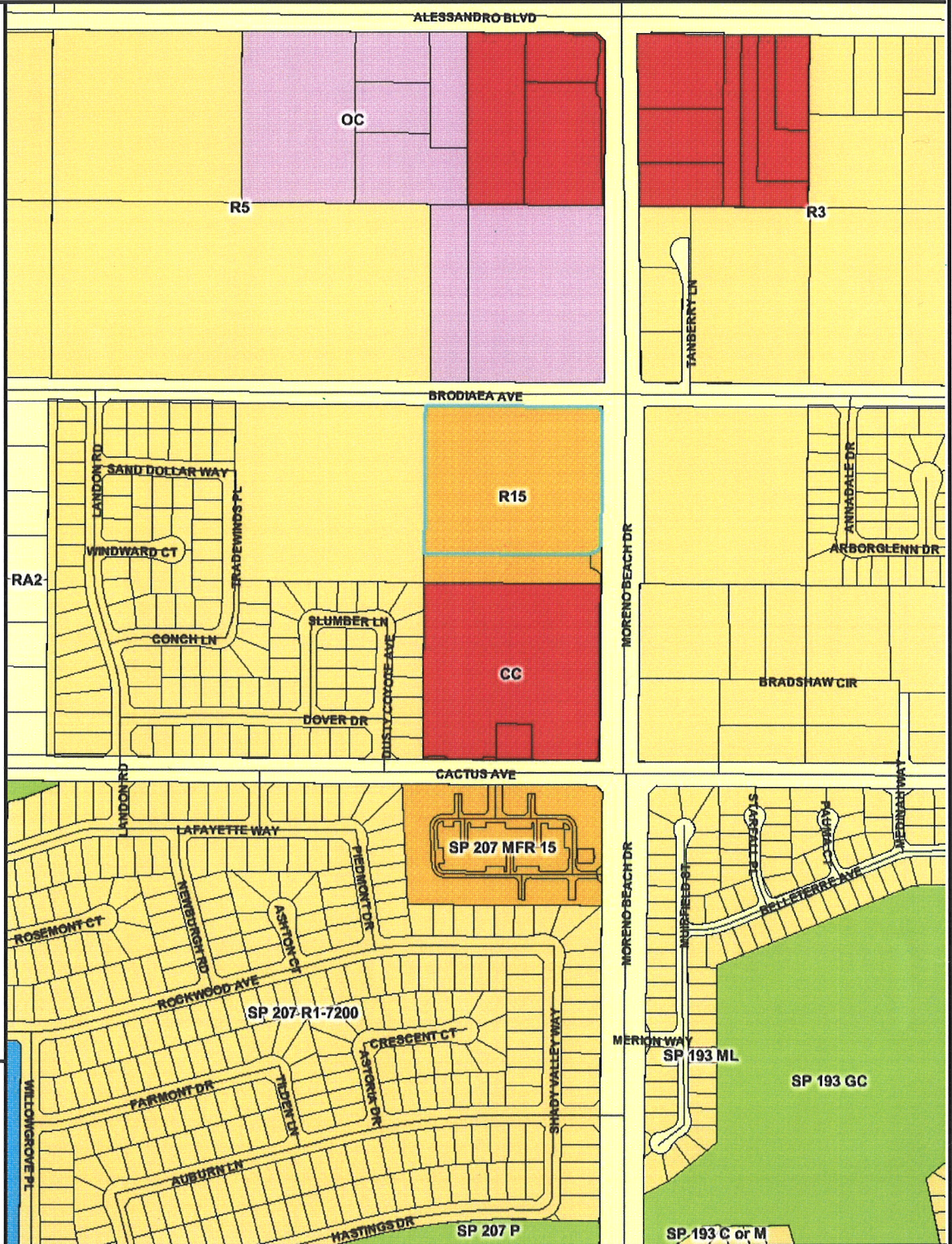
MVU-3 This project is subject to a Reimbursement Agreement. The project is responsible for a proportionate share of costs as associated with electrical distribution infrastructure previously installed that directly benefits the project. The project may be subject to a system wide capacity charge in addition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

P12-077

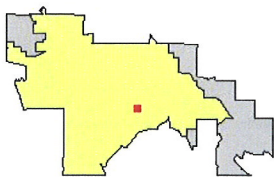
Amended Conditional Use Permit

Legend

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

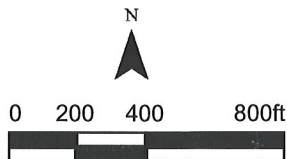


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City of Moreno Valley
 14177 Frederick St
 Moreno Valley, CA 92553

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



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ATTACHMENT 3



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P12-077

Amended Conditional Use Permit

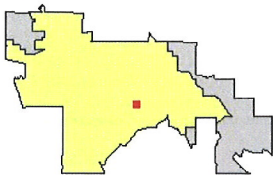
Legend

Ortho Photography



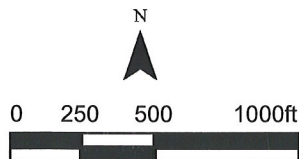
486250021

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

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



ATTACHMENT 4



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Building Code Data

2010 California Building Code
 Occupancy Classifications
 Assembly and Dining A-2
 Recreation Building A-3
 Offices and Administration B
 Assisted Living Units R-2.1

Occupancy Separations
 A-2/B = 1 hour
 A-2/R-2.1 = 2 hour

Fully Fireproofed
 Type of Construction = VA
 One story
 Average = 7.33 AC

Lobby/Administration Building

| Function of Space | Area | Area/Occupant | Occupants |
|----------------------------|-----------------------|-----------------|------------------|
| Lobby: | 784 sq. ft. | 100 sq.ft./occ. | 8 |
| Administration: | 213 sq. ft. | 100 sq.ft./occ. | 9 |
| Dining: | 1,226 sq. ft. | 15 sq.ft./occ. | 82 |
| Leasing: | 1,517 sq. ft. | 15 sq.ft./occ. | 102 |
| Cafe Room: | 475 sq. ft. | 50 sq.ft./occ. | 10 |
| Library: | 369 sq. ft. | 50 sq.ft./occ. | 8 |
| Men's & Women's Restrooms: | 592 sq. ft. | 0 sq.ft./occ. | 0 |
| Bistro: | 156 sq. ft. | 200 sq.ft./occ. | 0 |
| Laundry/Linen: | 579 sq. ft. | 200 sq.ft./occ. | 3 |
| Kitchen/Bus: | 2,255 sq. ft. | 289 sq.ft./occ. | 12 |
| Circulation: | 1,267 sq. ft. | 100 sq.ft./occ. | 13 |
| Telch Storage: | 151 sq. ft. | 300 sq.ft./occ. | 0 |
| Storage: | 104 sq. ft. | 300 sq.ft./occ. | 0 |
| Janitor Utilities: | 129 sq. ft. | 200 sq.ft./occ. | 0 |
| Total: | 10,387 sq. ft. | | 247 Total |

Recreation Building

| Function of Space | Area | Area/Occupant | Occupants |
|--------------------------|----------------------|-----------------|-----------------|
| Great Room: | 859 sq. ft. | 15 sq.ft./occ. | 60 |
| Fitness: | 324 sq. ft. | 50 sq.ft./occ. | 7 |
| Aerobics: | 324 sq. ft. | 50 sq.ft./occ. | 7 |
| Wi Room: | 232 sq. ft. | 50 sq.ft./occ. | 5 |
| Kitchen/Storage: | 284 sq. ft. | 200 sq.ft./occ. | 2 |
| Restrooms (Men & Women): | 410 sq. ft. | 0 sq.ft./occ. | 0 |
| Storage: | 63 sq. ft. | 300 sq.ft./occ. | 0 |
| Linens: | 57 sq. ft. | 200 sq.ft./occ. | 0 |
| Circulation: | 41 sq. ft. | 100 sq.ft./occ. | 0 |
| Total: | 2,624 sq. ft. | | 81 Total |

Restroom requirements

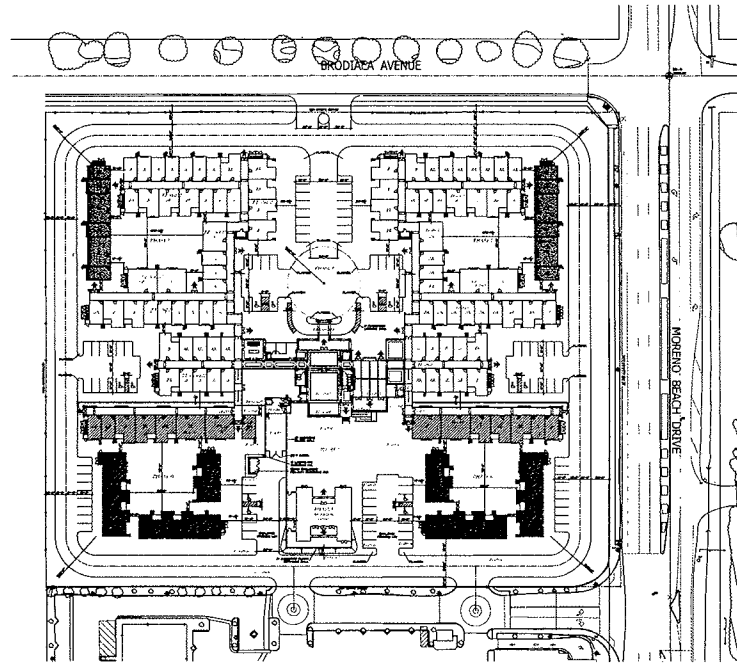
Individual units have private restrooms

Administration Building

247 Occupants (50% Men & 50% Women)
 Minimum Fixtures
 Men (124) Women (124)
 3 w.c. min. (3 provided) 4 w.c. min. (5 provided)
 1 urinal min. (2 provided)
 4 lavatories min. (4 provided) 4 lavatories min. (5 provided)

Recreation Building

81 Occupants (50% Men & 50% Women)
 Minimum Fixtures
 Men (40.5) Women (40.5)
 2 w.c. min. (3 provided) 3 w.c. min. (4 provided)
 1 urinal min. (2 provided)
 2 lavatories min. (2 provided) 2 lavatories min. (3 provided)



Square Footage Tabulation

Phase I - 100 Units
 • Unit A: studio/1 bath 66 Units (66 Bedrooms)
 • Unit B: 1 bedroom/1 bath 24 Units (24 Bedrooms)
 • Unit C: 2 bedroom/2 bath 10 Units (20 Bedrooms)
 Total: 100 Units (110 Bedrooms)
 Unit and Circulation sq. ft. 61,151 sq. ft.
 Admin. Building sq. ft.: 10,387 sq. ft.
 Recreation Building sq. ft.: 2,624 sq. ft.
 Total Phase I sq. ft.: 74,165 sq. ft.

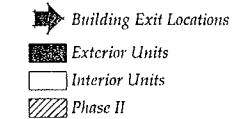
Phase II - 40 Units
 • Unit A: studio/1 bath 17 Units (17 Bedrooms)
 • Unit B: 1 bedroom/1 bath 16 Units (16 Bedrooms)
 • Unit C: 2 bedroom/2 bath 6 Units (12 Bedrooms)
 Total: 39 Units (45 Bedrooms)
 Total Unit and Circulation Square Footage 24,269 sq. ft.
 Total Phase II sq. ft.: 24,269 sq. ft.
 Total Building Square Footage Phases I & II: 98,434 sq. ft.
 Total Unit & Bedroom Count for Phases I & II: 139 Units (155 Bedrooms)

Parking Tabulation

Note: All stalls to be double striped per Municipal Code.
 Note: Stalls to be 9' x 18' (16' deep with 2' overhang of curb).
 Phase I:
 Unit Parking: 110 bedrooms 44 spaces
 Employee Parking: 12 employees 17 spaces
 1 space/employee = 17 spaces
 Total Parking required for Phase I: 61 spaces
 Phase II:
 Unit Parking: 45 bedrooms 19 spaces
 Employee Parking: 5 employees 5 spaces
 1 space/employee = 5 spaces
 Total Parking required for Phase II: 24 spaces
 Total Required Parking: 85 spaces
 Total Provided Parking: 85 spaces
 Regular Spaces: 83 spaces
 Handicap Spaces: 12 spaces (2 Van)
 Total Parking Provided: 95 spaces

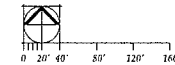
Trash Enclosure

Note: Trash Enclosure Design per City Standard e27.



Architectural Site Plan

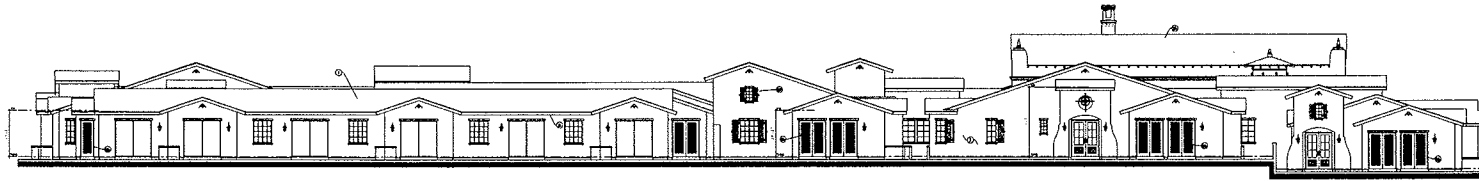
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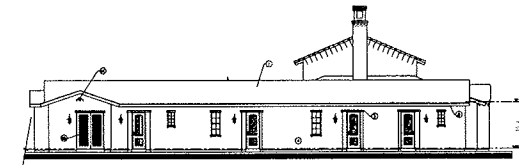
Continental East Development

Renaissance Village
 of Moreno Valley

31411 Camino Capistrano, Suite 300 949 487-2320
 1801 Juan Capistrano, CA 92616 fax 949 487-2321
 11-1-11 211-03



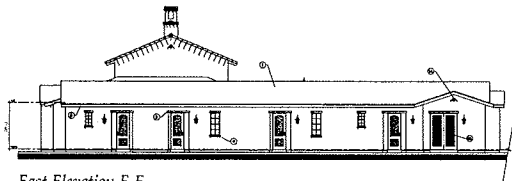
West Elevation D-D



West Elevation D-D



East Elevation E-E



East Elevation E-E

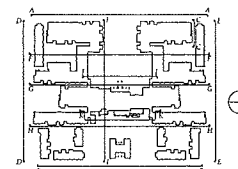
Elevation Notes

1. Some blank areas on elevations involve cut sheets and will not be visible from any of the four main elevations. See Key Plan.
2. All roof top equipment to be fully screened from public view on all sides of the property by roof parapet.
3. All building up lighting to be done with landscape lighting.
4. All architectural wall hung fixtures will be down lighting.

Exterior Materials

- | | |
|--|--|
| <ol style="list-style-type: none"> 1. Concrete "S" Tile 2. Stucco w/ Sand Finish 3. Stucco of Foam Trim 4. Stucco of Foam Sill 5. Stucco Wall w/ Brick Cap 6. Scalloped Stucco Edge Detail 7. Wood Eyebrow Roof 8. Wood Fascia 9. Polyurethane Reffer Tails | <ol style="list-style-type: none"> 10. Polyurethane Shutters 11. Precast Concrete Column 12. Precast Concrete Frieze 13. Precast Concrete Rosette w/ Iron Detail 14. False Clay Tile Vent 15. Aluminum Clad French Doors 16. Metal Louvered Doors 17. Metal & Glass Rolling 18. Metal Glauway Cap w/ Roofline |
|--|--|

Key Plan



Exterior Elevations

Scale: 3/8" = 1'-0"



PEKAREK-CRANDELL, Inc.
architecture - planning

31411 Camino Capistrano, Suite 200 9491 487-2330
180 Juan Capistrano, ca 92675 fax 9491 487-2291
11-1-11 #11-03

Continental East Development

*Renaissance Village
of Moreno Valley*

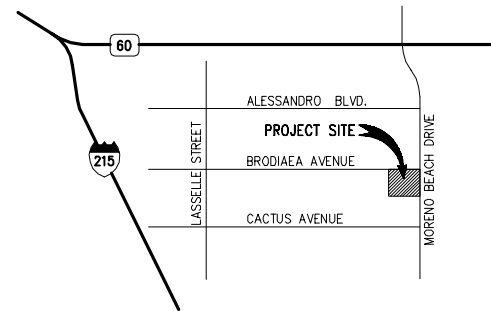
SITE PLAN CONDITIONAL USE PERMIT No. P12-077 AMENDED

IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
APN 486-250-021

ATTACHMENT 6

VICINITY MAP

NOT TO SCALE
SEC. 15, T.3S, R.3W



OWNER/APPLICANT

CONTINENTAL EAST DEVELOPMENT, INC.
25467 MEDICAL CENTER DR., SUITE 201
MURRIETA, CA. 92562
TEL: (951) 600-8600

CONTACT : CHARLENE M. KUSSNER
EMAIL : ckussner@continentaldev.com
TELEPHONE : (951) 757-2571

ENGINEER:

PACIFIC COAST LAND CONSULTANTS, INC
25096 JEFFERSON AVENUE, SUITE "D"
MURRIETA, CA. 92562
TELEPHONE NO.: (951) 698-1350
FAX NO.: (951) 698-8657

ARCHITECT:

BREWER FRASER HOLLAND LOTTO
445 BUSH STREET, SUITE 500
SAN FRANCISCO, CA. 94108
TELEPHONE NO.: (415) 981-2345
FAX NO.: (415) 981-2343

LANDSCAPE ARCHITECT:

WILSON ASSOCIATES
11262 WARMINGTON STREET
RIVERSIDE, CA. 92503
TELEPHONE (951) 353-2436

SITE ADDRESS:

SOUTHWEST CORNER OF BRODIAEA AVENUE AND MORENO BEACH DRIVE

LEGAL DESCRIPTION:

LOT 1 IN BLOCK 132 OF MAP NO.1 OF BEAR VALLEY AND ALESSANDRO COMPANY, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 10 OF MAPS IN THE COUNTY RECORDERS OFFICE ON SAN BERNARDINO, STATE OF CALIFORNIA.

EXCEPTING THEREFROM THE SOUTHERLY 103.07 FEET OF SAID LOT.

SAID PROPERTY IS ALSO SHOWN AS PARCEL A OF LOT LINE ADJUSTMENT NO. 980 RECORDED FEBRUARY 27, 2007 AS INSTRUMENT NO. 2007-134113 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

GENERAL NOTES:

1. PREPARED : JUNE 2012
2. THOMAS BROS. COORD'S : PAGE 718, D6
3. EXISTING ZONING : SP#214/ CC (COMMUNITY COMMERCIAL DIST.)
4. PROPOSED ZONING : R-20 (RESIDENTIAL 20 DISTRICT)
- PROPOSED LAND USE : RESIDENTIAL
- EXISTING LAND USE : RESIDENTIAL
- PROJECT ACREAGE : 7.33 AC GROSS, DISTURBED AREA = 7.33 AC
- NO SPECIAL FLOOD HAZARD EXISTS IN THIS AREA
- THE PROJECT HAS BEEN INCORPORATED INTO THE MORENO VALLEY COMMUNITY SERVICES DISTRICTS ZONE A, C AND M.
10. THIS IS NOT A GATED COMMUNITY
11. ALL ROOF DRAINS SHALL BE DIRECTED TO THE LANDSCAPE AREA.
12. ALL PARKING STALLS WILL BE DOUBLE-STRIPED PER MUNICIPAL CODE REQUIREMENTS.

SQUARE FOOTAGE TABULATION

TYPE OF CONSTRUCTION: V-A, FULLY SPRINKLERED

| | | |
|----------|------------------------|---------------------|
| PHASE I | UNIT A: STUDIO/1 BATH: | 32 UNITS |
| | UNIT B: 1 BED, 1 BATH: | 24 UNITS |
| | UNIT C: 2 BED, 2 BATH: | 4 UNITS |
| | MEMORY CARE STUDIO: | 32 UNITS |
| | MEMORY CARE COMPANION: | 2 UNITS |
| | TOTAL PHASE I: | 94 UNITS |
| PHASE II | UNIT A: STUDIO/1 BATH: | 30 UNITS |
| | UNIT B: 1 BED, 1 BATH: | 8 UNITS |
| | UNIT C: 2 BED, 2 BATH: | 6 UNITS |
| | TOTAL PHASE II: | 44 UNITS |
| | TOTAL PHASE I & II: | 138 UNITS, 150 BEDS |

PARKING TABULATION

ALL PARKING TO BE CONSTRUCTED IN PHASE 1

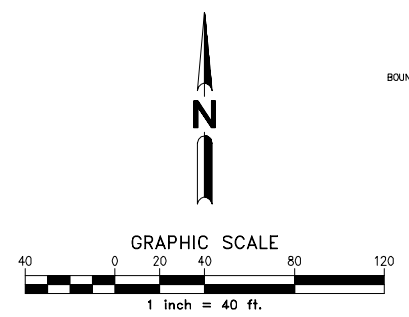
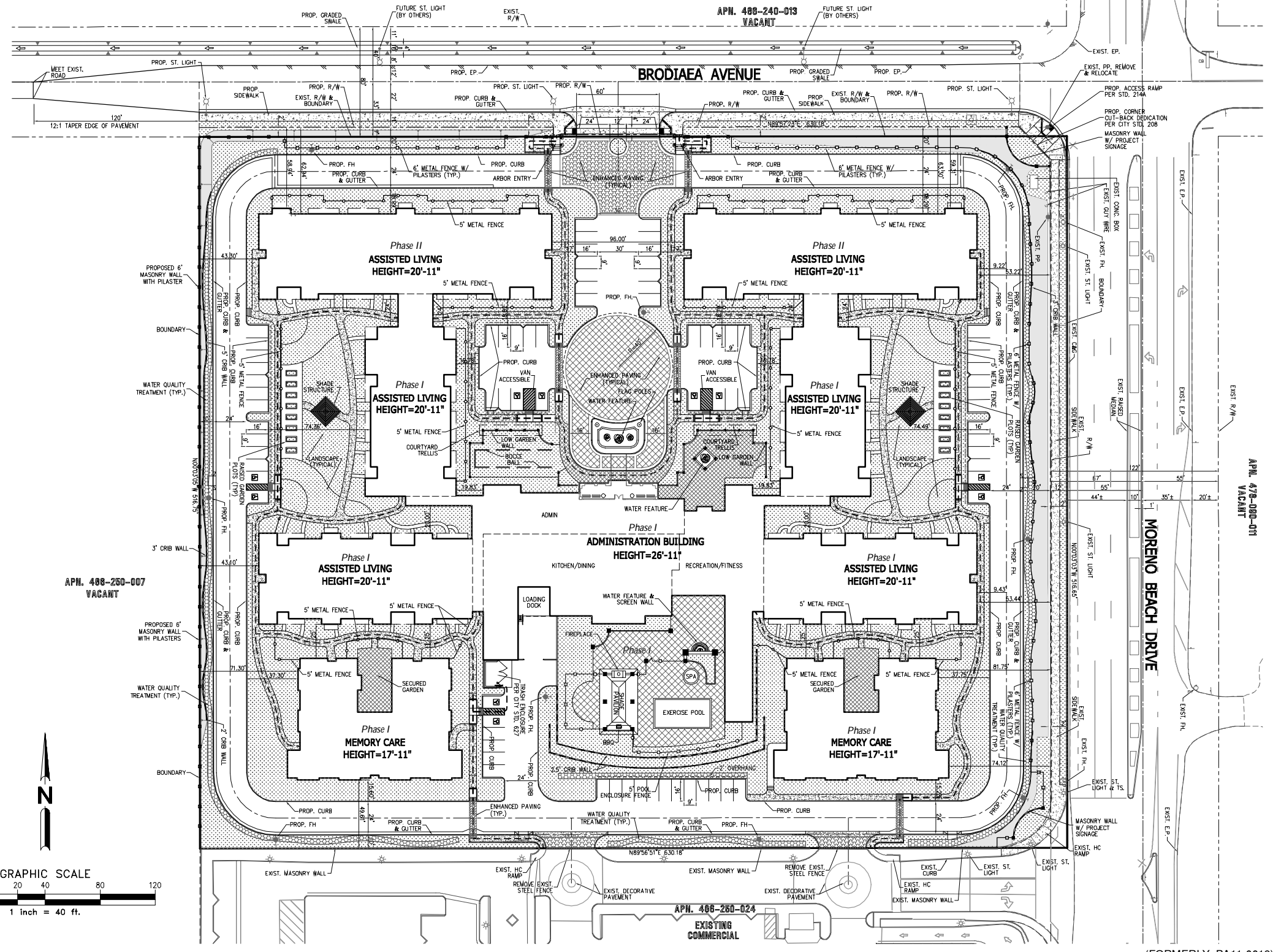
| | |
|----------------------------|-----------|
| TOTAL PARKING REQUIRED: | 73 SPACES |
| UNIT PARKING: 150 BEDROOMS | |
| 0.484 SPACES/BEDROOM | |
| (0.44 + 10%) | |

| | |
|-------------------------|-------------------|
| REGULAR SPACES: | 66 SPACES |
| HANDICAP SPACES: | 10 SPACES (4 VAN) |
| TOTAL PARKING PROVIDED: | 76 SPACES |

AREA DENSITY CALCULATION

| | | |
|-------------------------------|-------------|--------|
| TOTAL BUILDING SQUARE FOOTAGE | 98,700 SF. | 30.9% |
| LANDSCAPING | 98,368 SF. | 30.8% |
| STREET, PARKING & SIDEWALK | 122,277 SF. | 38.3% |
| TOTAL AREA = | 319,295 SF. | 100.0% |

| | | |
|--|------------------------------|-----------|
| PHASE I UNIT AND CIRCULATION AREA | ASSISTED LIVING: | 28,850 SF |
| | MEMORY CARE: | 10,750 SF |
| | CIRCULATION/COMMONS | |
| | ASSISTED LIVING: | 19,425 SF |
| | MEMORY CARE: | 7,225 SF |
| | OTHER AREAS | |
| | KITCHEN/MECH/SUPPORT OFFICE: | 4,325 SF |
| | OFFICE: | 1,525 SF |
| | RECREATION BUILDING: | 1,600 SF |
| | TOTAL: | 73,700 SF |
| PHASE II UNIT AND CIRCULATION AREA | UNITS: | 20,850 SF |
| | CIRCULATION/COMMON: | 4,150 SF |
| | TOTAL: | 25,000 SF |
| PHASE I & II UNIT AND CIRCULATION AREA | PHASE I | |
| | MEMORY CARE: | 17,975 SF |
| | ASSISTED LIVING/OTHER AREAS: | 55,725 SF |
| | TOTAL: | 73,700 SF |
| | PHASE II | |
| | TOTAL: | 25,000 SF |
| | PHASE I & II OVER ALL TOTAL: | 98,700 SF |



59-

HK PACIFIC COAST LAND CONSULTANTS, Inc.
Civil Engineering • Land Planning • Land Surveying
25096 Jefferson Avenue, Suite "D" Murrieta, Ca. 92562
Tel: (951) 698-1350 Fax: (951) 698-8657

| NO. | REVISION | BY: | DATE: |
|-----|----------|-----|-------|
| | | | |
| | | | |
| | | | |

**ASSISTED LIVING
SITE PLAN**
CONDITIONAL USE PERMIT No. P12-077
CITY OF MORENO VALLEY COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

SHEET NO.:
1
OF 1 SHEETS

S:\Land Projects 2004\27175 MORENO VALLEY SENIOR WING\19-SITE PLAN\19-SITE PLAN.dwg 8-08-12 02:03:47 PM (cmf)

Architect:
Brewer Fraser Holland Lotito
Architects

bhfl 445 Bush Street Suite 500
San Francisco, California 94108
p.415.981.2345 f.415.981.2343

SMITHGROUP JJR 301 Battery Street 7th Floor
San Francisco, California 94111
p.415.227.0100 f.415.343.2128

Design Consultants:
Pacific Coast Land Consultants
Civil Engineers
25096 Jefferson Ave. #D
Murrieta, CA 92562
p. (951) 689-1350

Wilson Associates
Landscape
11262 Warmington Street
Riverside, CA 92503
p. (951) 353-2436

Discipline Stamp:

Revisions:

| No. | Revision: | By: | Date: | Appr: |
|-----|-----------|-----|-------|-------|
| | | | | |
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CONDITIONAL USE PERMIT APPLICATION

