
PLANNING COMMISSIONERS

MELI VAN NATTA
Chair

JEFFREY GIBA
Vice-Chair

RAY L. BAKER
Commissioner



VACANT
Commissioner

CARLOS RAMIREZ
Commissioner

BRIAN LOWELL
Commissioner

JEFFREY SIMS
Commissioner

PLANNING COMMISSION AGENDA

October 24, 2013

PLANNING COMMISSION MEETING – 7:00 P.M.

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

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

**PUBLIC ADVISED OF THE PROCEDURES TO BE FOLLOWED IN THE
MEETING**

(ON DISPLAY AT THE REAR OF THE ROOM)

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

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

NON-PUBLIC HEARING ITEMS

PUBLIC HEARING ITEMS

1. Case Description: PA13-0002 Tentative Parcel Map 36522
P12-051 Master Site Plan (Amended Conditional Use Permit)
Applicant: Lord Architecture Inc
Owner: Diocese of San Bernardino
Representative: Bennett Lord
Location: SEC Perris Boulevard and Cottonwood Avenue.
Proposal: Tentative Parcel Map 36522 to combine 5 lots into one 9.5 acre parcel and a Master Site Plan for current and future expansion of the existing church site. The Master Site plan project will be phased into 5 phases. The site is in the Office (O) and Residential 5 (R5) zones.
Case Planner: Julia Descoteaux
Recommendation: **APPROVE** Resolution No. 2013-21 and thereby:
 1. **ADOPT** a Negative Declaration for PA13-0002 (Tentative Parcel Map 36522) pursuant to the California Environmental Quality Act (CEQA) Guidelines; and,
 2. **APPROVE** PA13-0002 (Tentative Parcel Map 36522) subject to the attached conditions of approval included as Exhibit A.

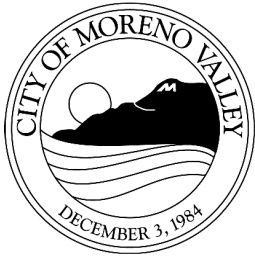
- Recommendation:** **APPROVE** Resolution No. 2013-26 and thereby:
 1. **ADOPT** a Negative Declaration for P12-051 (Master Site Plan, Amended Conditional Use Permit) pursuant to the California Environmental Quality Act (CEQA) Guidelines; and,
 2. **APPROVE** P12-051 (Master Site Plan, Amended Conditional Use Permit) subject to the attached conditions of approval included as Exhibit A.

OTHER BUSINESS

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT



PLANNING COMMISSION STAFF REPORT

Case: PA13-0002 - Tentative Parcel Map 36522
P12-051 - Master Site Plan (Amended
Conditional Use Permit)

Date: October 24, 2013

Applicant: Lord Architecture Inc

Representative: Bennett Lord

Location: SEC Perris/Cottonwood

Proposal: Tentative Parcel Map 36522 to combine 5
lots into one 9.5 acre parcel and a Master
Site Plan for current and future expansion
of the existing church site. The Master
Site Plan project will be phased into 5
phases. The site is in the Office (O) and
Residential 5 (R5) zones.

Recommendation: Approval

SUMMARY

The applicant, Lord Architecture, Inc has submitted an application for a Tentative Parcel Map 36522 to combine five lots into one 9.5 acres parcel, and a Master Site Plan (Amended Conditional Use Permit) phased into 5 phases for current and future expansion of the existing church site. The site is located in the Office (O) and Residential 5 (R5) zoning districts. The project was continued from the September 26, 2013 at the applicant's request.

PROJECT DESCRIPTION

Project

The project is a Tentative Parcel Map to combine the five parcels into one lot for current and future expansion of the existing church site. In addition, a Master Site Plan (Amended Conditional Use Permit) is proposed to map out the future plans for the site.

PA13-0002 Tentative Parcel Map 36522

Tentative Parcel Map 36522 will combine all of the five parcels into one parcel for current and future expansion of the existing church site. There is no development associated with the Tentative Parcel Map.

P12-051 Master Site Plan (Amended Conditional Use Permit)

The Master Site Plan provides for 5 phases of development incorporating the existing structures and the construction of additional structures, site improvements and off-site improvements until ultimate build out of the site is complete. The project is conditioned to submit all buildings and site plans for review and approval and any modifications will require a revision to the Master Site Plan. The current plans for the 5 phases are summarized below.

Phase I

Phase I will include the new retention basin for storm water runoff, extending St. Christopher Lane to the east with street improvements, renovating the existing single family residence to a meeting room, the construction of a new multi-purpose building, providing new on-site parking, landscape and circulation improvements and off-site improvements to Cottonwood with a new driveway to the northeast.

Phase 2

Phase 2 will include the construction of a new multi-purpose parish hall, parking and landscape with off-site improvements to Cottonwood which include a bus bay, and revisions to the existing driveways with a landscape median proposed from St. Christopher Lane to Cottonwood along Perris Boulevard.

Phase 3

Phase 3 will remove and replace the old sanctuary/social hall with a new parish administration center with adjacent landscape and site improvements associated with the new structure.

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Phase 4

Phase 4 will remove the existing office/school buildings and single family home located on the north portion of the site, construction of two education buildings, parking, sports facilities, and modifications to the retention basin as necessary.

Phase 5

Phase 5 includes the construction of two new education buildings.

Site

The existing church site is zoned Office (O) with the two parcels to the east zoned Residential 5 (R5). The site is 5 parcels which will be merged together creating a 9.51 acre parcel on the southeast corner of Perris Boulevard and Cottonwood Avenue. Tentative Parcel Map 36522 is conditioned to be recorded prior to Phase 1.

Surrounding Area

Properties to the north are zoned Community Commercial (CC), Office Commercial (OC), Residential 10 (R10) and Residential 5 (R5) with several single family homes and vacant land. To the east and west the zoning is R5 with single family to the west and legal non-conforming uses to the east. Properties to the south are RS10 with existing single family residences.

Access/Parking

Access to the site will be from the existing driveways along Cottonwood Avenue and St. Christopher Lane. The existing easterly driveway on St. Christopher Lane will extend north to Cottonwood Avenue with increased parking in Phase 1. Driveways will be modified per plan with each phase.

Phase 2 street improvements will include a raised median along Perris Boulevard from Saint Christopher Lane to Cottonwood Avenue. The improvement is in line with the ultimate design of a major arterial street. The addition of a median will result in improved Levels of Service (LOS) and improved safety at the intersection. Southbound motorists wishing to turn left onto St. Christopher Lane will be able to go to the Perris Blvd/Bay Ave intersection and make a U-turn. Motorists wishing to go south on Perris Blvd from St. Christopher Lane will be able to go to Perris Blvd/Cottonwood Ave and make a U-turn. A traffic signal at Perris Blvd/St. Christopher Lane would not be an appropriate mitigation due to spacing from the Perris Blvd/Cottonwood Ave intersection. The spacing between the intersections is approximately 500 feet. There would not be enough distance between the signals to provide adequate left turn storage for northbound Perris Blvd at Cottonwood Ave and southbound Perris Blvd at St. Christopher Lane. The left turn queue of vehicles would spill over into the through lanes and block traffic. Furthermore, closely spaced traffic signals result in poor traffic signal synchronization and poor progression through the signals.

Design/Landscaping

The site will be developed per the approved Master Site Plan with landscaping and parking modified as required per phase.

All buildings will require a separate review and approval for consistency in design, colors and materials.

REVIEW PROCESS

The Master Site Plan was submitted April 26, 2012 and the Tentative Parcel Map was submitted January 13, 2013. To date, all relevant issues have been addressed to the satisfaction of all parties.

ENVIRONMENTAL

The site is considered an infill development project as the site is mostly developed with existing buildings, parking areas and existing access to Cottonwood Avenue and St. Christopher Lane. A Traffic Impact Study completed for the project determined the proposed project would not change the current traffic conditions however future street improvements will improve Perris Boulevard and maintain the existing traffic conditions on Cottonwood Avenue. The right-in, right-out condition at St. Christopher Lane due to the required median (Phase 2) will improve the safety of this intersection.

An Initial Study was completed with a determination that there will be no significant impacts to the environment from the proposed Tentative Parcel Map and Master Site Plan. Based on the information within the Initial Study, a Negative Declaration was recommended to be prepared. It is expected that the proposed project will not individually or cumulatively have an adverse effect on wildlife resources.

NOTIFICATION

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

REVIEW AGENCY COMMENTS

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

<u>Agency</u>	<u>Response Date</u>	<u>Comments</u>
Riverside County Flood Control	March 12, 2013	No impact to the District Master Drainage Plan. Drainage fees apply.

STAFF RECOMMENDATION

That the Planning Commission **APPROVE** Resolution No. 2013-21 and thereby:

1. **ADOPT** a Negative Declaration for PA13-0002 (Tentative Parcel Map 36522) pursuant to the California Environmental Quality Act (CEQA) Guidelines; and,
2. **APPROVE** PA13-0002 (Tentative Parcel Map 36522) subject to the attached conditions of approval included as Exhibit A, and;

That the Planning Commission **APPROVE** Resolution No. 2013-26 and thereby:

3. **ADOPT** a Negative Declaration for P12-051 (Master Site Plan, Amended Conditional Use Permit) pursuant to the California Environmental Quality Act (CEQA) Guidelines; and,
4. **APPROVE** P12-051 (Master Site Plan, Amended Conditional Use Permit) subject to the attached conditions of approval included as Exhibits A.

Prepared by:

Julia Descoteaux
Associate Planner

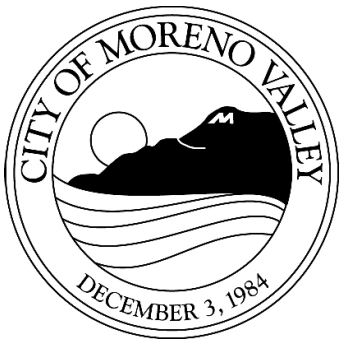
Approved by:

Chris Ormsby, AICP
Interim Planning Official

ATTACHMENTS:

1. Public Hearing Notice
2. Planning Commission Resolution No. 2013-21 with Conditions of Approval as Attachment A
3. Planning Commission Resolution No. 2013-26 with Conditions of Approval as Attachment A
4. Reduced Plans
5. Zoning Map
6. Ortho Map
7. Initial Study

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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 : PA13-0002 Tentative Tract Map 36522
P12-051 Master Plot Plan

APPLICANT: Lord Architecture Inc

OWNER: Diocese of San Bernardino

REPRESENTATIVE: Bennett Lord

LOCATION: SEC Perris Boulevard and Cottonwood Avenue

PROPOSAL: A Tentative Tract Map to merge the existing parcels into one parcel and a Master Plot Plan for the existing and future church site.

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

COUNCIL DISTRICT: 1

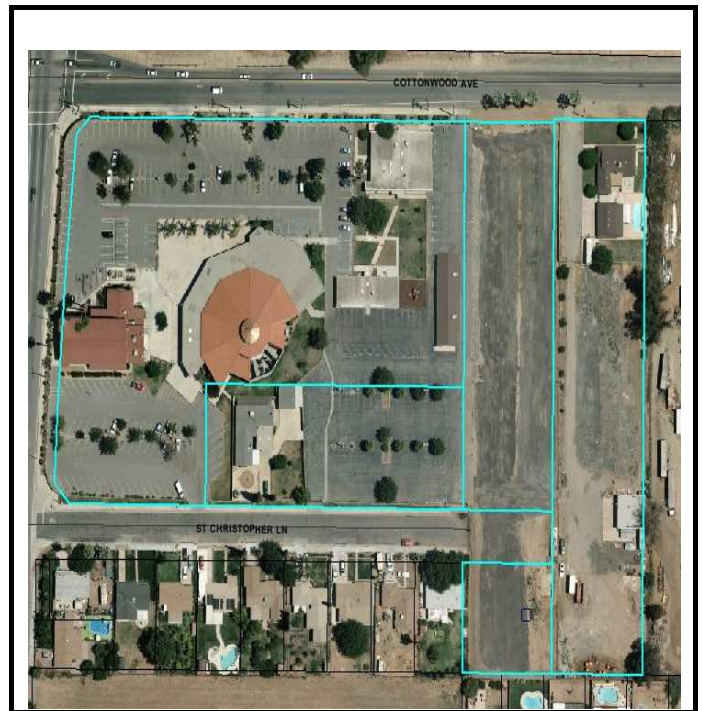
STAFF RECOMMENDATION: Approval

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 and the 2nd and 4th Fridays, 7:30 a.m. to 1:30 p.m.), 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 Ø

PLANNING COMMISSION HEARING

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

DATE AND TIME: September 26, 2013 at 7 PM

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

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RESOLUTION NO. 2013-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING PA13-0002 TENTATIVE PARCEL MAP 36522 TO COMBINE FIVE PARCELS INTO ONE 9.51 ACRE PARCEL FOR THE FUTURE BUILD OUT OF THE SITE OF PARCEL NUMBERS 479-200-037 & 038, 479-200-003, & 033 & 034.

WHEREAS, Lord Architecture Inc. has filed an application for the approval of PA13-0002 Tentative Parcel Map 36522, as described in the title of this Resolution.

WHEREAS, on October 24, 2013, the Planning Commission of the City of Moreno Valley held a meeting to consider the application.

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

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

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

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

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

- A. This Planning Commission hereby specifically finds that all of the facts set forth above in this Resolution are true and correct.
- B. Based upon substantial evidence presented to this Planning Commission during the above-referenced meeting on October 24, 2013, 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 applicant has proposed Tentative Parcel Map 36522 to combine the five parcels into one 9.51 acre parcel. The proposed map is consistent with the goals and objectives of the General Plan.

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

FACT: The design or improvement of this land division is consistent with and does not conflict with the General Plan. The design of the parcel map is consistent with the development requirements of the Office and Residential 5 zone.

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

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

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

FACT: There are no conflicts with easements on the subject site.

5. 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 proposed parcel map meets the intent of the General Plan and Municipal Code by providing and/or allowing for existing and future land uses. The site is an existing church site and is not currently used for residential purposes. Proximity to existing

commercial entities and the adjacent residential component allows for contiguous developments and infrastructure. 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 does not exceed a threshold which would create potential significant impacts to fiscal and environmental resources. The future projects will supplement the City's fiscal resources by paying applicable impact fees for public facilities.

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

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

2. DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS

The adopted Conditions of Approval for PA13-0002, 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.

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

BE IT FURTHER RESOLVED that the Planning Commission **HEREBY APPROVES** Resolution No. 2013-21 approving PA13-0002, Tentative Parcel Map 36522 subject to the attached Conditions of Approval (Exhibit A).

APPROVED this 24th day of October, 2013.

Meli Van Natta
Chair, Planning Commission

ATTEST:

John C. Terell, Community & Economic Development Director
Secretary to the Planning Commission

APPROVED AS TO FORM:

City Attorney

Attached: Conditions of Approval

**CITY OF MORENO VALLEY
CONDITIONS OF APPROVAL
PA13-0002 TENTATIVE PARCEL MAP 36522
APN: 479-200-003, 033, 034, 037& 038**

APPROVAL DATE: **October 24, 2013**
EXPIRATION DATE: **October 24, 2016**

- Planning (P), including Building (B), Police (PD)**
- Fire Prevention Bureau (F)**
- Public Works, Land Development (LD)**
- Public Works – Transportation Engineering (TE)**

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

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

Planning Division

GENERAL CONDITIONS

- P1. This approval shall comply with all applicable requirements of the City of Moreno Valley Municipal Code.
- P2. This tentative map shall expire three years after the approval date of this tentative map unless extended as provided by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever in the event the applicant or any successor in interest fails to properly file a final map before the date of expiration. (MC 9.02.230, 9.14.050, 080)
- P3. The site shall be developed in accordance with the approved tentative map on file in the Community & Economic Development Department -Planning Division, the Municipal Code regulations, General Plan, and the conditions contained herein. (MC 9.14.020)
- P4. A drought tolerant, low water using landscape palette shall be utilized throughout the tract to the extent feasible.

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
PA13-0002 TENTATIVE PARCEL MAP
Page 2**

- P5. All undeveloped portions of the site shall be maintained in a manner that provides for the control of weeds, erosion and dust. (MC 9.02.030)
- P6. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
- P7. All site plans, grading plans, landscape and irrigation plans, and street improvement plans shall be coordinated for consistency with this approval.

SPECIAL CONDITIONS

- P8. **The site has been approved for Tentative Parcel Map 36522 to combine all five parcels into one parcel for the existing church facility. No development is approved with this Tentative Parcel Map. A change or modification shall require separate approval.**
- P9. **All future projects for development of the proposed parcel shall require the submittal of an Amended Conditional Use Permit Plot Plan.**

PRIOR TO GRADING

- P10. (GP) Prior to issuance of grading permits, the developer shall pay the applicable Stephen's' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee. (Ord)
- P11. **There shall be no grading on the site without approval of an Amended Conditional Use Permit and Grading Permit.**
- P12. (GP) If potential historic, archaeological, or paleontological resources are uncovered during excavation or construction activities at the project site, work in the affected area will cease immediately and a qualified person (meeting the Secretary of the Interior's standards (36CFR61)) shall be consulted by the applicant to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, prehistoric, or paleontological resource. Determinations and recommendations by the consultant shall be implemented as deemed appropriate by the Community Development Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all affected Native American Tribes before any further work commences in the affected area.

**PLANNING DIVISION
CONDITIONS OF APPROVAL
PA13-0002 TENTATIVE PARCEL MAP
Page 3**

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

PRIOR TO BUILDING PERMIT

P13. (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)

PRIOR TO RECORDATION

P14. **(R) Prior to recordation of the final Tentative Parcel Map, the Planning Division shall review the map for consistency with this approval.**

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.

CITY OF MORENO VALLEY
CONDITIONS OF APPROVAL
Case No: PA13-0002
APN: 479-200-003, 0034, 0037, 0038
DATE: 08/29/13

FIRE PREVENTION BUREAU

1. The following Standard Conditions shall apply.

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

- F1. Final fire and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in force at the time of building plan submittal.
- F2. The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering 2125 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) . **The 50% reduction in fire flow was granted for the use of fire sprinklers throughout the facility. The reduction shall only apply to fire flow, hydrant spacing shall be per the fire flow requirements listed in CFC Appendix B and C.**
- F3. Industrial, Commercial, Multi-family, Apartment, Condominium, Townhouse or Mobile Home Parks. A combination of on-site and off-site super fire hydrants (6" x 4" x 2 1/2" x 2 1/2") and super enhanced fire hydrants (6" x 4" x 4" x 2 1/2") shall not be closer than 40 feet and more than 150 feet from any portion of the building as measured along approved emergency vehicular travel ways. The required fire flow shall be available from any adjacent fire hydrant(s) in the system. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, super or enhanced fire hydrants as determined by the fire code official shall be provided at spacing not to exceed 500 feet of frontage for transportation hazards. (CFC 507.5.7 & MVMC 8.36.060 Section K)
- F4. 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 turnaround capable of accommodating fire apparatus. (CFC 503.2.5)
- F12. Prior to issuance of Building Permits, the applicant/developer shall participate in the Fire Impact Mitigation Program. (Fee Resolution as adopted by City Council)
- F13. Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Fire Prevention Bureau for review. Plans shall:
- a) Be signed by a registered civil engineer or a certified fire protection engineer;
 - b) Contain a Fire Prevention Bureau approval signature block; and
 - c) Conform to hydrant type, location, spacing of new and existing hydrants and minimum fire flow required as determined by the Fire Prevention Bureau.

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

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

- F14. Prior to issuance of Certificate of Occupancy or Building Final, "Blue Reflective Markers" shall be installed to identify fire hydrant locations in accordance with City specifications. (CFC 509.1)
- F15. Prior to issuance of Certificate of Occupancy or Building Final, all 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, 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)
- F20. 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.

- F21. 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)
- F22. 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)
- F23. 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)
- F24. 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.
- F25. 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.
- F26. 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)
- F27. 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)
- F28. 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)

- F29. 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)
- F30. 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)
- F31. 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)
- F32. Emergency and Fire Protection Plans shall be provided when required by the Fire Prevention Bureau. (CFC Section 105)
- F33. 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.
- F34. Prior to construction, all traffic calming designs/devices must be approved by the Fire Marshal and City Engineer.

FIRE FLOW LETTER

Date: 05/22/12

Address: _____

Case Number: P12-051

A.P.N.: 479-200-003, 0034, 0037, 0038

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 2125 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.

**Applicant/
Developer:** _____

By: _____

Date: _____

Title: _____

WATER AGENCY APPROVAL

Name of Agency: _____

Address: _____

Telephone: _____

Date: _____

By: _____

Title: _____

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

**CITY OF MORENO VALLEY
PUBLIC WORKS DEPARTMENT - LAND DEVELOPMENT DIVISION
CONDITIONS OF APPROVAL
PA13-0002 – Tentative Parcel Map 36522
APN 479-200-003, 479-200-033, 479-200-034, 479-200-037, 479-200-038**

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

PUBLIC WORKS DEPARTMENT – LAND DEVELOPMENT DIVISION

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

General Conditions

- LD1. (G) The developer shall comply with all applicable City ordinances and resolutions including the City's Municipal Code (MC) and if subdividing land, the Government Code (GC) of the State of California, specifically Sections 66410 through 66499.58, said sections also referred to as the Subdivision Map Act (SMA). (MC 9.14.010)
- LD2. (G) It is understood that the tentative map correctly show all existing easements, traveled ways, and drainage courses, and that their omission may require the map associated with this application to be resubmitted for further consideration. (MC 9.14.040)

Prior to Map Approval or Recordation

- LD3. (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.
- LD4. (MR) Prior to recordation of the map, the developer shall submit the map, on compact disks, in (.dxf) digital format to the Land Development Division of the Community and Economic Development Department.

SPECIAL CONDITIONS

- LD5. (MA) Prior to approval of the map, the portion of St. Christopher's Lane identified in the tentative parcel map shall be vacated with the intent of said vacated land becoming part of the map owner's property.
- LD6. (MA) A final parcel map shall be submitted for review and approval. The map shall show include the following right-of-way dedications:

- a. A 44-foot half-width street right-of-way dedication on the south side of Cottonwood Avenue along this project's north frontage between the easternmost proposed project entrance to the easterly property line (along APN 479-200-003) to ensure a centerline to south right-of-way distance of 44 feet for a Minor Arterial, City Standard 105C.
- b. Additional right-of-way dedication behind any driveway approach per City Standard 118C, on both Cottonwood Avenue and St. Christopher Lane.
- c. Appropriate street right-of-way dedication and vacation for a cul-de-sac at the eastern terminus of St. Christopher Lane per City Standard 123.
- d. Additional right-of-way dedication for a proposed bus turnout on Cottonwood Avenue per City Standard 121.



CITY OF MORENO VALLEY
Public Works
Transportation Engineering Division

MEMORANDUM

To: Julia Descoteaux, Associate Planner
From: Michael Lloyd, Senior Engineer
Date: October 11, 2013
Subject: **Conditions of Approval for PA13-0002** – TPM 36522 for St. Christopher Church Campus located on the southeast corner of Perris Boulevard at Cottonwood Avenue.

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

CITY OF MORENO VALLEY
CONDITIONS OF APPROVAL
PA13-0002

TPM 36522 for St. Christopher Church Campus located on the southeast corner of
Perris Boulevard at Cottonwood 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. Perris Boulevard is classified as a Divided Arterial – Six Lane (110’RW/86’CC) per City Standard Plan No. 103C. Any improvements to the roadway shall be per City standards.
- TE2. Cottonwood Avenue is classified as a Minor Arterial (88’RW/64’CC) per City Standard Plan No. 105A. Any improvements to the roadway shall be per City standards.
- TE3. St. Christopher Lane is classified as a Local Street (56’RW/36’CC) per City Standard Plan No. 108A. Any modifications or improvements undertaken by this project shall be consistent with the City’s standards for this facility.
- TE4. Driveways shall conform to Section 9.11.080, and Table 9.11.080-14 of the City’s Development Code – Design Guidelines and City of Moreno Valley Standard No. 118C for commercial driveway approach. Phased access shall be the following:
- Phase 1: Reconstruct existing St. Christopher Lane driveways, construct new St. Christopher Lane driveway at the end of cul-de-sac. Construct new Cottonwood Avenue driveway to align with proposed Watson Way.
 - Phase 2: Remove two existing westerly Cottonwood Avenue Driveways and construct new driveway at approximately 450’ from centerline of Perris Boulevard.
- TE5. The cul-de-sac at the eastern terminus of St. Christopher Lane shall be designed and constructed per City Standard Plan No. 123 or 124
- TE6. A bus bay per City Standard Plan No. 121 shall be designed for eastbound Cottonwood Avenue, just east of Perris Boulevard.

TE7. Conditions of approval may be modified or added if a revised map is submitted for this development.

PLANNING COMMISSION RESOLUTION NO. 2013-26

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING P12-051, A MASTER SITE PLAN (AMENDED CONDITIONAL USE PERMIT) FOR THE CURRENT AND FUTURE BUILD OUT OF THE SITE PARCEL NUMBERS 479-200-037 & 038, 479-200-003, & 033 & 034.

WHEREAS, Lord Architecture Inc. has filed an application for the approval of P12-051, a Master Site Plan as described in the title of this Resolution.

WHEREAS, on October 24, 2013, the Planning Commission of the City of Moreno Valley held a meeting to consider the application.

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

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

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

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

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

- A. This Planning Commission hereby specifically finds that all of the facts set forth above in this Resolution are true and correct.
- B. Based upon substantial evidence presented to this Planning Commission during the above-referenced meeting on October 24, 2013, including written and oral staff reports, and the record from the public hearing, this Planning Commission hereby specifically finds as follows:

ATTACHMENT 3

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

FACT: The proposed Master Site Plan is consistent with the General Plan and the Office (O) and Residential 5 (R5) zone which allow for church facilities. As designed and conditioned, the proposed project will be consistent and does not conflict with the goals, objectives, policies and programs of the General Plan.

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

FACT: The proposed project is located within the Office and Residential 5 zone which allows the church use within a residential zone with the approval of a Conditional Use Permit. As proposed, the project complies with all applicable zoning and Municipal Code requirements.

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

FACT: The project is a Master Site Plan on an infill site in an urban setting. As designed and conditioned, the proposed project will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity. An initial study of the potential environmental impacts associated with the project has been conducted in accordance with the provision of the California Environmental Quality Act (CEQA). Based on the initial study, it was determined that the project will not result in significant environmental impacts and therefore adoption of a Negative Declaration is recommended.

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

FACT: The Master Site Plan will include current and future development completed in five phases. New construction will be required to submit a Plot Plan for review to ensure consistency with the existing structures. Off-site street improvements, landscaping and parking will be provided and constructed per City's standards. The proposed use would be in conformance with the existing surrounding development and is consistent with all applicable

goals, objectives, policies and programs of the General Plan and the City's Municipal Code.

C. FEES, DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS

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

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

2. DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS

The adopted Conditions of Approval for P12-051, 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.

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

revive challenges to any fees for which the Statute of Limitations has previously expired.

BE IT FURTHER RESOLVED that the Planning Commission **HEREBY APPROVES** Resolution No. 2013-26 approving P12-051 Master Site Plan (Amended Conditional Use Permit) subject to the attached Conditions of Approval (Exhibit A).

APPROVED this 24th day of October, 2013.

Meli Van Natta
Chair, Planning Commission

ATTEST:

Chris Ormsby, AICP, Interim Planning Official
Secretary to the Planning Commission

APPROVED AS TO FORM:

City Attorney

Attached: Conditions of Approval

**CITY OF MORENO VALLEY
CONDITIONS OF APPROVAL
P12-051 MASTER SITE PLAN
(AMENDED CONDITIONAL USE PERMIT)
APN: 479-200-003, 033, 034, 037& 038**

APPROVAL DATE: October 24, 2013
EXPIRATION DATE: October 24, 2016

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

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

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

Planning Division

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

GENERAL CONDITIONS

- P1. This approval shall expire three years after the approval date of this project unless used or extended as provided for by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever. Use means the beginning of substantial construction contemplated by this approval within the three-year period, which is thereafter pursued to completion, or the beginning of substantial utilization contemplated by this approval. (MC 9.02.230)
- P2. In the event the use hereby permitted ceases operation for a period of one (1) year or more, or as defined in the current Municipal Code, this permit may be revoked in accordance with provisions of the Municipal Code. (MC 9.02.260)

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
P12-051 MASTER SITE PLAN
PAGE 2**

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

Special Conditions

- P8. **The site has been approved for a Master Site Plan (Amended Conditional Use Permit) for the existing church site. A change or modification shall require separate approval.**
- P9. **The church will be utilizing the existing buildings as offices, meeting rooms and classrooms. This use is in conjunction with the church and does not include regular elementary, middle, high or college school activities. (A separate conditional use permit is required for private schools).**
- P10. **Church services and assembly meetings (other than concurrent (during mass) religion classes for children) may be held in only one building at a time to ensure adequate parking.**
- P11. **The existing building on the south east portion of the site shall be used for storage purposes only. Any assembly use is prohibited.**

P12. Tentative Parcel Map 36522 shall be recorded prior to Phase 1.

P13. The proposed Water Quality Basin shall be completed with Phase 1 prior to any Phase 1 building final or certificate of occupancy.

P14. The site will be developed in five (5) phases with an Amended Plot Plan application processed for each proposed building or site modification.

Phase I

- A Water Quality Retention Basin will be constructed and completed per the approved plans prior to occupancy/building permit final of the McGivney House or the new meeting room adjacent to the existing McGivney House.
- Saint Christopher Lane will be constructed with a new cul-de-sac per the approved site plan.
- A 6 foot decorative block wall will be constructed along the east property line a minimum of 200 feet from the south property line north, the south property line and along the west property line adjacent to the new water quality detention basin.
- Renovate the existing McGivney House changing the use from single family residential to office/meeting rooms.
- Construct a new 2,100 square feet meeting room adjacent to the McGivney House.
- Provide off-site improvements along Saint Christopher Lane and Cottonwood Avenue as conditioned.
- Provide new on-site parking, landscape and circulation improvements as related to the new on-site construction in Phase I.

Phase 2

- Construct a new multi-purpose building/parish hall on the northwest corner of the site.
- Revise parking and landscaping to accommodate the new facility.
- Provide off-site improvements along Cottonwood Avenue including a bus bay, removal, relocation and new driveways per City Standards and underground utilities as required.
- Provide a new landscaped median along Perris Boulevard from Saint Christopher Land to Cottonwood Avenue per City Standards.

Phase 3

- Remove the existing old sanctuary and replace with a new parish administration center including landscaping as necessary.

Phase 4

- **Demolish existing office, classroom and residence buildings located on the north east portion of the site and the storage building at the far southeast of the site.**
- **Construct two religious education buildings and an administration building on the north east portion of the site.**
- **Provide new parking, landscaping, garden areas and pedestrian walkways.**
- **Construction of a six foot high solid Decorative Block Wall along the east property line from Cottonwood Avenue (3 feet max in the front building setback) to meet the existing block wall at the south.**
- **Construct basketball courts.**
- **Revise the existing Water Quality Detention Basin to be used as a basin and athletic field.**
- **Include future pads and utilities for two future buildings.**

Phase 5

- **Construct two religious education buildings.**

Prior to Issuance of Grading Permits

P15. (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)

**PLANNING DIVISION
CONDITIONS OF APPROVAL
P12-051 MASTER SITE PLAN
PAGE 5**

- P16. (GP) Prior to issuance of grading permits, the developer shall pay the applicable Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee. (Ord)
- P17. (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)
- P18. **(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.**
- P19. **(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.**
- P20. **(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 commercial/industrial 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)**
- P21. **(GP) Prior to the issuance of building permits, the site plan shall show decorative concrete pavers for all new driveway ingress/egress locations of the project.**
- P22. **(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 maximum 6 foot high solid decorative block perimeter wall with pilasters and a cap shall be required adjacent to all residential zoned areas.**
 - B. **A 3 foot high decorative wall, solid hedge or berm shall be placed in any setback areas between a public right of way and a parking lot for screening.**
 - 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. (DC 9.08.070)**

PRIOR TO BUILDING PERMITS

- P23. (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)
- P24. (BP) Prior to issuance of building permits, screening details shall be addressed on plans for roof top equipment and trash enclosures submitted for Planning Division review and approval. All equipment shall be completely screened so as not to be visible from public view, and the screening shall be an integral part of the building. For trash enclosures, landscaping shall be included on at least three sides. The trash enclosure, including any roofing, shall be compatible with the architecture for the building(s). (GP Objective 43.6, DG)
- P25. (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)

**PLANNING DIVISION
CONDITIONS OF APPROVAL
(P12-051)
PAGE 7**

- P26. (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)
- P27. **(BP) Prior to issuance of any building permits, final landscaping and irrigation plans shall be submitted for review and approved by the Planning Division. After the third plan check review for landscape plans, an additional plan check fee shall apply. The plans shall be prepared in accordance with the City's Landscape Standards and shall include:**
- A. A three (3) foot high decorative wall, solid hedge or berm shall be placed in any setback areas between a public right of way and a parking lot for screening.
 - B. Finger and end planters with required step outs and curbing shall be provided every 12 parking stalls as well as at the terminus of each aisle.
 - C. Diamond planters shall be provided every 3 parking stalls.
 - D. Drought tolerant landscape shall be used. Sod shall be limited to gathering areas.
 - 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 and street corner locations
 - H. The review of all utility boxes, transformers etc. shall be coordinated to provide adequate screening from public view.
 - I. Landscaping on three sides of any trash enclosure.
 - J. 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.
- P28. Prior to the issuance of building permits, landscape and irrigation plans for areas maintained by the Property Owner shall be submitted to the Planning Division. All landscape plans shall be approved prior to the release of any building permits for the site. The plans shall be prepared in accordance with the City's Landscape Development Guidelines. Landscaping is required for the sides and or slopes of all water quality basin and drainage areas, while a hydroseed mix with irrigation is acceptable for the bottom of the basin areas.

All detention basins shall include trees, shrubs and groundcover up to the concreted portion of the basin. A solid decorative wall with pilasters, tubular steel fence with pilasters or other fence or wall approved by the Planning Official is required to secure all water quality and detention basins.

- P29. (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.
- P30. (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.
- P31. (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

PRIOR TO CERTIFICATE OF OCCUPANCY

- P32. (CO) Prior to issuance of Certificates of Occupancy or building final, the required landscaping and irrigation shall be installed. (DC 9.03.040)
- P33. (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).
- P34. (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.

**PLANNING DIVISION
CONDITIONS OF APPROVAL
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PAGE 9**

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 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. All exterior doors in the rear and the front of the buildings need an address or suite number on them.
- PD6. All rear exterior doors should have an overhead low sodium light or a light comparable to the same.

**PLANNING DIVISION
CONDITIONS OF APPROVAL
(P12-051)
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PD7. The exterior of the building should have high-pressure sodium lights and or Metal halide lights installed and strategically placed throughout the exterior of the building. The parking lots should have adequate lighting to insure a safe environment for customers and or employees.

PD8. All landscape cover should not exceed over 3' from the ground in the parking lot.

PD9. Bushes that are near the exterior of the building should not exceed 4' and should not be planted directly in front of the buildings or walkways.

PD10. Trees, which exceed 20', should have a 7' visibility from the ground to the bottom half of the tree. This is so that patrons or employees can view the whole parking lot while parking their vehicles in the parking lot.

PD11. A monument address is to be located in front of the main entrance.

PD12. Landscape screening is to be located no closer than six feet from the covered parking spaces.

PD13. Sufficient lighting is to be provided over all mailbox areas.

CITY OF MORENO VALLEY
CONDITIONS OF APPROVAL
Case No: P12-051
APN: 479-200-003, 0034, 0037, 0038
DATE: 08/29/13

FIRE PREVENTION BUREAU

1. The following Standard Conditions shall apply.

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

- F1. Final fire and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in force at the time of building plan submittal.
- F2. The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering 2125 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). **The 50% reduction in fire flow was granted for the use of fire sprinklers throughout the facility. The reduction shall only apply to fire flow, hydrant spacing shall be per the fire flow requirements listed in CFC Appendix B and C.**
- F3. Industrial, Commercial, Multi-family, Apartment, Condominium, Townhouse or Mobile Home Parks. A combination of on-site and off-site super fire hydrants (6" x 4" x 2 1/2" x 2 1/2") and super enhanced fire hydrants (6" x 4" x 4" x 2 1/2") shall not be closer than 40 feet and more than 150 feet from any portion of the building as measured along approved emergency vehicular travel ways. The required fire flow shall be available from any adjacent fire hydrant(s) in the system. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, super or enhanced fire hydrants as determined by the fire code official shall be provided at spacing not to exceed 500 feet of frontage for transportation hazards. (CFC 507.5.7 & MVMC 8.36.060 Section K)
- F4. 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 turnaround capable of accommodating fire apparatus. (CFC 503.2.5)
- F12. Prior to issuance of Building Permits, the applicant/developer shall participate in the Fire Impact Mitigation Program. (Fee Resolution as adopted by City Council)
- F13. Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Fire Prevention Bureau for review. Plans shall:
 - a) Be signed by a registered civil engineer or a certified fire protection engineer;
 - b) Contain a Fire Prevention Bureau approval signature block; and
 - c) Conform to hydrant type, location, spacing of new and existing hydrants and minimum fire flow required as determined by the Fire Prevention Bureau.

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

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

- F14. Prior to issuance of Certificate of Occupancy or Building Final, "Blue Reflective Markers" shall be installed to identify fire hydrant locations in accordance with City specifications. (CFC 509.1)
- F15. Prior to issuance of Certificate of Occupancy or Building Final, all 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, 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)
- F20. 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.

