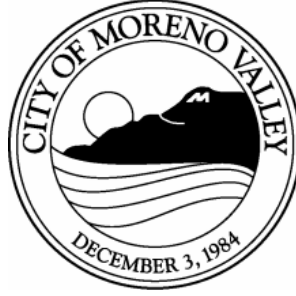

PLANNING COMMISSIONERS

PATRICIA KORZEC
Chairperson

RAY L. BAKER
Vice Chairperson

JEFFREY SIMS
Commissioner



ALVIN DEJOHNETTE
Commissioner

JOANN STEPHAN
Commissioner

ROBERT HARRIS
Commissioner

RAFAEL BRUGUERAS
Commissioner

PLANNING COMMISSION Regular Meeting

Agenda

Thursday, May 28, 2020 at 7:00 PM

TELECONFERENCED MEETING
[Pursuant to Governor Executive Order N-29-20]

There Will Not Be a Physical Location for Attending the Meeting

The Public May Observe the Meeting and Offer Public Comment As Follows:

STEP 1

Install the Free Zoom App or Visit the Free Zoom Website at [<https://zoom.us/>](https://zoom.us/)

STEP 2

Get Meeting ID Number and Password by emailing zoom@moval.org or calling
(951) 413-3206

STEP 3

Select Audio Source

Computer Speakers/Microphone or Telephone

STEP 4

Public Comments May be Made Via Zoom

During the Meeting, the Chairperson Will Explain the Process for Submitting Public Comments

ALTERNATIVE

If you do not wish to make public comments, you can view the meeting on Channel MV3, online at www.moval.org or YouTube.

Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, in compliance with the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to Guy Pegan, ADA Coordinator, at 951.413.3120 at least 72 hours before the meeting. The 72-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

PUBLIC COMMENTS PROCEDURE

During the public comment period for each item, as well as during the public comment period for items not on the agenda, the clerk will call upon each person who is on the Zoom application to ask if they wish to speak. Each member of the public wishing to speak will have a maximum of 3 minutes to speak on any agenda item, except for the applicant for entitlement. The Commission may establish an overall time limit for comments on a particular Agenda item. Members of the public must direct their questions to the Chairperson of the Commission and not to other members of the Commission, the applicant, the Staff, or the audience.

PUBLIC COMMENTS

CONSENT CALENDAR

All matters listed under Consent Calendar are considered to be routine and all will be enacted by one roll call vote. There will be no discussion of these items unless Members of the Planning Commission request specific items be removed from the Consent Calendar for separate action.

- 1. Planning Commission Minutes – Regular Meeting – May 14, 2020 7:00 PM

NON-PUBLIC HEARING ITEMS

- 1. Case: Discussion of Preliminary Draft Land Use Plan for the General Plan Update
- Location: Citywide
- Case Planner: Chris Ormsby
- Council District: All
- Proposal: Review the Preliminary Draft Land Use Plan for the General Plan Update and provide comments as desired.

PUBLIC HEARING ITEMS

- 1. Case: PEN18-0154 – Tentative Tract Map 37580
- Applicant: Michael De La Torre
- Property Owner: Michael De La Torre
- Representative: Michael De La Torre

Location: North side of Bradshaw Circle (APN: 478-090-019)
Case Planner: Gabriel Diaz
Council District: 3
Proposal A Tentative Tract Map (TTM 37580) to subdivide 2.18 acres of vacant land into 6 single-family residential lots and 1 lettered lot for water quality treatment facilities.

2. Case: PEN18-0042 – Tentative Parcel Map 37429
Applicant: Winchester Associates, Inc.
Property Owner Ada Velis Igiesias De Turcios
Representative Winchester Associates, Inc.
Location: North side of Angella Way, east of Indian Street, west of Shuning Court, (APN: 316-110-021).
Case Planner: Gabriel Diaz
Council District: 4
Proposal A Tentative Parcel Map (TPM 37429) to subdivide 1.39 acres of vacant land into 2 single-family residential lots and 2 lettered lots for street improvement purposes.

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

Planning Commission Regular Meeting, June 11, 2020 at 7:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.

**OFFICIAL MINUTES OF THE
PLANNING COMMISSION
OF THE CITY OF MORENO VALLEY**

**REGULAR MEETING – 7:00 PM
May 14, 2020**

CALL TO ORDER

This Regular meeting of the Planning Commission of the City of Moreno Valley was called to order at 7:05 p.m., by Chairperson Korzec in the Council Chambers located at 14177 Frederick Street, Moreno Valley, California.

ROLL CALL

Planning Commission:	Patricia Korzec	Chairperson	Present
	Ray L. Baker	Vice Chairperson	Present
	Robert Harris	Commissioner	Present
	JoAnn Stephan	Commissioner	Present
	Rafael Brugueras	Commissioner	Present
	Jeffrey Sims	Commissioner	Present
	Alvin DeJohnette	Commissioner	Present

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Brugueras.

APPROVAL OF AGENDA

Motion to approve the agenda, moving Public Hearing item number 2 to first position under public hearings, and moving Public Comments (items not on the agenda) to the position after public hearings, was made by Commissioner Brugueras and seconded by Commissioner Sims.

Vote: 7-0

Ayes: Commissioner Brugueras, Sims, Stephen, Harris, DeJohnette, Vice Chairperson Baker and Chairperson Korzec

Action: Approved

STAFF PRESENT

Manuel Mancha	Community Development Director
Patty Nevins	Planning Official
Sean Kelleher	Senior Planner
Julia Descoteaux	Associate Planner
Eric Lewis	City Traffic Engineer
Michael Lloyd	Assistant Engineer
Steve Quintanilla	Interim City Attorney
Paul Early	Assistant City Attorney
Ashley Aparicio	Planning Commission Secretary

Minutes Acceptance: Minutes of May 14, 2020 7:00 PM (CONSENT CALENDAR)

PUBLIC COMMENTS PROCEDURE

CONSENT CALENDAR

1. Minutes: Planning Commission - Regular Meeting - Apr 9, 2020 7:00 PM
2. Minutes: Planning Commission - Regular Meeting - Apr 23, 2020 7:00 PM

Motion to approve the minutes of April 9, 2020 and April 23, 2020 was made by Commissioner Sims and seconded by Commissioner DeJohnette.

Vote: 7-0
Ayes: Commissioner Sims, DeJohnette, Brugueras, Stephen, Harris, Vice Chairperson Baker and Chairperson Korzec
Action: Approved

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

At this time, Commissioner Harris recused himself from Agenda Item No. 1, since he was the signatory on the Initiative petitions submitted to the City Council in November 2015. As such, Commissioner Harris was moved to the Zoom Waiting Room without the ability to hear or participate in the public hearing.

1. World Logistic Center Project Items Under Consideration: Mitigation Monitoring and Reporting Program; Statement of Overriding Considerations; Recirculated Revised Final Environmental Impact Report Tentative Parcel Map for Finance and Conveyance Purposes Only; and Statutory Development Agreement.
2. Staff Recommendations:
 - a. That the Planning Commission APPROVE Resolution No. 2020-20, and thereby:
 - i. APPROVE AND ADOPT the Mitigation Monitoring and Reporting Program and the Findings Contained Therein, for the Revised Final EIR; and
 - ii. APPROVE AND ADOPT the Statement of Overriding Considerations and the Findings Contained Therein, for the Final Revised EIR; and
 - iii. CERTIFY that the Revised Final Environmental Impact Report PEN18-0050 for the World Logistics Center on file with the Community Development Department, incorporated herein by this reference, has been completed in compliance with the California Environmental Quality Act and the CEQA Guidelines, and that the Planning

Commission reviewed and considered the information in the Final EIR that reflects the City's independent judgment and analysis; and

- b. That the Planning Commission APPROVE Resolution No. 2020-21, and thereby: APPROVE PEN20-0017 Tentative Parcel Map 36457 for Finance and Conveyance Purposes Only, subject to the Tentative Parcel Map 36457 and Conditions of Approval; and,
- c. That the Planning Commission APPROVE Resolution No. 2020-22, and thereby: RECOMMEND that the City Council approve the Development Agreement (PEN20-0018).

Public Hearing Opened: 7:54 PM

Speakers:

Keri Then
Ivette Torres
Louise Palamares
Caller 951-892-4311
Gabriela Mendez
Ricardo Olea
George Hague
Daniel Fernandez
Angel Lopez
Brenda Angulo
April
Karen Jakpor
Robert Then
Joanna Gibson
Marina S.
Yassi
Daisy Lopez
Jessie Parks
Walter Guinea
Oscar Valdepena
Abraham Gonzalez
Susan Nash
LaDonna Jempson
Tom Thornsley
Christopher Mavldin
Francisco Lopez
Tom Paulek

Brandon Carn
Melody Lardner
Val Vargas
Denis Creek
Evelyn Mendez Vloa
Ilene Anderson
Evan Morgan
Jeremy Garza
Jacqueline
Carolina
Andrea
Nelly Hernandez
Beatriz
Roy Bleckert
Damien Allen
Ari B.
Darrel Peeclen
Tony Reza
Bethelenan Teshom
Chris Torres
Jessel
Cris
De Lillia
Deborah Craig
Tom Jerel
Susan Billinger
Anthony Victoria

After the last public comment, Chairperson Korzec called for a 10-minute recess.

At 10:41 PM, Chairperson Korzec reconvened the meeting and re-opened the proceedings for public testimony.

Speakers:

Josh
Amado Hernandez
Sandra Murphy
Jose T

Rudy Krants
Edwin Quinonez
Caller 602-768-5817
Brittany C.
Leo
Ken

Public Hearing Closed: 11:43 PM

Motion to approve Resolution Numbers 2020-20, 2020-21 and 2020-22 was made by Vice Chairperson Baker and seconded by Commissioner Brugueras.

Vote: 6-0
Ayes: Vice Chairperson Baker, Commissioner Brugueras, Stephan, DeJohnette, Sims and Chairperson Korzec
Abstain: Commissioner Harris (Recusal)
Action: Approved

At this time Commissioner Harris rejoined the meeting.

1. Conditional Use Permit for 3,815 square foot Retail Cannabis Dispensary, "Downtown Connect" located within an existing tenant space at 12540 Heacock Street (Report of: Planning Commission)
 - A. Staff recommends that the Planning Commission APPROVE Resolution No. 2020-10, and thereby:
 1. CERTIFY that Conditional Use Permit PEN19-0020 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 1 Exemption (Section 15301, Existing Facilities); and
 2. APPROVE Conditional Use Permit PEN19-0020 subject to the attached Conditions of Approval included as Exhibit A to the Resolution.

Public Hearing Opened: 12:51 AM

Speakers:

Kari Then

Public Hearing Closed: 12:54 AM

Motion to approve Resolution Number 2020-10 was approved by Commissioner DeJohnette and seconded by Commissioner Brugueras.

Vote: 4-3
Ayes: Commissioner DeJohnette, Brugueras, Stephan and Vice Chairperson Baker
Noes: Commissioner Harris, Sims and Chairperson Korzec
Action: Approved

3. Conditional Use Permit for a 3,360 square foot Retail Cannabis Dispensary, "Moreno Valley Investments" located within an existing building at 24175 Sunnymead Boulevard. (Report of: Planning Commission)

A. Staff recommends that the Planning Commission APPROVE Resolution No. 2020-16, and thereby:

1. CERTIFY that Conditional Use Permit PEN19-0074 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 1 Exemption (Section 15301, Existing Facilities); and
2. APPROVE Conditional Use Permit PEN19-0074 subject to the attached Conditions of Approval included as Exhibit A to the Resolution.

Public Hearing Opened: 1:16 AM

Speakers:

Kari Then
Val Vargas

Public Hearing Closed: 1:19 AM

Motion to approve Resolution Number 2020-16 was made by Commission Brugueras and seconded by Vice Chairperson Baker.

Vote: 7-0
Ayes: Commissioner Brugueras, Vice Chairperson Baker, Stephan, Harris, Sims and Chairperson Korzec
Action: Approved

PUBLIC COMMENTS

Kari Then
Steven

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

Minutes Acceptance: Minutes of May 14, 2020 7:00 PM (CONSENT CALENDAR)

No items for discussion.

PLANNING COMMISSIONER COMMENTS

Chairperson Korzec thanked everyone for being a part of the meeting this evening and congratulated the staff and Commissioners for their efforts and level of professionalism.

Vice Chairperson Baker asked to check that we approved both sets of minutes from April 9th and April 23rd. Chairperson Korzec stated they were taken in and voted upon.

Commissioner DeJohnette agreed with Chairperson Korzec and suggested that with Zoom doing well and participation is up that he would like to see us expand it when we resume with our normal meetings.

Commissioner Harris wanted to make staff aware that when we are placing people in the waiting room that they are not aware of what is happening in the meeting.

Commissioner Stephan stated she wanted to address a comment as when she was first brought on as a Commissioner and her invitation for the Citizen of the Year event. She stated she did not know Mr. Benzeevi paid for her entry as she was out of town and if she would have known ahead of time she would have paid for the event herself as she is a very ethical person.

Commissioner Brugueras also stated he was glad that Ms. Then reminded him of the laws and ethics of the Commission. He stated when he got his letter about the \$75 dollars, he reported it legally by putting it on his Form 700 and that he did not think it was a gift and that this was a dinner. He states that he has learned from this now and will ask in the future. He would like to let everyone know, he does not do favors and that he makes his decisions based on the facts of the project and it is important for him to do things correctly for the City of Moreno Valley and the residents.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson Korzec adjourned the meeting at 1:45 AM.

Submitted by:

Approved by:

_ Ashley Aparicio
Planning Commission Secretary

Patricia Korzec
Chairperson

Minutes Acceptance: Minutes of May 14, 2020 7:00 PM (CONSENT CALENDAR)

Meeting Date: May 28, 2020

DISCUSSION OF PRELIMINARY DRAFT LAND USE PLAN FOR THE GENERAL PLAN UPDATE

That the Planning Commission:

Review the Preliminary Draft Land Use Plan for the General Plan Update and provide comments as desired.

Summary

On April 30, 2021 and May 21, 2020, the General Plan Advisory Committee reviewed the Preliminary Draft Land Use Plan. The Preliminary Draft Land Use Plan includes the direction for future growth of the City within a 10 to 20 year horizon. The objective of this report is to provide the Planning Commission with information on the draft preliminary land use plan and obtain input prior to a workshop with the City Council. The Preliminary Draft Land Use Plan will be provided under separate cover.

Based on the current schedule, the Planning Commission would consider the adoption of the General Plan update in late April or early May of 2021.

Background

In late 2019, the City of Moreno Valley launched MoVal 2040, a comprehensive update to the City's General Plan. As part of the General Plan, the City will update the Housing Element, prepare a Climate Action Plan, and complete a project Environmental Impact Report (EIR). The Housing Element, a part of the General Plan, addresses the City's housing needs and ensures that planned housing stock will meet Moreno Valley's future needs. The Climate Action Plan is a roadmap for how Moreno Valley will reduce its greenhouse gas emissions to meet required statewide targets. The EIR ensures that environmental opportunities and constraints are identified and incorporated into the planning process and identifies actions to mitigate any adverse environmental effects of the plan. These four pieces will be developed in parallel to ensure consistency, and community input will shape each of the documents.

The General Plan Update process takes place over four main phases. Phase 1 included project initiation, citywide visioning, and identification of key issues. The General Plan effort is currently in Phase 2, exploring future growth concepts to address the issues and opportunities identified in first phase. Phase 3 will focus on the development of the General Plan text and policies, the EIR and the Climate Action Plan. In Phase 4, the City Council and Planning Commission will hold hearings for final adoption. The entire process will take about a year and a half and is scheduled to be completed in the summer of 2021.

During Phase 1, there was an extensive amount of outreach and research to identify issues. Based on numerous stakeholder interviews, pop-up events and a community-

wide survey held to obtain public input, research into existing conditions, and input from the General Plan Advisory Committee, vision and guiding principles were developed which were reviewed and refined by the City Council at a Study Session on February 11th.

Out of this effort, the vision and guiding principles that were developed included:

- Dynamic Economy - Economic diversity; flexible land use framework; well-paying jobs for locals
- Vibrant Gathering Places -Town Centers; inviting gateways; sports/recreation facilities; cultural diversity
- Livable Neighborhoods -Affordable/adaptable housing options; neighborhood safety; active/healthy living
- Community Identity - Local pride and sense of place; live, work, and play model community

Preliminary Draft Land Use Plan

The vision and guiding principles along with an Existing Conditions Report were the basis for the development of Opportunity Areas which were reviewed in March at four in-person workshops and an online opportunity to review and comment on all workshop materials.

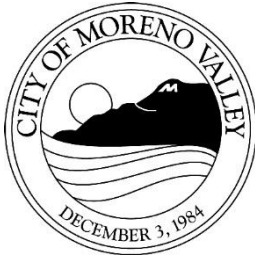
Based on the input of the General Plan Advisory Committee and public input both at the workshops and online, the preliminary draft Land Use Plan was developed. The preliminary Draft Land Use Plan includes new General Plan concepts which include a Downtown Center, Center Mixed Use, Corridor Mixed Use, Business Flex, and Freeway Commercial. Andrew Hill, Principal with Dyett & Bhatia will be providing a presentation and discussing these areas for this Planning Commission report.

Prepared by:
Chris Ormsby
Senior Planner

Approved by:
Patty Nevins
Planning Official

ATTACHMENTS

None



PLANNING COMMISSION

STAFF REPORT

Meeting Date: May 28, 2020

A TENTATIVE TRACT MAP (TTM 37580) TO SUBDIVIDE 2.18 ACRES OF VACANT LAND INTO 6 SINGLE-FAMILY RESIDENTIAL LOTS AND 1 LETTERED LOT FOR WATER QUALITY TREATMENT FACILITIES.

Case: PEN18-0154 – Tentative Tract Map 37580

Applicant: Michael De La Torre

Property Owner: Michael De La Torre

Representative: Michael De La Torre

Location: North side of Bradshaw Circle (APN: 478-090-019)

Case Planner: Gabriel Diaz

Council District: 3

Proposal: A Tentative Tract Map (TTM 37580) to subdivide 2.18 acres of vacant land into 6 single-family residential lots and 1 lettered lot for water quality treatment facilities.

SUMMARY

The applicant, Michael De La Torre, has submitted an application for Tentative Tract Map 37580 to subdivide the 2.18-acre project site, Assessor's Parcel Number 478-090-019, site into six single-family residential lots and one lettered lot, Lot A, for a water quality basin. The proposed subdivision is located along the north side of Bradshaw Circle, approximately 730 feet northeast of the intersection of Moreno Beach Drive and Cactus Avenue.

PROJECT DESCRIPTION

Tentative Tract Map

The applicant, Michael De La Torre, is requesting approval of Tentative Tract Map 37580 for the subdivision of a 2.18-acre vacant site into six single-family lots. Each proposed single-family lot is consistent with the Residential 5 (R5) District regulations, and will be at least 7,200 square feet in size. In addition to the single-family lots, the tract design includes one lettered lot, Lot A, for a water quality basin. Access to each of the lots is being provided by "Street A", a private cul-de-sac street

The project layout and design is considerate of and conforms with the adjacent existing and anticipated residential developments. The grade transitions for the map are minimal and no retaining walls are proposed.

A 30 foot wide sewer and storm drain easement crosses Lots 1, 2, and Lot A along the western boundary of the map. Lots 1 and 2 have adequate area outside of the easement to allow for the construction of a single family residence of comparable size to the surrounding neighborhood. Additionally, Lot A has been designed to accommodate the proposed basin without encroaching into the easement.

Site and Surrounding Area

The project site is located on the north side of Bradshaw Circle. The project site and adjacent parcels have a General Plan Land Use and Zoning District designation of Residential 5 (R5). The project site is surrounded by vacant land to the east and west, an existing single-family residential subdivision to the north, and a combination of single family residences and vacant land to the south across Bradshaw Circle.

Access/Parking

Access to each of the lots as previously noted will be provided from a new cul-de-sac, Street "A" which runs north and south. Street "A" connects to Bradshaw Circle to the south; both are private streets.

Design/Landscaping

The project is designed in accordance with the provisions of Chapter 9.03 Residential Districts, Section 9.16.130 Design Guidelines, and Section 9.14 Land Divisions of the City's Municipal Code. The project as designed and conditioned complies with all applicable City zoning and development regulations.

Through appropriate conditions of approval applied to the project approval, the developer must create a homeowner's association (HOA) prior to recordation of the final map. The purpose of the HOA at a minimum will be to accept ownership and maintenance responsibility in perpetuity of water quality treatment facilities and private streets.

The walls and fences for this tract are conditioned to be consistent with the provisions for walls and fences within the Moreno Valley Municipal Code, maintenance responsibility for the walls and fences shall be borne by the respective homeowner or may be included in the responsibility of the HOA at the discretion of the applicant.