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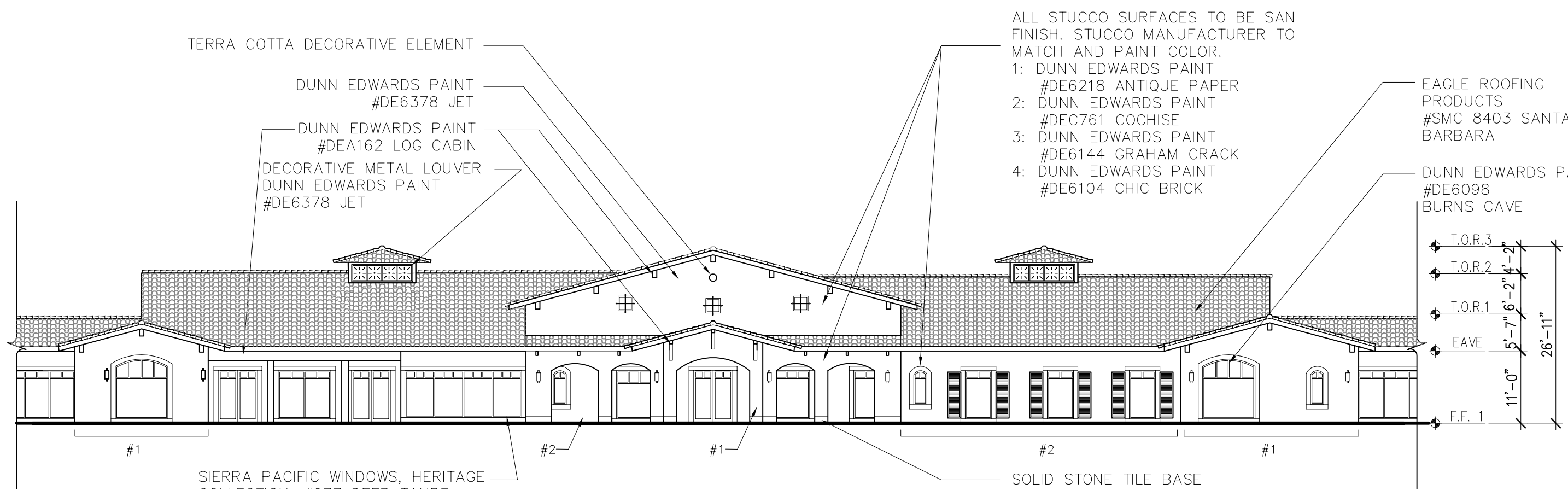
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RENAISSANCE VILLAGE OF MORENO VALLEY
APN 486-250-021

Project Title:
CONDITIONAL USE PERMIT APPLICATION

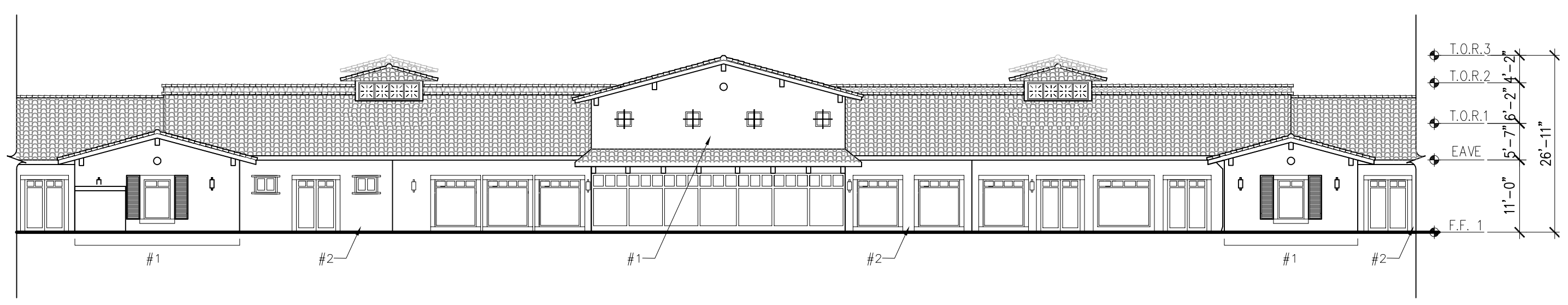
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Checked By: RL
Issue Date: 06/11/12

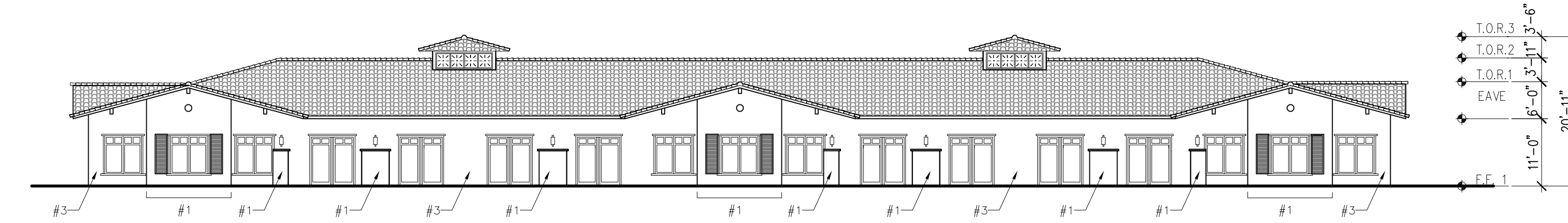
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Sheet:
A3.01
Of Sheets



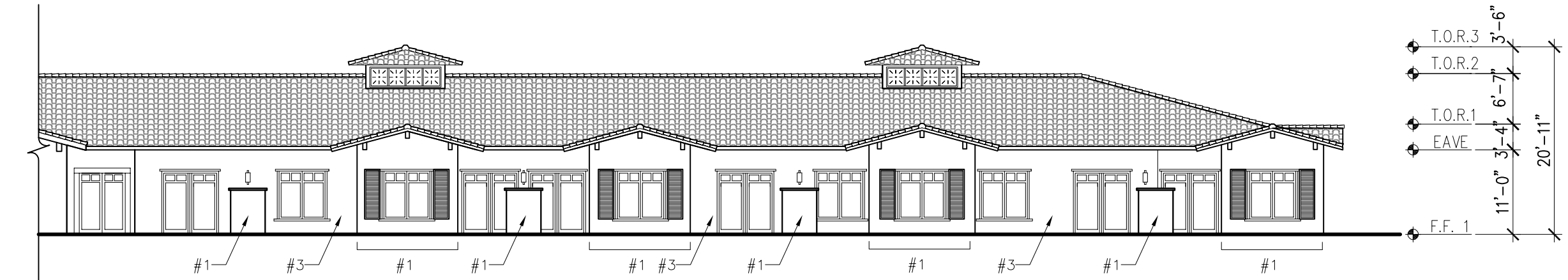
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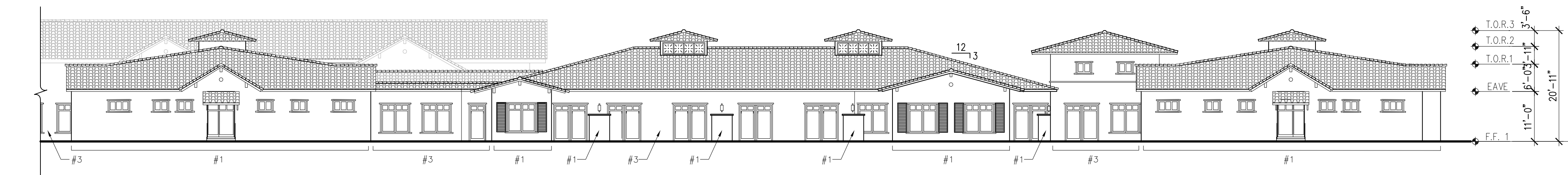
4 COMMON & ADMINISTRATION - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



11 NORTH (BRODIAEA ST.) ELEVATION
SCALE: 1/16" = 1'-0"



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



12 EAST (MORENO BEACH DR.) ELEVATION, WEST ELEVATION - SIM.
SCALE: 1/16" = 1'-0"

-60-

Architect:

Brewer Fraser Holland Lotito
Architects



445 Bush Street Suite 500
San Francisco, California 94108
p.415.981.2345 f.415.981.2343



301 Battery Street 7th Floor
San Francisco, California 94111
p.415.227.0100 f.415.343.2128

Design Consultants:

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Civil Engineers
25096 Jefferson Ave. #D
Murrieta, CA 92562
p. (951) 689-1350

Wilson Associates
Landscape
11262 Warmington Street
Riverside, CA 92503
p. (951) 353-2436

Discipline Stamp:

Revisions:

| No. | Revision: | By: | Date: | Appr: |
|-----|-----------|-----|-------|-------|
| | | | | |
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CONDITIONAL USE PERMIT APPLICATION

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Facility:

RENAISSANCE VILLAGE OF MORENO VALLEY
APN 486-250-021

Project Title:

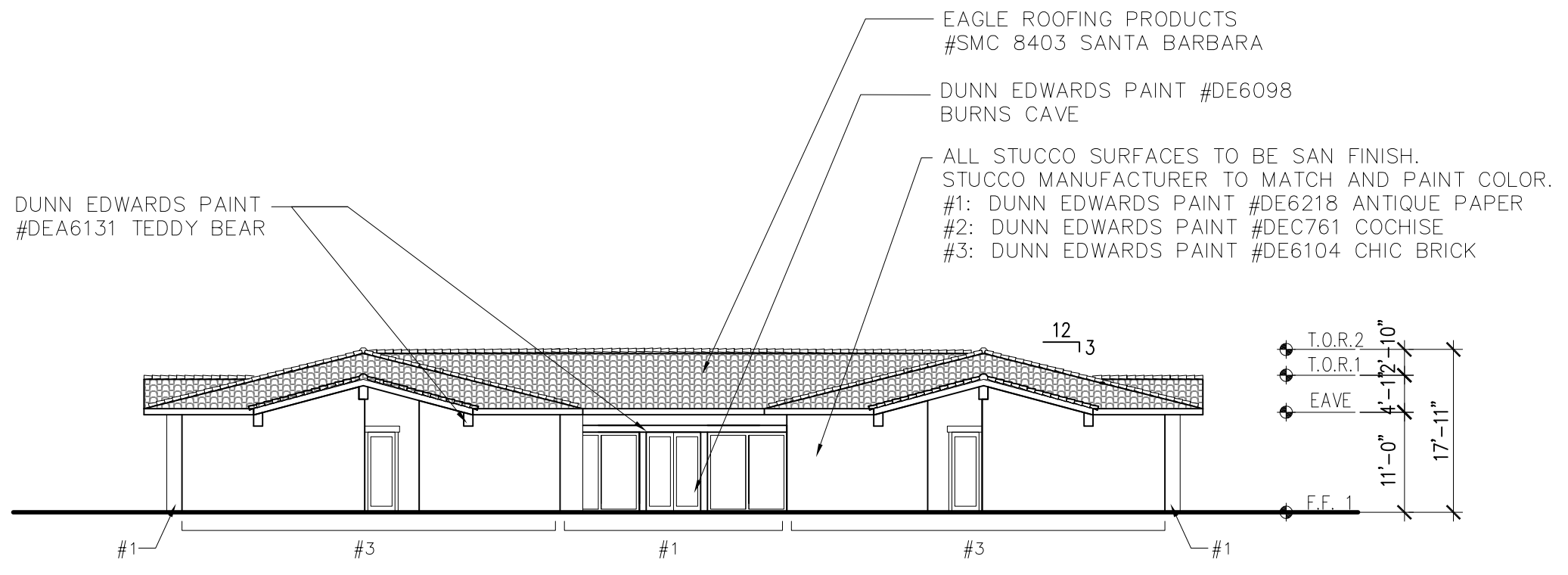
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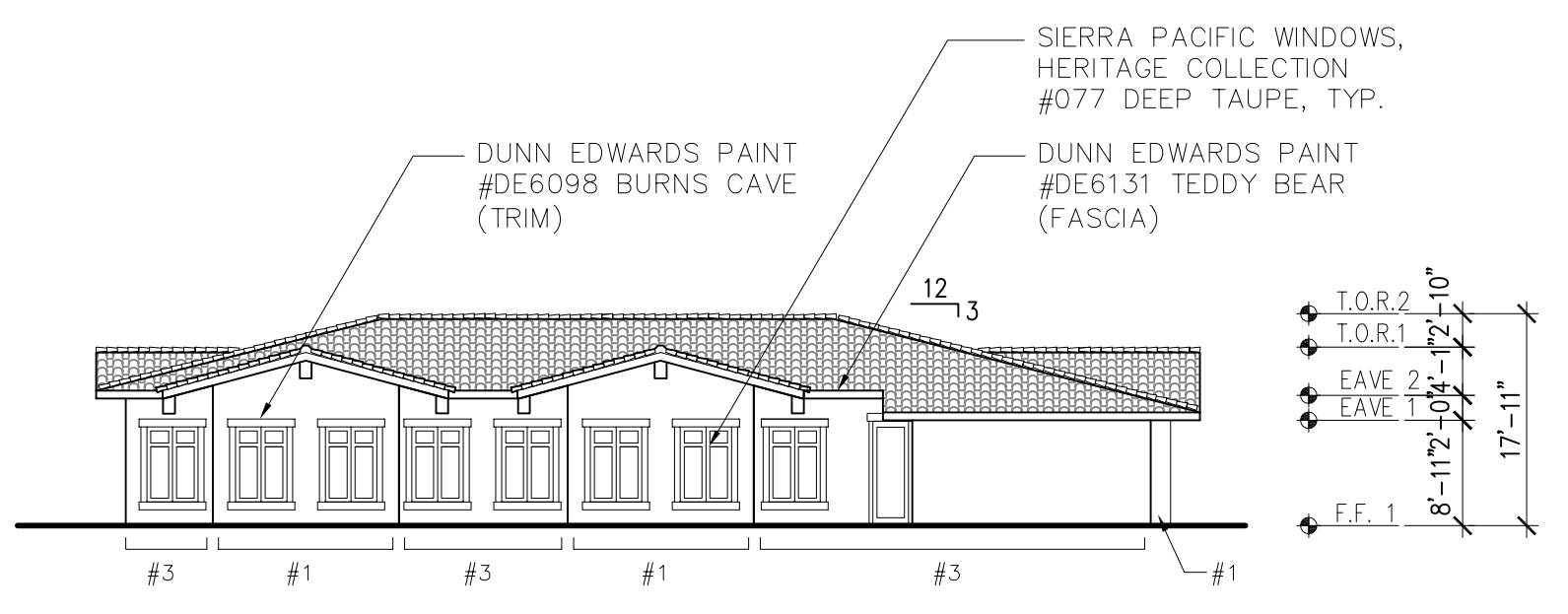
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Checked By: RL
Issue Date: 06/11/12

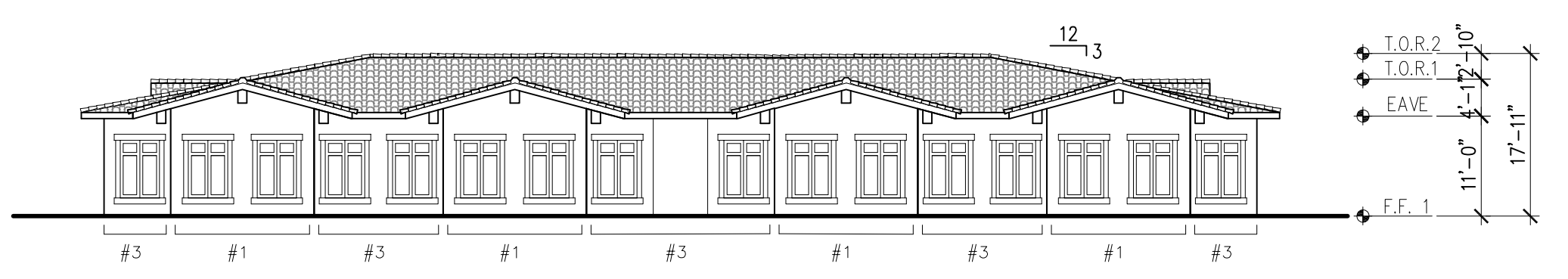
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PERMIT NO:
Sheet:
A3.02
Of Sheets



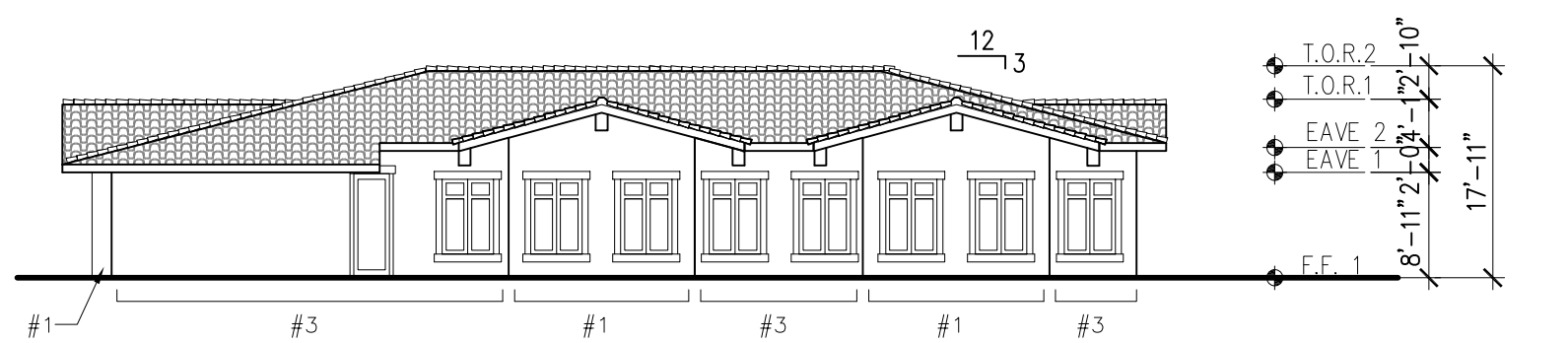
9 MEMORY CARE - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



10 MEMORY CARE - EAST ELEVATION
SCALE: 1/16" = 1'-0"



11 MEMORY CARE - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



12 MEMORY CARE - WEST ELEVATION
SCALE: 1/16" = 1'-0"

-61-

Discipline Stamp:

Revisions:

| No. | Revision: | By: | Date: | Appr: |
|-----|-----------|-----|-------|-------|
| | | | | |
| | | | | |
| | | | | |

CONDITIONAL USE PERMIT APPLICATION

These drawings and specifications and the concepts embodied in them are the original unpublished work of BREWER FRASER HOLLAND & LOTITO, and may not be used, disclosed, or duplicated without written consent of BREWER FRASER HOLLAND & LOTITO, whether the project for which they were made is executed or not, unless otherwise agreed by contract.

Facility:
RENAISSANCE VILLAGE OF MORENO VALLEY
APN 486-250-021

Project Title:
CONDITIONAL USE PERMIT APPLICATION

Sheet Title:

RENDERED ELEVATIONS

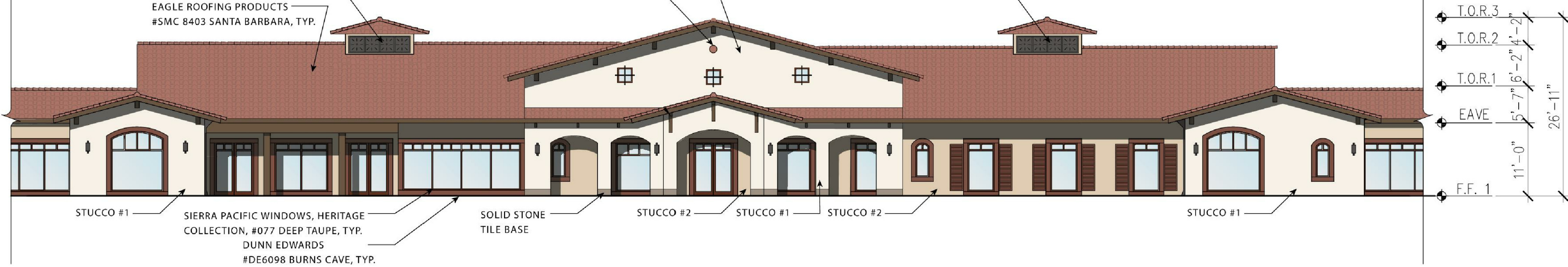
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| Drawn By: | NK | PERMIT NO: | |
| Checked By: | RL | Sheet: | A3.03 |
| Issue Date: | 06/11/12 | Of Sheets: | |

ALL STUCCO SURFACES TO BE SAND FINISH.
 STUCCO MANUFACTURER TO MATCH AND
 PAINT COLOR.
 1: DUNN EDWARDS PAINT
 #DE6218 ANTIQUE PAPER
 2: DUNN EDWARDS PAINT
 #DEC761 COCHISE
 3: DUNN EDWARDS PAINT
 #DE6104 CHIC BRICK

DECORATIVE METAL LOUVER
 DUNN EDWARDS PAINT
 #DE6378 JET
 EAGLE ROOFING PRODUCTS
 #SMC 8403 SANTA BARBARA, TYP.

TERRA COTTA DECORATIVE ELEMENT

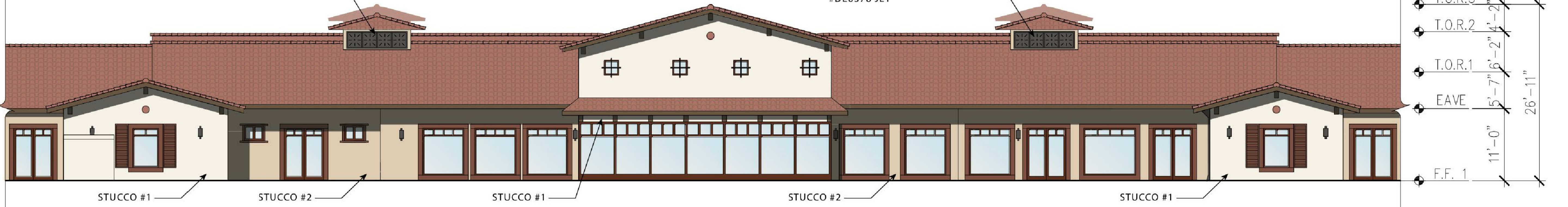
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 DUNN EDWARDS PAINT
 #DE6378 JET



FRONT / NORTH

DECORATIVE METAL LOUVER
 DUNN EDWARDS PAINT
 #DE6378 JET

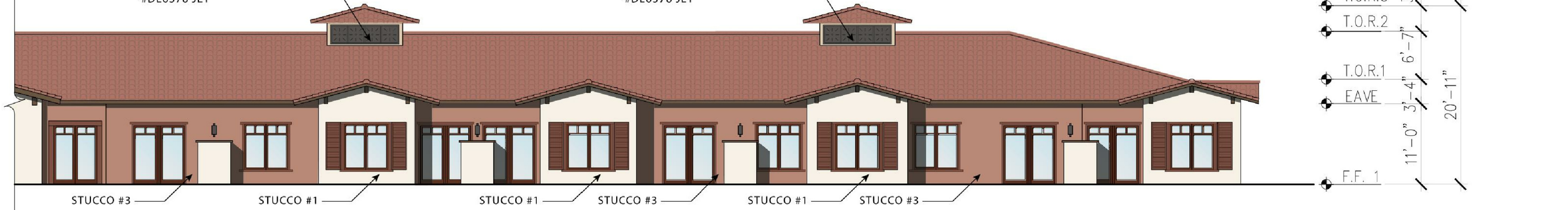
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 #DE6378 JET



BACK / SOUTH

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 DUNN EDWARDS PAINT
 #DE6378 JET

DECORATIVE METAL LOUVER
 DUNN EDWARDS PAINT
 #DE6378 JET

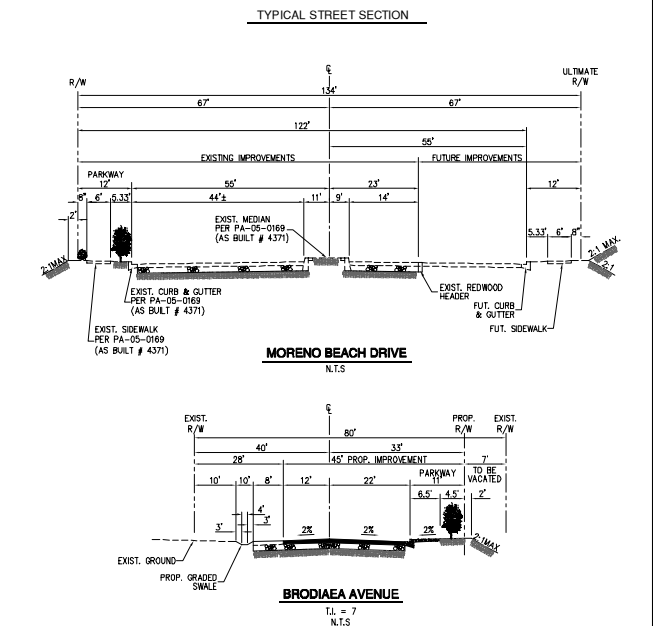
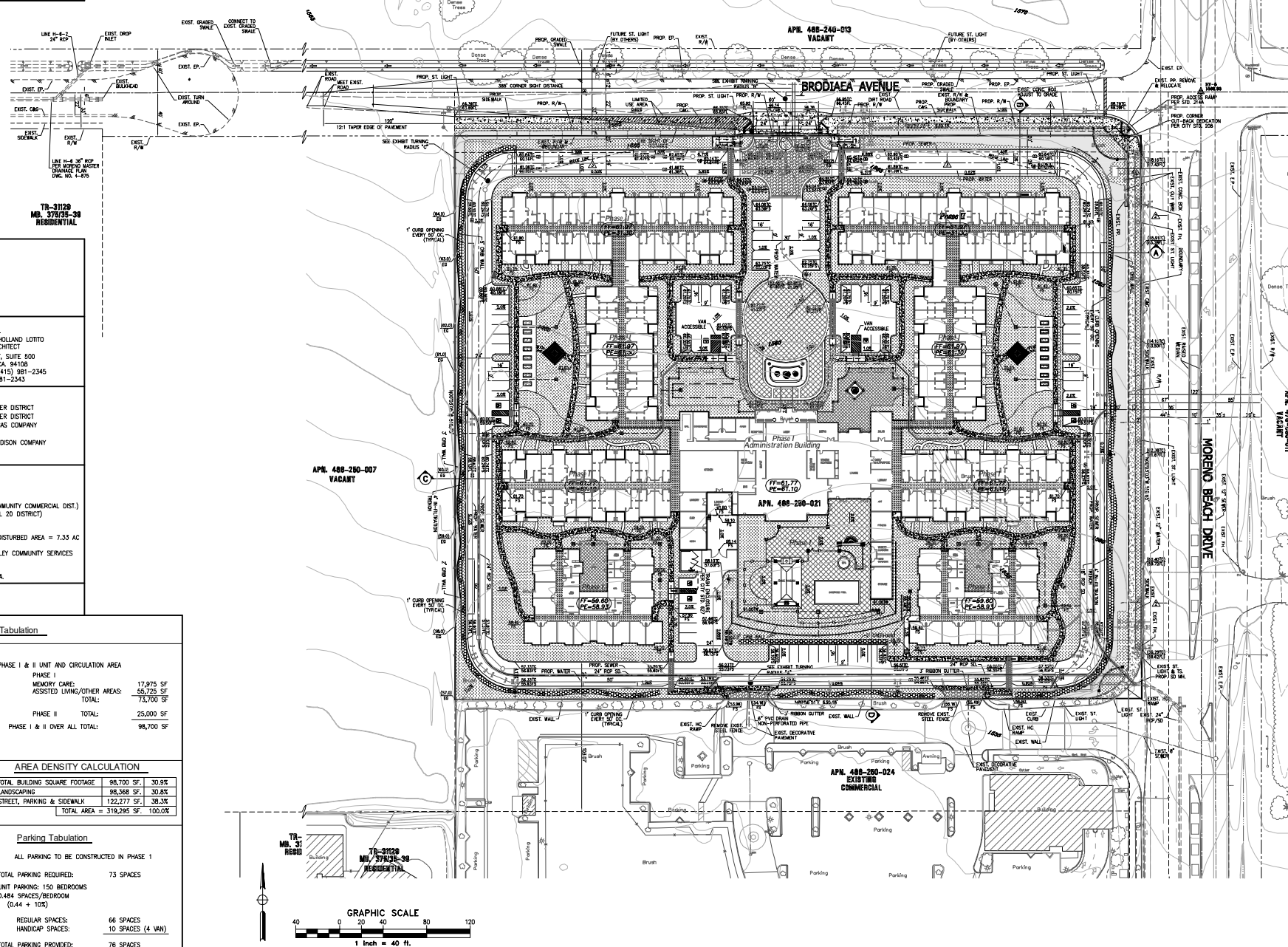
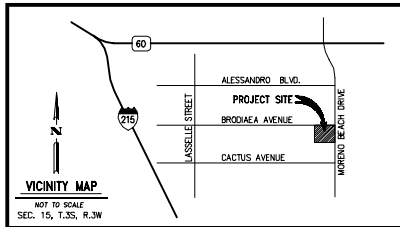


TYP. UNITS

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PRELIMINARY GRADING PLAN CONDITIONAL USE PERMIT No. P12-077 AMENDED

IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
APN 486-250-021



OWNER/APPLICANT:
CONTINENTAL EAST DEVELOPMENT, INC.
25467 MEDICAL CENTER DR., SUITE 201
MURRIETA, CA 92562
TEL: (951) 690-8600

CONTACT: CHARLENE M. KUSSNER
EMAIL: ckussner@continentaleastdev.com
TELEPHONE: (951) 757-2071

ENGINEER:
PACIFIC COAST LAND CONSULTANTS, INC.
25096 JEFFERSON AVENUE, SUITE "D"
MURRIETA, CA 92562
TELEPHONE NO.: (951) 698-1350
FAX NO.: (951) 698-8657

ARCHITECT:
BREWER FRASER HOLLAND LOTITO
(974) ARCHITECT
445 BUSH STREET, SUITE 500
SAN FRANCISCO, CA 94108
TELEPHONE NO.: (415) 981-2345
FAX NO.: (415) 981-2343

UTILITY PURVEYORS:
SEWER: EASTERN MUNICIPAL WATER DISTRICT
WATER: EASTERN MUNICIPAL WATER DISTRICT
GAS: SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE: VERIZON
ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY
POWER: MORENO VALLEY UTILITY
CABLE TV: TIME WARNER CABLE

GENERAL NOTES:

1. PREPARED: JUNE 2012
2. THOMAS BROS. COORD'S: PAGE 718, 06
3. EXISTING ZONING: SP214/ CC (COMMUNITY COMMERCIAL DIST.)
4. PROPOSED ZONING: R-20 (RESIDENTIAL 20 DISTRICT)
5. PROPOSED LAND USE: RESIDENTIAL
6. EXISTING LAND USE: RESIDENTIAL
7. PROJECT ACREAGE: 7.33 AC GROSS, DISTURBED AREA = 7.33 AC
8. NO SPECIAL FLOOD HAZARD EXISTS IN THIS AREA
9. THE PROJECT HAS BEEN INCORPORATED INTO THE MORENO VALLEY COMMUNITY SERVICES DISTRICTS ZONE A, C AND M
10. THIS IS NOT A GATED COMMUNITY
11. ALL ROOF DRAINS SHALL BE DIRECTED TO THE LANDSCAPE AREA.