- F21. 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)
- F22. 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)
- F23. 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)
- F24. 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.
- F25. 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.
- F26. 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)
- F27. 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)
- F28. 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)

- F29. 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)
- F30. 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)
- F31. 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)
- F32. Emergency and Fire Protection Plans shall be provided when required by the Fire Prevention Bureau. (CFC Section 105)
- F33. 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.
- F34. Prior to construction, all traffic calming designs/devices must be approved by the Fire Marshal and City Engineer.

FIRE FLOW LETTER

Date: 05/22/12

Address: _____

Case Number: P12-051

A.P.N.: 479-200-003, 0034, 0037, 0038

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 2125 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.

**Applicant/
Developer:** _____

By: _____

Date: _____

Title: _____

WATER AGENCY APPROVAL

Name of Agency: _____

Address: _____

Telephone: _____

Date: _____

By: _____

Title: _____

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

CITY OF MORENO VALLEY
PUBLIC WORKS DEPARTMENT - LAND DEVELOPMENT DIVISION
CONDITIONS OF APPROVAL
P12-051 – St. Christopher’s Catholic Church Multi-Phased Master Plot Plan
APN 479-200-003, 479-200-033, 479-200-034, 479-200-037, 479-200-038

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

PUBLIC WORKS DEPARTMENT – LAND DEVELOPMENT DIVISION

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

General Conditions

- LD1. (G) The developer shall comply with all applicable City ordinances and resolutions including the City’s Municipal Code (MC)
- LD2. (G) Financial security shall be provided for all improvements associated with each phase of development. The City Engineer may require the dedication and construction of necessary utilities, streets or other improvements outside the area of any particular project boundary, 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 master plot plan correctly show all existing easements, traveled ways, and drainage courses, and that their omission may require the plans associated with this application to be resubmitted for further consideration. (MC 9.14.040)
- LD4. (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.
- LD5. (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.

- LD6. (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)
- 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 grading plan approval, the developer shall ensure compliance with the City Grading ordinance, these Conditions of Approval and the following criteria:

- a. A grading permit shall be obtained from the Public Works Department - Land Development Division prior to commencement of any grading outside of the City maintained road right-of-way.
 - b. The developer shall submit a soils and geologic report to the Public Works Department – Land Development Division. The report shall address the soil's stability and geological conditions of the site.
- 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 grading plan approval 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 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.

- LD14. (GPA) Prior to 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.

- LD15. (GPA) Prior to 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 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 grading plan approval, the developer shall pay applicable remaining grading plan check fees.
- LD19. (GPA/MA) Prior to the later of either grading plan or final map approval, resolution of all drainage issues shall be as approved by the City Engineer.
- LD20. (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.
- 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. (M C 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) 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.
- LD29. (IPA) Prior to approval of the improvement plans, the developer shall pothole to determine the exact location of existing underground utilities. The improvement plans shall be designed based on the pothole field investigation results. The developer shall coordinate with all affected utility companies and bear all costs of utility relocations.
- LD30. (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.
- LD31. (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)
- LD32. (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.

- LD33. (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.
- LD34. (CP) Prior to issuance of construction permits, the developer shall pay all applicable inspection fees.

Prior to Building Permit

- LD35. (BP) Prior to issuance of a building permit **for each phase of development**, 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.
- LD36. (BP) Prior to issuance of a building permit **for each phase of development**, the developer shall submit for review and approval, a Waste Management Plan (WMP) that shows data of waste tonnage, supported by original or certified photocopies of receipts and weight tags or other records of measurement from recycling companies and/or landfill and disposal companies. The Waste Management Plan shall contain the following:
- a. The estimated volume or weight of project waste to be generated by material type. Project waste or debris may consist of vegetative materials including trees, tree parts, shrubs, stumps, logs, brush, or any other type of plants that are cleared from a site. Project waste may also include roadwork removal, rocks, soils, concrete and other material that normally results from land clearing.
 - b. The maximum volume or weight of such materials that can be feasibly diverted via reuse and recycling.
 - c. The vendor(s) that the applicant proposes to use to haul the materials.
 - d. Facility(s) the materials will be hauled to and their expected diversion rates.
 - e. Estimated volume or weight of clearing, grubbing, and grading debris that will be landfilled.

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

Prior to Certificate of Occupancy

- LD37. (CO) Prior to issuance of the last certificate of occupancy or building final, the developer shall pay all outstanding fees.
- LD38. (CO) Prior to issuance of a certificate of occupancy **in Phase 1**, this project is subject to requirements under the current permit for storm water activities required as part of the National Pollutant Discharge Elimination System (**NPDES**) as mandated by the Federal Clean Water Act. In compliance with Proposition 218, the developer shall agree to approve the City of Moreno Valley NPDES

Regulatory Rate Schedule that is in place at the time of certificate of occupancy issuance. Following are the requirements:

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

LD39. (CO) Prior to issuance of a certificate of occupancy or building final **in the Phase identified in the Special Conditions**, the developer shall construct public improvements in conformance with applicable City standards, including but not limited to the following applicable improvements:

- a. Street improvements including, but not limited to: pavement, base, curb, gutter, sidewalk, drive approaches, pedestrian ramps, street light, signing, striping, under sidewalk drains, raised median, landscaping and irrigation, pavement tapers/transitions, traffic control devices as appropriate, bus turnout, removal of power poles, and undergrounding of overhead utilities.
- b. Storm drain facilities including, but not limited to: catch basin and local depression.
- c. Undergrounding of existing and proposed utility lines less than 115,000 volts.

LD40. (CO) Prior to issuance of a certificate of occupancy or building final **in the Phase identified in the Special Conditions**, 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)

LD41. (CO) Prior to issuance of a certificate of occupancy or building final **in Phase 1**, the applicant shall ensure the following, pursuant to Section XII. I. of the 2010 NPDES Permit:

- a. Field verification that structural Site Design, Source Control and Treatment Control BMPs are designed, constructed and functional in accordance with the approved Final Water Quality Management Plan (WQMP)

- b. Certification of best management practices (BMPs) from a state licensed civil engineer. An original WQMP BMP Certification shall be submitted to the City for review and approval.

Prior to Acceptance of Streets into the City Maintained Road System

LD42. (AOS) Aggregate slurry, as defined in Section 203-5 of Standard Specifications for Public Works Construction, may be required just prior to the end of the one-year warranty period of the public streets at the discretion of the City Engineer. If slurry is required, the developer/contractor must provide a slurry mix design submittal for City Engineer approval. The latex additive shall be Ultra Pave 70 (for anionic – per project geotechnical report) or Ultra Pave 65 K (for cationic – per project geotechnical report) or an approved equal. The latex shall be added at the emulsion plant after weighing the asphalt and before the addition of mixing water. The latex shall be added at a rate of two to two-and-one-half (2 to 2½) parts to one-hundred (100) parts of emulsion by volume. Any existing striping shall be removed prior to slurry application and replaced per City standards.

SPECIAL CONDITIONS

LD43. Master Plot Plan improvements are proposed over five phases. The Special Conditions of Approval have been separated by phase. The Final Water Quality Management Plan for the overall Master Plot Plan development shall be completed and submitted for review and approval in Phase 1.

LD44. A Precise Grading Plan and Final WQMP shall be submitted for review and approval for each phase of development. Street Improvement Plans shall be submitted for review and approval for public improvements to be completed in Phases 1 and 2. All plans shall be drawn on 24"x36" sheet size. As-Builts of all plans are required prior to occupancy for each phase as identified below.

Phase 1

LD45. The following plans and studies shall be submitted for review and approval in Phase 1. As-Builts of the plans below are required prior to Phase 1 occupancy.

- a. **A Precise Grading Plan for the McGivney house remodel and Knights Hall addition including new patio areas, trash enclosure, onsite sidewalk, easterly parking lot improvements including landscaping, fencing, new entry gates, and retention basin including parking lot drainage system improvements that are tributary to the retention basin. The plan shall also show a proposed swale on the undeveloped east side of the property that will convey runoff to the retention basin until such time future phases on the east side of the project develop when more permanent drainage improvements will be required to continue to convey runoff to the retention basin.**

- b. A Street Improvement Plan for the following public street improvements.**
 - i. St. Christopher Lane cul-de-sac improvements including pavement, base, curb, gutter, sidewalk, catch basin, local depression, street lights, and driveway approach.**
 - ii. St. Christopher Lane replacement of the access ramp located at the northeast corner of Perris Boulevard and St. Christopher Lane with one that complies with current American with Disabilities Act (ADA) standards as well as the re-construction of existing driveway approaches on the north side of the street to comply with City Standard 118C. No decorative pavement shall be placed within the public right-of-way.**
 - iii. Cottonwood Avenue improvements from the easternmost entrance to the east project property line including pavement, base, curb, gutter, sidewalk, and temporary asphalt concrete berm taper.**
- c. Signing and Striping Plans and Traffic Control Plans for Cottonwood Avenue as required by the City's Transportation Division.**
- d. Final Drainage Study for the overall Master Plot Plan area as well as for Phase 1 drainage improvements including retention basin.**
- e. Final Water Quality Management Plan for the overall Master Plot Plan area as well as for Phase 1 water quality management plan improvements. Site design and source control BMPs shall be used to the greatest extent before incorporating treatment control BMPs.**
- f. Legal Description and Plat for the vacation of an existing ten-foot wide private drainage easement from St. Christopher Lane to the south property line, as may be required by the City Engineer.**

LD46. Prior to precise grading plan approval, this project shall demonstrate, via a final drainage study, that the increased runoff resulting from all phases of the development of this site is mitigated. During no storm event shall the flow leaving the site in the developed condition be larger than that of the pre-developed condition. The drainage study shall analyze the following events: 1, 3, 6 and 24-hour duration events for the 2, 5, 10 and 100-year storm events.

LD47. Prior to precise grading plan approval, emergency overflow area shall be included in the design of the proposed retention basin in the event that the drainage improvements fail or larger than 100-year storm flows exceed full capacity. This may include, but not be limited to, an emergency spillway in the retention basin and an emergency overflow at any sump catch basin location, particularly on St. Christopher Lane. The developer is responsible for securing any necessary on-site or off-site drainage easements as required for emergency overflow.

- LD48.** Prior to precise grading plan approval, the grading plans shall show any proposed trash enclosure as dual bin; one bin for trash and one bin for recyclables. The trash enclosure shall be per City Standard Plan 627.
- LD49.** Prior to precise grading plan approval, the grading plans shall clearly show that the parking lot conforms to City standards. The parking lot shall be 5% maximum, 1% minimum, 2% maximum at or near any disabled parking stall and travel way. Ramps, curb openings and travel paths shall all conform to current ADA standards as outlined in Department of Justice's "ADA Standards for Accessible Design", Excerpt from 28 CFR Part 36. (www.usdoj.gov) and as approved by the City's Building and Safety Division.
- LD50.** During construction, areas of the parking lot, where the developer proposes to demolish pavement, shall be cordoned off (or equal) after pavement removal to ensure public safety. Perimeter protection of the non-paved areas shall be clearly visible at night.

Phase 2

- LD51.** The following plans and studies shall be submitted for review and approval in Phase 2. As-Builts of the plans below are required prior to Phase 2 occupancy.
- a. A Precise Grading Plan for the new Parish Hall including proposed onsite sidewalk and landscaping around new building perimeter, trash enclosure, fire hydrant, fencing, and new entry gates.
 - b. A Street Improvement Plan for the following public street improvements.
 - i. Cottonwood Avenue improvements consisting of removal of driveway approaches at existing project entrances and replacement with curb, gutter, and sidewalk, construction of new driveway approaches per City Standard 118C at new project entrances (no decorative pavement shall be placed within the public right-of-way), construction of a new bus turnout per City Standard 121, replacement of the access ramp located at the southeast corner of Perris Boulevard and Cottonwood Avenue with one that complies with current ADA standards, and removal of power poles on the south side of Cottonwood Avenue together with the undergrounding of overhead utilities.
 - ii. Perris Boulevard improvements shall consist of construction of a raised, landscaped median between Cottonwood Avenue and St. Christopher Lane with left turn pockets and the removal of power poles on the east side of Perris Boulevard together with the undergrounding of overhead utilities.

iii. This project will be conditioned to repair, replace or install any damaged, substandard or missing improvements on Perris Boulevard and Cottonwood Avenue.

c. Signing and Striping Plans and Traffic Control Plans for Perris Boulevard as required by the City's Transportation Division.

d. Final Water Quality Management Plan for Phase 2 water quality management plan improvements. Site design and source control BMPs shall be used to the greatest extent before incorporating treatment control BMPs.

LD52. Prior to precise grading plan approval, the grading plans shall show any proposed trash enclosure as dual bin; one bin for trash and one bin for recyclables. The trash enclosure shall be per City Standard Plan 627.

LD53. Prior to building permit issuance for the proposed building in Phase 2, 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 in addition to the ones identified in these conditions of approval. The developer may need to post additional 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.

Phase 3

LD54. A Precise Grading Plan for the new Parish Offices including proposed onsite sidewalk and landscaping around the new building perimeter, shall be submitted for review and approval in Phase 3. As-Built of the Precise Grading Plan is required prior to Phase 3 occupancy.

LD55. Final Water Quality Management Plan for Phase 2 water quality management plan improvements. Site design and source control BMPs shall be used to the greatest extent before incorporating treatment control BMPs.

Phase 4

LD56. A Precise Grading Plan for the new Administrative Offices and Religious Education Classrooms including proposed onsite sidewalk and landscaping, promenade and garden area, new patio and plaza areas, easterly parking lot improvements including new landscaping, basketball courts, athletic fields, and fire hydrants shall be submitted for review and approval in Phase 4. As-Built of the Precise Grading Plan is required prior to Phase 4 occupancy.

LD57. Final Water Quality Management Plan for Phase 4 water quality management plan improvements. Site design and source control BMPs

shall be used to the greatest extent before incorporating treatment control BMPs.

Phase 5

LD58. A Precise Grading Plan for new Religious Education Classrooms including proposed onsite sidewalk and landscaping, and new patio and plaza areas, shall be submitted for review and approval in Phase 5. As-Built of the Precise Grading Plan is required prior to Phase 5 occupancy.

LD59. Final Water Quality Management Plan for Phase 5 water quality management plan improvements. Site design and source control BMPs shall be used to the greatest extent before incorporating treatment control BMPs.

**CITY OF MORENO VALLEY
CONDITIONS OF APPROVAL
Case No: P12-051 (Master Plot Plan for St Christopher Church)
APN: 479-200-003, 479-200-033, -034, -037, and -038
09.19.13**

FINANCIAL & MANAGEMENT SERVICES 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 **P12-051**; 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 Financial & Management Services Department 951.413.3480 or by emailing specialdistricts@moval.org.

General Conditions

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

- SD-2 Plans for parkway, median, slope, and/or open space landscape areas designated on the tentative map or in these Conditions of Approval for incorporation into Moreno Valley Community Services District **Zone M**, shall be prepared and submitted in accordance with the *City of Moreno Valley Public Works Department Landscape Design Guidelines*. To obtain a copy of these guidelines, please contact the Special Districts Division at 951-413-3480 or visit the Special Districts webpage at www.moval.org/sd.

- SD-3 The developer, or the developer's successors or assignees shall be responsible for all parkway and/or median landscape maintenance for a period of one (1) year as per the *City of Moreno Valley Public Works Department Landscape Design Guidelines*, or until such time as the District accepts maintenance responsibilities.

- SD-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 Plan check fees for review of parkway/median landscape plans for improvements that shall be maintained by the Moreno Valley Community Services District are due upon the first plan submittal. (MC 3.32.040)
- SD-6 Inspection fees for the monitoring of landscape installation associated with Moreno Valley Community Services District maintained parkways/medians are due prior to the required pre-construction meeting. (MC 3.32.040)
- SD-7 Streetlight Authorization forms, for all streetlights that are conditioned to be installed as part of this project, must be submitted to the Special Districts Division for approval, prior to streetlight installation. The Streetlight Authorization form can be obtained from the utility company providing electric service to the project, either Moreno Valley Utility or Southern California Edison.

Prior to Building Permit Issuance

- SD-8 (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-9 (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-10 (**BP for Phase I**) This project is conditioned to provide a funding source for the capital improvements and/or maintenance for the **Perris Blvd.** median landscape. In order for the Developer to meet the financial responsibility to maintain the defined service, one of the options as outlined below shall be selected. The Developer must notify Special Districts of intent to request building permits 90 days prior to their issuance and the financial option selected to fund the continued maintenance.

- a. Participate in a ballot proceeding for **improved median maintenance** and pay all associated costs with the ballot process and formation costs, if any. Financing may be structured through a Community Services District zone, Community Facilities District, Landscape and Lighting Maintenance District, or other financing structure as determined by the city; or
- b. Establish an endowment to cover the future maintenance costs of the landscaped area.

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

SD-11 *Commercial (OC for Phase I)* If Land Development, a Division of the Public Works Department, requires this project to supply a funding source necessary to provide, but not limited to, stormwater utilities services for the 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 certificate of occupancy and the financial option selected to fund the continued maintenance. (California Government Code)

SD-12 (BP) Prior to the issuance of the first building permit for this project, the developer shall pay Advanced Energy fees for all applicable Zone B (Residential Street Lighting) and/or Zone C (Arterial Street Lighting and Intersection Lighting) streetlights required for this development. Payment shall be made to the City of Moreno Valley, as collected by the Land Development Division, based upon the Advanced Energy fee rate in place at the time of payment, as set forth in the current Listing of City Fees, Charges and Rates, as adopted by City Council.

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

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

SD-13 (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.

SD-14 (**BP for Phase II**) Final median, parkway, slope, and/or open space landscape/irrigation plans for those areas designated on the tentative map or in these Conditions of Approval for inclusion into Community Services District shall be reviewed and approved by the Community and Economic Development Department–Planning Division, the Financial & Management Services Department–Special Districts Division, and the Public Works Department–Transportation Division prior to the issuance of the first Building Permit in Phase II.

Prior to Certificate of Occupancy

SD-15 (**CO for Phase II**) All parkway and/or median landscaping specified in the tentative map or in these Conditions of Approval shall be constructed prior to the issuance of the Certificate of Occupancy/Building Final for this project in Phase II.

SD-16 (CO) Landscape and irrigation plans for parkway, median, slope, and/or open space landscape areas designated for incorporation into Moreno Valley Community Services District shall be placed on compact disk (CD) in pdf format. The CD shall include "As Built" plans, revisions, and changes. The CD will become the property of the City of Moreno Valley and the Moreno Valley Community Services District.



CITY OF MORENO VALLEY
Public Works
Transportation Engineering Division

MEMORANDUM

To: Julia Descoteaux, Associate Planner
From: Michael Lloyd, Senior Engineer
Date: October 11, 2013
Subject: **Conditions of Approval for P12-051** – Phased Master Plot Plan for St. Christopher Church Campus located on the southeast corner of Perris Boulevard at Cottonwood Avenue.

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

CITY OF MORENO VALLEY
CONDITIONS OF APPROVAL
P12-051

Phased Master Plot Plan for St. Christopher Church Campus located on the southeast corner of Perris Boulevard at Cottonwood 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. Perris Boulevard is classified as a Divided Arterial – Six Lane (110’RW/86’CC) per City Standard Plan No. 103C. Any improvements to the roadway shall be per City standards. Improvements include a landscaped, raised median along project frontage as a part of Phase 2. The raised median shall be constructed from Cottonwood Avenue to a minimum of 100’ south of St. Christopher Lane. The permitted movements at the Perris Boulevard/St. Christopher Lane intersection shall be as follows with the construction of the raised median:

- **Northbound Perris Boulevard: Through and Right Turns**
- **Southbound Perris Boulevard: Through (No left turns permitted)**
- **Westbound St. Christopher Lane: Right Turns (No left turns permitted)**

TE2. Cottonwood Avenue is classified as a Minor Arterial (88’RW/64’CC) per City Standard Plan No. 105A. Any improvements to the roadway shall be per City standards. Communication Conduits and Traffic Signal Interconnect shall be installed along Cottonwood Avenue per City Standard Plan No. 421 as a part of Phase 2.

TE3. St. Christopher Lane is classified as a Local Street (56’RW/36’CC) per City Standard Plan No. 108A. Any modifications or improvements undertaken by this project shall be consistent with the City’s standards for this facility.

TE4. Driveways shall conform to Section 9.11.080, and Table 9.11.080-14 of the City’s Development Code – Design Guidelines and City of Moreno Valley Standard No. 118C for commercial driveway approach. Phased access shall be the following:

- **Phase 1: Reconstruct existing St. Christopher Lane driveways, construct new St. Christopher Lane driveway at the end of cul-de-sac. Construct new Cottonwood Avenue driveway to align with proposed Watson Way.**

- Phase 2: Remove two existing westerly Cottonwood Avenue Driveways and construct new driveway at approximately 450' from centerline of Perris Boulevard.

TE5. The cul-de-sac at the eastern terminus of St. Christopher Lane shall be designed and constructed per City Standard Plan No. 123 or 124

TE6. Conditions of approval may be modified or added if a revised phasing plan is submitted for this development.

PRIOR TO IMPROVEMENT PLAN APPROVAL OR CONSTRUCTION PERMIT

TE7. Prior to final approval of the street improvement plans for Phase 2, a bus bay per City Standard Plan No. 121 shall be designed for eastbound Cottonwood Avenue, just east of Perris Boulevard.

TE8. Prior to the final approval of the street improvement plans, a signing and striping plan shall be prepared per City of Moreno Valley Standard Plans - Section 4 for all streets with a cross section of 66'/44' and wider.

TE9. Prior to issuance of a construction permit, construction traffic control plans prepared by a qualified, registered Civil or Traffic engineer may be required for plan approval or as required by the City Traffic Engineer.

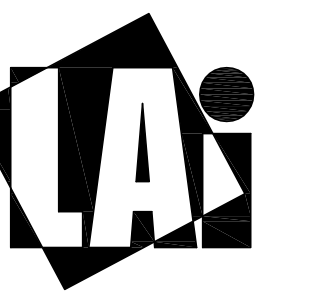
TE10. Prior to final approval of the street improvement plans, the project plans shall demonstrate that sight distance at proposed streets and driveways conforms to City Standard Plan No. 125A, B, C.

PRIOR TO CERTIFICATE OF OCCUPANCY OR BUILDING FINAL

TE11. (CO) Prior to issuance of a Certificate of Occupancy for Phase 2, the improvements identified in conditions TE1, TE2, and TE7 shall be constructed per the approved plans to the satisfaction of the City Engineer.

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

TE12. Prior to acceptance of streets into the City-maintained road system, all approved signing and striping shall be installed per current City Standards and the approved plans.



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11650 Iberia Place, Suite 210
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858-485-6980 858-485-1510 fax

ST. CHRISTOPHER CATHOLIC CHURCH
PARISH MASTER PLAN
25075 COTTONWOOD AVENUE, MORENO VALLEY, CA 92553

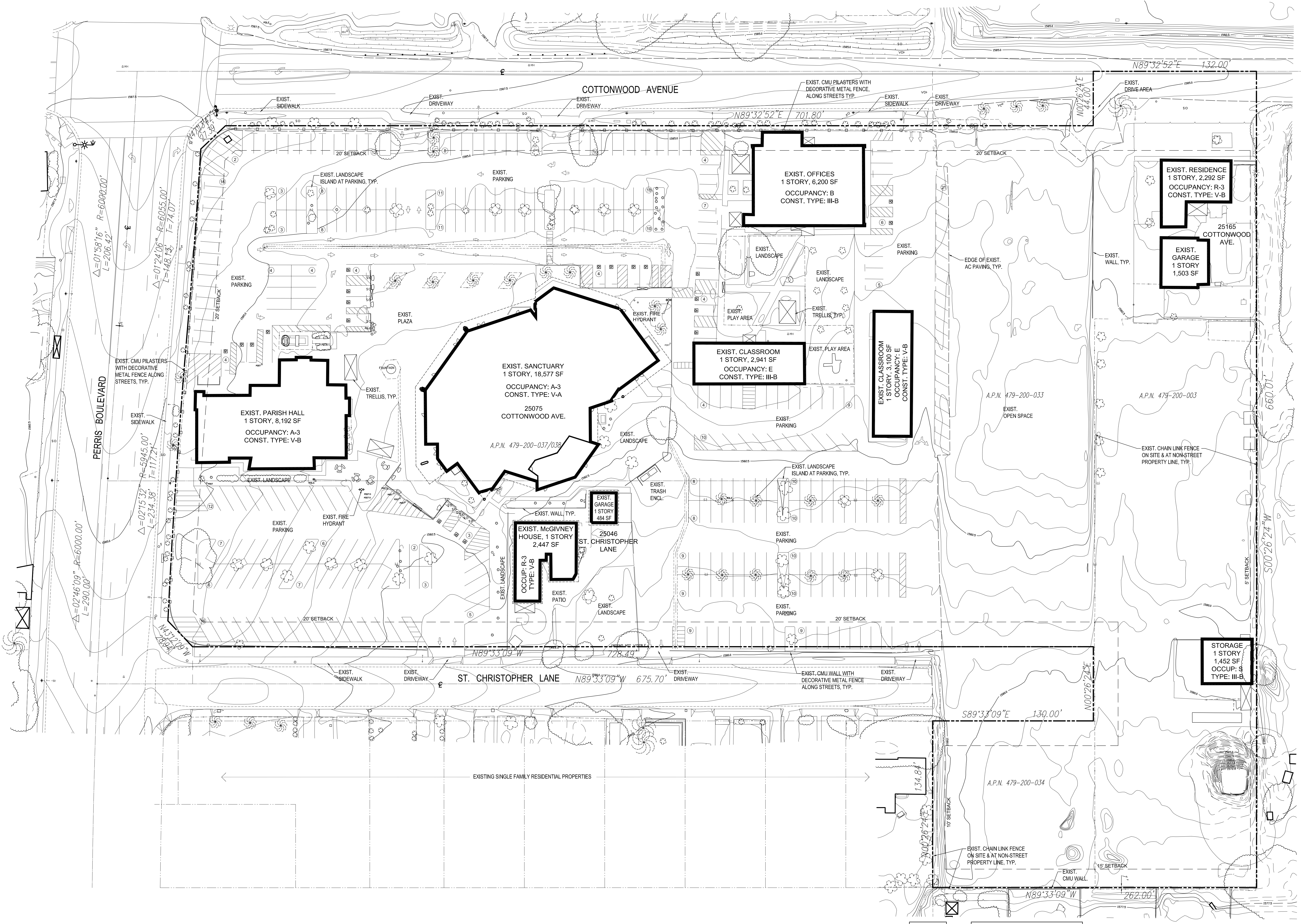


No.:	Issue:	Date:
	CUP SUBMITTAL #1	04/20/12
	CUP SUBMITTAL #2	12/10/12
	CUP SUBMITTAL #3	08/08/13

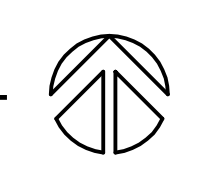
Sheet Title:	Project Architect:
SITE PLAN - EXISTING TOPOGRAPHIC SURVEY	BENNETT LORD
Project Number:	
10111-101	

Sheet Number:
AS-1.0

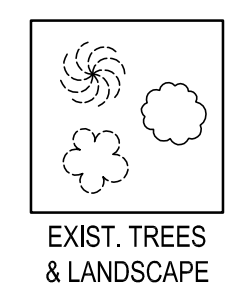
CASE #P12-051



SITE PLAN - EXISTING TOPOGRAPHIC SURVEY
1" = 30'-0"



ATTACHMENT 4



EXISTING PARKING
PARKING REQUIRED: 321 SPACES
(BASED ON 964 SANCTUARY ASSEMBLY)
PARKING PROVIDED: 361 SPACES
ACCESSIBLE PARKING: 21 SPACES

EXIST. TREES & LANDSCAPE



1 VIEW FROM COTTONWOOD AVENUE LOOKING NORTH AWAY FROM SITE



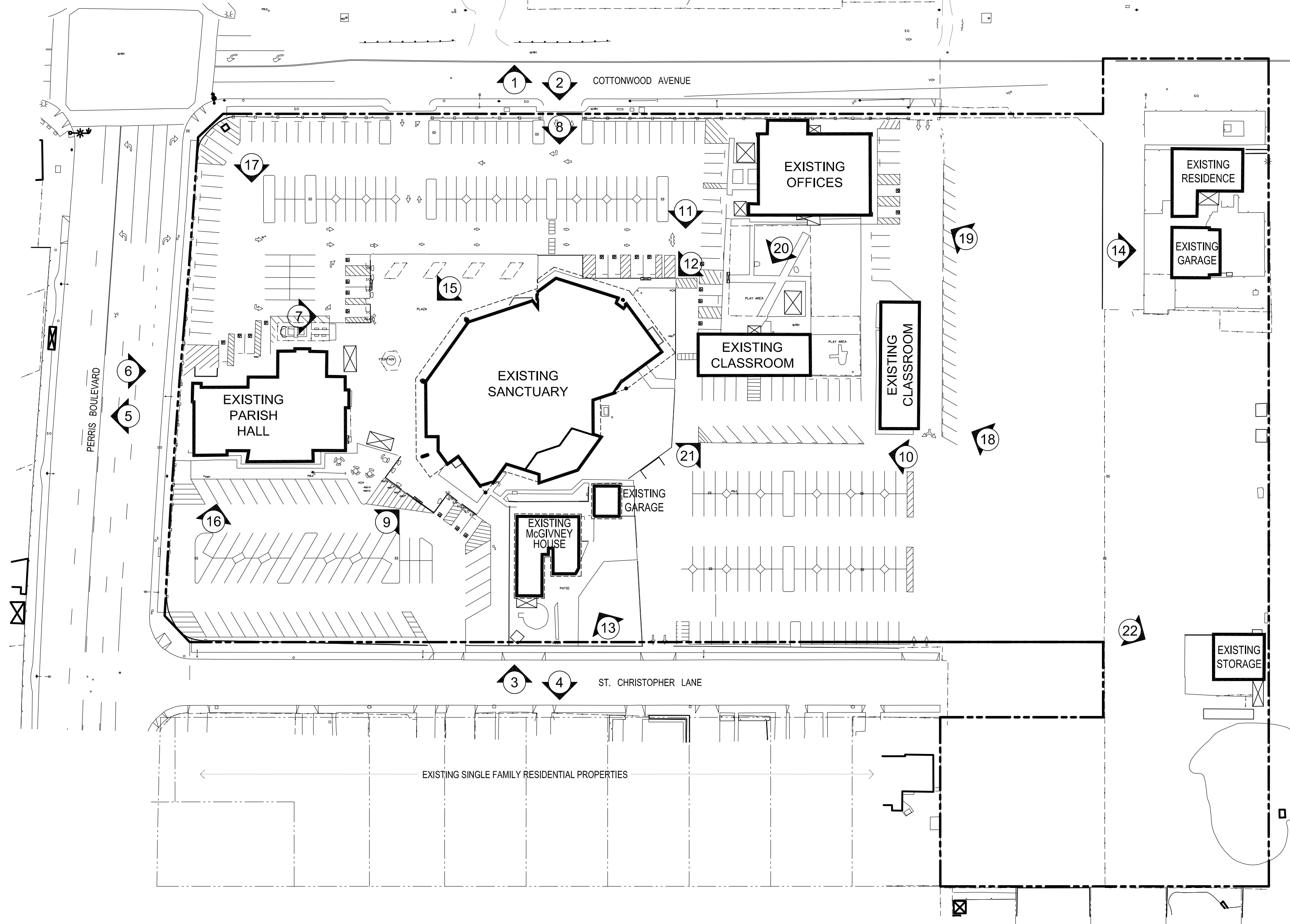
2 VIEW FROM COTTONWOOD AVENUE LOOKING SOUTH TOWARDS SITE



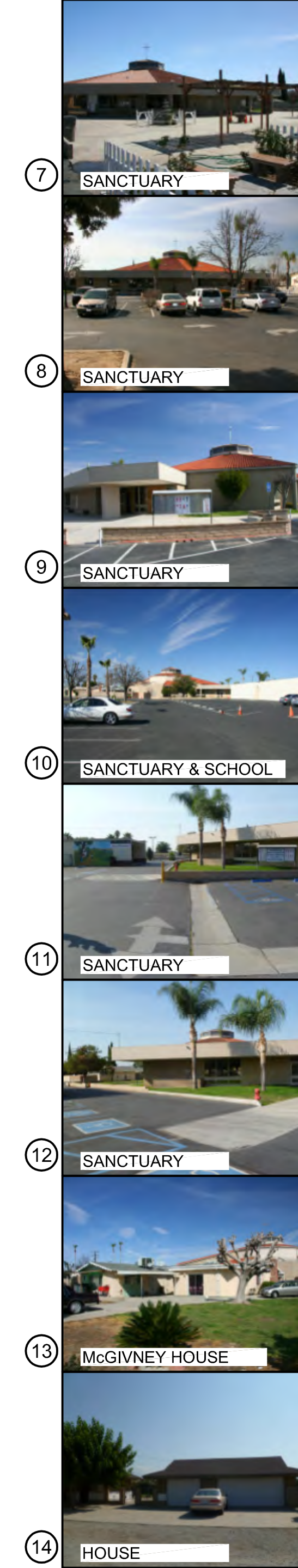
5 VIEW FROM PERRIS BOULEVARD LOOKING WEST AWAY FROM SITE



6 VIEW FROM PERRIS BOULEVARD LOOKING EAST TOWARDS SITE



SITE PLAN - EXISTING PHOTO SURVEY
1" = 60'-0"



7 SANCTUARY

8 SANCTUARY

9 SANCTUARY

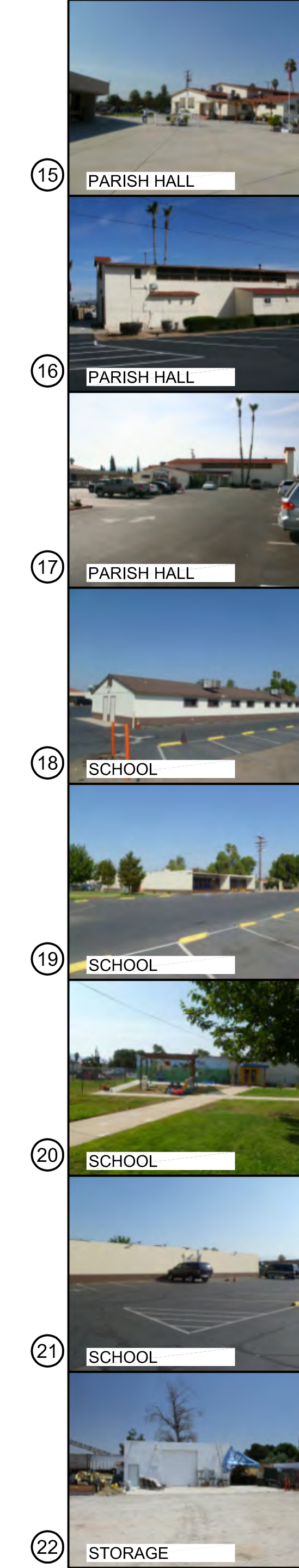
10 SANCTUARY & SCHOOL

11 SANCTUARY

12 SANCTUARY

13 MCGIVNEY HOUSE

14 HOUSE



15 PARISH HALL

16 PARISH HALL

17 PARISH HALL

18 SCHOOL

19 SCHOOL

20 SCHOOL

21 SCHOOL

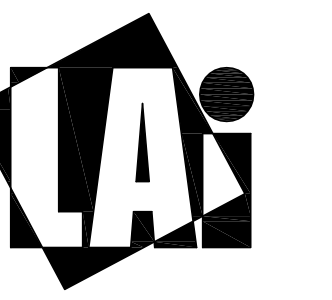
22 STORAGE



3 VIEW FROM ST. CHRISTOPHER LANE LOOKING NORTH TOWARDS SITE

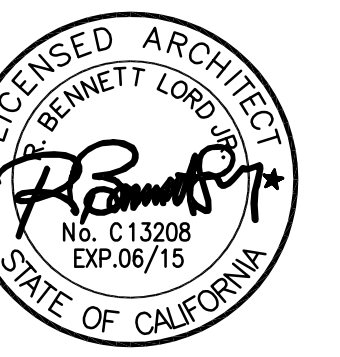


4 VIEW FROM ST. CHRISTOPHER LANE LOOKING SOUTH AWAY FROM SITE



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No.:	Issue:	Date:
	CUP SUBMITTAL #1	04/20/12
	CUP SUBMITTAL #2	12/10/12
	CUP SUBMITTAL #3	08/08/13

Sheet Title:
SITE PLAN
EXISTING PHOTO SURVEY

Project Number:
10111-101
Project Architect:
BENNETT LORD

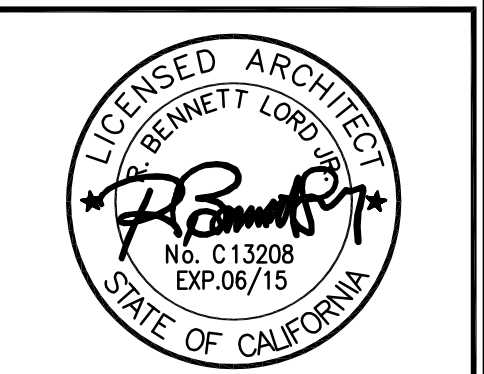
Sheet Number:

AS-1.1



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 25075 COTTONWOOD AVENUE, MORENO VALLEY, CA 92553



