

RESOLUTION NUMBER 2024-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT (PEN23-0127) AND TENTATIVE TRACT MAP NO. 38850 (PEN23-0118) RELATED TO THE 2024 AQUABELLA SPECIFIC PLAN AMENDMENT

RECITALS

WHEREAS, the City of Moreno Valley (“City”) is a general law city and a municipal corporation of the State of California, and

WHEREAS, T/Cal Realty II, LLC, a Delaware limited liability company (“Applicant”), is the owner of 668.6 acres of real property, shown on page 1-5 of the Aquabella Specific Plan Amendment (PEN 23-0109), and the Aquabella Specific Plan Amendment Project applicant; and

WHEREAS, the Project Applicant has applied for General Plan Amendment (PEN23-0127), Change of Zone (PEN 24-0041), Aquabella Specific Plan Amendment (PEN23-0109), Tentative Tract Map No. 38850 (PEN23-0118) and Development Agreement (PEN23-0119) (collectively the “Project Approvals” or “Proposed Project”) for the area covered by the existing Aquabella Specific Plan (“SP-218”) (“Project Site”); and

WHEREAS, Chapter 9.14 (Land Division) of the Moreno Valley Municipal Code imposes conditions of approval upon projects for which a Tentative Tract Map is required, which conditions may be imposed by the City Council to address on-site improvements, off-site improvements, the manner in which the Project Site is used, and any other conditions as may be deemed necessary to protect the public health, safety, and welfare and ensure that the Proposed Project will be developed in accordance with the purpose and intent of Title 9 (Planning and Zoning) of the Municipal Code; and

WHEREAS, the applications for the Proposed Project have been evaluated in accordance with Chapter 9.14 (Land Divisions) of the Municipal Code with consideration given to the City’s General Plan, Zoning Ordinance, and other applicable laws and regulations; and

WHEREAS, consistent with the requirements of Chapter 9.14 (Land Divisions) of the Municipal Code, at the public hearing, the City Council considered Conditions of Approval to be imposed upon and Tentative Tract Map No. 38850 (PEN23-0118), which conditions were prepared by Planning Division staff who deemed said conditions to be necessary to protect the public health, safety, and welfare and to ensure the Proposed Project will be developed in accordance with the purpose and intent of Title 9 (Planning and Zoning) of the Municipal Code; and

WHEREAS, on September 6, 2023, the Project Applicant submitted a SB 330 Preliminary Application to the City and paid the requisite permit processing fee; and

WHEREAS, the Proposed Project’s entitlements are being processed pursuant to the requirements of Senate Bill No. 330 which allows the Applicant to submit a “preliminary application” to establish certain “vesting” of applicable objective planning, zoning, and subdivision criteria regarding a “housing development project,” which is defined under section 65589.5(h)(2) of the Government Code, as set forth in the Housing Accountability Act, as either all residential use, transitional housing or supportive housing or a mixed-use project consisting of residential and nonresidential uses with at least two-thirds of the square footage designated for residential use; and

WHEREAS, the City’s has concurred that the Applicant timely submitted the remaining documents needed to process the SB 330 Preliminary Application for the Proposed Project, as required by Government Code section 65941.1(d)(1); and

WHEREAS, in September 2023, the 2040 General Plan and related Zone changes were in effect for the Proposed Project’s residential component in that the City’s 2040 General Plan was adopted by Resolution No. 2021-47 in June 2021, and the related Zone Changes were adopted by Ordinance No. 981 in June and August 2021, and there were no pending court orders prohibiting the application of the 2040 General Plan and related Zone Changes to the Proposed Project at the time the SB 330 Preliminary Application for the Proposed Project was submitted; and

WHEREAS, the City’s Housing Element, as modified in October 2022 and certified by the California Department of Housing and Community Development (HCD), was also in effect (Resolution 2022-67) at the time the SB 330 Preliminary Application for the Proposed Project was submitted; and

WHEREAS, in conjunction with the Applicant’s requested Project Approvals, and in accordance with the California Environmental Quality Act (CEQA)¹, and the State CEQA Guidelines², the City prepared a Draft Subsequent Environmental Impact Report (Draft SEIR) for the Proposed Project, which was completed on or about May 30, 2024; and

WHEREAS, the Draft SEIR evaluated the Proposed Project’s consistency with both the 2040 General Plan and the 2006 General Plan, and it was found, determined and concluded that the Proposed Project was consistent with both the 2040 General Plan and the 2006 General Plan; and

WHEREAS, notwithstanding the above, pursuant to the Housing Accountability Act, Government Code section 65589.5(j)(1), the Proposed Project, which contains a residential component, cannot be denied for inconsistency with the 2006 General Plan, which was not in place as of September 6, 2023, when the SB 330 Preliminary Application was submitted; and

¹ Public Resources Code §§ 21000-21177

² 14 California Code of Regulations §§15000-15387

WHEREAS, the Applicant submitted applications for a General Plan Amendment and Change of Zone to ensure that the applicable General Plan and related zoning, as they existed as of September 6, 2023, when the SB 330 Preliminary Application for the Proposed Project was submitted, aligns with the Proposed Project; and

WHEREAS, the City’s 2040 General Plan, related zoning, and certified Housing Element were “ordinances, policies, and standards” under the Housing Accountability Act, Government Code section 65589.5(o), which were vested or locked in place for the Proposed Project, and the Proposed Project was appropriately evaluated for consistency with the 2040 General Plan and zoning, as they existed on September 6, 2023, at the time the SB 330 Preliminary Application for the Proposed Project was submitted; and

WHEREAS, in May 2024, the Riverside County Superior Court issued a Judgment and Writ (“Writ”) directing that the City set aside certification of the 2040 General Plan EIR due to inadequacies identified in the Final Program EIR as to the issues of baseline, greenhouse gas emissions (GHG), air quality, and energy use; and set aside approval of the 2040 General Plan and related Zoning Amendments until those errors were corrected; and

WHEREAS, other than the Climate Action Plan (CAP), the 2040 General Plan itself was not found defective; and

WHEREAS, the Court further did not prohibit the City from acting with respect to land use issues (*Sierra Club v. City of Moreno Valley*, CVRI2103300, April 12, 2024, Minute Order); and

WHEREAS, in compliance with the Writ, on June 25, 2024, the Moreno Valley City Council unanimously voted to adopt Resolution No. 2024-37, entitled “Resolution of the City Council of the City of Moreno Valley, California Setting Aside Resolution No 2021-46, Resolution No. 2021-47 Related to MoVal 2040 General Plan Update, Climate Action Plan, and Final Program Environmental Impact Report”; and

WHEREAS, in further compliance with the Writ, on June 25, 2024, the Moreno Valley City Council unanimously voted to approve (First Reading) Ordinance No. 1014, entitled “An Ordinance of the City Council of the City of Moreno Valley, California, Repealing Ordinance No. 981 Regarding 2040 MoVal General Plan Zoning,” which the Moreno Valley City Council unanimously adopted (Second Reading) on September 3, 2024, which took formal effect 30 days thereafter; and

WHEREAS, on September 19, 2024, Hon. Judge Chad Firetag issued an “Order Discharging Writ” in which it was ordered, judged and decreed that since the City complied with, and adequately demonstrated its compliance with the Preemptory Writ of Mandate issued by the Court on May 6, 2024, the Writ was fully discharged; and

WHEREAS, state housing law — including SB 330 and the Housing Accountability Act — requires the City to process and consider approval of this Proposed Project, that includes a residential component, based on the 2040 General Plan and related Change

of Zone zoning designations and regulations in place at the time the SB 330 Preliminary Application was submitted for the Proposed Project; and

WHEREAS, the Draft SEIR was circulated for public and agency comment and proper notification was provided in accordance with CEQA and the CEQA Guidelines, with the public comment period commencing on May 31, 2024, through July 15, 2024, after which the City prepared the Final SEIR (State Clearinghouse No. 2023100145) (Final SEIR); and

WHEREAS, the Final SEIR has been completed, and has analyzed the environmental impacts of the construction and operation of the Proposed Project; and

WHEREAS, the Final SEIR contains the information required by CEQA Guidelines section 15132, including, without limitation, the Draft SEIR and all revisions and additions thereto, comments on the Draft SEIR received from various agencies, organizations, companies, individuals and other interested parties, and the City's responses to the comments received on the Draft SEIR; and