EARTHWORK QUANTITIES:
CUT: 12,000 CY, FILL: 12,000 CY

| Square Footage Tabulation | |
|---|---|
| PHASE I | UNIT A: STUDIO/1 BATH: 32 UNITS UNIT B: 1 BED, 1 BATH: 24 UNITS UNIT C: 2 BED, 2 BATH: 4 UNITS MEMORY CARE STUDIO: 32 UNITS MEMORY CARE COMPANION: 2 UNITS TOTAL PHASE I: 94 UNITS |
| PHASE II | UNIT A: STUDIO/1 BATH: 30 UNITS UNIT B: 1 BED, 1 BATH: 6 UNITS UNIT C: 2 BED, 2 BATH: 6 UNITS TOTAL PHASE II: 44 UNITS |
| TOTAL PHASE I & II: 138 UNITS, 150 BEDS | |
| PHASE I UNIT AND CIRCULATION AREA | ASSISTED LIVING: 28,850 SF MEMORY CARE: 10,750 SF CIRCULATION/COMMONS: 19,425 SF ASSISTED LIVING: 7,225 SF MEMORY CARE: 4,375 SF OFFICE: 1,525 SF RECREATION BUILDING: 1,600 SF TOTAL: 73,700 SF |
| PHASE II UNIT AND CIRCULATION AREA | CIRCULATION/COMMONS: 20,850 SF UNITS: 4,150 SF CIRCULATION/COMMON: 25,000 SF TOTAL: 50,000 SF |
| TOTAL PHASE I & II: 123,700 SF | |

| AREA DENSITY CALCULATION | |
|----------------------------------|--------------------|
| TOTAL BUILDING SQUARE FOOTAGE | 39,700 SF / 30.8% |
| LANDSCAPING | 38,368 SF / 30.8% |
| STREET, PARKING & SIDEWALK | 122,277 SF / 38.1% |
| TOTAL AREA = 319,295 SF / 100.0% | |

Parking Tabulation

ALL PARKING TO BE CONSTRUCTED IN PHASE I

| | |
|----------------------------|----------------------------------|
| TOTAL PARKING REQUIRED: | 73 SPACES |
| UNIT PARKING: 150 BEDROOMS | 0.44 SPACES/BEDROOM (0.44 + 10%) |
| REGULAR SPACES: | 66 SPACES |
| HANDICAP SPACES: | 10 SPACES (4 VAN) |
| TOTAL PARKING PROVIDED: | 76 SPACES |

SITE ADDRESS:
SOUTHWEST CORNER OF BRODIAEA AVENUE AND MORENO BEACH DRIVE

ASSESSOR PARCEL NUMBER:
486-250-021

LEGAL DESCRIPTION:
LOT 1 IN BLOCK 132 OF MAP NO. 1 OF BEAR VALLEY AND ALESSANDRO COMPANY, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 10 OF MAPS IN THE COUNTY RECORDERS OFFICE ON SAN BERNARDINO, STATE OF CALIFORNIA

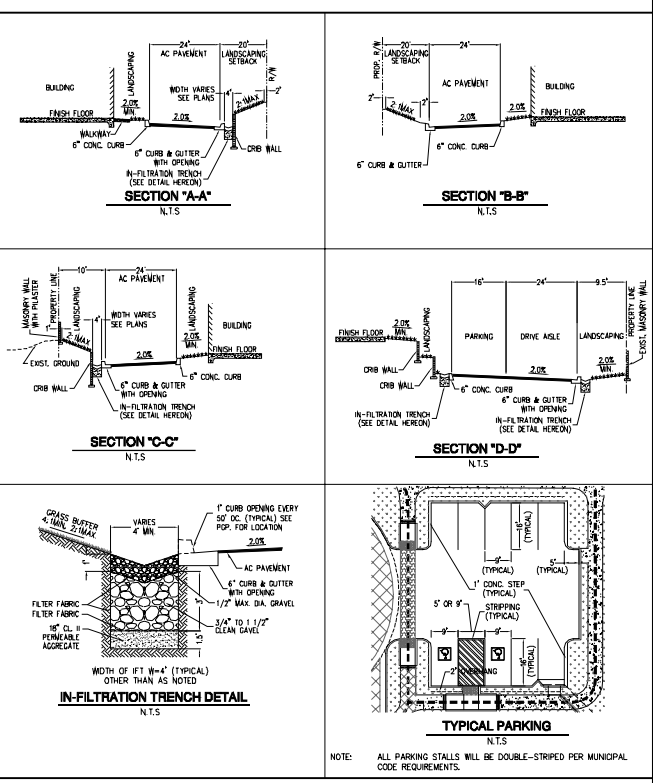
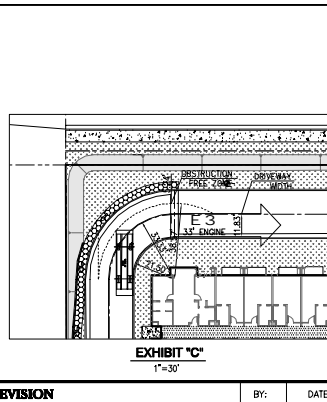
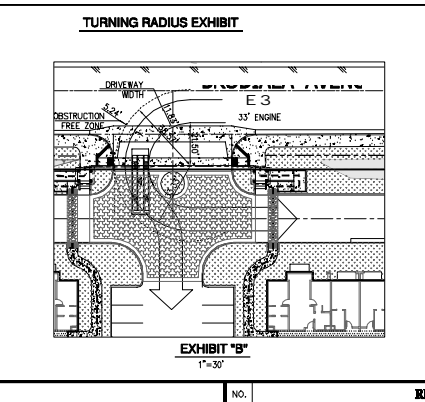
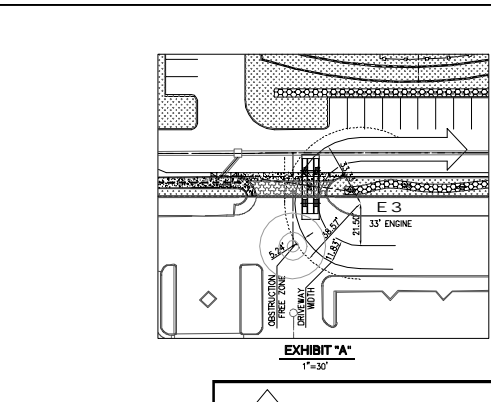
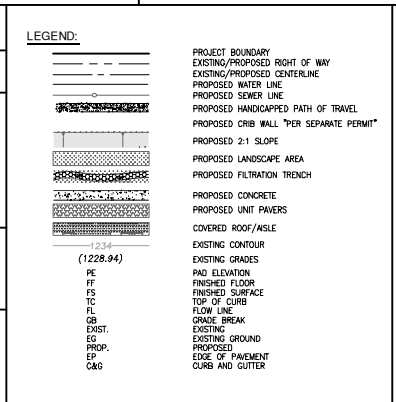
EXCEPT THEREFROM THE SOUTHERLY 103.07 FEET OF SAID LOT.

SAID PROPERTY IS ALSO SHOWN AS PARCEL A OF LOT LINE ADJUSTMENT NO. 960 RECORDED FEBRUARY 27, 2007 AS INSTRUMENT NO. 2007-134113 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

SOURCE OF TOPO:
PACIFIC COAST LAND CONSULTANTS, INC.
P.O. BOX 3762
RANCHO PALM VERDES, CA 90274
DATE: FEBRUARY 21, 2011
TELEPHONE NO.: (310) 544-8889
FAX NO.: (310) 544-5039

BENCHMARK:
AT THE SOUTHWEST CORNER OF ALESSANDRO BLVD. AND MORENO BEACH DRIVE, 63.0' SOUTH OF ALESSANDRO BLVD., 21.0' WEST OF MORENO BEACH DRIVE, 3.0' SOUTH OF P.P. #1888476E. SET BRASS DISK IN TOP OF CONCRETE POST UP 2" MARKER POST SET 1.0' SOUTH.

M-40-S, RESET 1974 DATE: 11-20-74



EASEMENT NOTES:

- AN EASEMENT FOR PIPELINES, DITCHES, FLUMES AND INCIDENTAL PURPOSES IN FAVOR OF THE BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY AS SHOWN BY MAP BOOK 11 PAGE 10, OFFICIAL RECORDS (BLANKET IN NATURE)
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SERRAS POWER COMPANY, A CORPORATION, RECORDED OCTOBER 8, 1925 IN BOOK 654 PAGE 66 OF DEEDS (WIDTH NOT SPECIFIED)
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, A CORPORATION AND CALIFORNIA WATER AND TELEPHONE COMPANY, A CORPORATION PER INSTRUMENT NO. 81342, RECORDED DATED JUNE 29, 1962, OFFICIAL RECORDS.
- AN EASEMENT FOR GUY WIRES, ANCHORS AND INCIDENTAL PURPOSES IN FAVOR OF STATE OF CALIFORNIA PER INSTRUMENT NO. 28612, RECORDED MARCH 27, 1970, OFFICIAL RECORDS.
- AN EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, A MUNICIPAL CORPORATION PER INSTRUMENT NO. 73-165276, RECORDED NOVEMBER 3, 1974, OFFICIAL RECORDS.

(FORMERLY: PA11-0019)

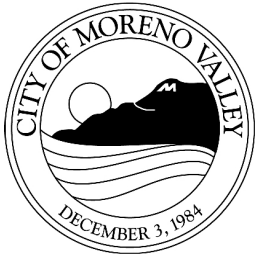
PACIFIC COAST LAND CONSULTANTS, Inc.
Civil Engineering • Land Planning • Land Surveying
25096 Jefferson Avenue, Suite "D" Murrieta, CA 92562
Tel: (951) 698-1350 Fax: (951) 698-8657

| NO. | REVISION | BY: | DATE: |
|-----|----------|-----|-------|
| | | | |

**ASSISTED LIVING
PRELIMINARY GRADING PLAN
CONDITIONAL USE PERMIT No. P12-077
CITY OF MORENO VALLEY COUNTY OF RIVERSIDE
STATE OF CALIFORNIA**

SHEET NO.:
1
OF 1 SHEETS

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PLANNING COMMISSION STAFF REPORT

Case: **PA12-0026 (General Plan Amendment)**

Date: August 23, 2012

Applicant: City of Moreno Valley, Public Works Department

Representative: Ahmad R. Ansari, P.E.
Public Works Director/City Engineer

Location: The project is located on Nason Street between Alessandro Boulevard and Fir Avenue

Proposal: The proposal is the modification of the Circulation Plan of the City's General Plan to amend the cross-section for Nason Street between Alessandro Boulevard and Fir Avenue

Recommendation: Approval

SUMMARY

The City of Moreno Valley Public Works Department is requesting a modification to the City's Circulation Plan. The existing cross-section identifies this segment of Nason Street as a 4-lane arterial with a 100 foot right of way and a 76 foot roadway width between Alessandro Boulevard and Dracaea Avenue, and a 4-lane divided arterial with a 110 foot right of way and 86 foot wide roadway width between Dracaea Avenue and Fir Avenue. The proposed modification is for a 4-lane divided arterial with a 120 foot right of way and an 86 foot roadway width.

PROJECT DESCRIPTION

With the adoption of Resolution 2006-84 on July 11, 2006, the City Council of Moreno Valley approved the 2006 General Plan Update. Within the approved General Plan is the City's Circulation Plan. The City's Circulation Plan serves the purpose of identifying the routes and classifications for the City's street system consistent with the General Plan's Circulation Element Goals, Objectives, Policies, and Programs.

The City Council authorized the addition of the Nason Street Project from Cactus Avenue to Fir Avenue in the FY 2011-12 CIP and the appropriation of up to \$15 million in California Communities Gas Tax Revenue Certificates of Participation (COPS), Series 2011B (TRIP – Total Road Improvement Program) monies for the project. On July 26, 2011, the City Council adopted Resolution No. 2011-81 approving the sale, execution, and delivery of not more than \$20 million in principal amount of COPS monies. These improvements are integral elements of the Economic Development Action Plan focused on building a medical corridor to facilitate and attract development and create jobs for Moreno Valley residents.

The CIP approved project consists of approximately 9,200 linear feet of ultimate width street improvements along Nason Street from Cactus Avenue to Fir Avenue. City staff and the design consultant thoroughly examined the City's Circulation Plan within the project area by conducting traffic analysis projections and alignment studies. City staff and the design consultant concurred through the analysis that a revision to the City's Circulation Plan is necessary.

The proposed revision to the City's Circulation Plan is the classification of Nason Street from Alessandro Boulevard to Dracaea Avenue (currently Arterial with 100 foot right of way and 76 foot roadway width) and Nason Street from Dracaea Avenue to Fir Avenue (currently 4-Lane Divided Arterial with 110 foot right of way and 86 foot roadway width) to 4-Lane Divided Arterial, Augmented Parkway with 120 foot right of way and 86 foot roadway width on the Circulation Element.

ANALYSIS

The Nason Street Improvement Project proposes to construct improvements along Nason Street from Alessandro Boulevard to Fir Avenue. The General Plan currently shows a variety of designations for Nason Street within the project area, including a Divided Arterial from Fir Avenue to Dracaea Avenue, an Arterial from Dracaea Avenue to Alessandro Boulevard, and a Divided Major Arterial (with a reduced cross-section) from Alessandro Boulevard to Cactus Avenue. A Traffic Analysis was completed in May 2012 to determine the improvements necessary to achieve acceptable Levels of Service for General Plan Buildout conditions and provide design year recommendations for the study area. This study also evaluated side street access regarding potential median openings within the study area along Nason Street.

Nason Street improvements evaluated in the traffic analysis only extended from Fir Avenue to Cactus Avenue since Nason Street currently terminates approximately 1,300 foot south of Cactus Avenue. However, the City is currently constructing improvements that extend Nason Street towards the south and will connect to Iris Avenue within the next year. It is anticipated that traffic volumes along Nason Street will increase by approximately 10,000 vehicles per day (VPD) once this connection is completed. This will increase daily traffic volumes along the corridor in the project area to in excess of 20,000 VPD. Based on the findings of the analysis it was recommended that the overall Nason Street corridor within the project limits be constructed as a four lane divided roadway.

REVIEW PROCESS

In June 2012, the proposed alignment, including the traffic study, was presented to City Departments and a Public Information meeting was held on June 27th to obtain input from residents and business owners affected by the project. A meeting was also held in March 2012 with Valley View High School staff in order to receive any comments or concerns they may have. Comments from City Departments, affected residents, the high school, and business owners focused on access during construction, individual property concerns such as tree removal and driveway access, potential restrictions on turning, and potential increased speeds once the widening was completed. These issues will be resolved during the design process. Thus far the overall responses and comments have been very positive.

ENVIRONMENTAL

An Initial Study has been completed for the project. Based upon the Initial Study, this project will not result in the potential for a significant impact on the environment. Therefore, the adoption of a Negative Declaration is recommended.

NOTIFICATION

The public hearing notice for the proposed General Plan Amendment was posted at City Hall and published in the local newspaper on August 1, 2012.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

APPROVE Planning Commission Resolution No. 2012-22, recommending that the City Council adopt a Negative Declaration and approve PA12-0026, a General Plan Amendment to revise the City Circulation Plan.

Prepared by:

Approved by:

Lorenz R. Gonzales
Senior Engineer, P.E.

John C. Terrell, AICP
Planning Official

ATTACHMENTS:

1. Public Hearing Notice
2. Planning Commission Resolution No. 2012-22
3. Initial Study

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**CITY OF MORENO VALLEY
PLANNING COMMISSION**

**NOTICE OF PUBLIC HEARING AND
ENVIRONMENTAL DETERMINATION**

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:

**PA12-0026 General Plan Amendment
(Circulation Plan - Nason Street between Alessandro Blvd and Fir Ave)**

Applicant: City of Moreno Valley
Location: Nason Street between Alessandro Boulevard and Fir Avenue
Proposal: The proposal is the modification of the Circulation Plan of the General Plan to provide the following cross-section for Nason Street: A 4-lane divided arterial with a 120 foot right-of-way and an 86 foot roadway width. The existing cross-section identifies this segment of Nason Street as a 4-lane divided arterial with a 100 foot right-of-way and a 76 foot roadway width between Alessandro Boulevard and Dracaea Avenue, and a 110 foot right-of-way and 86 foot wide roadway width between Dracaea Avenue and Fir Avenue.
Council District: 3
Staff: Larry Gonzales, Senior Engineer, P.E.
Capital Projects Division of Public Works Department
(951) 413-3130

This item will not have a significant effect on the environment and approval of a Negative Declaration is recommended.

Any person interested in the proposal may speak at the hearing or provide written testimony at or prior to the hearing. The application file and environmental documents may be inspected at the Community & Economic Development Department at 14177 Frederick Street, Moreno Valley, California during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday), or you may telephone (951) 413-3206 for further information.

Any person may also appear and be heard in support or in opposition to any project or recommended environmental determination at the time of hearing.

The Planning Commission may consider an appropriate modification or alternative to the project or the environmental determination. If you challenge this item in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission on or before the following meeting date:

Date and Time: August 23, 2012, 7:00 P.M.
Location: City Hall Council Chamber
14177 Frederick Street
Moreno Valley, California 92553
Planner: Chris Ormsby, AICP, Senior Planner
Telephone: (951) 413-3229

| | | |
|------------------------|------------------|---------------------|
| /s/ John C. Terell | Press-Enterprise | August 1, 2012 |
| John C. Terell | Newspaper | Date of Publication |
| Planning Official | | |
| Community & Economic | | |
| Development Department | | |

ATTACHMENT 1

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PLANNING COMMISSION RESOLUTION NO. 2012-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY RECOMMENDING THAT THE CITY COUNCIL ADOPT A NEGATIVE DECLARATION AND APPROVE APPLICATION NO. PA12-0026: AN AMENDMENT TO THE GENERAL PLAN CIRCULATION ELEMENT

WHEREAS, the applicant, City of Moreno Valley Public Works Department, filed Application No. PA12-0026, requesting an amendment to the Moreno Valley General Plan, as described in the title of this resolution and the attached Exhibit “A”; and,

WHEREAS, on August 23, 2012, the Planning Commission of the City of Moreno Valley held a public hearing to consider the subject application and all of the environmental documentation prepared for the project; and,

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

WHEREAS, the Planning Commission considered the Initial Study prepared for the project for the purpose of compliance with the California Environmental Quality Act (CEQA). Based on the Initial Study, the amendment does not have the potential to cause a significant effect on the environment. Therefore, a Negative Declaration is recommended; and,

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

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

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

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

FACTS: The adoption of the proposed General Plan Amendment for the Circulation Plan will enhance the safety and efficiency of the City’s street system, meet applicable levels of service standards, and provide efficient circulation.

ATTACHMENT 2

2. **Health, Safety and Welfare** – The proposed General Plan Amendment will not be detrimental to the public health, safety or welfare.

FACTS: The proposed amendment to the Circulation Plan would not be detrimental to the public health, safety or welfare. Based on preparation of an Initial Study, the proposed General Plan Amendment does not have the potential to cause a significant impact on the environment.

BE IT FURTHER RESOLVED that the Planning Commission **HEREBY APPROVES** Resolution 2012-22, recommending that the City Council adopt a Negative Declaration for PA12-0026, and approve a General Plan Amendment to the Circulation Plan (Exhibit “A”).

APPROVED this 23rd day of August, 2012.

Ray Baker
Chair, Planning Commission

ATTEST:

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

APPROVED AS TO FORM:

City Attorney

Exhibits: Exhibit “A” Proposed Modification to the Circulation Plan (Figure 9-1)
Exhibit “B” Proposed Modified Cross-Section to Figure 9-3 (4-Lane Divided Arterial, Augmented Parkway)

RESOLUTION JURAT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF MORENO VALLEY)

I, _____, City Clerk of the City of Moreno Valley, California, do hereby certify that Resolution No. _____ was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting thereof held on the _____ day of _____, _____ by the following vote:

AYES:

NOES:

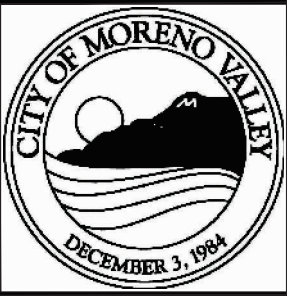
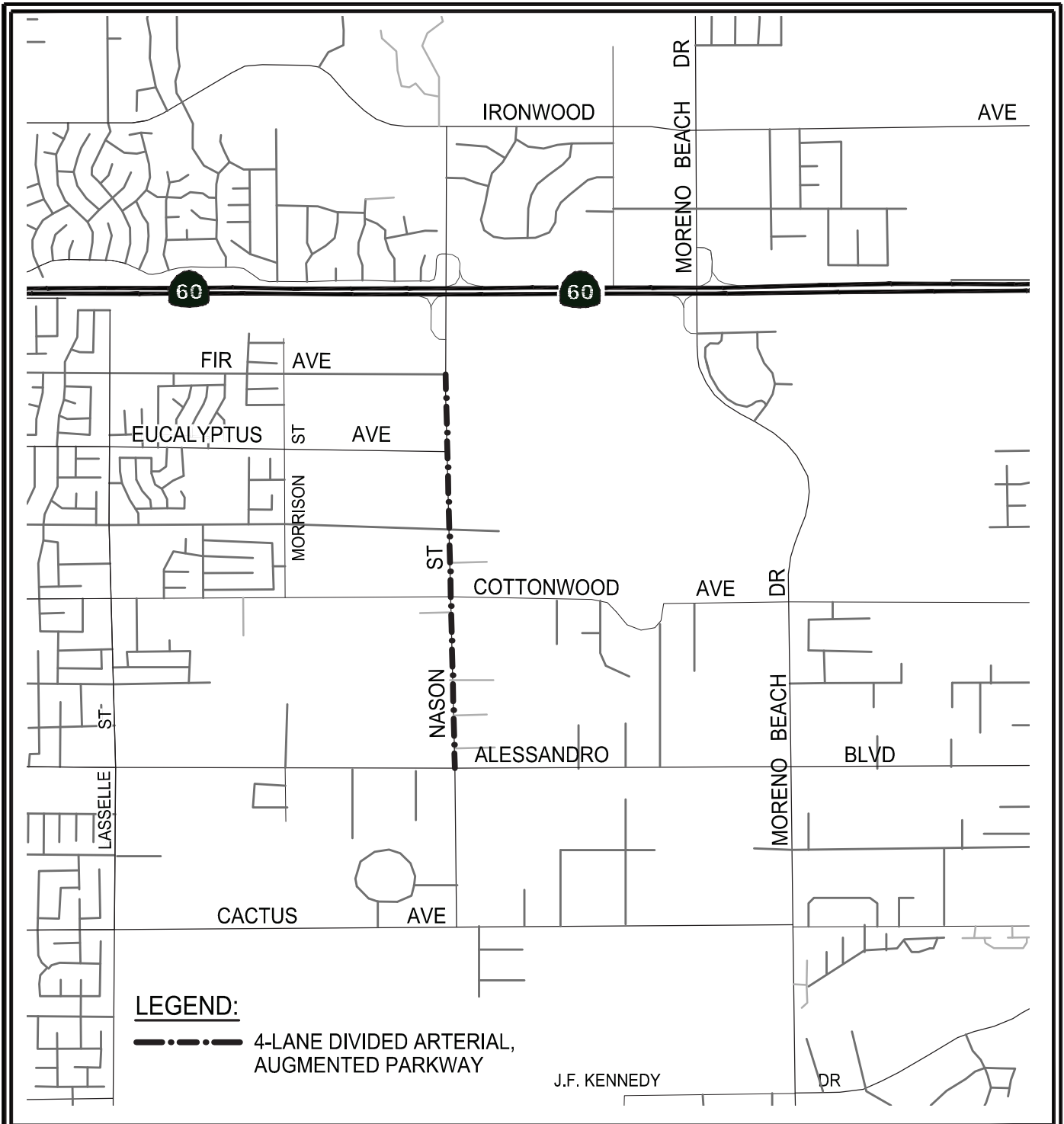
ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem and Mayor)

CITY CLERK

(SEAL)

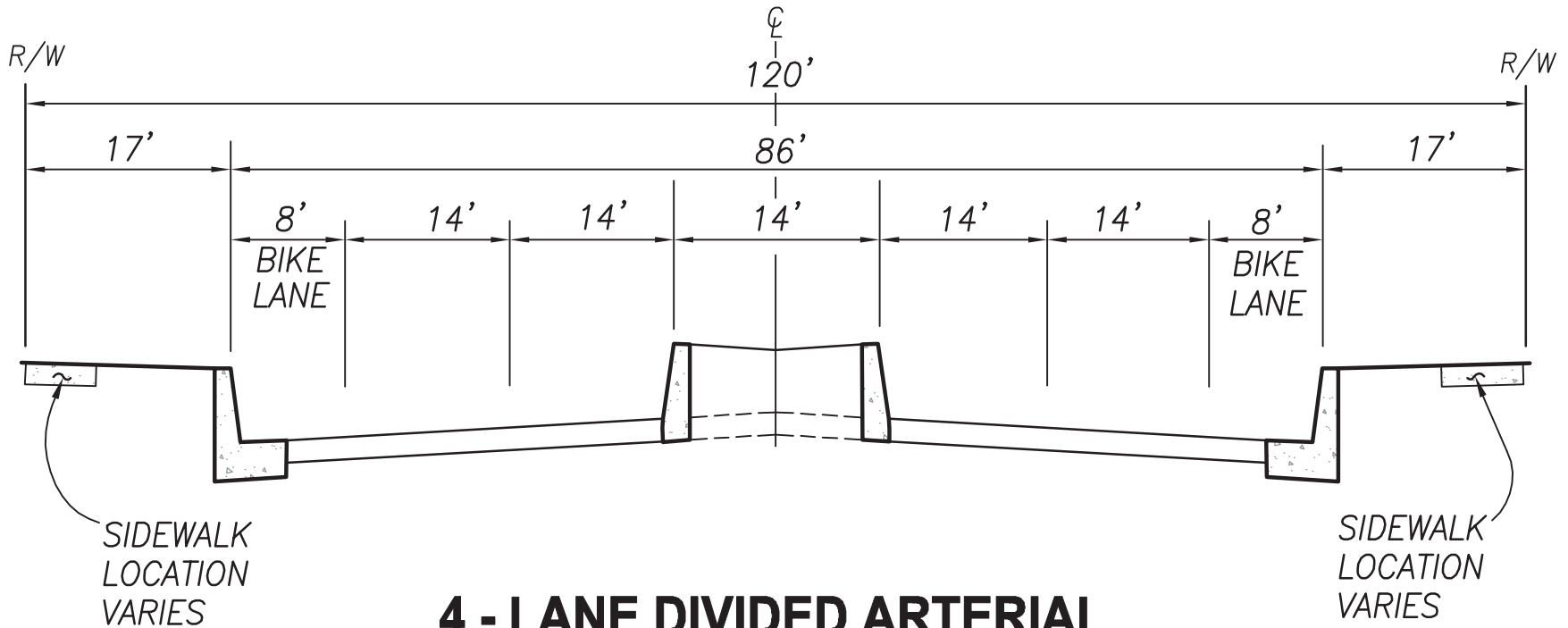


Public Works Department
 Capital Projects Division

Scale: None

EXHIBIT "A"

PROPOSED MODIFICATION TO THE CIRCULATION PLAN (FIGURE 9-1)

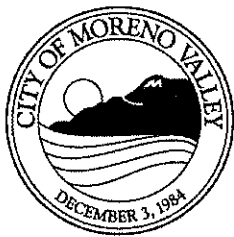


**4 - LANE DIVIDED ARTERIAL
AUGMENTED PARKWAY**

EXHIBIT "B"

**PROPOSED MODIFIED CROSS-SECTION
TO FIGURE 9-3**

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**INITIAL STUDY/
ENVIRONMENTAL CHECKLIST FORM
CITY OF MORENO VALLEY**

1. Project Title: Nason Street (PA12-0026; General Plan Amendment)
2. Lead Agency Name and Address: City of Moreno Valley, 14177 Frederick St. Moreno Valley, CA
3. Contact Person and Phone Number: Chris Ormsby, AICP, Senior Planner (951) 413-3229
Project Location: The proposal is located on Nason Street between Fir Avenue and Alessandro Boulevard
4. Project Sponsor's Name and Address: City of Moreno Valley
5. General Plan Designation: The existing General Plan Amendment for properties between Alessandro Boulevard and Fir Avenue include residential designations (R2, R3, R5, and R10), Public, and Residential/Office.
6. Zoning: The existing zoning for properties between Alessandro Boulevard and Dracaea Avenue include RA2, R3, R5, R10, Public, and Office.
7. Description of the Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary)

The proposal is the modification of the Circulation Plan of the General Plan (Figure 9-1) to modify the segment of Nason Street from Alessandro Blvd to Fir Avenue to be as follows: a 4-lane Divided Arterial, Augmented Parkway with 120' right-of-way and 86 feet of roadway width. Currently, the segment from Alessandro Boulevard to Dracaea Avenue is designated as a 100 foot right-of-way and 76 foot roadway width. The segment from Dracaea Avenue to Fir Avenue is 110 foot right-of-way and 86 foot roadway width. After the proposed change, the segment will match the designation to the immediate north.