No.	Issue:	Date:
1	CUP SUBMITTAL #1	04/20/12
2	CUP SUBMITTAL #2	12/10/12
3	CUP SUBMITTAL #3	08/08/13

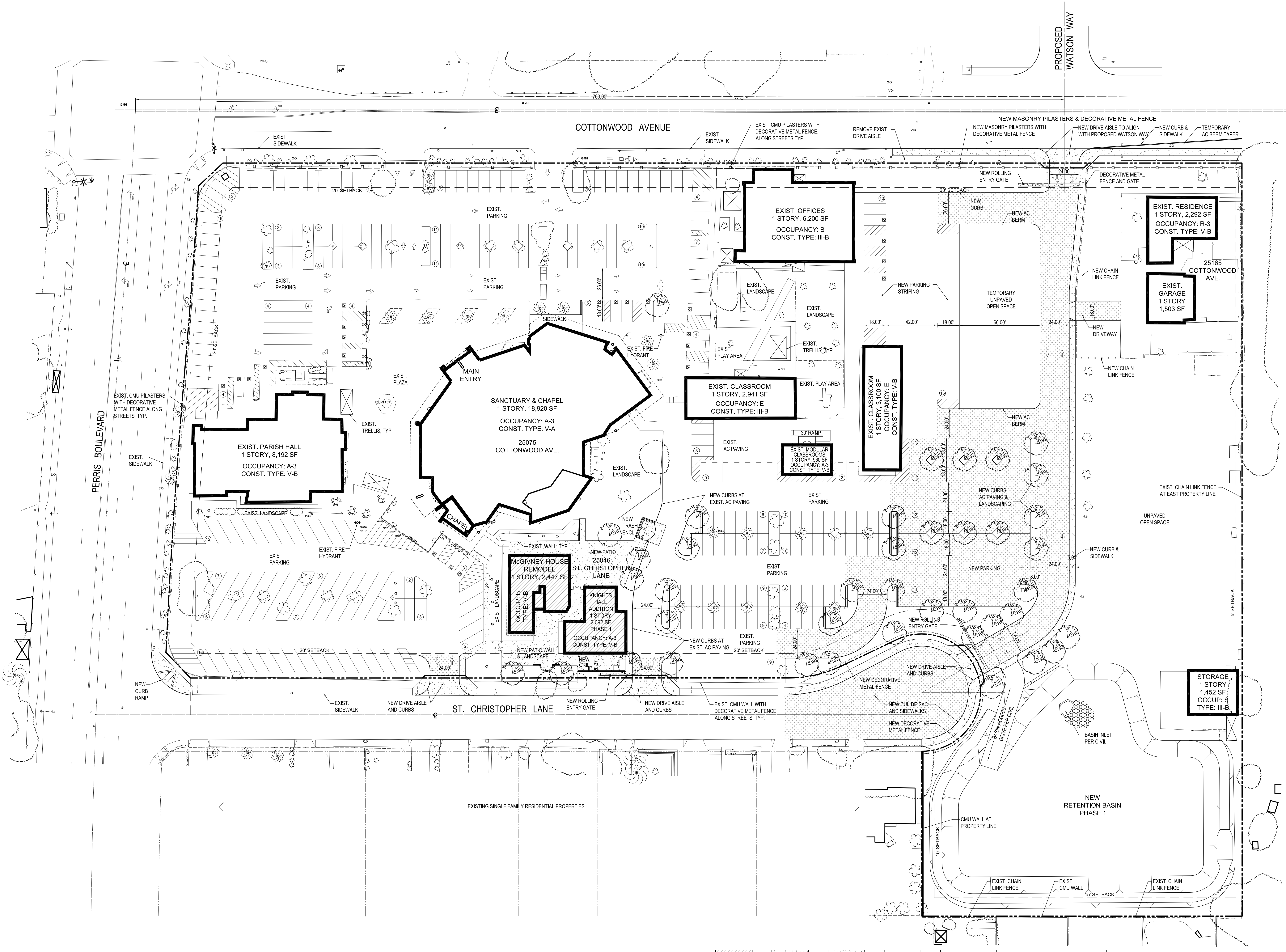
Sheet Title:
**SITE PLAN
 EXISTING AERIAL VIEW**

Project Number:
 10111-101

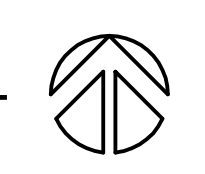
Project Architect:
BENNETT LORD

SITE PLAN - EXISTING AERIAL VIEW
 NO SCALE

Sheet Number:
AS-1.2

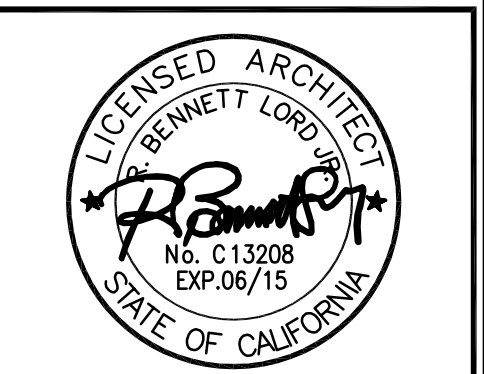


SITE PLAN - PHASE 1
 1" = 30'-0"



- NEW OR REMODELED BUILDING
- NEW AC PAVING
- NEW CONCRETE PAVING
- EXIST. TREES & LANDSCAPE
- NEW TREES

PHASE 1 PARKING
 PARKING REQUIRED: 321 SPACES
 (BASED ON 1984 SANCTUARY ASSEMBLY)
 PARKING PROVIDED: 379 SPACES
 ACCESSIBLE PARKING: 23 SPACES



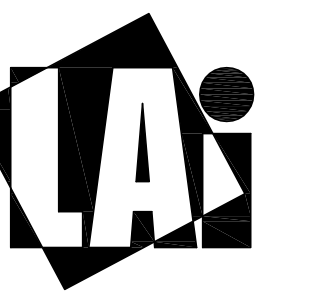
No.:	Issue:	Date:
CUP SUBMITTAL #1		04/20/12
CUP SUBMITTAL #2		12/10/12
CUP SUBMITTAL #3		08/08/13

Sheet Title:
SITE PLAN - PHASE 1
McGIVNEY HOUSE REMODEL
& KNIGHTS HALL ADDITION

Project Architect:
BENNETT LORD

Project Number:
 10111-101

Sheet Number:
AS-1.3



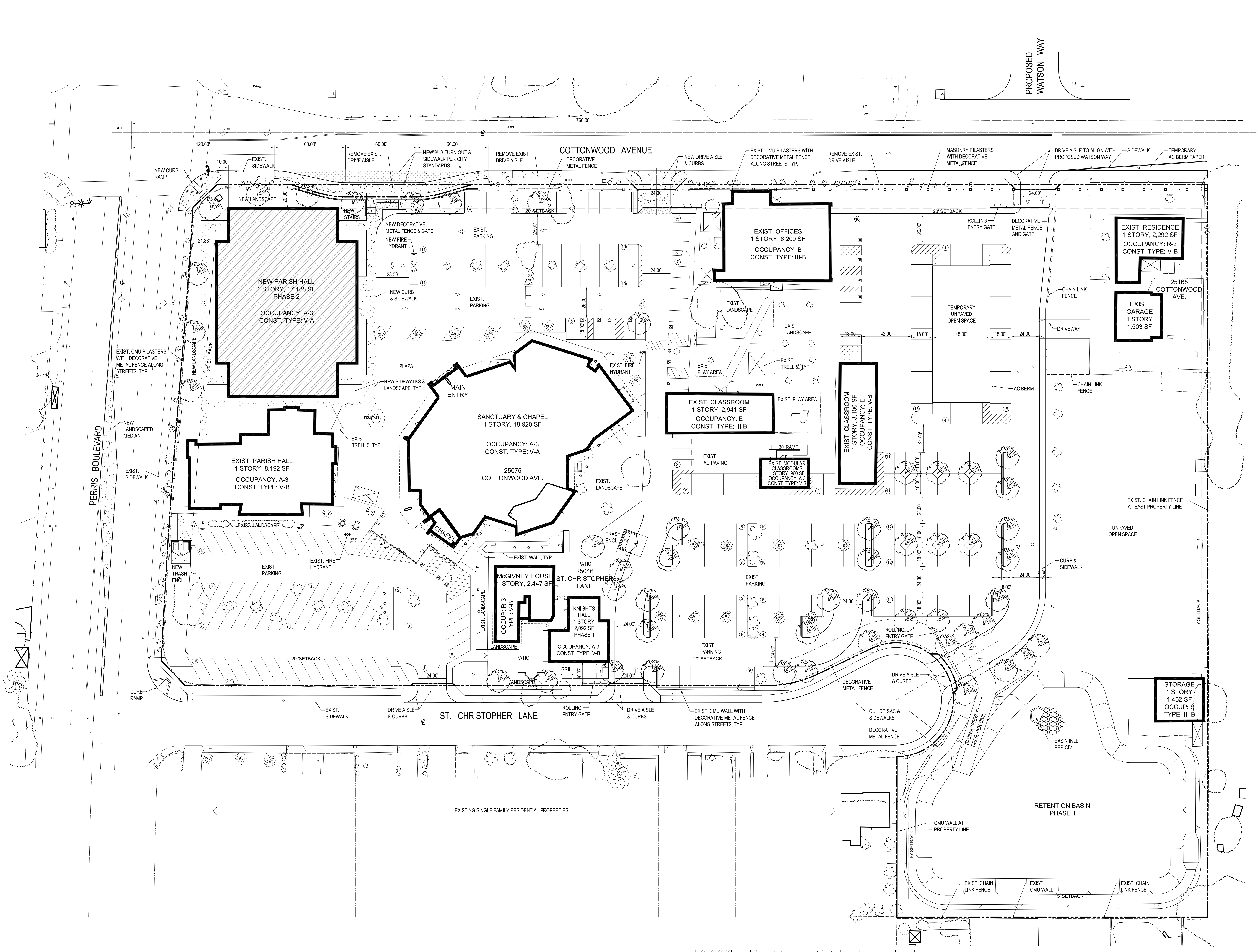
ST. CHRISTOPHER CATHOLIC CHURCH
PARISH MASTER PLAN
25075 COTTONWOOD AVENUE, MORENO VALLEY, CA 92553



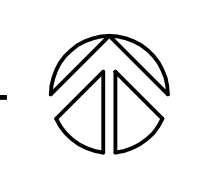
No.:	Issue:	Date:
	CUP SUBMITTAL #1	04/20/12
	CUP SUBMITTAL #2	12/10/12
	CUP SUBMITTAL #3	08/08/13

Sheet Title:	SITE PLAN - PHASE 2 NEW PARISH HALL
Project Architect:	BENNETT LORD
Project Number:	10111-101

Sheet Number:
AS-1.4

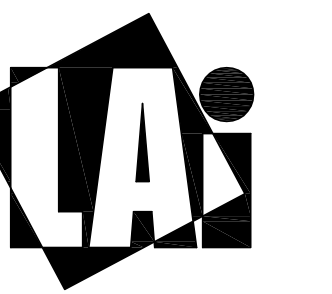


SITE PLAN - PHASE 2
1" = 30'-0"



- NEW BUILDING
- NEW AC PAVING
- NEW CONCRETE PAVING
- EXIST. TREES & LANDSCAPE
- NEW TREES

PHASE 2 PARKING
 PARKING REQUIRED: 321 SPACES
 (BASED ON 1984 SANCTUARY ASSEMBLY)
 PARKING PROVIDED: 330 SPACES
 ACCESSIBLE PARKING: 15 SPACES

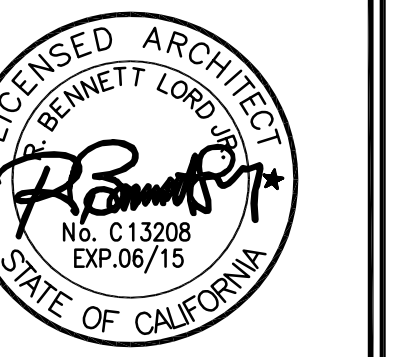


Lord Architecture Inc.
11650 Iberia Place, Suite 210
San Diego, California 92128-2455
858-485-6980 858-485-1510 fax

ST. CHRISTOPHER CATHOLIC CHURCH

PARISH MASTER PLAN

25075 COTTONWOOD AVENUE, MORENO VALLEY, CA 92553



No.:	Issue:	Date:
CUP SUBMITTAL #1		04/20/12
CUP SUBMITTAL #2		12/10/12
CUP SUBMITTAL #3		08/08/13

Sheet Title:
SITE PLAN - PHASE 3
NEW PARISH OFFICES

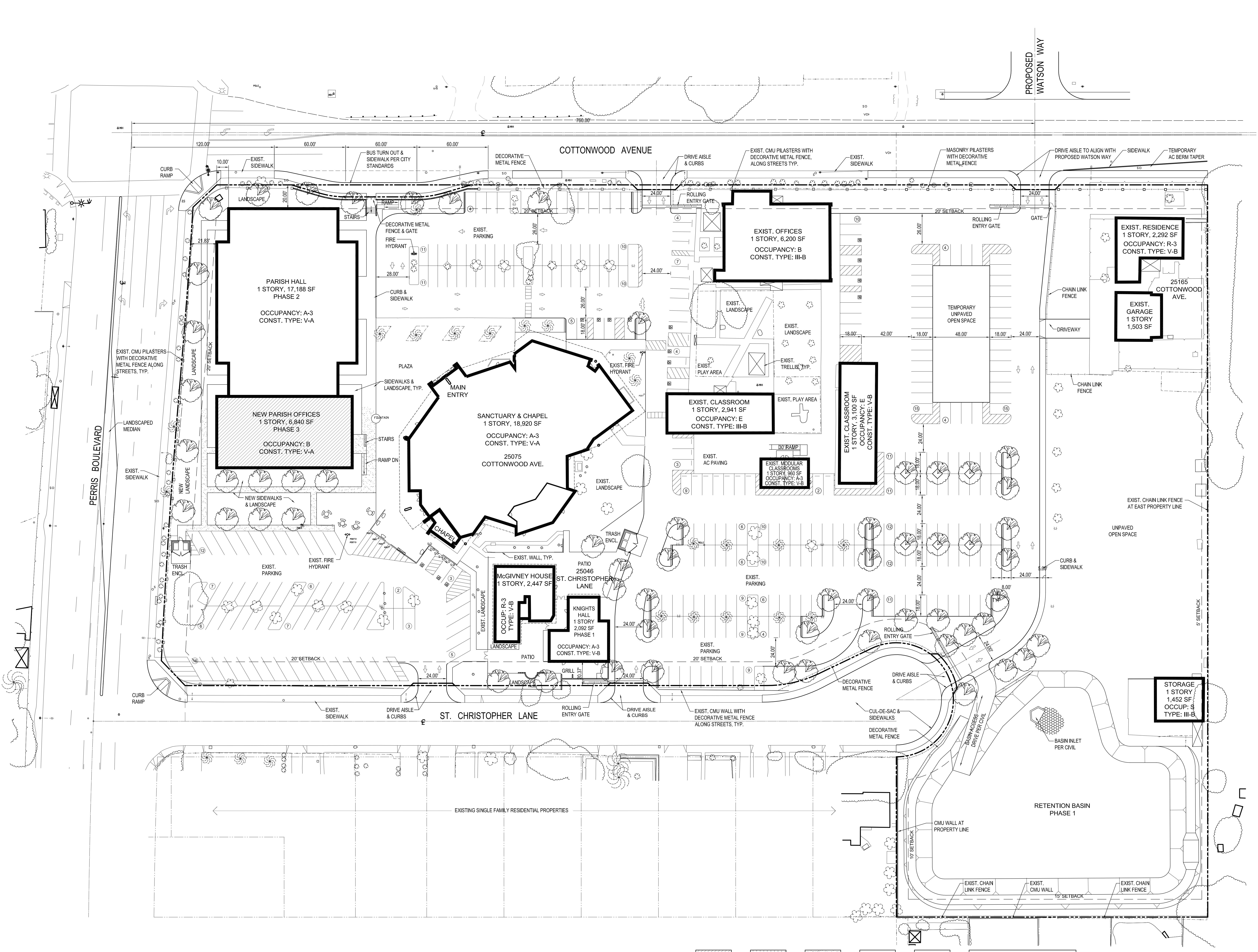
Project Architect:
BENNETT LORD
Project Number:
10111-101

Sheet Number:

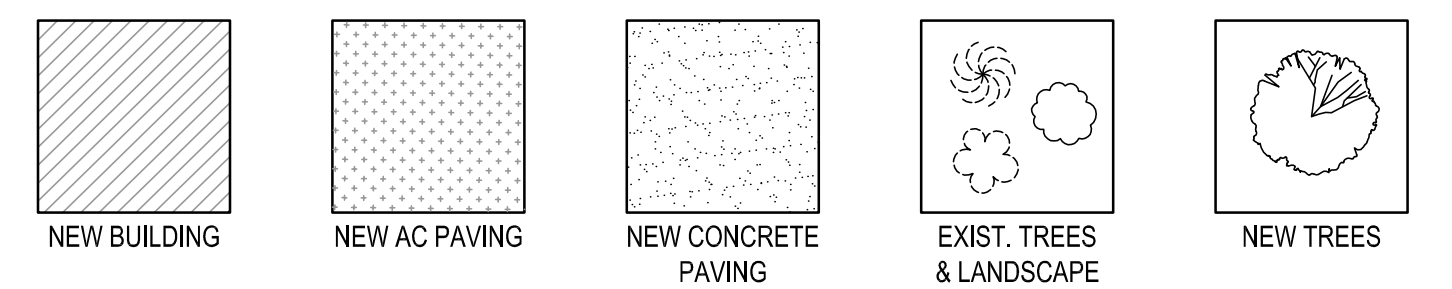
AS-1.5

CASE #P12-051

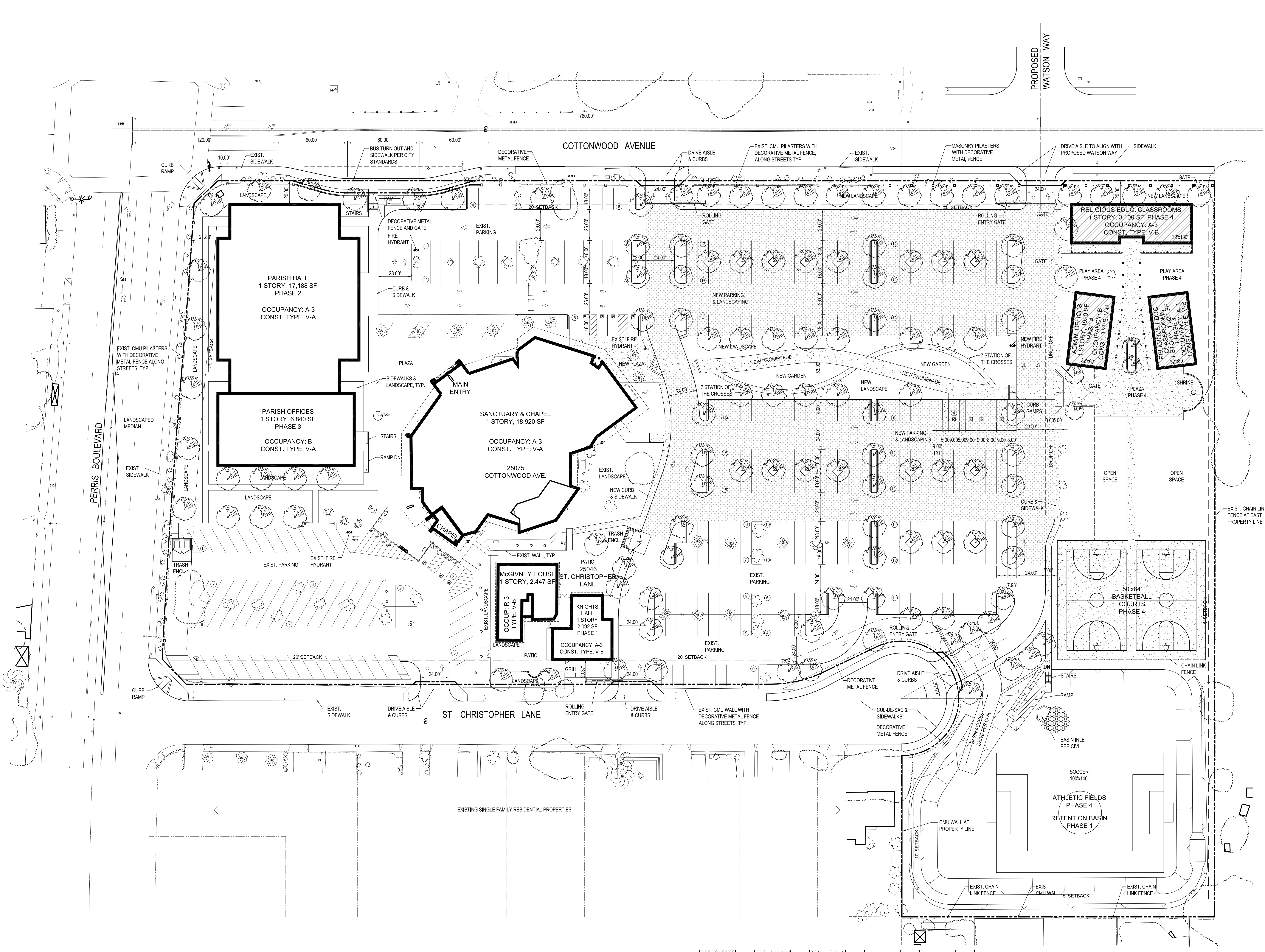
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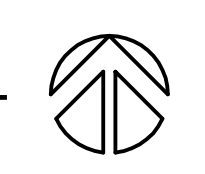
SITE PLAN - PHASE 3
1" = 30'-0"



PHASE 3 PARKING
PARKING REQUIRED: 321 SPACES
(BASED ON 1984 SANCTUARY ASSEMBLY)
PARKING PROVIDED: 330 SPACES
ACCESSIBLE PARKING: 15 SPACES

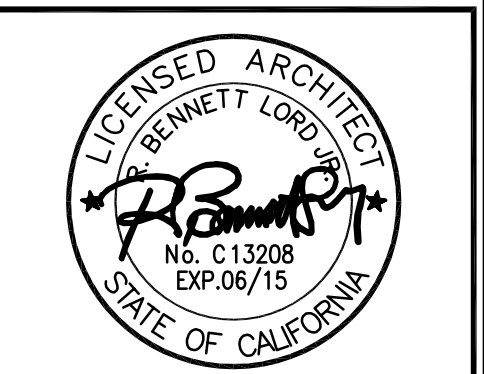


SITE PLAN - PHASE 4
 1" = 30'-0"



- NEW BUILDING
- NEW AC PAVING
- NEW CONCRETE PAVING
- EXIST. TREES & LANDSCAPE
- NEW TREES

PHASE 4 PARKING
 PARKING REQUIRED: 321 SPACES
 (BASED ON SANCTUARY ASSEMBLY)
 PARKING PROVIDED: 305 SPACES
 ACCESSIBLE PARKING: 11 SPACES

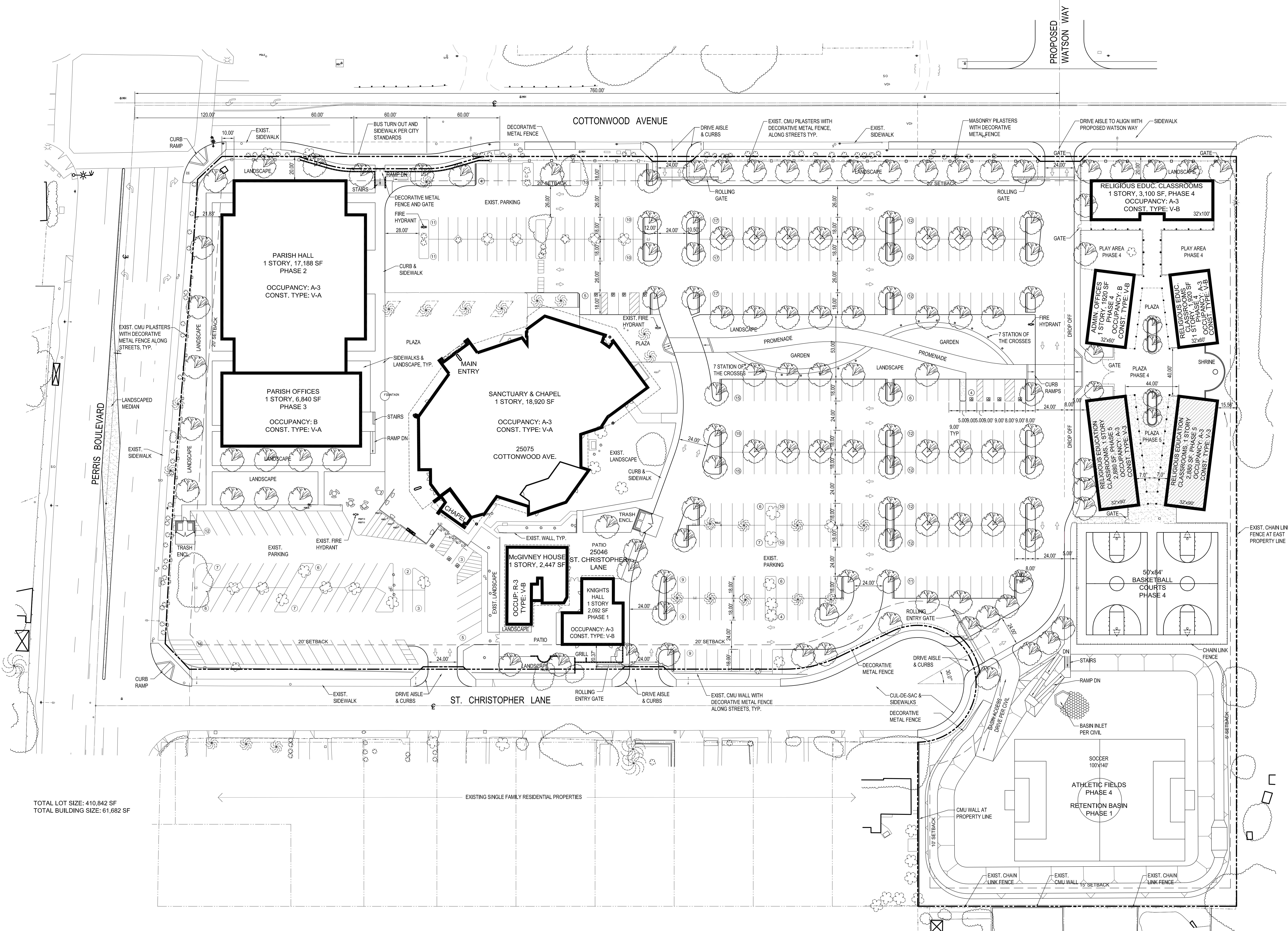


No.:	Issue:	Date:
1	CUP SUBMITTAL #1	04/20/12
2	CUP SUBMITTAL #2	12/10/12
3	CUP SUBMITTAL #3	08/08/13

Sheet Title:	SITE PLAN - PHASE 4 NEW CLASSROOM BUILDINGS
Project Architect:	BENNETT LORD
Project Number:	10111-101

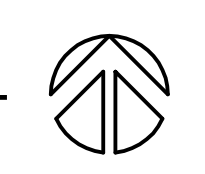
Sheet Number:
AS-1.6

ST. CHRISTOPHER CATHOLIC CHURCH
PARISH MASTER PLAN
 25075 COTTONWOOD AVENUE, MORENO VALLEY, CA 92553



TOTAL LOT SIZE: 410,842 SF
 TOTAL BUILDING SIZE: 61,682 SF

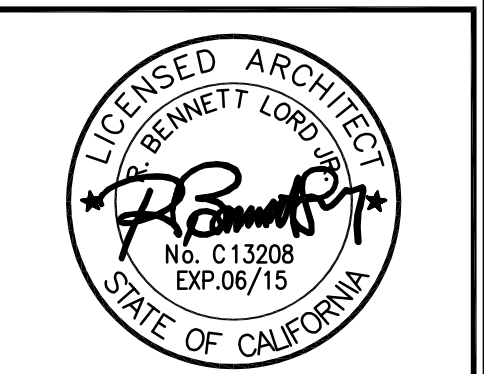
MASTER SITE PLAN - PHASE 5
 1" = 30'-0"



- NEW BUILDING
- NEW AC PAVING
- NEW CONCRETE PAVING
- EXIST. TREES & LANDSCAPE
- NEW TREES

PHASE 5 PARKING
 PARKING REQUIRED: 321 SPACES
 (BASED ON SANCTUARY ASSEMBLY)
 PARKING PROVIDED: 305 SPACES
 ACCESSIBLE PARKING: 11 SPACES

LOT COVERAGE
 SITE AREA: 410,842 SF (9.43 ACRES)
 BUILDING AREA: 60,167 SF = 14.6%
 LANDSCAPE AREA: 121,966 SF = 29.7%
 OPEN AREA: 228,689 SF = 55.7%



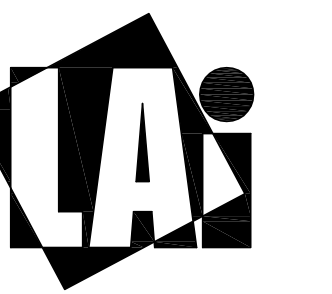
No.	Issue:	Date:
CUP SUBMITTAL #1		04/20/12
CUP SUBMITTAL #2		12/10/12
CUP SUBMITTAL #3		08/08/13

Sheet Title:
MASTER SITE PLAN - PHASE 5
NEW CLASSROOM BUILDINGS

Project Architect:
BENNETT LORD

Project Number:
 10111-101

Sheet Number:
AS-1.7



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11650 Iberia Place, Suite 210
San Diego, California 92128-2455
858-485-6980 858-485-1510 fax

ST. CHRISTOPHER CATHOLIC CHURCH

PARISH MASTER PLAN

25075 COTTONWOOD AVENUE, MORENO VALLEY, CA 92553



No. Issue: Date:
CUP SUBMITTAL #3 08/08/13

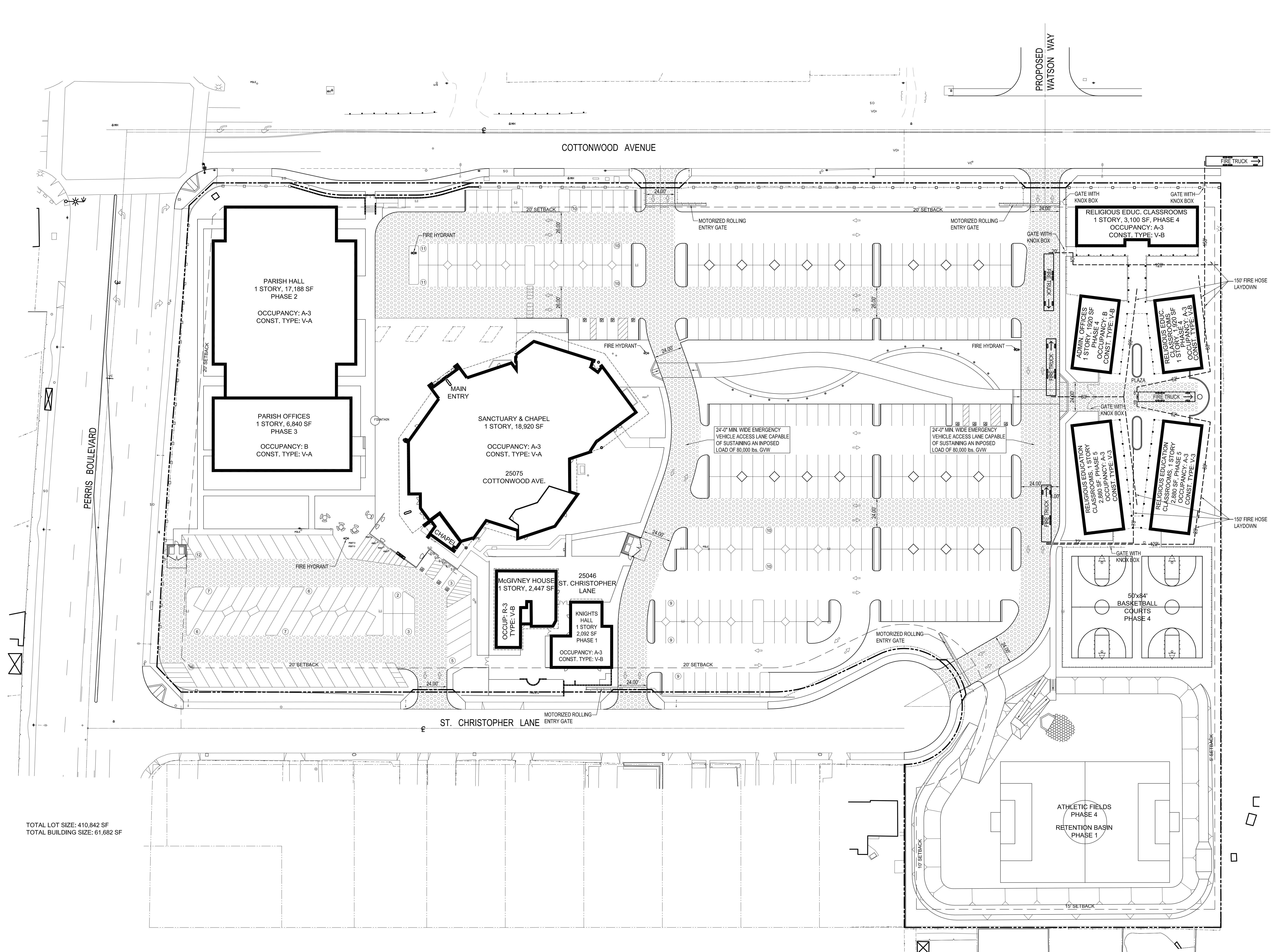
Sheet Title:
FIRE ACCESS SITE DIAGRAM
PHASE 5

Project Architect:
BENNETT LORD
Project Number:
10111-101

Sheet Number:

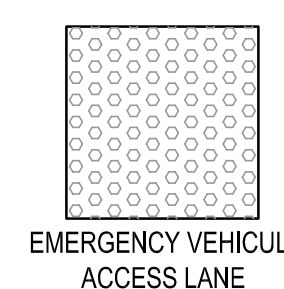
AS-1.8

CASE #P12-051



TOTAL LOT SIZE: 410,842 SF
TOTAL BUILDING SIZE: 61,682 SF

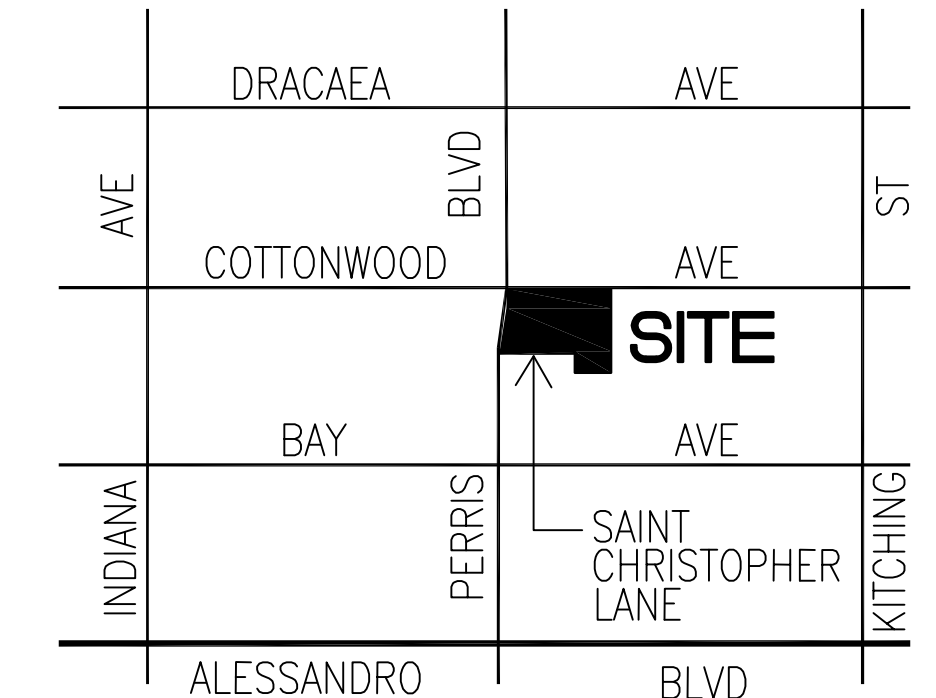
FIRE ACCESS SITE DIAGRAM - PHASE 5
1" = 30'-0"



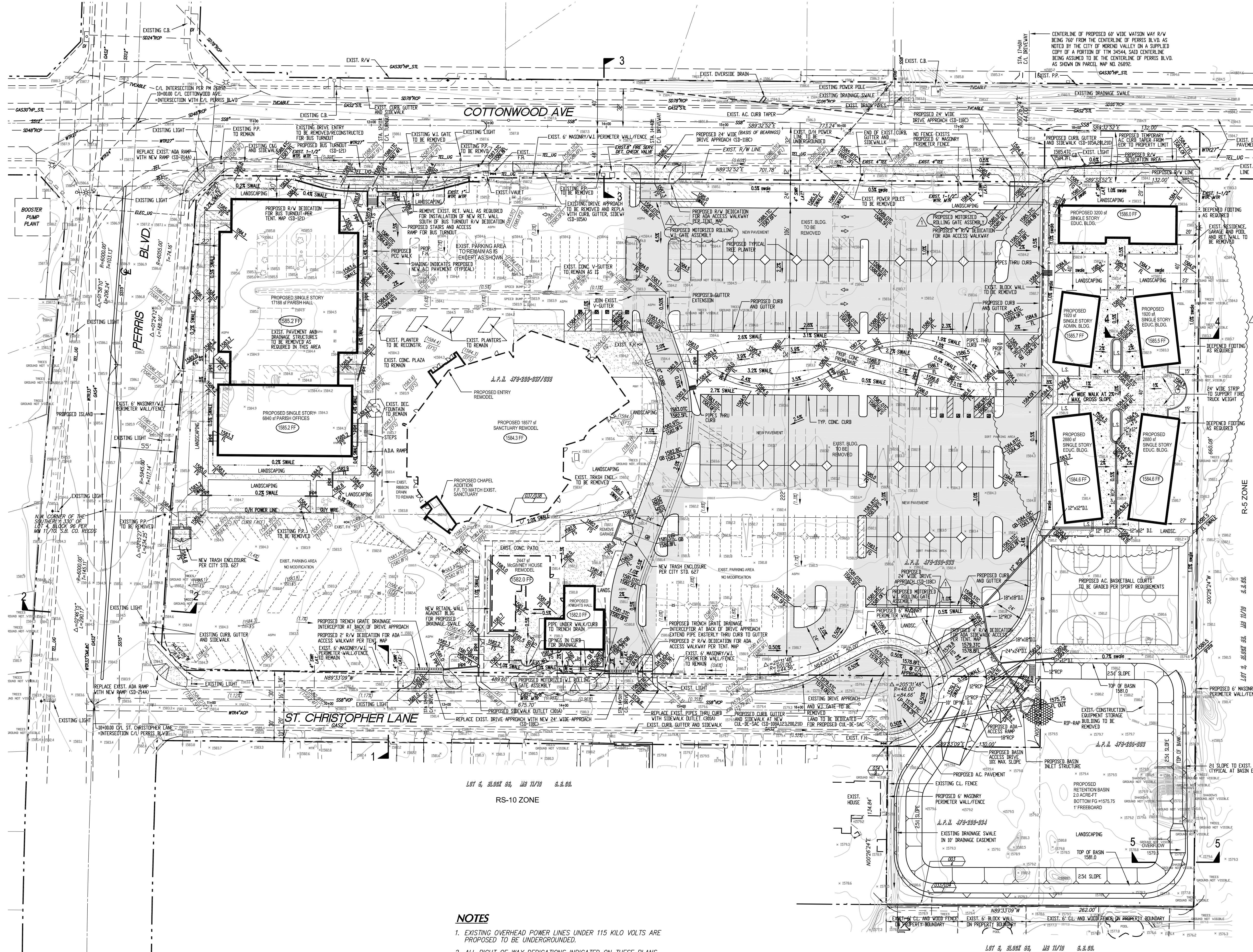
EMERGENCY VEHICLE ACCESS LANE

PRELIMINARY GRADING PLAN FOR SAINT CHRISTOPHER CATHOLIC CHURCH MORENO VALLEY, CALIFORNIA

JMS ENGINEERS, INC. APRIL 2013



VICINITY MAP
NO SCALE



PRELIMINARY TITLE REPORTS
BY CHICAGO TITLE COMPANY AS FOLLOWS:
ORDER NUMBER: 710101356-00 (DATED: DEC. 13, 2010)
ORDER NUMBER: 710101361-00 (DATED: DEC. 21, 2010)
ORDER NUMBER: 710101686-00 (DATED: DEC. 28, 2010)

LEGAL DESCRIPTION:
PORTIONS OF LOT 3 AND 4 IN BLOCK 96 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY MAP NO. 1, AS RECORDED IN MAP BOOK 11, PAGE 10, SAN BERNARDINO COUNTY RECORDS.

