

July 24, 2024

The City of Moreno Valley  
14177 Frederick Street  
Moreno Valley, CA 92553  
Attn: Julia Descoteaux

RE: Highpointe Communities - Sunset Crossings Development Tract 38443

Dear Julia,

In regard to the Sunset Crossings North development, we own property in the neighborhood adjacent to this location, and we would like to express our support for this project.

Sincerely,

DocuSigned by:  
  
FBS0CF13C9BCC487...  
Faye Tran

APN 488-180-028 - Cottonwood  
Moreno Valley, CA 92555

**From:** [SoCalGasTransmissionUtilityRequest](#)  
**To:** [Julia Descoteaux](#)  
**Cc:** [Planning Notices DG](#)  
**Subject:** DCF: 1457-24-2001W / Tentative Tract Map 38443  
**Date:** Friday, August 9, 2024 10:11:17 AM  
**Attachments:** [71824- General Plan Amendment \(PEN22-0133\)Change of Zone \(PEN22-0134\) Conditional Use Permit \(PEN22-0136\) Tentative Tract Map No. 38443 \(PEN22-0130\).msg](#)  
[1457-24-2001W GEN REQ.pdf](#)  
[1457-24-2001W MAP REQUEST.pdf](#)  
[1457-24-2001W MAP.pdf](#)

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**Warning: External Email – Watch for Email Red Flags!**

Good morning,

Attached is a letter from the Transmission Department of SoCalGas stating that we have high pressure gas transmission facilities within your proposed project vicinity. Included is a map of the conflict area and our general requirements when performing work or planning projects near SoCalGas high pressure lines. Please note, dimensioning is not provided, and we do not share as-built maps.

If additional assistance is required, please send a copy of the project plans for an engineer to review and advise.

Please reference the Document Control File number (DCF) on all future correspondence in regards to this project.

Thank you,  
Nerses Papazyan  
Pipeline Planning Assistant  
Gas Transmission Technical Services



PLEASE VISIT OUR INTERACTIVE WEBSITE TO VIEW OUR HIGH PRESSURE DISTRIBUTION AND TRANSMISSION LINES: [SOCALGAS - NATURAL GAS PIPELINE MAP.](#)

TO HELP THE ENVIRONMENT AND TO EXPEDITE RESPONSES, PLEASE SEND FUTURE PROJECTS AND CORRESPONDING ATTACHMENTS VIA EMAIL: [SoCalGasTransmissionUtilityRequest@semprautilities.com](mailto:SoCalGasTransmissionUtilityRequest@semprautilities.com)

**Please allow up to 60 days to receive a response to all future utility requests**

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# SCG Transmission General Requirements



Transmission Technical  
Services Department

9400 Oakdale Ave  
Chatsworth, CA 91311  
SC9314

August 9, 2024

Julia Descoteaux  
City of Moreno Valley  
juliad@moval.org

**Subject: Tentative Tract Map 38443**

**DCF: 1457-24-2001W**

The following are general requirements provided when performing work or planning projects near SoCalGas high pressure lines. Please review requirements along with project plans and notify SoCalGas Transmission Department about any questions or conflicts.

It is highly recommended that communication is maintained with SoCalGas to address all conflicts. Depending on the specific scope of your project there may be less or more requirements that need to be discussed regarding your project.

- 1- Consideration must be given to the safety of our pipeline(s) during all project stages.
- 2- SoCalGas must have continuous and uninterrupted access to the pipeline(s) and easement(s). In addition, SoCalGas conducts routine patrols and surveys of the pipeline(s); SoCalGas needs drivable access along the pipeline(s)/easement(s).
- 3- Buried pipelines must have a minimum cover of 3 feet and a maximum cover of 7 feet below finished grade. No change of grade whatsoever, even within these parameters, shall be made without prior approval of SoCalGas.
- 4- Prior to SoCalGas approving encroachment onto its easement(s), SoCalGas must be furnished with final grading plans showing the depth of the pipeline(s) below the existing surface and the depth of the pipeline(s) below the proposed finished grade. These elevations must meet SoCalGas' requirements for buried pipelines.
- 5- No permanent structures, such as buildings, block walls, foundations, gates, etc., shall be constructed within the easement or over the pipeline(s).