WHEREAS, the Final SEIR finds and concludes that all potentially significant environmental impacts from the implementation of the Proposed Project have been identified in the Final SEIR and, with the implementation of the mitigation measures defined and set forth in the Mitigation Monitoring and Reporting Program ("MMRP"), will be mitigated to a less-than-significant levels except for those Air Quality impacts identified in the Final SEIR, which cannot be mitigated to a less-than-significant level; and

WHEREAS, a Statement of Overriding Considerations has been prepared for the Proposed Project, the purpose of which, as defined in CEQA Guidelines § 15093, is to balance, as applicable, the economic, legal, social, technological, or other benefits of the Proposed Project against its unavoidable environmental risks that shall be considered when determining whether to approve the Proposed Project; and

WHEREAS, the Statement of Overriding Considerations is based on substantial evidence that the benefits of the Proposed Project, each of which has been determined to be, by itself and independent of the other benefits of the Proposed Project, are a basis for overriding, outweighing, and accepting the Proposed Project's significant and unavoidable Air Quality impacts identified in the Final SEIR; and

WHEREAS, the Final SEIR finds, determines and concludes that implementation of the Proposed Project will have specific significant environmental impacts even after the implementation of all feasible mitigation measures identified in the Final SEIR, including the reasonable range of alternatives identified in Chapter 7 of the Final SEIR, and that the Statement of Overriding Considerations has been prepared and considered, along with the Proposed Project's CEQA Findings of Fact; and

WHEREAS, pursuant to the provisions of Section 9.02.200 (Public Hearing and Notification Procedures) of the Moreno Valley Municipal Code and Government Code § 65905, a public hearing was scheduled before the Moreno Valley Planning

Commission for October 24, 2024, and notice thereof was duly published in the Press Enterprise Newspaper, posted on the Project Site and the City's website and mailed to all property owners of record within 600 feet of the Project site; and

WHEREAS, on October 24, 2024, the Planning Commission, after providing the required notice, conducted the duly-noticed public hearing as prescribed by law to consider the Final SEIR and the Proposed Project at which time all interested persons were provided with an opportunity to testify and present evidence, the Planning Commission voted 7-0 to recommend that the City Council approve and certify the Final SEIR for the Proposed Project and approve the Proposed Project.

WHEREAS, pursuant to the provisions of Section 9.02.200 (Public Hearing and Notification Procedures) of the Municipal Code and Government Code Section 65905, a public hearing was scheduled for November 19, 2024, before the City Council and notice thereof was duly published in the Press Enterprise Newspaper, posted on the Project Site, and mailed to all property owners of record within 600 feet of the Project Site; and

WHEREAS, on November 19, 2024, a public hearing was conducted by the City Council to consider the Proposed Project, including General Plan Amendment (PEN23-0127) which would be the third amendment of the Moreno Valley General Plan Land Use Element for 2024, at which time all interested persons were provided with an opportunity to testify and present evidence.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. RECITALS AND EXHIBITS

That the foregoing Recitals and the attached Exhibits are true and correct and are hereby incorporated by reference.

SECTION 2. Notice

That pursuant to Government Code Section 66020(d)(1), notice is hereby given that the Proposed Project is subject to certain fees, dedications, reservations, and other exactions as provided herein, in the staff report and conditions of approval (collectively, "Conditions") and these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions; and that the Applicant has been further notified that the ninety-day approval period in which the Applicant may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), has commenced.

Section 3 EVIDENCE AND RECORD

That the City Council has considered all the evidence submitted in the record of proceedings for consideration of the Proposed Project, including, but not limited to, the following:

- Final Environmental Impact Report for Specific Plan 218 (State Clearinghouse No. 93113076) (1999);
- Specific Plan 218 (1999);
- Moreno Valley Field Station Specific Plan Final Supplemental Environmental Impact Report (2003);
- Aquabella Specific Plan Amendment (December 2005);
- Moreno Valley Field Station Specific Plan Final Amendment Environmental Impact Report Addendum (2005);
- General Plan Amendment (PAPO-0070), Specific Plan 218 Amendment (PA04-082), Tentative Parcel Map (PA04-0069) and Development Agreement (PA04-0005) (2005);
- Conditional and final letters issued by the Federal Emergency Management Agency in 2004 and 2005 (LOMR 04-09-073P and 90-09-08R; CLOMR 06-09-A709R);
- Moreno Valley General Plan (2006);
- Permit-200501583-JPL, April 25, 2006, and extended June 2011;
- Clean Water Act Section 401 Water Quality Certification issued by the Santa Ana Regional Water Quality Control Board in January 2006;
- County of Riverside Stephens' Kangaroo Rat Habitat Conservation fee of \$322,450 paid in June 2006;
- Water Quality Management Plan approved by the City in October 2007 (PA04-0069);
- Master Plan of Service approved by The Eastern Municipal Water District in June 2007;
- Mass Grading and Erosion Control Plan and Permit issued by the City in July 2007 (Permit No. PK05-0266 and City ID 2611);
- Section 1602 Streambed Alteration Agreement issued by the California Department of Fish and Wildlife, SAA No. 1600-2005-0146-R6 and SAA No. 1600-202-0173-R6 (Revision 1), in 2006 and 2013, respectively;
- City Council Resolution No. 2021-46 (June 15, 2021) (certifying Final Program EIR for the MoVal 2040 General Plan Update and Climate Action Plan, and adopting findings, overriding considerations and mitigation monitoring and reporting program under CEQA);
- City Council Resolution No. 2021-47 (June 2021) (approving the MoVal 2040 General Plan Update, Climate Action Plan, and Climate Action Plan appendices, which superseded the 2006 General Plan);
- City Council Ordinance No. 981 (June 15, 2021, introduction/first reading and August 3, 2021, adoption/second reading);
- Adopted Circulation Map (Updated October 2021);
- City's Housing Element (as modified in October 2022 and certified by the California Department of Housing and Community Development (HCD));
- City Council Resolution 2022-67 (October 2022);
- HCD Letter to City dated October 11, 2022;

- Conclusions of Fiscal and Economic Impacts for the Proposed Project and Conclusions of Fiscal Impact Analysis (“FIA”) for the Proposed Project (2) prepared by DTA (2023);
- Proposed Project’s SB 330 Preliminary Application and payment receipt (September 6, 2023) and related e-mails;
- Moreno Valley 2040 General Plan and all other relevant provisions contained therein, as it existed on September 6, 2023, when the Proposed Project’s SB 330 Preliminary Application was submitted to the City;
- Climate Action Plan, as it existed on September 6, 2023, when the Proposed Project’s SB 330 Preliminary Application was submitted to the City;
- Title 9 (Planning and Zoning) of the Moreno Valley Municipal Code and all other relevant provisions referenced therein, as it existed on September 6, 2023, when the Proposed Project’s SB 330 Preliminary Application was submitted to the City;
- Statement of Decision, Sierra Club v. City of Moreno Valley, Case No. CVRI2103300 (March 5, 2024);
- Transfer of Management Agreement between T/CAL Realty II, LLC, and the San Jacinto Basin Resource Conservation District (March 27, 2024);
- Joint Response to City’s Objections filed by the Sierra Club and the Attorney General (March 29, 2024);
- Minute Order (April 12, 2024) (Sierra Club v. City of Moreno Valley, Case No. CVRI2103300);
- Adopted Land Use Map (Updated April 2024);
- Zoning Map (Updated April 2024);
- Draft Subsequent Environmental Impact Report (SEIR) for the Aquabella Specific Plan Amendment Project, including appendices (May 2024);
- Judgment, Sierra Club v. City of Moreno Valley, Case No. CVRI2103300 (May 6, 2024);
- Peremptory Writ of Mandate, Sierra Club v. City of Moreno Valley, Case No. CVRI2103300 (May 6, 2024);
- Resolution No. 2024-37, entitled “Resolution of the City Council of the City of Moreno Valley, California Setting Aside Resolution No 2021-46, Resolution No. 2021-47 Related to MoVal 2040 General Plan Update, Climate Action Plan, and Final Program Environmental Impact Report”;
- Ordinance No. 1014, entitled “An Ordinance of the City Council of the City of Moreno Valley, California, Repealing Ordinance No. 981 Regarding 2040 MoVal General Plan Zoning,” which the Moreno Valley City Council unanimously adopted (second reading) on September 3, 2024, which took formal effect 30 days thereafter;
- Order Discharging Writ, issued by Hon. Judge Chad Firetag on September 19, 2024.
- Notice of Termination of Coverage Under the General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit), Order No. 2009-0009-DWQ, NPDES No. CAS00002 (as Amended) (May 28, 2024)