APNOS: 479-200-003, 033, 034, 037, 038

TOPOGRAPHY
COMPILED BY DIGITAL PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY (W.O. #11-012) IN FEB. 2011 BY ANALYTICAL PHOTOGRAMMETRIC SURVEYS, INC. (APS) 647 MAIN STREET, SUITE 1A RIVERSIDE, CALIFORNIA 92501 (951) 686-5103

SITE INFORMATION:
SITE ADDRESS: 25075 COTTONWOOD AVENUE MORENO VALLEY, CA 92553
GROSS AREA: 9.51 ACRES
NET AREA: 9.43 ACRES
DISTURBED AREA: 6.02 ACRES

GENERAL PLAN
APN 479-200-037/038 MIXED USE
APN 479-200-003/033/034 RESIDENTIAL

ZONING
APN 479-200-037/038 O (OFFICE DISTRICT)
APN 479-200-003/033/034 RS10 (RESIDENTIAL DISTRICT)

FEMA FLOODZONE
FEMA PANEL 06083C0761G
ZONE: X

UTILITY PROVIDERS
SEWER & WATER: EASTERN MUNICIPAL WATER DISTRICT
GAS: SOUTHERN CALIFORNIA GAS COMPANY
CABLE TV: TIME WARNER CABLE
SOLID WASTE: WASTE MANAGEMENT OF INLAND VALLEY
ELECTRIC: SOUTHERN CALIFORNIA Edison
TELEPHONE: VERIZON, AT&T

SCHOOL DISTRICT
MORENO VALLEY UNIFIED SCHOOL DISTRICT

APPLICANT/OWNER
THE ROMAN CATHOLIC BISHOP OF SAN BERNARDINO
25075 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553
TEL: (909) 475-5300

MAP PREPARATION BY:
JMS ENGINEERS, INC.
14845 SAN JACINTO DRIVE
MORENO VALLEY, CALIFORNIA 92555
TEL: (760) 413-6093

J.M. SANCHEZ JR. R.C.E. 30846

- EXISTING EASEMENTS:**
APN 479-200-003
3 LOCATION: EASEMENT NOT PLOTTABLE
- 4 GRANTED TO: CALIFORNIA ELECTRIC POWER CO.
PURPOSE: PUBLIC UTILITIES
RECORDED: 10-28-60
LOCATION: CENTERLINE GIVEN, NO WIDTH (SEE PLAN)
- APN 479-200-037/038
5 RESERVED TO: BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO.
PURPOSE: RIGHT OF WAY/ENTRY FOR PIPELINES, DITCHES AND FLUMES
RECORDED: PARCEL MAP 11/10, SAN BERNARDINO CO. RECORDS.
LOCATION: NOT PLOTTABLE
- 6 GRANTED TO: EASTERN MUNICIPAL WATER DISTRICT
PURPOSE: INGRESS, EGRESS, CONDUITS
RECORDED: 03-04-55, O.R. 1702/467, 552, 559
03-29-59, INSTR. NO. 24049
11-12-69, INSTR. NO. 115832
LOCATION: NOT PLOTTABLE
- 7 GRANTED TO: CALIFORNIA ELECTRIC POWER CO.
PURPOSE: PUBLIC UTILITIES
RECORDED: 02-15-59, O.R. 2472/276
LOCATION: CENTERLINE GIVEN, NO WIDTH (SEE PLAN)
- 8 GRANTED TO: SOUTHERN CALIFORNIA EDISON CO.
PURPOSE: PUBLIC UTILITIES
RECORDED: 04-05-60, INSTR. NO. 123961
ALSO SHOWN ON PM 180/81
LOCATION: CENTERLINE OF 8' WIDE EASEMENT (SEE PLAN)
- APN 479-200-033/034
5 RESERVED TO: BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO.
PURPOSE: RIGHT OF WAY/ENTRY FOR PIPELINES, DITCHES AND FLUMES
RECORDED: PARCEL MAP 11/10, SAN BERNARDINO CO. RECORDS.
LOCATION: NOT PLOTTABLE
- 6 GRANTED TO: EASTERN MUNICIPAL WATER DISTRICT
PURPOSE: INGRESS, EGRESS, CONDUITS
RECORDED: 03-04-55, O.R. 1702/467, 552, 559
03-29-59, INSTR. NO. 24049
11-12-69, INSTR. NO. 115832
LOCATION: NOT PLOTTABLE
- 7 GRANTED TO: CALIFORNIA ELECTRIC POWER CO.
PURPOSE: PUBLIC UTILITIES
RECORDED: 10-28-60
LOCATION: CENTERLINE GIVEN, NO WIDTH (SEE PLAN)
- 8 LOCATION: EASEMENT NOT PLOTTABLE
- 9 GRANTED TO: CITY OF MORENO VALLEY
PURPOSE: DRAINAGE
RECORDED: 10-30-88, INSTR. NO. 386035
LOCATION: SEE PLAN

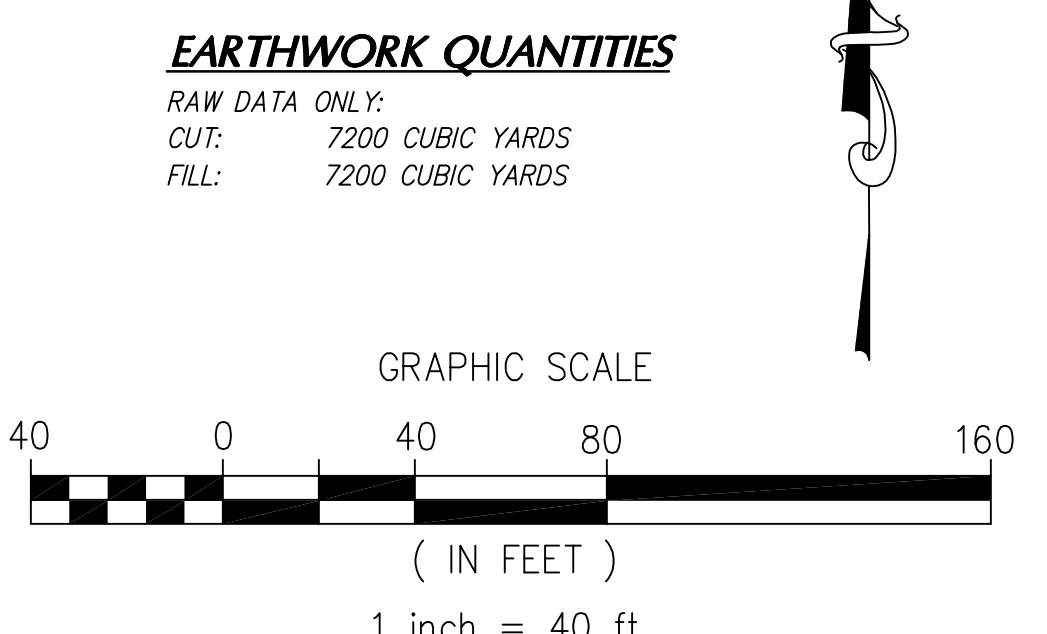
- LEGEND AND ABBREVIATIONS**
- PROPOSED SWALE/FLOW DIRECTION
 - 1585.9 SPOT ELEVATION FROM AERIAL SURVEY (000.0)
 - INDICATES EXISTING ELEVATION
 - A.D.A. AMERICANS WITH DISABILITY ACT
 - ADMIN. ADMINISTRATION
 - A.C. ASPHALTIC CONCRETE
 - A.P.N. ASSESSORS PARCEL NO.
 - BOW BACK OF WALK
 - BLDG BUILDING
 - CB CATCH BASIN
 - C/L CENTER LINE
 - C.L. CHAIN LINK
 - DI DRAINAGE INLET/DROP INLET
 - DP DRAIN PIPE
 - E EAST
 - EL ELECTRIC (UTILITY LINE)
 - EDUC EDUCATION
 - ENCL ENCLOSURE
 - EXIST. EXISTING
 - FF FINISH FLOOR
 - FG FINISH GRADE
 - F.H. FIRE HYDRANT
 - FS FINISHED SURFACE
 - FL FLOWLINE
 - G GAS
 - GB GRADE BREAK
 - GTR GUTTER
 - HP HIGH POINT
 - HP HIGH POINT
 - LP LOW POINT
 - LS LANDSCAPING
 - MB MAP BOOK (COUNTY RECORDS)
 - MTR METER
 - N NORTH
 - N.W. NORTHWEST
 - PP POWER POLE
 - P/L PROPERTY LINE
 - PROP. PROPOSED
 - R RADIIUS
 - RCP REINFORCED CONCRETE PIPE
 - RS RESIDENTIAL
 - RETAIN. RETAINING
 - R/W RIGHT OF WAY
 - S SOUTH
 - S or SS SEWER (UTILITY LINE)
 - SD STORM DRAIN
 - SD STANDARD DETAIL (CITY OF MORENO VALLEY)
 - S.B. CO. SAN BERNARDINO COUNTY
 - SQ SQUARE FEET
 - STA STATION (STREET CENTERLINE)
 - STL STEEL
 - T TANGENT
 - TEL TELEPHONE
 - TEL TELEPHONE CONDUIT (UTILITY LINE)
 - TV TELEVISION CONDUIT
 - TC TOP OF CURB
 - TYP. TYPICAL
 - UG UNDERGROUND
 - W WEST
 - WATER (UTILITY LINE)
 - WTR WATER
 - W.I. WROUGHT IRON
 - 1585 FT INDICATES FINISH FLOOR ELEV.

DIGALERT
DIAL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

UTILITY LINES AND SOME STREET INFRASTRUCTURE SHOWN ARE DEPICTED ACCORDING TO THE FOLLOWING PLANS:
RIVERSIDE COUNTY FLOOD CONTROL: PROJECT 4-0-285, DWG. SET 4-61
PROJECT 88-64, DWG. SET 4-613
EASTERN MUNICIPAL WATER DISTRICT: PROJECT P-4-4204, SD-1327, SHT. 28 OF 84
CITY OF MORENO VALLEY: TRACT NO. 32018 SEWER AND WATER PLANS, W.O.111-090
COTTONWOOD AVE. PROJECT NO. 12-4167528, SHT. 3 OF 4
ST. CHRISTOPHER LANE PROJECT P.U.P. 40336, DATED 12-16-91
PREPARED BY DAVID EVANS AND ASSOCIATES, INC.

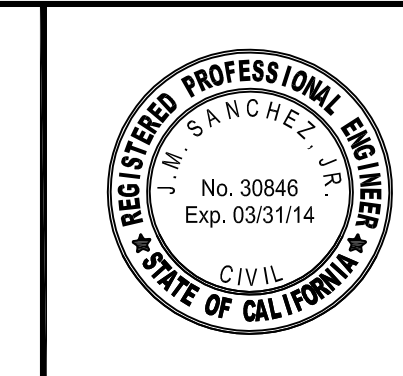
- NOTES**
- EXISTING OVERHEAD POWER LINES UNDER 115 KILO VOLTS ARE PROPOSED TO BE UNDERGROUND.
 - ALL RIGHT OF WAY DEDICATIONS INDICATED ON THESE PLANS WILL BE EXECUTED BY A PROPOSED TENTATIVE MAP OR SEPARATE INSTRUMENTS.
 - ROOF DRAINS FROM NEW BUILDINGS SHALL BE DIRECTED TO LANDSCAPED AREAS, NOT DIRECTLY TO PARKING LOTS.
 - PROPOSED TRAFFIC MEDIAN IN PARRIS BOULEVARD SHALL BE PER TRAFFIC ENGINEER STUDY.
 - THE LOCATION OF EXISTING UNDERGROUND UTILITY INFRASTRUCTURE WAS OBTAINED BY A DILIGENT SEARCH FOR AND EXAMINATION OF FOUND HISTORICAL PLANS AND DOCUMENTS. NO DOCUMENTATION WAS FOUND FOR ON-SITE UTILITY INFRASTRUCTURE AND SERVICE CONNECTIONS AND NO SUCH DOCUMENTATION IS BELIEVED TO BE IN EXISTENCE. SEWER AND WATER LATERALS SHOWN WERE PLOTTED FOR INFORMATION FURNISHED BY EASTERN MUNICIPAL WATER DISTRICT. THE LOCATIONS AS SHOWN ARE APPROXIMATE, ACTUAL LOCATIONS MAY VARY.

DRAWING INDEX
C-1. TITLE SHEET, NOTES, VICINITY MAP
C-2. RIGHT OF WAY AND PROPERTY LINE SECTIONS



NOTE:
FOR SECTION DETAILS, SEE SHEET NO. C-2

BENCH MARK BENCH MARK ON SW CORNER OF COTTONWOOD AVE. AND PARRIS BLVD. 62.5 FEET WEST OF PARRIS BLVD. 64 FEET SOUTH OF COTTONWOOD AVE. 4 FEET EAST OF THE NORTHEAST CORNER OF CONCRETE BUILDING OF EMDW PUMP STATION. A STANDARD DISK SET IN CONC. POST 1 FOOT SOUTH OF A MARKER POST AND 4 INCHES ABOVE GROUND MARKED M-76. RESET 1972. ELEV. 1585.292 FEET		BASIS OF BEARING THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF COTTONWOOD AVENUE, BEING N 89°32'52" W AS SHOWN ON PARCEL MAP NO. 26892, RECORDED IN MAP BOOK 180 AT PAGES 80 AN 81, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.		REVIEW BY CITY STAFF								CITY OF MORENO VALLEY		PRELIMINARY GRADING PLAN		FOR ST. CHRISTOPHER CATHOLIC CHURCH		MORENO VALLEY, CA		ACCT. NO.	
				OFFICE PRINCIPAL ENGINEER ENTERPRISE SERVICES		INITIAL DATE						J.M. SANCHEZ JR. R.C.E. #30846 (EXP. 03/31/2014)		DATE		SHEET C-1 OF 2		CITY CASE NO. P12-051			
				PLANNING TRANSPORTATION PARKS AND RECREATION LAND DEVELOPMENT		8-09-13		CEV		MOVE EDUC. BLDGS, REVISE ENTRANCE NOTES AND DWG. NOS.		INITIAL DATE		REC. APPR. DATE							
				REVISION																	



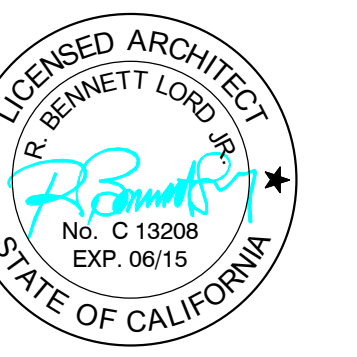
JMS ENGINEERS, INC.
ENGINEERS • PLANNERS • SURVEYORS
14845 San Jacinto Drive, Moreno Valley, California 92555
e-mail: jms.engineer@gmail.com phone: 760.413.6093
UNDER THE SUPERVISION OF:
J.M. SANCHEZ JR. R.C.E. #30846 (EXP. 03/31/2014)

CITY OF MORENO VALLEY
PRELIMINARY GRADING PLAN
FOR ST. CHRISTOPHER CATHOLIC CHURCH
MORENO VALLEY, CA



Lord Architecture Inc.
 11650 Iberia Place, Suite 210
 San Diego, California 92128-2455
 858-485-6980 858-485-1510 fax

ST. CHRISTOPHER CATHOLIC CHURCH
PARISH MASTER PLAN
 25075 COTTONWOOD AVENUE, MORENO VALLEY, CA



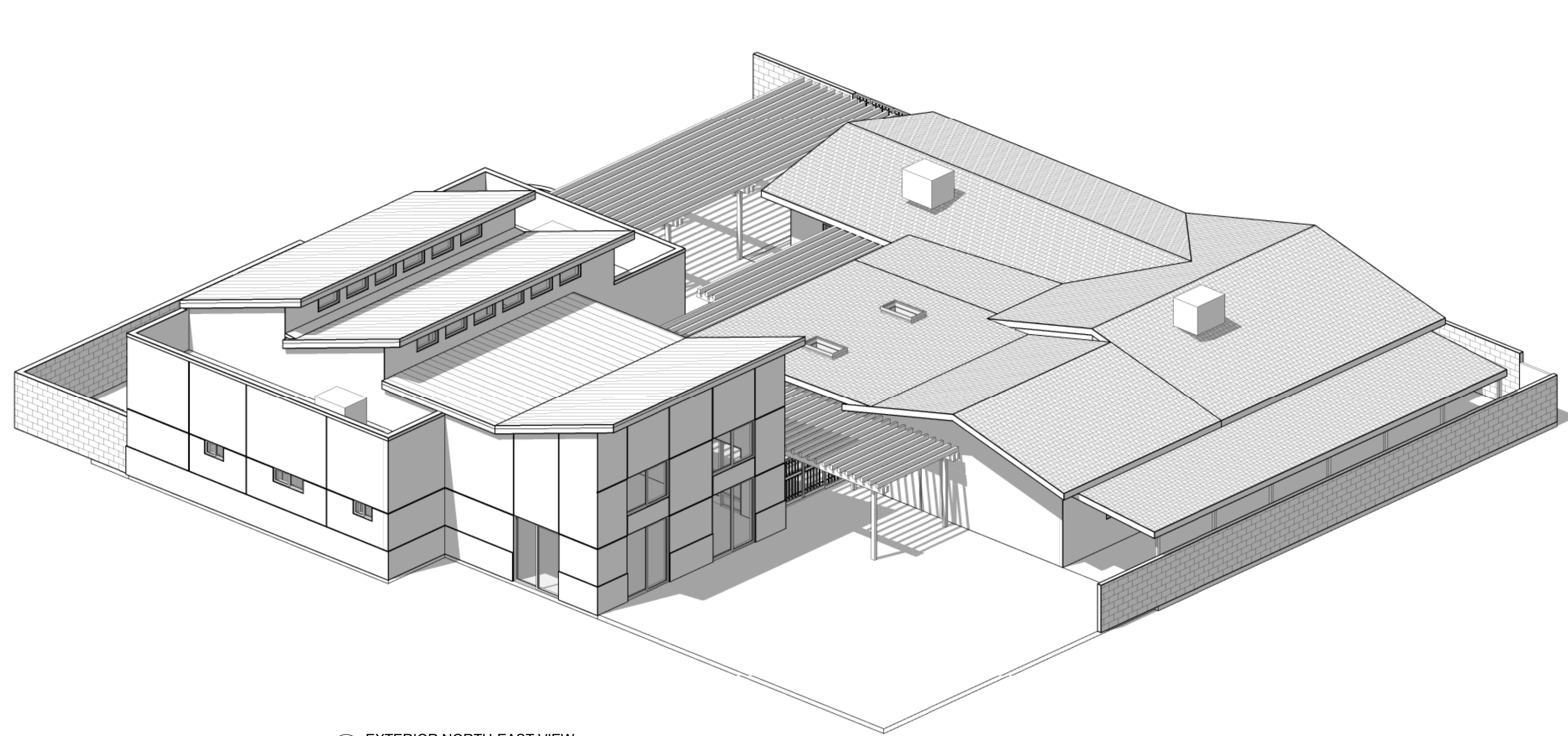
Issue Schedule		
No.	Description	Date
CUP SUBMITTAL #1		04/20/12
CUP SUBMITTAL #2		12/10/12
CUP SUBMITTAL #3		08/08/13

Sheet Title:
**MCGIVNEY HOUSE REMODEL
 KNIGHTS OF COLUMBUS HALL
 FLOOR PLAN & ROOF PLAN
 PERSPECTIVE VIEWS**

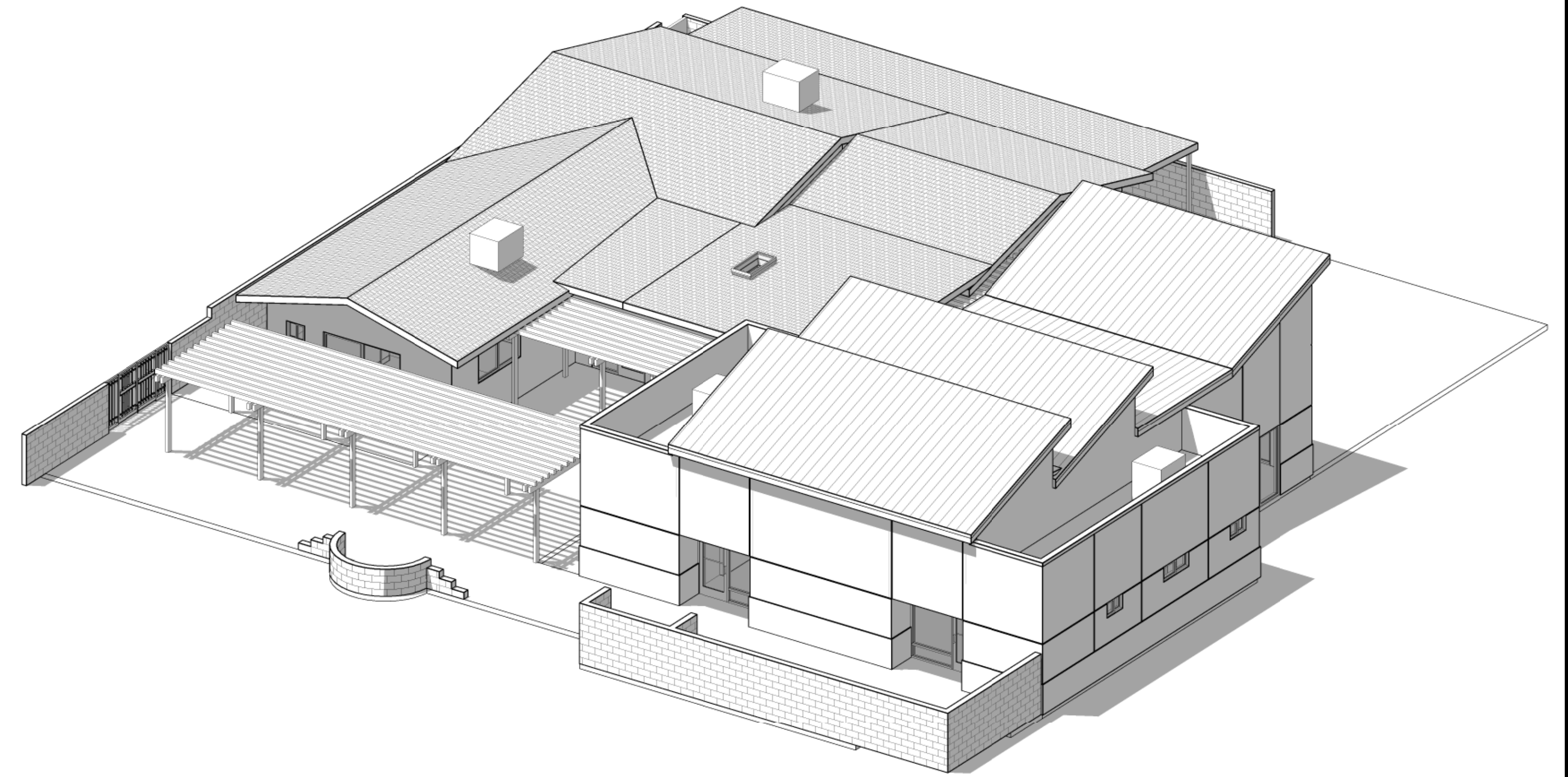
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 Project Number:
 10111-101

Sheet Number:
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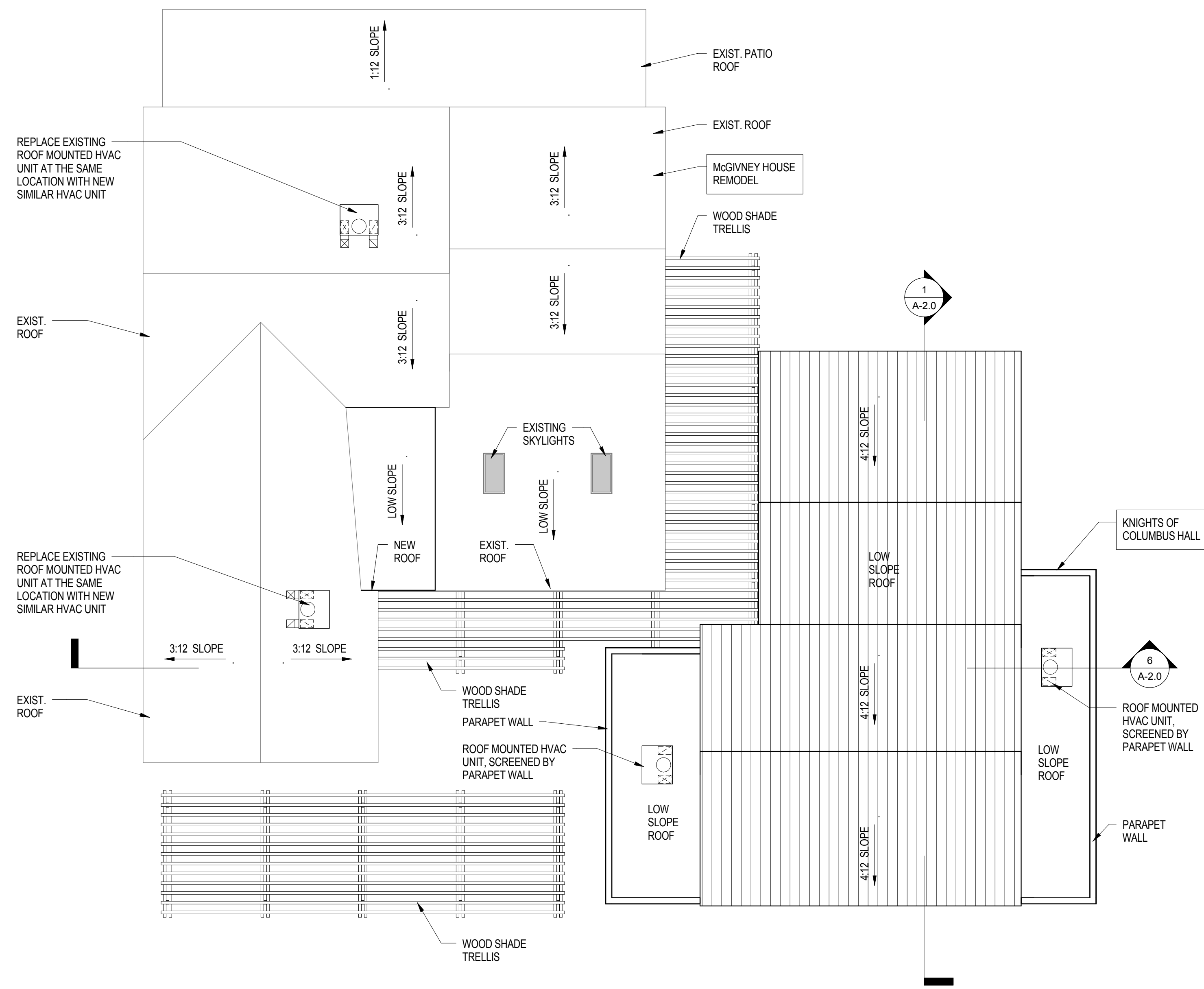
CASE #P12-051



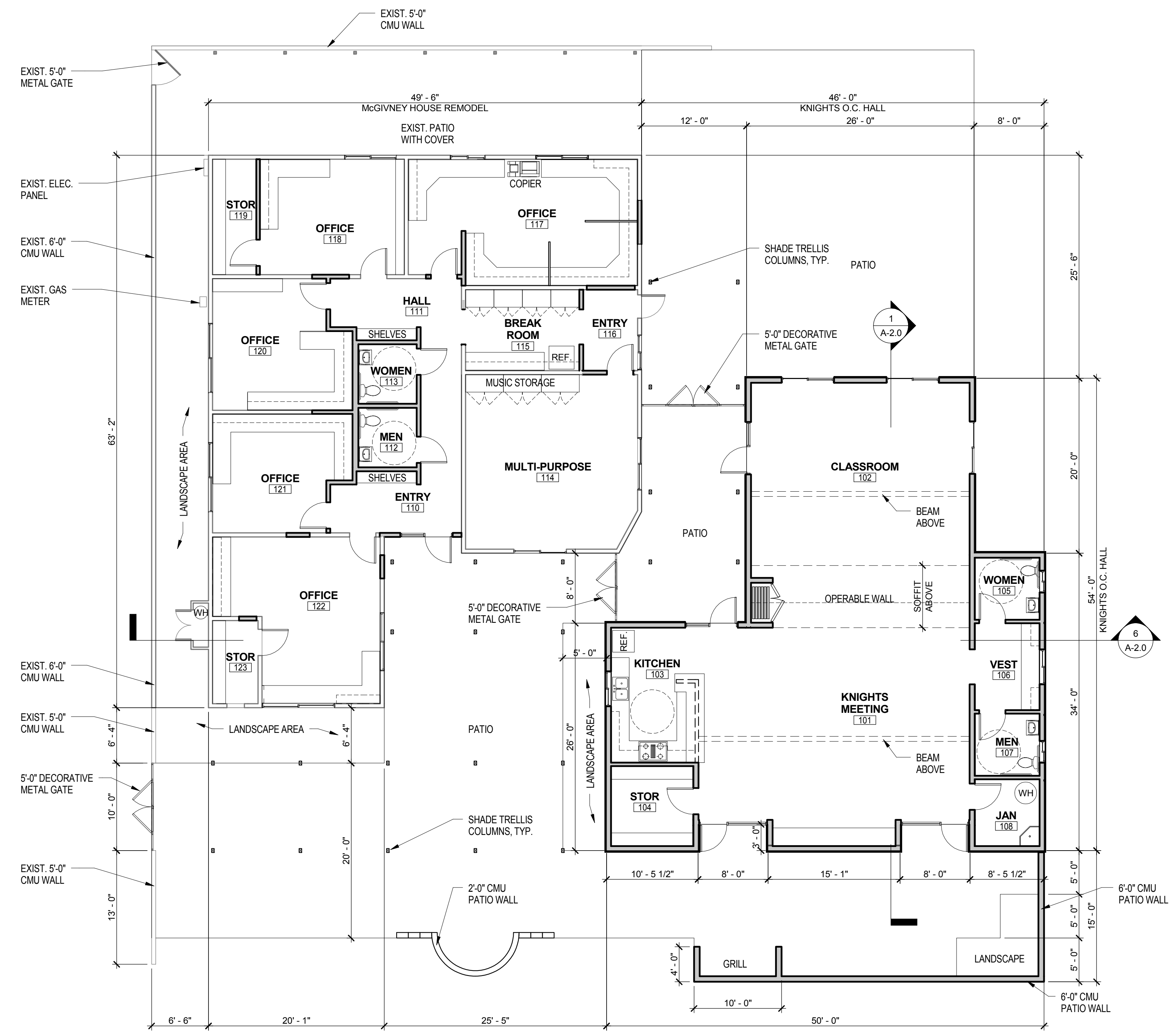
4 EXTERIOR NORTH-EAST VIEW



3 EXTERIOR SOUTH-EAST VIEW



2 ROOF PLAN - MCGIVNEY HOUSE/KNIGHTS O.C. HALL
 1/8" = 1'-0"



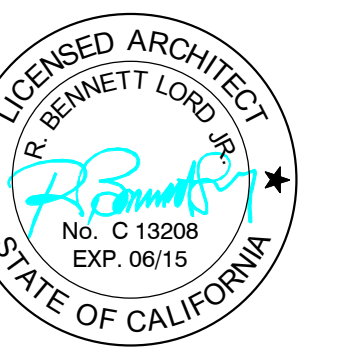
1 FLOOR PLAN - MCGIVNEY HOUSE/KNIGHTS O.C. HALL
 1/8" = 1'-0"





Lord Architecture Inc.
11650 Iberia Place, Suite 210
San Diego, California 92128-2455
858-485-6980 858-485-1510 fax