REVIEW PROCESS

The application for this project was submitted in August 2018. The project has been considered by all appropriate agencies within and outside of the City, as is the standard review process with these types of development applications. The project was reviewed by the Project Review Staff Committee as required by the City Municipal Code. Following subsequent revisions and reviews by staff, the project was determined to be complete with a recommendation to approve the project as designed and conditioned.

ENVIRONMENTAL

This project is for the subdivision of a 2.18-acre vacant site into six single-family residential lots, one lettered lot for water quality purposes. As designed and conditioned, this project is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15315 (Class 15) Minor Land Divisions.

NOTIFICATION

The public hearing notice for this project was published in the local newspaper on May 15, 2020. Public notices were mailed to all property owners of record within 600 feet of the project site on May 14, 2020. The public hearing notice for this project was posted on site on May 15, 2020.

REVIEW AGENCY COMMENTS

Staff has coordinated with outside agencies and where applicable, as is the standard review process with these types of development applications. Throughout the review process, comments and proposed conditions of approval were provided in writing to the applicant.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2020-04, and thereby:

1. **CERTIFY** that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), under CEQA Guidelines Section 15315 (Class 15) Minor Land Divisions; and
2. **APPROVE** PEN18-0154 Tentative Tract Map 37580 subject to the conditions of approval included as Exhibit A.

Prepared by:
Gabriel Diaz
Associate Planner

Approved by:
Patty Nevins
Planning Official

ATTACHMENTS

1. Resolution 2020-04
2. Exhibit A to Resolution No. 2020-04 Conditions of Approval
3. Tentative Tract Map 37580
4. Aerial Photograph
5. Zoning Map
6. Public Hearing Notice
7. 600 Foot Radius Map

PLANNING COMMISSION RESOLUTION NO. 2020-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING TENTATIVE TRACT MAP 37580 (PEN18-0154) TO SUBDIVIDE AN APPROXIMATELY 2.18 ACRE SITE INTO SIX SINGLE-FAMILY RESIDENTIAL LOTS AND ONE LETTERED LOT FOR WATER QUALITY PURPOSES, FOR PROPERTY LOCATED ON THE NORTH SIDE OF BRADSHAW CIRCLE (ASSESSOR PARCEL NUMBER 478-090-019)

WHEREAS, Michael De La Torre has filed an application for the approval of Tentative Tract Map 37580, PEN18-0154, for the subdivision of a 2.18 acre site identified as Assessor Parcel Number 478-090-019 into six single family lots and one lettered lot, as described in the title above; and

WHEREAS, the application has been evaluated in accordance with established City of Moreno Valley (City) procedures, and with consideration of the General Plan, Municipal Code, and other applicable regulations; and

WHEREAS, upon completion of a thorough development review process the project was appropriately agendized and noticed for a public hearing before the Planning Commission of the City of Moreno Valley (Planning Commission); and

WHEREAS, the public hearing notice for this project was published in the local newspaper on May 15, 2020. Public notice was sent to all property owners of record within 600 feet of the project site on May 14, 2020. The public hearing notice for this project was also posted on the project site on May 15, 2020;

WHEREAS, on May 28, 2020, the Planning Commission held a public hearing to consider the application; and

WHEREAS, on May 28, 2020, the Planning Commission of the City of Moreno Valley determined that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et. seq.) under CEQA Guidelines Section 15315, Class 15: Minor Land Divisions; and

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

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 May 28, 2020, including written and oral staff reports, and the record from the public hearing, this Planning Commission hereby specifically finds as follows:

1. That the proposed map is consistent with applicable general and specific plans and the zoning ordinance;

FACT: General Plan Objective 2.2 states that it is the intent of the City to provide a wide range of residential opportunities and dwelling types to meet the demands of present and future residents of all socioeconomic groups. The proposed project has a Residential land use designation that would allow for development of single family residences consistent with this objective.

The project site is located on the north side of Bradshaw Circle and has a Residential 5 (R5) General Plan land use designation and is currently zoned Residential 5 (R5) District. The project site is surrounded by vacant land to the east and west, to the north is an existing single-family subdivision zoned Residential 5 (R5) District, and to the south across Bradshaw Circle is a single family residence zoned Residential 5 (R5) District.

The project is designed in accordance with the provisions of Chapter 9.03 Residential Districts, Section 9.16.130 Design Guidelines and Section 9.14 Land Divisions of the City's Municipal Code. The project as designed and conditioned would comply with all applicable zoning and other regulations.

The project as designed and conditioned will achieve the objectives of the City of Moreno Valley's General Plan. The proposed project is consistent with the General Plan and does not conflict with the goals, objectives, policies, and programs established within the Plan.

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

FACT: General Plan Objective 2.2 states that it is the intent of the City to provide a wide range of residential opportunities and dwelling types to meet the demands of present and future residents of all socioeconomic groups. The proposed project has a residential land use designation that would allow for development of single family residences consistent with this objective.

The project as designed is consistent with City General Plan Policy 2.2.7, which states that the primary purpose of areas designated Residential 5 is to provide for single-family detached housing on standard sized suburban lots. The maximum allowable density under this designation is 5.0 dwelling units per acre. The project proposes a density of 2.75 dwelling units per acre which is consistent with the site's General Plan land use designation. Therefore, the subdivision as designed and conditioned is consistent with existing goals, objectives, policies and programs of the General Plan.

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

FACT: The 2.18 acre project site has with fairly level topography, is vacant of development. Overall, the project site is well suited for the proposed subdivision.

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

FACT: The project site is squared in shape and is comprised of fairly level topography. The tentative tract map is designed in accordance with the provisions of the City's Municipal Code Section 9.14 Land Divisions. The project site is physically suitable for the proposed density of the development.

5. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;

FACT: There are no existing streambeds, drainage features or riparian vegetation on the project site. The site is fairly flat and has been consistently maintained for weed abatement. Based upon information from the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Full Report a condition of approval has been placed on the project requiring a preconstruction Burrowing Owl survey be conducted prior to any ground disturbance of the parcels created by this map. Therefore, the tentative tract map will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

6. That the design of the subdivision or type of improvements is not likely to cause serious public health problems;

FACT: As conditioned, the proposed tract map would not cause public health problems. The Eastern Municipal Water District will provide water and sewer services to the project site. There are no known

hazardous conditions associated with the property, the design of the land division or the type of improvements.

The proposed tract map as designed and conditioned ensure acceptable levels of protection from natural and man-made hazards to life, health, and property and is therefore consistent with General Goal 9.6.1. The project site is located within approximately 2.75 miles from Fire Station No. 99, which is consistent with General Plan Goal 9.6.2 which requires emergency services that are adequate to meet minor emergency and major catastrophic situations.

The proposed tract map will not result in a development that would be inconsistent with General Plan Objective 6.1 to minimize the potential for loss of life and protect residents, workers, and visitors to the City from physical injury and property damage due to seismic ground shaking and secondary effects or General Plan Objective 6.2 to minimize the potential for loss of life and protect residents, workers, and visitors to the City from physical injury and property damage, and to minimize nuisances due to flooding.

The tract map has been designed consistently with the City's Municipal Code Section 9.14 Land Divisions and meets all City requirements related to subdividing a property.

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

FACT: The tentative tract map has been designed to accommodate and not conflict with existing easements on the subject site including utility and storm drain easements.

8. That the proposed land division is not subject the Williamson Act pursuant to the California Land Conservation Act of 1965.

FACT: The project site is not utilized for agricultural purposes and is not under Williamson Act Contract. Additionally, there are no existing surrounding agricultural use, or sites under Williamson Act contract within the City limits.

9. That the proposed land division and the associated design and improvements are not consistent with applicable ordinances of the city.

FACT: The land division proposed by Tentative Tract Map 37580 is consistent with the City's Municipal Code Section 9.14 Land Divisions. The subdivision as designed and conditioned is consistent with applicable ordinances of the city.

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

FACT: The land division proposed by Tentative Tract Map 37580 is consistent with the City's Municipal Code Section 9.14 Land Divisions. The subdivision as designed allows for future building orientation to be such that passive or natural heating and cooling opportunities can be achieved.

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

FACT: The project as designed is consistent with City General Plan Policy 2.2.7, which states that the primary purpose of areas designated Residential 5 is to provide for single-family detached housing on standard sized suburban lots. The maximum allowable density under this designation is 5.0 dwelling units per acre. The project proposes a density of 2.75 dwelling units per acre which is consistent with the site's General Plan land use designation while providing additional housing which is needed both within the City of Moreno Valley and the region. Therefore, the subdivision as designed provides housing that is balance against public service needs consistent with existing goals, objectives, policies and programs of the General Plan.

FEES, DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS

1. FEES

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

Unless otherwise provided for by this Resolution, all impact fees shall be calculated and collected at the time and in the manner provided in Chapter 3.32 of the City of Moreno Valley Municipal Code or as so

provided in the applicable ordinances and resolutions. The City expressly reserves the right to amend the fees and the fee calculations consistent with applicable law.

2. **DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS**

The adopted Conditions of Approval for PEN18-0154, incorporated herein by reference, may include dedications, reservations, and exactions pursuant to Government Code Section 66020 (d) (1).

3. **CITY RIGHT TO MODIFY/ADJUST; PROTEST LIMITATIONS**

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

Pursuant to Government Code Section 66020(d)(1), NOTICE IS FURTHER GIVEN that the 90 day period to protest the imposition of any impact fee, dedication, reservation, or other exaction described in this Resolution begins on the effective date of this Resolution and any such protest must be in a manner that complies with Section 66020(a) and failure to timely follow this procedure will bar any subsequent legal action to attack, review, set aside, void or annul imposition.

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

BE IT FURTHER RESOLVED that the Planning Commission **HEREBY APPROVES** Resolution No. 2020-04 and thereby:

1. **CERTIFY** that Tentative Parcel Map 37580, PEN18-0154 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 15 Exemption (Section 15315, Minor Land Divisions); and
2. **APPROVE** Tentative Tract Map 37580 (application PEN18-0154) based on the findings contained in this resolution, and subject to the attached conditions of approval included as Exhibit A.

APPROVED this 28th day of May, 2020.

Patricia Korzec
Chairperson, Planning Commission

ATTEST:

APPROVED AS TO FORM:

Patty Nevins, Planning Official
Secretary to the Planning Commission

City Attorney

Attachments:

Exhibit A: Conditions of Approval

Attachment: Resolution 2020-04 [Revision 6] (3909 : PEN18-0154 Tentative Tract Map 37580)

CONDITIONS OF APPROVAL

Tentative Tract Map (PEN18-0154)

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CITY OF MORENO VALLEY
 CONDITIONS OF APPROVAL
 Tentative Tract Map (PEN18-0154)

EFFECTIVE DATE:

EXPIRATION DATE:

COMMUNITY DEVELOPMENT DEPARTMENT**Planning Division**

1. 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)
2. The site shall be developed in accordance with the approved plans on file in the Community Development Department - Planning Division, the Municipal Code regulations, General Plan, and the conditions contained herein. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Official. (MC 9.14.020)
3. 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

4. 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 shall remain in place until the project is completed or the above conditions no longer exist. (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).
5. The site has been approved for Tentative Tract Map 37580, to subdivide an approximately 2.18-acre site into six single-family residential lots, one lettered lot for water quality treatment facilities.
6. Prior to grading plan approval, Basin fencing shall include wrought iron fencing with pilasters

CONDITIONS OF APPROVAL

Tentative Tract Map (PEN18-0154)

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7. Prior to issuance of building permits, final front and street side yard landscape and irrigation plans, and slope landscape plans and basin landscape plans, shall be approved.
8. This approval shall comply with all applicable requirements of the City of Moreno Valley Municipal Code.
9. Prior to grading plan approval, decorative block walls shall be provided along the street side for all corner lots. (MC 9.08.070)
10. The site shall be developed in accordance with the approved tentative map on file in the Community Development Department -Planning Division, the Municipal Code regulations, General Plan, and the conditions contained herein. (MC 9.14.020)
11. Prior to building final, the developer/owner or developer's/owner's successor-in-interest shall pay all applicable impact fees, including but not limited to Transportation Uniform Mitigation fees (TUMF), and the City's adopted Development Impact Fees.
12. A drought tolerant landscape palette shall be utilized throughout the tract in compliance with the City's Landscape Requirements. (9.17)
13. Prior to the issuance of grading permits, final erosion control landscape and irrigation plans for all cut or fill slopes over 3 feet in height shall be submitted to and approved by the Planning Division. The plans shall be designed in accordance with the slope erosion plan as required by the City Engineer. Man-made slopes greater than 10 feet in height shall be "land formed" to conform to the natural terrain and shall be landscaped and stabilized to minimize visual scarring. (GP Objective 1.5, MC 9.08.080, DG)
14. All landscaped areas in perpetuity shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
15. Prior to issuance of building permit issuance, landscape plans (trees, shrubs and groundcover) for basins maintained by an HOA or other private entity shall be submitted to and approved by the Planning Division for the sides and/or slopes. A hydroseed mix w/irrigation is acceptable for the bottom of all the basin areas. All detention basins shall include trees, shrubs and groundcover up to the concreted portion of the basin. A solid decorative (e.g. split face, color variation, pattern variation, or as approved by the Planning Official) 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 more than 18 inches in depth.
16. This tentative map shall expire three years after the approval date of this tentative

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Tentative Tract Map (PEN18-0154)

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- 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)
17. Prior to issuance of a building permit, the developer/property owner or developer's successor-in-interest shall pay all applicable impact fees due at permit issuance, including but not limited to Multi-species Habitat Conservation Plan (MSHCP) mitigation fees. (Ord.)
 18. Prior to grading plan approval, wall and fence plans shall be submitted to and approved by the Planning Division to include a six (6) foot high solid decorative (e.g. split face, color variation, pattern variation, or as approved by the Planning Official) block wall along the all tract perimeters.
 19. Prior to final map recordation, or building permit issuance, subdivision phasing (including any proposed common open space or improvement phasing, if applicable), shall be subject to a separate Phasing Plan submittal for Planning Division approval. Any proposed phasing shall provide for adequate vehicular access to all lots in each phase as determined by the City Transportation Engineer or designee and shall substantially conform to all intent and purpose of the subdivision approval. (MC 9.14.080)
 20. Within thirty (30) days prior to any grading or other land disturbance, a pre-construction survey for Burrowing Owls shall be conducted pursuant to the established guidelines of Multiple Species Habitat Conservation Plan. The pre-construction survey shall be submitted to the Planning Division prior to any disturbance of the site and/or grading permit issuance.
 21. Prior to building final, all required and proposed fences and walls shall be constructed/installed per the approved plans on file in the Planning Division. (MC 9.080.070)
 22. 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: The name and address of the development and the developer's name and address to include a 24-hour emergency phone number.
 23. Separate Administrative Plot Plans, including, Design Review (product approval), Model Home Complex or custom home reviews are required for approval of the design of the future single-family homes for Tentative Tract Map 37580.
 24. Prior to approval of a precise grading plan, final front and street side yard landscape and irrigation plans shall be submitted to and approved by the Planning

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- Division. The plans shall be prepared in accordance with the City's Municipal Code Landscape Requirements, and include required street trees.
25. Prior to issuance of grading permits, the developer shall pay the applicable Stephen's' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee.
 26. Prior to building final, slope landscape and irrigation shall be installed, certified by the Landscape Architect with documentation provided to the Planning Division with an inspection performed and approved by the Planning Division. Landscaping on lots not yet having dwelling units shall be maintained by the developer weed and disease free. (MC 9.03.040)
 27. Prior to the issuance of building permits, the developer shall provide documentation that contact was made to the U.S. Postal Service to determine the appropriate type and location of mailboxes.
 28. Prior to grading plan approval, wall and fence plans shall be submitted to and approved by the Planning Division subject to the City's Municipal Code including the following:
 - A. Side and rear yard fences/walls (not adjacent to a right of way) shall be constructed of decorative block, poly-vinyl or wood.
 - B. A solid decorative (e.g. split face, color variation, pattern variation, or as approved by the Planning Official) block wall with pilasters and a cap is required along the perimeter of the tract adjacent to any right of way or reverse frontage location and along any right of way within the interior of the tract (all corner lots).
 - C. Non-combustible fencing is required for all lots adjacent to all fuel modification zones, subject to the approval of the Fire Prevention Bureau.

Building Division

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

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33. The proposed development shall be subject to the payment of required development fees as required by the City's current Fee Ordinance at the time a building application is submitted or prior to the issuance of permits as determined by the City.
34. The proposed project will be subject to approval by the Eastern Municipal Water District and all applicable fees and charges shall be paid prior to permit issuance. Contact the water district at 951.928.3777 for specific details.
35. All new structures shall be designed in conformance to the latest design standards adopted by the State of California in the California Building Code, (CBC) Part 2, Title 24, California Code of Regulations including requirements for allowable area, occupancy separations, fire suppression systems, accessibility, etc. The current code edition is the 2016 CBC.
36. The proposed project's occupancy shall be classified by the Building Official and must comply with exiting, occupancy separation(s) and minimum plumbing fixture requirements. Minimum plumbing fixtures shall be provided per the 2016 California Plumbing Code, Table 422.1. The occupant load and occupancy classification shall be determined in accordance with the California Building Code.
37. The proposed residential project shall comply with The 2016 California Green Building Standards Code, Section 4.106.4, mandatory requirements for Electric Vehicle Charging Station (EVCS).
38. Prior to permit issuance, every applicant shall submit a properly completed Waste Management Plan (WMP), as a portion of the building or demolition permit process. (MC 8.80.030)

FIRE DEPARTMENT**Fire Prevention Bureau**

39. Prior to issuance of Building Permits, the applicant/developer shall participate in the Fire Impact Mitigation Program. (Fee Resolution as adopted by City Council)
40. 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, MVMC 8.36.100[D])
41. Prior to issuance of Certificate of Occupancy or Building Final, all residential

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- dwelling shall display street numbers in a prominent location on the street side of the residence in such a position that the numbers are easily visible to approaching emergency vehicles. The numbers shall be located consistently on each dwelling throughout the development. The numerals shall be no less than four (4) inches in height and shall be low voltage lighted fixtures. (CFC 505.1, MVMC 8.36.060[I])
42. Single Family Dwellings. Schedule "A" fire prevention approved standard fire hydrants (6" x 4" x 2 ½") shall be located at each intersection of all residential streets. Hydrants shall be spaced no more than 500 feet apart in any direction so that no point on the street is more than 250 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 1 hour duration of 20 PSI. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, serving one and two-family residential developments, standard fire hydrants shall be provided at spacing not to exceed 1000 feet along the tract boundary for transportation hazards. (CFC 507.3, Appendix B, MVMC 8.36.060).
 43. All Fire Department access roads or driveways shall not exceed 12 percent grade. (CFC 503.2.7 and MVMC 8.36.060[G])
 44. The Fire Department emergency vehicular access road shall be (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. The approved fire access road shall be in place during the time of construction. Temporary fire access roads shall be approved by the Fire Prevention Bureau. (CFC 501.4, and MV City Standard Engineering Plan 108d)
 45. 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)
 46. 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 501.4)
 47. 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. (CFC 501.3)
 48. 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 and MVLT 440A-0 through MVLT 440C-0)
 49. Existing fire hydrants on public streets are allowed to be considered available.

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- 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, 501.3) a - 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.
50. Final fire and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.
 51. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)
 52. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet 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])
 53. 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, CFC 501.4)
 54. The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the C.F.C., MVMC, and NFPA 24. Fire hydrants shall be located no closer than 40 feet to a building. A fire hydrant shall be located within 50 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are (6" x 4" x 2 1/2" x 2 1/2") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3, MVMC 912.2.1)
 55. During phased construction, dead end roadways and streets which have not been completed shall have a turn-around capable of accommodating fire apparatus. (CFC 503.1 and 503.2.5)
 56. Plans for private water mains supplying fire sprinkler systems and/or private fire hydrants shall be submitted to the Fire Prevention Bureau for approval. (CFC 105 and CFC 3312.1)
 57. 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

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system capable of delivering said waterflow for 2 hour(s) duration at 20-PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 507.3, Appendix B)

58. 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)

PUBLIC WORKS DEPARTMENT**Land Development**

59. 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]
60. The final approved conditions of approval (COAs) issued and any applicable Mitigation Measures by the Planning Division shall be photographically or electronically placed on mylar sheets and included in the Grading and Street Improvement plans.
61. The developer shall monitor, supervise and control all construction related 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 Land Development Division.
 - (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 during the grading operations.
- Violation of any condition, restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedy as noted in 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.
62. Drainage facilities (e.g., catch basins, water quality basins, etc.) with sump conditions shall be designed to convey the tributary 100-year storm flows.

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Secondary emergency escape shall also be provided.