- Completion of Compensatory Mitigation Requirements Notification No. 1600-2012-0173-R6, Moreno Valley Field Station (Aquabella) Project from the California Department of Fish and Wildlife (June 25, 2024);
- Notice of Preparation of Revised EIR for MoVal 2040: The Moreno Valley Comprehensive General Plan Update, Municipal Code and Zoning Amendments (including Zoning Atlas) and Climate Action Plan (July 30, 2024), including attached exhibits;
- Email from Andrew Daymude (Applicant's representative) to the Community Development Director withdrawing development agreement application (PEN 23-0119) (July 31, 2024);
- Email from Andrew Daymude (Project Applicant's representative) to Planning Official Robert Flores reinstating development agreement application (PEN 23-0119) (October 2, 2024);
- CEQA Findings of Fact;
- Mitigation Monitoring and Reporting Program;
- Statement of Overriding Considerations;
- Final SEIR for the Proposed Project, including appendices (State Clearinghouse No. 2023100145) (October 2024);
- Application and related material and information pertaining to General Plan Amendment (PEN 23-0127), Aquabella Specific Plan Amendment (PEN 23-0109), Change of Zone (PEN 24-0041), Tentative Tract Map No. 38850 (PEN-23-0118), Development Agreement (PEN23-0119) (2024);
- Conditions of Approval for Tentative Tract Map No. 38850 (PEN 23-0118);
- All public notices issued by the City of Moreno Valley with regard to the Proposed Project (2023-2024);
- All staff reports, attachments, and related documents prepared by the City of Moreno Valley for the Proposed Project (2024);
- All minutes and transcripts of all public meetings and public hearings held by the City of Moreno Valley related to the Proposed Project (2023-2024);
- Permitted Uses Table 9.02-020-1;
- Permitted Uses Table 9.02-020-2;
- Revised Zoning Atlas Map Pages;
- Revised Mixed-Use Overlay Map;
- Testimony, and/or comments from the Applicant and its representatives during the public hearing conducted by the City Council on November 19, 2024;
- Testimony and/or comments from all persons provided in written format or correspondence at, or prior to, the public hearing conducted by the City Council on November 19, 2024; and
- All documents and websites used, referenced, or incorporated by reference to the Proposed Project.

SECTION 4. PROJECT APPROVALS AND REQUISITE FINDINGS

That based on the Recitals, Exhibits attached hereto and the evidence contained in the record of the proceedings as set forth above, the City Council hereby approves the following Project Approvals based on the respective findings set forth below:

- A. General Plan Amendment (PEN 23-0127), attached hereto as Exhibit “A”, based on the following findings:
 - (1) That the proposed amendment to the text is consistent with existing goals, objectives, policies and programs of the applicable General Plan, as amended;
 - (2) That proposed amendment will not adversely affect the public health, safety or general welfare;
 - (3) That the proposed amendment will provide public benefits to the general community beyond those that may be unilaterally imposed by the city through the traditional exaction process, which will promote public health, increase recreational opportunities, and improve general community services for children and/or seniors and otherwise improve the quality of life of the residents of the City; and
 - (4) That the public benefits provided by the Proposed Project as memorialized in the Proposed Project’s Development Agreement and the FSEIR’s Statement of Overriding Considerations shall remain a legal obligation of successors in interest, which the City Council determines will promote public health, increase recreational opportunities, improve general community services and otherwise improve the quality of life of the residents of the City.
- B. Tentative Tract Map No. 38850 (PEN 23-0118), attached hereto as Exhibit “B” subject to only those conditions attached thereto which are applicable to a tentative tract map for finance and conveyance purposes only, based on the following findings:
 - (1) That the proposed tentative map shall be for finance and conveyance purposes only and that no applications for building or grading permits shall be accepted for the parcel or parcels created by the proposed tentative map until a (future map/conditional use permit/master plan) for development is been approved by the City, or as prescribed by conditions of approval already in place with underlying entitlement approval that govern continued or subsequent development of the Property as described on the face of the proposed tentative map;
 - (2) That the proposed tentative map is consistent with applicable General Plan, Aquabella Specific Plan and Zoning as amended;
 - (3) That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans;
 - (4) That the Property is physically suitable for the type of development;
 - (5) That the Property is physically suitable for the proposed density of development;
 - (6) 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;

- (7) That the design of the subdivision or type of improvements is not likely to cause serious public health problems;
- (8) 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; and
- (9) That the requirements of the California Environmental Quality Act have been satisfied.

SECTION 5. REPEAL OF CONFLICTING PROVISIONS

That all the provisions as heretofore adopted by the City Council that are in conflict with the provisions of this Resolution are hereby repealed.

SECTION 6. SEVERABILITY

That the City Council declares that, should any provision, section, paragraph, sentence or word of this Resolution be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this Resolution as hereby adopted shall remain in full force and effect.

SECTION 7. EFFECTIVE DATE

That this Resolution shall take effect immediately upon the date of adoption.

SECTION 8. CERTIFICATION

That the City Clerk of the City Council shall certify to the passage of this Resolution.

PASSED AND ADOPTED THIS 19 DAY OF NOVEMBER 2024.

CITY OF MORENO VALLEY
CITY COUNCIL

Ulises Cabrera,
Mayor of the City of Moreno Valley

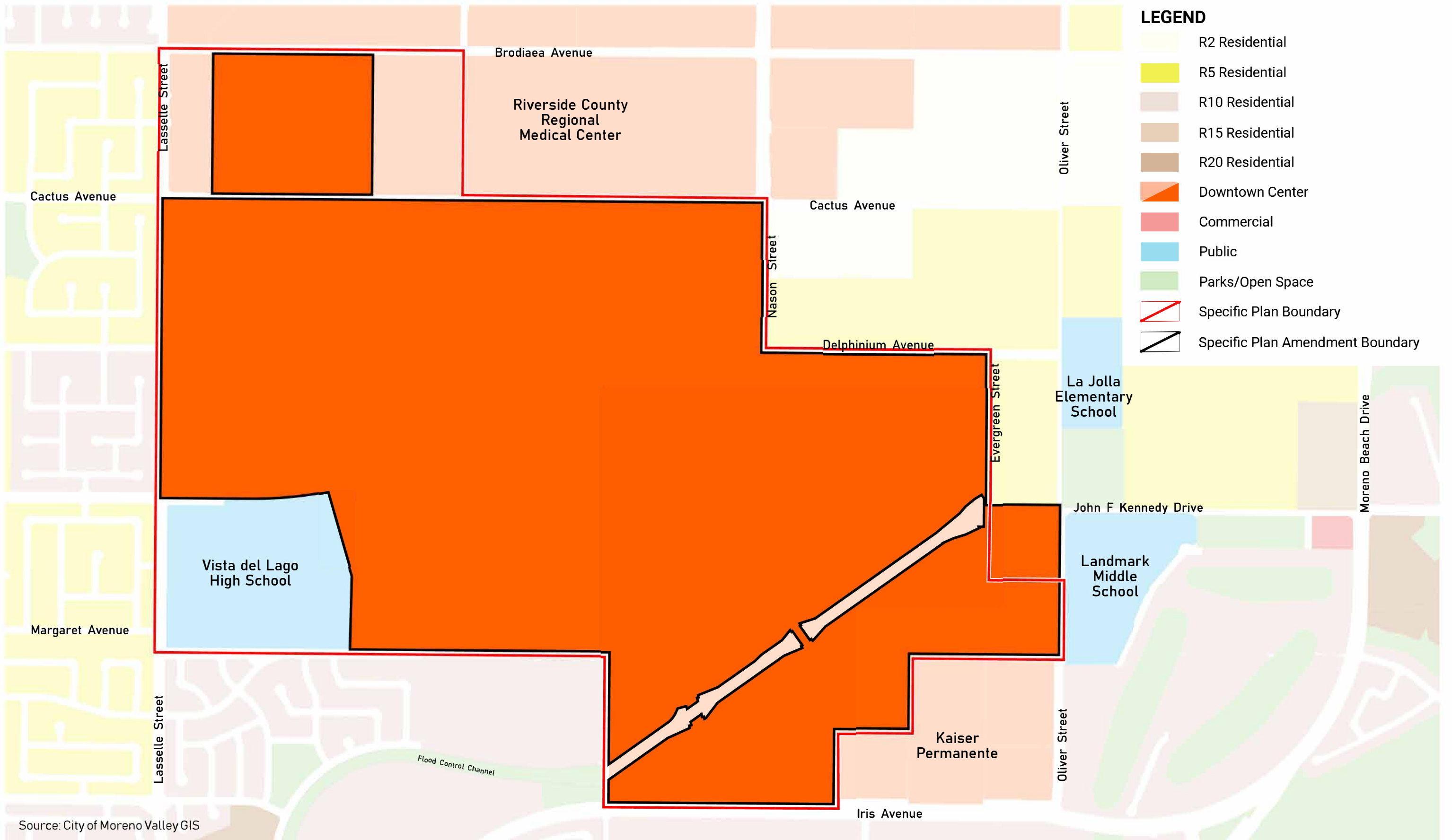
ATTEST:

M. Patricia Rodriguez, Acting City Clerk

APPROVED AS TO FORM:

Steven B. Quintanilla, City Attorney

Exhibit A
Land Use Map



AQUABELLA
RANCHO BELAGO, CA

Proposed Land Use Map



Exhibit B

Tentative Tract Map No. 38850

TENTATIVE TRACT MAP NO. 38850

PREPARED: OCTOBER 10, 2023
FOR FINANCE PURPOSES

UTILITY PURVEYORS

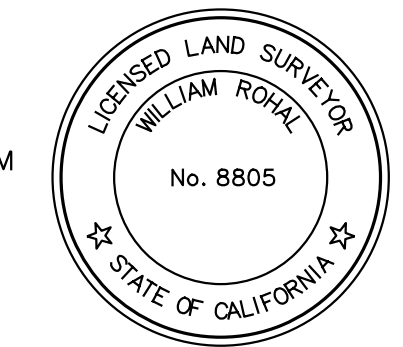
SEWER AND WATER:
EASTERN MUNICIPAL WATER DISTRICT

GAS:
SOUTHERN CALIFORNIA GAS COMPANY

ELECTRIC:
MORENO VALLEY ELECTRIC UTILITY
14331 FREDERICK STREET, SUITE 2
MORENO VALLEY, CA 92553
(951) 413-3500

SURVEYOR

RICK ENGINEERING COMPANY
1770 IOWA AVENUE, STE 100
RIVERSIDE, CA 92507
CONTACT: BILL ROHAL
PHONE: (951) 453-3853
EMAIL: BROHAL@RICKENGINEERING.COM



APPLICANT/DEVELOPER

HIGHLAND FAIRVIEW PROPERTIES
23000 EUCALYPTUS AVENUE
MORENO VALLEY, CA 92553
CONTACT: ANDREW DAYMUDE
PHONE: (661) 703-8414
EMAIL: ADAYMUDE@HIGHLANDFAIRVIEW.COM

OWNER

T/CAL REALTY II, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
23000 EUCALYPTUS AVENUE
MORENO VALLEY, CA 92553
CONTACT: ANDREW DAYMUDE
PHONE: (661) 703-8414
EMAIL: ADAYMUDE@HIGHLANDFAIRVIEW.COM

GENERAL NOTES

- EXISTING ZONING: DC-DOWNTOWN CENTER
- EXISTING LAND USE: VACANT
- EXISTING SURROUNDING LAND USE:
SOUTH-SINGLE FAMILY RESIDENTIAL
EAST- SCHOOL & SINGLE FAMILY RESIDENTIAL
NORTH-VACANT AND RIVERSIDE UNIVERSITY HEALTH CENTER
WEST- SCHOOL & SINGLE FAMILY RESIDENTIAL
- PROJECT ACREAGE: 668.6 ACRES
- SCHOOL DISTRICT: MORENO VALLEY UNIFIED SCHOOL DISTRICT
- AERIAL PHOTOGRAPHY PREPARED BY ROBERT J. LUNG & ASSOCIATES,
2832 WALNUT AVENUE, SUITE E, TUSTIN, CA 92680 ON FEBRUARY 17, 2021
AT 1" CONTOUR INTERVAL ACCURACY, 5' CONTOUR INTERVAL SHOWN
HEREON.
- AVERAGE RESIDENTIAL LOT SIZE: SEE TABULATION TABLE
- FEMA FLOOD ZONE CLASSIFICATIONS PER FLOOD INSURANCE RATE MAPS PANEL
765 OF 3805 OF RIVERSIDE COUNTY, CALIFORNIA MAP NO. 06065C07655
DATED AUGUST 28, 2008 AND PANEL 770 OF 3805 OF RIVERSIDE COUNTY,
CALIFORNIA MAP NO. 06065C07706, BOTH FIRM PANELS REVISED BY LETTER
OF MAP REVISION (L0MR) 22-09-0975P EFFECTIVE JULY 10, 2023.
- THERE ARE ADJACENT STRUCTURES OR PROPERTY IMPROVEMENTS
WITHIN 50' OF THE SOUTHERLY PROJECT BOUNDARY.
- THERE ARE NO KNOWN EXISTING BUILDINGS OR STRUCTURES ABOVE
GROUND WITHIN THE SUBDIVISION.
- THERE ARE NO KNOWN IRRIGATION LINES, CESSPOOLS, SEPTIC TANKS,
SEWAGE LEACH FIELDS, CULVERTS, OR UNDERGROUND STRUCTURES
WITHIN THE SUBDIVISION.
- THERE ARE 2 WELLS, EXISTING STORM DRAIN AND EXISTING
SEWER.
- THERE ARE NO KNOWN PREVIOUSLY FILLED AREAS, INCLUDING LIQUID
AND SOLID WASTE DISPOSAL SITES, WITHIN THE SUBDIVISION.
- THERE ARE NO EXISTING WATERCOURSES OR FLOOD CONTROL CHANNELS
WITHIN THE PROJECT SITE.
- APPLICANT RESERVES THE RIGHT TO RECORD MULTIPLE FINAL MAP IN PHASES
UNDER SECTION 66456-1 OF THE SUBDIVISION MAP ACT.
- THIS MAP IS FOR FINANCE AND CONVEYANCE PURPOSES ONLY. THIS MAP DOES
NOT CREATE LEGAL BUILDING SITES. FURTHER DISCRETIONARY APPROVALS ARE
NECESSARY TO DEVELOP THIS PROPERTY.

TABLE DATA

LINE	TABLE	LENGTH
L1	N 75°41'21" E	157.33'
L2	N 58°26'36" E	283.94'
L3	N 89°34'00" W	113.79'
L4	N 0°26'00" E	29.61'
L5	N 88°04'51" W	56.00'
L6	N 89°33'26" W	17.12'
L7	N 0°23'52" E	44.60'
L8	N 15°16'33" W	209.56'
L9	N 54°43'56" E	60.66'
L10	N 74°43'27" E	78.50'
L11	N 24°43'56" E	56.45'
L12	N 63°34'17" E	213.86'
L13	N 13°26'00" W	30.24'
L14	N 54°43'56" E	60.55'
L15	N 0°23'13" E	48.21'
L16	N 72°23'37" E	58.77'
L17	N 39°26'03" W	59.24'
L18	N 39°40'12" W	59.00'
L19	N 30°57'48" W	22.76'
L20	N 53°02'12" W	70.75'
L21	N 50°26'08" W	106.96'
L22	N 40°17'48" W	76.92'
L23	N 50°19'48" W	13.27'
L24	N 79°42'02" E	171.12'
L25	N 39°04'04" W	110.72'
L26	N 54°43'56" E	217.91'
L27	N 67°58'43" E	185.34'
L28	N 74°43'27" E	1.70'
L29	N 15°16'33" W	19.75'
L30	N 15°16'33" W	32.02'
L31	N 54°43'56" E	56.40'
L32	N 50°19'48" W	243.59'
L33	N 72°13'23" E	138.08'
L34	N 54°44'58" E	51.00'
L35	N 0°43'03" E	23.27'
L36	N 54°43'55" E	56.57'
L37	N 14°42'14" W	26.33'
L38	N 54°43'56" E	15.38'
L39	N 66°59'30" E	174.60'
L40	N 33°08'04" W	19.19'
L41	N 50°19'48" W	13.27'
L42	N 54°43'56" E	11.00'
L43	N 35°16'04" W	19.73'
L44	N 54°44'58" E	51.00'
L45	N 0°26'45" E	289.99'
L46	N 35°16'04" W	19.70'
L47	N 54°43'56" E	11.00'
L48	N 35°16'04" W	151.64'
L49	N 52°35'56" E	16.53'
L50	N 37°24'04" W	19.75'
L51	N 52°35'56" E	1.52'
L52	N 41°19'17" E	156.53'
L53	N 35°14'44" W	9.87'
L54	N 66°07'09" E	102.83'
L55	N 73°14'06" E	107.88'
L56	N 64°37'52" E	133.90'
L57	N 25°22'08" W	13.16'
L58	N 30°00'00" W	45.02'
L59	N 0°28'00" E	190.40'
L60	N 89°34'59" W	17.00'
L61	N 44°20'59" W	39.35'
L62	N 53°37'58" W	15.41'
L63	N 15°16'33" W	26.16'
L64	N 54°43'56" E	117.05'
L65	N 74°43'27" E	173.83'
L66	N 46°06'19" E	76.74'
L67	N 35°16'04" W	161.64'
L68	N 66°59'30" E	173.83'
L69	N 37°14'10" W	161.27'
L70	N 41°02'33" W	20.70'
L71	N 54°43'56" E	117.12'
L72	N 78°02'52" E	19.50'
L73	N 35°14'44" W	21.35'
L74	N 65°34'11" E	212.98'
L75	N 0°23'55" E	198.30'