ST. CHRISTOPHER CATHOLIC CHURCH
PARISH MASTER PLAN
25075 COTTONWOOD AVENUE, MORENO VALLEY, CA

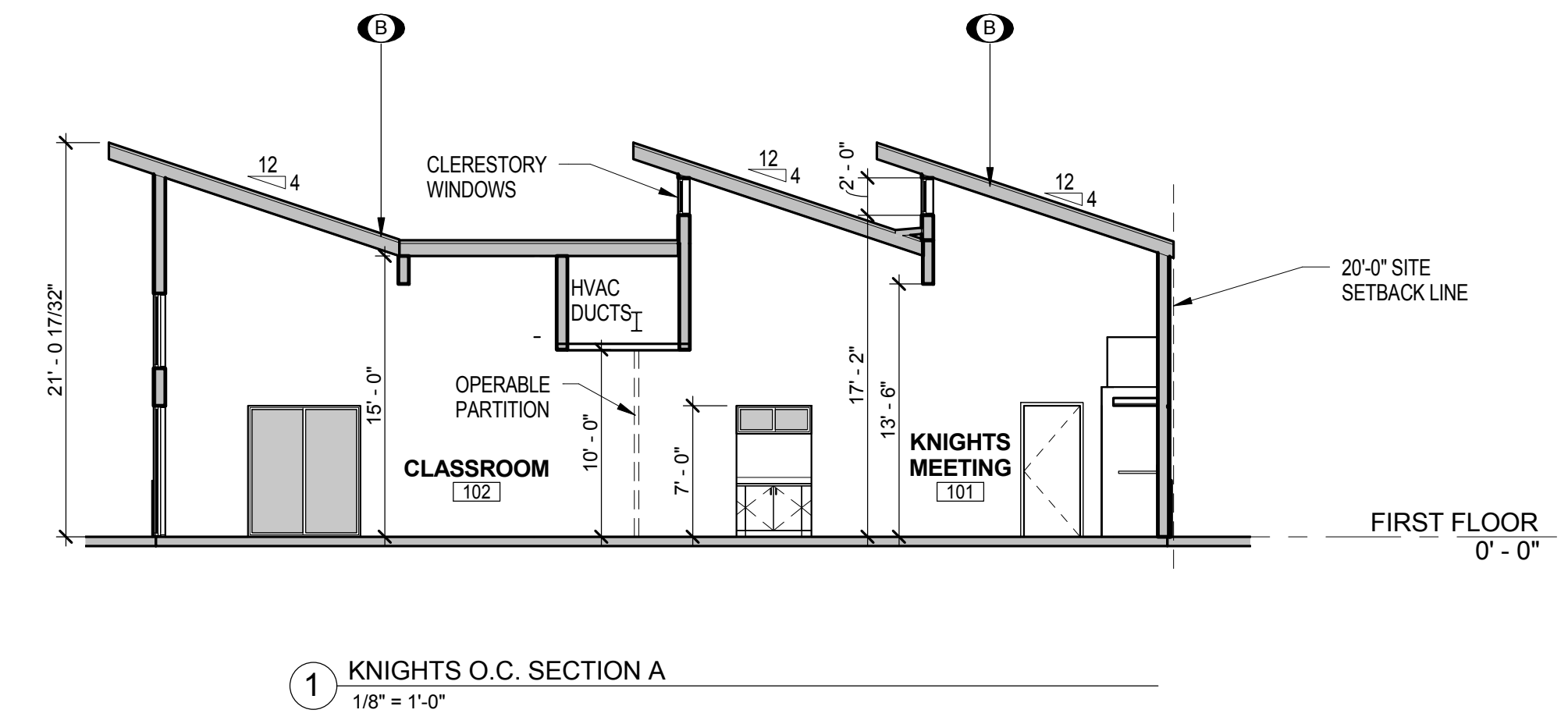
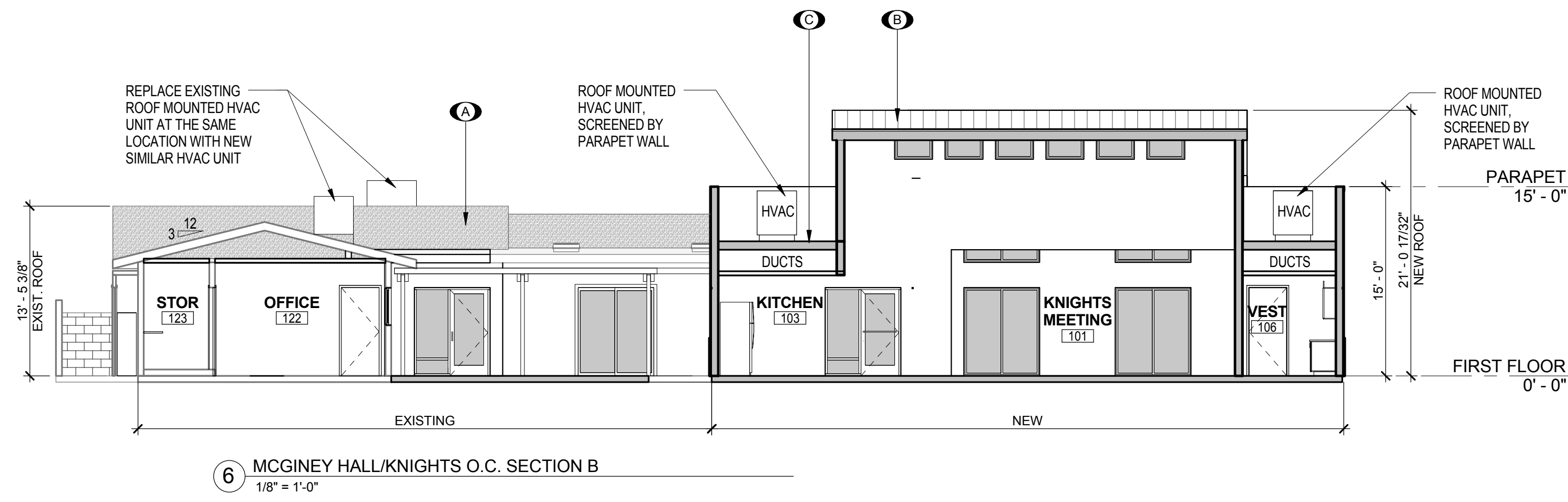


Issue Schedule		
No.	Description	Date
CUP SUBMITTAL #1		04/20/12
CUP SUBMITTAL #2		12/10/12
CUP SUBMITTAL #3		08/08/13

Sheet Title:
MCGIVNEY HOUSE REMODEL
KNIGHTS OF COLUMBUS HALL
EXTERIOR ELEVATIONS
BUILDING SECTIONS
Project Architect:
Project Number:
10111-101

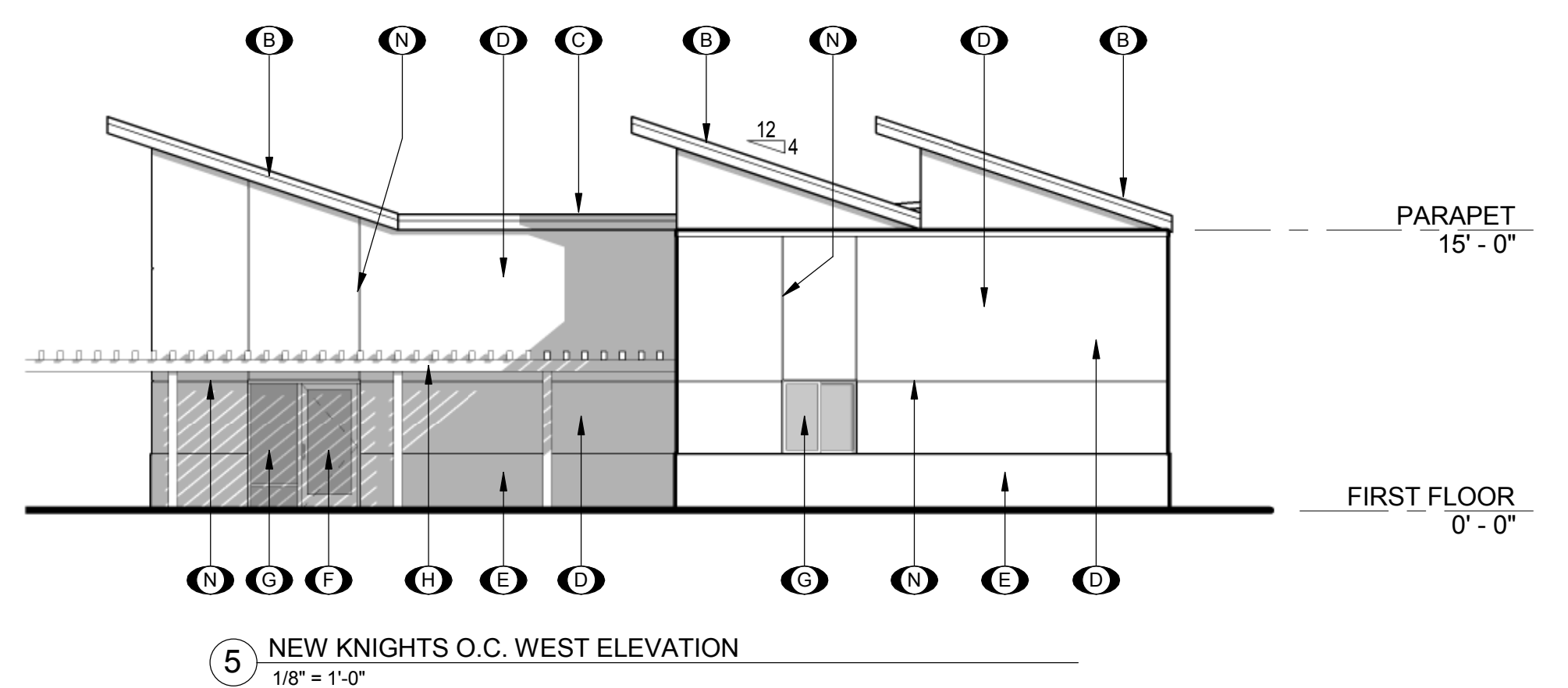
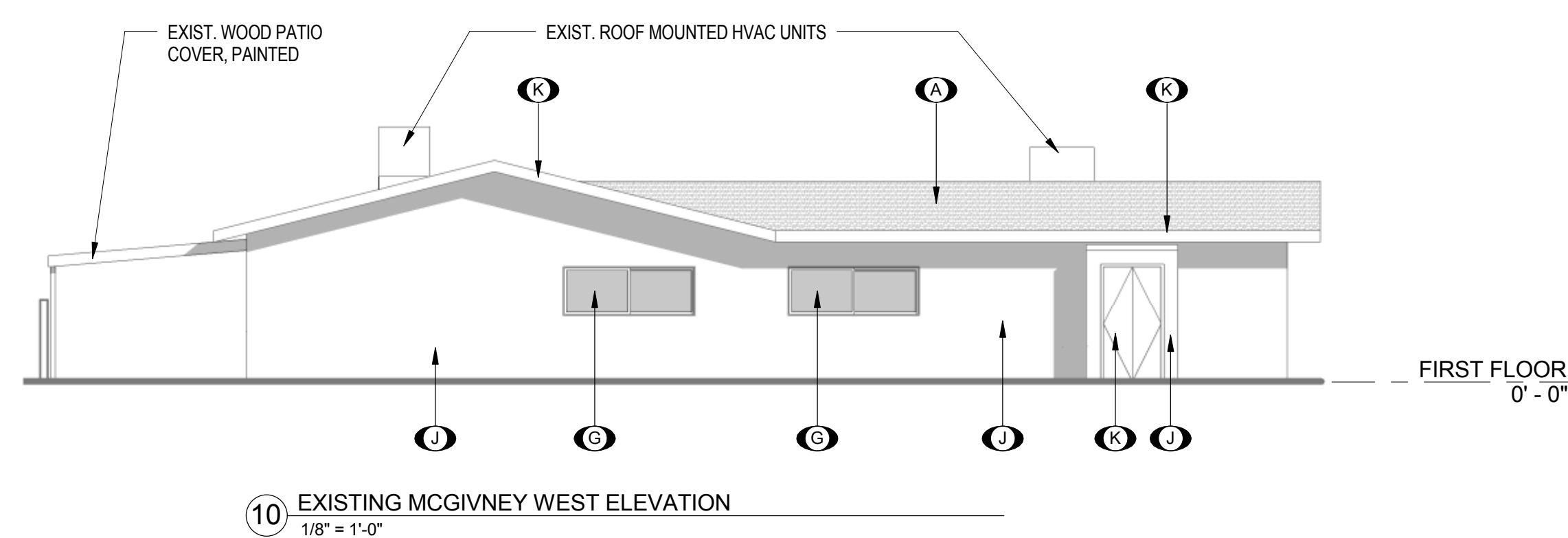
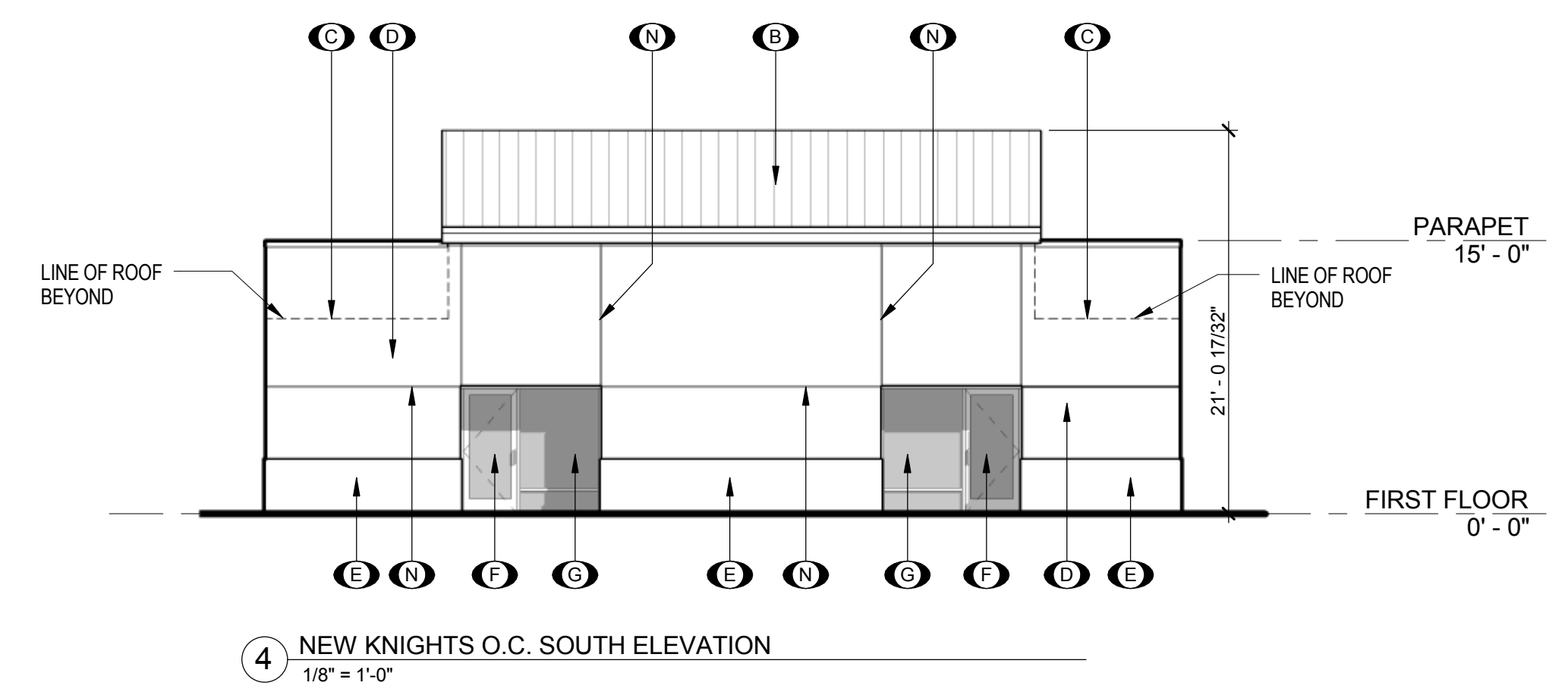
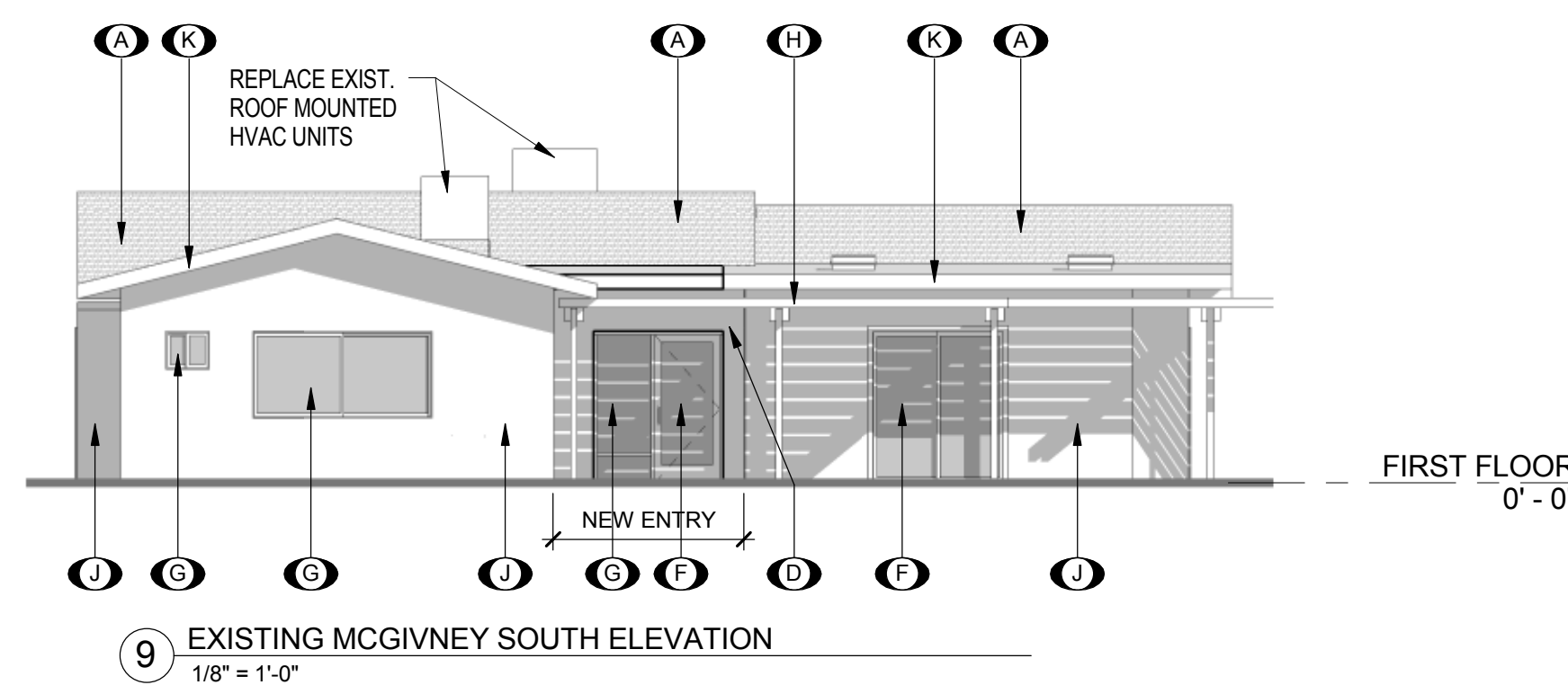
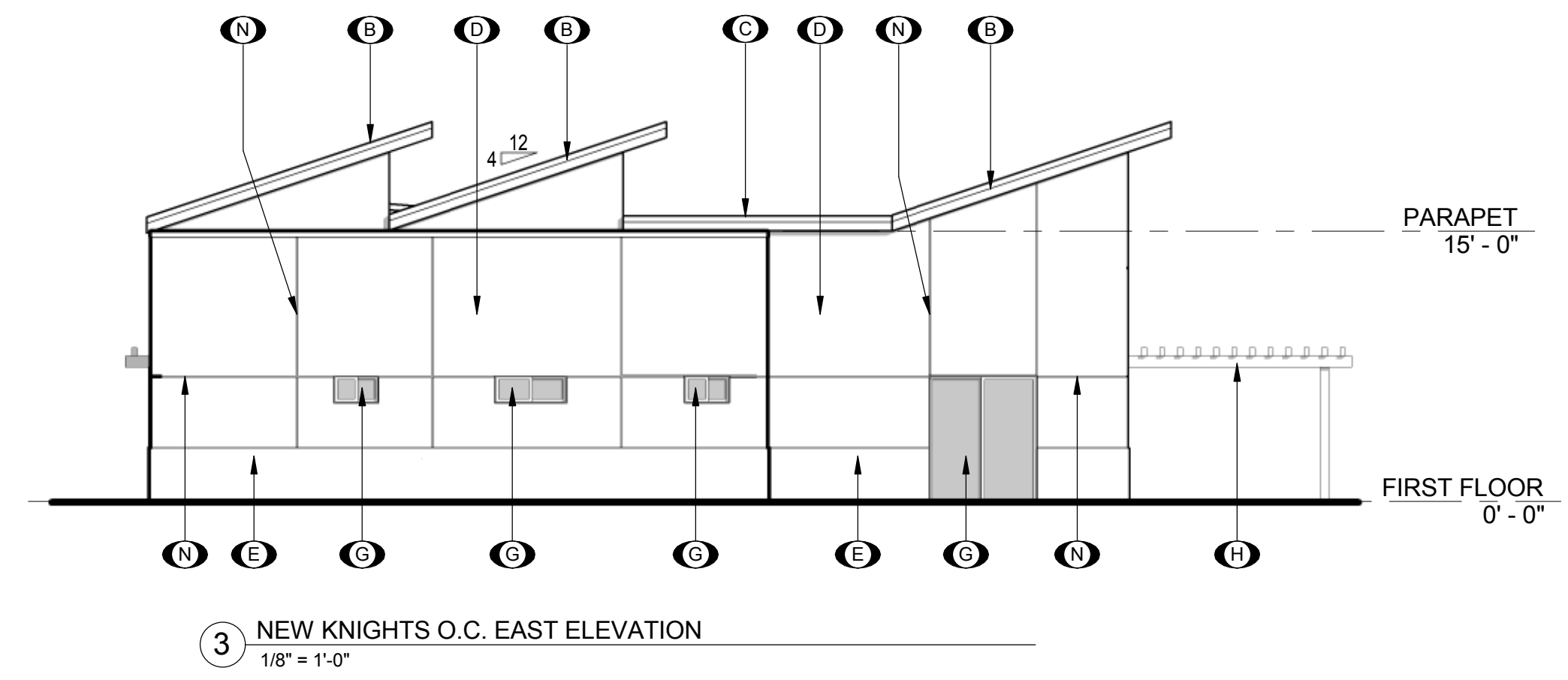
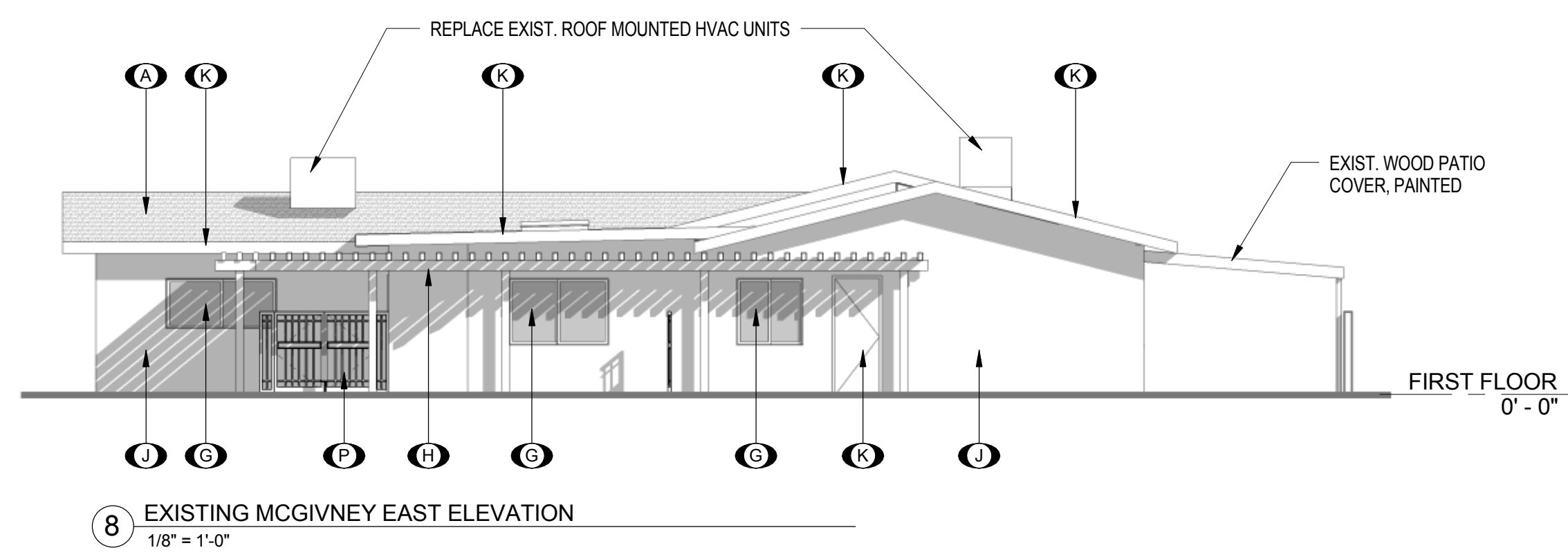
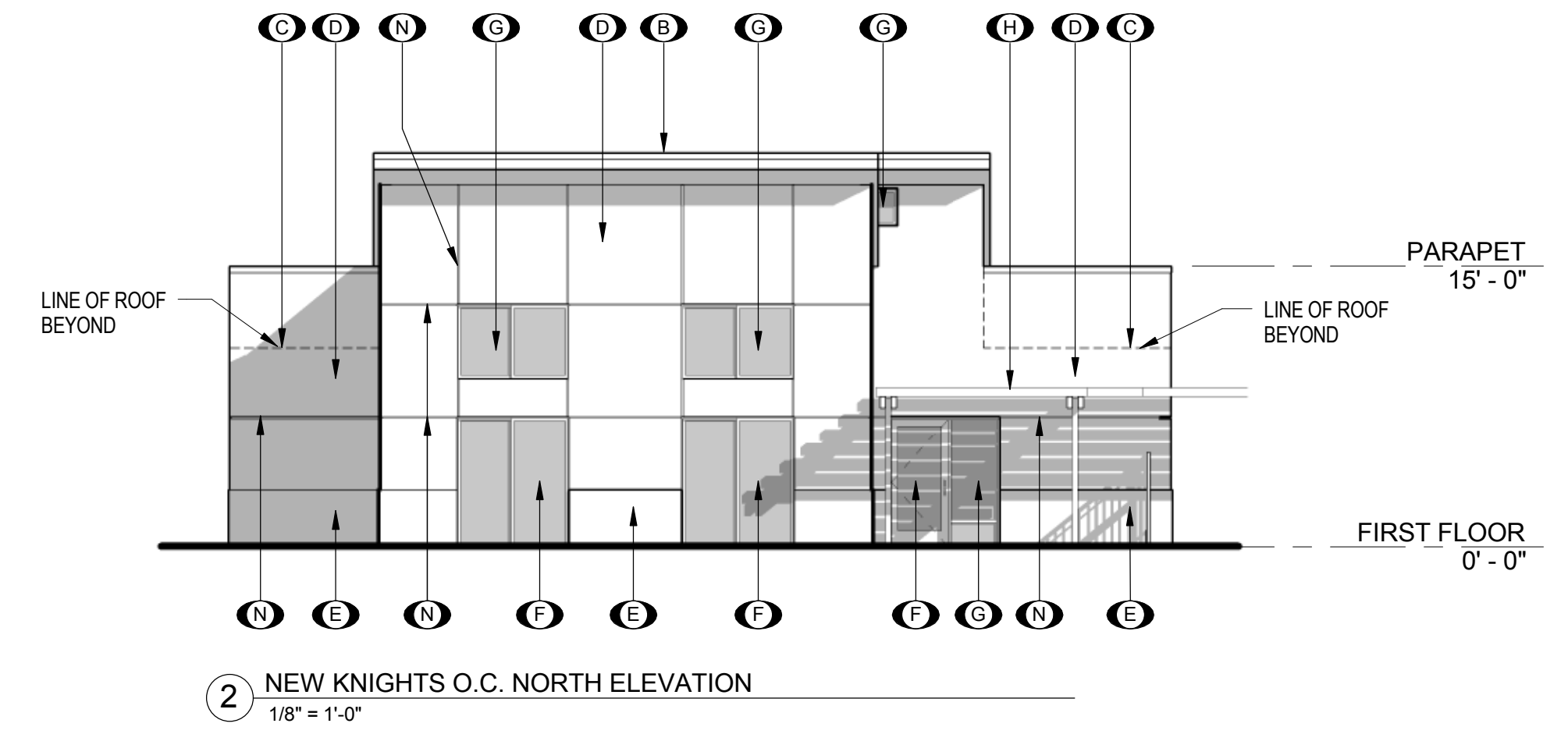
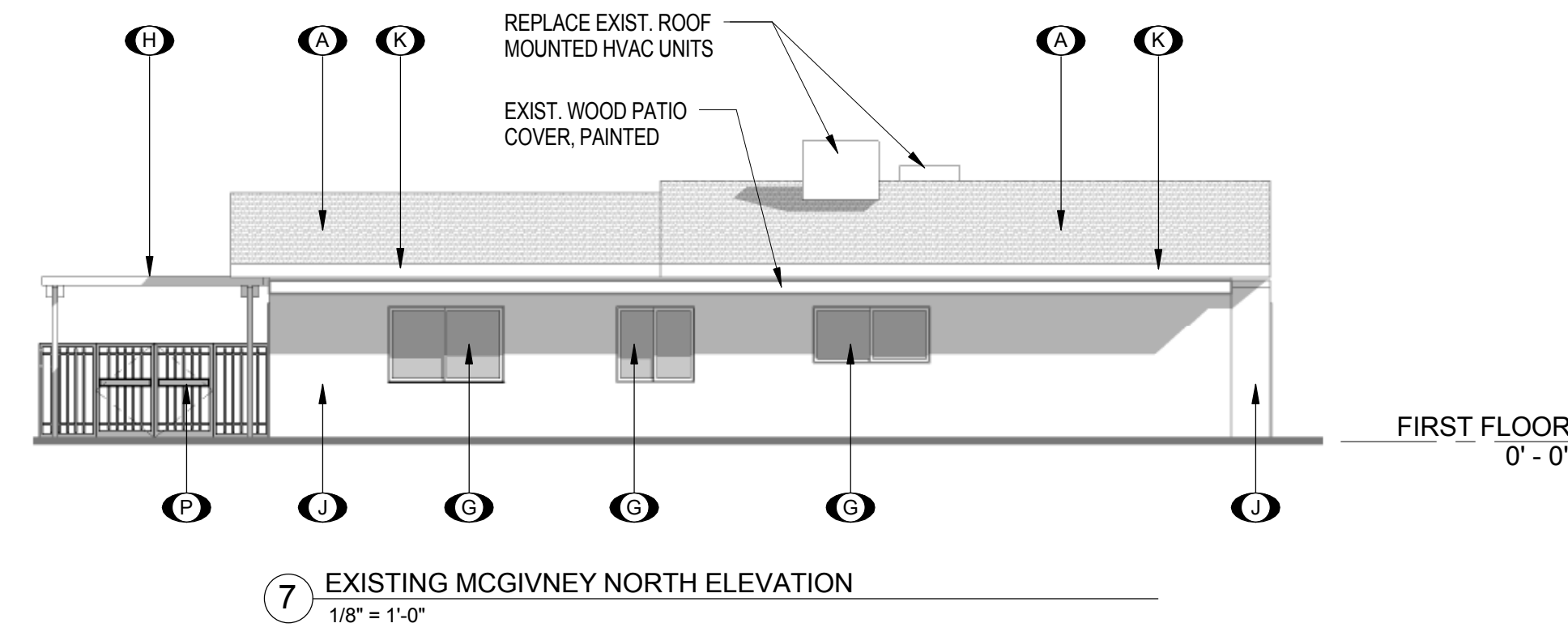
Sheet Number:
A-2.0

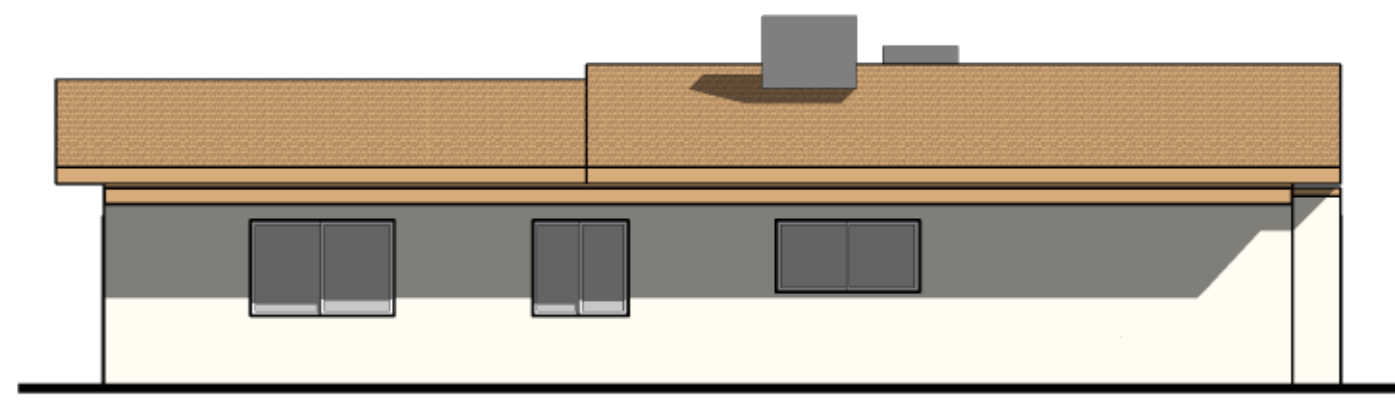
CASE #P12-051



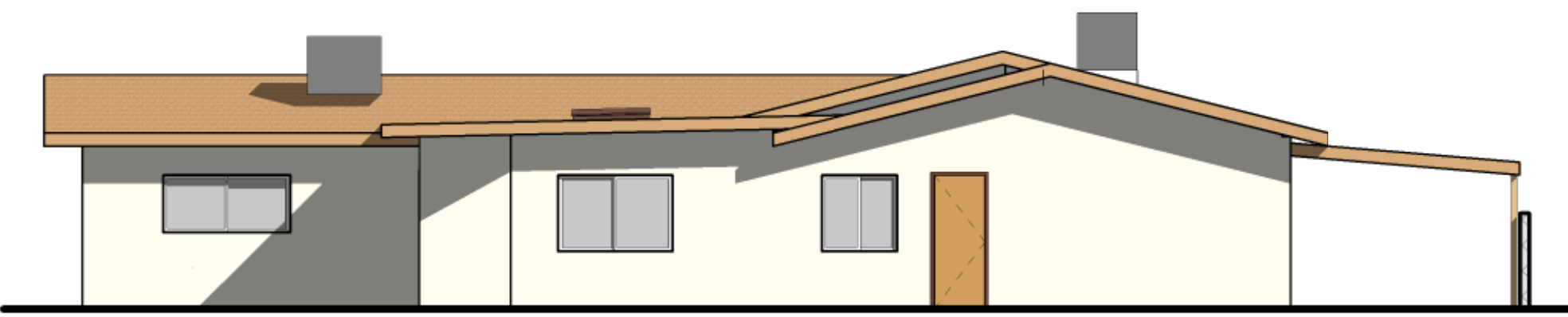
LEGEND - ELEVATION KEYNOTES

- (A) CLASS 'A' ASPHALT SHINGLE ROOF (GAF BUILDING MATERIALS, CEDAR SHAKE)
- (B) CLASS 'A' STANDING SEAM METAL ROOF (AEP SPAN, COOL PARCHMENT)
- (C) SINGLE PLY ROOF
- (D) CEMENT PLASTER (EXPO CLASSIC COLOR EGGSHELL #57)
- (E) CEMENT PLASTER (EXPO CLASSIC COLOR HERITAGE BEIGE #481)
- (F) VINYL DOOR FRAME SYSTEM (MILGARD WHITE)
- (G) VINYL WINDOW FRAME SYSTEM (MILGARD WHITE)
- (H) WOOD FRAMED SHADE TRELLIS, STAINED
- (J) EXISTING CEMENT PLASTER, PAINTED (EXPO CLASSIC COLOR EGGSHELL #57)
- (K) EXISTING WOOD TRIM, PAINTED
- (M) EXISTING WOOD TRELLIS, PAINTED
- (N) METAL CEMENT PLASTER REVEAL
- (P) DECORATIVE METAL GATE, PAINTED

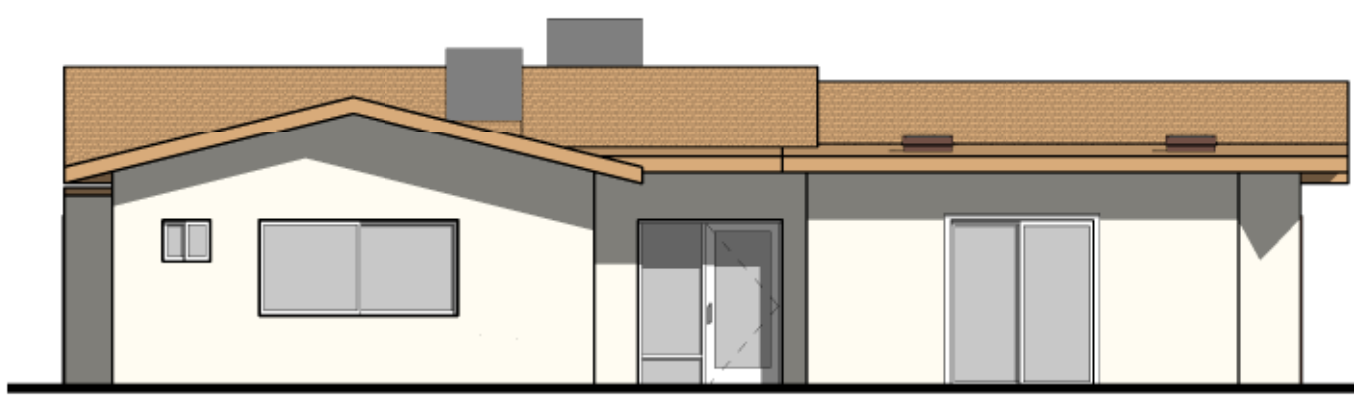




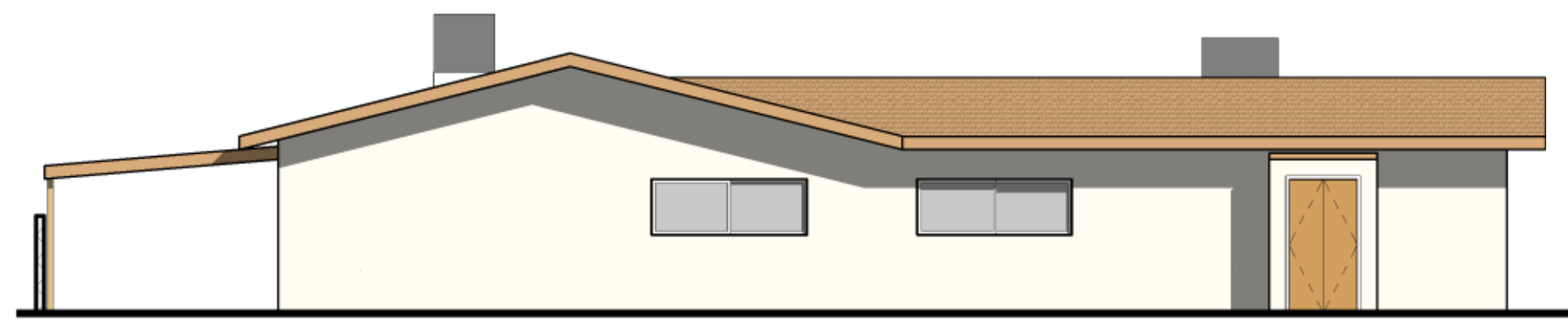
6 EXISTING MCGIVNEY NORTH ELEVATION
1/8" = 1'-0"