63. If improvements associated with this project are not initiated within two (2) years of the date of approval of the Public Improvement Agreement (PIA), the City Engineer may require that the engineer's estimate for improvements 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 PIA or issuance of a permit. [MC 9.14.210(B)(C)]
64. The developer shall protect downstream properties from damage caused by alteration of drainage patterns (i.e. concentration or diversion of flow, etc). 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]
65. The maintenance responsibility of the proposed storm drain line shall be clearly identified. Storm drain lines within private property will be privately maintained and those within public streets will be publicly maintained.
66. For single family residential subdivisions, all lots shall drain to the street at a minimum surface grade of 2.0% and on-site drainage shall be conveyed onto the street with subsurface drains at a minimum grade of 0.5% per current City Standards MVSI-152 and MVSI-153A. No cross-lot or over the sidewalk drainage shall be allowed.
67. This project shall submit civil engineering design plans, reports and/or documents (prepared by a registered/licensed civil engineer) for review and approval by the City Engineer per the current submittal requirements, prior to the indicated threshold or as required by the City Engineer. The submittal consists of, but is not limited to, the following:
 - a. Tract Map (recordation prior to building permit issuance);
 - b. Rough grading w/ erosion control plan (prior to grading permit issuance);
 - c. Precise grading w/ erosion control plan (prior to grading permit issuance);
 - d. Improvement plan (e.g., street/storm drain w/ striping, sewer/water, etc.);
 - e. Final drainage study (prior to grading plan approval);
 - f. Final WQMP (prior to grading plan approval);
 - g. Legal documents(e.g., easement(s), dedication(s), etc.) (prior to Building Permit Issuance);
 - h. As-Built revision for all plans (prior to Occupancy release);
68. Water quality best management practices (BMPs) designed to meet Water Quality Management Plan (WQMP) requirements for single-family residential development shall not be used as a construction BMP. Water quality BMPs shall be maintained for the entire duration of the project construction and be used to treat runoff from those developed portions of the project. Water quality BMPs shall be protected

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from upstream construction related runoff by having proper best management practices in place and maintained. Water quality BMPs shall be graded per the approved design plans and once landscaping and irrigation has been installed, it and its maintenance shall be turned over to an established Homeowner's Association (HOA). The Homeowner's Association shall enter into an agreement with the City for basin maintenance.

Prior to Grading Plan Approval

69. A final detailed drainage study (prepared by a registered/licensed civil engineer) shall be submitted for review and approved by the City Engineer. The study shall include, but not be limited to: existing and proposed hydrologic conditions as well as hydraulic calculations for all drainage control devices and storm drain lines. The study shall analyze 1, 3, 6 and 24-hour duration events for the 2, 5, 10 and 100-year storm events [MC 9.14.110(A.1)]. A digital (pdf) copy of the approved drainage study shall be submitted to the Land Development Division.
70. Emergency overflow areas shall be shown at all applicable drainage improvement locations in the event that the drainage improvement fails or exceeds full capacity.
71. The developer shall ensure compliance with the City Grading ordinance, these Conditions of Approval and the following criteria:
 - a. The project street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area and outlet points. Unless otherwise approved by the City Engineer, lot lines shall be located at the top of slopes.
 - b. Any grading that creates cut or fill slopes adjacent to the street shall provide erosion control, sight distance control, and slope easements as approved by the City Engineer.
 - c. All improvement plans are substantially complete and appropriate clearance letters are provided to the City.
 - d. A soils/geotechnical report (addressing the soil's stability and geological conditions of the site) shall be submitted to the Land Development Division for review. A digital (pdf) copy of the soils/geotechnical report shall be submitted to the Land Development Division.
72. Grading plans (prepared by a registered/licensed civil engineer) shall be submitted for review and approved by the City Engineer per the current submittal requirements.
73. If offsite grading is required, written permission from adjacent property owner(s) shall be submitted.
74. The developer shall pay all remaining plan check fees.

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75. Landscape & Irrigation plans (prepared by a registered/licensed landscape architect) for water quality BMPs shall be submitted for review and approved by the City Engineer per the current submittal requirements, if applicable.
76. A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared in conformance with the State's current 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.
77. 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) which shall be noted on the grading plans.
78. The final project-specific Water Quality Management Plan (WQMP) shall be consistent with the approved P-WQMP, as well as in full conformance with the document: "Water Quality Management Plan - A Guidance Document for the Santa Ana Region of Riverside County" dated October 22, 2012. The F-WQMP shall be submitted and approved prior to application for and issuance of grading permits. At a minimum, the F-WQMP shall include the following: Site Design BMPs; Source Control BMPs, Treatment Control BMPs, Operation and Maintenance requirements for BMPs and sources of funding for BMP implementation.
- a. The Applicant has proposed to incorporate the use of Bioretention. Final design and sizing details of all BMPs must be provided in the first submittal of the F-WQMP. The Applicant acknowledges that more area than currently shown on the plans may be required to treat site runoff as required by the WQMP guidance document.
- b. The Applicant shall substantiate the applicable Hydrologic Condition of Concerns (HCOC) in Section F of the F-WQMP. <The HCOC designates that the project will be exempt from mitigation requirements based on Exemption 3>.
- c. All proposed LID BMP's shall be designed in accordance with the RCFC&WCD's Design Handbook for Low Impact Development Best Management Practices, dated September 2011.
- d. The proposed LID BMP's as identified in the project-specific P-WQMP shall be incorporated into the Final WQMP.
- e. The NPDES notes per City Standard Drawing No. MVFE-350-0 shall be included in the grading plans.
- f. Post-construction treatment control BMPs, once placed into operation for post-construction water quality control, shall not be used to treat runoff from construction sites or unstabilized areas of the site.

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Prior to Grading Permit

79. A receipt showing payment of the Area Drainage Plan (ADP) fee to Riverside County Flood Control and Water Conservation District shall be submitted. [MC 9.14.100(O)]
80. A digital (pdf) copy of all approved grading plans shall be submitted to the Land Development Division.
81. Security, in the form of a cash deposit (preferable), bond or letter of credit shall be submitted as a guarantee of the implementation and maintenance of erosion control measures. At least twenty-five (25) percent of the required security shall be in the form of a cash deposit with the City. [MC 8.21.160(H)]
82. Security, in the form of a cash deposit (preferable), bond or letter of credit shall be submitted as a guarantee of the completion of the grading operations for the project. [MC 8.21.070]
83. The developer shall pay all applicable inspection fees.

Prior to Map Approval

84. All proposed street names shall be submitted for review and approved by the City Engineer, if applicable. [MC 9.14.090(E.2.k)]
85. A copy of the Covenants, Conditions and Restrictions (CC&R's) shall be submitted for review and approved by the City Engineer. The CC&R's shall include, but not be limited to, access easements, reciprocal access, private and/or public utility easements as may be relevant to the project. In addition, for single-family residential development, bylaws and articles of incorporation shall also be included as part of the maintenance agreement for any water quality BMPs.
86. After recordation, a digital (pdf) copy of the recorded map shall be submitted to the Land Development Division.
87. Maps (prepared by a registered civil engineer and/or licensed surveyor) shall be submitted for review and approved by the City Engineer per the current submittal requirements.
88. 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, this project is subject to the following requirements:
 - a. Establish a Home Owners Association (HOA) to finance the maintenance of the "Water Quality BMPs". Any lots which are identified as "Water Quality BMPs"

CONDITIONS OF APPROVAL

Tentative Tract Map (PEN18-0154)

Page 13

shall be owned in fee by the HOA.

b. Dedicate a maintenance easement to the City of Moreno Valley.

c. Execute a maintenance agreement between the City of Moreno Valley and the HOA, which shall be approved by City Council.

d. Provide a certificate of insurance per the terms of the maintenance agreement.

e. Select one of the following options to meet the financial responsibility to provide storm water utilities services for the required continuous operation, maintenance, monitoring system evaluations and enhancements, remediation and/or replacement, all in accordance with Resolution No. 2002-46.

i. Participate in the mail ballot proceeding in compliance with Proposition 218, for the Residential NPDES Regulatory Rate Schedule and pay all associated costs with the ballot process, or

ii. Establish an endowment to cover future maintenance costs for the Residential NPDES Regulatory Rate Schedule.

f. Notify the Special Districts Division of the intent to record the final map 90 days prior to City Council action authorizing recordation of the final map and the financial option selected. The final option selected shall be in place prior to the issuance of certificate of occupancy. [California Government Code & Municipal Code]

89. The developer shall guarantee the completion of all related improvements required for this project by executing a Public Improvement Agreement (PIA) with the City and posting the required security. [MC 9.14.220]
90. All public improvement plans required for this project shall be approved by the City Engineer in order to execute the Public Improvement Agreement (PIA).
91. All street dedications shall be free of all encumbrances, 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.

Prior to Improvement Plan Approval

92. The developer shall submit clearances from all applicable agencies, and pay all applicable plan check fees.
93. The street improvement plans shall comply with current City policies, plans and applicable City standards (i.e. MVS1-160 series, etc.) throughout this project.
94. The design plan and profile shall be based upon a centerline, extending beyond the project boundaries a minimum distance of 300 feet at a grade and alignment approved by the City Engineer.

CONDITIONS OF APPROVAL

Tentative Tract Map (PEN18-0154)

Page 14

95. Drainage facilities (i.e. catch basins, etc.) with sump conditions shall be designed to convey the tributary 100-year storm flows. Secondary emergency escape shall also be provided.
96. All public improvement plans (prepared by a licensed/registered civil engineer) shall be submitted for review and approved by the City Engineer per the current submittal requirements.
97. All dry and wet utilities shall be shown on the plans and any crossings shall be potholed to determine actual location and elevation. Any conflicts shall be identified and addressed on the plans. The pothole survey data shall be submitted to Land Development with the public improvement plans for reference purposes only. The developer is responsible to coordinate with all affected utility companies and bear all costs of any utility relocation.
98. The hydrology study shall be designed to accept and properly convey all off-site drainage flowing onto or through the site. In the event that the City Engineer permits the use of streets for drainage purposes, the provisions of current City standards shall apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, as in the case where one travel lane in each direction shall not be used for drainage conveyance for emergency vehicle access on streets classified as minor arterials and greater, the developer shall provide adequate facilities as approved by the City Engineer. [MC 9.14.110 A.2]

Prior to Encroachment Permit

99. A digital (pdf) copy of all approved improvement plans shall be submitted to the Land Development Division.
100. All applicable inspection fees shall be paid.
101. Any work performed within public right-of-way requires an encroachment permit.

Prior to Building Permit

102. An engineered-fill certification, rough grade certification and compaction report shall be submitted for review and approved by the City Engineer. A digital (pdf) copy of the approved compaction report shall be submitted to the Land Development Division. All pads shall meet pad elevations per approved grading plans as noted by the setting of "blue-top" markers installed by a registered land surveyor or licensed civil engineer.
103. For all subdivision projects, the map shall be recorded (excluding model homes). [MC 9.14.190]

CONDITIONS OF APPROVAL

Tentative Tract Map (PEN18-0154)

Page 15

104. Certification to the line, grade, flow test and system invert elevations for the water quality control BMPs shall be submitted for review and approved by the City Engineer (excluding models homes).
105. Prior to building permit issuance, an access agreement shall be recorded to allow the City access from Cactus Ave through Bradshaw circle for maintenance of water quality lot A as well as the storm drain lateral and catch basin on Bradshaw Circle.
106. Prior to building permit issuance, the applicant shall record a 30' wide storm drain easement to the City for maintenance of the existing 36" storm drain located along on the westerly boundary of the tract. No development shall be allowed within said easement.

Prior to Occupancy

107. All outstanding fees shall be paid.
108. All required as-built plans (prepared by a registered/licensed civil engineer) shall be submitted for review and approved by the City Engineer per the current submittal requirements.
109. The final/precise grade certification shall be submitted for review and approved by the City Engineer.
110. The developer shall complete all public improvements in conformance with current City standards, except as noted in the Special Conditions, including but not limited to the following:
 - a. Street improvements including, but not limited to: pavement, base, curb and/or gutter, cross gutters, spandrel, sidewalks, drive approaches, pedestrian ramps, street lights (MVU: SL-2), signing, striping, under sidewalk drains, landscaping and irrigation, medians, pavement tapers/transitions and traffic control devices as appropriate.
 - b. Storm drain facilities including, but not limited to: storm drain pipe, storm drain laterals, open channels, catch basins and local depressions.
 - c. City-owned utilities.
 - d. Sewer and water systems including, but not limited to: sanitary sewer, potable water and recycled water.
 - e. Under grounding of all existing and proposed utilities adjacent to and on-site. [MC 9.14.130]
 - f. Relocation of overhead electrical utility lines including, but not limited to: electrical, cable and telephone.
111. For residential subdivisions, punch list work for improvements and capping of

CONDITIONS OF APPROVAL

Tentative Tract Map (PEN18-0154)

Page 16

streets shall be completed and approved for acceptance by the City Engineer, prior to Occupancy.

112. 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 for review and approved by the City Engineer.
113. The Developer shall comply with the following water quality related items:
- a. Notify the Land Development Division prior to construction and installation of all structural BMPs so that an inspection can be performed.
 - b. Demonstrate that all structural BMPs described in the approved final project-specific WQMP have been constructed and installed in conformance with the approved plans and specifications;
 - c. Demonstrate that Developer is prepared to implement all non-structural BMPs described in the approved final project-specific WQMP; and
 - d. Demonstrate that an adequate number of copies of the approved final project-specific WQMP are available for future owners/occupants.
 - e. Clean and repair the water quality BMP's, including re-grading to approved civil drawing if necessary.
 - f. Obtain approval and complete installation of the irrigation and landscaping.

Special Districts Division

114. The ongoing maintenance of any landscaping required to be installed behind the curb shall be the responsibility of the property owner.
115. Street Light Authorization forms for all street lights that are conditioned to be installed as part of this project must be submitted to the Special Districts Division for approval, prior to street light installation. The Street Light Authorization form can be obtained from the utility company providing electric service to the project, either Moreno Valley Utility or Southern California Edison. For questions, contact the Special Districts Division at 951.413.3480 or specialdistricts@moval.org.
116. The parcel(s) associated with this project have been incorporated into the Moreno Valley Community Services District Zone A (Parks & Community Services) and Zone C (Arterial Street Lighting). All assessable parcels therein shall be subject to annual parcel taxes for Zone A and Zone C for operations and capital improvements.

CONDITIONS OF APPROVAL

Tentative Tract Map (PEN18-0154)

Page 17

117. This project is conditioned to provide a funding source for the operation and maintenance of public improvements and/or services associated with new development in that territory. The Developer shall satisfy this condition with one of the options below.

a. Participate in a special election for maintenance/services and pay all associated costs of the election process and formation, if any. Financing may be structured through a Community Facilities District, Landscape and Lighting Maintenance District, or other financing structure as determined by the City; or

b. Establish an endowment fund to cover the future maintenance and/or service costs.

The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org of its selected financial option prior to City Council action authorizing recordation of the final map for the development. A minimum of 90 days is needed to complete the special election process. This allows adequate time to be in compliance with the provisions of Article 13C of the California Constitution for conducting a special election.

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

118. This project is conditioned to provide a funding source for the following special financing program(s):

a. Street Lighting Services for capital improvements, energy charges, and maintenance.

The Developer's responsibility is to provide a funding source for the capital improvements and the continued maintenance of the landscaped area. The Developer shall satisfy this condition with one of the options below.

i. Participate in a special election (mail ballot proceeding) and pay all associated costs of the special election and formation, 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

ii. Establish a Property Owner's Association (POA) or Home Owner's Association (HOA) which will be responsible for any and all operation and maintenance costs.

CONDITIONS OF APPROVAL

Tentative Tract Map (PEN18-0154)

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The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org of its selected financial option prior to City Council action authorizing recordation of the final map for the development. The option for participating in a special election requires approximately 90 days to complete the special election process. This allows adequate time to be in compliance with the provisions of Article 13C of the California Constitution for conducting a special election.

The financial option selected shall be in place prior to the issuance of the first building permit for this project and prior to acceptance of any improvements.

119. This project has been conditioned to provide a funding source for the continued maintenance, enhancement, and/or retrofit of parks, open spaces, linear parks, and/or trail systems. The Developer shall satisfy this condition with one of the options below.

a. Participate in a special election for annexation into Community Facilities District No. 1 or other district and pay all associated costs of the special election process and formation, if any; or

b. Establish an endowment fund to cover future maintenance costs for new neighborhood parks.

The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org of its selected financial option prior to City Council action authorizing recordation of the final map for the development. A minimum of 90 days is needed to complete the special election process. This allows adequate time to be in compliance with the provisions of Article 13C of the California Constitution for conducting a special election.

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

120. This project has been identified to be included in the formation of a Community Facilities District 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 property owner 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 the Special Districts Division at 951.413.3480 or specialdistricts@moval.org of its intent to record the final map for the development 90 days prior to City Council

CONDITIONS OF APPROVAL

Tentative Tract Map (PEN18-0154)

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action authorizing recordation of the map. This allows adequate time to be in compliance with the provisions of Article 13C of the California Constitution. (California Government Code Section 53313 et. seq.)

121. Residential (R) If Land Development, a Division of the Public Works Department, requires this project to supply a funding source necessary to provide for, but not limited to, stormwater utilities services for the required continuous operation, maintenance, monitoring, systems evaluation and enhancements of on-site facilities and performing annual inspections of the affected areas to ensure compliance with state mandated storm water regulations, a funding source needs to be established. The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org of its selected financial option for the National Pollution Discharge Elimination System (NPDES) program (see Land Development's related condition). Participating in a special election the process requires a 90 day period prior to City Council action authorizing recordation of the final map for the development and to participate in a special election process. This allows adequate time to be in compliance with the provisions of Article 13D of the California Constitution. California Health and Safety Code Sections 5473 through 5473.8 (Ord. 708 Section 3.1, 2006) & City of Moreno Valley Municipal Code Title 3, Section 3.50.050.)

Transportation Engineering Division

122. Conditions of approval may be modified or added if a phasing plan is submitted for this development.
123. All driveways shall conform to Section 9.11.080, and Table 9.11.080-14 of the City's Development Code - Design Guidelines and City Standard Plan No. MVSI-111A-0 for residential driveway approaches.
124. Prior to final approval of the landscape plans and construction plans for any type of fencing, the project plans shall demonstrate that sight distance at the intersection of "A" Street and Bradshaw Circle conforms to City Standard Plan No. MVSI-164A-0 through MVSI-164C-0.
125. 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 Street "A" and Bradshaw Circle.
126. Prior to issuance of Certificate of Occupancy, all signing and striping shall be installed per current City Standards and the approved plans.
127. 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.

CONDITIONS OF APPROVAL

Tentative Tract Map (PEN18-0154)

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PARKS & COMMUNITY SERVICES DEPARTMENT

128. This project is subject to current Development Impact Fees.
129. This project is required to supply a funding source for the continued maintenance, enhancement, and or retrofit of neighborhood parks, open spaces, linear parks, and/or trails systems. This can be achieved through annexing into Community Facilities District No. 1 (Park Maintenance). Please contact the Special Districts Division at 951.413.3480 or specialdistricts@moval.org to complete the annexation process.
130. This project is subject to current Quimby Fees.
131. The parcel(s) associated with this project have been incorporated into the Moreno Valley Community Services District Zone A (Parks and Community Services). All assessable parcels therein shall be subject to the annual Zone 'A' charge for operations and capital improvements. Proof of such shall be supplied to Parks and Community Services upon Final Map and at Building Permits.

TENTATIVE TRACT MAP NO. 37580

PARCEL 4 PER PARCEL MAP 8144, AS FILED IN BOOK 38, PAGE 28 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, S.B.B.M.