NAME	CURVE	RADIUS	ARC
C1	7°37'38"	900.00'	119.81'
C2	25°01'07"	900.00'	329.99'
C3	1°29'50"	2000.00'	52.26'
C4	9°20'51"	2000.00'	326.29'
C5	16°00'05"	1900.00'	530.62'
C6	12°18'40"	1900.00'	408.25'
C7	6°14'18"	2000.00'	217.76'
C8	20°37'08"	1900.00'	329.33'
C9	6°46'48"	43.25'	5.12'
C10	6°44'44"	26.75'	3.15'
C11	26°37'36"	850.00'	308.89'
C12	8°20'49"	43.25'	6.30'
C13	30°09'42"	43.25'	22.77'
C14	11°16'43"	111.00'	8.51'
C15	8°37'37"	43.25'	6.51'
C16	0°53'12"	43.25'	0.67'
C17	0°44'12"	2063.00'	30.33'
C18	0°53'30"	1943.50'	30.24'
C19	1°16'07"	26.25'	0.58'

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MORENO VALLEY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: (APN 486-300-013, 486-310-035, 486-320-009, 486-320-010, 486-320-011 AND 486-320-012) ALL OF BLOCKS 129, 138, 139, 148, 149, 182 AND 183 AS SHOWN BY MAP NO. 1 BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, ALSO LOTS 2 TO 7 INCLUSIVE OF BLOCK 139, LOTS 2 TO 8 INCLUSIVE IN BLOCK 151, LOTS 1, 2, 7 AND 8 IN BLOCK 157 AND LOTS 3, 4 AND 5 IN BLOCK 158, AS SHOWN BY MAP NO. 1 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY.

TOGETHER WITH THOSE PORTIONS OF THE STREETS AND AVENUES VACATED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WHICH WOULD PASS WITH A CONVEYANCE OF SAID LAND.

EXCEPTING FROM BLOCK 138 THOSE PORTIONS DESCRIBED IN THE DEED TO THE COUNTY OF RIVERSIDE RECORDED AUGUST 31, 1992 AS INSTRUMENT NO. 324866.

EXCEPTING FROM BLOCKS 148 AND 153 THOSE PORTIONS DESCRIBED IN THE DEED TO THE MORENO VALLEY UNIFIED SCHOOL DISTRICT RECORDED JULY 19, 1994 AS INSTRUMENT NO. 286514.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF MORENO VALLEY AS DESCRIBED IN A GRANT DEED RECORDED MAY 15, 2013 AS INSTRUMENT NO. 2013-0231868 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN TRACT NO. 34950-1 RECORDED IN BOOK 433, PAGES 93 THROUGH 96, INCLUSIVE, OF MAPS.

EXCEPTING AND RESERVING UNTO GRANTOR, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RIGHT OF SURFACE ENTRY, AS A MINERAL INTEREST AND NOT AS A REAL INTEREST, ALL OIL, GAS, OTHER MINERALS AND HYDROCARBON SUBSTANCES, AND ACCOMPANYING FLUIDS, INCLUDING BUT NOT BY WAY OF LIMITATION, ALL GEOTHERMAL RESOURCES IN, UNDER, OR PRODUCED AND SAVED FROM THE REAL PROPERTY GRANTED HEREIN, TOGETHER WITH ANY OF THE FOREGOING THAT MAY BE ALLOCATED THERE TO PURSUANT TO ANY POOLING OR UNITIZATION AGREEMENT OR RATEABLE TAKINGS PROGRAM TO WHICH GRANTOR MAY SUBSCRIBE, AND TOGETHER WITH THE SOLE AND EXCLUSIVE RIGHT TO PROSPECT FOR, DRILL FOR, PRODUCE, AND REMOVE SUCH OIL, GAS, OTHER MINERALS AND HYDROCARBON SUBSTANCES, AND GEOTHERMAL RESOURCES, FROM SAID REAL PROPERTY BELOW THE DEPTH OF FIVE HUNDRED FEET (500') FROM THE SURFACE OF SAID REAL PROPERTY, INCLUDING THE RIGHT TO SLANT DRILL FROM ADJACENT PROPERTY, THE RIGHT TO UTILIZE SUBSURFACE STORAGE FOR NATURAL SUBSTANCES, AND THE RIGHT TO MAINTAIN SUBSURFACE PRESSURES, BY DEED RECORDED JANUARY 07, 2004 AS INSTRUMENT NO. 20040010169 OF OFFICIAL RECORDS.

THAT PORTION OF BLOCK 138, AS SHOWN BY MAP NO. 1, BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, AS PER MAP RECORDED IN BOOK 11, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 138; THENCE SOUTH THE EAST LINE OF SAID BLOCK 138 A DISTANCE OF 324 FEET, MORE OR LESS, TO THE CENTER LINE OF DELPHINIUM STREET (VACATED); THENCE WEST ALONG THE CENTER LINE OF DELPHINIUM STREET (VACATED), 822.5 FEET;

THENCE NORTH 1324 FEET, MORE OR LESS, PARALLEL WITH THE WEST LINE OF SAID BLOCK 138 TO A POINT ON THE NORTH LINE OF SAID BLOCK 138; THENCE EAST 822.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING ALL OIL, GAS, OTHER MINERALS AND HYDROCARBON SUBSTANCES, AND ACCOMPANYING FLUIDS INCLUDING, BUT NOT BY WAY OF LIMITATION, ALL GEOTHERMAL RESOURCES IN, UNDER OR PRODUCED AND SAVED FROM THE REAL PROPERTY GRANTED HEREIN, TOGETHER WITH ANY OF THE FOREGOING THAT MAY BE ALLOCATED THERE TO PURSUANT TO ANY POOLING OR UNITIZATION AGREEMENT OR RATEABLE TAKINGS PROGRAM TO WHICH GRANTOR MAY SUBSCRIBE, AND TOGETHER WITH THE SOLE AND EXCLUSIVE RIGHT

TO PROSPECT FOR, DRILL FOR, PRODUCE, AND REMOVE SUCH OIL, GAS, OTHER MINERALS AND HYDROCARBON SUBSTANCES, AND GEOTHERMAL RESOURCES, FROM SAID REAL PROPERTY BELOW THE DEPTH OF FIVE HUNDRED FEET (500') FROM THE SURFACE OF SAID REAL PROPERTY, INCLUDING THE RIGHT TO SLANT DRILL FROM ADJACENT PROPERTY, THE RIGHT TO UTILIZE SUBSURFACE STORAGE FOR NATURAL SUBSTANCES, AND THE RIGHT TO MAINTAIN SUBSURFACE PRESSURES, AS RESERVED BY THE REGENTS OF THE UNIVERSITY OF CALIFORNIA, A CALIFORNIA CORPORATION BY DEED RECORDED AUGUST 31, 1992 AS INSTRUMENT NO. 92-324866, OFFICIAL RECORDS.