# SCG Transmission General Requirements

- 6- There shall be no planting of trees or other deep-rooted plants within the easement(s) or over the pipeline(s).
- 7- Substructures shall cross perpendicular to the easement(s). Substructure crossings must provide a minimum of 18-inches vertical clearance from the pipeline(s). Additional separation is required for leach lines, fuel lines, etc.
- 8- Parallel encroachments within the easement(s) are prohibited. In areas where a parallel substructure is being constructed outside of the easement(s), SoCalGas requires five feet of separation, with three feet of undisturbed fill, in order to protect the integrity of our facilities and allow the facilities to be safely accessed during inspection, maintenance, and repair. Additional separation may be needed for leach lines, fuel lines, high voltage electric, etc.
- 9- All encroachments onto SoCalGas' easement(s) must have written approval of SoCalGas prior to construction or encroaching onto the easement(s).
- 10- All work within the SoCalGas easement(s) and/or within 10 feet of the pipeline(s) must be witnessed by a SoCalGas representative, and no work will be allowed without the SoCalGas representative on site.
- 11- No heavy equipment shall cross the pipeline(s) without SoCalGas' approval. Additional protective measures may be required where heavy equipment is expected to cross the pipeline(s).
- 12- No mechanical equipment shall operate within three horizontal feet of the pipeline(s), and any closer work must be performed by hand.
- 13- No mechanical equipment shall operate within two vertical feet of the pipeline(s), and any closer work must be performed by hand.
- 14- Buried pipeline(s) shall not be left exposed, and exposed pipeline(s) shall not be buried, without prior inspection and approval by SoCalGas. If the pipeline(s) are exposed during construction (e.g. substructure crossings, etc.), the pipeline must be backfilled with sand or zero-sack slurry only.
- 15- No vibratory compaction is permitted over the pipeline(s). In rare cases, vibratory compaction may be approved by SoCalGas' Engineering Department following review of detailed site conditions, pipeline data, and equipment specifications.
- 16- All contractors and subcontractors must be notified of the presence of the pipeline(s).
- 17- Contractors and subcontractors must call DigAlert (811) at least 2 working days prior to construction, grading, or excavation.
- 18- Once approved, encroachments within SoCalGas' easement(s) shall be documented in an easement amendment or other document, as deemed appropriate by SoCalGas' Land Services Department.

# SCG Transmission General Requirements

In addition to the previous requirements, SoCalGas recommends the following:

- 19- Potholes should be made, as necessary, to establish the horizontal and vertical alignment of the pipeline(s) within the project area. This information should be indicated on the plans, as needed. CAUTION: SoCalGas personnel must be present during potholing operations. Arrangements for SoCalGas personnel to stand by during potholing activities can be made by calling DigAlert at 811.
- 20- Consideration should be given to building setbacks from the easement lines. A minimum 15-foot setback is recommended whenever possible.
- 21- All potential buyers or tenants of the property should be made aware of the presence of the pipeline(s) and easement restrictions.