**LOT 4
BLOCK 133
M.B. 11/10 S.B. CO.**

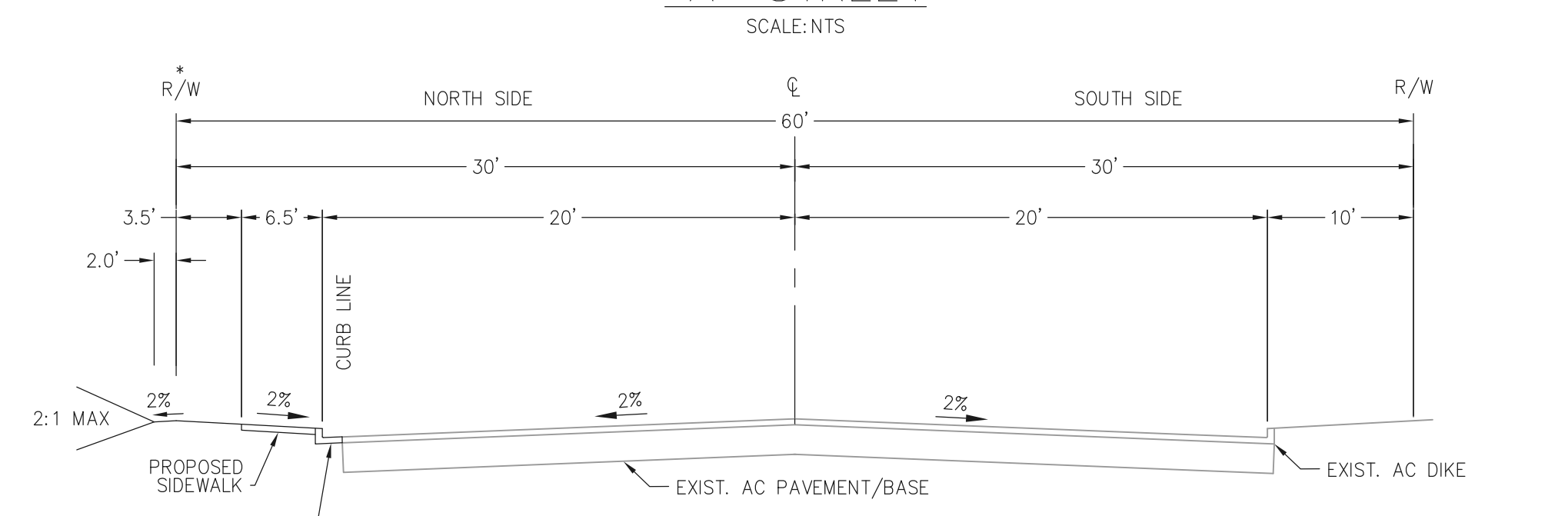
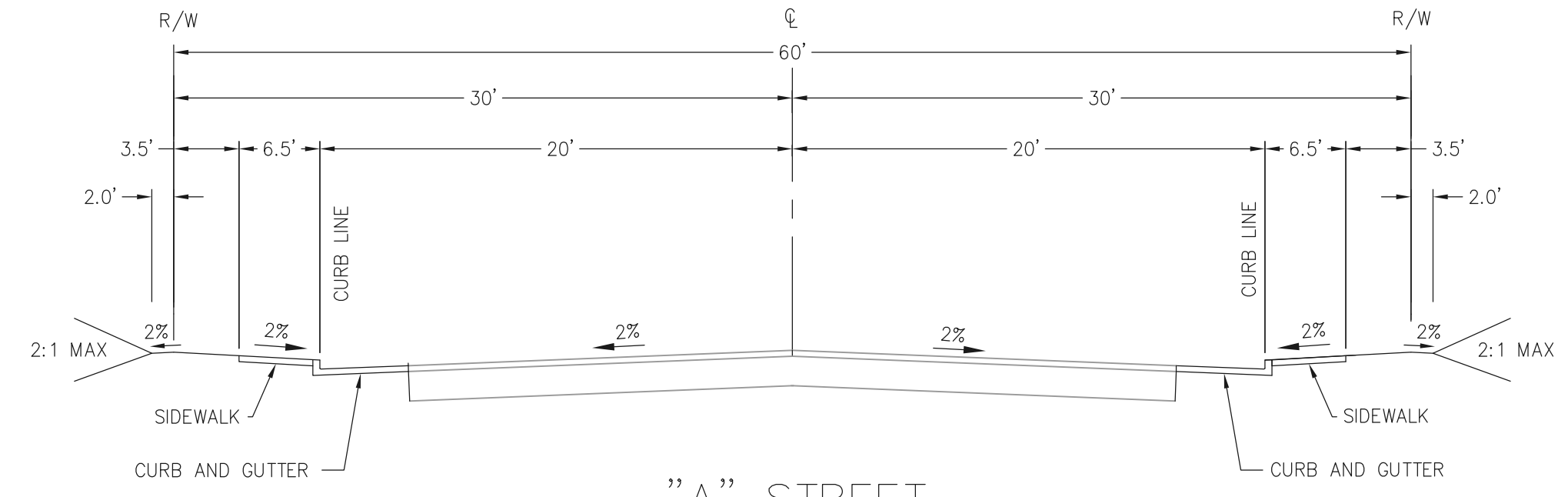
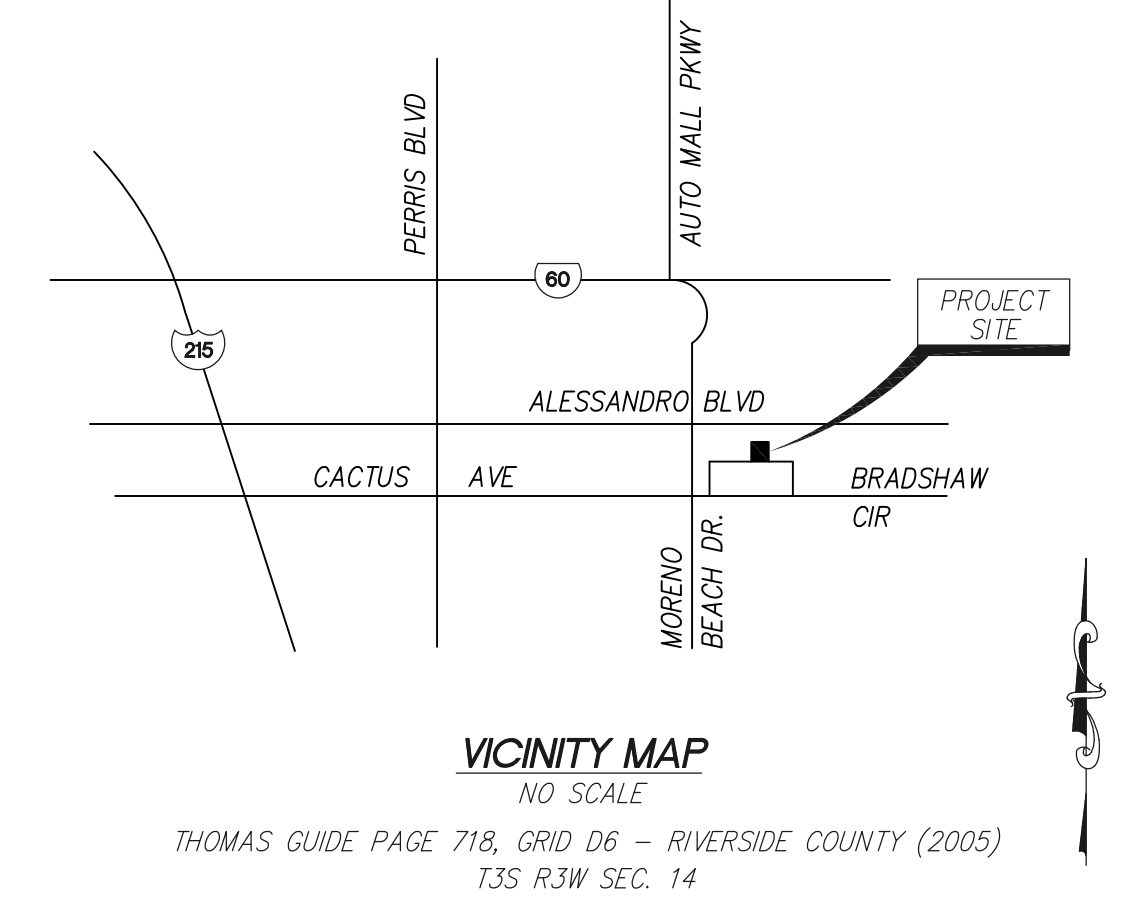
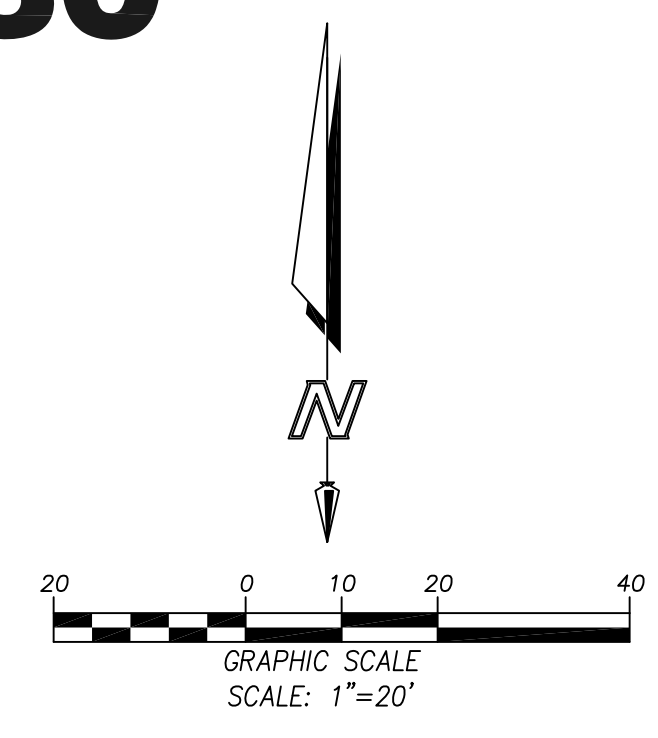
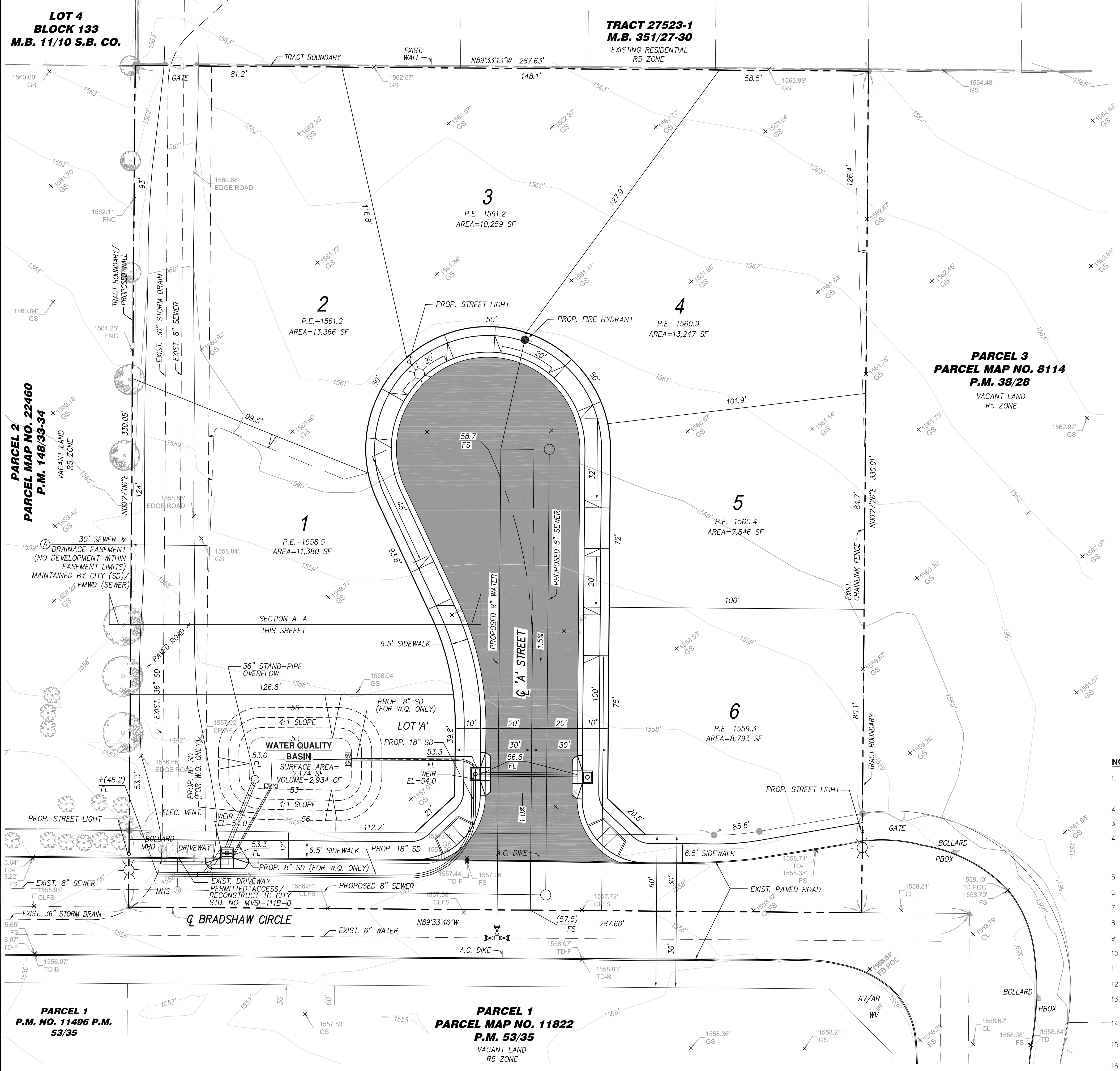
**TRACT 27523-1
M.B. 351/27-30
EXISTING RESIDENTIAL
RS ZONE**

**PARCEL 2
PARCEL MAP NO. 22460
P.M. 148/33-34
VACANT LAND
RS ZONE**

**PARCEL 3
PARCEL MAP NO. 8114
P.M. 38/28
VACANT LAND
R5 ZONE**

**PARCEL 1
P.M. NO. 11496 P.M.
53/35**

**PARCEL 1
PARCEL MAP NO. 11822
P.M. 53/35
VACANT LAND
R5 ZONE**



APPLICANT / OWNERS:

MICHAEL DE LA TORRE, OWNER
4849 OLIVIA AVENUE
LAKEWOOD CA 90712

PREPARED BY:

ACS CONSULTING INC.
PO BOX 2252
TEMECULA CA 92593
TEL. NO. (951) 757-5178

MAINTENANCE ENTITIES

HOMEOWNER ASSOCIATION MAINTENANCE
COMMON AREA LANDSCAPING
WATER QUALITY BASIN

EMWD MAINTAIN

DOMESTIC WATER SYSTEM
SEWER SYSTEM

LEGAL DESCRIPTION

PARCEL 4 PER PARCEL MAP 8114, AS FILED IN BOOK 38, PAGE 28 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, S.B.B.M.

NOTES:

- ASSESSOR'S PARCEL NUMBER: 478-090-019
GROSS: 2.18 AC
NET: 2.18 AC
- THERE ARE NO EXISTING BUILDINGS LOCATED ON THIS SITE.
- THOMAS BROTHERS COORDINATES: PAGE 718 GRID D6
- EXISTING ZONING = R5
PROPOSED ZONING = R5
EXISTING LAND USE = SUBURBAN RESIDENTIAL (5 DU/AC)
PROPOSED LAND USE = MDR-MEDIUM DENSITY RESIDENTIAL
- THIS PROJECT IS NOT WITHIN AN EXISTING SPECIFIC PLAN
- WATER SERVICE: EASTERN MUNICIPAL WATER DIST.
- SEWER SERVICE BY: EASTERN MUNICIPAL WATER DIST.
- NATURAL GAS BY: SO CAL GAS
- ELECTRICAL SERVICES BY: SO CAL EDISON CO.
- TELEPHONE & CABLE SERVICE BY: VERIZON
- THE SITE IS WITHIN THE MORENO VALLEY UNIFIED SCHOOL DIST.
- THIS TRACT IS NOT WITHIN A COUNTY SERVICE AREA (CSA.)
- TOPO SOURCE AERIAL MAPPING BY INLAND SURVEYING, DATED: JULY 2018
- THIS PROPERTY IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARD, OR WITHIN A SPECIAL STUDIES ZONE.
- THIS PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD.
- THERE ARE NO KNOWN EXISTING WELLS ON THE PROPERTY

EASEMENT NOTES:

THE EASEMENT INFORMATION WAS COMPILED FROM CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT FILE NO. 69139-003-BC6-JAB DATED MARCH 3, 2017
 (A) AN EASEMENT FOR SEWAGE TRANSMISSION PURPOSES, RECORDED JANUARY 28, 2005 AS INSTRUMENT NO. 2005-0080903. O.R.

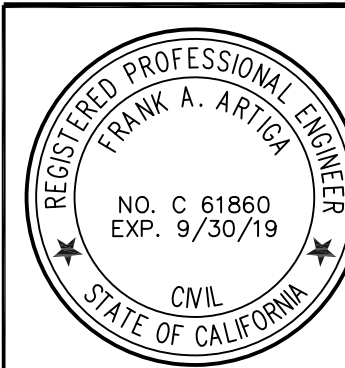
**PREPARED 07/01/18
REVISION 1: 11/07/18**

REVISION BLOCK	
AMEND MAP PER STAFF COMMENTS	11/18
AMEND MAP PER STAFF COMMENTS	04/19
AMEND MAP PER STAFF COMMENTS	06/19
REF.	DESCRIPTION

**SHEET TITLE:
SITE PLAN/
PRELIMINARY GRADING PLAN**

ACS CONSULTING, INC.
land planning, engineering, and surveying professionals
PO BOX 2252
TEMECULA CA 92593
TEL: 951-757-5178 email: frank@acsconsultinginc.com
PREPARED BY: FRANK A. ARTIGA R.C.E. NO. 61860
EXP. DATE: 09-30-19

1 OF **1** SHEETS



Aerial Photograph



Legend

- Public Facilities
 - Public Facilities
 - ★ Fire Stations
- Parcels
- ⊞ City Boundary
- ⊞ Sphere of Influence

Image Source: Nearmap

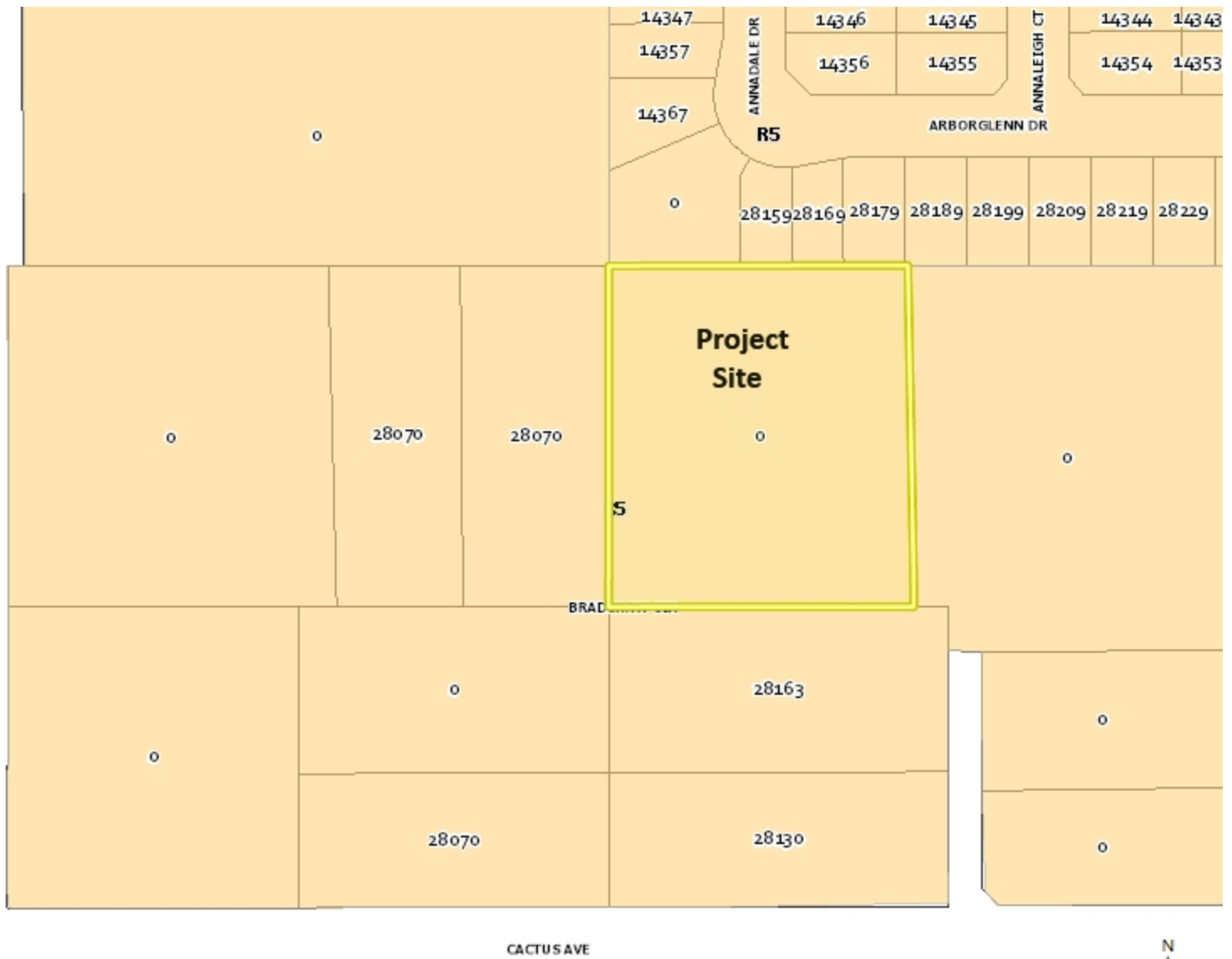
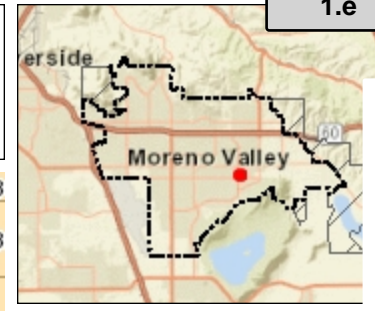
Notes:

315.5 0 157.74 315.5 Feet

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

Attachment: Aerial Photograph [Revision 1] (3909 : PEN18-0154 Tentative Tract Map 37580)

Zoning Map: R5



Legend

Zoning

- Commercial
- Industrial/Business Park
- Public Facilities
- Office
- Planned Development
- Large Lot Residential
- Residential Agriculture 2 DU/AC
- Residential 2 DU/AC
- Suburban Residential
- Multi-family
- Open Space/Park

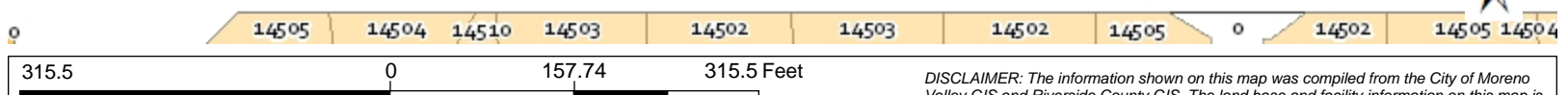
Master Plan of Trails

- Bridge
- Improved
- Multiuse
- Proposed
- Regional
- State

Road Labels

- Parcels
- City Boundary
- Sphere of Influence

Attachment: Zoning Map (3909 : PEN18-0154 Tentative Tract Map 37580)



Notes:

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City of Moreno Valley
 Community Development Department
 Planning Division
 City Hall Council Chamber
 14177 Frederick Street
 Moreno Valley, CA 92553

NOTICE OF PUBLIC HEARING (VIA TELECONFERENCE ONLY)

PURSUANT TO COVID-19 GOVERNOR EXECUTIVE ORDER N-29-20



Notice of Teleconferenced Public Hearing before the Planning Commission of the City of Moreno Valley:

DATE & TIME: May 28, 2020 at 7:00 P.M. **VIA TELECONFERENCE ONLY**

COVID-19 TELECONFERENCE INSTRUCTIONS:

For Teleconference Meeting public participation instructions, please agenda at <http://morenovalleyca.igmp2.com/Citizens/default.aspx>

PROJECT LOCATION: North side of Bradshaw Circle east of Moreno Beach Drive (APN: 478-090-019), in District 3.