The proposed change to the Circulation Plan of the General Plan could not have any direct physical impacts it itself as it is a policy change. Therefore, the Initial Study will consider any potential indirect impacts that would result from the implementation of the change in the designation.

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

The area is surrounded by mix of developed and undeveloped properties which is primarily single-family residential.

9. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement). None

ATTACHMENT 3

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:


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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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



July 18, 2012

Signature

Date

Chris Ormsby, AICP, Senior Planner

Printed Name

For

EVALUATION OF ENVIRONMENTAL IMPACTS

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

| Issues and Supporting Information | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| I. AESTHETICS. Would the project: | | | | |
| a) Have a substantial adverse effect on a scenic vista? | | | | X |
| Regarding potential indirect impacts of the General Plan Amendment, there would be no potential impacts. The construction of the roadway under the proposed cross-section would have similar impacts to constructing it under the existing cross-section. The site is generally flat, and constructing the roadway would have no potential adverse impact on a scenic vista. | | | | |
| b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway? | | | | X |
| The proposal would have no direct impact on scenic resources since it is limited to a policy change to the General Plan. The indirect impact of a wider cross-section would not damage scenic resources. There are currently no scenic resources in the proposed alignment of the street. | | | | |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | | | | X |
| Upon completion of construction, the project would have no potential to impact existing visual character or quality of the site or its surroundings. The additional right-of-way for the segment would not have the potential to substantially degrade the existing visual character or quality of the site and its surroundings, because the proposed change will match the segment to the north, and will be minimal enough in scope to have no potential impacts. | | | | |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | | | | X |
| The change in the Circulation Plan of the General Plan would be not expected to have any impact on the location or installation of street lights. Therefore, there is no potential for a significant impact. | | | | |
| II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project? | | | | |
| a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use? | | | | X |
| The site is in an area that is zoned primarily for residential and public uses. It is not adjacent to designated farmland. Even if there was adjacent farmland, there would not be expected to be any potential indirect impacts associated with the General Plan Amendment. | | | | |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | | | | X |
| The proposed Nason St. alignment is not designated for agricultural use, or a Williamson Act contract. | | | | |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | | | | X |
| The policy change itself would have no direct impact on the existing environment. Regarding indirect impacts, there is no farming within the general area that might be indirectly impacted by construction of the proposed alignment of Nason Street. Therefore, there is no potential impact. | | | | |
| III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project: | | | | |
| a) Conflict with or obstruct implementation of the applicable air quality plan? | | | X | |
| The proposed alignment is consistent with the existing alignment of Nason Street to the north. The proposed cross-section for Nason Street is a minor change from the existing cross-section in that it doesn't provide for additional lanes of traffic. In addition, the proposed General Plan Amendment does not modify planned land uses for this area. No direct or indirect impacts are anticipated. | | | | |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation. | | | X | |
| The proposal would not contribute to an existing or projected air quality violation. The alignment is consistent with the alignment of Nason Street north of Fir Avenue. The modified alignment will ultimately be wider than the existing segment, but would have no impact on the existing land use designations for the area. Therefore, the proposal would not result in the potential to violate an air quality standard. | | | | |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | | | X | |

| Issues and Supporting Information | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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There is no possibility of direct impacts regarding air quality standards that would contribute substantially to an existing or project air quality violation. The modified alignment will have no impact on the existing land use designations for the area. Therefore, the proposal would not have an indirect impact on the environment as land use patterns would develop in a similar manner to that which would be currently expected with the existing alignment.

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| d) Expose sensitive receptors to substantial pollutant concentrations? | | | X | |
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Since the proposal is a policy change to the General Plan, there is no possible exposure of sensitive receptors to substantial pollutant concentrations. Regarding indirect impacts from future construction of the Nason Street improvements, the potential impacts during construction of the proposed cross-section will be very similar to the impacts that would result from construction of the existing cross-section. Therefore, there is no potential for an indirect significant impact.

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| e) Create objectionable odors affecting a substantial number of people? | | | X | |
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Regarding indirect impacts, the construction of the proposed cross-section would not result in creation of odors that would differ from construction under the current cross-section for Nason Street. Therefore, there is no potential for a significant impact related to odors.

IV. BIOLOGICAL RESOURCES. Would the project:

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| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service? | | | X | |
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The proposal does not involve any direct impact on biological resources. With regard to indirect impacts, the modification of the alignment, would not be expected to disturb more land area than would have been anticipated under the prior Circulation Plan designation. Much of the project site area has been developed or has been disturbed.

With regard to Multi-species Habitat Conservation Plan (MSHCP) consistency, the report generator identified the project study area as having potential to support burrowing owl only. (Western Riverside County-Regional Conservation Authority, http://www.wrc-rca.org/report_generation.asp) Bonterra Consultants prepared a Habitat Assessment Survey on June 13, 2012 related to the street improvement project. No owls were identified. Burrow studies are being prepared as part of the environmental review for the street improvement project. The project study area is not within a criteria cell.

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| b) Have a substantially adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Wildlife Service? | | | | X |
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Based on the Project Summary Memorandum dated May 2012, there is no riparian vegetation on the site that will be directly or indirectly impacted. The project will not have an effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by State Fish and Game or U.S. Fish and Wildlife Service.

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| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | | | | X |
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Based on the Project Summary Memorandum dated July 2012, there is no evidence of wetlands as defined by Section 404 of the Clean Water Act. There is a bridge at the southerly drainage of the project area. However, the drainage channel is already fully improved and has no existing vegetation. Therefore, it is not expected that future Heacock Street improvements would have the potential for a significant impact in the vicinity of the bridge.

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| d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites? | | | | X |
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There would be no potential for a direct or indirect impact on the movement of any resident or migratory fish or wildlife species. As mentioned previously, there are no known species that the proposal would impact. Bonterra Consultants prepared a Habitat Assessment Survey on June 13, 2012 related to the street improvement project. No owls were identified. Burrow studies are being prepared as part of the environmental review for the street improvement project.

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| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | | | | X |
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The proposal will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

| Issues and Supporting Information | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan? | | | X | |
| The proposal is located within the Stephens' Kangaroo Rat Habitat Conservation Plan (SKR HCP) and the Multi-species Habitat Conservation Plan (MSHCP). The project is not within a reserve area of the SKR HCP. | | | | |
| The project is located with the Multi-species Habitat Conservation Plan. The project is not within a criteria area of the MSHCP. Bonterra Consultants prepared a Habitat Assessment Survey on June 13, 2012 related to the street improvement project. No owls were identified. Burrow studies are being prepared as part of the environmental review for the street improvement project. The project study area is not within a criteria cell. The proposal is not in conflict with an adopted Habitat Conservation Plan. | | | | |
| V. CULTURAL RESOURCES. Would the project: | | | | |
| a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? | | | | X |
| The General Plan Amendment proposal involves no potential direct impact on historical resources. A Cultural Resources report (June 21, 2012) was prepared by BonTerra Consultants. No potentially significant historical structures were identified within the project limits. | | | | |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? | | | X | |
| A Cultural Resources report (June 21, 2012) was prepared by BonTerra Consultants. The potential impacts on archaeological resources under the proposed cross-section would be expected to be similar to the impacts that would result from construction of Nason Street under the current cross-section. | | | | |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | | | | X |
| There are no known paleontological resources within the project area, or in close proximity to the project area. (City of Moreno Valley General Plan EIR, 2006). | | | | |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | | | | X |
| There are no known human remains within the project area. | | | | |
| VI. GEOLOGY AND SOILS. Would the project: | | | | |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving: | | | | |
| (i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | | | | X |
| There would be no potential direct or indirect impacts related to rupture of earthquake faults. The site is not located within an area delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map. The proposed project does not include any above ground structures so ground shaking would have no potential impact on the project. | | | | |
| (ii) Strong seismic ground shaking? | | | | X |
| The project area would be subject to ground shaking. The proposed project does not include any above ground structures so ground shaking would have no potential impact on the project. | | | | |
| (iii) Seismic-related ground failure, including liquefaction? | | | | X |
| The project site area is not identified as having a potential for seismic-related ground failure, such as liquefaction. (General Plan EIR, 2006) Furthermore, there are no structures proposed. | | | | |
| (iv) Landslides? | | | | X |
| The site is generally flat. There is no potential for landslides within the project area. | | | | |
| (b) Result in substantial soil erosion or the loss of topsoil? | | | X | |
| The site is generally flat. The anticipated impacts of constructing the proposed cross-section would be similar to the impacts resulting from the construction under the current General Plan Amendment. The proposal would not result in substantial soil erosion or the loss of top soil. | | | | |
| (c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | | | | X |
| The General Plan Amendment and future street construction under the General Plan Amendment involves no structures. The proposal is not located on a geologic unit, or soil that is unstable. | | | | |

| Issues and Supporting Information | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| (d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | | | | X |
| The General Plan Amendment and future street construction under the General Plan Amendment will not involve the construction of any buildings. The project will not create any increased risk to life or property related to construction on expansive soils. | | | | |
| (e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | | | | X |
| The proposed General Plan Amendment and future street project would not involve the construction or use of septic tanks or alternative waste water disposal systems. Therefore, there is no potential for a significant impact on the environment due to soils that are incapable of supporting the use of septic tank systems or alternative disposal systems. | | | | |
| VII. GREENHOUSE GAS EMISSIONS. Would this project? | | | | |
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | | | | X |
| Regarding greenhouse gas emissions, it is not expected that the General Plan Amendment would have any potential impacts either directly or indirectly. When compared to development under the current Circulation Plan of the General Plan, impacts of constructing Nason Street would be expected to be similar. Therefore, there would be no potential for a significant impact on the environment. | | | | |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | | | | X |
| There would not be any potential for the project to conflict with any applicable plan, policy or regulation concerning GHG emissions. | | | | |
| VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project? | | | | |
| a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials? | | | | X |
| The proposed General Plan Amendment occurs within an area that is primarily residential. It will not affect, in any way, the potential for hazardous materials to be transported along Nason Street. Therefore, the proposal is not expected to create a significant hazard to the public or the environment related to the transport of hazardous materials. | | | | |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | | | X | |
| No direct or indirect impacts are expected. Based on considering the type of materials involved in the construction of the Nason Street project, there is no potential for a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions. | | | | |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | | | | X |
| The General Plan Amendment will not in itself result directly in any construction or use of property that might emit hazardous emissions. Therefore, there is no potential for the proposal to emit hazardous emissions. | | | | |
| .) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment? | | | | X |
| There are no sites within the project area on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. | | | | |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | | | | X |
| The proposal is not located within an airport land use plan. | | | | |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | | | | X |
| The proposal is not within the vicinity of a private airstrip. | | | | |
| g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan? | | | | X |
| The proposal would not impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan. No mitigation measures will be required. | | | | |

| Issues and Supporting Information | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | | | | X |
| The project would not result in any risk of loss involving wildland fires as the project is not adjacent to areas subject to wildland fires. (City of Moreno Valley, General Plan, 2006) | | | | |
| IX. HYDROLOGY AND WATER QUALITY. Would the project: | | | | |
| a) Violate any water quality standards or waste discharge requirements? | | | | X |
| The proposal as designed will not violate any water quality standards or waste discharge requirements. The design of the project will be in compliance with City standards. | | | | |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | | | | X |
| The proposal will have no effect on groundwater supplies or interfere substantially with groundwater recharge. | | | | |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | | | | X |
| The proposal would involve a change in cross-section for Nason Street between Alessandro Boulevard and Fir Avenue. It would not substantially alter the existing drainage pattern. | | | | |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or surface runoff in a manner which would result in flooding on- or off site? | | | | X |
| The proposal will not alter the existing drainage pattern of the site or area. | | | | |
| e) Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? | | | | X |
| Development under the proposed cross-section would not create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. | | | | |
| f) Otherwise substantially degrade water quality? | | | | X |
| The proposal would not have any direct or indirect impact on water quality. | | | | |
| g) Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | | | | X |
| The proposal will not involve the construction of any buildings. The project study area is not within a 100-year floodplain. (FEMA Map panel, 06065C1430G) | | | | |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | | | | X |
| The proposal would not involve the construction of any structures. The project study area is not within a 100-year floodplain. (FEMA Map panel, 06065C1430G). | | | | |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | | | | X |
| The proposal will not expose people or structures to a significant risk of loss, injury or death involving flooding. | | | | |
| j) Inundation by seiche, tsunami, or mudflow? | | | | X |
| The project area would not be subject to seiche, tsunami, or mudflow. | | | | |
| X. LAND USE AND PLANNING. Would the project: | | | | |
| a) Physically divide an established community? | | | | X |
| The proposal is a General Plan Amendment to modify the cross-section for Nason between Alessandro Boulevard and Fir Ave. The proposed modifications increase the width of the cross-section slightly, but are consistent with the existing designated cross-section north of Dracaea Avenue. The proposal would not in any way physically divide an established community. | | | | |
| b) Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | | | | X |

| Issues and Supporting Information | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| The proposal will involve a change to the Circulation Plan of the General Plan. This change would not result in any conflict with the existing General Plan. | | | | |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | | | | X |
| The project is not within a reserve area under the SKR HCP or a criteria area under the WRC-MSHCP. Therefore, the project could not be in conflict with an applicable habitat conservation plan. | | | | |
| XI. MINERAL RESOURCES. Would the project: | | | | |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | | | | X |
| The proposal would have no potential to result in the loss of availability of a mineral resource that would be of value to the region and the residents of the state. | | | | |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | | | | X |
| The proposal would not result in the loss of availability of a locally-important mineral resource recovery site delineated on the General Plan or other land use plan. | | | | |
| XII. NOISE. Would the project result in: | | | | |
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | | | X | |
| The proposed cross-section is not expected to result in placing vehicles closer to the residences than improvements under the proposed cross-section. Therefore, potential impacts would be less than significant. | | | | |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | | | | X |
| There would be no exposure of people to excessive groundborne vibration or noise level as an indirect result of change in the cross-section for Nason Street. | | | | |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | | | X | |
| The proposal will not result in an increase in permanent ambient noise levels compared to that which would be expected for development under the existing cross-section for this segment of street. | | | | |
| d) A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | | | | X |
| The General Plan Amendment proposal would not be expected to result in any increase in ambient noise levels in the vicinity above levels existing without the proposal. | | | | |
| e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | | | | X |
| The project is not located within an airport land use plan, or within two miles of a public airport. | | | | |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | | | | X |
| There is no private airstrip within several miles of the project site. | | | | |
| XIII. POPULATION AND HOUSING. Would the project: | | | | |
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | | | | X |
| The area between Alessandro Boulevard and Fir Avenue is already partially developed. The minor change to the cross-section would not in any way induce population growth in the area. | | | | |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | | | X | |
| The proposal will not have any direct impact on existing housing as it is a policy change. The proposal will not displace substantial numbers of existing residences. | | | | |

| Issues and Supporting Information | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | | | X | |
| The proposal will not displace substantial numbers of people requiring replacement housing elsewhere. | | | | |
| XIV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | | | | |
| a) Fire protection? | | | | X |
| The proposal would have no long-term impact on fire protection. The modification of the cross-section wouldn't affect fire protection services. | | | | |
| b) Police protection? | | | X | |
| The proposal would have no long-term impact on fire protection. The modification of the cross-section wouldn't affect fire protection services. | | | | |
| c) Schools? | | | | X |
| The project would have no potential for a direct or indirect impact on school facilities. | | | | |
| d) Parks? | | | | X |
| The proposal would not have the potential for a direct or indirect impact on parks facilities. | | | | |
| e) Other public facilities? | | | | X |
| There would be no impact on other public facilities. | | | | |
| XV. RECREATION. | | | | |
| a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | | | | X |
| The proposal would have no potential direct or indirect impact on existing neighborhood or regional parks, or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. | | | | |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | | | | X |
| The proposal would have no potential direct or indirect impact on recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. | | | | |
| XVI. TRANSPORTATION/TRAFFIC. Would the project: | | | | |
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | | | X | |
| A traffic report (May 10, 2012) was prepared by Urban Crossroads. The report concluded that the Nason Street corridor within the project limits should be improved with a four lane divided roadway. The proposed General Plan Amendment is consistent with the findings included in the report. | | | | |
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | | | | X |
| As identified in the traffic study, the proposal would have no direct or indirect potential conflict with an applicable congestion management plan. | | | | |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | | | | X |
| The proposal would not result in a change in air traffic patterns that results in safety risks. | | | | |
| d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)? | | | | X |
| The modification of the General Plan cross-section would not increase hazards due to a design feature. The construction of the roadway under the proposed cross-section with a divided roadway would likely improve traffic conditions and reduce traffic hazards as discussed in the traffic report (Urban Crossroads, May 10, 2012). | | | | |

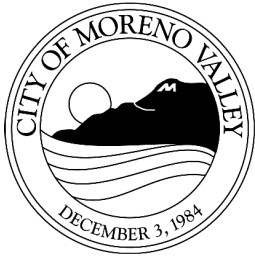
| Issues and Supporting Information | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| e) Result in inadequate emergency access? | | | X | |
| There would be no direct impact on emergency access. | | | | |
| f) Conflict with adopted policies or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | | | | X |
| The proposal will not provide any impediment to public transit, bicycle, or pedestrian facilities. The proposed General Plan Amendment will be consistent with the bikeway plan of the General Plan. | | | | |
| XVII. UTILITIES AND SERVICE SYSTEMS. Would the project: | | | | |
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | | | | X |
| The General Plan Amendment would have no direct or indirect impact that would result in exceeding wastewater treatment requirements. The development and construction of the street itself would be required to be designed to satisfy all of the Regional Waster Quality Control Board's requirements. | | | | |
| b) Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | | | | X |
| The proposal would not establish a need for new water or wastewater treatment facilities. | | | | |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | | | X | |
| As an indirect impact related to the construction of the Nason Street improvements, the proposal may involve the alteration of a storm drain facility. These improvements would not result in the potential to cause a significant impact on the environment. | | | | |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | | | | X |
| The General Plan Amendment will not involve establishing a use that would require water supplies. | | | | |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | | | | X |
| The General Plan Amendment will not create a need for wastewater treatment facilities. Therefore, there could no impact. | | | | |
| f)) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | | | | X |
| Upon construction, the Nason Street improvements would not generate any need for solid waste disposal. | | | | |
| g) Comply with federal, state, and local statues and regulations related to solid waste? | | | | X |
| The construction of the proposed cross-section for Nason Street would be required to comply with all federal, state, and local statues and regulations related to solid waste. | | | | |
| XVIII. MANDATORY FINDINGS OF SIGNIFICANCE. | | | | |
| a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | | | X | |
| The proposed General Plan Amendment does not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. | | | | |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | | | X | |

| Issues and Supporting Information | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

The General Plan Amendment would not have a cumulative direct impact on the environment as the policy action involves no physical impacts. The potential impacts of constructing the proposed cross-section for Nason Street would be nearly identical to constructing Nason Street under the existing General Plan cross-section.

| | | | | |
|---|--|--|---|--|
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | | | X | |
|---|--|--|---|--|

The proposed General Plan Amendment is limited to the modification of the designation of Nason Street for the segment from Alessandro Boulevard and Fir Avenue. The potential environmental impacts associated with the construction of roadway improvements under the proposed modification to the Circulation Plan would be nearly identical to the impacts that would result from construction of the existing cross-section. As provided for in the above discussion in the Initial Study, the General Plan Amendment does not have the potential for substantial adverse effects on human beings either directly or indirectly.



PLANNING COMMISSION STAFF REPORT

Case: P08-053 Revised Tentative
Condominium Map 35931
PA08-0054 Plot Plan

Date: August 23, 2012

Applicant: Granite Capital

Representative: David Slawson, Winchester Associates

Location: Southwest corner of Iris Avenue and
Via Del Lago

Proposal: Revised Tentative Tract Map 35931 and
a Plot Plan to build 135 condominium
units on a 10.41 acre site.

Recommendation: Approval

SUMMARY

The applicant, Granite Capital is requesting approval of Revised Tentative Condominium Map 35931 and a Plot Plan to build 135 condominium units on 10.41 acres in the Specific Plan 193M land use district.

Project

The proposed project is a Revised Tentative Condominium Map (TCM 35931) and a Plot Plan for a 135 unit condominium complex on 10.41 acres.

The project is located within the Specific Plan 193 and is zoned Medium residential (SP193M) which allows for multi-family residential uses at a density of 8 to 13 units per acre. The proposed projects density is 13 dwelling units per acre. The project meets the development standards in the Specific Plan 193M land use district which defaults to the City's Municipal Code R15 zoning for development requirements.

The condominium project proposes 39 one-bedroom, 84 two-bedroom and 12 three-bedroom units with two building footprints. Three one-bedroom floor plans are available with 743, 859 and 934 square feet. Two two-bedroom unit floor plans are proposed with 1,061 square feet and 1,139 square feet. One three-bedroom floor plan with 1,244 square feet is proposed.

The project site has tentative tract map and plot plan entitlements for a 90-unit condominium project which were approved in 2007 and are still valid. The proposed project has similar architecture and site layout. The proposed increase in units from 90 to 135 is accomplished primarily by the inclusion of smaller one-bedroom units and stacked units rather than all townhouse units in the current approvals.

Site

The 10.41 acres site consists of 1 vacant rectangular parcel located on the southwest corner of Iris Avenue and Via Del Lago. The site has been graded in the past for the Specific Plan development and for yearly weed abatement. The site slopes down south to north with existing sidewalks and landscaping on the both street frontages.

Surrounding Area

The surrounding area is predominately residential, golf course and open space. Properties to the north and south are existing single family dwellings zoned SP193ML to the north and SP193L to the south. The golf course is to the west with natural open space to the east.

Access/Parking

The proposed project has two driveway entrances to the complex. The main access is on Iris Avenue with a secondary driveway on Via Del Lago. Both entrances are gated and will be designed for right-in/right-out access due to the existing street medians. Turnarounds are also provided at each driveway.

The proposed project will provide a total of 257 parking spaces with 158 covered spaces (garages) and 99 open parking for residents and guest parking. The project

meets the minimum off-street parking requirements of the City's Municipal Code with parking spread throughout the development.

Design/Landscaping

The project proposes 13 two-story condominium buildings designed with ten 9-unit buildings (Building B) and three 12-unit buildings (Building A) in two styles: Spanish Colonial and Spanish Monterey. Each architectural style will include three paint palettes, clay tile roofs and stone details providing a high quality design consistent with the Moreno Valley Ranch architecture style, as identified in the Specific Plan. The project will include a play area and a pool area with an adjacent pool house for the residents.

The two story condominium project is adjacent to single family homes to the south. The project set back along the south property line to the building will be a minimum of 50 feet per the City's code. The proposed project is lower than the existing residents with a grade difference between 16 to 29 feet at various points. The smaller of the two building types (Building B) is proposed on the south portion of the site with a driveway and parking between the two buildings to reduce the massing of a continuous building. The building front elevation will be facing south and the height for building B is 30 feet. The height and scale of the buildings is consistent with the existing approval. The project will be conditioned to add one additional color scheme to the project in addition to the two color schemes per building type proposed. Decorative lighting will be required on all elevations to provide the opportunity for up and down lighting and shadowing on the building face.

Several site plan modifications have been conditioned prior to grading permits. These include the reduction of the parking stall length to increase the landscape areas and provide the minimum sidewalk width, the addition of trash enclosures and to design landscape fingers and diamond planters per City standards.

The site will be gated and have a tubular steel fence around the project. The project is conditioned to include decorative pilasters with the tubular steel fence. The existing landscape easement along Iris Avenue and Via Del Lago will remain in place with enhanced plantings required along the street frontages and the entrances of the project. Landscaping for the project including the landscape easement will be designed per the Specific Plan requirements and the City's Landscape requirements.

The proposed water quality and detention basins include enhanced landscaping and fencing. A combination 3 foot high decorative block with tubular steel fencing is required on the north side of the detention basin with the tubular steel and pilasters on the remaining sides to match the perimeter fencing.

REVIEW PROCESS

The projects were submitted in 2008, however, at the request of the applicant, the project was subsequently placed in an inactive status. Staff has met several times

with the applicant and all revisions have been completed to the satisfaction of both the applicant and staff.

ENVIRONMENTAL

The proposed number of residential units is below the maximum number used as a guideline to require a traffic study for multi-family residential. There will be an increase in traffic as the site is currently vacant, and the new project proposes 135 units. However, the effect on traffic will not be significant as the project density is consistent with the existing site zoning and the increase in traffic is readily accommodated by the capacity of the existing street system. The Transportation Engineering Division (TED) has reviewed the project and has no concerns.