Best Regards,

SoCalGas Transmission Technical Services



Transmission Technical  
Services Department

9400 Oakdale Ave  
Chatsworth, CA 91311  
SC9314

*August 9, 2024*

Julia Descoteaux  
City of Moreno Valley  
juliad@moval.org

**Subject: Tentative Tract Map 38443**

**DCF: 1457-24-2001W**

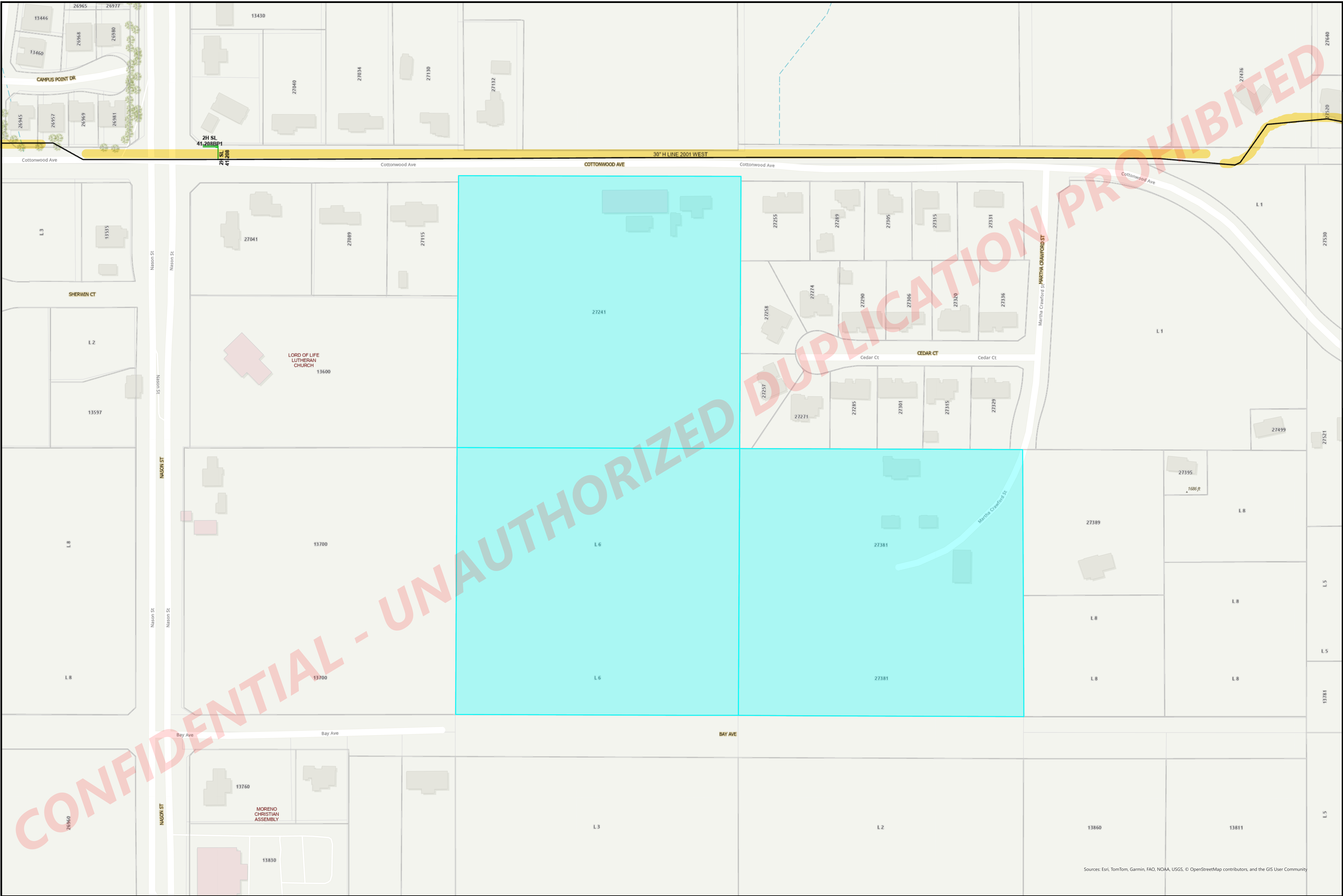
Southern California Gas Company (SoCalGas) Transmission Department operates and maintains high-pressure natural gas transmission pipeline(s) in the vicinity of your project. The pipeline is shown on the attached map(s). Please note, only the high-pressure transmission pipeline information is current on these atlas prints.

Our Gas Distribution Department may have other gas facilities within your project area. To assure no conflict with the SoCalGas' distribution pipeline system, please contact

[SCGSERegionRedlandsUtilityRequest@semprautilities.com](mailto:SCGSERegionRedlandsUtilityRequest@semprautilities.com).


This is only a response to a gas facility map request; a review of potential conflicts associated with your request has not been conducted. Consequently, **this letter does not constitute clearance for any construction work near or around SoCalGas' pipeline(s)**. As your project plans are developed, you must notify SoCalGas - Gas Transmission Department regarding the improvements that are proposed near our pipeline(s) and within our easement(s) before you begin any construction, including potholing. In doing so, please allow sufficient time as there may be certain requirements that need to be incorporated into your project's design and could significantly affect your project construction schedule.

Best Regards,  
Nerses Papazyan  
Pipeline Planning Assistant  
SoCalGas Transmission Technical Services  
[SoCalGasTransmissionUtilityRequest@semprautilities.com](mailto:SoCalGasTransmissionUtilityRequest@semprautilities.com)



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DUPLICATION PROHIBITED



1 inch = 94 feet

Map Name: 1457-24-2001W	Map Type: Gas Asset Map	Printed By: GTTS
	Printed Date: 8/9/2024	

LIABILITY STATEMENT: The facilities and their depiction on these maps are believed to be reasonably accurate, but the maps are not to be used in lieu of field verification or calling USA at 800-422-4133. NO WARRANTY expressed or implied (including of merchantability or of fitness for a particular purpose) is made as to any matter, including but not limited to, the design, size, type or location of the facilities, their presence or absence, the accuracy of the maps, the means used to transmit the data, absence of viruses (if transmitted electronically, by disk or diskette), data translation or transmission errors or omissions, compatibility with the user's system or as its ability to interpret the data correctly or at all, or any other matter. The Gas Company has no liability for damages (direct, indirect, consequential, incidental or punitive) arising from the transmission, receipt or use by others of the maps or information contained in the maps.

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