CASE NUMBER(s): PEN18-0154

CASE PLANNER: Gabriel Diaz, Associate Planner
 (951) 413-3226 or gabrield@moval.org

<APN>
 <Property Owner>
 <Street Address>
 <City, State, Zip>

Attachment: Public Hearing Notice [Revision 1] (3909 :

NOTICE OF PUBLIC HEARING (VIA TELECONFERENCE ONLY)

1.f

PROPOSAL: A Tentative Tract Map application to subdivide approximately 2.18 net acres into six single-family residential lots, and one lettered lot for water quality treatment facilities. The property is zoned Residential 5 (R5).

ENVIRONMENTAL DETERMINATION: This project has been evaluated against criteria set forth in the California Environmental Quality Act (CEQA) Guidelines and it was determined that the project is exempt from the provisions of CEQA as a Class 1 Categorical Exemption in accordance with CEQA Guidelines Section 15315 for Minor Land Divisions.

PUBLIC HEARING: All interested parties will be provided an opportunity to submit oral testimony during the teleconference Public Hearing and/or provide written testimony during or prior to the teleconferenced Public Hearing. The application file and related environmental documents may be inspected by appointment at the Community Development Department at 1417 Frederick Street, Moreno Valley, California by calling (951) 413-3206 during normal business hours (7:30 a.m. to 5:30 p.m. Monday through Thursday and 7:30 a.m. to 4:30 p.m. on Fridays).

COVID-19 – IMPORTANT NOTICES: Please note that due to the COVID-19 pandemic situation, staff will attempt to make reasonable arrangements to ensure accessibility to inspect the aforementioned records. **In addition, special instructions on how to effectively participate in the teleconferenced Public Hearing, as approved by Governor Executive Order N-25-20 will be posted at <http://morenovalleyca.igq2.com/Citizens/default.aspx> and will be described in the Planning Commission agenda.**

PLEASE NOTE: The Planning Commission may consider and approve changes to the proposed items under consideration during the teleconferenced Public Hearing.

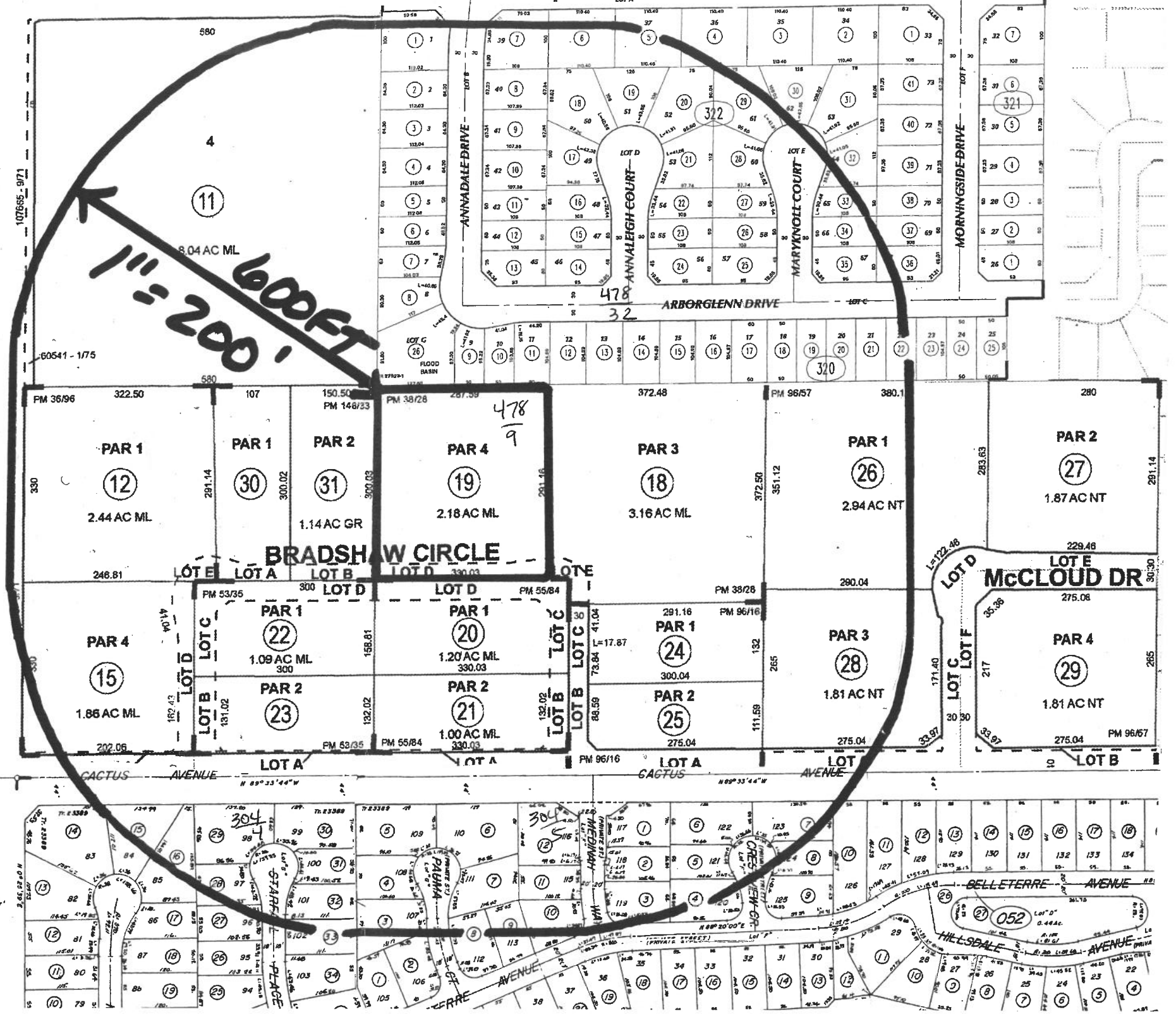
GOVERNMENT CODE § 65009 NOTICE: If you challenge any of the proposed actions taken by the Planning Commission in court, you may be limited to raising only those issues you or someone else raised during the teleconferenced Public Hearing described in this notice, or in written correspondence delivered to the Planning Division of the City of Moreno Valley during or prior to the teleconferenced Public Hearing.

Upon request and in compliance with the Americans with Disabilities Act of 1990, any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to Guy Pegan, ADA Coordinator, at 951.413.3120 at least 48 hours before the meeting. The 48-hour notification will enable the City to make reasonable arrangements to ensure accessibility.

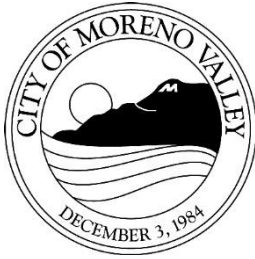
200'
N

BRODIAEA AVE

MORENO BEACH DR



Attachment: 600 Foot Radius Map (3909 : PEN18-0154 Tentative Tract Map 37580)



PLANNING COMMISSION

STAFF REPORT

Meeting Date: May 28, 2020

A TENTATIVE PARCEL MAP (TPM 37429) TO SUBDIVIDE 1.39 ACRES OF VACANT LAND INTO 2 SINGLE-FAMILY RESIDENTIAL LOTS AND 2 LETTERED LOTS FOR STREET IMPROVEMENT PURPOSES.

Case: PEN18-0042 – Tentative Parcel Map 37429

Applicant: Winchester Associates, Inc.

Property Owner: Ada Velis Igiesias De Turcios

Representative: Winchester Associates, Inc.

Location: North side of Angella Way, east of Indian Street, west of Shuning Court, (APN: 316-110-021).

Case Planner: Gabriel Diaz

Council District: 4

Proposal: A Tentative Parcel Map (TPM 37429) to subdivide 1.39 acres of vacant land into 2 single-family residential lots and 2 lettered lots for street improvement purposes.

SUMMARY

The applicant, Winchester Associates, Inc., has submitted an application for Tentative Parcel Map 37429 to subdivide the 1.39-net acre project site, Assessor's Parcel Number 316-110-021, into two single-family residential lots and two lettered lots for street improvement purposes. The proposed subdivision is located along the north side of Angella Way between Indian Street, and Shuning Court in the Residential 5 (R5) District.

PROJECT DESCRIPTION

Tentative Parcel Map

The applicant, Winchester Associates, Inc., is requesting approval of Tentative Parcel Map 37429 for the subdivision of a 1.39-net acre vacant site into two single-family lots. Each proposed single-family lot is consistent with the Residential 5 (R5) District regulations, Parcel 1 will be 32,670 square feet, and Parcel 2 will be 27,878 square feet, well over the 7,200 square foot minimum lot size requirement. In addition to the single-family lots, the Parcel Map includes two lettered lots, Lots A and B, which will be offered for street dedication for Angella Way, prior to map recordation.

The project layout and design is considerate of and conforms with the adjacent existing and anticipated residential developments located to the north, south, east, and west, of the project site. The site is relatively flat, grade transitions are minimal, and no retaining walls are proposed.

Site and Surrounding Area

The project site is located on the north side of Angella Way between Indian Street and Shuning Court. The project site is vacant of structures, but does have some existing mature eucalyptus and small fruit trees on site. No trees are proposed to be removed at this time. The project site and adjacent parcels have a General Plan Land Use and Zoning District designation of Residential 5 (R5). The project site is surrounded by a combination of vacant land and an existing single family residence to the west and single-family residential subdivisions to the north, south, and east.

Access/Parking

Access to the new parcels will continue to be provided from Angella Way.

Design/Landscaping

The project is designed in accordance with the provisions of Chapter 9.03 Residential Districts, Section 9.16.130 Design Guidelines, Section 9.14 Land Divisions, and 9.17 Landscape and Water Efficiency Requirements of the City's Municipal Code. The project as designed and conditioned complies with all applicable City zoning and development regulations.

The walls and fences for this parcel map are conditioned to be consistent with the provisions for walls and fences within the Moreno Valley Municipal Code, maintenance responsibility for the walls and fences shall be borne by the respective homeowner.

REVIEW PROCESS

The application for this project was submitted in February 2018. The project has been considered by all appropriate agencies within and outside of the City, as is the standard

review process with these types of development applications. The project was reviewed by City Staff as required by the City Municipal Code. Following subsequent revisions and reviews by staff, the project was determined to be complete with a recommendation to approve the project as designed and conditioned.

ENVIRONMENTAL

This project is for the subdivision of a 1.39-acre vacant site into two single-family residential lots. As designed and conditioned, this project is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15315 (Class 15) Minor Land Divisions.

NOTIFICATION

The public hearing notice for this project was published in the local newspaper on May 15, 2020. Public notices were mailed to all property owners of record within 600 feet of the project site on May 14, 2020. The public hearing notice for this project was posted on site on May 15, 2020.

REVIEW AGENCY COMMENTS

Staff has coordinated with outside agencies where applicable, as is the standard review process with these types of development applications. Throughout the review process, comments and proposed conditions of approval were provided in writing to the applicant.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2020-19, and thereby:

1. **CERTIFY** that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), under CEQA Guidelines Section 15315 (Class 15) Minor Land Divisions; and
2. **APPROVE** PEN18-0042 Tentative Parcel Map 37429 subject to the conditions of approval included as Exhibit A.

Prepared by:
Gabriel Diaz
Associate Planner

Approved by:
Patty Nevins
Planning Official

ATTACHMENTS

1. Resolution 2020-19
2. Exhibit A to Resolution No. 2020-19 Conditions of Approval

3. Tentative Parcel Map 37429
4. Aerial Photograph
5. Zoning Map
6. Public Hearing Notice
7. 600 Foot Radius Map

PLANNING COMMISSION RESOLUTION NO. 2020-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING TENTATIVE PARCEL MAP 37429 (PEN18-0042) TO SUBDIVIDE A 1.39-NET ACRE SITE INTO TWO SINGLE-FAMILY RESIDENTIAL LOTS AND TWO LETTERED LOTS FOR STREET DEDICATION PURPOSES, LOCATED ON THE NORTH SIDE OF ANGELLA WAY BETWEEN INDIAN STREET AND SHUNING COURT (ASSESSOR PARCEL NUMBER 316-110-021)

WHEREAS, Winchester Associates, Inc., has filed an application for the approval of Tentative Parcel Map 37429, PEN18-0042, for the subdivision of a 1.39-net acre site, Assessor Parcel Number 316-110-021, into two single family lots and two lettered lots, as described in the title above; and

WHEREAS, the application has been evaluated in accordance with established City of Moreno Valley (City) procedures, and with consideration of the General Plan, Municipal Code, and other applicable regulations; and

WHEREAS, upon completion of a thorough development review process the project was appropriately agendized and noticed for a public hearing before the Planning Commission of the City of Moreno Valley (Planning Commission); and

WHEREAS, the public hearing notice for this project was published in the local newspaper on May 15, 2020. Public notice was sent to all property owners of record within 600 feet of the project site on May 14, 2020. The public hearing notice for this project was also posted on the project site on May 15, 2020;

WHEREAS, on May 28, 2020, the Planning Commission held a public hearing to consider the application; and

WHEREAS, on May 28, 2020, the Planning Commission of the City of Moreno Valley determined that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et. seq.) under CEQA Guidelines Section 15315, Class 15: Minor Land Divisions; and

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

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:

1
Resolution No. 2020-19
Date Approved:

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 May 28, 2020, including written and oral staff reports, and the record from the public hearing, this Planning Commission hereby specifically finds as follows:

1. That the proposed map is consistent with applicable general and specific plans and the zoning ordinance;

FACT: General Plan Objective 2.2 states that it is the intent of the City to provide a wide range of residential opportunities and dwelling types to meet the demands of present and future residents of all socioeconomic groups. The proposed project has a Residential land use designation that would allow for development of single-family residences consistent with this objective.

The project site is located on the north side of Angella Way between Indian Street, and Shuning Court and has a Residential 5 (R5) General Plan land use designation and is currently zoned Residential 5 (R5) District. The project site is surrounded by vacant land and a single-family residence to the west, and existing single-family subdivisions zoned Residential 5 (R5) District to the north, south, and east.

The project is designed in accordance with the provisions of Chapter 9.03 Residential Districts, Section 9.16.130 Design Guidelines and Section 9.14 Land Divisions of the City's Municipal Code. The project as designed and conditioned would comply with all applicable zoning and other regulations.

The project as designed and conditioned will achieve the objectives of the City of Moreno Valley's General Plan. The proposed project is consistent with the General Plan and does not conflict with the goals, objectives, policies, and programs established within the Plan.

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

FACT: General Plan Objective 2.2 states that it is the intent of the City to provide a wide range of residential opportunities and dwelling types to meet the demands of present and future residents of all socioeconomic groups. The proposed project has a residential land use designation that would allow for development of single family residences consistent with this objective.

The project as designed is consistent with General Plan Policy 2.2.7, which states that the primary purpose of areas designated Residential 5 is to provide for single-family detached housing on standard sized suburban lots. The maximum allowable density under this designation is 5.0 dwelling units per acre. The project proposes a density of 1.4 dwelling units per acre, which is consistent with the site's General Plan land use designation. Therefore, the subdivision as designed and conditioned is consistent with existing goals, objectives, policies and programs of the General Plan.

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

FACT: The 1.39-acre project site has fairly level topography with access provided via Angella Way. Additionally, sewer and water utility connections will be provided by Eastern Municipal Water District. For these reasons the project site is physically suitable for the proposed two lot residential subdivision.

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

FACT: The project site is long and irregular in shape and is comprised of fairly level topography. The tentative parcel map is designed in accordance with the provisions of the City's Municipal Code Section 9.14 Land Divisions. The project site is physically suitable for the proposed density of the development.

5. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;

FACT: There are no existing streambeds, drainage features or riparian vegetation on the project site. The site is fairly flat and has been consistently maintained for weed abatement. Based upon information from the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Full Report a condition of approval has been placed on the project requiring a preconstruction Burrowing Owl survey be conducted prior to any ground disturbance of the parcels created by this map. Therefore, the tentative parcel map will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

6. That the design of the subdivision or type of improvements is not likely to cause serious public health problems;

FACT: As conditioned, the proposed parcel map would not cause serious public health problems. The Eastern Municipal Water District

will provide water and sewer services to the project site. There are no known hazardous conditions associated with the property, the design of the land division or the type of improvements.

The proposed parcel map as designed and conditioned will ensure acceptable levels of protection from natural and man-made hazards to life, health, and property and is therefore consistent with General Goal 9.6.1. The project site is located within approximately 1.6 miles from Fire Station No. 65, which is consistent with General Plan Goal 9.6.2 which requires emergency services that are adequate to meet minor emergency and major catastrophic situations.

The proposed parcel map will result in a development that would be consistent with General Plan Objective 6.1 to minimize the potential for loss of life and protect residents, workers, and visitors to the City from physical injury and property damage due to seismic ground shaking and secondary effects or General Plan Objective 6.2 to minimize the potential for loss of life and protect residents, workers, and visitors to the City from physical injury and property damage, and to minimize nuisances due to flooding.

The parcel map has been designed consistently with the City's Municipal Code Section 9.14 Land Divisions and meets all City requirements related to subdividing a property.

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

FACT: The tentative parcel map has been designed to accommodate and not conflict with existing easements on the subject site including utility and storm drain easements.

8. That the proposed land division is not subject the Williamson Act pursuant to the California Land Conservation Act of 1965.

FACT: The project site is not utilized for agricultural purposes and is not under Williamson Act Contract. Additionally, there are no existing surrounding agricultural use, or sites under Williamson Act contract within the City limits.

9. That the proposed land division and the associated design and improvements are not consistent with applicable ordinances of the city.

FACT: The land division proposed by Tentative Parcel Map 37429 is consistent with the City's Municipal Code Section 9.14 Land Divisions.

The subdivision as designed and conditioned is consistent with applicable ordinances of the city.

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

FACT: The land division proposed by Tentative Parcel Map 37429 is consistent with the City's Municipal Code Section 9.14 Land Divisions. The subdivision as designed allows for future building orientation to be such that passive or natural heating and cooling opportunities can be achieved.