A Phase I and Phase II Burrowing Owl assessment was completed for the project. The Phase I study supports suitable habitat for the burrowing owls however, the Phase II survey did not identify any owls or occupiable burrows on the site. The existing conditions reduce the likelihood that Owls will utilize the site in the future, however, pursuant to the Multiple Species Habitat Conservation Plan a pre-construction survey will be required 30 days prior to any grading to avoid the potential take of any nests, if present.

The project as proposed would not obstruct implementation of the South Coast Air Quality Management Plan. Since the proposal falls below the project size requiring a traffic study, significant air quality impacts are not anticipated.

A Preliminary Water Quality Plan was reviewed and approved by the Land Development Division. The plan reviewed on-site drainage and the proposed treatment control Best Management Practices (BMP's) for the site. The project must comply with the statewide General Permit for Storm Water Discharges associated with construction activity and shall prepare and implement a storm water pollution prevention plan. The proposed project will design and construct a water quality basin and a detention basin on the northwest corner of the project. A final Water Quality Plan is required to be submitted and approved prior to the approval of any grading permits.

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

With consideration given to the preceding information, an Initial Study has been completed for the proposed Plot Plan and Tentative Tract Map. Based upon the Initial Study, a determination has been made that the proposed project will not result in the potential for significant impacts to the environment. Therefore, the adoption of a 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. To date, no calls or comments have been received pursuant to the notice.

REVIEW AGENCY COMMENTS

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

| <u>Agency</u> | <u>Response Date</u> | <u>Comments</u> |
|---|-------------------------------|--|
| Southern California Edison Riverside County Flood Control | June 2, 2008 June 11, 2008 | No issues. Project is within the Moreno Area Drainage Plan for which fees are required. |

That the Planning Commission **APPROVE** Resolution No. 2012-14 and thereby:

1. **ADOPT** a Negative Declaration for P08-053 (Tentative Tract Map 35931) and PA08-0054 (Plot Plan) pursuant to the California Environmental Quality Act (CEQA) Guidelines; and,
2. **APPROVE** P08-053 (Tentative Tract Map 35931) and PA08-0054 (Plot Plan) subject to the attached conditions of approval included as Exhibits A.

Prepared by:

Approved by:

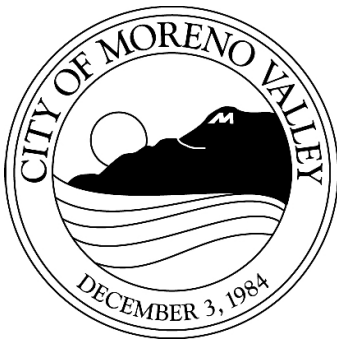
Julia Descoteaux
Associate Planner

John C. Terrell, AICP
Planning Official

ATTACHMENTS:

1. Public Hearing Notice
2. Planning Commission Resolution No. 2012-14 with Conditions of Approval
3. Initial Study
4. Zoning Map
5. Ortho Map
6. Project 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 : P08-053 Tentative Tract Map 35931
for Condominium Purposes
PA08-0054 Plot Plan
Granite Capital

Owner: Granite Capital

REPRESENTATIVE: David Slawson,
Winchester Associates Inc.

LOCATION: SWC Iris Avenue and Via Del Lago

PROPOSAL: Revised Tentative Tract Map No. 35931
for condo purposes and a Plot Plan to increase the approved 90
unit complex to 135 condominium units on 10.41 acres. The site is
located on the southwest corner of Iris Avenue and Via Del Lago
within the Specific Plan 193 Medium Residential zone which allows
for multi-family units at the requested density.

ENVIRONMENTAL DETERMINATION: This item will not have a
significant effect on the environment and approval of a Negative
Declaration is recommended.

COUNCIL DISTRICT: 3

STAFF RECOMMENDATION: Approval

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

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

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

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



LOCATION N ↑

PLANNING COMMISSION HEARING

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

DATE AND TIME: August 23, 2012 at 7 PM

CONTACT PLANNER: Julia Descoteaux
PHONE: (951) 413-3209

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PLANNING COMMISSION RESOLUTION NO. 2012-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING APPLICATION NUMBERS PA08-0054 (PLOT PLAN) AND P08-053 (REVISED TENTATIVE CONDOMINIUM MAP 35931) FOR THE CONSTRUCTION OF 135 CONDOMINIUMS ON APPROXIMATELY 10.41 ACRES LOCATED AT ASSESSOR'S PARCEL NUMBER 304-260-007.

Section 1:

WHEREAS, the applicant, Granite Capital has filed an application for the approval of P08-053, Revised Tentative Condominium Map 35931 for a 135 unit condominium complex, as described in the title of this resolution

WHEREAS, on August 23, 2012, the Planning Commission of the City of Moreno Valley held a public hearing to consider the subject applications and all of the environmental documentation prepared for the project.

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

WHEREAS, there is hereby imposed on the subject development projects 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.

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

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

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

ATTACHMENT 2

1. That the proposed land division is consistent with applicable general and specific plans;

FACT: The proposed project is consistent with the General Plan designation. The project is zoned SP193 Medium Residential within the Specific Plan 193 Moreno Valley Ranch. The project, as designed, is consistent with Specific Plan requirements. The SP193M zone allows from 8 to 13 dwelling units per acre for multiple-family residential and the project's density is 13 units per acre.

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

FACT: The proposed project is consistent with the General Plan designation and the Specific Plan 193 which allows for multi-family condominium projects.

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

FACT: The design and improvement of this land division is consistent with the City's General Plan and the Specific Plan 193. The proposed land division has been designed in accordance with the City Zoning Ordinance and the Subdivision Map Act. .

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

FACT: The design of the proposed multiple-family condominium complex is in conformance with the SP193 zoning designation for the site. As designed, the proposed multiple-family condominium complex will consist of fourteen two-story buildings configured on one rectangular shaped parcel on the corner of Iris Avenue and Via Del Lago. Two building types are proposed with 3 buildings with 12 units and 11 buildings with 9 units. .

The site is vacant and gently sloping with no serious physical constraints and is physically suitable for the proposed density of 13 units to the acre.

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: Staff has evaluated the design and potential environmental impact of the proposed project, and prepared an environmental

initial study. As conditioned the project would not cause significant environmental impacts. The revised tentative tract map will not adversely affect the public health, safety or general welfare. Therefore a Negative Declaration has been prepared for this project.

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. The Eastern Municipal Water District will provide water and sewer services to the tract. 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 conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision;

FACT: There are no conflicts with easements on the subject site. The City Engineer has appropriately placed conditions of approval for Tentative Parcel Map 35951 regarding various project improvements

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 the lots in this land division allow solar access for passive heating and 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 project does not exceed the planned density, the associated public service demand, or the demand for environmental resources envisioned by the Moreno Valley General Plan. The project will supplement the City's fiscal resources by paying impact fees for public facilities. Additionally, future residents will pay Community Services District fees, property tax, sales tax and other taxes and fees that will be used to provide landscape maintenance as well as police, fire and other public services.

Section 2:

WHEREAS, the applicant, Granite Capital, has filed an application for the approval of Plot Plan PA08-0054, for a 135 unit condominium complex on 10.41 acres located on Assessor's parcel number 304-260-007.

WHEREAS, on August 23, 2012, the Planning Commission of the City of Moreno Valley held a public hearing 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 projects 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 public hearing on August 23, 2012, including written and oral staff reports, and the record from the public hearing, this Planning Commission hereby specifically finds as follows:
 1. **Conformance with General Plan Policies** – The proposed use is consistent with the General Plan, and its goals, objectives, policies and programs.

FACT: The proposal for the condominium complex is consistent with the General Plan Housing Element, its goals, objectives, policies and programs. In particular, this proposal is consistent with the City's objectives, which is to provide a wide range of residential opportunities and dwelling types to meet the demands of present and future residents of all socio-economic groups.
 2. **Conformance with Zoning Regulations** – The proposed use complies with all applicable zoning and other regulations.

FACT: The proposed project is consistent with the General Plan designation and the Specific Plan 193. The project is zoned SP193 Medium Residential. The project, as designed, is consistent with SP193M zoning requirements. The SP193M zone allows between 8 to 13 dwelling units per acre for multiple-family residential and the project's density is 13.

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: Staff has evaluated the design and potential environmental impact of the proposed project, and prepared an environmental initial study. As conditioned the project would not cause significant environmental impacts. The plot plan will not adversely affect the public health, safety or general welfare. Therefore a Negative Declaration has been prepared for this project.

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 proposed use would be in conformance with the existing surrounding residential uses. The location, design and operation will also be consistent with the other existing residential uses in the immediate vicinity. The main access is on Iris Avenue with a secondary driveway on Via Del Lago. Both entrances are gated and will be designed for right-in/right-out access due to the existing medians. The effect of the traffic will not be significant as the project density is consistent with the existing site zoning and the increase in traffic is readily accommodated by the capacity of the existing street system.

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 fee, Stephens Kangaroo Habitat Conservation fee, Underground Utilities in lieu Fee, Area Drainage Plan fee, Bridge and Thoroughfare Mitigation fee (Future) and Traffic Signal Mitigation fee. The final amount of fees payable is dependent upon information provided by the applicant and will be determined at the time the fees become due and payable.

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

2. DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS

The adopted Conditions of Approval for P08-053 and PA08-0054 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 No. 2012-14, **THEREBY:**

1. **ADOPTING** A Negative Declaration for P08-053 (Tentative Tract Map 35931 for Condominium Purposes) and PA08-0054 (Plot Plan) in that this project will not result in significant environmental impacts; and
2. **APPROVING** P08-053 (Tentative Tract Map 35931 for Condominium Purposes) and PA08-0054 (Plot Plan) subject to the attached conditions of approval included as Exhibit A.

APPROVED this 23rd day of August, 2012.

Mary E. "Meli" Van Natta
Chair, Planning Commission

ATTEST:

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

APPROVED AS TO FORM:

City Attorney

**CITY OF MORENO VALLEY
CONDITIONS OF APPROVAL
P08-053 TENTATIVE TRACT MAP 35931
PA08-0054 PLOT PLAN
APN: 304-260-007**

**APPROVAL DATE:
EXPIRATION DATE:**

**August 23, 2012
August 23, 2015**

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

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

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

Planning Division

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

GENERAL CONDITIONS

- P1. This approval shall expire three years after the approval date of this project unless used or extended as provided for by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever. Use means the beginning of substantial construction contemplated by this approval within the three-year period, which is thereafter pursued to completion, or the beginning of substantial utilization contemplated by this approval. (MC 9.02.230)
- P2. This Tentative Tract approval shall comply with all applicable requirements of the City of Moreno Valley Municipal Code.

EXHIBIT A

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

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

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

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

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- P3. 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)
- P4. 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)
- P5. This project is located within Specific Plan 193. The provisions of the specific plan, the design manual, their subsequent amendments, and the Conditions of Approval shall prevail unless modified herein. (MC 9.13)
- P6. The site shall be developed in accordance with the approved plans on file in the Community & Economic Development Department - Planning Division, the Specific Plan 193, the Municipal Code regulations, General Plan, and the conditions contained herein. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Official. (MC 9.14.020)
- P7. The developer, or the developer's successor-in-interest, shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust. (MC 9.02.030)
- P8. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
- P9. Any signs indicated on the submitted plans are not included with this approval. Any signs, **whether permanent (e.g. wall, monument) or temporary (e.g. banner, flag)**, proposed for this development shall be designed in conformance with the sign provisions of the Development Code or approved sign program, if applicable, and shall require separate application and approval by the Planning Division. **No signs are permitted in the public right of way.** (MC 9.12)
- P10. (GP) All site plans, grading plans, landscape and irrigation plans, fence/wall plans, lighting plans and street improvement plans shall be coordinated for consistency with this approval.

Special Conditions

- P11. The site has been approved for Tentative Tract Map 35931 for Condominium purposes and a Plot Plan for the construction of 135 condominium units on 10.41 acres. A change or modification shall require separate approval.
- P12. Prior to building permit issuance the elevations will be revised to include the following:
- One additional color combination for each of the two building styles.
 - Provide decorative lighting on the buildings.
 - Decorative metal railing used at some of the windows must pop out away from the building a minimum of six (6) inches.
 - Electrical meters shall be fully enclosed and incorporated into the overall architectural design of the buildings.
- P13. Prior to issuance of grading permits, the site plan will be revised to include the following changes:
- The two most southerly buildings will be rotated to ensure the required minimum 50 foot set back from the south property line to the building is maintained.
 - Sidewalks will meet current standards providing for overhang space and ADA path of travel.
 - Reduce the parking stalls to 16 feet in length adding to the surrounding landscape.
 - Diamond planters will be designed per City Standard.
 - Provide additional covered trash enclosures accessible to residents per City standards.
 - Landscape finger planters shall be designed per City standard.
 - Transformer cabinets and commercial gas meters shall not be located within required setbacks and shall be screened from public view by architectural treatments or landscaping.
 - Include decorative paving across drive isles and for the pedestrian path of travel throughout the development.
- P14. Perimeter fencing shall include pilasters.
- P15. Fencing adjacent to the water quality and retention basin will include a retaining wall per the approved plans and will be included in the fence and wall plans

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submitted to the Planning Division for review and approval.

P16. Enhanced landscaping will be required at all entrances to the site and in the existing landscape easement.

Prior to Recordation of Final Map

P17.(R) Prior to final map recordation, subdivision phasing (including any proposed common open space or improvements 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)

P18. Prior to recordation of the final map, final median enhancement/landscape/irrigation plans shall be reviewed and approved by the Planning Division, and Public Works Department – Special Districts Administration for review and approval by each division. (GP – Circulation Master Plan)

P19. (R) Prior to the 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

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

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

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- The developer and homeowners association shall promote the use of native plants and trees and drought tolerant species to the extent feasible.
- (R) All lots designated for open space and or detention basins, shall be included as an easement to, and maintained by a Homeowners Association (HOA) or other private maintenance entity. All reverse frontage landscape areas shall also be maintained by the onsite HOA unless otherwise stated by Special Districts. Language to this effect shall be included and reviewed within the required Covenant Conditions and Restrictions (CC&Rs) prior to the approval of the final map.
- Maintenance of any and all common facilities.
- A conservation easement for lettered lots shall be recorded on the deed of the property and shown on the final map. Said easement shall include access restrictions prohibiting motorized vehicles from these areas.
- Oleander plants or trees shall be prohibited on open space lots adjacent to multi-use trails.

Prior to Issuance of Grading Permits

P20. (GP) If potential historic, archaeological, or paleontological resources are uncovered during excavation or construction activities at the project site, work in the affected area will cease immediately and a qualified person (meeting the Secretary of the Interior's standards (36CFR61)) shall be consulted by the applicant to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, prehistoric, or paleontological resource. Determinations and recommendations by the consultant shall be implemented as deemed appropriate by the Community & Economic Development Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all affected Native American Tribes before any further work commences in the affected area.

If human remains are discovered, no further disturbance shall occur until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be contacted within a reasonable timeframe to identify the "most likely descendant." The "most likely descendant" shall then make recommendations, and engage in consultations concerning the treatment of the

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- remains (California Public Resources Code 5097.98). (GP Objective 23.3, CEQA).
- P21. (GP) Prior to issuance of grading permits, the developer shall pay the applicable Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee. (Ord)
- P22. (GP) Prior to approval of any grading permit, the developer shall submit for review and approval of a tree plan to the Planning Division. The plan shall identify all mature trees (4 inch trunk diameter or larger) on the subject property and City right-of-way. Using the grading plan as a base, the plan shall indicate trees to be relocated, retained, and removed. Replacement trees shall be shown on the plan, be a minimum size of 24 inch box, and meet a ratio of three replacement trees for each mature tree removed or as approved by the Planning Official. (GP Objective 4.4, 4.5, DG)
- P23. (GP) Prior to approval of any grading permits, final median enhancement/landscape/irrigation plans shall be submitted to the Planning Division, and Public Works Department – Special Districts for review and approval by each division. (GP - Circulation Master Plan) Timing of installation shall be determined by PW- Special Districts.
- P24. (GP) Prior to approval of any grading permits, plans for any security gate system shall be submitted to the Planning Division for review and approval.
- P25. (GP) Within thirty (30) days prior to any grading or other land disturbance, a pre-construction survey for Burrowing Owls shall be conducted pursuant to the established guidelines of Multiple Species Habitat Conservation Plan.
- P26. (GP) Decorative pedestrian pathways across circulation aisles/paths shall be provided throughout the development to connect dwellings with open spaces and/or recreational uses or buildings with open space and/or parking and/or the public right-of-way. The pathways shall be shown on the precise grading plan. (GP Objective 46.8, DG)
- P27. Prior to the issuance of grading permits, landscape and irrigation plans for areas maintained by the Homeowner's Association shall be submitted to the Planning Division. All landscape plans shall be approved prior to the release of any building permits for the site. The plans shall be prepared in accordance with the City's Landscape Requirements. Landscaping is required for the sides and or slopes of all water quality basin and drainage areas, while a hydroseed mix with irrigation is acceptable for the bottom of the basin areas. All detention basins shall include trees, shrubs and groundcover up to the concreted portion of the basin. A solid decorative wall with pilasters, tubular steel fence with pilasters or other fence or wall

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approved by the Planning Official is required to secure all water quality and detention basins more than 18 inches in depth.

- P28. (GP) Prior to the issuance of grading permits, the site plan shall show decorative concrete pavers for all driveway ingress/egress locations of the project.
- P29. (GP) Prior to issuance of grading permits, the developer shall submit wall/fence plans to the Planning Division for review and approval as follows:
- A. A solid decorative block wall with pilasters and a cap is required along the perimeter of the project adjacent the single family residential zone.
 - B. Perimeter side and front fences/walls are required to be constructed of decorative open iron or steel fenced with decorative capped pilasters.
 - C. Any proposed retaining walls shall also be decorative in nature, while the combination of retaining and other walls on top shall not exceed the height requirement.
 - D. Walls and fences for visual screening are required when there are adjacent residential uses or residentially zone property. The height, placement and design will be based on a site specific review of the project. All walls are subject to the approval of the Planning Official. (MC 9.08.070)
 - E. A six (6) foot high combination wall with pilasters is required at top of slope along the Water Quality Basin.
 - F. Include the elevations for the picnic shade structures consistent with the design of the buildings.

PRIOR TO BUILDING PERMITS

- P30. (BP) Prior to issuance of building permits, the Planning Division shall review and approve the location and method of enclosure or screening of transformer cabinets, commercial gas meters and back flow preventers as shown on the final working drawings. Location and screening shall comply with the following criteria: transformer cabinets and commercial gas meters shall not be located within required setbacks and shall be screened from public view either by architectural treatment or landscaping; multiple electrical meters shall be fully enclosed and incorporated into the overall architectural design of the building(s); back-flow preventers shall be screened by landscaping. (GP Objective 43.30, DG)
- P31. (BP) Prior to issuance of building permits, screening details shall be addressed on plans for roof top equipment and trash enclosures submitted for Planning Division review and approval. All equipment shall be completely screened so as not to be visible from public view, and the screening shall be an integral part of the building. For trash enclosures, landscaping shall be included on at least three sides. The trash enclosure, including any roofing, shall be compatible with the architecture for

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the building(s). (GP Objective 43.6, DG)

- P32. (BP) Prior to issuance of building permits, two copies of a detailed, on-site, computer generated, point-by-point comparison lighting plan, including exterior building, parking lot, and landscaping lighting, shall be submitted to the Planning Division for review and approval. The lighting plan shall be generated on the plot plan and shall be integrated with the final landscape plan. The plan shall indicate the manufacturer's specifications for light fixtures used and shall include style, illumination, location, height and method of shielding. The lighting shall be designed in such a manner so that it does not exceed 0.5 foot candles illumination beyond at the property line. The lighting level for all parking lots or structures shall be a minimum coverage of one foot-candle of light with a maximum of eight foot-candles. After the third plan check review for lighting plans, an additional plan check fee will apply. (MC 9.08.100, DG)
- P33. (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)
- P34. (BP) Prior to issuance of building permits, for multi-family projects that will be phased, a phasing plan submitted to the Planning Division will be required if occupancy is proposed to be phased.
- P35. The owner or owner's representative shall establish and maintain a relationship with the City of Moreno Valley and cooperate with the Problem Oriented Policing (POP) program, or its successors.
- P36. (BP) Prior to issuance of any building permits, final landscaping and irrigation plans shall be approved by the Planning Division. After the third plan check review for landscape plans, an additional plan check fee shall apply. The plans shall be prepared in accordance with the City's Landscape Standards and shall include:
- A. Finger and end planters with required step outs and curbing shall be provided every 12 parking stalls as well as at the terminus of each aisle.
 - B. Drought tolerant landscape shall be used. Sod shall be limited to gathering areas.
 - C. Street trees shall be provided every 40 feet on center in the right of way.
 - D. On-site trees shall be planted at an equivalent of one (1) tree per thirty (30) linear feet of the perimeter of a parking lot and per thirty linear feet of a

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- building dimension for the portions of the building visible from a parking lot or right of way. Trees may be massed for pleasing aesthetic effects.
- E. Enhanced landscaping shall be provided at all driveway entries and street corner locations
 - F. The review of all utility boxes, transformers etc. shall be coordinated to provide adequate screening from public view.
 - G. Landscaping on three sides of any trash enclosure.
 - H. All site perimeter and parking lot landscape and irrigation shall be installed prior to the release of certificate of any occupancy permits for the site or pad in question (master plot plan).
- P37. (BP) Prior to the issuance of building permits, the master site plan shall include landscape for trash enclosures to include landscape on three sides, while elevation plans for trash enclosures shall be provided that include decorative enhancements such as an enclosed roof and other decorative features that are consistent with the architecture of the proposed buildings on the site, subject to the approval of the Planning Division.
- P38. (BP) Prior to the issuance of building permits, the elevation plans shall be revised to include decorative lighting sconces on all sides of the buildings of the complex facing a parking lot, courtyard or plaza, or public right of way or open space to provide up-lighting and shadowing on the structures. Include drawings of the sconce details for each building within the elevation plans.

PRIOR TO CERTIFICATE OF OCCUPANCY

- P39. (CO) Prior to issuance of Certificates of Occupancy or building final, the required landscaping and irrigation shall be installed. (DC 9.03.040)
- P40. (CO) Prior to the issuance of Certificates of Occupancy or building final, all required and proposed fences and walls shall be constructed according to the approved plans on file in the Planning Division. (MC 9.080.070).
- P41. (BP/CO) Prior to issuance of Certificate of Occupancy or building final, installed landscaping and irrigation shall be inspected by the Planning Division. All on-site and common area landscaping shall be installed in accordance with the City's Landscape Standards and the approved project landscape plans and all site clean-up shall be completed.
All site perimeter and parking lot landscape and irrigation shall be installed prior to the release of certificate of any occupancy permits for the site or pad in question.

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

- S1. (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

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

POLICE DEPARTMENT

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

Standard Conditions

- PD1. Prior to the start of any construction, temporary security fencing shall be erected. The fencing shall be a minimum of six (6) feet high with locking, gated access and shall remain through the duration of construction. Security fencing is required if there is: construction, unsecured structures, unenclosed storage of materials and/or equipment, and/or the condition of the site constitutes a public hazard as determined by the Public Works Department. If security fencing is required, it shall remain in place until the project is completed or the above conditions no longer exist. (DC 9.08.080)
- PD2. (GP) Prior to the issuance of grading permits, a temporary project identification sign shall be erected on the site in a secure and visible manner. The sign shall be conspicuously posted at the site and remain in place until occupancy of the project. The sign shall include the following:
- a. The name (if applicable) and address of the development.
 - b. The developer's name, address, and a 24-hour emergency telephone number. (DC 9.08.080)
- PD3. (CO) Prior to the issuance of a Certificate of Occupancy, an Emergency Contact information Form for the project shall be completed at the permit counter of the Community and Economic Development Department - Building Division for routing to the Police Department. (DC 9.08.080)
- PD4. Addresses needs to be in plain view visible from the street and visible at night. It needs to have a backlight, so the address will reflect at night or a lighted address will be sufficient.
- PD5. A monument address is to be located in front of the main entrance.
- PD6. Landscape screening is to be located no closer than six feet from the covered parking spaces.

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PD7. Sufficient lighting is to be provided over all mailbox areas.

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APN: 304-260-007
DATE: 07/30/12

FIRE PREVENTION BUREAU

Special conditions are as follows:

1. This project falls in the Very High Fire Severity Zone and shall comply with the 2010 edition of the following codes :
 - a. California Fire Code Chapter 49
 - b. California Building Code Chapter 7A
 - c. California Residential Code Section R327
 - d. California Reference Standard Code Chapter 12-7A
2. The following statements need to be placement on the Final Map prior to recording:
 - a. "This project is located within the Very High Fire Hazard Severity Zone and shall comply with all special construction features as required in Chapter 7A of the California Building Code."
 - b. "All single family and multi family dwellings including attached and detached garages, pool houses, and other enclosed accessory structures shall be equipped with automatic fire sprinklers."
3. There shall be a "Parking Enforcement Plan" submitted. The plan will detail the enforcement of parking provisions and fire lanes by the HOA. This plan will then be required to be submitted and incorporated into the CC&R's. This condition shall be completed prior to approval of the Final Map.
4. The following Standard Conditions shall apply.

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

- F1. Final fire and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy,

use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in force at the time of building plan submittal.

- F2. The Fire Prevention Bureau is required to set a **minimum fire flow** for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering 3000 GPM for 3 hour(s) duration at 20-PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 507.3, Appendix B) .
- F3. Industrial, Commercial, Multi-family, Apartment, Condominium, Townhouse or Mobile Home Parks. A combination of on-site and off-site super **fire hydrants** (6" x 4" x 2 1/2" x 2 1/2") and super enhanced fire hydrants (6" x 4" x 4" x 2 1/2") shall not be closer than 40 feet and more than 150 feet from any portion of the building as measured along approved emergency vehicular travel ways. The required fire flow shall be available from any adjacent fire hydrant(s) in the system. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, super or enhanced fire hydrants as determined by the fire code official shall be provided at spacing not to exceed 500 feet of frontage for transportation hazards. (CFC 507.5.7 & MVMC 8.36.060 Section K)
- F4. **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 1500 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).
- F5. 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)
- F6. 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)
- F7. 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)
- F8. 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)

- F9. 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])
- F10. 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])
- F11. 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)
- F12. 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)
- F13. Prior to building construction, **dead end roadways** and streets which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5)
- F14. Prior to issuance of Building Permits, the applicant/developer shall participate in the **Fire Impact Mitigation Program**. (Fee Resolution as adopted by City Council)
- F15. 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)

- F16. 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)
- F17. 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)
- F18. Prior to Certificate of Occupancy or Building Final, all structures shall have fire retardant roofing materials (Class A roofs) as described in CBC Chapter 7A and CFC Chapter 49.
- F19. Prior to issuance of Certificate of Occupancy or Building Final, all commercial buildings shall display street numbers in a prominent location on the street side and rear access locations. The numerals shall be a minimum of twelve (12) inches in height for buildings and six (6) inches in height for suite identification on a contrasting background. Unobstructed lighting of the address(s) shall be by means approved by the Fire Prevention Bureau and Police Department. In multiple suite centers (strip malls), businesses shall post the name of the business on the rear door(s). (CFC 505.1)
- F20. Prior to issuance of Certificate of Occupancy or Building Final, all multi-family residences shall display the address in a visible location on the street side of the building and visible from public sidewalks. The building numerals shall be a minimum of twelve (12) inches in height and individual dwelling units shall not be less than four (4) inches in height on a contrasting background. The address shall be illuminated as approved by the Fire Prevention Bureau. (CFC 505.1 and MVMC 9.08.100 Section G)
- F21. Prior to issuance of a Certificate of Occupancy or Building Final, a directory display monument sign shall be required for apartment, condominium, townhouse or mobile home parks. Each complex shall have an illuminated diagrammatic layout of the complex which indicates the name of the complex, all streets, building identification, unit numbers, and fire hydrant locations within the complex. Location of the sign and design specifications shall be submitted to, and approved by, the Community Development Department – Planning Division and the Fire Prevention Bureau prior to installation. (MVMC 9.12.060)
- F22. 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)
- F23. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a fire alarm system monitored by an approved Underwriters Laboratory listed central station based on a requirement for monitoring the sprinkler system, occupancy or use. Fire alarm panel shall be

accessible from exterior of building in an approved location. Plans shall be submitted to the Fire Prevention Bureau for approval prior to installation. (CFC Chapter 9 and MVMC 8.36.100)

- F24. 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)
- F25. 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.
- F26. Prior to issuance of Building Permits, fuel modification plans shall be submitted to the Fire Prevention Bureau for review and approval for all open space areas adjacent to the wildland vegetation interface. (CFC Chapter 49)
- F27. Prior to issuance of Building Permits, plans for structural protection from vegetation fires shall be submitted to the Fire Prevention Bureau for review and approval. Measures shall include, but are not limited to: noncombustible barriers (cement or block walls), fuel modification zones, etc. (CFC Chapter 49)
- F28. 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)
- F29. 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)
- F30. 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.
- F31. 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)
- F32. 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)

- F33. 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)
- F34. 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)
- F35. 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)
- F36. 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)
- F37. **Emergency and Fire Protection Plans** shall be provided when required by the Fire Prevention Bureau. (CFC Section 105)
- F38. Prior to Certificate of Occupancy all locations **where medians are constructed** and prohibit vehicular ingress/egress into or away from the site, provisions must be made to construct a median-crossover at all locations determined by the Fire Marshal and the City Engineer. Prior to the construction, design plans will be submitted for review and approval by the City Engineer and all applicable inspections conducted by Land Development Division.
- F39. Prior to construction, **all traffic calming** designs/devices must be approved by the Fire Marshal and City Engineer.