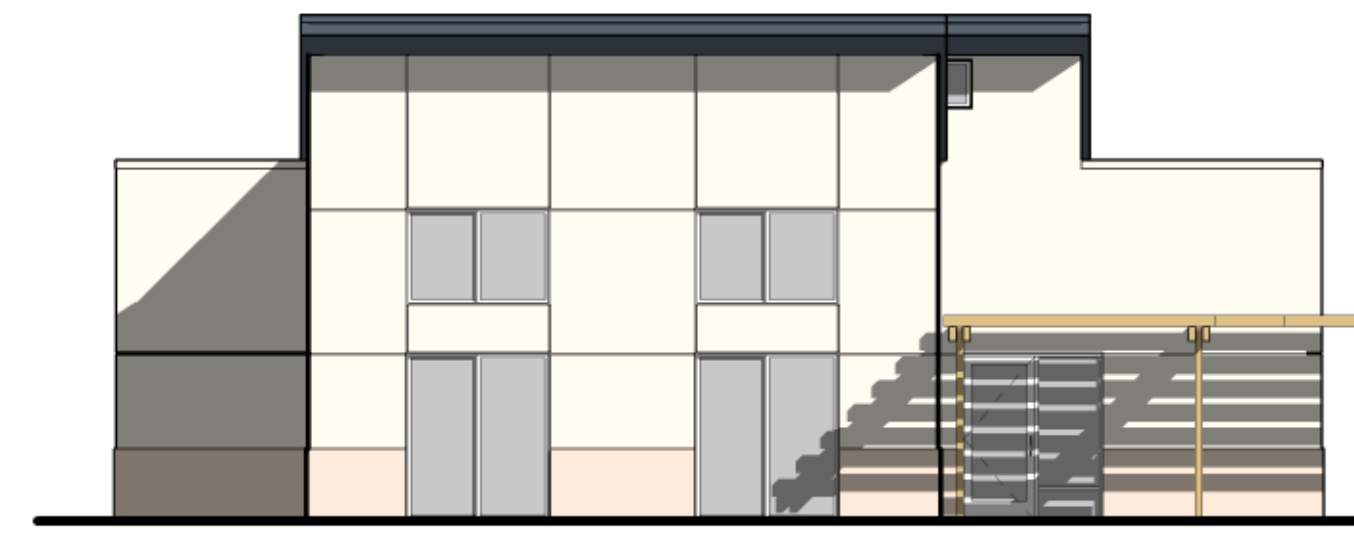
5 EXISTING MCGIVNEY EAST ELEVATION
1/8" = 1'-0"



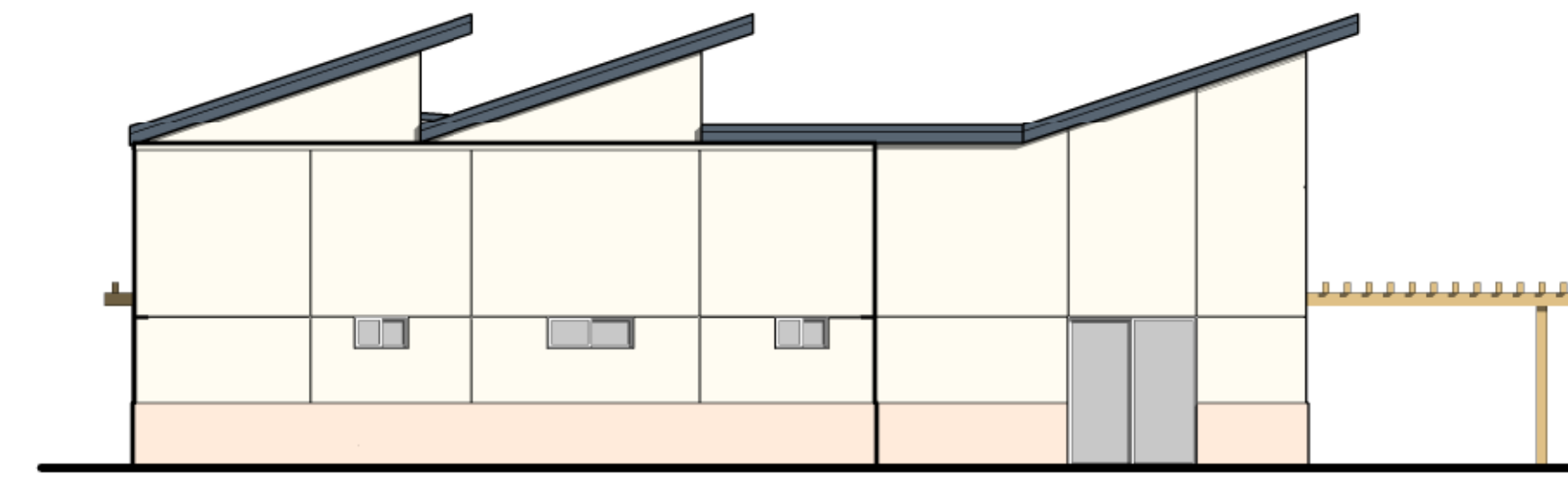
7 EXISTING MCGIVNEY SOUTH ELEVATION
1/8" = 1'-0"



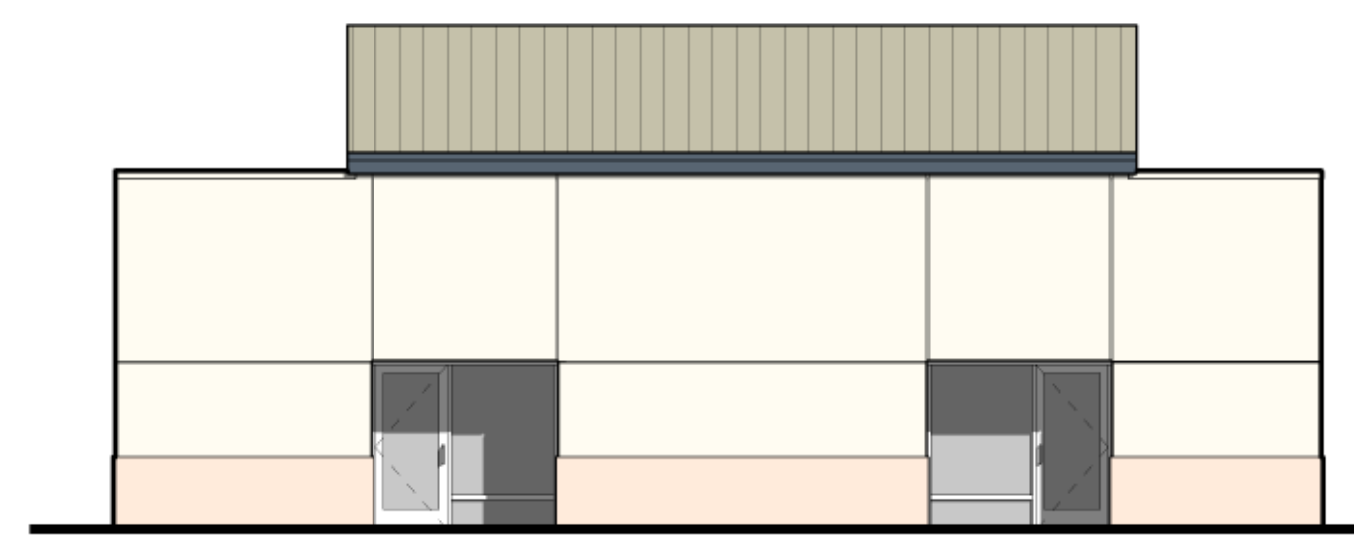
8 EXISTING MCGIVNEY WEST ELEVATION
1/8" = 1'-0"



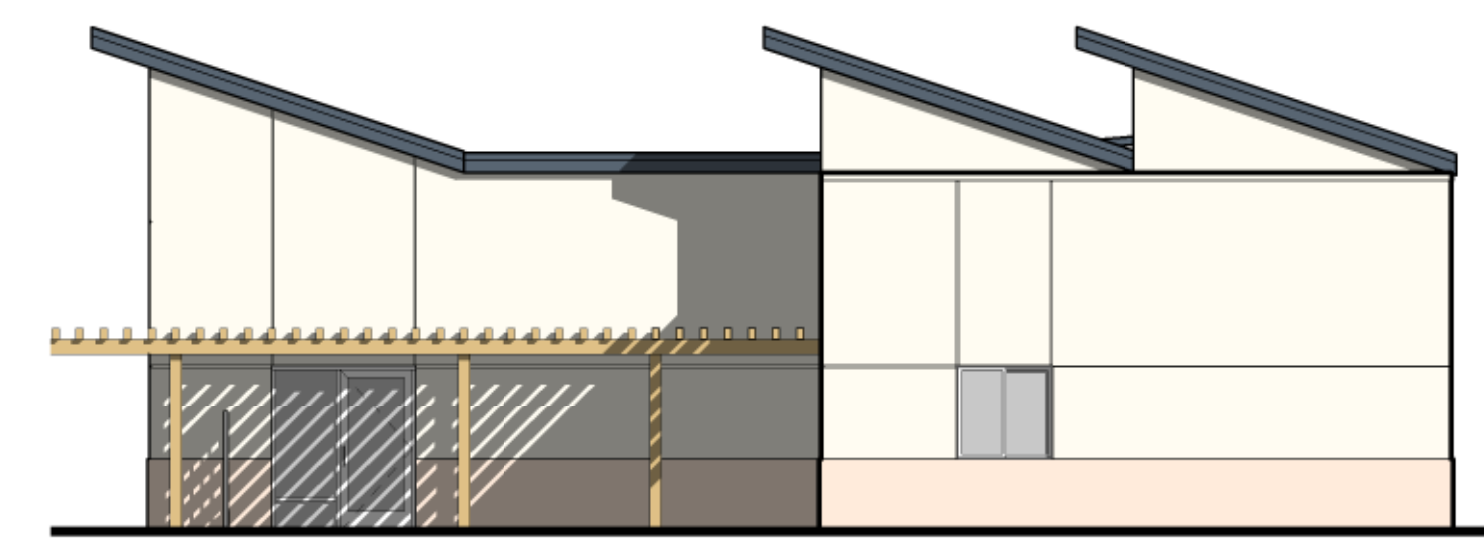
1 NEW KNIGHTS O.C. NORTH ELEVATION
1/8" = 1'-0"



2 NEW KNIGHTS O.C. EAST ELEVATION
1/8" = 1'-0"

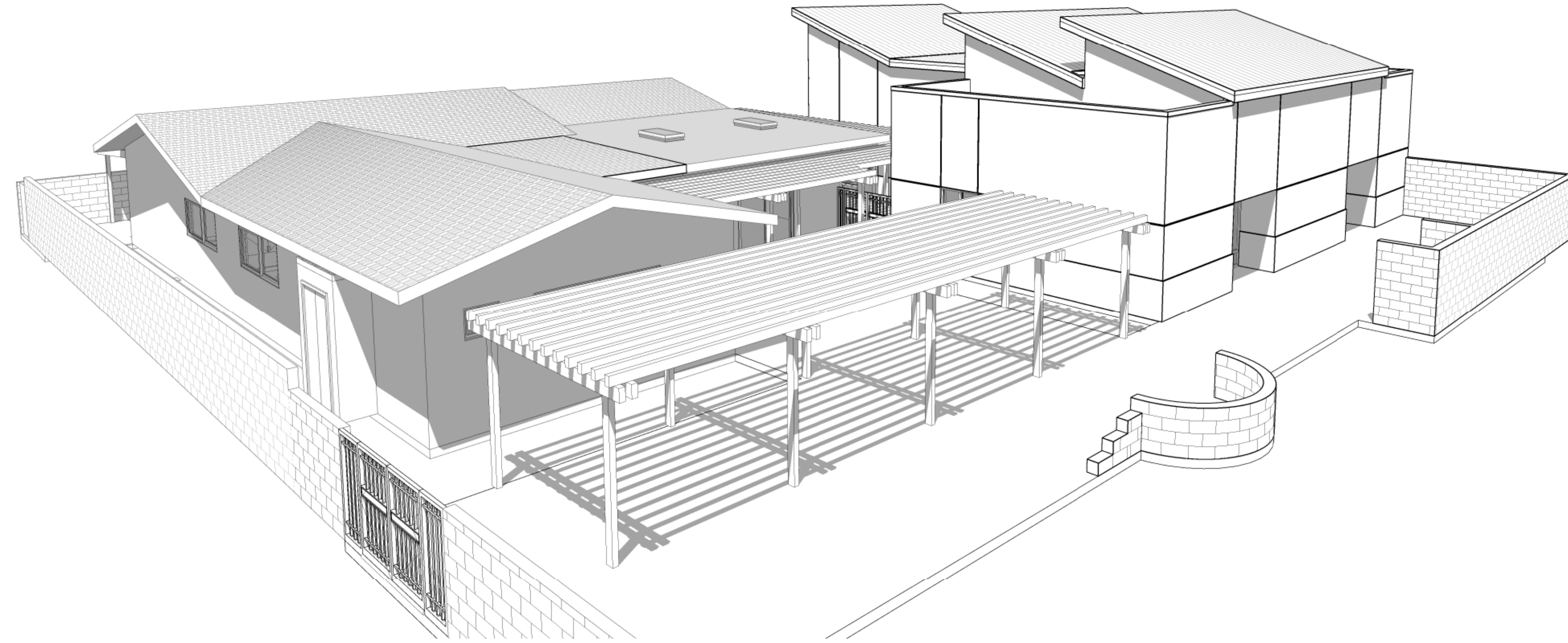


3 NEW KNIGHTS O.C. SOUTH ELEVATION
1/8" = 1'-0"



4 NEW KNIGHTS O.C. WEST ELEVATION
1/8" = 1'-0"

PERSPECTIVE VIEW



BUILDING DATA

PHASE 1 - MCGIVNEY HALL-KNIGHTS OF COLUMBUS MEETING HALL:
 TYPE OF CONSTRUCTION: V-A
 OCCUPANCY CLASSIFICATIONS: A-3 (ASSEMBLY)
 NUMBER OF STORIES: ONE STORY
 EXISTING MCGIVNEY HOUSE AREA: 2,446 SF
 NEW MCGIVNEY HOUSE AREA: 130 SF
 TOTAL MCGIVNEY HOUSE AREA: 2,584 SF
 NEW KNIGHTS HALL AREA: 2,092 SF
 TOTAL BUILDING AREA: 4,676 SF
 BUILDING HEIGHT: 21'-0"
 BUILDING CODE COMPLIANCE: 2010 CALIFORNIA BUILDING CODE (CBC)
 2010 CALIFORNIA PLUMBING CODE (CPC)
 2010 CALIFORNIA MECHANICAL CODE (CMC)
 2010 CALIFORNIA ELECTRICAL CODE (CEC)
 2010 CALIFORNIA FIRE CODE (CFC)
 2010 CALIFORNIA ENERGY CODE (CEC)
 2010 CALIFORNIA TITLE 24

PROJECT DATA

PROJECT DESCRIPTION: NEW CONSTRUCTION AND REMODEL OF BUILDINGS AND SITE PLAN MODIFICATIONS TO BE COMPLETED IN FIVE SEPARATE PHASES.
 PHASE 1:
 NEW CONSTRUCTION OF KNIGHTS OF COLUMBUS MEETING HALL, REMODEL OF MCGIVNEY HALL, INCLUDING SURROUNDING PATIO AREAS AND RELATED PARKING AND LANDSCAPING SITE WORK.
 PROJECT ADDRESS: ST. CHRISTOPHER CATHOLIC CHURCH
 25075 COTTONWOOD AVENUE
 MORENO VALLEY, CA 92553
 OWNER: THE ROMAN CATHOLIC BISHOP OF SAN BERNARDINO,
 A CORPORATE SOLE
 1201 EAST HIGHLAND AVENUE
 SAN BERNARDINO, CA 92404
 OWNERS REPRESENTATIVE: ST. CHRISTOPHER CATHOLIC CHURCH
 25075 COTTONWOOD AVENUE
 MORENO VALLEY, CA 92553
 CONTACT: MAX ARZU
 PHONE: (951) 924-1968
 ACCESSORS PARCEL NO.: APN: 479-200-003
 APN: 479-200-033
 APN: 479-200-034
 APN: 479-200-037
 APN: 479-200-038
 PROPERTY AREA: PROPERTY AREA 410,842 SF (0.43 ACRES)
 ZONING: O - OFFICE
 LEGAL DESCRIPTION: BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 1 AS SHOWN ON PARCEL MAP NO. 26892 FILED IN PARCEL MAP BOOK 180 AT PAGES 80 AND 81, RECORDS OF RIVERSIDE COUNTY; THENCE ALONG THE VARIOUS COURSES OF SAID PARCEL 1, N89°33'09"W 586.49 FT.; THENCE M43°22'09"W 29.94 FT. TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 5945.00 FT.; A RADIAL LINE OF SAID CURVE THROUGH SAID POINT BEARS N86°51'10"W; THENCE NORTHERLY 234.37 FT. ALONG SAID CURVE THROUGH AN ANGLE OF 02°13'32" TO A POINT OF REVERSE CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 6065.00 FT.; A RADIAL LINE OF SAID REVERSE CURVE THROUGH SAID POINT BEARS S84°06'33"38"E; THENCE NORTHERLY 148.12 FT. ALONG SAID REVERSE CURVE THROUGH AN ANGLE OF 01°24'09"; THENCE N47°13'42"E 27.38 FT.; THENCE S89°32'02"E 571.80 FT. TO THE NORTHEAST CORNER OF SAID PARCEL 1; SAID CORNER BEING ON THE WEST LINE OF LOT 3 OF BLOCK 96 AS SHOWN ON MAP NO. 1 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO. FILED IN MAP BOOK 11 PAGE 10 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY; SAID CORNER ALSO BEING THE NORTHWEST CORNER OF PARCEL 1 AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 81 AT PAGE 89 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY; THENCE ALONG THE NORTH LINE OF SAID PARCEL 1 OF RECORDS OF SURVEY S89°32'52"E 130.00 FT. TO THE NORTHEAST CORNER OF SAID PARCEL 1 OF RECORD OF SURVEY; THENCE N00°26'24"E 44.00 FT. TO THE CENTERLINE OF COTTONWOOD AVENUE AS SHOWN ON SAID MAP NO. 1; SAID CENTERLINE ALSO BEING THE NORTH LINE OF SAID LOT 3; THENCE ALONG SAID CENTERLINE OF COTTONWOOD AVENUE S89°32'52"E 132.00 FT. TO A LINE PARALLEL WITH AND 262.00 FT. EASTERLY OF SAID WEST LINE OF LOT 3; THENCE ALONG SAID PARALLEL LINE S00°26'24"W 660.01 FT. TO THE SOUTH LINE OF SAID LOT 3; THENCE ALONG SAID SOUTH LINE N89°33'09"W 132.00 FT. TO THE SOUTHEAST CORNER OF SAID PARCEL 1 OF RECORD OF SURVEY; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 1 OF RECORD OF SURVEY N89°33'09"W 130.00 FT. TO THE SOUTHWEST CORNER OF SAID PARCEL 1 OF RECORD OF SURVEY; THENCE ALONG THE WEST LINE OF SAID PARCEL 1 OF RECORD OF SURVEY N00°26'24"E 134.84 FT. TO THE SOUTH LINE OF ST. CHRISTOPHER LANE AS CONVEYED TO THE CITY OF MORENO VALLEY BY DEED RECORDED DECEMBER 30, 1988 AS INSTRUMENT NO. 388398, RECORDS OF RIVERSIDE COUNTY; THENCE ALONG SAID SOUTH LINE S89°33'09"E 130.00 FT. TO THE EAST LINE OF SAID ST. CHRISTOPHER LANE; THENCE ALONG SAID EAST LINE N00°26'24"E 60.00 FT. TO THE NORTH LINE OF SAID ST. CHRISTOPHER LANE; THENCE ALONG SAID NORTH LINE N89°33'09" 130.00 FT. TO THE POINT OF BEGINNING.



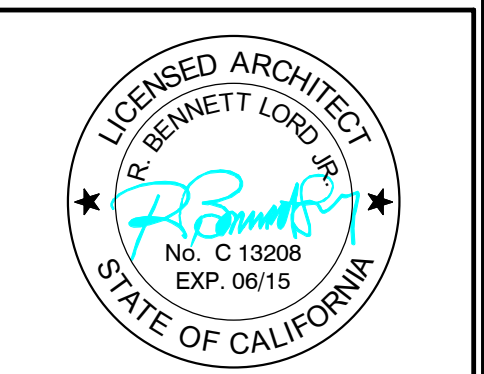
ST. CHRISTOPHER CATHOLIC CHURCH
 PARISH MASTER PLAN
 25075 COTTONWOOD AVENUE, MORENO VALLEY, CA

PARKING CALCULATIONS

SITE PLAN - EXISTING
 PARKING REQUIRED: 321 PARKING SPACES
 PARKING PROVIDED: 361 PARKING SPACES
 ACCESSIBLE PARKING: 21 PARKING SPACES
 SITE PLAN - PHASE 1
 PARKING REQUIRED: 321 PARKING SPACES
 PARKING PROVIDED: 379 PARKING SPACES
 ACCESSIBLE PARKING: 23 PARKING SPACES
 SITE PLAN - PHASE 2
 PARKING REQUIRED: 321 PARKING SPACES
 PARKING PROVIDED: 330 PARKING SPACES
 ACCESSIBLE PARKING: 15 PARKING SPACES
 SITE PLAN - PHASE 3
 PARKING REQUIRED: 321 PARKING SPACES
 PARKING PROVIDED: 330 PARKING SPACES
 ACCESSIBLE PARKING: 15 PARKING SPACES
 SITE PLAN - PHASE 4
 PARKING REQUIRED: 321 PARKING SPACES
 PARKING PROVIDED: 368 PARKING SPACES
 ACCESSIBLE PARKING: 11 PARKING SPACES
 MASTER SITE PLAN - PHASE 5
 PARKING REQUIRED: 321 PARKING SPACES
 PARKING PROVIDED: 368 PARKING SPACES
 ACCESSIBLE PARKING: 11 PARKING SPACES

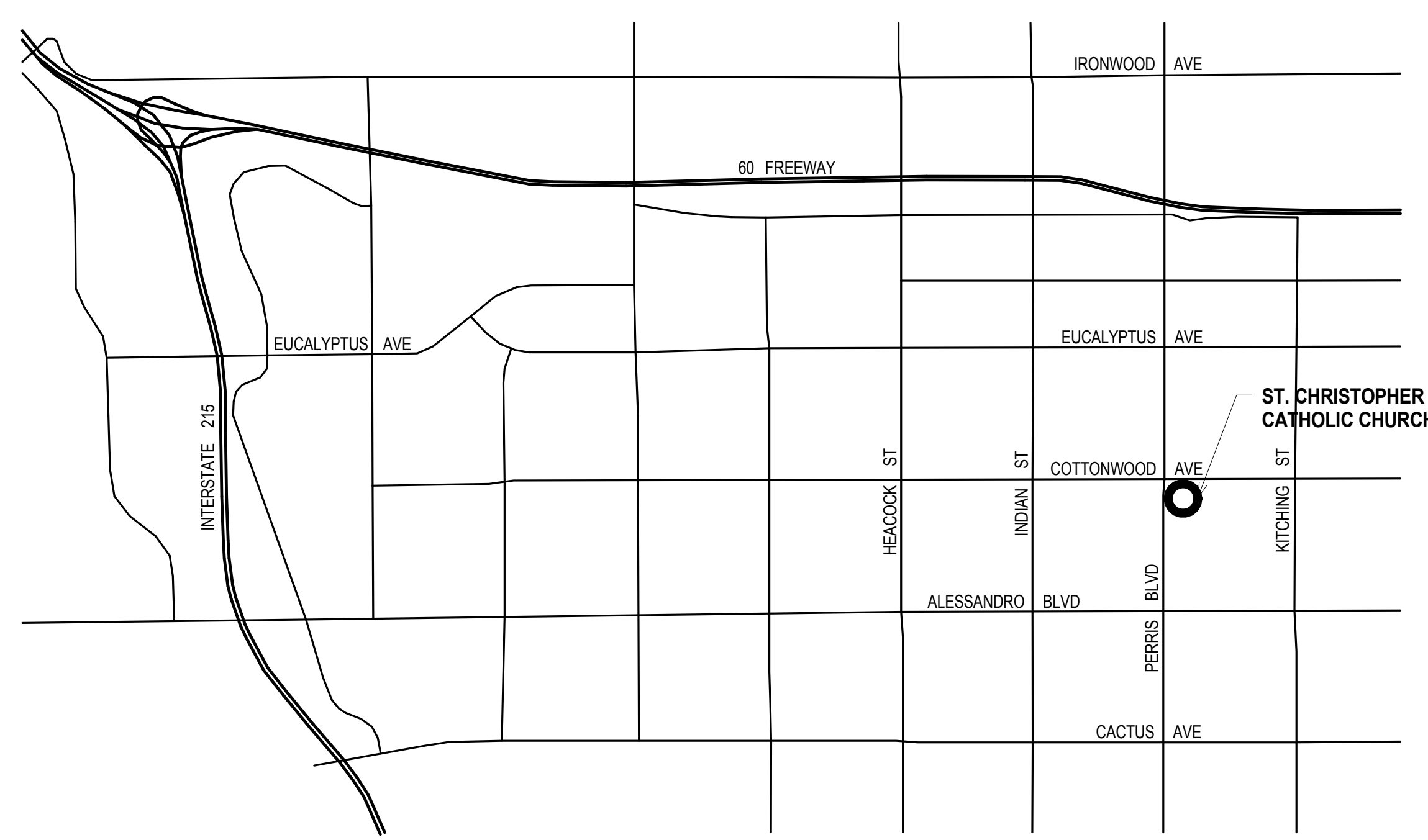
PROJECT TEAM

ARCHITECT: LORD ARCHITECTURE, INC.
 11650 IBERIA PLACE, SUITE 210
 SAN DIEGO, CA 92128
 PHONE: (656) 485-6980
 FAX: (656) 485-1510
 CONTACT: BENNETT LORD
 CIVIL ENGINEER: JMS ENGINEERING
 14845 SAN JACINTO DRIVE
 MORENO VALLEY, CA 92555
 PHONE: 760-413-6093
 CONTACT: MANNY SANCHEZ



No.	Description	Date
CUP SUBMITTAL #1		04/20/12
CUP SUBMITTAL #2		12/10/12
CUP SUBMITTAL #3		08/08/13

VICINITY MAP



DRAWING INDEX

- T-1.0 TITLE SHEET
- AS-1.0 SITE PLAN - EXISTING TOPOGRAPHIC SURVEY
- AS-1.1 SITE PLAN - EXISTING PHOTO SURVEY
- AS-1.2 SITE PLAN - EXISTING AERIAL VIEW
- AS-1.3 SITE PLAN - PHASE 1
- AS-1.4 SITE PLAN - PHASE 2
- AS-1.5 SITE PLAN - PHASE 3
- AS-1.6 SITE PLAN - PHASE 4
- AS-1.7 MASTER SITE PLAN - PHASE 5
- AS-1.8 FIRE ACCESS SITE DIAGRAM
- C-1 PRELIMINARY GRADING PLAN
- C-2 PRELIMINARY GRADING DETAILS
- A-1.0 MCGIVNEY HOUSE-KNIGHTS OF COLUMBUS HALL PLANS
- A-2.0 MCGIVNEY HOUSE-KNIGHTS OF COLUMBUS HALL EXTERIOR ELEVATIONS & SECTIONS
- P-1.0 MCGIVNEY HOUSE-KNIGHTS OF COLUMBUS HALL COLORED EXTERIOR ELEVATIONS

Sheet Title: TITLE SHEET
 Project Architect: Project Architect
 Project Number: 10111-101

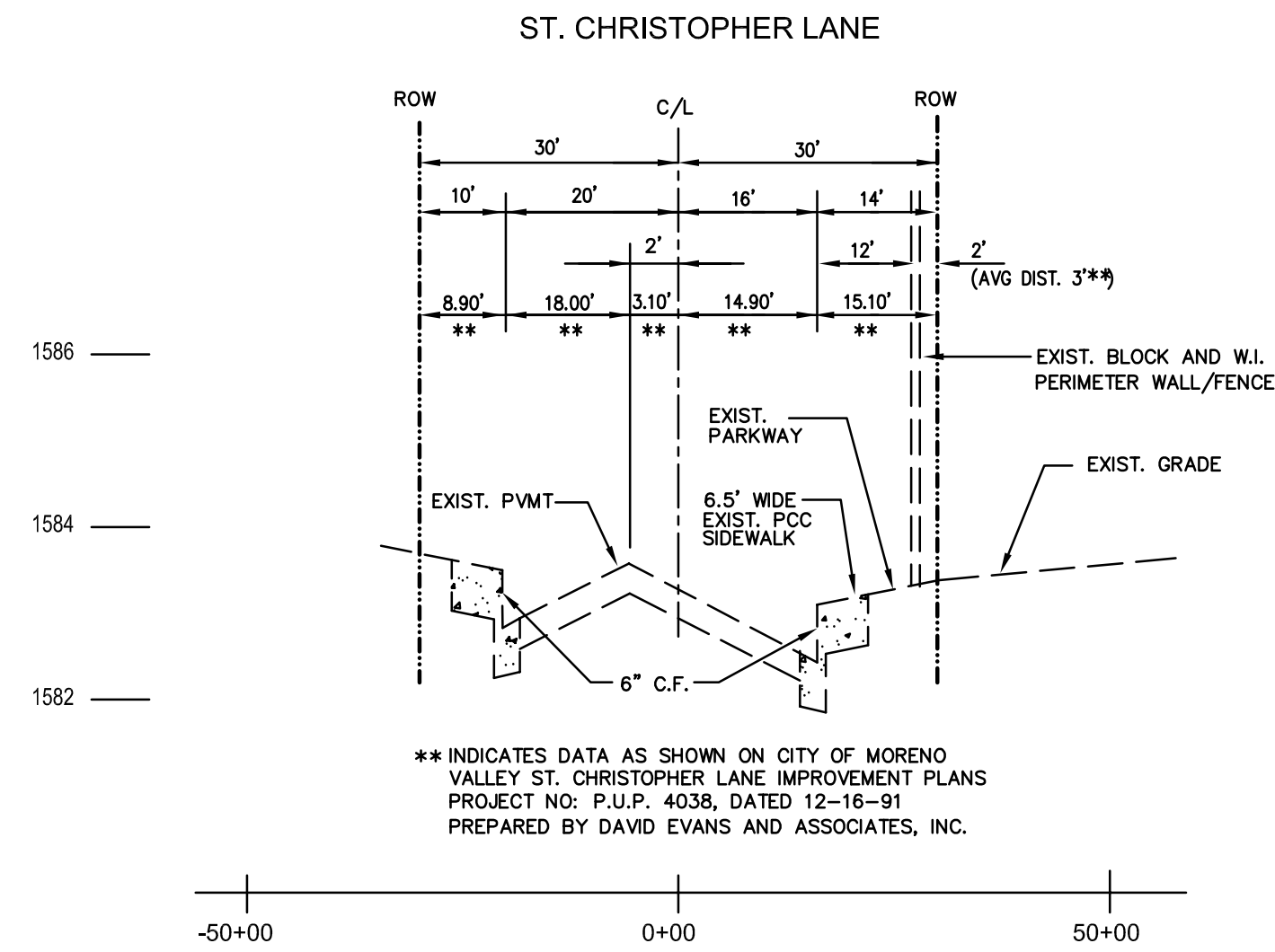
Sheet Number: T-1.0

TENTATIVE PARCEL MAP NO. 36522

A CONSOLIDATION OF CONTIGUOUSLY OWNED PROPERTY OF SAINT CHRISTOPHER CATHOLIC CHURCH

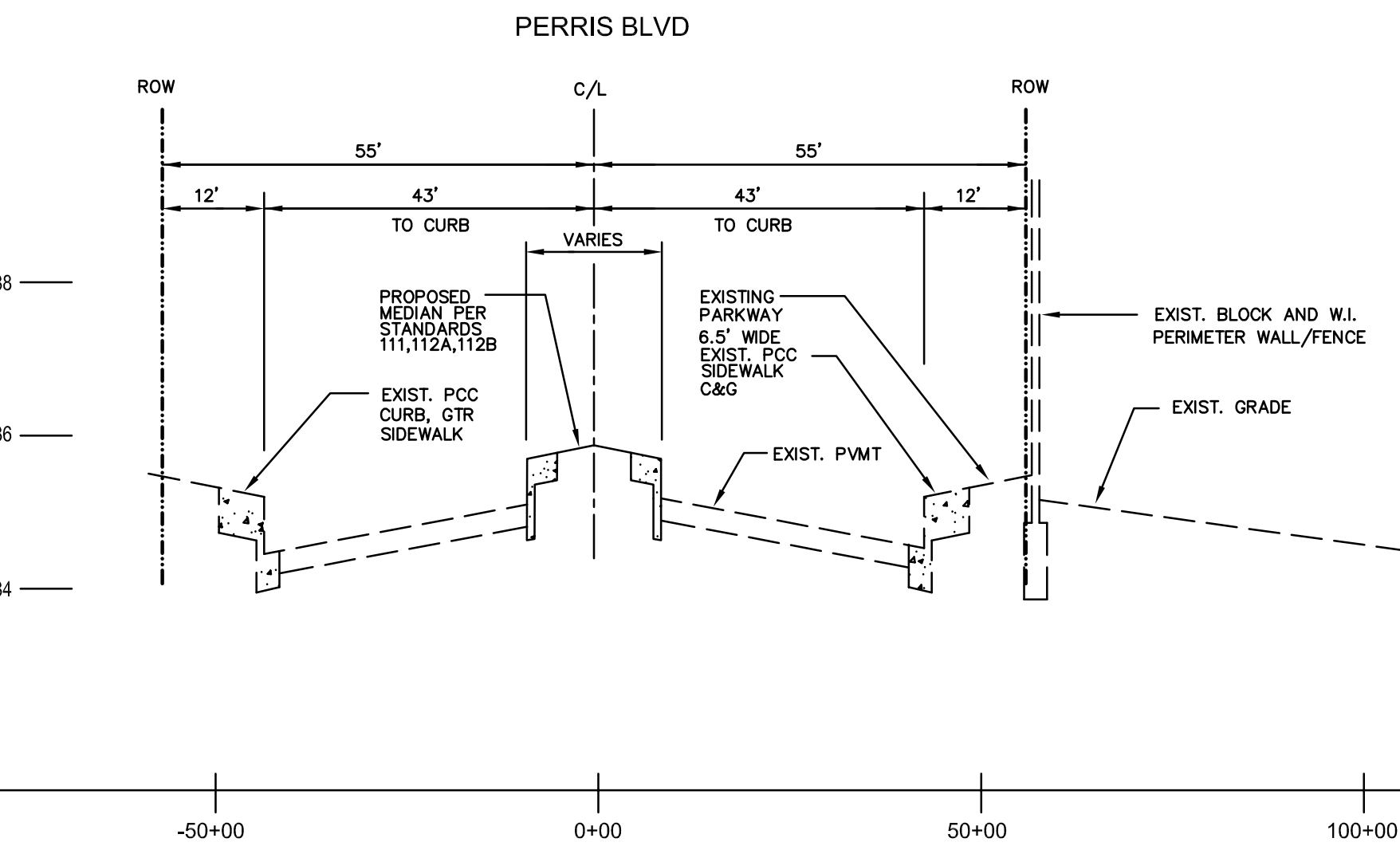
MORENO VALLEY, CALIFORNIA
ASSESSOR PARCEL NOS. 479-200-003/033/034/037/038

JMS ENGINEERS, INC. APRIL 2013



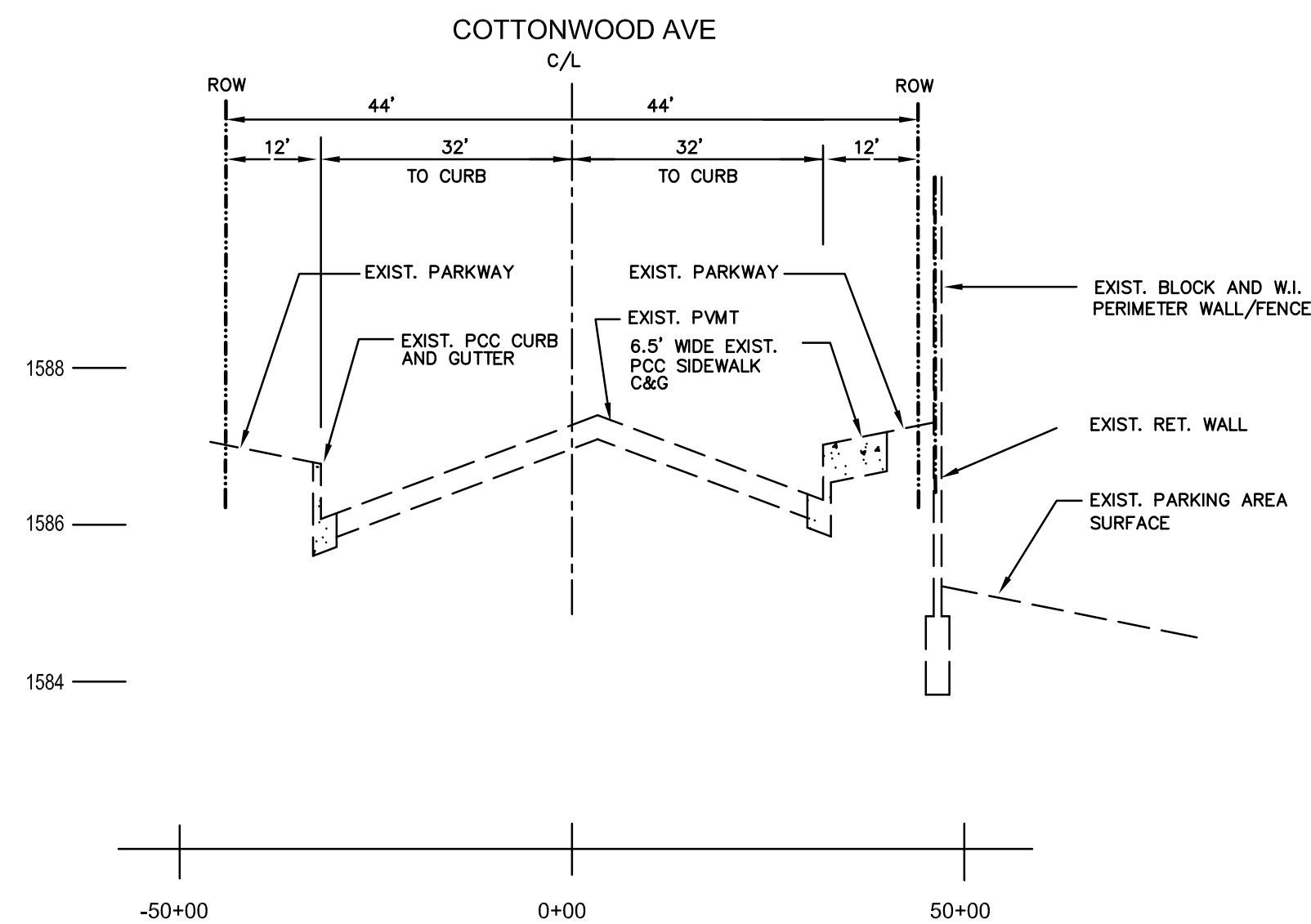
SECTION 1-1

HORIZ. 1"=20'
VERT. 1"= 2'