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

FACT: The project as designed is consistent with City General Plan Policy 2.2.7, which states that the primary purpose of areas designated Residential 5 is to provide for single-family detached housing on standard sized suburban lots. The maximum allowable density under this designation is 5.0 dwelling units per acre. The project proposes a density of 1.4 dwelling units per acre which is consistent with the site's General Plan land use designation while providing additional housing which is needed both within the City of Moreno Valley and the region. Therefore, the subdivision as designed provides housing that is balance against public service needs consistent with existing goals, objectives, policies and programs of the General Plan.

FEES, DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS

1. FEES

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

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

2. DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS

The adopted Conditions of Approval for PEN18-0042, incorporated herein by reference, may include dedications, reservations, and exactions pursuant to Government Code Section 66020 (d) (1).

3. CITY RIGHT TO MODIFY/ADJUST; PROTEST LIMITATIONS

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

Pursuant to Government Code Section 66020(d)(1), NOTICE IS FURTHER GIVEN that the 90 day period to protest the imposition of any impact fee, dedication, reservation, or other exaction described in this Resolution begins on the effective date of this Resolution and any such protest must be in a manner that complies with Section 66020(a) and failure to timely follow this procedure will bar any subsequent legal action to attack, review, set aside, void or annul imposition.

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

BE IT FURTHER RESOLVED that the Planning Commission **HEREBY APPROVES** Resolution No. 2020-19 and thereby:

1. **CERTIFIES** that Tentative Parcel Map 37429, PEN18-0042 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 15 Exemption (Section 15315, Minor Land Divisions); and
2. **APPROVES** Tentative Parcel Map 37429, PEN18-0042, based on the findings contained in this resolution, and subject to the attached conditions of approval included as Exhibit A.

APPROVED this 28th day of May, 2020.

6
Resolution No. 2020-19
Date Approved:

Patricia Korzec
Chairperson, Planning Commission

ATTEST:

APPROVED AS TO FORM:

Patty Nevins, Planning Official
Secretary to the Planning Commission

City Attorney

Attachments:

Exhibit A: Conditions of Approval

Attachment: Resolution 2020-19 [Revision 8] (4025 : PEN18-0042 Tentative Parcel Map 37429)

CONDITIONS OF APPROVAL

Tentative Parcel Map (PEN18-0042)

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CITY OF MORENO VALLEY
 CONDITIONS OF APPROVAL
 Tentative Parcel Map (PEN18-0042)

EFFECTIVE DATE:

EXPIRATION DATE:

COMMUNITY DEVELOPMENT DEPARTMENT**Planning Division**

1. 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)
2. The site shall be developed in accordance with the approved plans on file in the Community Development Department - Planning Division, the Municipal Code regulations, General Plan, and the conditions contained herein. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Official. (MC 9.14.020)
3. 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

4. Prior to issuance of building permits, final front yard landscape and irrigation plans, slope landscape plans and basin landscape plans, shall be submitted to and approved by the Planning Division. The plans shall be prepared in accordance with the City's Municipal Code Landscape Requirements, and include required street trees.
5. This approval shall comply with all applicable requirements of the City of Moreno Valley Municipal Code.
6. The site shall be developed in accordance with the approved tentative map on file in the Community Development Department -Planning Division, the Municipal Code regulations, General Plan, and the conditions contained herein. (MC 9.14.020)
7. Prior to building final, the developer/owner or developer's/owner's successor-in-interest shall pay all applicable impact fees, including but not limited to

CONDITIONS OF APPROVAL

Tentative Parcel Map (PEN18-0042)

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- Transportation Uniform Mitigation fees (TUMF), and the City's adopted Development Impact Fees. (Ord)
8. A drought tolerant landscape palette shall be utilized for Parcel 1 and Parcel 2 in compliance with the City's Landscape Requirements. (9.17)
 9. 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)
 10. Prior to issuance of a building permit, the developer/property owner or developer's successor-in-interest shall pay all applicable impact fees due at permit issuance, including but not limited to Multi-species Habitat Conservation Plan (MSHCP) mitigation fees.
 11. Prior to final map recordation, or building permit issuance, subdivision phasing (including any proposed common open space or improvement phasing, if applicable), shall be subject to a separate Phasing Plan submittal for Planning Division approval. Any proposed phasing shall provide for adequate vehicular access to all lots in each phase as determined by the City Transportation Engineer or designee and shall substantially conform to all intent and purpose of the subdivision approval. (MC 9.14.080)
 12. Within thirty (30) days prior to any grading or other land disturbance, a pre-construction survey for Burrowing Owls shall be conducted pursuant to the established guidelines of Multiple Species Habitat Conservation Plan. The pre-construction survey shall be submitted to the Planning Division prior to any disturbance of the site and/or grading permit issuance.
 13. Prior to building final, all required and proposed fences and walls shall be constructed/installed per the approved plans on file in the Planning Division. (MC 9.080.070)
 14. 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: The name and address of the development and the developer's name and address to include a 24-hour emergency phone number.
 15. Separate Administrative Plot Plans, including, Design Review (product approval), Model Home Complex or custom home reviews are required for approval of the design of the future single-family homes for Tentative Parcel Map 37429.

CONDITIONS OF APPROVAL

Tentative Parcel Map (PEN18-0042)

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16. Prior to issuance of grading permits, the developer shall pay the applicable Stephen's' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee.
17. Prior to approval of any grading permit, a tree plan shall be submitted to and approved by 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)
18. All landscaped areas in perpetuity shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
19. Prior to the issuance of building permits, the developer shall provide documentation that contact was made to the U.S. Postal Service to determine the appropriate type and location of mailboxes.
20. Prior to grading plan approval, wall and fence plans shall be submitted to and approved by the Planning Division subject to the City's Municipal Code including the following:
 - A. Side and rear yard fences/walls (not adjacent to a right of way) shall be constructed of decorative block, poly-vinyl or wood.
21. ALUC-1 Prior to the issuance of a grading permit, the applicant shall demonstrate to the City of Moreno Valley that the Airport Land Use Commission Conditions of Approval have been satisfied. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
22. ALUC-2 The following uses shall be prohibited:
 - A. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - B. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - C. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation

CONDITIONS OF APPROVAL

Tentative Parcel Map (PEN18-0042)

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within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators).

D. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

23. "ALUC-3 Prior to the issuance of a grading permit, the applicant shall demonstrate to the City of Moreno Valley that the Airport Land Use Commission Conditions of Approval have been satisfied. The following disclosure notice shall be provided to all potential purchasers of the property and to any lessees of the structure (s) thereon, and shall be recorded as a deed of notice:

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 1101 (b)(13)(A)."

24. ALUC-4 Any proposed basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/water basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
25. ALUC-5 March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
26. To avoid impacts to nesting birds, construction activities and construction noise should occur outside the avian nesting season (February 1 to September 1). If construction occurs within the avian nesting season, all suitable habitats shall be thoroughly surveyed for the presence of nests by a qualified biologist no more than ten days prior to commencement of any soil disturbance or vegetation removal. If it

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Tentative Parcel Map (PEN18-0042)

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is determined that the project site is occupied by nesting birds.

Building Division

27. Prior to submittal, all new development, including residential second units, are required to obtain a valid property address prior to permit application. Addresses can be obtained by contacting the Building Safety Division at 951.413.3350.
28. Contact the Building Safety Division for permit application submittal requirements.
29. Any construction within the city shall only be as follows: Monday through Friday seven a.m. to seven p.m.(except for holidays which occur on weekdays), eight a.m. to four p.m.; weekends and holidays (as observed by the city and described in the Moreno Valley Municipal Code Chapter 2.55), unless written approval is first obtained from the Building Official or City Engineer.
30. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.
31. The proposed development shall be subject to the payment of required development fees as required by the City's current Fee Ordinance at the time a building application is submitted or prior to the issuance of permits as determined by the City.
32. The proposed project will be subject to approval by the Eastern Municipal Water District and all applicable fees and charges shall be paid prior to permit issuance. Contact the water district at 951.928.3777 for specific details.
33. All new structures shall be designed in conformance to the latest design standards adopted by the State of California in the California Building Code, (CBC) Part 2, Title 24, California Code of Regulations including requirements for allowable area, occupancy separations, fire suppression systems, accessibility, etc. The current code edition is the 2016 CBC.
34. The proposed project's occupancy shall be classified by the Building Official and must comply with exiting, occupancy separation(s) and minimum plumbing fixture requirements. Minimum plumbing fixtures shall be provided per the 2016 California Plumbing Code, Table 422.1. The occupant load and occupancy classification shall be determined in accordance with the California Building Code.
35. The proposed residential project shall comply with The 2016 California Green Building Standards Code, Section 4.106.4, mandatory requirements for Electric Vehicle Charging Station (EVCS).

CONDITIONS OF APPROVAL

Tentative Parcel Map (PEN18-0042)

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36. Prior to permit issuance, every applicant shall submit a properly completed Waste Management Plan (WMP), as a portion of the building or demolition permit process. (MC 8.80.030)

FIRE DEPARTMENTFire Prevention Bureau

37. Any future dwellings to be built on the properties shall be fire sprinklered. A fire hydrant shall be within 600 ft. of all points of any structure on the property.

FINANCIAL & MANAGEMENT SERVICES DEPARTMENTMoreno Valley Utility

38. This project requires the installation of electric distribution facilities. A non-exclusive easement shall be provided to Moreno Valley Utility and shall include the rights of ingress and egress for the purpose of operation, maintenance, facility repair, and meter reading.
39. This project requires the installation of electric distribution facilities. The developer shall submit a detailed engineering plan showing design, location and schematics for the utility system to be approved by the City Engineer. In accordance with Government Code Section 66462, the Developer shall execute an agreement with the City providing for the installation, construction, improvement and dedication of the utility system following recordation of final map and/or concurrent with trenching operations and other improvements so long as said agreement incorporates the approved engineering plan and provides financial security to guarantee completion and dedication of the utility system.

The Developer shall coordinate and receive approval from the City Engineer to install, construct, improve, and dedicate to the City all utility infrastructure including but not limited to, conduit, equipment, vaults, ducts, wires, switches, conductors, transformers, and “bring-up” facilities including electrical capacity to serve the identified development and other adjoining, abutting, or benefiting projects as determined by Moreno Valley Utility – collectively referred to as “utility system”, to and through the development, along with any appurtenant real property easements, as determined by the City Engineer necessary for the distribution and/or delivery of any and all “utility services” to and within the project. For purposes of this condition, “utility services” shall mean electric, cable television, telecommunication (including video, voice, and data) and other similar services designated by the City Engineer. “Utility services” shall not include sewer, water, and natural gas services, which are

CONDITIONS OF APPROVAL

Tentative Parcel Map (PEN18-0042)

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addressed by other conditions of approval.

The City, or the City's designee, shall utilize dedicated utility facilities to ensure safe, reliable, sustainable and cost effective delivery of utility services and maintain the integrity of streets and other public infrastructure. Developer shall, at developer's sole expense, install or cause the installation of such interconnection facilities as may be necessary to connect the electrical distribution infrastructure within the project to the Moreno Valley Utility owned and controlled electric distribution system.

40. Existing Moreno Valley Utility electrical infrastructure shall be preserved in place. The developer will be responsible, at developer's expense, for any and all costs associated with the relocation of any of Moreno Valley Utility's underground electrical distribution facilities, as determined by Moreno Valley Utility, which may be in conflict with any developer planned construction on the project site.

PUBLIC WORKS DEPARTMENT**Land Development**

41. 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]
42. The final approved conditions of approval (COAs) issued and any applicable Mitigation Measures by the Planning Division shall be photographically or electronically placed on mylar sheets and included in the Grading and/or Street Improvement plans.
43. The developer shall monitor, supervise and control all construction related 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 Land Development Division.
 - (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 during the grading operations.

Violation of any condition, restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedy as noted in City

CONDITIONS OF APPROVAL

Tentative Parcel Map (PEN18-0042)

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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.

44. In the event right of way or offsite easements are required to construct offsite improvements necessary for the orderly development of the surrounding area to meet the public health and safety needs, the developer shall make a good faith effort to acquire the needed right of way in accordance with the Land Development Division's administrative policy. If unsuccessful, the Developer shall enter into an agreement with the City to acquire the necessary right of way or offsite easements and complete the improvements at such time the City acquires the right of way or offsite easements which will permit the improvements to be made. The developer shall be responsible for all costs associated with the right of way or easement acquisition. [GC 66462.5]
45. If improvements associated with this project are not initiated within two (2) years of the date of approval of the Public Improvement Agreement (PIA), the City Engineer may require that the engineer's estimate for improvements 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 PIA or issuance of a permit. [MC 9.14.210(B)(C)]
46. The developer shall protect downstream properties from damage caused by alteration of drainage patterns (i.e. concentration or diversion of flow, etc). 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]
47. For single family residential subdivisions, all lots shall drain to the street at a minimum surface grade of 2.0% and on-site drainage shall be conveyed onto the street with subsurface drains at a minimum grade of 0.5% per current City Standards MVSI-152 and MVSI-153A. No cross-lot or over the sidewalk drainage shall be allowed.
48. This project shall submit civil engineering design plans, reports and/or documents (prepared by a registered/licensed civil engineer) for review and approval by the City Engineer per the current submittal requirements, prior to the indicated threshold or as required by the City Engineer. The submittal consists of, but is not limited to, the following:
 - a. Parcel Map (recordation prior to building permit issuance);
 - b. Rough grading w/ erosion control plan (prior to grading permit issuance);
 - c. Precise grading w/ erosion control plan (prior to grading permit issuance);
 - d. Street improvement plan with striping (prior to map approval);

CONDITIONS OF APPROVAL

Tentative Parcel Map (PEN18-0042)

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- e. Final drainage study (prior to grading plan approval);
- f. Offers of dedication and easements (prior to building permit issuance);
- g. As-Built revision for all plans (prior to Occupancy release).

Prior to Grading Plan Approval

49. Resolution of all drainage issues shall be as approved by the City Engineer.
50. A final detailed drainage study (prepared by a registered/licensed civil engineer) shall be submitted for review and approved by the City Engineer. The study shall include, but not be limited to: existing and proposed hydrologic conditions as well as hydraulic calculations for all drainage control devices and storm drain lines. The study shall analyze 1, 3, 6 and 24-hour duration events for the 2, 5, 10 and 100-year storm events [MC 9.14.110(A.1)]. A digital (pdf) copy of the approved drainage study shall be submitted to the Land Development Division.
51. Emergency overflow areas shall be shown at all applicable drainage improvement locations in the event that the drainage improvement fails or exceeds full capacity.
52. The developer shall ensure compliance with the City Grading ordinance, these Conditions of Approval and the following criteria:
 - a. The project street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area and outlet points. Unless otherwise approved by the City Engineer, lot lines shall be located at the top of slopes.
 - b. Any grading that creates cut or fill slopes adjacent to the street shall provide erosion control, sight distance control, and slope easements as approved by the City Engineer.
 - c. All improvement plans are substantially complete and appropriate clearance letters are provided to the City.
 - d. A soils/geotechnical report (addressing the soil's stability and geological conditions of the site) shall be submitted to the Land Development Division for review. A digital (pdf) copy of the soils/geotechnical report shall be submitted to the Land Development Division.
53. Grading plans (prepared by a registered/licensed civil engineer) shall be submitted for review and approved by the City Engineer per the current submittal requirements.
54. The developer may be required to select Best Management Practices (BMPs) designed per the latest version of the Design Handbook for Low Impact Development Best Management Practices by Riverside County Flood Control and Water Conservation District.

CONDITIONS OF APPROVAL

Tentative Parcel Map (PEN18-0042)

Page 10

55. The developer shall pay all remaining plan check fees.
56. A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared in conformance with the State's current 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.
57. 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) which shall be noted on the grading plans.

Prior to Grading Permit

58. A receipt showing payment of the Area Drainage Plan (ADP) fee to Riverside County Flood Control and Water Conservation District shall be submitted. [MC 9.14.100(O)]
59. The developer shall pay current DIF fees adopted by the City Council. [Ord. 695 § 1.1 (part), 2005] [MC 3.38.030, 040, 050]
60. A digital (pdf) copy of all approved grading plans shall be submitted to the Land Development Division.
61. Security, in the form of a cash deposit (preferable), bond or letter of credit shall be submitted as a guarantee of the implementation and maintenance of erosion control measures. At least twenty-five (25) percent of the required security shall be in the form of a cash deposit with the City. [MC 8.21.160(H)]
62. Security, in the form of a cash deposit (preferable), bond or letter of credit shall be submitted as a guarantee of the completion of the grading operations for the project. [MC 8.21.070]
63. The developer shall pay all applicable inspection fees.
64. The developer shall pay current TUMF fees adopted by the City Council. [Ord. 835 § 2.1, 2012] [MC 3.44.060]

Prior to Map Approval

65. After recordation, a digital (pdf) copy of the recorded map shall be submitted to the Land Development Division.

CONDITIONS OF APPROVAL

Tentative Parcel Map (PEN18-0042)

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66. Resolution of all drainage issues shall be as approved by the City Engineer.
67. Maps (prepared by a registered civil engineer and/or licensed surveyor) shall be submitted for review and approved by the City Engineer per the current submittal requirements.
68. The developer shall guarantee the completion of all related improvements required for this project by executing a Public Improvement Agreement (PIA) with the City and posting the required security. [MC 9.14.220]
69. All public improvement plans required for this project shall be approved by the City Engineer in order to execute the Public Improvement Agreement (PIA).
70. All street dedications shall be free of all encumbrances, 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.

Prior to Improvement Plan Approval

71. The developer shall submit clearances from all applicable agencies, and pay all applicable plan check fees.
72. The street improvement plans shall comply with current City policies, plans and applicable City standards (i.e. MVSI-160 series, etc.) throughout this project.
73. The hydrology study shall be designed to accept and properly convey all off-site drainage flowing onto or through the site. In the event that the City Engineer permits the use of streets for drainage purposes, the provisions of current City standards shall apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, as in the case where one travel lane in each direction shall not be used for drainage conveyance for emergency vehicle access on streets classified as minor arterials and greater, the developer shall provide adequate facilities as approved by the City Engineer. [MC 9.14.110 A.2]
74. All public improvement plans (prepared by a licensed/registered civil engineer) shall be submitted for review and approved by the City Engineer per the current submittal requirements.
75. 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 (3) years old and recently slurry sealed streets less than one (1) year old. Pavement cuts for trench repairs may be allowed for emergency repairs or as specifically approved by the City Engineer.

CONDITIONS OF APPROVAL

Tentative Parcel Map (PEN18-0042)

Page 12

76. All dry and wet utilities shall be shown on the plans and any crossings shall be potholed to determine actual location and elevation. Any conflicts shall be identified and addressed on the plans. The pothole survey data shall be submitted to Land Development with the public improvement plans for reference purposes only. The developer is responsible to coordinate with all affected utility companies and bear all costs of any utility relocation.

Prior to Encroachment Permit

77. A digital (pdf) copy of all approved improvement plans shall be submitted to the Land Development Division.
78. All applicable inspection fees shall be paid.
79. Any work performed within public right-of-way requires an encroachment permit.

Prior to Building Permit

80. An engineered-fill certification, rough grade certification and compaction report shall be submitted for review and approved by the City Engineer. A digital (pdf) copy of the approved compaction report shall be submitted to the Land Development Division. All pads shall meet pad elevations per approved grading plans as noted by the setting of "blue-top" markers installed by a registered land surveyor or licensed civil engineer.
81. A walk through with a Land Development Inspector shall be scheduled to inspect existing improvements within public right of way along project frontage. Any missing, damaged or substandard improvements including ADA access ramps that do not meet current City standards shall be required to be installed, replaced and/or repaired. The applicant shall post security to cover the cost of the repairs and complete the repairs within the time allowed in the public improvement agreement used to secure the improvements.
82. Certification to the line, grade, flow test and system invert elevations for the water quality control BMPs shall be submitted for review and approved by the City Engineer.

Prior to Occupancy

83. All outstanding fees shall be paid.
84. All required as-built plans (prepared by a registered/licensed civil engineer) shall be submitted for review and approved by the City Engineer per the current submittal

CONDITIONS OF APPROVAL

Tentative Parcel Map (PEN18-0042)

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requirements.

85. The final/precise grade certification shall be submitted for review and approved by the City Engineer.
86. 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. 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, this project is subject to the following 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]
87. The developer shall complete all public improvements in conformance with current City standards, except as noted in the Special Conditions, including but not limited to the following:
- a. Street improvements including, but not limited to: pavement, base, curb and/or gutter, sidewalks, drive approaches, street lights (MVU: SL-2), signing, striping, undersidewalk drains, landscaping and irrigation, pavement tapers/transitions and traffic control devices, as appropriate.
 - b. City-owned utilities.
 - c. Undergrounding of all existing and proposed utilities adjacent to and on-site. [MC 9.14.130]
 - d. Relocation of overhead electrical utility lines including, but not limited to: electrical, cable and telephone.