**CITY OF MORENO VALLEY
COMMUNITY & ECONOMIC DEVELOPMENT - LAND DEVELOPMENT DIVISION
CONDITIONS OF APPROVAL
P08-053 Revised TTM 35931 for Condominium Purposes
APN 304-260-007**

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

COMMUNITY & ECONOMIC DEVELOPMENT – LAND DEVELOPMENT DIVISION

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

General Conditions

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

- LD5. (G) If improvements associated with this project are not initiated within two years of the date of approval of the Public Improvement Agreement, the City Engineer may require that the improvement cost estimate associated with the project be modified to reflect current City construction costs in effect at the time of request for an extension of time for the Public Improvement Agreement or issuance of a permit.
- LD6. (G) The developer shall monitor, supervise and control all construction and construction supportive activities, so as to prevent these activities from causing a public nuisance, including but not limited to, insuring strict adherence to the following:
- (a) Removal of dirt, debris, or other construction material deposited on any public street no later than the end of each working day.
 - (b) Observance of working hours as stipulated on permits issued by the Public Works Department.
 - (c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.
 - (d) All dust control measures per South Coast Air Quality Management District (SCAQMD) requirements shall be adhered to during the grading operations.

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

- LD7. (G) The developer shall protect downstream properties from damage caused by alteration of drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities, including, but not limited to, modifying existing facilities or by securing a drainage easement. (MC 9.14.110)
- LD8. (G) Public drainage easements, when required, shall be a minimum of 25 feet wide and shall be shown on the map and plan, and noted as follows: "Drainage Easement – no structures, obstructions, or encroachments by land fills are allowed." In addition, the grade within the easement area shall not exceed a 3:1 (H:V) slope, unless approved by the City Engineer.
- 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) The final conditions of approval issued by the Planning Division subsequent to Planning Commission approval shall be photographically or electronically placed on mylar sheets and included in the Grading and Street Improvement plan sets on twenty-four (24) inch by thirty-six (36) inch mylar and submitted with the plans for plan check. These conditions of approval shall become part of these plan sets and the approved plans shall be available in the field during grading and construction.

Prior to Grading Plan Approval or Grading Permit

- LD11. (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.

- LD12. (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 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 Land Development Division. The report shall address the soil's stability and geological conditions of the site.

- LD13. (GPA) Prior to grading plan approval, the developer shall select and implement treatment control best management practices (BMPs) that are medium to highly effective for treating Pollutants of Concern (POC) for the project. Projects where National Pollution Discharge Elimination System (NPDES) mandates water quality treatment control best management practices (BMPs) shall be designed per the City of Moreno Valley guidelines or as approved by the City Engineer.

LD14. (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.

LD15. (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.

LD16. (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

LD17. (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.

LD18. (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.

- LD19. (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.
- LD20. (GPA) Prior to the approval of the grading plans, the developer shall pay applicable remaining grading plan check fees.
- LD21. (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.
- LD22. (GP) Prior to the issuance of a grading permit the developer shall submit recorded slope easements from adjacent landowners in all areas where grading resulting in slopes is proposed to take place outside of the project boundaries. For all other offsite grading, written permission from adjacent property owners shall be submitted.
- LD23. (GP) Prior to issuance of a grading permit, if the fee has not already been paid prior to map approval or prior to issuance of a building permit if a grading permit is not required, the developer shall pay Area Drainage Plan (ADP) fees. The developer shall provide a receipt to the City showing that ADP fees have been paid to Riverside County Flood Control and Water Conservation District. (MC 9.14.100)
- LD24. (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.
- LD25. (GP) Prior to issuance of a grading permit, the developer shall pay the applicable grading inspection fees.

Prior to Map Approval or Recordation

- LD26. (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.

- LD27. (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.
- LD28. (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.
- LD29. (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.
- LD30. (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)
- LD31. (MR) Prior to recordation of the final map, this project is subject to requirements under the current permit for storm water activities required as part of the National Pollutant Discharge Elimination System (**NPDES**) as mandated by the Federal Clean Water Act. Following are the requirements:
- a. Establish a Home Owners Association (HOA) to finance the maintenance of the "Water Quality Ponds/Bio-swales". Any lots which are identified as "Water Quality Ponds/Bio-Swales" shall be owned in fee by the HOA.
 - b. Dedicate a maintenance easement to the City of Moreno Valley.
 - c. Execute a maintenance agreement between the City of Moreno Valley and the HOA. The maintenance agreement must be approved by City Council.
 - d. Establish a trust fund per the terms of the maintenance agreement.
 - e. Provide a certificate of insurance per the terms of the maintenance agreement.
 - f. Select one of the following options to meet the financial responsibility to provide storm water utilities services for the required continuous operation, maintenance, monitoring system evaluations and enhancements, remediation and/or replacement, all in accordance with Resolution No. 2002-46.
 - i. Participate in the mail ballot proceeding in compliance with Proposition 218, for the Residential NPDES Regulatory Rate Schedule and pay all associated costs with the ballot process, or
 - ii. Establish an endowment to cover future maintenance costs for the Residential NPDES Regulatory Rate Schedule.
 - g. Notify the Special Districts Division of the intent to record the final map 90 days prior to City Council action authorizing recordation of the final map and the financial option selected. The final option selected shall be in place prior to the issuance of certificate of occupancy. (California Government Code & Municipal Code)

LD32. (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

LD33. (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.

LD34. (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.

LD35. (IPA) The project shall be designed to accept and properly convey all off-site drainage flowing onto or through the site. All storm drain design and improvements shall be subject to review and approval of the City Engineer. (MC 9.14.110)

LD36. (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)

LD37. (CP) Prior to issuance of construction permits, the developer shall pay all applicable inspection fees.

Prior to Building Permit

LD38. (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)

LD39. (BP) Prior to issuance of a building permit, all pads shall meet pad elevations per approved plans as noted by the setting of "Blue-top" markers installed by a registered land surveyor or licensed engineer.

Prior to Certificate of Occupancy

LD40. (CO) Prior to issuance of the last certificate of occupancy or building final, the developer shall pay all outstanding fees.

LD41. (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: sidewalks, drive approaches, pedestrian ramps, signing, striping.
- b. Storm drain facilities including, but not limited to: storm drain pipe, storm drain laterals, open channels, catch basins and local depressions.
- c. Sewer and water systems including, but not limited to: sanitary sewer, potable water and recycled water.
- d. Under grounding of existing and proposed utility lines less than 115,000 volts.

LD42. (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)

Prior to Acceptance of Streets into the City Maintained Road System

LD43. (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

LD44. Prior to final map approval, the final map shall show a four-foot minimum additional right-of-way dedication behind any driveway approach per City Standard 118C as may be modified as approved by the City Engineer.

LD45. Prior to parcel map approval, the Developer shall guarantee the construction of public 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.

- LD46.** A rough and precise grading plan will be required to be submitted for review and approval.
- LD47.** 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.
- LD48.** Prior to approval of any grading plan, the applicant shall schedule a walk through with a Land Development Division Inspector to inspect existing improvements within public right-of-way along project frontage. The applicant will be required to install, replace and/or repair any missing, damaged or substandard improvements including handicap access ramps that do not meet current City standards. The applicant shall post security to cover the cost of the repairs and complete the repairs within the time allowed in the public improvement agreement used to secure the improvements.
- LD49.** 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 P-WQMP and in full conformance with the document; "Riverside County Water Quality Management Plan for Urban Runoff" dated July 24, 2006. 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.
- LD50.** The Applicant shall select and implement treatment control BMPs that are medium to highly effective for treating Pollutants of Concern (POC) for the project. POC include project pollutants associated with a 303(d) listing or a TMDL for receiving waters. Project POC include: i. Nutrients, ii. Oxygen Demanding Substances, and iii. Pathogens (Bacteria and Viruses). Exhibit C of the document, "Riverside County Water Quality Management Plan for Urban Runoff" dated July 24, 2006 shall be consulted for determining the effectiveness of proposed treatment BMPs.
- LD51.** Overall, the proposed treatment control concept is accepted as the conceptual treatment control BMP for the proposed site. In the first submittal of the F-WQMP, the Applicant must provide an updated site plan that clearly identifies the drainage boundary (ies) related to each treatment control BMP.

- LD52.** The proposed Sand Filtration system using a Detention Basin as the pre-sedimentation area is accepted as the conceptual treatment control BMP for the proposed site. The size of the treatment control BMP is to be determined using the procedures set forth in Exhibit C of the Riverside County Guidance Document. The Applicant acknowledges that significantly more area than currently shown on the plans may be required to treat site runoff as required by the WQMP guidance.
- LD53.** 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.
- LD54.** 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.



**Public Works
Transportation Engineering Division**

MEMORANDUM

To: Julia Descoteaux, Associate Planner
From: Michael Lloyd, Senior Engineer
Date: May 16, 2012
Subject: **Conditions of Approval for PA08-0054, P08-053** – Tentative Tract Map 35931
for 135 condominium units located on the southwest corner of Iris Avenue and
Via Del Lago.

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

CITY OF MORENO VALLEY
CONDITIONS OF APPROVAL
PA08-0054, P08-053

Tentative Tract Map 35931 for 135 condominium units located on the southwest corner of Iris Avenue and Via Del Lago.

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

Transportation Engineering Division – Conditions of Approval

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

GENERAL CONDITIONS

- TE1. Conditions of approval may be modified if project is phased or altered from any approved plans.
- TE2. Iris Avenue is designated as a Divided Major Arterial (134'RW/110'CC) per City Standard Plan No. 101A. Any modifications or improvements undertaken by this project shall be consistent with the City's standards for this facility.**
- TE3. Via Del Lago functions as a modified Collector. Any modifications or improvements undertaken by this project for this facility shall be approved by the City Engineer.**

PRIOR TO IMPROVEMENT PLAN APPROVAL OR CONSTRUCTION PERMIT

- TE4. The driveways in public right of way shall conform to Section 9.11.080, and Table 9.11.080-14 of the City's Development Code - Design Guidelines, and City Standard Plan No. 118C. Both driveways shall be restricted to right-in, right-out access due to existing raised medians.
- TE5. Sight distance at driveways and on streets shall conform to City of Moreno Valley Standard No. 125A, B, C at the time of preparation of final grading, landscape, and street improvements.
- TE6. Prior to the final approval of the street improvement plans, a signing and striping plan may be required per City of Moreno Valley Standard Plans - Section 4 for all streets with a cross section of 66'/44' and wider.
- TE7. Prior to issuance of a construction permit, construction traffic control plans prepared by a qualified, Registered Civil or Traffic engineer may be required.

PRIOR TO CERTIFICATE OF OCCUPANCY OR BUILDING FINAL

- TE8. (CO) Prior to issuance of a certificate of occupancy, all approved signing and striping shall be installed per current City Standards and the approved plans.
- TE9. (CO) Gated entrances are to be provided with the following, or as approved by the City Traffic Engineer:
- A. A storage lane with a minimum of 60' provided for queuing.
 - B. A second storage lane for visitors to stop in prior to the gate to utilize a call box (or other device) to receive permission to enter the site.
 - C. Signing and striping for A. and B.
 - D. A turnaround outside the gates of 38' radius.
 - E. No Parking Signs shall be posted in the turnaround areas.
 - F. A separate pedestrian entry.
 - G. Presence loop detectors (or another device) within 1 or 2 feet of the gates that ensures that the gates remain open while any vehicle is in the queue.

All of these features must be kept in working order.

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

- TE10. Prior to the acceptance of streets into the City-maintained road system, all approved traffic control and signing and striping shall be installed per current City Standards and the approved plans.

**CITY OF MORENO VALLEY
CONDITIONS OF APPROVAL
Case No: P08-053 (Revised TTM 35931 for a 135-unit condo complex)
APN: 304-260-007
06.13.12 Revised**

PUBLIC WORKS DEPARTMENT

Special Districts Division

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

Acknowledgement of Conditions

The following items are Special Districts' Conditions of Approval for project **P08-053**; this project shall be completed at no cost to any Government Agency. All questions regarding Special Districts' Conditions including but not limited to, intent, requests for change/modification, variance and/or request for extension of time shall be sought from the Special Districts Division of the Public Works Department 951.413.3480.

General Conditions

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

- SD-2 The CSD will not accept any additional landscaped areas for maintenance due to limited funding for ongoing maintenance in Zone E-4. The ongoing maintenance of any landscaping installed as a result of this development shall be the responsibility of the property owners association (POA).

- 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 E**), 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 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-5 Streetlight Authorization forms, for all streetlights that are conditioned to be installed as part of this project, must be submitted to the Special Districts Division for approval, prior to streetlight installation. The Streetlight Authorization form can be obtained from the utility company providing electric service to the project, either Moreno Valley Utility or Southern California Edison.

Prior to Recordation of Final Map

- SD-6 (R) This project has been conditioned to provide a funding source for the continued maintenance, enhancement, and or retrofit of parks, open spaces, linear parks, and/or trail systems. In order for the Developer to meet the financial responsibilities to fund the defined maintenance, one of the options as outlined below shall be selected. The Developer must notify Special Districts of intent to record final map 90 days prior to City Council action authorizing recordation of the map and the financial option selected to fund the continued maintenance.
- a. Participate in a special election for annexation into **Community Facilities District No. 1**; or
 - b. Establish an endowment to cover future maintenance costs for new neighborhood parks.

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

- SD-7 (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-8 (R) Easements for reverse frontage parkway abutting **Iris Ave.** shall be **40ft** and **13ft** for **Via Del Lago**. Landscape easements along Iris Ave. or Via Del Lago will not be extended beyond the previously installed parkway and/or existing landscape easement areas. 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.

Prior to Building Permit Issuance

- SD-9 (BP) A 4" x 6" concrete mow curb shall be constructed/installed per City Standards to delineate the existing landscaping along Iris Ave. and Via Del Lago and the areas of responsibility of the POA.
- SD-10 (BP) Any/all voids in the turf within the landscape easement areas along Iris and Via Del Lago shall be addressed upon installation of the 4" x 6" concrete mow curb. These areas shall be completed and/or repaired by installing sod per the direction of the Special Districts Division. All irrigation in these areas must be repaired and the functionality of the systems verified.
- SD-11 (BP) The concrete mow curb and any necessary modifications to the existing landscaping shall be constructed prior to the issuance of 25% (or the 34th) of the dwelling permits for this tract or 12 months from the issuance of the first dwelling permit, whichever 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.
- SD-12 (BP) This project has been identified to be included in the formation of a Map Act Area of Benefit Special District for the construction of **major thoroughfares and/or freeway** improvements. The property owner(s) shall participate in such District, and pay any special tax, assessment, or fee levied upon the project property for such District. At the time of the public hearing to consider formation of the district, the property owner(s) will not protest the formation, but the property owners(s) will retain the right to object if any eventual assessment is not equitable, that is, if the financial burden of the assessment is not reasonably proportionate to the benefit which the affected property obtains from the improvements which are to be installed. (Street & Highway Code, GP Objective 2.14.2, MC 9.14.100)
- SD-13 *Residential* (BP) If Land Development, a Division of the Community and Economic Development Department, requires this project to supply a

funding source necessary to provide, but not limited to, stormwater utilities services for the required continuous operation, maintenance, monitoring, system evaluations and enhancements, remediation and/or replacement, the developer must notify Special Districts 90 days prior to the City's issuance of a building permit and the financial option selected to fund the continued maintenance. (California Government Code)

- SD-14 (BP) Prior to the issuance of the first building for this project, the developer shall pay Advanced Energy fees for all applicable Zone B (Residential Street Lighting) and/or Zone C (Arterial Street Lighting and Intersection Lighting) streetlights required for this development. The developer shall provide a receipt to the Special Districts Division showing that the Advanced Energy fees have been paid in full for the number of streetlights to be accepted into the CSD Zone B and/or Zone C programs. Payment shall be made to the City of Moreno Valley, as collected by the Land Development Division, based upon the Advanced Energy fee rate at the time of payment and as set forth in the current Listing of City Fees, Charges and Rates, as adopted by City Council. Any change in the project which may increase the number of streetlights to be installed will require payment of additional Advanced Energy fees at the then current fee.
- SD-15 (BP) Prior to release of building permit, the developer, or the developer's successors or assignees, shall record with the County Recorder's Office a **Covenant of Assessments** for each assessable parcel therein, whereby the developer covenants the existence of the Moreno Valley Community Services District, its established benefit zones, and that said parcel(s) is (are) liable for payment of annual benefit zone charges and the appropriate National Pollutant Discharge Elimination System (NPDES) maximum regulatory rate schedule when due. A copy of the recorded Covenant of Assessments shall be submitted to the Special Districts Division. For a copy of the Covenant of Assessments form, please contact Special Districts, phone 951.413.3480.

**CITY OF MORENO VALLEY
CONDITIONS OF APPROVAL
Case No: PA08-0054 (PP for a 135-unit condo complex)
APN: 304-260-007
06.13.12 Revised**

PUBLIC WORKS DEPARTMENT

Special Districts Division

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

Acknowledgement of Conditions

The following items are Special Districts' Conditions of Approval for project **PA08-0054**; this project shall be completed at no cost to any Government Agency. All questions regarding Special Districts' Conditions including but not limited to, intent, requests for change/modification, variance and/or request for extension of time shall be sought from the Special Districts Division of the Public Works Department 951.413.3480.

General Conditions

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

- SD-2 The CSD will not accept any additional landscaped areas for maintenance due to limited funding for ongoing maintenance in Zone E-4. The ongoing maintenance of any landscaping installed as a result of this development shall be the responsibility of the property owners association (POA).

- 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 E**), 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 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-5 Streetlight Authorization forms, for all streetlights that are conditioned to be installed as part of this project, must be submitted to the Special Districts Division for approval, prior to streetlight installation. The Streetlight Authorization form can be obtained from the utility company providing electric service to the project, either Moreno Valley Utility or Southern California Edison.

Prior to Recordation of Final Map

- SD-6 (R) Easements for reverse frontage parkway abutting **Iris Ave.** shall be **40ft** and **13ft** for **Via Del Lago**. Landscape easements along Iris Ave. or Via Del Lago will not be extended beyond the previously installed parkway and/or existing landscape easement areas. 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.

Prior to Building Permit Issuance

- SD-7 (BP) A 4" x 6" concrete mow curb shall be constructed/installed per City Standards to delineate the existing landscaping along Iris Ave. and Via Del Lago and the areas of responsibility of the POA.
- SD-8 (BP) Any/all voids in the turf within the landscape easement areas along Iris and Via Del Lago shall be addressed upon installation of the 4" x 6" concrete mow curb. These areas shall be completed and/or repaired by installing sod per the direction of the Special Districts Division. All irrigation in these areas must be repaired and the functionality of the systems verified.
- SD-9 (BP) The concrete mow curb and any necessary modifications to the existing landscaping shall be constructed prior to the issuance of 25% (or the 34th) of the dwelling permits for this tract or 12 months from the issuance of the first dwelling permit, whichever 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.

SD-10 (BP) This project has been identified to be included in the formation of a Map Act Area of Benefit Special District for the construction of **major thoroughfares and/or freeway** improvements. The property owner(s) shall participate in such District, and pay any special tax, assessment, or fee levied upon the project property for such District. At the time of the public hearing to consider formation of the district, the property owner(s) will not protest the formation, but the property owners(s) will retain the right to object if any eventual assessment is not equitable, that is, if the financial burden of the assessment is not reasonably proportionate to the benefit which the affected property obtains from the improvements which are to be installed. (Street & Highway Code, GP Objective 2.14.2, MC 9.14.100)

SD-11 (BP) 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 options as outlined below shall be selected. The Developer must notify Special Districts of intent to request building permits 90 days prior to their issuance and the financial option selected to fund the continued maintenance.

- a. Participate in a special election for annexation into **Community Facilities District No. 1**; or
- b. Establish an endowment to cover future maintenance costs for new neighborhood parks.

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

SD-12 (BP) This project has been identified to be included in the formation of a Community Facilities District (Mello-Roos) for **Public Safety** services, including but not limited to Police, Fire Protection, Paramedic Services, Park Rangers, and Animal Control services. The property owner(s) shall not protest the formation; however, they retain the right to object to the rate and method of maximum special tax. In compliance with Proposition 218, the developer shall agree to approve the mail ballot proceeding (special election) for either formation of the CFD or annexation into an existing district that may already be established. The Developer must notify Special Districts of intent to request building permits 90 days prior to their issuance. (California Government Code)

SD-13 *Commercial* (BP) If Land Development, a Division of the Community and Economic Development Department, requires this project to supply a

funding source necessary to provide, but not limited to, stormwater utilities services for the monitoring of on site facilities and performing annual inspections of the affected areas to ensure compliance with state mandated stormwater regulations, the developer must notify Special Districts 90 days prior to the City's issuance of a building permit and the financial option selected to fund the continued maintenance. (California Government Code)

- SD-14 (BP) Prior to the issuance of the first building for this project, the developer shall pay Advanced Energy fees for all applicable Zone B (Residential Street Lighting) and/or Zone C (Arterial Street Lighting and Intersection Lighting) streetlights required for this development. The developer shall provide a receipt to the Special Districts Division showing that the Advanced Energy fees have been paid in full for the number of streetlights to be accepted into the CSD Zone B and/or Zone C programs. Payment shall be made to the City of Moreno Valley, as collected by the Land Development Division, based upon the Advanced Energy fee rate at the time of payment and as set forth in the current Listing of City Fees, Charges and Rates, as adopted by City Council. Any change in the project which may increase the number of streetlights to be installed will require payment of additional Advanced Energy fees at the then current fee.
- SD-15 (BP) Prior to release of building permit, the developer, or the developer's successors or assignees, shall record with the County Recorder's Office a **Covenant of Assessments** for each assessable parcel therein, whereby the developer covenants the existence of the Moreno Valley Community Services District, its established benefit zones, and that said parcel(s) is (are) liable for payment of annual benefit zone charges and the appropriate National Pollutant Discharge Elimination System (NPDES) maximum regulatory rate schedule when due. A copy of the recorded Covenant of Assessments shall be submitted to the Special Districts Division. For a copy of the Covenant of Assessments form, please contact Special Districts, phone 951.413.3480.

CITY OF MORENO VALLEY
CONDITIONS OF APPROVAL
Case No: P08-053 (TTM 35931) PA08-0054 (PP)
(Previous Case No.'s PA05-0201, PA05-0203, P06-133,PA07-0065)
APN: 304-260-007
08.8.12

PUBLIC WORKS DEPARTMENT

Moreno Valley Utility

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

Acknowledgement of Conditions

The following items are Moreno Valley Utility's Conditions of Approval for project(s) P08-053, P08-062 & PA08-0054; this project shall be completed at no cost to any Government Agency. All questions regarding Moreno Valley Utility's Conditions including but not limited to, intent, requests for change/modification, variance and/or request for extension of time shall be sought from Moreno Valley Utility (the Electric Utility Division) of the Public Works Department 951.413.3500. The applicant is fully responsible for communicating with Moreno Valley Utility staff regarding their conditions.

PRIOR TO RECORDATION OF FINAL MAP

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

PRIOR TO ENERGIZING MVU ELECTRIC UTILITY SYSTEM AND CERTIFICATE OF OCCUPANCY

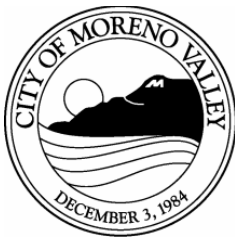
MVU-2 (BP) **City of Moreno Valley Municipal Utility Service – Electrical Distribution:** Prior to constructing the MVU Electric Utility System, the developer shall submit a detailed engineering plan showing design, location and schematics for the utility system to be approved by the City Engineer. In accordance with Government Code Section 66462, the Developer **shall** execute an agreement with the City providing for the installation, construction, improvement and dedication of the utility system following recordation of final map and concurrent with trenching operations and other subdivision improvements so long as said agreement incorporates the approved

engineering plan and provides financial security to guarantee completion and dedication of the utility system.

The Developer **shall** coordinate and receive approval from the City Engineer to install, construct, improve, and dedicate to the City, or the City's designee, all utility infrastructure (including but not limited to conduit, equipment, vaults, ducts, wires, switches, conductors, transformers, resistors, amplifiers, and "bring-up" facilities including electrical capacity to serve the identified development and other adjoining/abutting/ or benefiting projects as determined by Moreno Valley Utility) – collectively referred to as "utility system" (to and through the development), along with any appurtenant real property easements, as determined by the City Engineer to be necessary for the distribution and /or delivery of any and all "utility services" to each lot and unit within the Tentative Map. For purposes of this condition, "utility services" shall mean electric, cable television, telecommunication (including video, voice, and data) and other similar services designated by the City Engineer. "Utility services" shall not include sewer, water, and natural gas services, which are addressed by other conditions of approval. Properties within development may be subject to an electrical system capacity charge and that contribution will be collected prior to issuance of building permits.

The City, or the City's designee, shall utilize dedicated utility facilities to ensure safe, reliable, sustainable and cost effective delivery of utility services and maintain the integrity of streets and other public infrastructure. Developer shall, at developer's sole expense, install or cause the installation of such interconnection facilities as may be necessary to connect the electrical distribution infrastructure within the project to the Moreno Valley Utility owned and controlled electric distribution system. Alternatively, developer may cause the project to be included in or annexed to a community facilities district established or to be established by the City for the purpose of financing the installation of such interconnection and distribution facilities. The project shall be deemed to have been included in or annexed to such a community facilities district upon the expiration of the statute of limitations to any legal challenges to the levy of special taxes by such community facilities district within the property. The statute of limitations referred to above will expire 30 days after the date of the election by the qualified electors within the project to authorize the levy of special taxes and the issuance of bonds.

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



**INITIAL STUDY/
ENVIRONMENTAL CHECKLIST FORM
CITY OF MORENO VALLEY**

1. Project Title: P08-053 Tentative Tract Map for Condominium Purposes
PA08-0054 Plot Plan
2. Lead Agency Name and Address: City of Moreno Valley
14177 Frederick Street
Moreno Valley CA 92553
3. Contact Person and Phone Number: Julia Descoteaux, Associate Planner, (951) 413-3209
4. Project Location: Southwest corner of Iris Avenue and Via Del Lago, 304-260-007
5. Project Sponsor's Name and Address: Winchester Associates, Inc.
23640 Tower Street, Suite 3
Moreno Valley CA 92553
6. General Plan Designation: Multi-Family, R10
7. Zoning: SP193M
8. Description of the Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary)

Tentative Tract Map No. 35931 for Condominium purposes and a Plot Plan to build 135 condominium units on 10.41 acres. The site is located on the southwest corner of Iris Avenue and Via Del Lago within the Specific Plan 193 Medium Residential zone which allows for multi-family units. The density allowed for the SP193M is 8-13 units per acre with the density of this project at 13 units per acres.

The site is currently entitled for a 90-unit multi-family condominium complex under PA05-0201 and PA05-0203. The impacts of the 90-unit project were previously analyzed. Impacts were less than significant. A Negative Declaration was adopted.