PARCEL 3: (APN: 486-310-014) LOT 1 IN BLOCK 151, AS SHOWN BY MAP NO. 1 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, ON FILE IN BOOK 11, PAGE 10 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

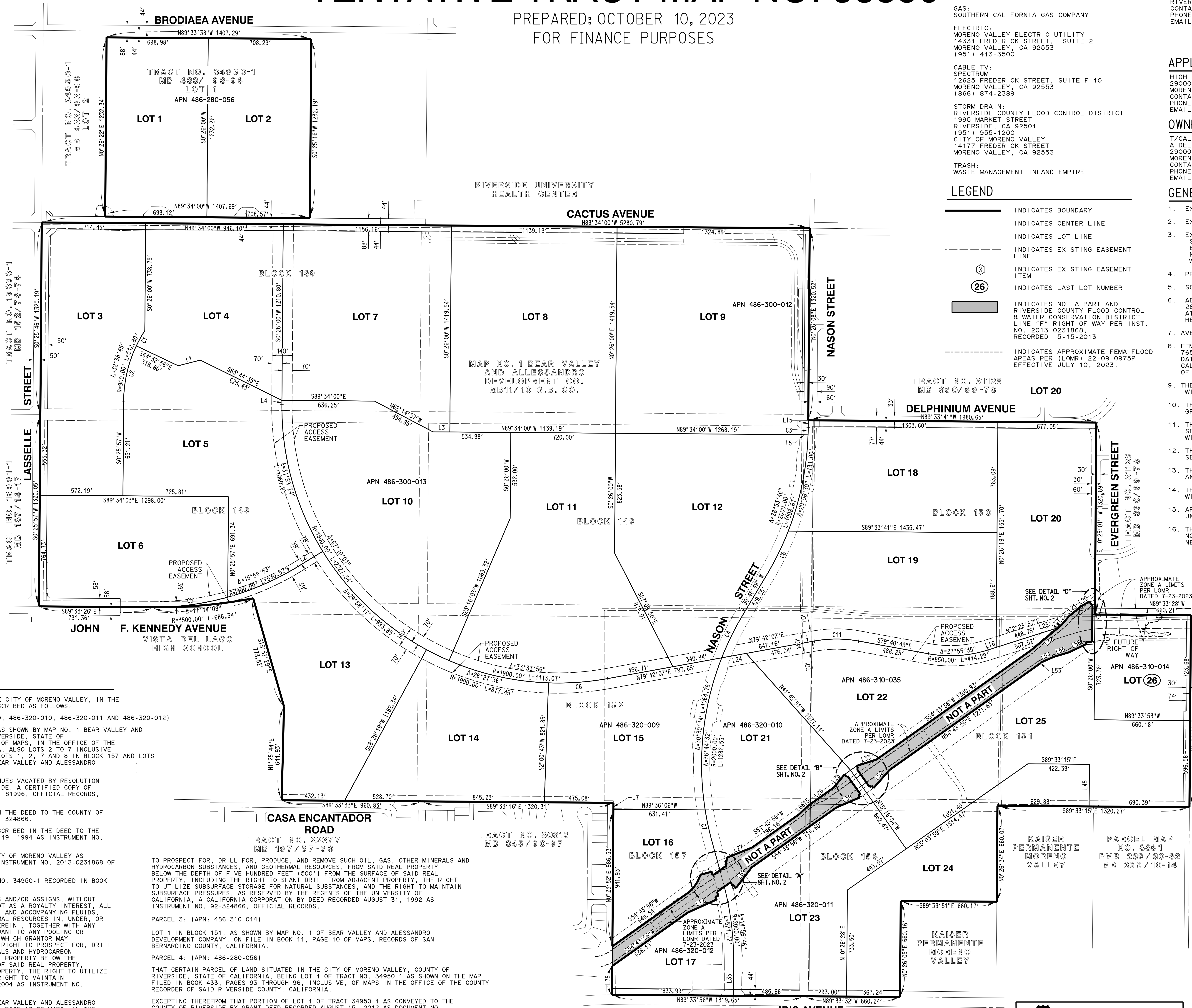
PARCEL 4: (APN: 486-280-056) THAT CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING LOT 1 OF TRACT NO. 34950-1 AS SHOWN ON THE MAP FILED IN BOOK 433, PAGES 93 THROUGH 96, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION OF LOT 1 OF TRACT 34950-1 AS CONVEYED TO THE COUNTY OF RIVERSIDE BY GRANT DEED RECORDED AUGUST 15, 2012 AS DOCUMENT NO. 2012-0389628 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID TRACT NO. 34950-1; THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT NO. 34950-1, BEING ALSO THE CENTERLINE OF CACTUS AVENUE AS DESCRIBED IN THE DECLARATION OF INTENTION TO THE CITY OF MORENO VALLEY, RECORDED SEPTEMBER 28, 2000 AS DOCUMENT NO. 2000-382573 OF OFFICIAL RECORDS IN THE OFFICE OF SAID RIVERSIDE COUNTY RECORDER, NORTH 89°34'00" WEST 796.90 FEET; THENCE PARALLEL WITH THE EASTERLY LINE OF SAID TRACT NO. 34950-1 NORTH 00°25'16" EAST 1320.19 FEET TO THE NORTHERLY LINE OF SAID TRACT NO. 34950-1, BEING ALSO THE CENTERLINE OF BRODIAEA AVENUE;

THENCE ALONG SAID NORTHERLY LINE OF TRACT NO. 34950-1 AND SAID CENTERLINE OF BRODIAEA AVENUE SOUTH 89°33'38" EAST 796.90 FEET TO THE EASTERLY LINE OF SAID TRACT NO. 34950-1.

APN 486-280-056, 486-300-012, 486-300-013, 486-310-014, 486-310-035, 486-320-009, 486-320-010, 486-320-011, 486-320-012



LOT TABLE

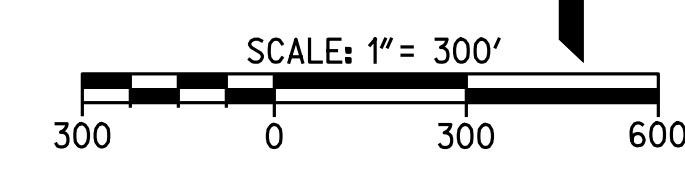
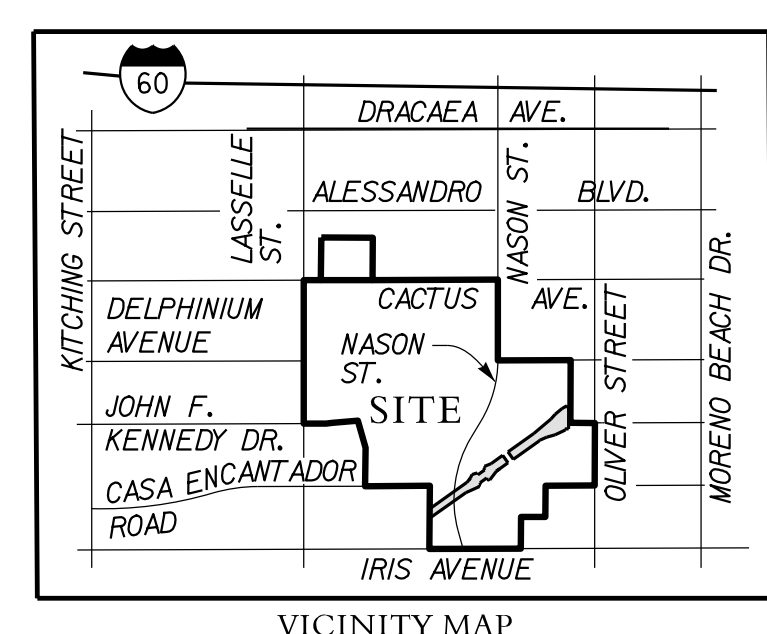
LOT NO.	GROSS ACRES	NET ACRES
LOT 1	19.8	19.8
LOT 2	20.0	20.0
LOT 3	27.6	24.7
LOT 4	22.2	19.4
LOT 5	29.7	27.5
LOT 6	22.5	20.5
LOT 7	33.7	30.6
LOT 8	37.1	36.0
LOT 9	43.2	41.2
LOT 10	45.2	39.7
LOT 11	37.5	35.1
LOT 12	36.1	33.5
LOT 13	27.7	25.3
LOT 14	23.8	22.3
LOT 15	23.0	19.7
LOT 16	10.8	10.1
LOT 17	9.1	7.3
LOT 18	23.5	21.3
LOT 19	30.2	26.0
LOT 20	22.0	19.9
LOT 21	20.0	17.7
LOT 22	20.6	17.2
LOT 23	23.2	21.4
LOT 24	19.7	19.5
LOT 25	31.4	30.8
LOT 26	11.0	9.1
TOTAL	668.6	615.3