SECTION 2-2

HORIZ. 1"=20'
VERT. 1"= 2'



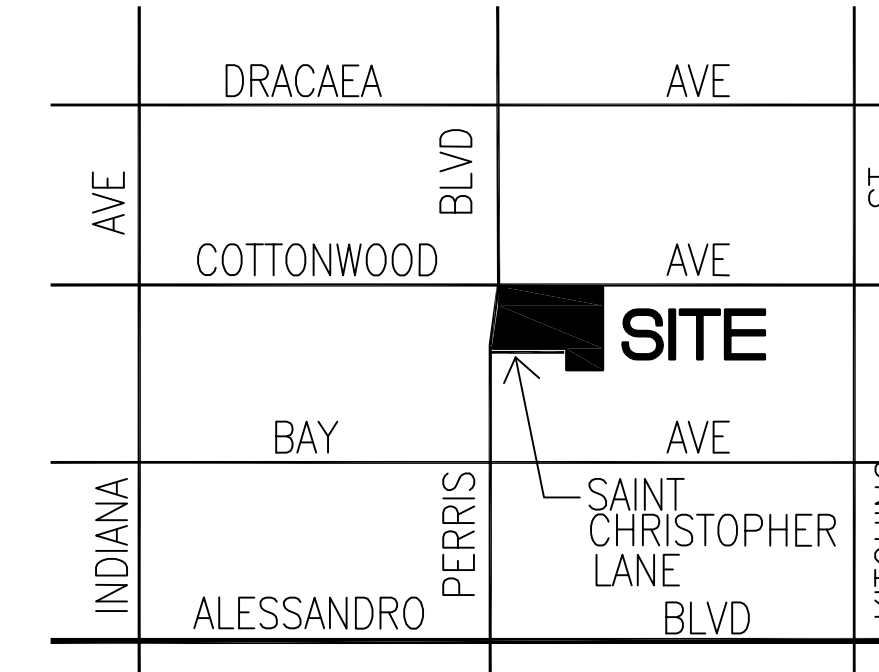
SECTION 3-3

HORIZ. 1"=20'
VERT. 1"= 2'

FOR SECTION LOCATIONS, SEE SHEET 3

NOTES OF SPECIAL INTEREST

- EXISTING OVERHEAD POWER LINES UNDER 115 KILOVOLTS ARE PROPOSED TO BE UNDERGROUND.
- ROOF DRAINS FROM NEW BUILDINGS SHALL BE DIRECTED TO LANDSCAPED AREAS, NOT DIRECTLY TO PARKING LOTS.
- PROPOSED TRAFFIC MEDIAN IN PERRIS BOULEVARD SHALL BE PER TRAFFIC ENGINEER STUDY.
- THE LOCATION OF EXISTING UNDERGROUND UTILITY INFRASTRUCTURE WAS OBTAINED BY A DILIGENT SEARCH FOR AND EXAMINATION OF FOUND HISTORICAL PLANS AND DOCUMENTS. NO DOCUMENTATION WAS FOUND FOR ON-SITE UTILITY INFRASTRUCTURE AND SERVICE CONNECTIONS AND NO SUCH DOCUMENTATION IS BELIEVED TO BE IN EXISTENCE. SEWER AND WATER LATERALS SHOWN ON SHEET 3 WERE PLOTTED PER INFORMATION FURNISHED BY EASTERN MUNICIPAL WATER DISTRICT. THE LOCATIONS AS SHOWN ARE APPROXIMATE, ACTUAL LOCATIONS MAY VARY.
- PROPOSED SEWAGE PIPING WILL CONNECT TO EXISTING ON-SITE SEWAGE INFRASTRUCTURE. AS NOTED IN ITEM 4 ABOVE, NO AS-BUILT PLANS ARE IN EXISTENCE AND SEWAGE CONNECTIONS WILL HAVE TO BE DETERMINED DURING FINAL DESIGN AND EVALUATED ON THE BASIS OF EXISTING SIZE AND CONDITION OF EXISTING SEWER PIPING.
- THE RETENTION BASIN IS THE BEST MANAGEMENT PRACTICES (BMP). UTILIZATION FOR THIS PROJECT. SEE PRELIM. WATER QUALITY MGMT. PLAN.
- THIS SITE IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD.
- THIS PROJECT WILL REQUIRE DUST CONTROL MITIGATION MEASURES.
- THIS SITE DOES NOT CONTAIN ANY VALUABLE HABITAT RESOURCES.
- THIS PROJECT WILL NOT REQUIRE ANY IMPORT OR EXPORT OF SOIL.



VICINITY MAP
NO SCALE

UTILITY PROVIDERS

- SEWER & WATER:** EASTERN MUNICIPAL WATER DISTRICT
2270 TRUMBLE RD.
PERRIS, CA 92572
(951) 928-3777
- GAS:** SOUTHERN CALIF. GAS COMPANY
155 SOUTH STREET
SAN BERNARDINO, CA
(800) 427-2200
- CABLE TV:** TIME WARNER CABLE
15525 FREDERICK STREET
MORENO VALLEY, CA 92553
(888) 559-0206
- SOLID WASTE:** WASTE MANAGEMENT OF INLAND VALLEY
17700 INDIAN STREET
MORENO VALLEY, CA 92553
(951) 242-0421
- ELECTRIC:** SOUTHERN CALIFORNIA EDISON
26100 MENEFEE RD.
MENEFEE, CA 92585
(951) 928-8323
- TELEPHONE:** VERIZON
1824 COMMERCENTER CIRCLE
SAN BERNARDINO, CA
(909) 965-4504
- AT&T:** 12625 FREDERICK ST.
MORENO VALLEY, CA 92553
(951) 656-3712

LEGEND AND ABBREVIATIONS

— W —	EXISTING WATER LINE	FL	FLOWLINE
— S —	EXISTING SEWER LINE	GB	GRADE BREAK
×	SPOT ELEVATION	GTR	GUTTER
(000.0)	EXISTING ELEVATION	HP	HIGH POINT
BOW	BACK OF WALK	LP	LOW POINT
CB	CATCH BASIN	N	NORTH
C	CENTERLINE	OH	OVERHEAD
C.L.	CHAIN LINK	PP	POWER POLE
C&G	CURB AND GUTTER	P/L	PROPERTY LINE
DI	DROP INLET	PROP.	PROPOSED
DP	DRAIN PIPE	R	RADIUS
E	EAST	R/W	RIGHT OF WAY
EXIST.	EXISTING	S	SOUTH
FF	FINISH FLOOR	T	TANGENT
FG	FINISH GRADE	TC	TOP OF CURB
F.H.	FIRE HYDRANT	W	WEST
FS	FINISHED SURFACE	W.I.	WROUGHT IRON

PRELIMINARY TITLE REPORTS

BY CHICAGO TITLE COMPANY AS FOLLOWS:
ORDER NUMBER: 7101011356-DD (DATED: DEC. 13, 2010)
ORDER NUMBER: 7101011361-DD (DATED: DEC. 21, 2010)
ORDER NUMBER: 7101011686-DD (DATED: DEC. 28, 2010)

LEGAL DESCRIPTION:

PORTIONS OF LOT 3 AND 4 IN BLOCK 96 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY MAP NO. 1, AS RECORDED IN MAP BOOK 11, PAGE 10, SAN BERNARDINO COUNTY RECORDS.

APNOS: 479-200-003/033/034/037/038

TOPOGRAPHY

COMPILED BY DIGITAL PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY (W.C. #11-012) IN FEB. 2011 BY ANALYTICAL PHOTOGRAMMETRIC SURVEYS, INC. (APS) 647 MAIN STREET, SUITE 1A RIVERSIDE, CALIFORNIA 92501 (951) 686-5103

SITE INFORMATION:

SITE ADDRESS: 25075 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

GROSS AREA: 9.51 ACRES
NET AREA: 9.43 ACRES
DISTURBED AREA: 6.0± ACRES

GENERAL PLAN

APN 479-200-037/038 MIXED USE
APN 479-200-003/033/034 RESIDENTIAL

ZONING

APN 479-200-037/038 O (OFFICE DISTRICT)
APN 479-200-003/033/034 RS10 (RESIDENTIAL DISTRICT)

FEMA FLOODZONE

FEMA PANEL 06065C0761G
ZONE: X

SCHOOL DISTRICT

MORENO VALLEY UNIFIED SCHOOL DISTRICT

APPLICANT/OWNER

THE ROMAN CATHOLIC BISHOP OF SAN BERNARDINO
25075 COTTONWOOD AVE.
MORENO VALLEY, CA 92553
PHONE (909) 475-5300

MAP PREPARATION BY:

JMS ENGINEERS, INC.
14845 SAN JACINTO DRIVE
MORENO VALLEY, CALIFORNIA 92555
TEL: (760) 413-6093

J.M. SANCHEZ JR. R.C.E. 30846

DRAWING INDEX

- TITLE SHEET, PROJECT DATA, VICINITY MAP, SECTIONS
- BOUNDARY DATA
- SITE INFORMATION

 14845 San Jacinto Drive, Moreno Valley, California 92555 e-mail: jms.engineer@gmail.com phone: 760.413.6093		CITY OF MORENO VALLEY TENTATIVE PARCEL MAP NO. 36522 FOR ST. CHRISTOPHER CATHOLIC CHURCH MORENO VALLEY, CA	ACCT. NO. SHEET 1 OF 3 CITY CASE NO. P12-051
J.M. SANCHEZ JR. DATE R.C.E. #30846 (EXP. 03/31/2014)			

TENTATIVE PARCEL MAP NO. 36522

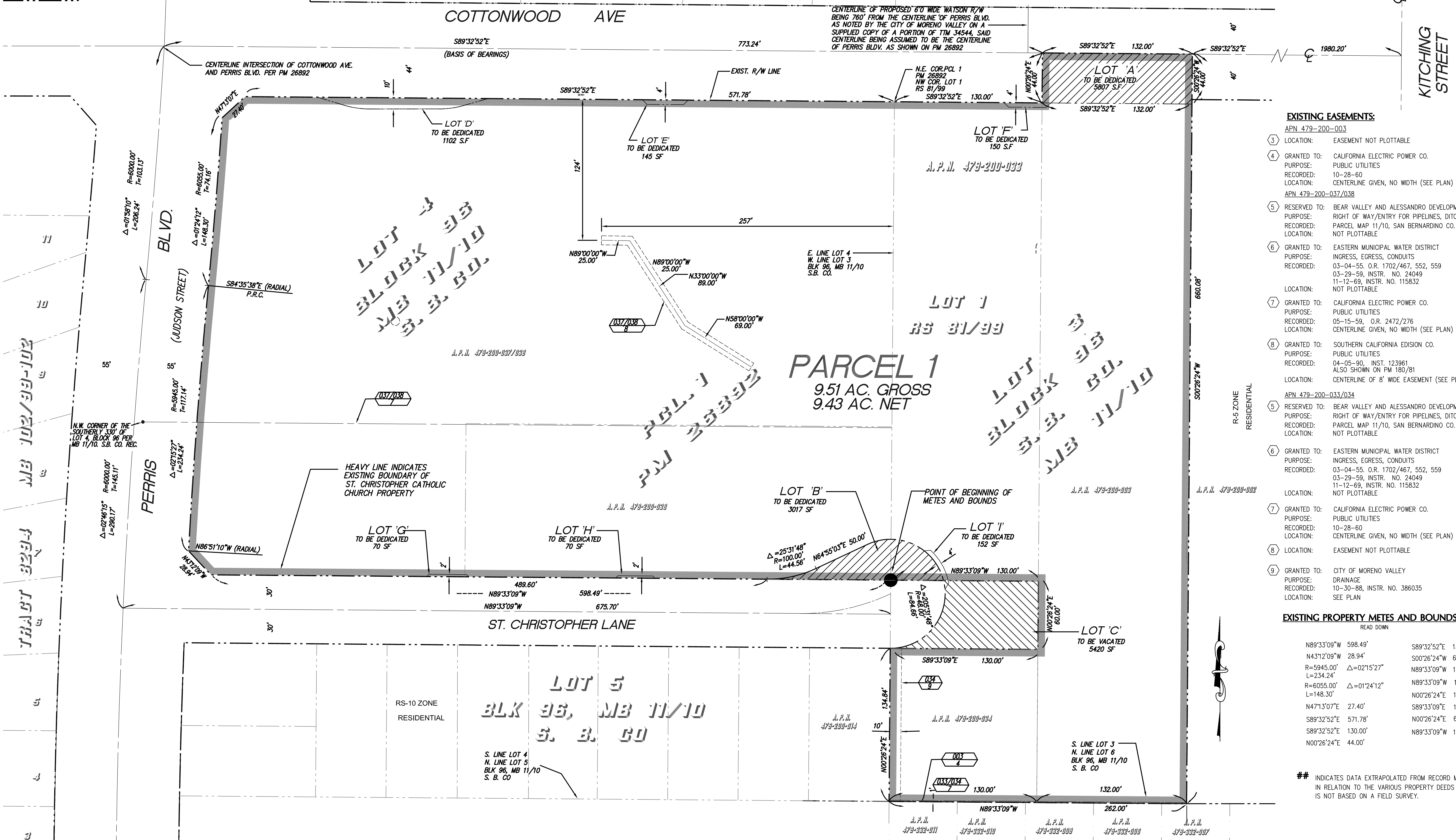
A CONSOLIDATION OF CONTIGUOUSLY OWNED PROPERTY OF SAINT CHRISTOPHER CATHOLIC CHURCH
 MORENO VALLEY, CALIFORNIA
 ASSessor PARCEL NOS. 479-200-003/033/034/037/038
 JMS ENGINEERS, INC. APRIL 12/13

LOT 5
BLK 73, MB 11/10
S. B. CO

SHERLOCK HOMES TRACT
MB 33/37

LOT 6
BLK 73, MB 11/10
S. B. CO

COTTONWOOD AVE



- EXISTING EASEMENTS:**
- APN 479-200-003
- 3 LOCATION: EASEMENT NOT PLOTTABLE
 - 4 GRANTED TO: CALIFORNIA ELECTRIC POWER CO.
PURPOSE: PUBLIC UTILITIES
RECORDED: 10-28-60
LOCATION: CENTERLINE GIVEN, NO WIDTH (SEE PLAN)
APN 479-200-037/038
 - 5 RESERVED TO: BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO.
PURPOSE: RIGHT OF WAY/ENTRY FOR PIPELINES, DITCHES AND FLUMES
RECORDED: PARCEL MAP 11/10, SAN BERNARDINO CO. RECORDS.
LOCATION: NOT PLOTTABLE
 - 6 GRANTED TO: EASTERN MUNICIPAL WATER DISTRICT
PURPOSE: INGRESS, EGRESS, CONDUITS
RECORDED: 03-04-55, O.R. 1702/467, 552, 559
03-29-59, INSTR. NO. 24049
11-12-69, INSTR. NO. 115832
LOCATION: NOT PLOTTABLE
 - 7 GRANTED TO: CALIFORNIA ELECTRIC POWER CO.
PURPOSE: PUBLIC UTILITIES
RECORDED: 05-15-59, O.R. 2472/276
LOCATION: CENTERLINE GIVEN, NO WIDTH (SEE PLAN)
 - 8 GRANTED TO: SOUTHERN CALIFORNIA EDISON CO.
PURPOSE: PUBLIC UTILITIES
RECORDED: 04-05-90, INST. 123961
ALSO SHOWN ON PM 180/81
LOCATION: CENTERLINE OF 8' WIDE EASEMENT (SEE PLAN)
APN 479-200-033/034
 - 9 RESERVED TO: BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO.
PURPOSE: RIGHT OF WAY/ENTRY FOR PIPELINES, DITCHES AND FLUMES
RECORDED: PARCEL MAP 11/10, SAN BERNARDINO CO. RECORDS.
LOCATION: NOT PLOTTABLE
 - 6 GRANTED TO: EASTERN MUNICIPAL WATER DISTRICT
PURPOSE: INGRESS, EGRESS, CONDUITS
RECORDED: 03-04-55, O.R. 1702/467, 552, 559
03-29-59, INSTR. NO. 24049
11-12-69, INSTR. NO. 115832
LOCATION: NOT PLOTTABLE
 - 7 GRANTED TO: CALIFORNIA ELECTRIC POWER CO.
PURPOSE: PUBLIC UTILITIES
RECORDED: 10-28-60
LOCATION: CENTERLINE GIVEN, NO WIDTH (SEE PLAN)
 - 8 LOCATION: EASEMENT NOT PLOTTABLE
 - 9 GRANTED TO: CITY OF MORENO VALLEY
PURPOSE: DRAINAGE
RECORDED: 10-30-88, INSTR. NO. 386035
LOCATION: SEE PLAN

EXISTING PROPERTY METES AND BOUNDS ##

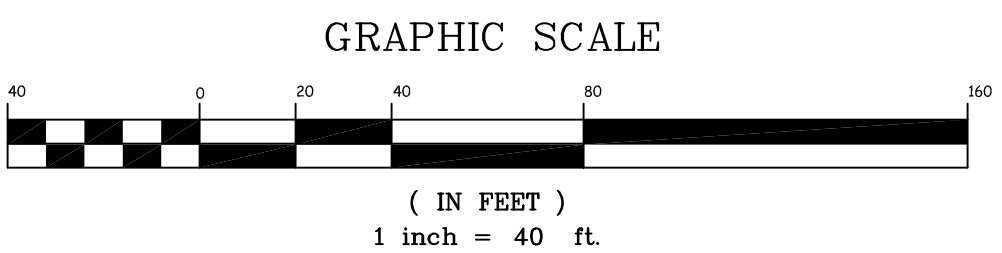
READ DOWN

N89°33'09"W 598.49'	S89°32'52"E 132.00'
N43°12'09"W 28.94'	S00°26'24"W 660.08'
R=5945.00' L=234.24'	Δ=02°15'27" N89°33'09"W 132.00'
R=6055.00' L=148.30'	Δ=01°24'12" N89°33'09"W 130.00'
N47°13'07"E 27.40'	S89°33'09"E 130.00'
S89°32'52"E 571.78'	N00°26'24"E 60.00'
S89°32'52"E 130.00'	N89°33'09"W 130.00'
N00°26'24"E 44.00'	

INDICATES DATA EXTRAPOLATED FROM RECORD MAPS IN RELATION TO THE VARIOUS PROPERTY DEEDS AND IS NOT BASED ON A FIELD SURVEY.

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF COTTONWOOD AVENUE, BEING N 89°32'52" W AS SHOWN ON PARCEL MAP NO. 26892, RECORDED IN PARCEL MAP BOOK 180 AT PAGES 80 AN 81, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



JMS
 ENGINEERS • PLANNERS • SURVEYORS
 14845 San Joaquin Drive, Moreno Valley, California 92555
 e-mail: jms.engineer@gmail.com phone: 760.413.6093



CITY OF MORENO VALLEY

TENTATIVE PARCEL MAP NO. 36522
 FOR ST. CHRISTOPHER CATHOLIC CHURCH
 MORENO VALLEY, CA

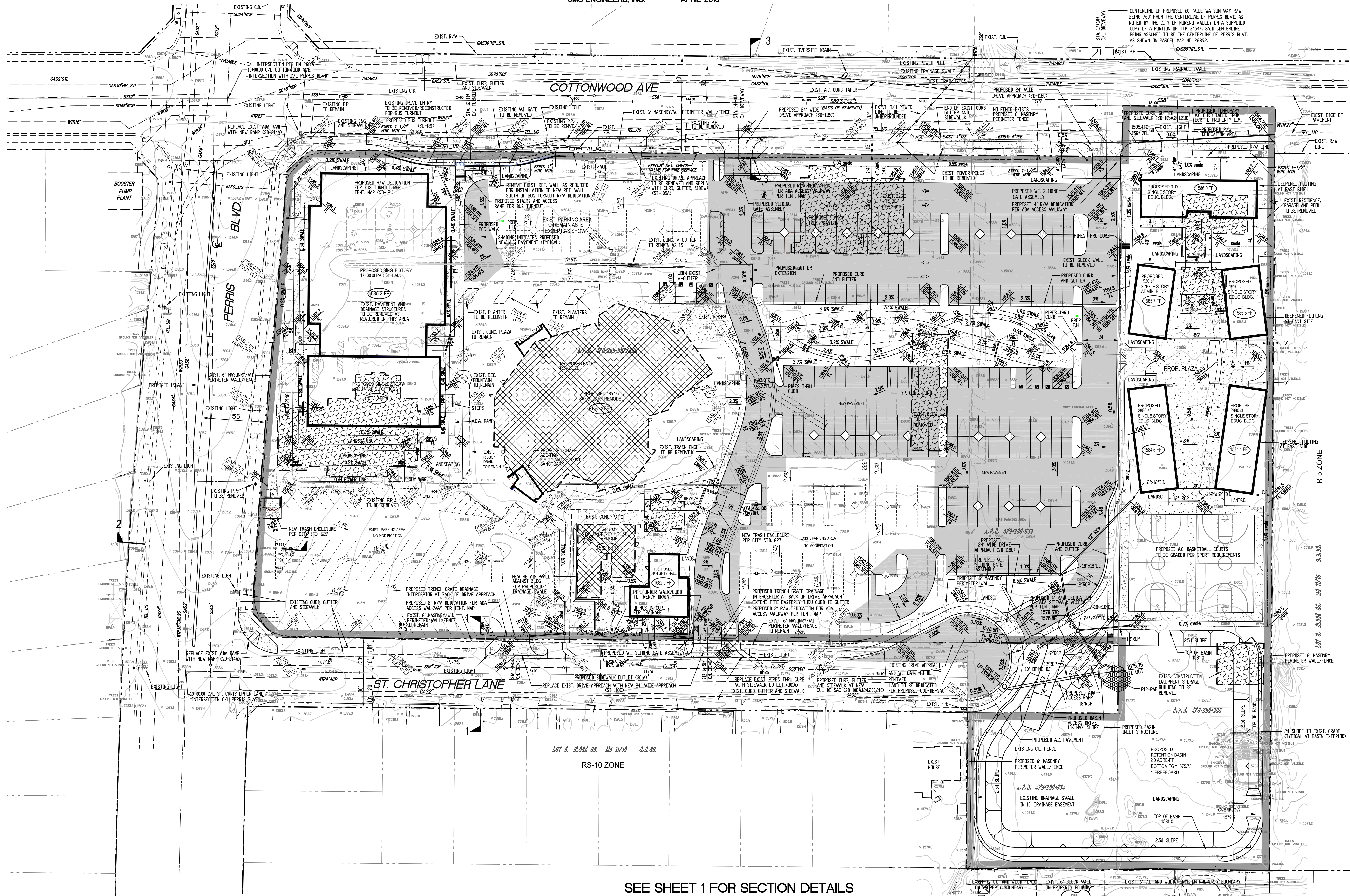
ACCT. NO.

SHEET **2** OF **3**

CITY CASE NO.
P12-051

TENTATIVE PARCEL MAP NO. 36522

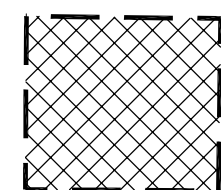
A CONSOLIDATION OF CONTIGUOUSLY OWNED PROPERTY OF SAINT CHRISTOPHER CATHOLIC CHURCH
 MORENO VALLEY, CALIFORNIA
 ASSessor PARCEL NOS. 479-200-003/033/034/037/038
 JMS ENGINEERS, INC. APRIL 2013



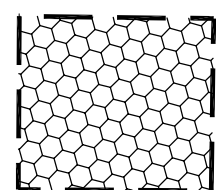
-86-

SEE SHEET 1 FOR SECTION DETAILS

BUILDING DISPOSITION LEGEND:

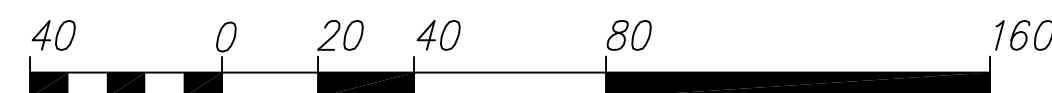


EXISTING STRUCTURE TO REMAIN



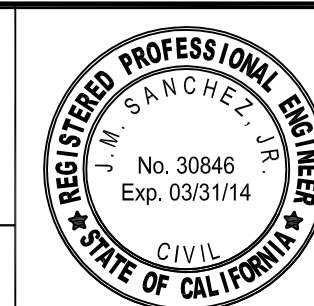
EXISTING STRUCTURE TO BE REMOVED

NOTE:
 ** INDICATES ITEMS TO BE REMOVED
 RELOCATED AND/OR UNDERGROUNDED



1 inch = 40 ft.

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 14845 San Jacinto Drive, Moreno Valley, California 92555
 e-mail: jms.engineer@gmail.com phone: 760.413.6093



CITY OF MORENO VALLEY
 TENTATIVE PARCEL MAP NO. 36522
 FOR ST. CHRISTOPHER CATHOLIC CHURCH
 MORENO VALLEY, CA

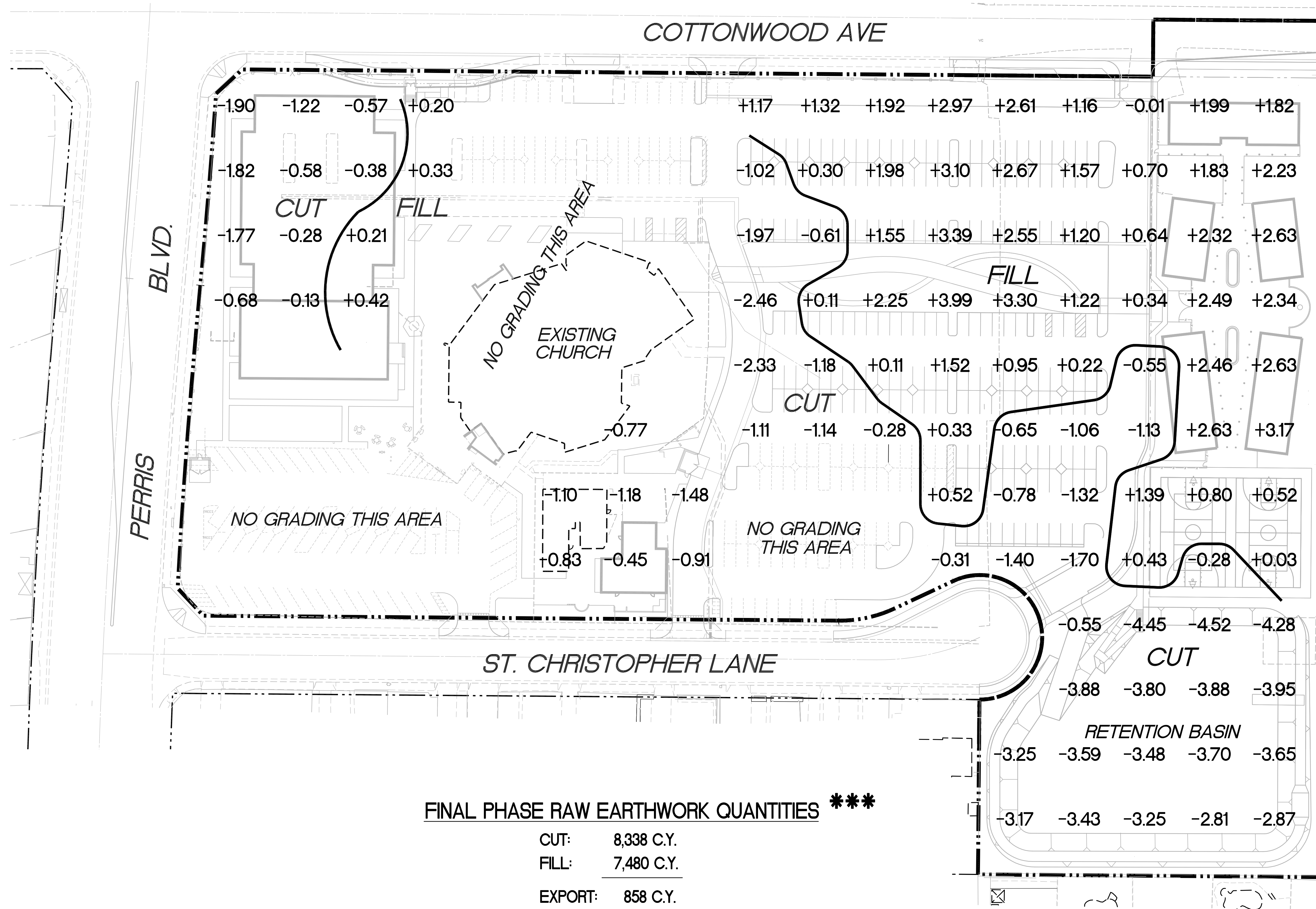
ACCT. NO.
 SHEET **3** OF **3**
 CITY CASE NO.
 P12-051

04-07-13

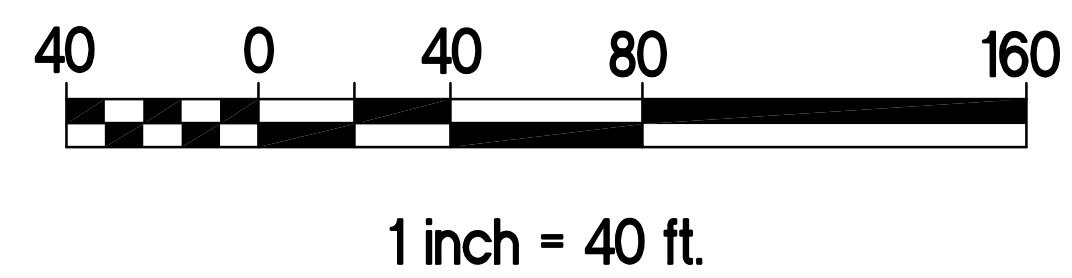
MORENO VALLEY SAINT CHRISTOPHER CATHOLIC CHURCH MASTER PLAN FINAL PHASE GRADING CUT/FILL DEPTH PLAN

JMS ENGINEERS, INC.