Special Conditions

88. Prior to grading plan approval, pavement core samples of existing pavement may be taken and findings submitted to the City for review and consideration of

CONDITIONS OF APPROVAL

Tentative Parcel Map (PEN18-0042)

Page 14

pavement improvements. The City will determine the adequacy of the existing pavement structural section. If the existing pavement structural section is found to be adequate, the developer may still be required to perform a two inch grind and overlay or slurry seal, depending on the severity of existing pavement cracking, as required by the City Engineer. If the existing pavement section is found to be inadequate, the Developer shall replace the pavement to meet or exceed the City's pavement structural section standard.

89. Prior to map approval, the map shall include the following to accommodate the required improvements:
- (a) Lot "D" of Parcel Map 12374 is to be abandoned.
 - (b) The necessary offer of dedication on Angella Way (60' R/W / 40' C-C: Modified Local Street, City Standard No. MVSI-107A-0 [modified to be consistent with existing adjacent standards]) along project frontage. This is shown as Lot "A" and Lot "B" on Tentative Parcel Map 37429.
 - (c) The portion of Lot "C" of Parcel Map 12374 (P.M. 77/39) fronting the project to be offered for dedication and to be accepted per separate instrument, pending completion of public improvements.
90. Prior to occupancy, the following improvements shall be completed:
 Angella Way (60' R/W / 40' C-C: Modified Local Street, City Standard No. MVSI-107A-0 [modified to be consistent with existing adjacent improvements]) shall be constructed to achieve a half-width of 30', plus an additional 12' south of the centerline, along the entire project's southerly frontage. Improvements shall consist of, but not be limited to, pavement, base, curb, gutter, sidewalk, driveway approaches, undersidewalk drain, any necessary offsite improvement transition/joins to existing improvements, street lights, and dry and wet utilities. Any missing or deficient improvements along the project's southerly frontage shall be constructed prior to issuance of a certificate of occupancy.

Special Districts Division

91. The ongoing maintenance of any landscaping required to be installed behind the curb shall be the responsibility of the property owner.
92. The parcel(s) associated with this project have been incorporated into the Moreno Valley Community Services District Zone A (Parks & Community Services) and Zone C (Arterial Street Lighting). All assessable parcels therein shall be subject to annual parcel taxes for Zone A and Zone C for operations and capital improvements.
93. This project is conditioned to provide a funding source for the operation and maintenance of public improvements and/or services associated with new development in that territory. The Developer shall satisfy this condition with one of

CONDITIONS OF APPROVAL

Tentative Parcel Map (PEN18-0042)

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the options below.

a. Participate in a special election for maintenance/services and pay all associated costs of the election process and formation, if any. Financing may be structured through a Community Facilities District, Landscape and Lighting Maintenance District, or other financing structure as determined by the City; or

b. Establish an endowment fund to cover the future maintenance and/or service costs.

The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org of its selected financial option prior to City Council action authorizing recordation of the final map for the development. A minimum of 90 days is needed to complete the special election process. This allows adequate time to be in compliance with the provisions of Article 13C of the California Constitution for conducting a special election.

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

94. This project has been conditioned to provide a funding source for the continued maintenance, enhancement, and/or retrofit of parks, open spaces, linear parks, and/or trail systems. The Developer shall satisfy this condition with one of the options below.

a. Participate in a special election for annexation into Community Facilities District No. 1 or other district and pay all associated costs of the special election process and formation, if any; or

b. Establish an endowment fund to cover future maintenance costs for new neighborhood parks.

The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org of its selected financial option prior to City Council action authorizing recordation of the final map for the development. A minimum of 90 days is needed to complete the special election process. This allows adequate time to be in compliance with the provisions of Article 13C of the California Constitution for conducting a special election.

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

95. This project has been identified to be included in the formation of a Community

CONDITIONS OF APPROVAL

Tentative Parcel Map (PEN18-0042)

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Facilities District 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 property owner 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 the Special Districts Division at 951.413.3480 or specialdistricts@moval.org of its intent to record the final map for the development 90 days prior to City Council action authorizing recordation of the map. This allows adequate time to be in compliance with the provisions of Article 13C of the California Constitution. (California Government Code Section 53313 et. seq.)

96. Residential (R) If Land Development, a Division of the Public Works Department, requires this project to supply a funding source necessary to provide for, but not limited to, stormwater utilities services for the required continuous operation, maintenance, monitoring, systems evaluation and enhancements of on-site facilities and performing annual inspections of the affected areas to ensure compliance with state mandated storm water regulations, a funding source needs to be established. The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org of its selected financial option for the National Pollution Discharge Elimination System (NPDES) program (see Land Development's related condition). Participating in a special election the process requires a 90 day period prior to City Council action authorizing recordation of the final map for the development and to participate in a special election process. This allows adequate time to be in compliance with the provisions of Article 13D of the California Constitution. California Health and Safety Code Sections 5473 through 5473.8 (Ord. 708 Section 3.1, 2006) & City of Moreno Valley Municipal Code Title 3, Section 3.50.050.)
97. This project is included within the future annexation boundaries for Community Facilities District No. 7, IA 3 (CFD No. 7, IA 3). The Local Component portion of the Area Drainage Plan (ADP) fee for Riverside County Flood Control and Water Conservation District (RCFCWCD) has been allocated toward the debt service payments on CFD No. 7, IA 3 bonds and/or paid directly for acquisition of RCFCWCD facilities.

In order for the Developer to meet its financial obligation, it must notify the Special Districts Division when submitting the application for grading permit and select one of the funding options outlined below.

Or

If a grading permit is not required, the Developer must notify the Special Districts Division at 951.413.3480 or specialdistricts@moval.org when submitting the application for building permit issuance and select one of the funding options

CONDITIONS OF APPROVAL

Tentative Parcel Map (PEN18-0042)

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outlined below.

a. Participate in a special election to annex into CFD No. 7, IA 3 and pay the equivalent to the Local Component portion of the ADP fee including interest as a special tax levied annually on the Riverside County property tax bill; or

b. Pay the Local Component portion of the ADP fee directly to the City of Moreno Valley, Special Districts Division which shall be used for any authorized purpose for CFD No. 7, IA 3.

If the funding option selected is participation in a special election, a minimum of 90 days is needed to complete the special election process. This allows adequate time to complete the special election process in compliance with the provisions of Article 13C of the California Constitution for conducting a special election.

Annexation to CFD No. 7, IA 3 shall be completed or proof of payment of the Local Component portion of the ADP fee shall be provided to the Special Districts Division prior to the issuance of the first building permit for this project.

98. This project is conditioned to provide a funding source for the following special financing program(s):

a. Street Lighting Services for capital improvements, energy charges, and maintenance.

The Developer's responsibility is to provide a funding source for the capital improvements and the continued maintenance of the landscaped area. The Developer shall satisfy this condition with one of the options below.

i. Participate in a special election (mail ballot proceeding) and pay all associated costs of the special election and formation, 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

ii. Establish a Property Owner's Association (POA) or Home Owner's Association (HOA) which will be responsible for any and all operation and maintenance costs.

The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org of its selected financial option prior to City Council action authorizing recordation of the final map for the development. The option for participating in a special election requires approximately 90 days to complete the special election process. This allows adequate time to be in compliance with the

CONDITIONS OF APPROVAL

Tentative Parcel Map (PEN18-0042)

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provisions of Article 13C of the California Constitution for conducting a special election.

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

99. MAJOR INFRASTRUCTURE FINANCING DISTRICT. This project has been identified to potentially be included in the formation of a special financing district for the construction and maintenance of major infrastructure improvements which may include but are not limited to thoroughfares, bridges, and certain flood control 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 or annexation into the district, the qualified elector(s) will not protest the formation or annexation, but will retain the right to object to any eventual tax/assessment/fee that is not equitable should the financial burden of the tax/assessment/fee not be reasonably proportionate to the benefit the affected property obtains from the improvements to be installed and/or maintained. The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org when submitting an application for the first building permit to determine whether the development will be subjected to this condition. If subject to the condition, the special election requires a minimum 90 day process in compliance with the provisions of Article 13C of the California Constitution.

Transportation Engineering Division

100. 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 Angella Way.
101. Sight distance at the proposed roadways and driveways shall conform to City of Moreno Valley Standard No. MVSI-164A,B,C-0 at the time of preparation of final grading, landscape, and street improvement plans.

PARKS & COMMUNITY SERVICES DEPARTMENT

102. This project is subject to current Development Impact Fees.
103. This project is required to supply a funding source for the continued maintenance, enhancement, and or retrofit of neighborhood parks, open spaces, linear parks, and/or trails systems. This can be achieved through annexing into Community Facilities District No. 1 (Park Maintenance). Please contact the Special Districts Division at 951.413.3480 or specialdistricts@moval.org to complete the annexation process.

CONDITIONS OF APPROVAL

Tentative Parcel Map (PEN18-0042)

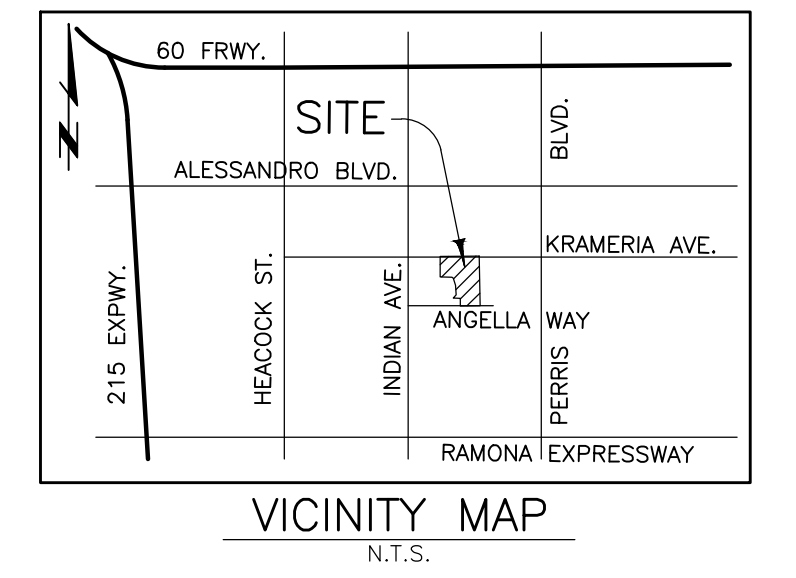
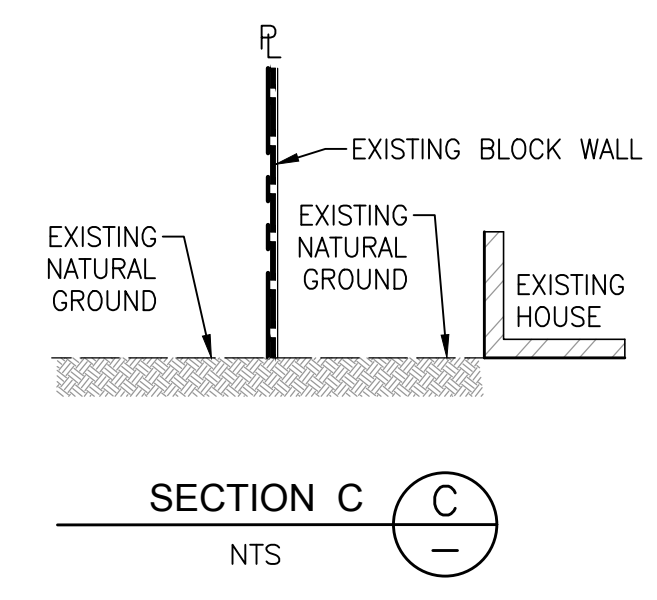
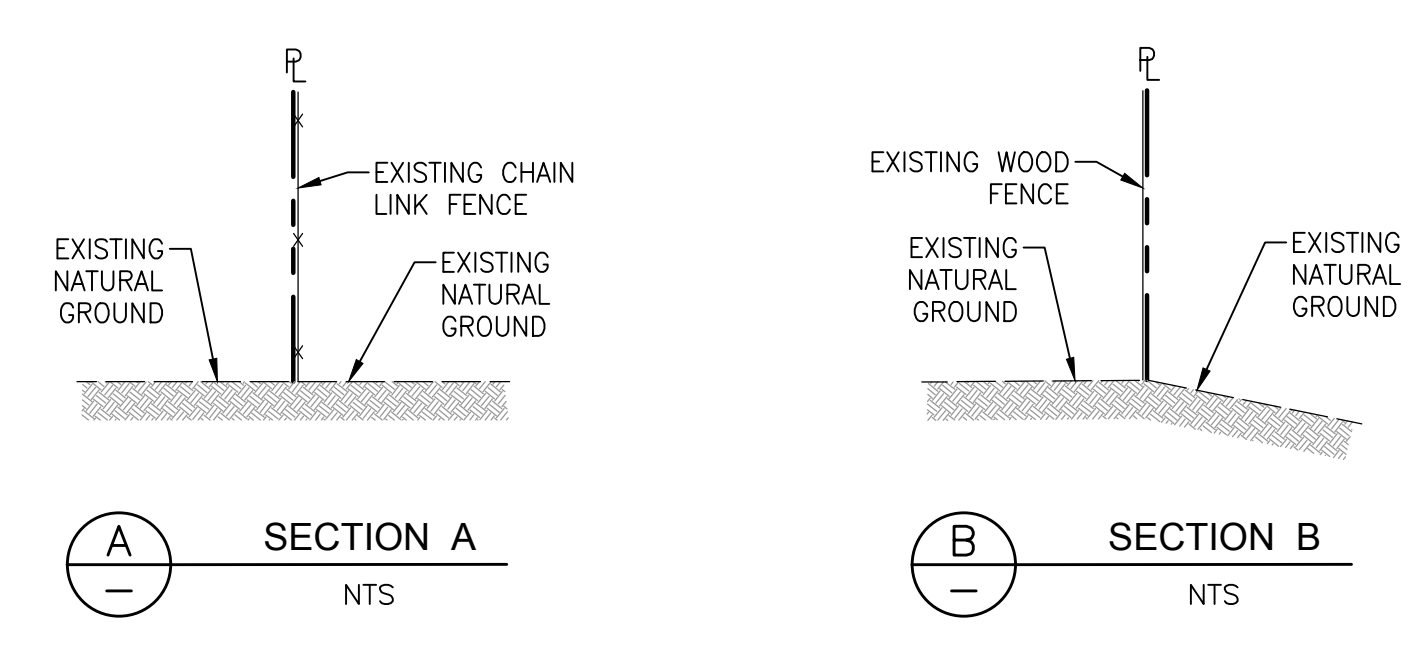
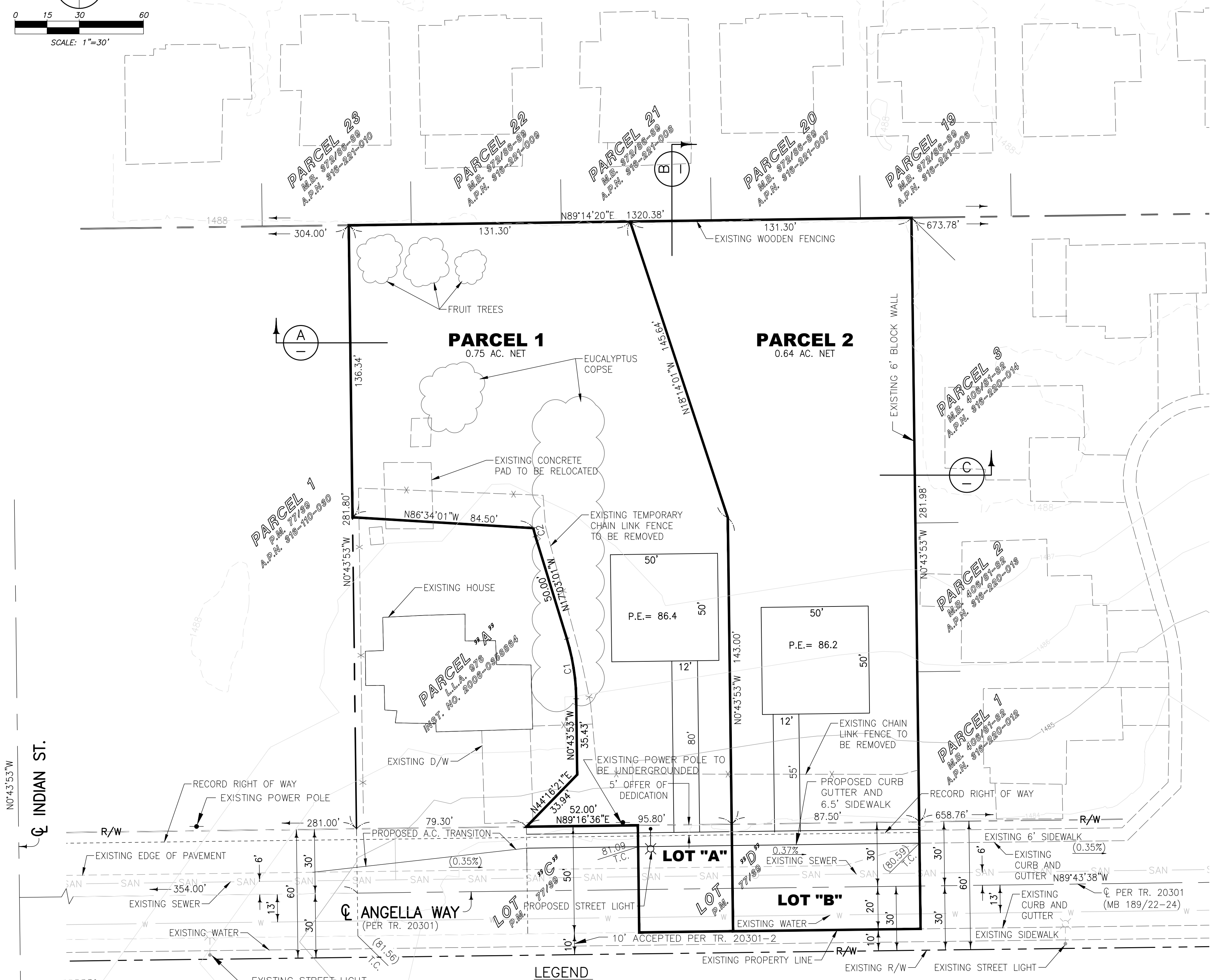
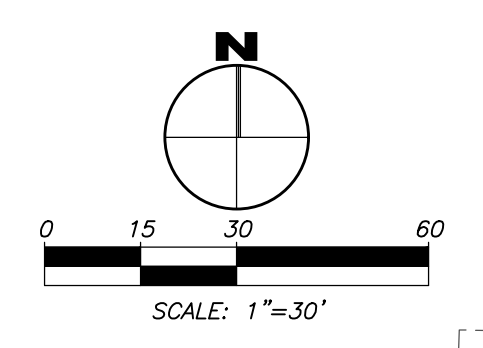
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104. This project is subject to current Quimby Fees.
105. The parcel(s) associated with this project have been incorporated into the Moreno Valley Community Services District Zone A (Parks and Community Services). All assessable parcels therein shall be subject to the annual Zone 'A' charge for operations and capital improvements. Proof of such shall be supplied to Parks and Community Services upon Final Map and at Building Permits.

IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE PARCEL MAP 37429

No.	REVISIONS	BY	DATE
1			
2			
3			



GENERAL NOTES

OWNER/APPLICANT

ADA VELIS IGLESIAS DE TURCIOS
1341 1/2 E. 47TH ST.
LOS ANGELES, CA 90011
CONTACT: ROSA TURCIOS
PHONE:
EMAIL: ROSATURCIOS77@YAHOO.COM

ENGINEER

WINCHESTER ASSOCIATES, INC.
DAVID J. SLAWSON
P.O. BOX 280
23640 TOWER STREET, SUITE 3
MORENO VALLEY, CA. 92556-0280
PHONE: (951) 924-5425
FAX: (951) 924-2980
EMAIL: DANIEL@WAI-ENG.COM

ASSESSOR'S PARCEL No.

316-110-021

PUBLIC UTILITIES

SEWER & WATER
EASTERN MUNICIPAL WATER DISTRICT (951) 928-3777
2270 TRUMBLE RD., PERRIS, CA 92572

ELECTRICITY
MORENO VALLEY ELECTRIC UTILITY (951) 413-3500
14331 FREDERICK ST., SUITE 2
MORENO VALLEY, CA 92553

GAS
SOUTHERN CALIFORNIA GAS COMPANY (800) 427-2200
4495 HOWARD AVE., RIVERSIDE, CA 91756

TELEPHONE
FRONTIER (951) 777-0979
9829 DEER CREEK RD., MORENO VALLEY, CA 92557

LAND USE AND ZONING

CURRENT GENERAL PLAN	R5
CURRENT ZONING	R5
PROPOSED ZONING	R5
EXISTING USE	VACANT
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL

AREA AND DENSITY

GROSS ACREAGE	1.54 ACRES
NET ACREAGE	1.39 ACRES
PROPOSED IMPERVIOUS AREA	9,968.46 SF

FLOOD HAZARD

THE SUBJECT TRACT IS WITHIN THE 500 YEAR FLOOD PLAIN, ZONE X. FEMA FLOOD INSURANCE PANEL NO. 06065C0765G.