CITY OF MORENO VALLEY PEN23-0118 AQUABELLA TENTATIVE TRACT MAP NO. 38850

NO.	REVISION	BY	DATE

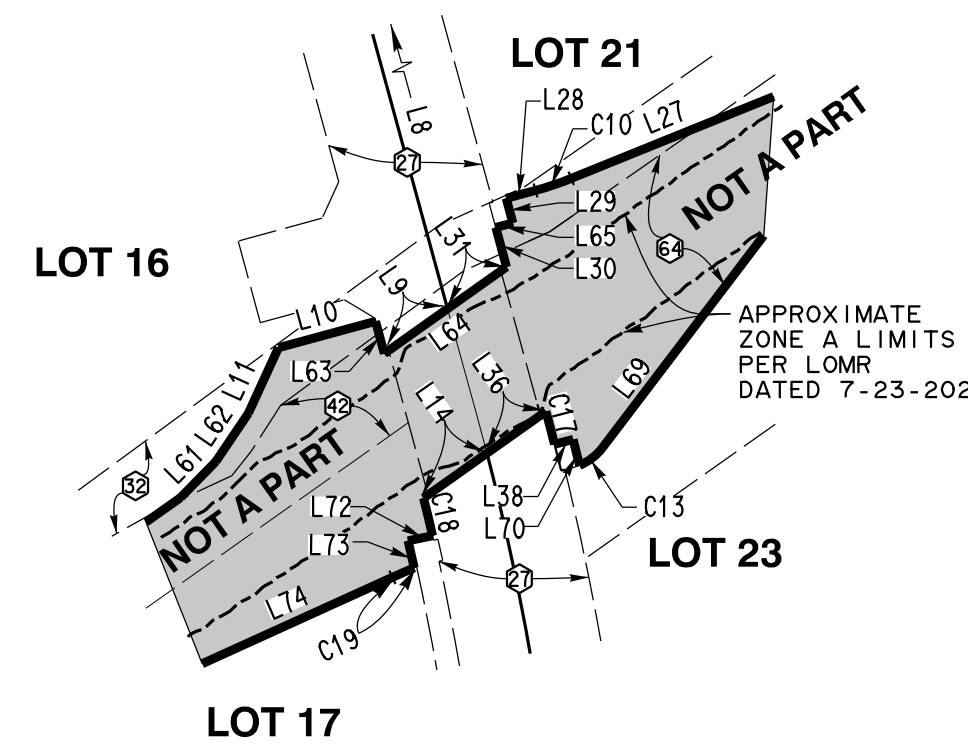
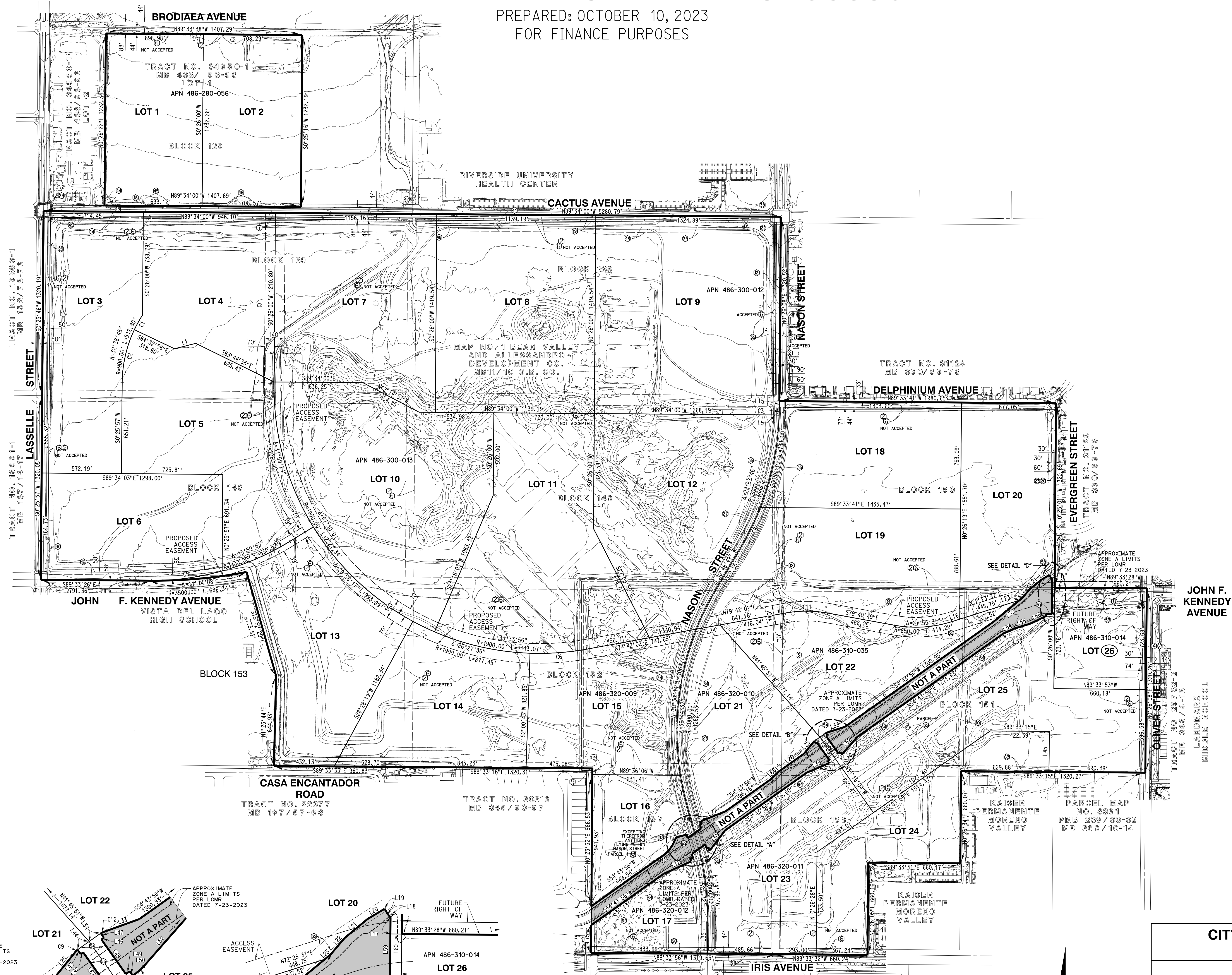
RICK ENGINEERING COMPANY
1770 IOWA AVENUE, SUITE 100
RIVERSIDE, CA 92507
951.762.0707
RICKENRICK.COM