OCTOBER 2013



-87-



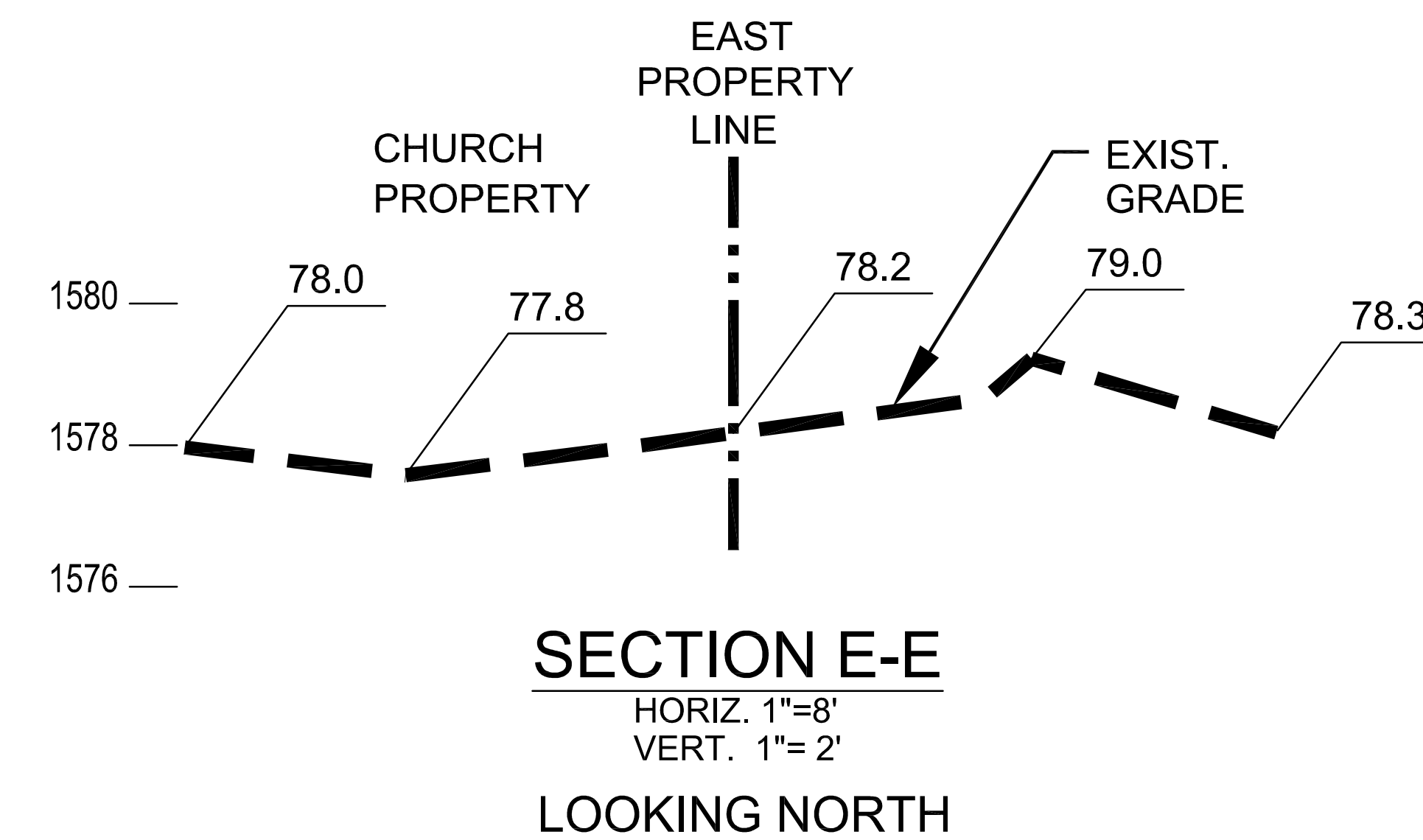
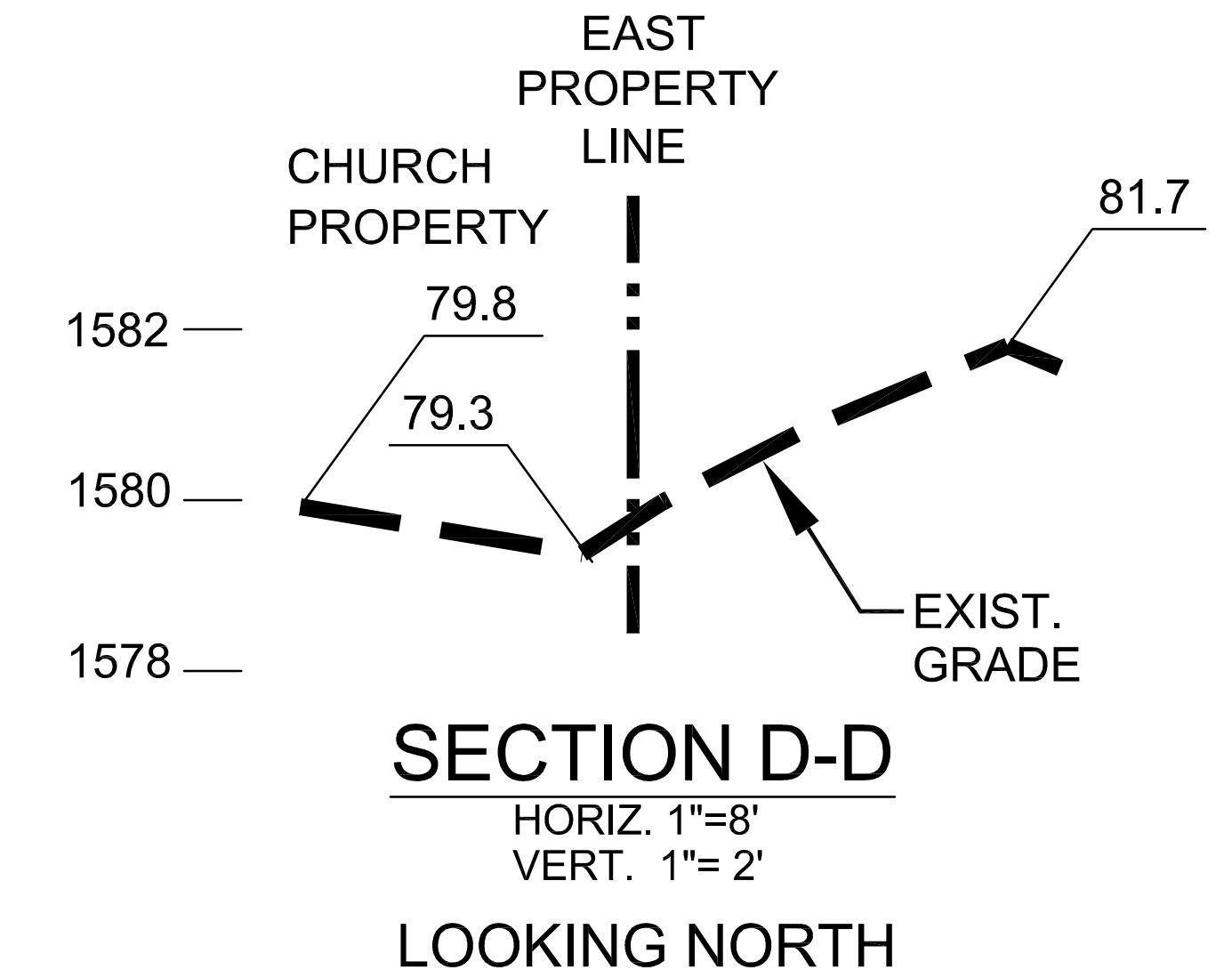
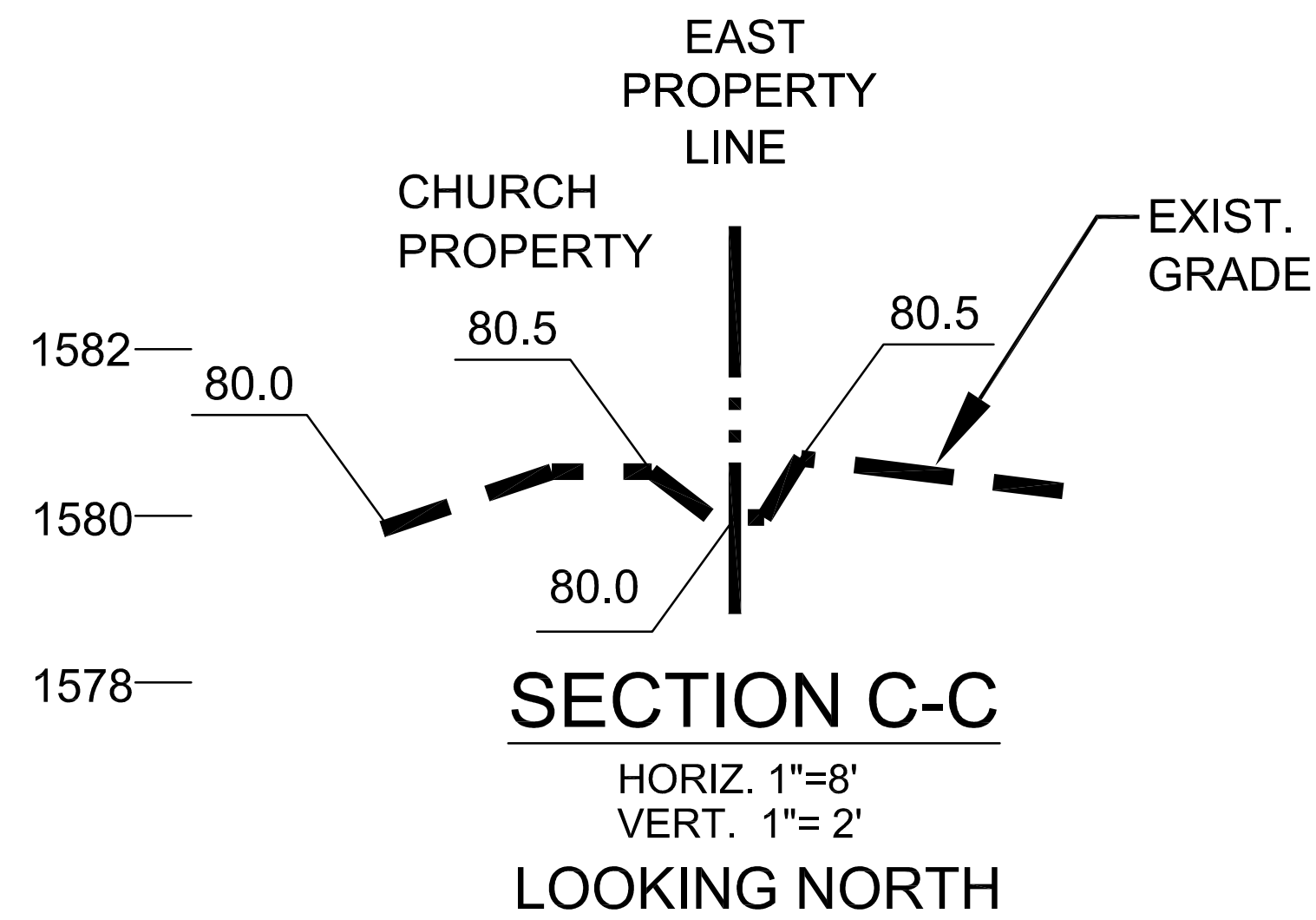
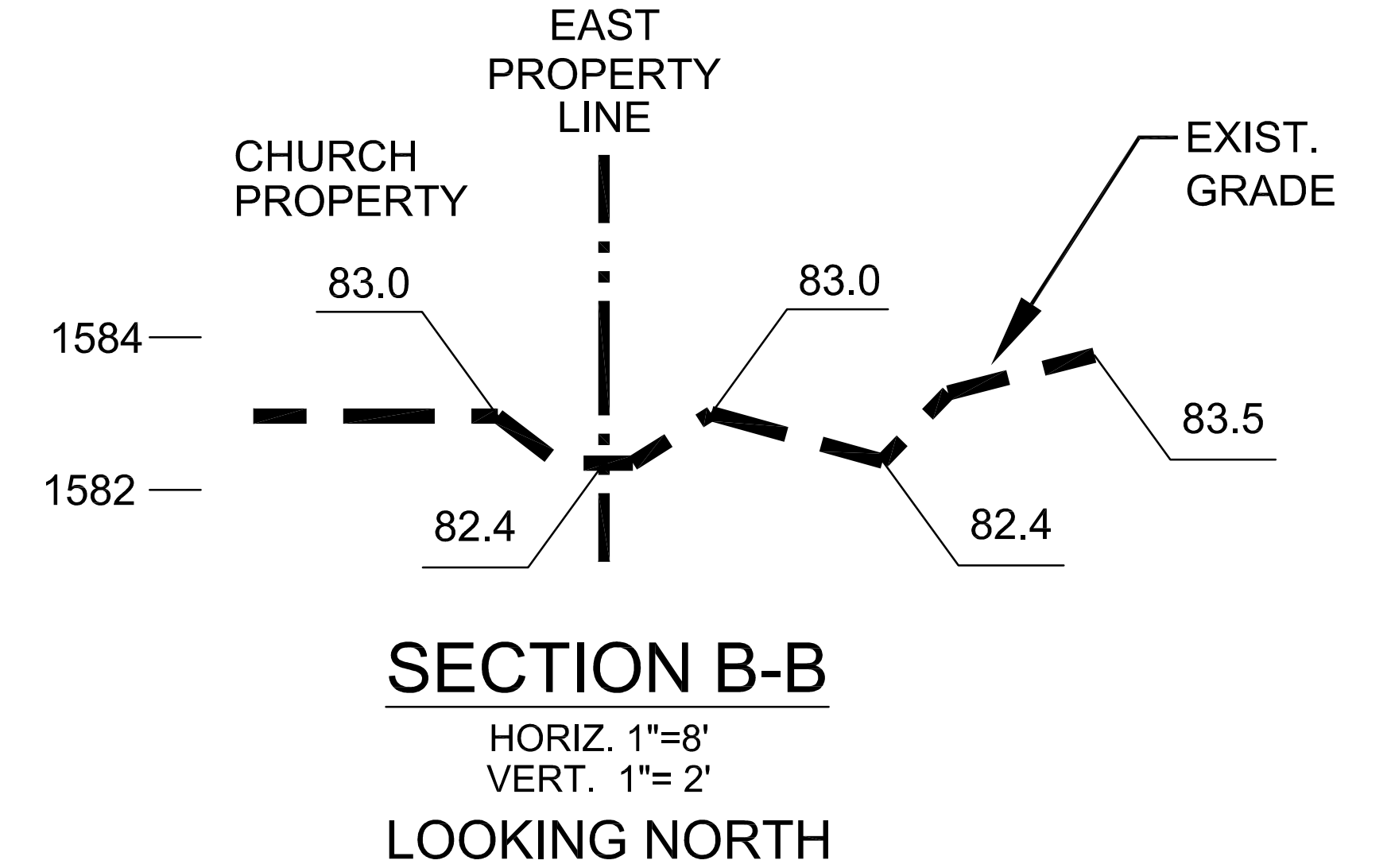
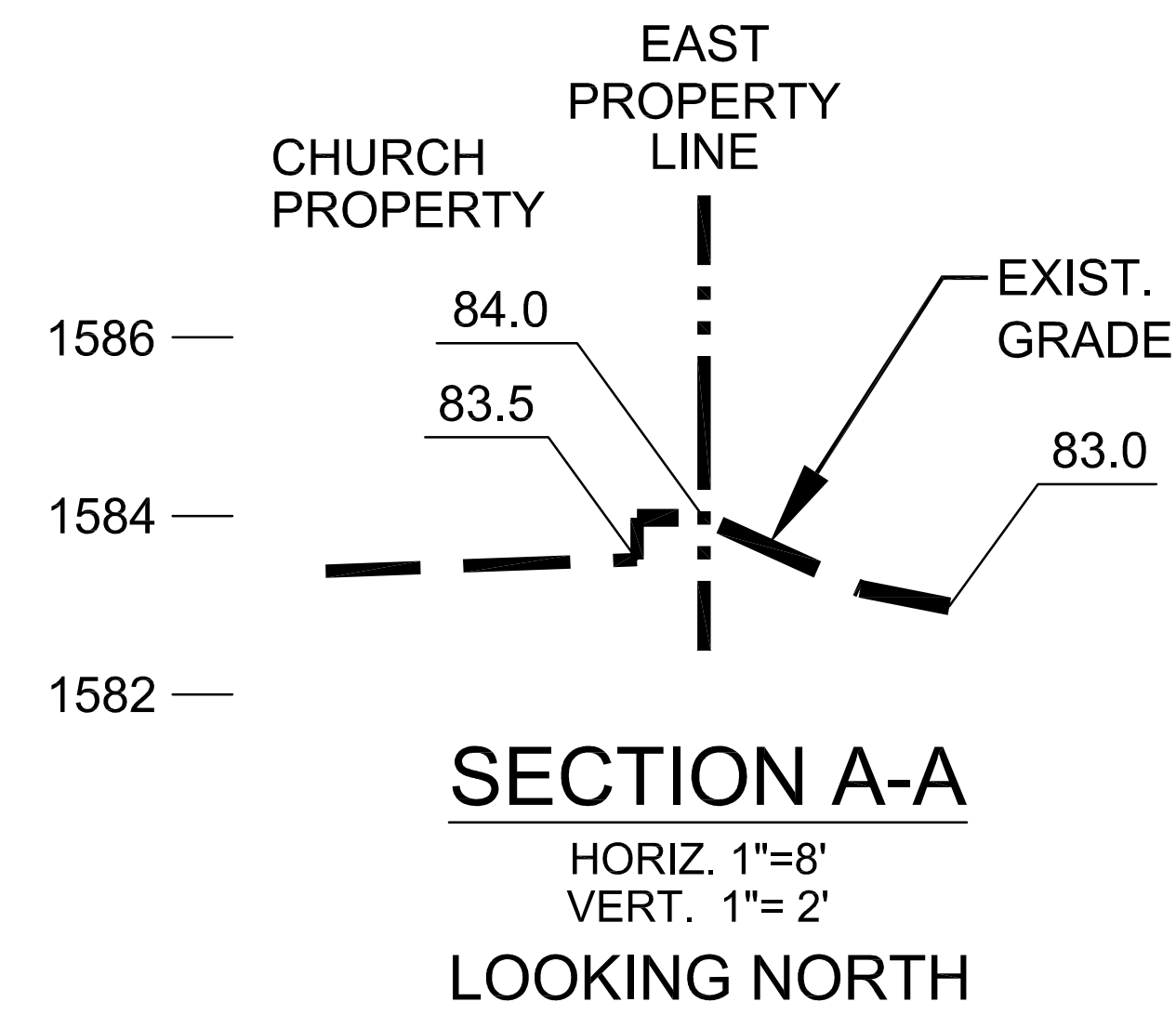
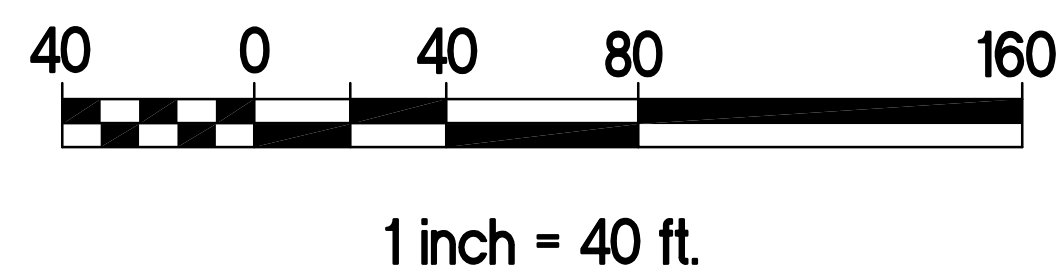
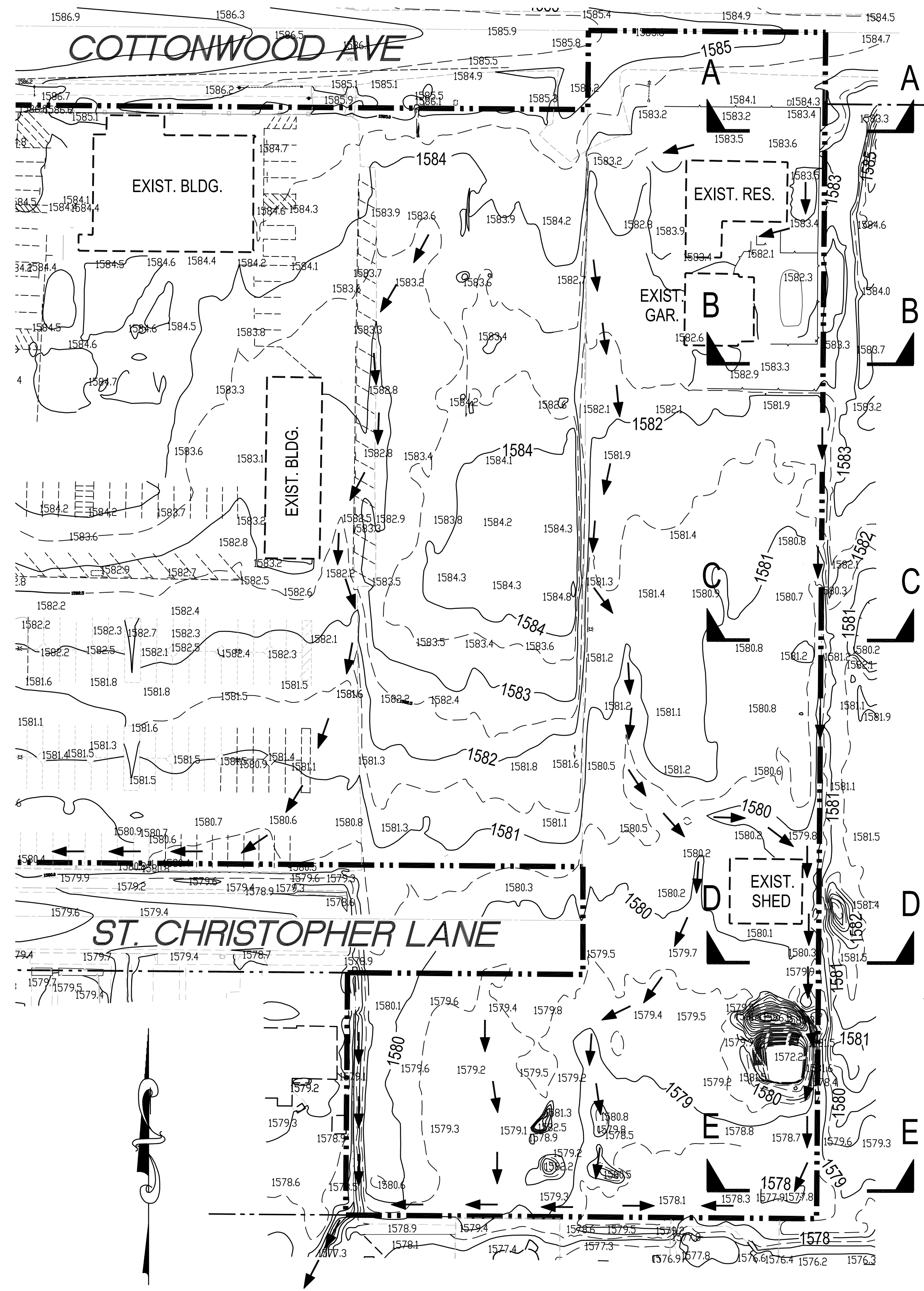
*** EARTHWORK CALCULATED TO PROPOSED FINISHED PAVEMENT DRIVING SURFACE AND PROPOSED BUILDING FINISH FLOOR ELEVATION LESS AN ALLOWANCE FOR AN ASSUMED ONE FOOT STRUCTURAL SECTION.

CASE NUMBERS
TENTATIVE MAP: PA 13-0002
CUP/ MASTER PLAN: P 12-051

MORENO VALLEY SAINT CHRISTOPHER CATHOLIC CHURCH EXISTING DRAINAGE PATTERN AT EASTERLY CHURCH PROPERTY

JMS ENGINEERS, INC.

OCTOBER 2013



LEGEND

- DRAINAGE DIRECTION
- 1580 CONTOUR WITH ELEVATION
- INTERMEDIATE CONTOUR (0.5' INTERVAL)

TOPOGRAPHIC NOTE

TOPOGRAPHY WAS COMPILED BY DIGITAL PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY IN FEBRUARY 2011 BY ANALYTICAL PHOTOGRAMMETRIC SURVEYS, INC., RIVERSIDE, CALIFORNIA

CASE NUMBERS

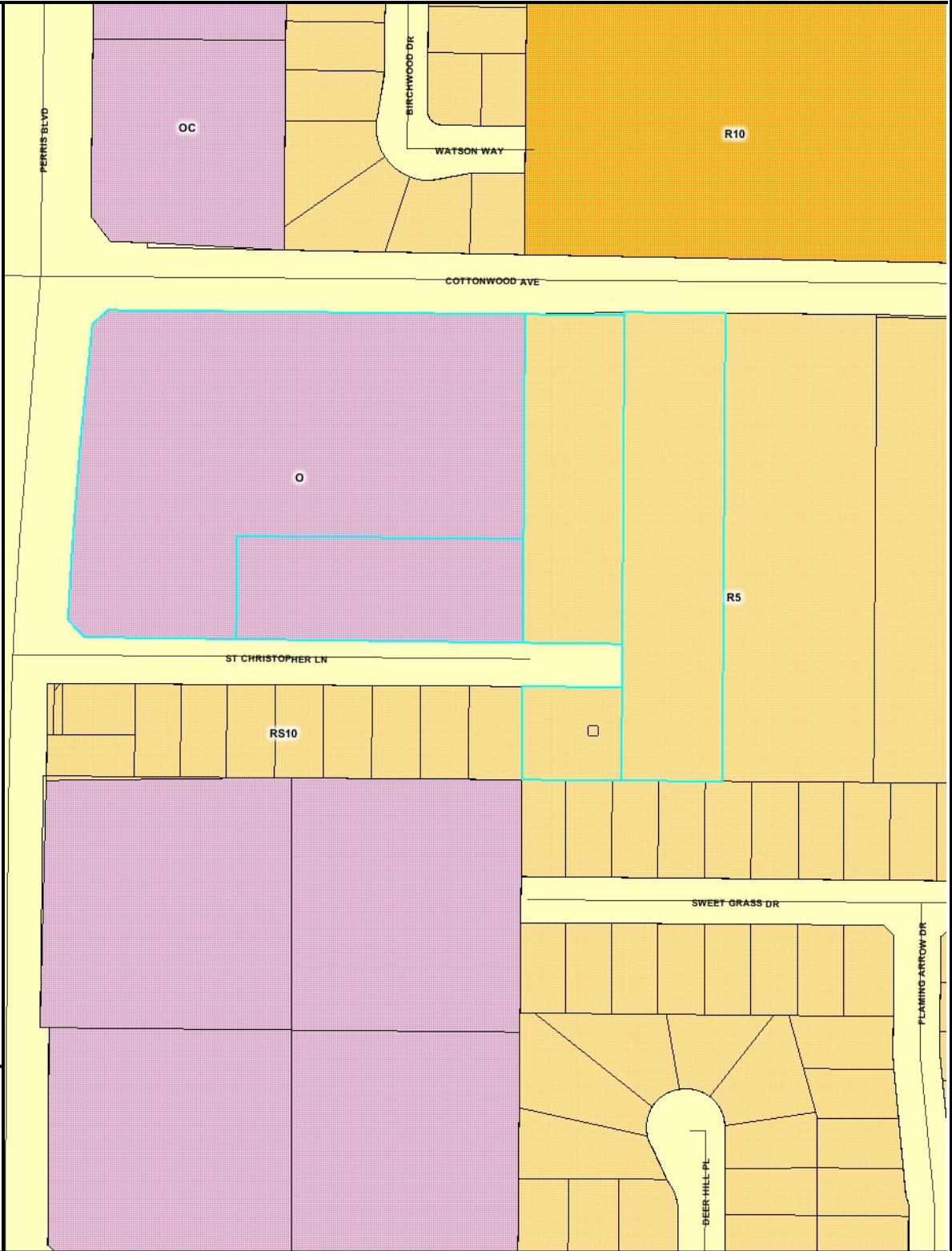
TENTATIVE MAP: PA 13-0002
C.U.P. MASTER PLAN: P 12-051

P12-051jd

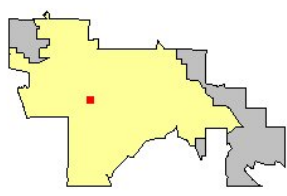
PA13-0002

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

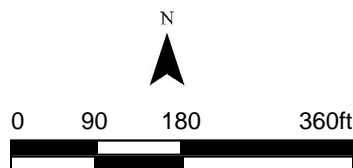


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City of Moreno Valley
14177 Frederick St
Moreno Valley, CA 92553

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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P12-051jd

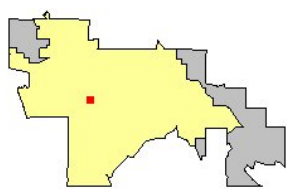
PA13-0002

Legend

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

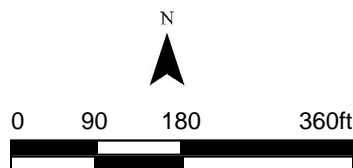


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**INITIAL STUDY/
ENVIRONMENTAL CHECKLIST FORM
CITY OF MORENO VALLEY**

1. Project Title: PA13-0002 Tentative Parcel Map 36522
P12-051 Master Site 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: 25075 Cottonwood Avenue
SEC Perris Boulevard and Cottonwood Avenue
479-200-003, 479-200-033, 034, 037, 038
5. Project Sponsor's Name and Address: St Christopher Catholic Church
The Roman Catholic Bishop of San Bernardino
1201 East Highland Avenue
San Bernardino, CA 92404
6. General Plan Designation: Residential 5/Office (R/O) and Residential 5 (R5)
7. Zoning: Office (O) and Residential 5 (R5)
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 Parcel Map 36522 to merge six parcels into one 9.51 acre parcel for the existing and future church operations and a Master Site Plan to plan for future uses and incorporate all of the churches activities onto one site.

The Master Site Plan will be constructed in 5 phases with the additions of 8 buildings and the demolition of 6 existing throughout the phases. Within the phases, the project will modify the existing parking lot and driveways. Street improvements will be completed by Phase 2 which will include improvements along St. Christopher Lane, Cottonwood Avenue and Perris Boulevard. A bus bay will be added along Cottonwood Avenue.

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

Properties to the north are zoned R5 and R10 with existing single family residence in the R5 area and an undeveloped R10 parcel. To the east is Zoned R5 with an existing business directly to the east which is a

legal non-conforming use. Properties to the south are RS10 with existing single family residences. To the west is existing single family zoned R5.

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(n) 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
The site is generally flat and is a developed site with a church sanctuary, parking and several accessory buildings including two single family residences. There will be 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 site is a developed site with no scenic resources on the site. The original church building will be converted to offices in the future.				
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
The site is currently developed.				
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	
A large portion of the proposed site is developed. All future buildings and parking areas will be required to be consistent with the City's Municipal Code requirements including the glare restrictions adjacent to residential. Light shields and Municipal Code requirements will mitigate the light and glare.				
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 project will not convert Prime Farmland as it is a developed site.				
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
There is no existing surrounding agricultural use or sites established under a Williamson Act contract at this site. The site is a mostly developed site.				
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X
There is no immediate surrounding agricultural use.				
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
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation.				X
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
(a.through c.) The project is located within the jurisdiction of the South Coast Air Quality Management District. The project is consistent with the General Plan. The project would not obstruct implementation of the South Coast Air Quality Management Plan. The proposed project falls below the threshold of project size identified in the SCAQMD Air Quality Handbook. Threshold Levels for Land Uses. Most of the site is developed.				
d) Expose sensitive receptors to substantial pollutant concentrations?				X
The project will not result in substantial pollutant concentrations, and therefore will not expose people to these concentrations. The nearest sensitive receptors are adjacent existing single-family residences located to the north and south. During construction, the project must comply with Rule 403 of the South Coast Air Quality Management District (SCAQMD). Rule 403 includes numerous provisions and requirements regarding dust control during construction. SCAQMD enforces their rules pertaining to dust impacts.				
e) Create objectionable odors affecting a substantial number of people?				X
The proposed project would not create any source of objectionable odors affecting other people.				
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status				X

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				
There were no blue line streams or riparian vegetation noted on the site or any USGS Maps reviewed. The site was free from any standing water. The parcel is considered an infill development project, with development occurring on and surrounding the site. The 9.51 acres is mostly developed with multiple buildings including a church sanctuary, two houses and several buildings for church related services. A small portion of the site, 1.26 acres has no structures but has been used as overflow asphalt parking.				
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
Based on the site visit, no major riparian habitat or other sensitive community was found on the site. The site was free from standing water or condensed riparian vegetation that could warrant a habitat area for sensitive or endangered species. It is not anticipated that the proposed parcel map would have a substantially adverse effect on existing land use conditions on the site.				
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
The project would not have a substantial adverse effect on federally protected wetlands. The site is mostly developed.				
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. and e.) The proposed project will not conflict with any General Plan or local policies pertaining to the protection of biological resources. The project site is an infill location well removed from hillsides and the San Jacinto Preserve areas that are the focus of local biological resources preservation programs. The project site is an infill location in an urban setting. The project is consistent with the goals and objectives of the General Plan and the Municipal Code related to the commercial land use designation.				
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 proposed project will not conflict with the Stephen's Kangaroo Rat Habitat Conservation Plan (SKR HCP) pertaining to the protection of biological resources or any other known local, regional or state habitat conservation plans. If not previously paid on the undeveloped parcel, the SKR Habitat plan will require a fee of \$500.00 per acre to be paid by the developer to assist in setting aside established protection areas for said habitat. The project site is within the plan area for the Western Riverside Multiple Species Habitat conservation Plan (MSHCP). The project is outside the plan Criteria Area, does not support riparian resources and is not within the special survey areas designated under the plan for narrow endemic plants, small mammals or amphibians. The proposed project will not conflict with the Riverside County Multi-species plan that was recently adopted. If applicable, Multi-species mitigation fees in affect will be collected prior to building permit issuance and support existing MSHCP conservation and management programs.				
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
b) Cause a substantial adverse change in the significance of an archaeological resources pursuant to Section 15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
(a.through c.) Based on the review of the Cultural Resources Inventory for the City of Moreno Valley (October 1987), there are no known archaeological resources on the site nor is the site of historical resources. There are no known paleontological or unique geological features on the site.				
d) Disturb any human remains, including those interred outside of formal cemeteries?				X
There is no known location of archaeological resources or human remains on the site. The standard condition of approval of any future development proposed for the site would be the requirement of work on the project to be terminated in the event that human remains are found on the 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:				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(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
The site is not within an Alquist-Priolo zone or other designated vault hazard zone.				
(ii) Strong seismic ground shaking?			X	
The nearest fault system is the San Jacinto fault system, which lies over 3 miles east of the site. The San Andreas fault is more than 25 miles from the site. The active Sierra Madre and San Gabriel fault zones lie roughly 35 and 40 miles respectively to the northwest of the site. The active Elsinore and Newport-Inglewood fault zones lie approximately 20 and 45 miles respectively to the southwest of the site. This faulting is not considered a significant constraint to development on the site with use of development codes.				
(iii) Seismic-related ground failure, including liquefaction?				X
It is anticipated that there will be a low chance of significant impact from surface fault rupture, seismic ground shaking or ground failure.				
(iv) Landslides?				X
Since the site is generally flat, there is no potential hazard related to landslides.				
(b) Result in substantial soil erosion or the loss of topsoil?			X	
In the construction phase of development, exposed soils on the project site may be prone to erosion as a result of exposure to both wind and rain. Established regulatory programs of the South Coast Air Quality Management District (SCAQMD) and the California Regional Water Quality Control Board require implementation of known best management practices during construction. This issue will be addressed as part of standard construction of any proposed project, with such measures as watering to reduce dust and sandbagging, if required, during rainy periods. The Stormwater Pollution Prevention Plan required for compliance with RWQCB regulations details the applicable measure, the location of the application, and the responsibility for monitoring and maintenance of control plans are implemented during construction and that erosion impact during project construction are less than significant. Once completed, the buildings, paving, landscaping and any water quality basins that will occupy the site will establish a condition presenting negligible potential for soil erosion.				
(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	
(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	
(c.through d.) According to the information developed as part of the City's General Plan, the project site is not known to be exposed to any unstable geologic or soil conditions. Standard building code requirements establish standards for investigation of potentially stability hazards and engineering design to address any identified stability issues. Established City procedures for plan check, permit issuance, and building inspection ensure incorporation of engineering recommendations in project design.				
(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 project will be served by the regional sewer system serviced by Eastern Municipal Water District.				
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	
The project is not expected to change existing traffic and therefore greenhouse gas emissions are not expected to change. In future construction, greenhouse gas will result primarily from fuel used in construction equipment which is expected to be below the South Coast Air Quality Management District thresholds.				
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
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous				X

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
materials into 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
(a.through c.) 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, or use or disposal of hazardous materials. Since the project will not involve the routine transport, use or disposal of hazardous material, there will not be the potential for significant hazard to the public or environment.				
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 is not located on a list of hazardous material sites compiled pursuant to Government Code Section 65962.54.				
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.				
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.				
g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
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
(g and h) The proposed project would not have any direct effect on an adopted emergency response plan, or emergency evacuation plan. The City has an adopted Hazardous Waste Management Plan (January 1991) as part of its General Plan, which addresses emergency response pertaining to hazardous materials. The City's emergency plans are also consistent with the General Plan. Since the proposed project is consistent with the General Plan, the proposed project would not be in conflict in any way with the emergency response or emergency evacuation plans.				
IX. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?				X
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
(a and b) The project will have a negligible effect on groundwater supply. The future projects will create more impervious surfaces through the construction of hardscape, and structures.				
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 project will not substantially alter the existing drainage pattern of the site or area, in a manner, which would result in substantial erosion or siltation on or off-site. The project will be required to meet Best Management Practices and participate in water quality practices as required for development. The project design includes a water quality basin and a Preliminary Water Quality Management Plan has been approved. A final Water Quality Management Plan will be required prior to the issuance of a grading permit.				
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 project will not substantially alter the existing drainage pattern of the site or area in a manner, which would result in substantial erosion or siltation on or off-site. The site is outside the 500-year flood plain.				
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?				X

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Otherwise substantially degrade water quality?				
(e. through f.) The proposed project is consistent with the General Plan. The proposal would be consistent with planned stormwater drainage systems and will not exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff or otherwise substantially degrade 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 proposed project is not within the 100-year flood plain. The Federal Emergency Management (FEMA) maps indicate that the site is in flood zone X which is defined as outside the 500-year flood plan. The project site is Office and Residential 5 and will not be developed with housing.				
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
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?				
(h. through i.) The proposed project is not within the 100-year flood plain. The Federal Emergency Management (FEMA) maps indicate that the site is in flood zone X which is defined as outside the 500-year flood plan. The proposed tentative tract map is an in-fill project which will not expose people or structures to a significant risk of loss or injury or death involving flooding, including flooding as a result of failure of a levee, or dam project.				
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?				
The project will not divide an established community. The proposed project will combine five parcels into one 9.5 acre parcel with a Master Plot Plan for the existing and future church site.				
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 lies immediately adjacent to Perris Boulevard and Cottonwood Avenue with a mixture of retail and residential uses in the general vicinity. The project is consistent with the City's General Plan and the Office and Residential 5 zone. The project will not cause conflict with an applicable land use or policy. Church facilities are an allowed use with a Conditional Use Permit within a Residential Zone.				
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) and will not conflict with the SKR Habitat Plan.				
The project site is outside the plan MSHCP Criteria Area, does not support riparian resources and is not within the special survey areas designated under the plan for narrow endemic plants, small mammals or amphibians. The project is in conformance with provisions for the Burrowing Owl.				
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
There are no known mineral resources on the site.				
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
There are no known mineral resources on the site. There are no locally important mineral resource recovery sites in proximity to the site.				
XII. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
(a.through c.) The proposed project will not directly result in any noise impacts. With the development of the vacant areas and redesign of the site, 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 potential would exist for both short and long-term impacts on ambient noise levels in the project vicinity. Based on performance standards within the Municipal Code, the use will not exceed a 55 DBA level.				
d) A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
During future construction, there will be limited noise from construction equipment. The City has standard conditions 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 6:00am to 8:00P, excluding holidays, and from 7:00AM to 8:00PM on weekends and holidays. As a result, no significant impacts would occur.				
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. The project is not within the 65 CNEL of March Air Reserve Base.				
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 are no private airstrips in 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 would not induce substantial population growth.				
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
The project will not displace any existing housing.				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
The project will not displace any people.				
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?				
(a.through e.) There will not be an incremental increase in the demand for new or altered public services including library, city hall, and city yard facilities. These facilities would be needed with or without the project.				
XV. RECREATION.				
a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
The project would not have a direct effect on neighborhood or regional parks. The project will be required to pay Development Impact Fees.				
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 project would not be required to construct or expand recreational facilities.				
XVI. TRANSPORTATION/TRAFFIC. Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of			X	

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				
The proposed project is consistent with existing General Plan and zoning. The increase in traffic if any will be consistent with the capacity of the street system per the Traffic Study from Federhart & Associates dated October 25, 2012. Street improvements will be completed with Phase 1 and Phase 2 which includes improvements to St. Christopher Lane, Cottonwood Avenue and Perris Boulevard as conditioned. Phase 2 will include a raised median along Perris Boulevard from Saint Christopher Lane to Cottonwood Avenue to improve safety at this intersection (St. Christopher/Perris) and a bus bay on the south side of Cottonwood Avenue just east of the intersection.				
The site includes the demolition of 6 existing buildings and the addition of 8 buildings throughout the five phases. Additional parking will be provided as required per City standards.				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X	
The proposed project is consistent with the General Plan. 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 result in substantial safety risks?				X
The proposed project would ultimately develop approximately 9.5 acres to include both existing and new structures. The project site is not located in, around or under any airport or airport fly-zone. Therefore, no impacts would result in air traffic patterns.				
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?				X
As designed, the project will not result in hazards. The project is not adjacent to any potential incompatible uses.				
e) Result in inadequate emergency access?				
The project as designed 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
The project will not conflict with any adopted policies or programs. The site will provide pedestrian access from the public sidewalk and will be required to install a bus bay on Cottonwood Avenue in Phase 2 when the multi-purpose building is constructed in the northwest corner of the site.				
XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) Result in a determination by the wastewater treatment provider which serves or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
(a. through e.) The proposed project is consistent with the General Plan, and therefore will not exceed wastewater requirements of the Regional Water Quality Control Board. Since the project is consistent with the General Plan, the project would not require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, or require or result in the construction of new storm water drainage facilities, or expansion of existing facilities.				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The needs of the project for solid waste capacity would be negligible. The proposed project is expected to result in the use of utilities similar to the commercial uses in the vicinity. The project will be served by a landfill in the Badlands with sufficient permitted capacity to accommodate the project's solid waste disposal needs per the City's EIR completed for the General Plan update.

g) Comply with federal, state, and local statues and regulations related to solid waste?				X
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The City is complying with State and Federal regulation regarding solid waste. All future projects will comply with current policies regarding solid waste.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			X	
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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. There are no historic structures on the site and there will be no impact to historic resources. The analysis in the Initial Study demonstrates that project and cumulative impacts would be less than significant and would not result in substantial adverse health effects on human beings.

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	
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The project will not create any impacts that when viewed in connection with existing land uses, other recently approved projects, and existing land use designations, would be considered cumulatively considerable. It is not expected that the proposed project would result in incremental effects. The analysis in the Initial Study demonstrates that the proposed project's cumulative impacts would be less than significant

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	
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The proposed project is consistent with the General Plan and zoning for the site. The project will not cause substantial adverse effects on human beings, either directly or indirectly.