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

The area within immediate proximity to the subject site is zoned predominately for residential, golf course development, and natural open space. The zoning surrounding the proposed project is SP193ML (Medium-

Low Residential) zone to the north, SP193NOS (Natural Open Space) to the east, SP193L (Low Residential) to the south, SP193GC (Golf Course) to the west.

10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement).

None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

Signature

Date

Printed Name

For

EVALUATION OF ENVIRONMENTAL IMPACTS

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

| Issues and Supporting Information | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

| | | | | |
|--|--|--|---|---|
| I. AESTHETICS. Would the project: | | | | |
| a) Have a substantial adverse effect on a scenic vista? | | | | X |
| Based upon an inspection of the site, and as designed and conditioned, the proposed 135 unit condominium project will have no effect on a scenic vista. | | | | |
| b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway? | | | | X |
| The Moreno Valley General Plan identifies scenic highways, panoramic viewsheds, and photographic viewing locations within the aesthetic resource element. The General Plan identifies no scenic roadways and does not identify panoramic viewsheds in the project vicinity. It appears that the site has been regularly cleared for purposes of weed abatement. There are no historic buildings on site, and there are no scenic highways in the area. | | | | |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | | | | X |
| At completion, the proposed project would consist of 135 condominium units on approximately 10.41-net acres. As a result, the proposed project would be developed with homes, roadways, and parkway landscape as required by the City's Municipal Code. The City's design guidelines provide a framework that ensures that any new development would be designed and constructed in a manner consistent with surrounding land uses. Therefore, the proposed project would be aesthetically similar to the surrounding residential uses. The project will comply with the City's standard conditions of approval including compliance with landscaping and development standards. As the proposed project would develop the site in a manner consistent with the City's design guidelines, the project would not significantly degrade the existing visual character or quality of the site and surroundings. | | | | |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | | | X | |
| The homes associated with the proposed project will introduce some additional new light sources into the area, as the proposed condominium residences would have some outdoor lighting. The type of lighting provided would be similar to that associated with existing homes in the area, and would not create a substantial increase in lighting or glare. The project will be required to comply with Municipal Code provisions regarding light and glare. The impacts would be nearly identical to the lighting impacts associated with the existing approved project on the site. | | | | |
| II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project? | | | | |
| a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use? | | | | X |
| The site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on current maps, and according to the City's General Plan the subject site is not designated as farmland and is not currently being used as farmland. The site is designated as Urban and Built-up Land on the Riverside County Important Farmland 2004 Western Sheet Map. | | | | |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | | | | X |
| The site is not currently in agricultural use, or under Williamson Act control. There is no existing surrounding agricultural use, or sites under Williamson Act contract. | | | | |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | | | | X |
| There is no immediate surrounding agricultural zone, or any proposed according to the General Plan. The proposed project does not involve changes to the existing environment. | | | | |
| III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project: | | | | |
| a) Conflict with or obstruct implementation of the applicable air quality plan? | | | | X |

| Issues and Supporting Information | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

The Air Quality Management Plan (AQMP) sets forth a comprehensive program that will lead the air basin into compliance with all federal and state air quality standards. The AQMP control measures and related emission reduction estimates are based upon emissions projections for a future development scenario derived from land use, population, and employment characteristics defined in consultation with local governments. Accordingly, conformance with the AQMP for development projects is determined by demonstrating compliance with local land use plans and/or population projections.

The project as proposed would not obstruct implementation of the South Coast Air Quality Management Plan. Since the proposal falls below the project size requiring a traffic study, there would not be the potential for significant air quality impacts.

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| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation. | | | | X |
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The proposed condominium project falls below the project size requiring a traffic study, and would therefore not have a potential for significant air quality impacts. As proposed, the project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

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| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | | | | X |
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CEQA Section 21100 (e) addresses evaluation of cumulative effects allowing the use of approved land use documents in a cumulative impact analysis. CEQA Guidelines Section 15064 (i)(3) further stipulates that for an impact involving a resource that is addressed by an approved plan or mitigation program, the lead agency may determine that a project's incremental contribution is not cumulatively considerable if the project complies with the adopted plan or program. In addressing cumulative effects for air quality, the AQMP is the most appropriate document to use because the AQMP sets forth a comprehensive program that will lead the air basin, including the project area, into compliance with all federal and state air quality standards and utilizes control measures and related emission reduction estimates based upon emissions projections for a future development scenario derived from land use, population, and employment characteristics defined in consultation with local governments.

Since the proposed project is in conformance with the AQMP and the project is not significant on an individual basis, it is appropriate to conclude that the project's incremental contribution to criteria pollutant emissions is not cumulatively considerable.

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| d) Expose sensitive receptors to substantial pollutant concentrations? | | | | X |
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The proposed project will not result in substantial pollutant concentrations, and therefore will not expose people to these concentrations.

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| e) Create objectionable odors affecting a substantial number of people? | | | | X |
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The proposed project would not create any source of objectionable odors affecting other people.

IV. BIOLOGICAL RESOURCES. Would the project:

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| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service? | | | | X |
|---|--|--|--|---|

The site is surrounded by two streets, single family homes, a golf course, and the site is approximately 10.41 acres. The site was void of any streams, standing water or dense vegetation. According to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) the project is not within a criteria cell. The site was graded under authorized permit with the grading of the Specific Plan 193 several years ago.

A Habitat Assessment for the Burrowing Owl was completed in January 2012. As stated in the report, the potential for Burrowing Owls exists in a wide variety of habitats including disturbed grassland and agricultural areas therefore a Phase II survey was conducted to determine if any owls or occupiable burrows were present on the site. The conclusion of the Phase I and Phase II assessments were that although there is suitable habitat, the survey did not identify any owls or occupiable burrows on the site. However, a 30-day pre-construction survey will be a condition of approval prior to grading the site. The proposed project will not result in the potential for significant impacts to fish and wildlife resources.

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| b) Have a substantially adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Wildlife Service? | | | | X |
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| Issues and Supporting Information | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| The proposed project will not have a substantially adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Wildlife Service | | | | |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | | | | X |
| There are no wetland resources on the site. Therefore, the development of this project will not have a substantial adverse effect on federally protected wetlands. | | | | |
| d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites? | | | | X |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | | | | X |
| (d & e) The proposed project will not conflict with any General Plan or local policies pertaining to the protection of biological resources. According to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) the project is not within a criteria cell. The project is consistent with the goals and objectives of the General Plan. | | | | |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan? | | | | X |
| The project is not within one of the Multiple Species Habitat Conservation Plan (MSHCP) criteria areas, which are potential habitat preservation areas. The proposed project will not conflict with the Stephen's Kangaroo Rat Habitat Conservation Plan (SKR HCP) or MSHCP or any other known local, regional or state habitat conservation plans. SKR Habitat plan will require a fee of \$500.00 per acre to be paid by the developer to assist in setting aside established protection areas for said habitat. Also, the City is participating in the MSHCP, a comprehensive habitat conservation-planning program addressing multiple species' needs, including preservation of habitat and native vegetation in Western Riverside County. This project will also be subject to fees to support the implementation of the Multiple Species Habitat Conservation Plan. | | | | |
| V. CULTURAL RESOURCES. Would the project: | | | | |
| a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? | | | | X |
| Based on staff's review of the historic resources inventory dated February 21, 1989, the General Plan, and a site visit, there is no evidence of any historic resources. A standard condition of approval will be placed on the project to cease excavation or construction activities if archaeological, paleontological, or historical resources uncovered on the project site. | | | | |
| b) Cause a substantial adverse change in the significance of an archaeological resources pursuant to Section 15064.5? | | | | X |
| There are no significant archaeological resources on the project site pursuant to the intensive 1987 citywide survey (Archeological Research Unit, University of California, Riverside). A standard condition of approval will be placed on the project to cease excavation or construction activities if archaeological, paleontological, or historical resources are uncovered on the project site. | | | | |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | | | | X |
| There are no unique paleontological resources or sites or unique geologic features at the project site pursuant to the intensive 1987 citywide survey (Archeological Research Unit, University of California, Riverside). A standard condition of approval will be placed on the project to cease excavation or construction activities if archaeological, paleontological, or historical resources are uncovered on the project site. | | | | |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | | | | X |
| No known human remains have been identified at the project site. Conditions of approval address the issue of inadvertent discoveries. A standard condition of approval will be placed on the project to cease excavation or construction activities if archaeological, paleontological, or historical resources uncovered on the project site. | | | | |
| VI. GEOLOGY AND SOILS. Would the project: | | | | |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving: | | | | |
| (i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | | | | X |

| Issues and Supporting Information | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| According to the City's environmental information, the project site is not on, or close to, any known earthquake fault. There is no new information that would indicate the existence of a fault or fault trace in proximity of the site. Accordingly, there is no risk of ground rupture due to faulting at the proposed project site. | | | | |
| (ii) Strong seismic ground shaking? | | | X | |
| According to the City's environmental information, the project site is not on, or close to, any known earthquake fault. The nearest fault is the San Jacinto fault system, which is located approximately 3.8-miles to the northeast. The San Andreas fault system is located approximately 20 miles to the northeast of the site, and the Elsinore fault zone is located approximately 22 miles, to the southwest of the site. This faulting is not considered a significant constraint to development on the site with the use of current building codes. Ground-shaking intensity could possibly be moderately-high during a 100-year interval earthquake. Foundation designs will be reviewed to ensure incorporation of appropriate engineering recommendations to mitigate any such seismicity. There is no new information that would indicate the existence of a fault on the site. | | | | |
| (iii) Seismic-related ground failure, including liquefaction? | | | X | |
| According to the City's environmental resources, the project site is not on, or close to, any known earthquake fault. However, ground-shaking intensity could possibly be moderately-high during a 100-year interval earthquake. Water table and soil conditions are not conducive of seismic related failure. | | | | |
| (iv) Landslides? | | | | X |
| There is no potentially significant impact from landslides. | | | | |
| (b) Result in substantial soil erosion or the loss of topsoil? | | | X | |
| The development of the site will likely result in the reduction of erosion with the placement of buildings and landscaping on the site. During construction, there is the potential for less than significant impacts for short-term soil erosion from minimal excavation and grading. This will be addressed as part of standard construction, such as watering to reduce dust and sandbagging, if required, during raining periods. | | | | |
| (c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | | | | X |
| The geologic unit or soil is not known to be unstable based on current resources. As provided in the conditions of approval, the applicant must provide a soils and geologic report to City Public Works Department. | | | | |
| (d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | | | | X |
| According to the City's environmental information, the geologic unit or soil is not known to be unstable. As provided for in the conditions of approval, the applicant must provide a soils and geologic report to City Public Works Department. The site will not be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code. | | | | |
| (e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | | | | X |
| The condominium project will operate on a sewer system that will be reviewed, approved and installed according to the Water District requirements. The proposed project will not be introducing septic tanks or alternative water disposal systems. | | | | |
| VII. GREENHOUSE GAS EMISSIONS. Would this project? | | | | |
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | | | X | |
| Global climate change is caused by greenhouse gas (GHG) emissions throughout the world. Mitigating global climate change will require worldwide solutions. Greenhouse gases are gases emitted from the earth's surface that absorb infrared radiation in the atmosphere. Increases in these gases lead to more absorption of radiation and warm the lower atmosphere, and therefore increase evaporation rates and temperatures on the Earth's surface. The City of Moreno Valley is currently in the process of preparing a Climate Action Strategy. However, at this time, there are no widely accepted thresholds of significance for determining the impact of GHG emissions from an individual project, or from a cumulative standpoint. As provided for in the CEQA Guidelines (Section 15064.4), it is necessary for the lead agency to make a good-faith effort in considering GHG emissions on a project specific basis. Based on the limited scope of the project and consistency of the project with the City's adopted General Plan, zoning, and Specific Plan 193, the City has chosen to rely on a qualitative analysis. It should also be noted that the site has been previously entitled for a similar 90 unit multi-family residential project. To the extent possible based on scientific and factual data available, it has been determined that this project will not result in generating greenhouse gas emissions that will either directly or indirectly have a significant impact on the environment. | | | | |

| Issues and Supporting Information | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | | | | X |
| The proposed project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The City does not currently have an adopted plan. | | | | |
| VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project? | | | | |
| a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials? | | | | X |
| The proposed project will not involve the routine transport, use or disposal of hazardous materials. Since the project will not involve the routine transport, use or disposal of hazardous materials, there will be no potential for a significant hazard to the public or the environment. | | | | |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | | | | X |
| The proposed project will not involve the routine transport, use or disposal of hazardous materials. The proposed project will not create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials. Since the project will not involve the routine transport, use or disposal of hazardous materials, there will be no potential for a significant hazard to the public or the environment. | | | | |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | | | | X |
| The project as designed and conditioned will not emit hazardous emissions or handle hazardous materials. | | | | |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment? | | | | X |
| The site was checked against the list of hazardous material sites pursuant to Government Code Section 65962.5. The project is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. | | | | |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | | | | X |
| The site is not within an airport land use plan. The nearest airport is the March Air Reserve Base located approximately 3.6-miles to the west. The site is not within the crash zones or the noise contours identified in the most recent Air Installation Compatible Use Zone (AICUZ) study. (Municipal Code Section 9.07.060) | | | | |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | | | | X |
| There are no private airstrips within the City of Moreno Valley. The project is not within proximity of a private airstrip. Therefore, the project would not result in a safety hazard pertaining to proximity of a private airstrip. | | | | |
| g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan? | | | | X |
| The proposed project would not have any direct effect on an adopted emergency response plan, or emergency evacuation plan. The City's emergency plans are also consistent with the General Plan, since the proposed 135 unit condominium project has been designed and conditioned to provide required circulation and required fire access to allow for ingress of emergency vehicles and egress of residents. Therefore, the proposed project would not be in conflict in any way with the emergency response or emergency evacuation plans. | | | | |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | | | | X |
| The proposed project site is not adjacent to wildlands, and as such would not expose people or structures to a significant risk of loss, injury or death involving wildland fires. In addition, the project is not located within a designated wildland area. | | | | |
| IX. HYDROLOGY AND WATER QUALITY. Would the project: | | | | |
| a) Violate any water quality standards or waste discharge requirements? | | | X | |

| Issues and Supporting Information | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| <p>As with any urban project, runoff entering the storm drainage system would contain minor amounts of pollutants (including pesticides, fertilizers and motor oil). This would incrementally contribute to the degradation of surface and sub-surface water quality. Additionally, grading activities would temporarily expose soils to wind and water erosion that would contribute to downstream sedimentation. The proposed project would comply with all permits and development guidelines associated with urban water runoff and discharge set forth by the City of Moreno Valley and the Regional Water Quality Control Board. A Preliminary Water Quality Management Plan has been approved with a Final Water Quality Management Plan required prior to any grading on the site to address urban runoff. The Final Water Quality Management Plan will include site design best management practices (BMP's), source control BMP's, treatment control BMP's, operation and maintenance BMP's, and sources of funding BMP's for BMP implementation. With the approval of the storm drainage facilities by the City Engineer and Riverside County Flood Control District, as well as complying with all applicable storm water discharge permits, impacts would be less than significant.</p> | | | | |
| <p>b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?</p> | | | X | |
| <p>The Water District would provide the proposed project with water supplies. Water supplies are adequate to serve the proposed project. Although the project would cover a majority of the site with impervious surfaces, the landscaped areas would still provide a means for groundwater recharge. Impacts would be less than significant.</p> | | | | |
| <p>c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?</p> | | | X | |
| <p>There is no streambed or river on the project site, so the project will not cause a change in the existing drainage pattern that would result in substantial erosion or siltation on- or off-site. Therefore, project implementation would not result in modifications that could ultimately result in substantial erosion or siltation on- or off-site. Impacts would be less than significant.</p> | | | | |
| <p>d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or surface runoff in a manner which would result in flooding on- or off site?</p> | | | X | |
| <p>There is no streambed or river on the project site, so the project will not cause a change in the existing drainage pattern that would substantially increase the rate or surface runoff in a manner, which would result in flooding on- or off site.</p> | | | | |
| <p>e) Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?</p> | | | X | |
| <p>All storm drainage improvements would be developed to the standards of the City Engineer and the Riverside County Flood Control Agency. Additionally, the project has been designed in accordance with the City's standard conditions of approval, which includes measures pertaining to storm drainage facilities and runoff.</p> | | | | |
| <p>As with any urban project, runoff entering the storm drainage system would contain minor amounts of pollutants (including pesticides, fertilizers and motor oil). This would incrementally contribute to the degradation of surface and sub-surface water quality. Additionally, grading activities would temporarily expose soils to water erosion that would contribute to downstream sedimentation. However, the project is subject to the permit requirements of the Santa Ana Regional Water Quality Control Board. As the site is currently unpaved and exposed, development of the proposed project would lessen the existing site contribution to sediment runoff at project completion. With the incorporating conditions of approval into the project's design, as well as complying with all applicable storm water discharge permits, impacts would be less than significant.</p> | | | | |
| <p>f) Otherwise substantially degrade water quality?</p> | | | X | |
| <p>As with any urban project, runoff entering the storm drainage system would contain minor amounts of pollutants (including pesticides, fertilizers and motor oil). This would incrementally contribute to the degradation of surface and sub-surface water quality. Additionally, grading activities would temporarily expose soils to water erosion that would contribute to downstream sedimentation. However, the project is subject to the permit requirements of the Santa Ana Regional Water Quality Control Board. As the site is currently unpaved and exposed, development of the proposed project would lessen the existing site contribution to sediment runoff at project completion. With the incorporating conditions of approval into the project's design, as well as complying with all applicable storm water discharge permits, impacts would be less than significant.</p> | | | | |
| <p>g) Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?</p> | | | | X |

| Issues and Supporting Information | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| The current Federal Emergency Management Agency (FEMA) maps indicated that the site is currently Zoned X, which is defined as outside the 100-year floodplain. The Community Panel Number is 065074-0030-B for APN: 304-260-007. | | | | |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | | | | X |
| The current Federal Emergency Management Agency (FEMA) maps indicated that the site is currently Zoned X, which is defined as outside the 100-year floodplain. The Community Panel Number is 065074-0030-B. The 135 unit condominium project as designed and as conditioned, will not place structures, which would impede or redirect flood flows. | | | | |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | | | | X |
| The current Federal Emergency Management Agency (FEMA) maps indicated that the site is currently Zoned X, which is defined as outside the 100-year floodplain. The Community Panel Numbers are 065074-0030-B. The 135 unit condominium project as designed and as conditioned, will not place structures or people at significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. | | | | |
| j) Inundation by seiche, tsunami, or mudflow? | | | | X |
| The site is not identified in the General Plan as a location subject to seiche, or mudflow. | | | | |
| X. LAND USE AND PLANNING. Would the project: | | | | |
| a) Physically divide an established community? | | | | X |
| The proposed 135 unit condominium project as designed and conditioned will not physically divide an established community. | | | | |
| b) Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | | | | X |
| The project would not conflict with the General Plan or the Specific Plan 193. There are no other agencies that would have jurisdiction over the project. The proposed 135-unit condominium project does not conflict with any applicable land use plan, policy or regulation. | | | | |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | | | | X |
| The project is not within a reserve area established under the Stephen's Kangaroo Rat Habitat Conservation Plan (SKR HCP) or the reserve area or the criteria areas of the Multi-species Habitat Conservation Plan. The project is consistent with the policies of the MSHCP. | | | | |
| XI. MINERAL RESOURCES. Would the project: | | | | |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | | | | X |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | | | | X |
| (a & b) The project site is located in an urbanized area. No active mines or mineral recovery programs are currently active within the project site. No mineral deposits have been identified in the General Plan; consequently, the development of the project site would not conflict with a mineral recovery plan as adopted by the General Plan. Therefore, no significant impacts would occur. | | | | |
| XII. NOISE. Would the project result in: | | | | |
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | | | X | |
| b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels? | | | X | |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | | | X | |
| (a through c) With the development of a vacant piece of property, the potential exists for an increase in noise levels; however, there will be no substantial permanent increase in ambient noise levels with the proposed project. The proposal will include buildings of no more than two story similar to the 90-unit project previously approved on this site. Since the proposal is consistent with the zoning and Specific Plan 193 and the proposed number of units does not trigger a traffic study, no further study of noise is required. | | | | |
| d) A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | | | X | |

| Issues and Supporting Information | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

Ambient noise levels will not substantially increase due to the proposed project. During construction, there will be some additional short-term noise from construction equipment. The Public Works Department has a standard condition of approval regarding the public nuisance aspect of the construction activities. The construction operations including building related activities and deliveries shall be restricted to Monday through Friday from 6:00 AM to 8:00 PM, excluding holidays, and from 7:00 AM to 8:00 PM on weekends and holidays, in accordance with City Municipal Code 8.14.040, unless otherwise extended or shortened by the City Engineer or Building Official.

| | | | | |
|--|--|--|--|---|
| e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | | | | X |
|--|--|--|--|---|

The project is not located within the area of an adopted airport land use plan.

| | | | | |
|--|--|--|--|---|
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | | | | X |
|--|--|--|--|---|

There is no private airstrip within the vicinity of the site, or within the City of Moreno Valley.

XIII. POPULATION AND HOUSING. Would the project:

| | | | | |
|---|--|--|--|---|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | | | | X |
|---|--|--|--|---|

The proposed project will not be growth inducing. There is considerable existing development of the surround area.

| | | | | |
|---|--|--|--|---|
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | | | | X |
|---|--|--|--|---|

There are no existing residences on the site.

| | | | | |
|---|--|--|--|---|
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | | | | X |
|---|--|--|--|---|

There are no existing residences on the site. The project will not displace any residents.

XIV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

| | | | | |
|-----------------------------|--|--|---|--|
| a) Fire protection? | | | X | |
| b) Police protection? | | | X | |
| c) Schools? | | | X | |
| d) Parks? | | | X | |
| e) Other public facilities? | | | X | |

(a-e) The proposed project will not negatively affect services such as fire, police, schools, parks or other public facilities. The various city departments and responsible outside agencies have determined that there will not be a potential significant impact on providing public services for the site. Park mitigation fees will be collected for future recreation facilities within the area.

XV. RECREATION.

| | | | | |
|---|--|--|---|--|
| a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | | | X | |
|---|--|--|---|--|

The project would most likely increase the use of parks. The impact of this project on parks is anticipated to be minimal. The condominium project is providing a recreation building with a swimming pool. This project will be subject to development impact fees, which shall address the impact of the proposed 135 condominium units to recreational facilities.

| | | | | |
|---|--|--|--|---|
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | | | | X |
|---|--|--|--|---|

The proposed project includes a recreation building and swimming pool. It is not anticipated that these facilities will not have an adverse physical effect on the environment. No impacts related to recreational resources are anticipated.

XVI. TRANSPORTATION/TRAFFIC. Would the project:

| | | | | |
|--|--|--|---|--|
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to | | | X | |
|--|--|--|---|--|

| Issues and Supporting Information | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | | | | |
| The proposed number of residential units is below the maximum number used as a guideline to require a traffic study for multi-family residential. The increase in the traffic will be consistent with the capacity of the existing street system. | | | | |
| For the prior project with the existing approval on this site for the 90 unit complex, a traffic study was prepared by DKS Associates. The traffic study evaluated the project site with 94 condominium units. The prior project site is projected to generate 41 AM peak-hour trips, 49 PM peak-hour trips, and 551 daily trips. The trip generation estimates are based on rates and formulas published by the Institute of Transportation Engineers (ITE) Trip Generation, 7 th Edition, 2003. | | | | |
| There will be an increase in traffic due since the site is currently vacant, and the new project proposes 135 units. However, the effect on traffic will not be significant as the increase in traffic will be consistent with the capacity of the street system. The Transportation Engineering Division (TED) has reviewed the project and recommends approval. | | | | |
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | | | | X |
| The project will not exceed a level of service established by an adopted regional congestion management plan. | | | | |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | | | | X |
| The proposed project would have no direct or indirect effect on air traffic patterns. | | | | |
| d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)? | | | | X |
| As designed, the project will not result in any hazards. The project is not adjacent to any potential incompatible land uses. | | | | |
| e) Result in inadequate emergency access? | | | | X |
| The project as designed and conditioned is consistent with City standards. The site will be readily accessible for emergency access. | | | | |
| f) Conflict with adopted policies or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | | | | X |
| There is no conflict with adopted alternative transportation policies. | | | | |
| XVII. UTILITIES AND SERVICE SYSTEMS. Would the project: | | | | |
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | | | | X |
| The project will not exceed wastewater treatment requirements of the Regional Water Quality Control Board. The project would not exceed the existing or planned capacity of the Moreno Water Reclamation Facility. | | | | |
| b) Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | | | | X |
| The project will not exceed wastewater treatment capacity of the Moreno Water Reclamation Facility. | | | | |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | | | | X |
| The project will not require or result in the construction of unplanned storm water drainage facilities or expansion of existing facilities. | | | | |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | | | | X |
| The water purveyor, Eastern Municipal Water District (EMWD) has or will have sufficient water supplies available to serve urban development on the property. | | | | |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | | | | x |
| EMWD, the wastewater treatment provider, has adequate capacity to serve the project in addition to the provider's existing commitments. | | | | |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | | | | X |

| Issues and Supporting Information | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-----------------------------------|--------------------------------|--|------------------------------|-----------|
|-----------------------------------|--------------------------------|--|------------------------------|-----------|

The needs of the project for solid waste capacity would be negligible.

| | | | | |
|---|--|--|--|---|
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | | | | X |
|---|--|--|--|---|

The project does not conflict with federal, state, and local statutes and regulations related to solid waste.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

| | | | | |
|---|--|--|---|--|
| a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | | | X | |
|---|--|--|---|--|

The project would not significantly degrade the quality of the environment or reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. The analysis in this Initial Study demonstrates that project and cumulative impacts would be less than significant. Finally, the project consists of residential uses that would result in no substantial adverse health effects on human beings.

The Plot Plan does not have the potential to degrade the quality of the environment. The project has been previously disturbed through disking for weed abatement and the grading of the Specific Plan and therefore will have less than significant impact on fish or wildlife resources. The Habitat Assessment for the Burrowing Owl was completed. No owls or burrows were observed on the site. The project is not within a criteria cell, according to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). There are no historic structures on the site, and there will be no impact to historic resources.

| | | | | |
|--|--|--|--|---|
| b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | | | | X |
|--|--|--|--|---|

The project would not significantly degrade the quality of the environment or reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. The analysis in this Initial Study demonstrates that project cumulative impacts would be less than significant.

The project as proposed would result in no substantial adverse health effects on human beings. The proposed project will not result in impacts that are individually limited but cumulatively considerable. Thus, will have a less than significant impact on the environment.

| | | | | |
|---|--|--|---|--|
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | | | X | |
|---|--|--|---|--|

The project consists of a proposed residential use that will not cause substantial adverse effects on human beings, either directly or indirectly for the reasons described in this checklist/initial study.