SCHOOL

VAL VERDE UNIFIED SCHOOL DISTRICT

THOMAS BROTHERS GUIDE

PAGE 747 GRID: F 4

TOPOGRAPHY

OBTAINED FROM RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT. FLOWN ON 6-18-12.

PREPARED BY:

Winchester Associates, Inc.
ENGINEERING • LAND SURVEYING
23640 TOWER ST., SUITE 3
PO BOX 280
MORENO VALLEY, CA 92556-0280
PH: (951) 924-5425
EMAIL: DANIEL@WAI-ENG.COM

LEGAL DESCRIPTION

PARCEL B AS SHOWN ON LOT LINE ADJUSTMENT NO. 976, AS EVIDENCED BY DOCUMENT RECORDED MAY 17, 2008 AS INSTRUMENT NO. 06-358864 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
PARCELS 2 AND 3 AND LOT D OF PARCEL MAP 12374, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 77, PAGE 39 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
EXCEPT THEREFROM THAT PORTION OF SAID PARCEL 2 DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 2 OF PARCEL MAP 12374, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 2 NORTH 89°16'36" EAST 79.30 FEET; THENCE LEAVING SAID SOUTHERLY LINE NORTH 44°16'21" EAST 33.94 FEET; THENCE NORTH 0°43'53" WEST 35.43 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 28.48 FEET THROUGH A CENTRAL ANGLE OF 16°19'08"; THENCE TANGENT TO SAID CURVE NORTH 17°03'01" WEST 50.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 48.00 FEET; THENCE NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 3.94 FEET THROUGH A CENTRAL ANGLE OF 4°42'16"; THENCE NORTH 88°34'01" WEST 84.50 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL 2 DISTANT NORTH 0°43'53" WEST 145.46 FEET FROM THE SOUTHWEST CORNER OF SAID PARCEL 2; THENCE SOUTH 0°43'53" EAST 145.46 FEET ALONG THE WESTERLY LINE OF SAID PARCEL 2 TO THE POINT OF BEGINNING.

NOTE

THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.

NOTE

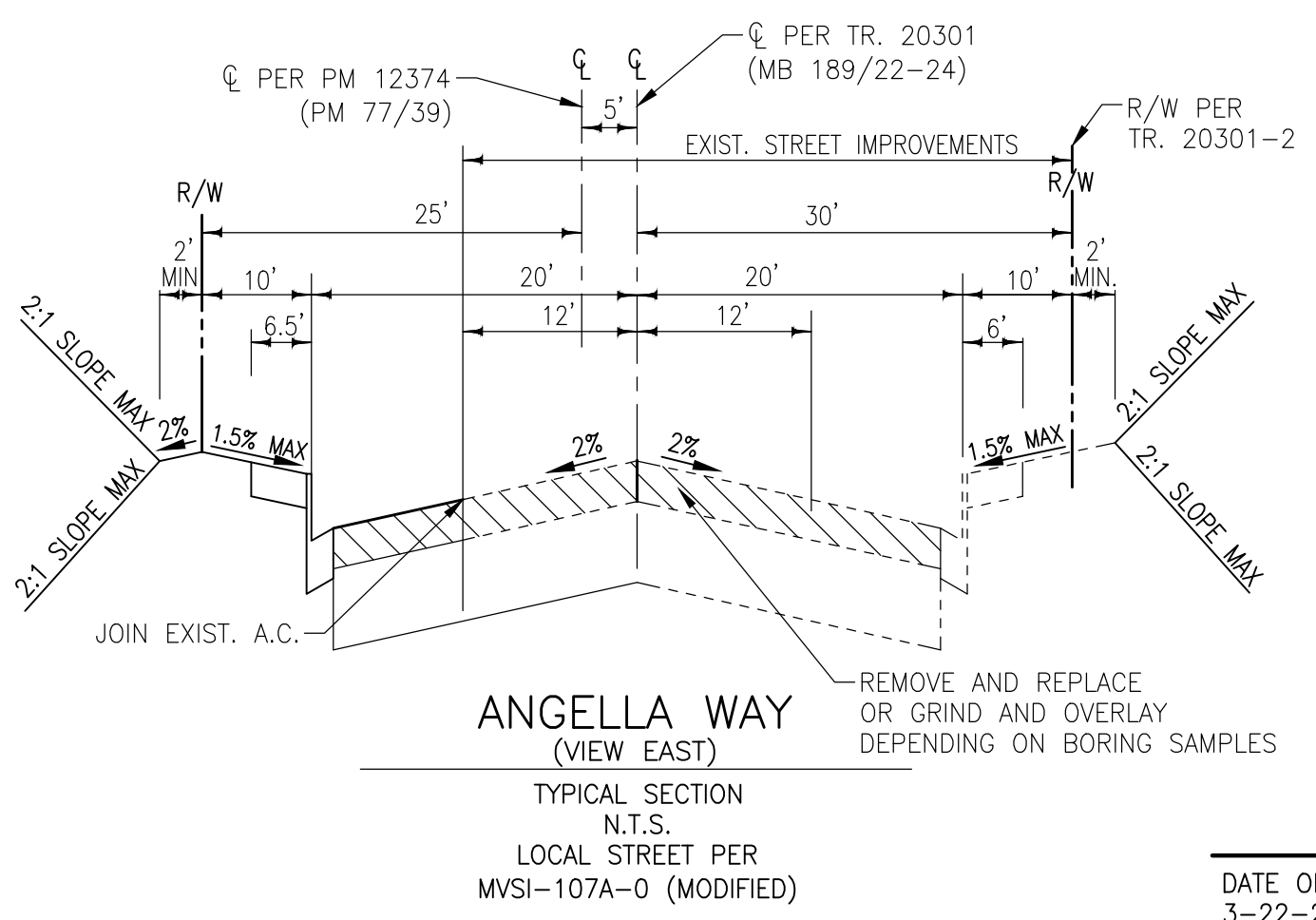
LOT "D" OF PARCEL MAP 12374 (P.M. 77/39) TO BE ABANDONED.

NOTE

THE PORTION OF LOT "C" OF PARCEL MAP 12374 (P.M. 77/39) FRONTING THE PROJECT TO BE OFFERED FOR DEDICATION, TO BE ACCEPTED PER SEPARATE INSTRUMENT, PENDING COMPLETION OF PUBLIC IMPROVEMENTS.

EASEMENT NOTES

An easement for EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES and incidental purposes in the document recorded July 02, 1986 as INSTRUMENT NO. 86-154313 of Official Records.
The location of the easement cannot be determined from record information.



LEGEND

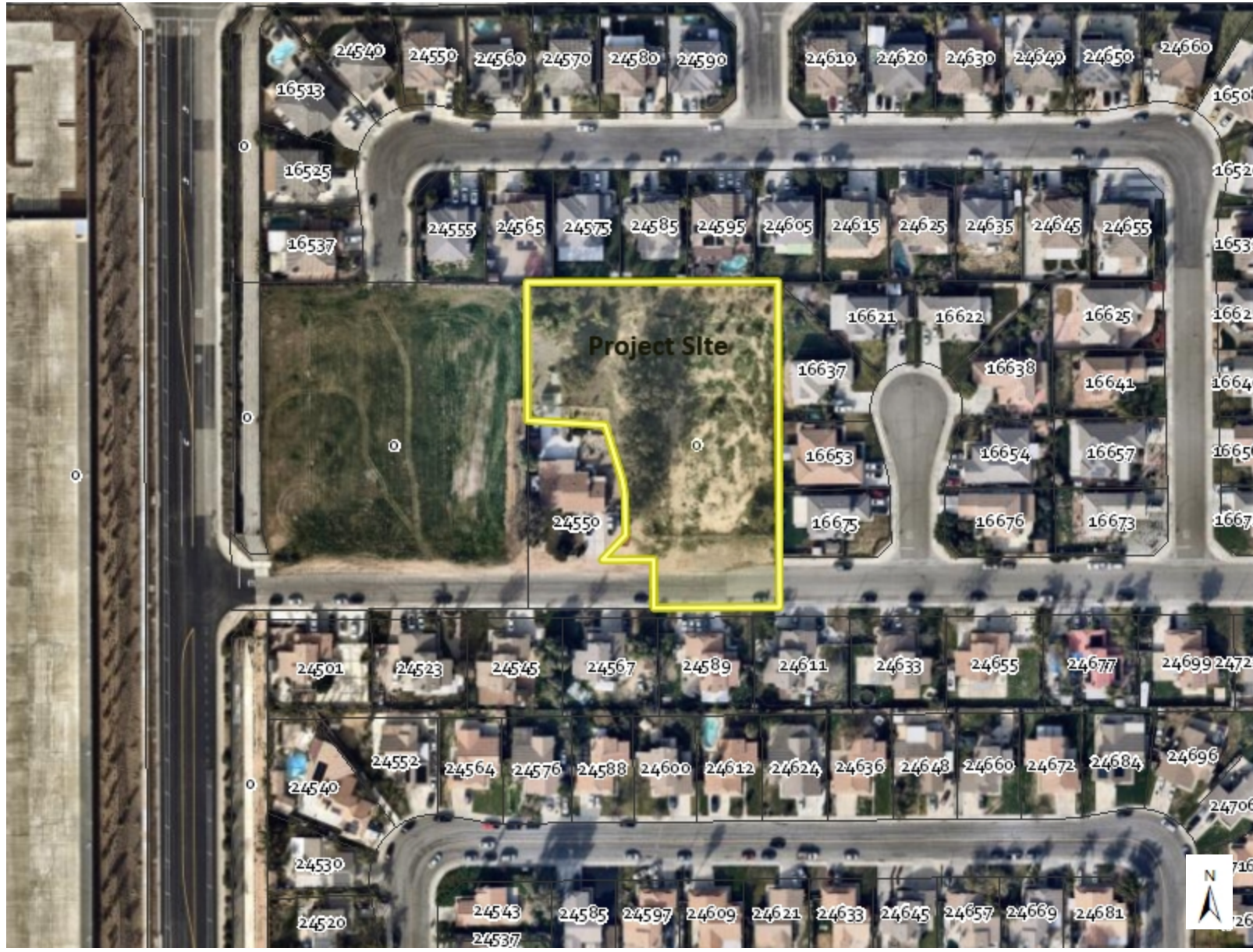
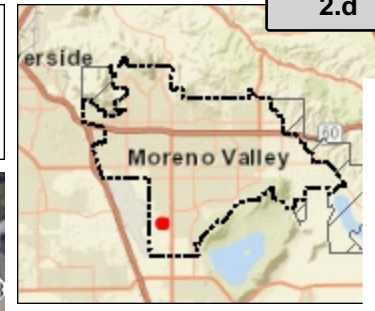
- PROPERTY LINE
- - - RIGHT OF WAY
- - - RECORD RIGHT OF WAY
- - - CENTERLINE
- - - EXISTING IMPROVEMENTS
- - - EXISTING CONTOURS
- - - EXISTING SEWER
- - - EXISTING WATER
- - - EXISTING STREET LIGHT
- - - EXISTING POWER POLE

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C1	28.48'	100.00'	16°19'08"	14.34'
C2	3.94'	48.00'	4°42'16"	1.97'

DATE OF PREPARATION:
3-22-2019

PEN18-0042 SHEET 1 OF 1

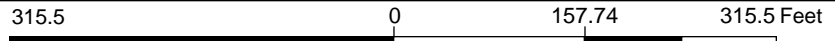
Aerial Map



- Legend**
- Public Facilities
 - Public Facilities
 - ★ Fire Stations
 - Parcels
 - ⊞ City Boundary
 - ⊞ Sphere of Influence

Image Source: Nearmap

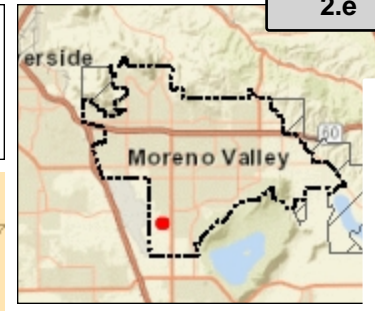
Notes:
APN: 316-110-021



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

Attachment: Aerial Photograph (4025 : PEN18-0042 Tentative Parcel Map 37429)

Zoning Map: R5



Legend

Zoning

- Commercial
- Industrial/Business Park
- Public Facilities
- Office
- Planned Development
- Large Lot Residential
- Residential Agriculture 2 DU/AC
- Residential 2 DU/AC
- Suburban Residential
- Multi-family
- Open Space/Park

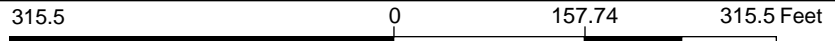
Master Plan of Trails

- Bridge
- Improved
- Multiuse
- Proposed
- Regional
- State

Road Labels

- Parcels
- City Boundary
- Sphere of Influence

Attachment: Zoning Map (4025 : PEN18-0042 Tentative Parcel Map 37429)



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Notes:
APN: 316-110-021



City of Moreno Valley
 Community Development Department
 Planning Division
 City Hall Council Chamber
 14177 Frederick Street
 Moreno Valley, CA 92553

NOTICE OF PUBLIC HEARING (VIA TELECONFERENCE ONLY)

PURSUANT TO COVID-19 GOVERNOR EXECUTIVE ORDER N-29-20



Notice of Teleconferenced Public Hearing before the Planning Commission of the City of Moreno Valley:

DATE & TIME: May 28, 2020 at 7:00 P.M. **VIA TELECONFERENCE ONLY**

COVID-19 TELECONFERENCE INSTRUCTIONS:

For Teleconference Meeting public participation instructions, please agenda at <http://morenovalleyca.igmp2.com/Citizens/default.aspx>

PROJECT LOCATION: North side of Angella Way between Indian Street & Shuning Court (APN: 316-110-021), in District 4.

CASE NUMBER(s): PEN18-0042

CASE PLANNER: Gabriel Diaz, Associate Planner
 (951) 413-3226 or gabriel@moval.org

<APN>
 <Property Owner>
 <Street Address>
 <City, State, Zip>

NOTICE OF PUBLIC HEARING (VIA TELECONFERENCE ONLY)

2.f

PROPOSAL: A Tentative Parcel Map application to subdivide approximately 1.39 net acres into two single-family residential lots, and two lettered lot for street improvements. The property is zoned Residential 5 (R5).

ENVIRONMENTAL DETERMINATION: This project has been evaluated against criteria set forth in the California Environmental Quality Act (CEQA) Guidelines and it was determined that the project is exempt from the provisions of CEQA as a Class 1 Categorical Exemption in accordance with CEQA Guidelines Section 15315 for Minor Land Divisions.

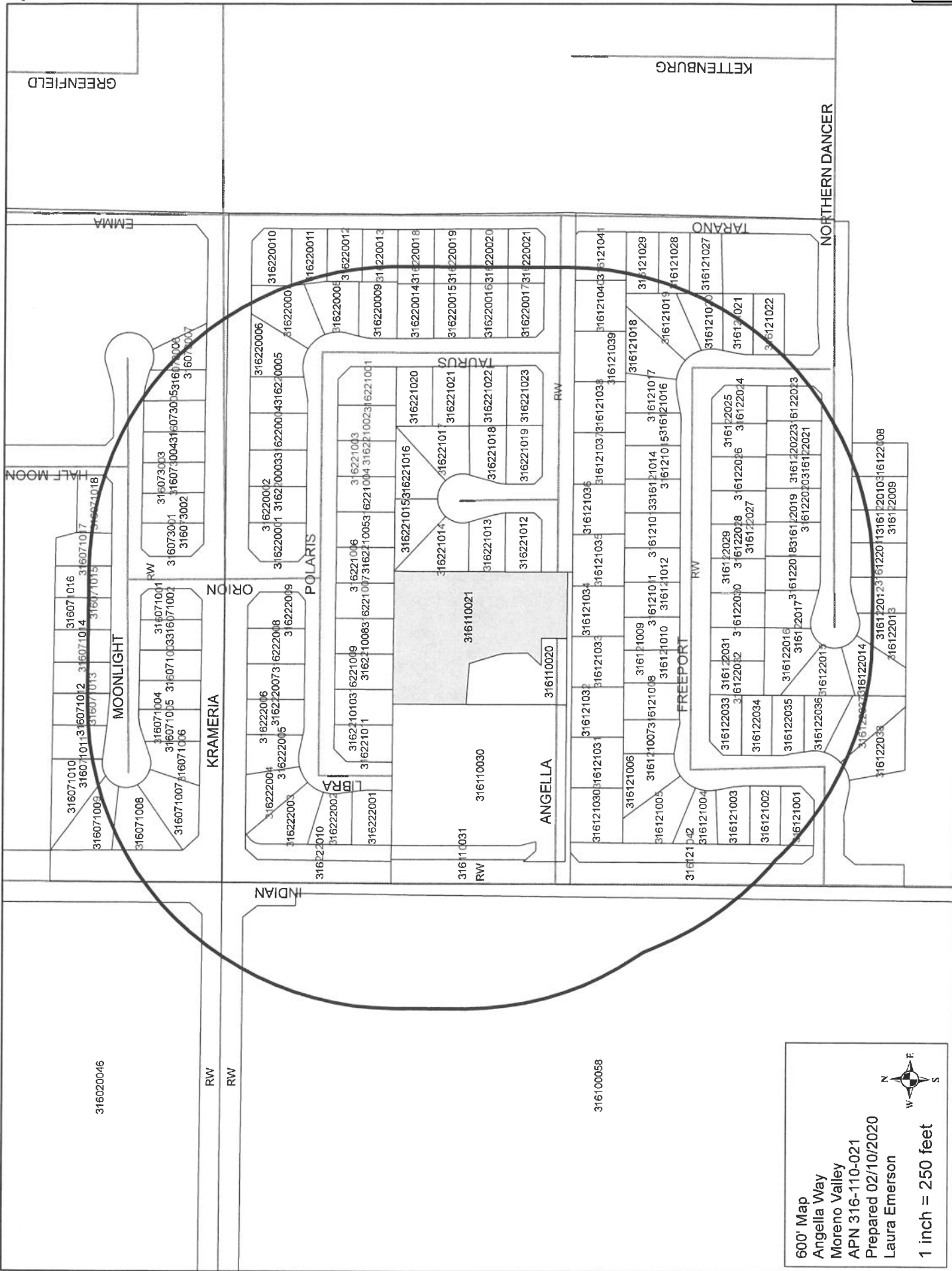
PUBLIC HEARING: All interested parties will be provided an opportunity to submit oral testimony during the teleconference Public Hearing and/or provide written testimony during or prior to the teleconferenced Public Hearing. The application file and related environmental documents may be inspected by appointment at the Community Development Department at 1417 Frederick Street, Moreno Valley, California by calling (951) 413-3206 during normal business hours (7:30 a.m. to 5:30 p.m. Monday through Thursday and 7:30 a.m. to 4:30 p.m. on Fridays).

COVID-19 – IMPORTANT NOTICES: Please note that due to the COVID-19 pandemic situation, staff will attempt to make reasonable arrangements to ensure accessibility to inspect the aforementioned records. **In addition, special instructions on how to effectively participate in the teleconferenced Public Hearing, as approved by Governor Executive Order N-25-20 will be posted at <http://morenovalleyca.igmp2.com/Citizens/default.aspx> and will be described in the Planning Commission agenda.**

PLEASE NOTE: The Planning Commission may consider and approve changes to the proposed items under consideration during the teleconferenced Public Hearing.

GOVERNMENT CODE § 65009 NOTICE: If you challenge any of the proposed actions taken by the Planning Commission or court, you may be limited to raising only those issues you or someone else raised during the teleconferenced Public Hearing described in this notice, or in written correspondence delivered to the Planning Division of the City of Moreno Valley during or prior to, the teleconferenced Public Hearing.

Upon request and in compliance with the Americans with Disabilities Act of 1990, any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to Guy Pegan, ADA Coordinator, at 951.413.3120 at least 48 hours before the meeting. The 48-hour notification will enable the City to make reasonable arrangements to ensure accessibility.



600' Map
 Angella Way
 Moreno Valley
 APN 316-110-021
 Prepared 02/10/2020
 Laura Emerson
 1 inch = 250 feet

Attachment: 600 Foot Radius Map (4025 : PEN18-0042 Tentative Parcel Map 37429)