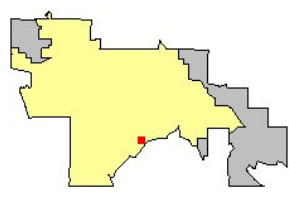
P08-053, PA08-0054jd

Legend

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

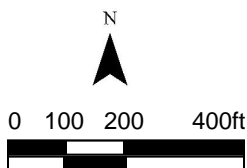


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City of Moreno Valley
 14177 Frederick St
 Moreno Valley, CA 92553

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



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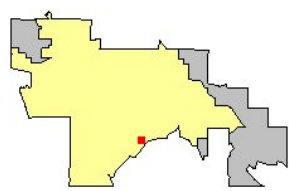
P08-053, PA08-0054jd

Legend

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

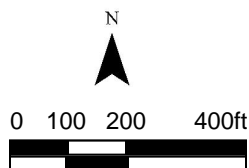


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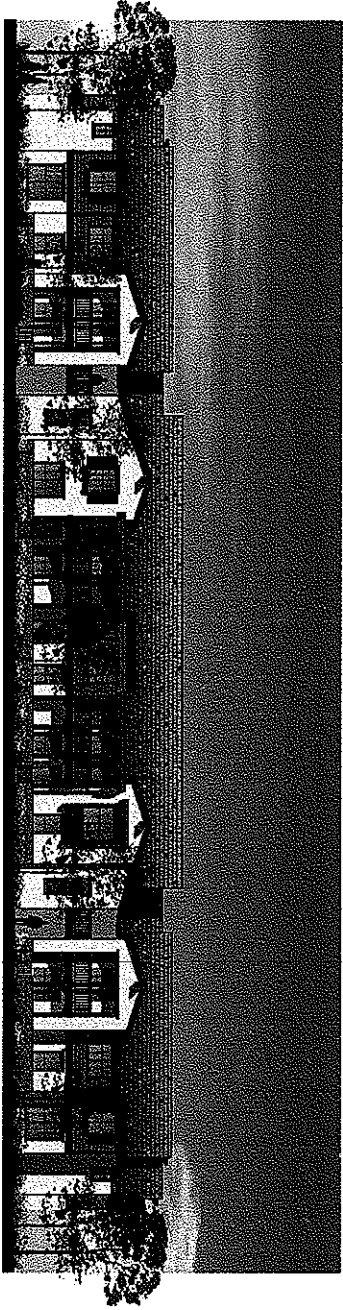
City of Moreno Valley
14177 Frederick St
Moreno Valley, CA 92553

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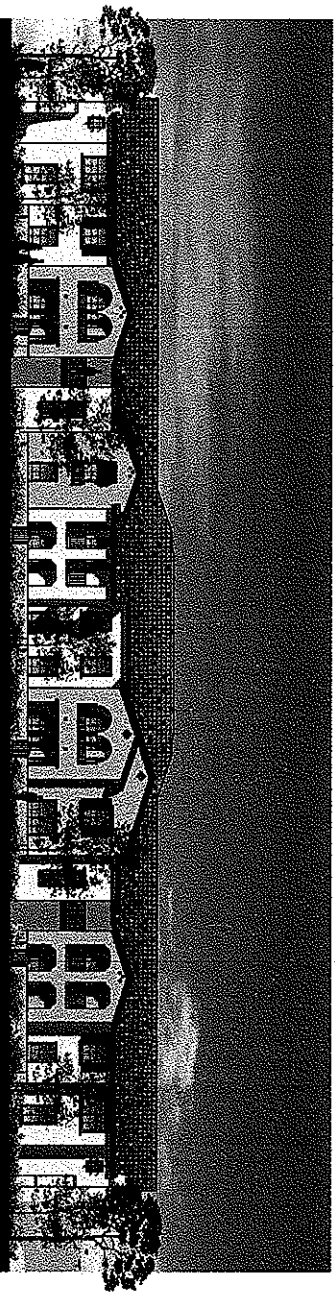


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Front Elevation
 Monterey Style
 Scheme 4



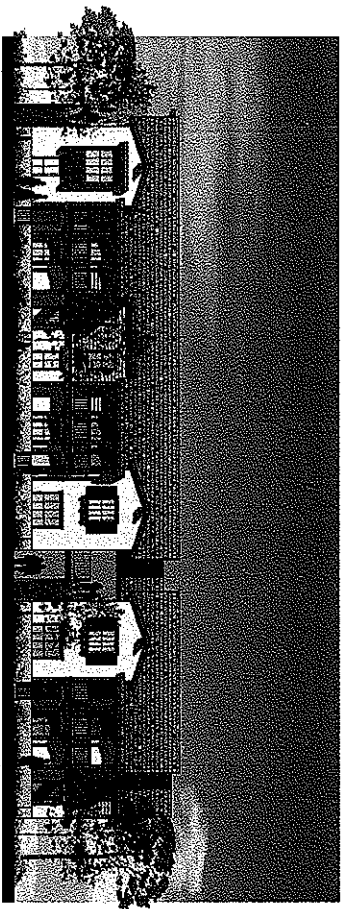
Front Elevation
 Spanish Style
 Scheme 2



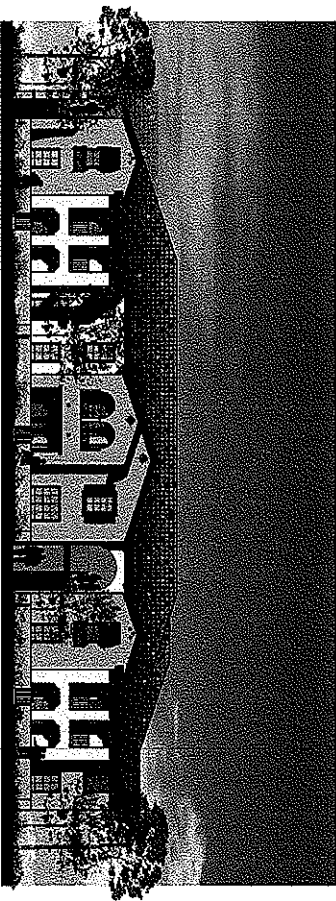
Building "A" Conceptual Elevations
 Rancho Belago Villas
 Rancho Delago, California

Granite Capital, LLC
 KTG# NO. 20070873 CITY NO. PA08-0054





Front Elevation
 Monterey Style
 Scheme 3



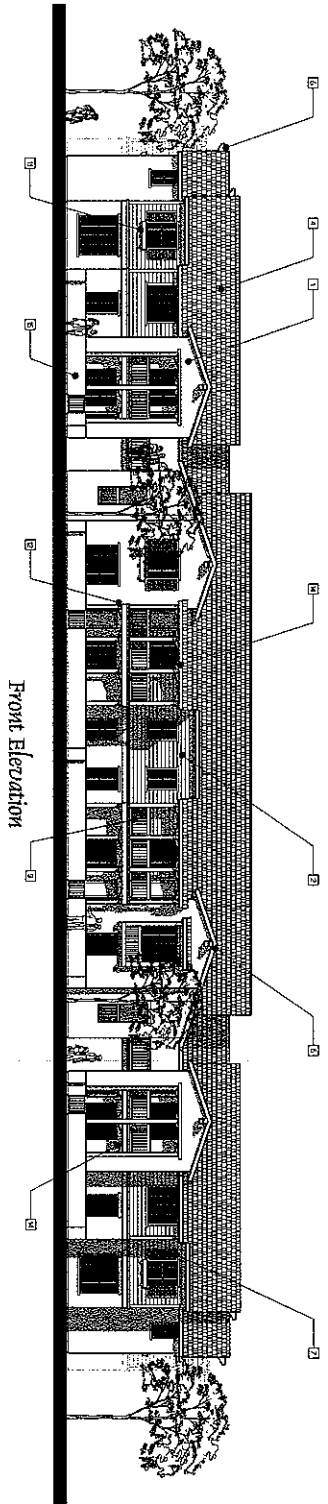
Front Elevation
 Spanish Style
 Scheme 1



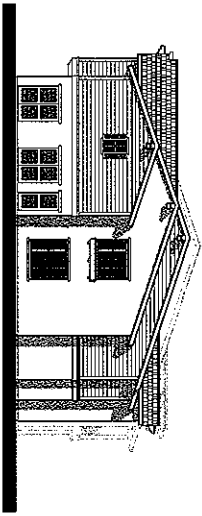
Building "B" Conceptual Elevations
 Rancho Belago Villas
 Rancho Belago, California

Granite Capital, LLC
 KTG# NO. 20070873 CITY NO. PA08-0054

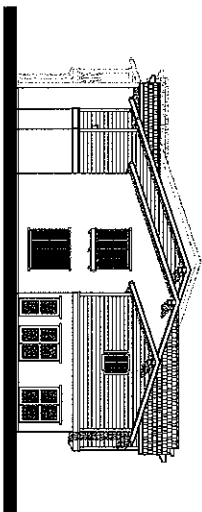




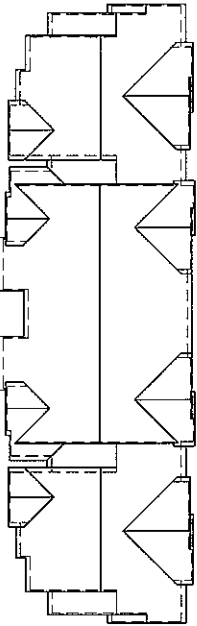
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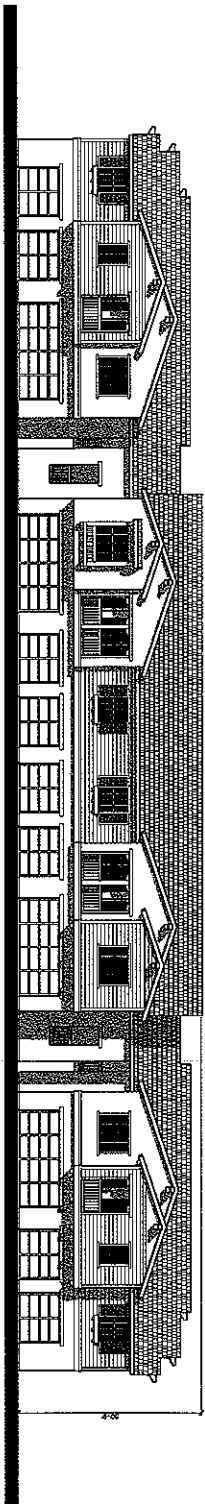
Left Elevation



Right Elevation



Roof Plan 4:12 VMO



Rear Elevation

Monterey Style

Building "A" Conceptual Elevations

Rancho Belago Villas

Rancho Belago, California

- Architectural Elements**
- 1 Stucco
 - 2 Fiber Cement Siding
 - 3 Not Used
 - 4 Concrete Flat Tile
 - 5 Outlooker
 - 6 Not Used
 - 7 Shutters
 - 8 Not Used
 - 9 Railing
 - 10 Not Used
 - 11 Bat Shelf
 - 12 Corbel
 - 13 Not Used
 - 14 Decorative Brackets
 - 15 Patio Low Wall
 - 16 Not Used



Granite Capital, LLC
KTGY NO. 20070873

Prepared By: KTGY GROUP, INC. Revision 14: _____

Address: 4000 BENTLEY, LOS ANGELES, CA 90008 Revision 15: _____

Phone #: (818) 421-2123 Revision 16: _____

Fax #: (818) 226-6588 Revision 17: _____

Project Address: _____ Revision 18: _____

Location: Los Angeles, CA Revision 19: _____

Project Name: Rancho Belago Villas Revision 20: _____

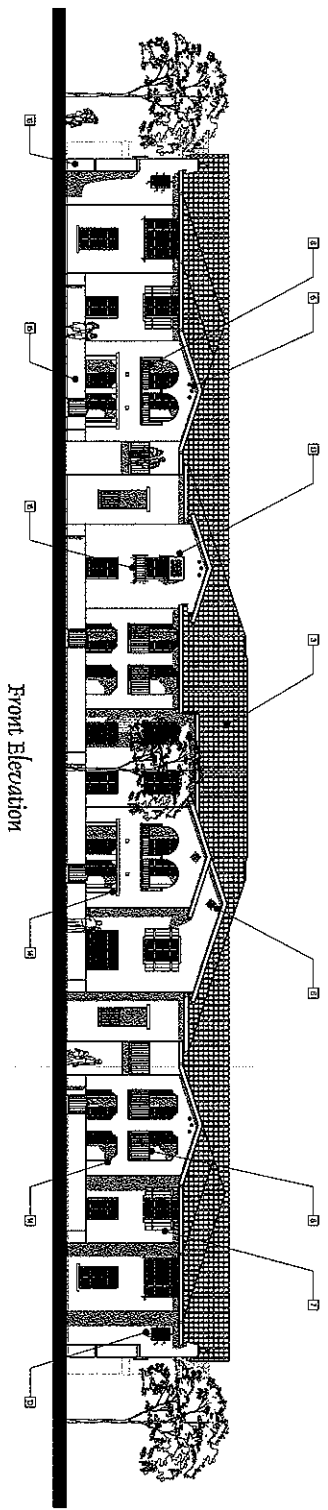
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Sheet Title: _____ Revision 22: 08-07-08

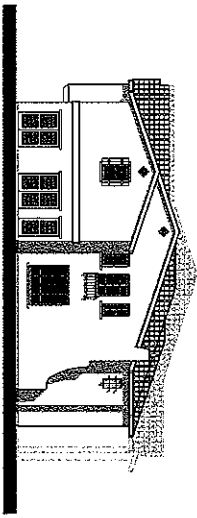
Building Elevations: _____ Original Date: 08-07-08

Building: A1 Monterey Style Street: _____ A-5

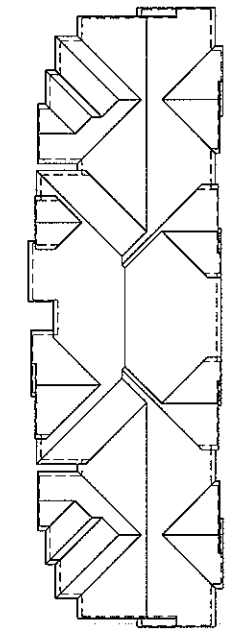




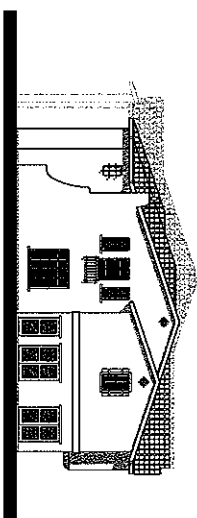
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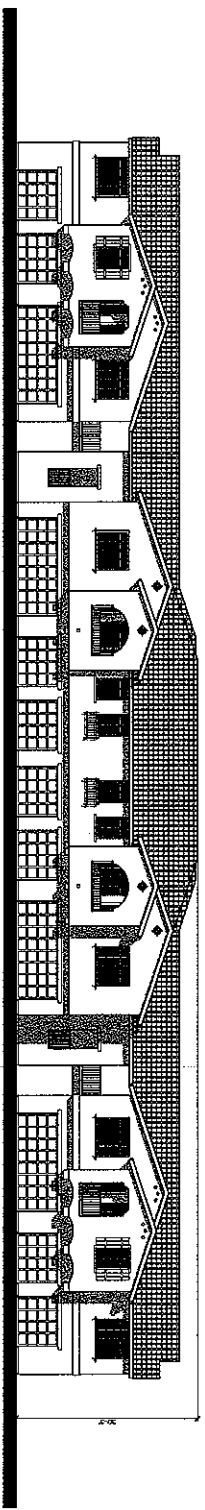
Left Elevation



Roof Plan 4:1/2 min



Right Elevation



Rear Elevation

- Architectural Elements**
- 1 Stucco
 - 2 Not Used
 - 3 Concrete S-Tile Roof
 - 4 Not Used
 - 5 Not Used
 - 6 Decorative Accent at Gable End
 - 7 Shutters
 - 8 Decorative Metal Railing
 - 9 Not Used
 - 10 Decorative Metal Detail
 - 11 Not Used
 - 12 Corbel
 - 13 Metal Arched
 - 14 Decorative Brackets
 - 15 Patis Low Wall
 - 16 Decorative Vinyl Wall

Spanish Style

Building "A" Conceptual Elevations

Rancho Belago Villas

Rancho Belago, California



Granite Capital, LLC
KTGY NO. 20070873

Prepared By: KTGY GROUP, INC. Revision 14: _____

Name: KTGY GROUP, INC. Revision 13: _____

Address: 2007 ALVARADO STREET Revision 12: _____

Phone #: 650.631.2121 Revision 11: _____

Fax #: 650.281.0092 Revision 10: _____

Project Address: _____ Revision 9: _____

Location: San Jose, CA Revision 8: _____

Project Name: Rancho Belago Villas Revision 7: _____

City Plot Plan Number: _____ Revision 6: _____

Plot #: 03-004 Plot Plan Revision 5: _____

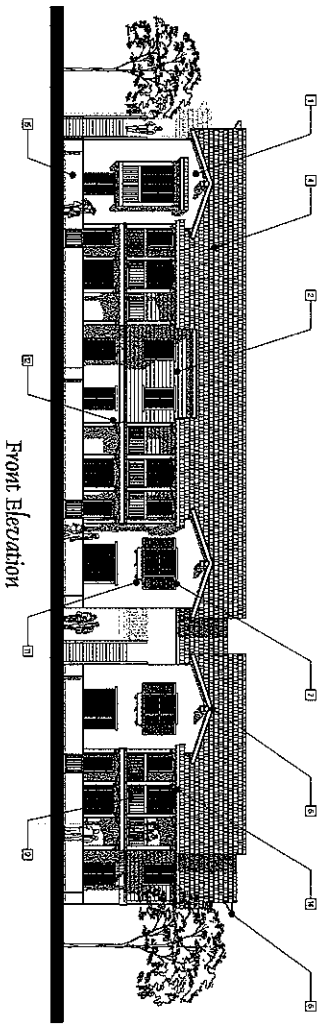
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Original Date: 03-09-08 Revision 3: _____

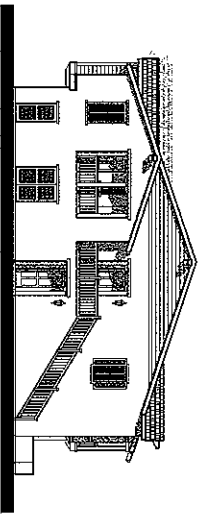
Building Elevations: _____ Revision 2: _____

Building No. Spanish Style Sheet _____ Revision 1: _____

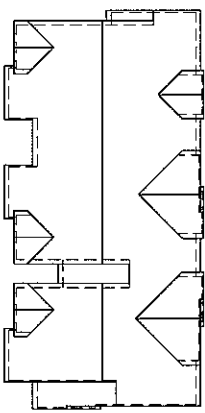
KTGY GROUP, INC. A-6
ARCHITECTS
12000 SANDHILL AVENUE, SUITE 100
PACIFIC PALISADES, CALIFORNIA 94943
TEL: 650.631.2121 FAX: 650.281.0092
WWW.KTGYGROUP.COM



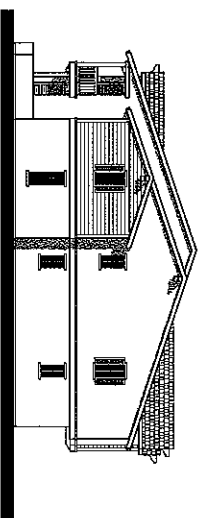
Front Elevation



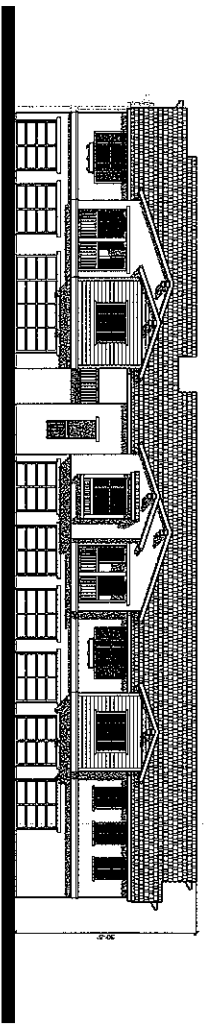
Left Elevation



Roof Plan 4:12 INO
0 8 16 32



Right Elevation



Rear Elevation

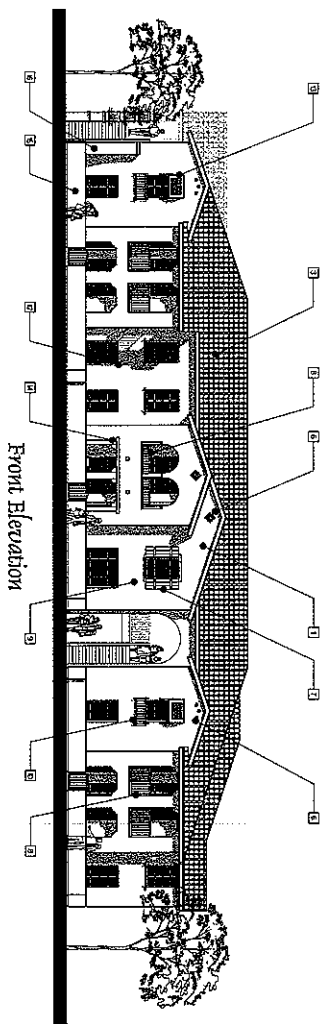
- Architectural Elements**
- 1 Stucco
 - 2 Fiber Cement Siding
 - 3 Not Used
 - 4 Concrete Flat Tile
 - 5 Outliner
 - 6 Not Used
 - 7 Shutters
 - 8 Not Used
 - 9 Raining
 - 10 Not Used
 - 11 Flat Sill
 - 12 Corbel
 - 13 Not Used
 - 14 Decorative Brackets
 - 15 Rains Low Wall
 - 16 Not Used

Monterey Style
Building "B" Conceptual Elevations
Rancho Belago Villas
 Rancho Belago, California

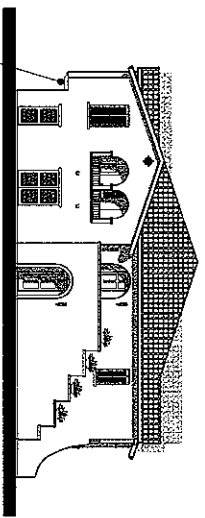
Prepared By: JERRY GUNDEL, AIA
 Address: 12924 LANTANA, DUBLIN, CA 94568
 Phone #: 925.835.3211
 Fax #: 925.835.0508
 Project Address: 17777 SUTTERS BLVD., SUITE 114, SAN RAYMOND, CA 94583
 Project Name: Rancho Belago Villas
 City Post Plan Number: 08-25-08
 PUD#-0541 Post Plan
 Street Title: Building Elevations
 Sheet: A-8



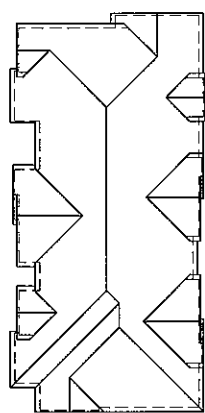
Granite Capital, LLC
 KTG NO. 20070873



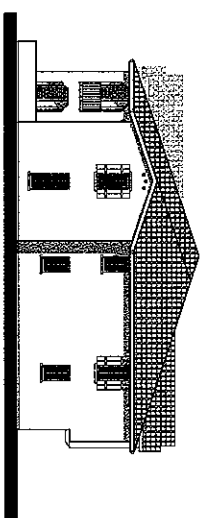
Front Elevation



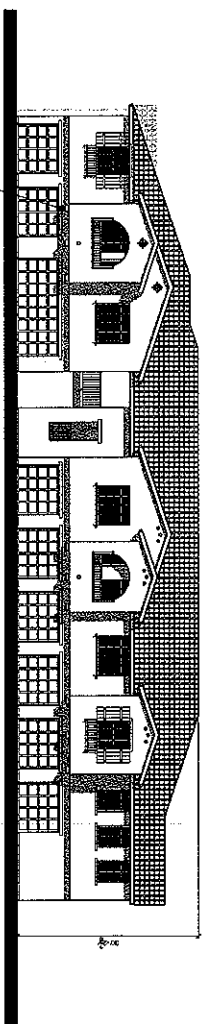
Left Elevation



Roof Plan 4:1/2 mino



Right Elevation



Rear Elevation

- Architectural Elements**
- 1 Slates
 - 2 Not Used
 - 3 Concrete S-Tile Roof
 - 4 Not Used
 - 5 Not Used
 - 6 Decorative Accent at Gable End
 - 7 Shutters
 - 8 Decorative Metal Railing
 - 9 Not Used
 - 10 Decorative Metal Detail
 - 11 Not Used
 - 12 Corbel
 - 13 Metal Awning
 - 14 Decorative Bracket
 - 15 Railing Low Wall
 - 16 Decorative Vinyl Wall

Spanish Style

Building "B" Conceptual Elevations

Rancho Belago Villas

Rancho Belago, California



Prepared By: KTGY GROUP, INC. Revision 11: _____

Address: 20000 130th Avenue, S. #1000 Revision 12: _____

Phone #: 866.242.2333 Revision 13: _____

Project Address: 385.250.0000 Revision 14: _____

Project Name: Rancho Belago Villas Revision 15: _____

City Plot Plan Number: PA00-0065 Plot Plan Revision 16: _____

Sheet Title: Building Elevations Revision 17: _____

Building: Building B Spanish Style Street: _____

Sheet: A-9



Granite Capital, LLC
KTGY NO. 20070873

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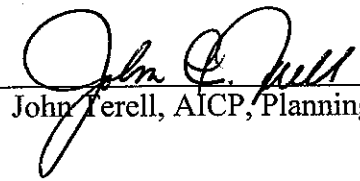
CITY OF MORENO VALLEY
Community and Economic Development Department
Planning Division

MEMORANDUM

To: Chair Van Natta and Members of the Planning Commission
From: Mark Gross, AICP, Senior Planner
Date: August 23, 2012
Subject: Revised Resolution for Proposed Reach Code Effort (PA11-0013)

The Planning Commission, at their July 12, 2012 meeting, recommended approval of a modified version of the original Reach Code effort under PA11-0013. The recommendation required that only the one (1) current California Green Building Code item for carpool/vanpool parking of the proposed nine (9) mandatory local measures be carried forward. At said meeting, the Planning Commission directed staff to prepare a modified resolution to support the recommendation.

Attached, please find the resolution for review, approval and signature to support the motion made at the 7/12/12 Planning Commission meeting.

Approved by: 
John Terrell, AICP, Planning Official

MG

Attachment

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PLANNING COMMISSION RESOLUTION NO. 2012-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA RECOMMENDING APPROVAL OF ONLY A PORTION OF PA11-0013 (REACH CODES) TO THE CITY COUNCIL, AMENDING TITLE 9 OF THE MORENO VALLEY MUNICIPAL CODE AND SECTION 9.11.040, "OFF STREET PARKING REQUIREMENTS" TO PROVIDE CONSISTENCY WITH THE CURRENT 2011 CALIFORNIA GREEN BUILDING CODE STANDARDS FOR CARPOOL AND VANPOOL VEHICLE PARKING FOR NEW NON-RESIDENTIAL USES CITYWIDE

WHEREAS, the City of Moreno Valley has filed an application for the approval of PA11-0013 (Reach Codes), as described in the title of this Resolution.

WHEREAS, on July 12, 2012, the Planning Commission of the City of Moreno Valley held a public hearing to consider the application. At said meet the Planning Commission recommended approval of a modified version of the original Reach Code effort recommending that only the one (1) current 2011 California Green Building Code item for carpool/vanpool parking of the originally proposed nine (9) mandatory local measures be carried forward. A revised resolution was to be prepared by staff for the modification.

WHEREAS, on August 23, 2012, a modified resolution was prepared and approved by the Planning Commission, documenting only that carpool/vanpool vehicle parking be recommended to City Council.

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:

ATTACHMENT 1

- 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 July 12, 2012 and August 23, 2012, 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 modifications to the Municipal Code are consistent with the General Plan, and its goals, objectives, policies and programs.

FACT: The proposed modifications to the existing Municipal Code standards to require carpool/vanpool vehicle parking for non-residential uses provides consistency with the 2011 California Green Building Code standards currently in place. The proposed Municipal Code modification and amendment is consistent with, and does not conflict with the goals, objectives, policies, and programs established within the General Plan.

- 2. **Conformance with Zoning Regulations** – The proposed modifications to the Municipal Code comply with all applicable zoning and other regulations.

FACT: The primary purpose of modifying current Municipal Code items related to carpool and vanpool vehicle parking provides consistency with the 2011 Green Building Code standards. The amendments and newly established language within the Municipal Code are consistent with applicable zoning standards, all other regulations within the Code and are internally consistent with the purpose and intent of Title 9. The amendments are also internally compatible with other regulations established within the Moreno Valley Development Code.

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

FACT: Pursuant to Section 15061 of the CEQA Guidelines, the project meets requirements for project exemption, as there is no possibility that the modification of existing Municipal Codes related to present and future energy efficiency may have a significant effect on the environmental, while the activity in this case would not be subject to CEQA requirements. The proposed amendment also does not have the potential to adversely affect the public health,

safety or welfare of the population residing in the City of Moreno Valley or surrounding jurisdictions.

BE IT FURTHER RESOLVED that the Planning Commission **APPROVES** Resolution No. 2012-13, recommending that the City Council recognize that the proposed amendment is exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15061 of the CEQA Guidelines and amend Title 9, Section 9.11.040 “Off-street Parking Requirements” of the Municipal Code to include carpool and vanpool parking for all newly established non-residential projects citywide to provide consistency with the current 2011 California Green Building Code standards.

APPROVED this ____ day of _____, 2012.

Meli Van Natta
Chair, Planning Commission

ATTEST:

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

APPROVED AS TO FORM:

City Attorney

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