SHEET 1 OF 3 SHEETS

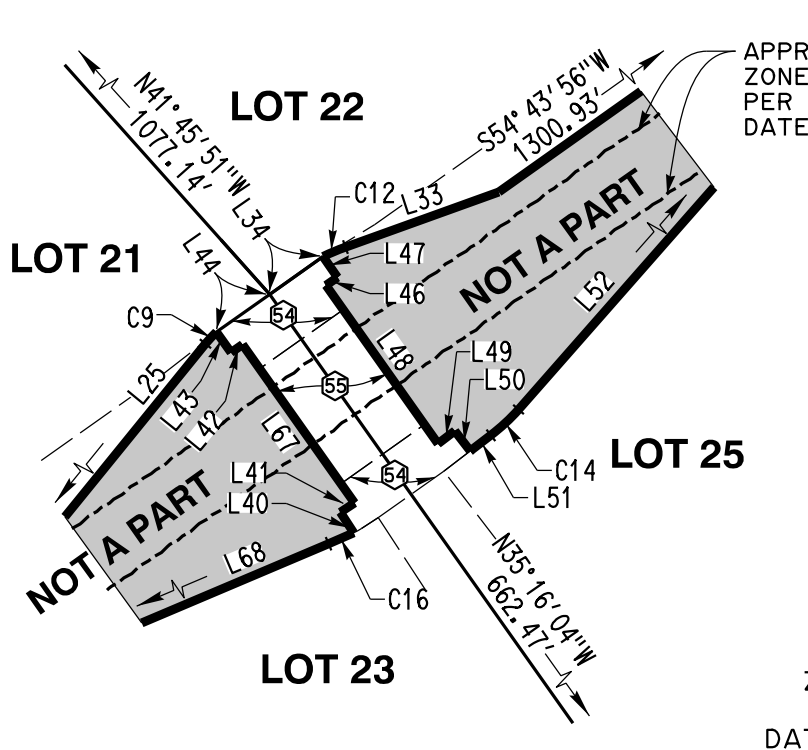


IN THE CITY OF MORENO VALLEY, STATE OF CALIFORNIA
TENTATIVE TRACT MAP NO. 38850

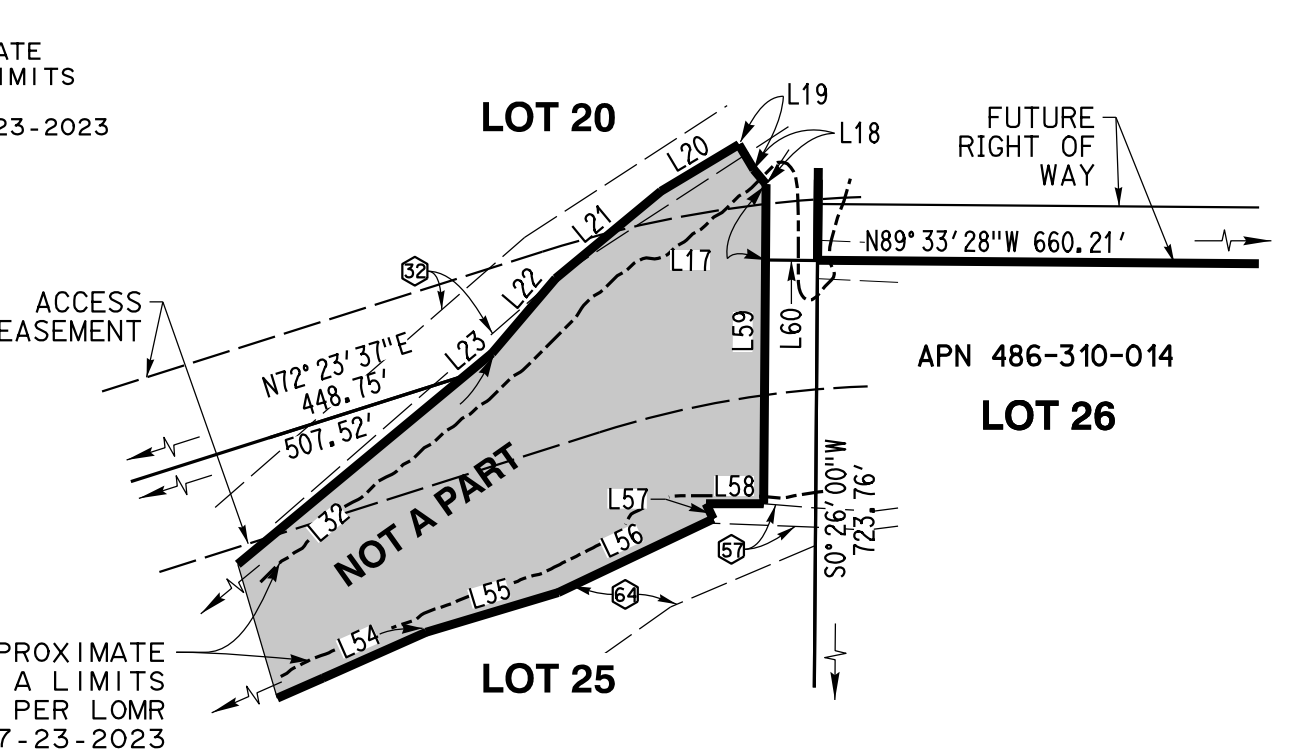
PREPARED: OCTOBER 10, 2023
 FOR FINANCE PURPOSES



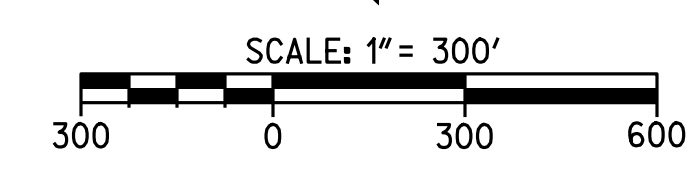
DETAIL "A"
 NOT TO SCALE



DETAIL "B"
 NOT TO SCALE



DETAIL "C"
 NOT TO SCALE



CITY OF MORENO VALLEY
PEN23-0118
AQUABELLA
TENTATIVE TRACT MAP NO. 38850

NO.	REVISION	BY	DATE

RICK ENGINEERING COMPANY
 1775 IONA AVENUE - SUITE 100
 RIVERSIDE, CA 92507
 (951) 782-0707
 (951) 782-0723
 FAX: (951) 782-0723

SHEET 2
 OF 3 SHEETS

IN THE CITY OF MORENO VALLEY, STATE OF CALIFORNIA

TENTATIVE TRACT MAP NO. 38850

PREPARED: OCTOBER 10, 2023
FOR FINANCE PURPOSES

EXISTING EASEMENT NOTES

THE PRELIMINARY TITLE REPORT FOR THIS TENTATIVE MAP WAS PREPARED BY CHICAGO TITLE COMPANY AS ORDER NO. 00196997-987-OCT-KDJ HAVING A DATE OF AUGUST 2, 2023.

1. A WATERLINE EASEMENT PER BOOK 11 PAGE 10 NOT PLOTTABLE FROM THE RECORD.
2. AN OFFER OF DEDICATION PER MB BK 11 PG 10 ON BLOCK LINES 80' R/W FOR AVENUES, EAST AND WEST, 60' R/W FOR STREETS, NORTH AND SOUTH, BLOCK LINES SHOWN HEREON, 1000' OF NASON STREET S'LY OF CACTUS ACCEPTED PER RESOLUTION 167299 RECORDED MAY 5, 1993 O.R.
3. THE CENTERLINE OF AN UNDISCLOSED WIDTH IN FAVOR OF SOUTHERN SIERRAS POWER CO. PER DOCUMENT RECORDED MARCH 2, 1931 IN BOOK 13 PAGE 24 O.R. PLOTTED.
4. THE CENTERLINE OF AN UNDISCLOSED WIDTH ELECTRIC PURPOSES EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER CO. RECORDED APRIL, 7, 1954 IN BOOK 1573 PAGE 335. O.R. PLOTTED.
5. EASEMENTS IN FAVOR OF EMWD RECORDED MARCH 4, 1955 IN BOOK 1702, PAGE 467 O.R. NOT PLOTTABLE FROM RECORD.
6. PUBLIC STREET EASEMENTS IN FAVOR OF THE COUNTY OF RIVERSIDE RECORDED AUGUST 11, 1966 AS INST. NO. 81995, O.R. ONLY PARCEL 5 WAS ACCEPTED PER INST NO. 1993-167298, ALL PLOTTED.
7. A 15' WIDE EASEMENT FOR WATER PURPOSES IN FAVOR OF EMWD RECORDED DECEMBER 18, 1973 AS INST. NO. 160696 O.R. PLOTTED.
8. A 30' WIDE EASEMENT FOR SEWER PURPOSES IN FAVOR OF EMWD RECORDED JUNE 8, 1988 AS INST. NO. 88-155014 O.R. PLOTTED. IN BLOCKS 150 AND 151.
9. A 30' WIDE EASEMENT FOR SEWER PURPOSES IN FAVOR OF EMWD RECORDED JUNE 8, 1988 AS INST. NO. 88-155014 O.R. PLOTTED. IN BLOCKS 149, 152 AND 157.
10. A 25' WIDE EASEMENT FOR SEWER PURPOSES IN FAVOR OF EMWD RECORDED MARCH 23, 1990 AS INST. NO. 90-105631 O.R. PLOTTED.
11. CC AND R RECORDED JUNE 25, 1990 AS INST. NO. 90-234242 AND MODIFIED AND RECORDED JANUARY 14, 1993 AS INST. NO. 93-17443, O.R. NOTHING PLOTTABLE.
12. A NONEXCLUSIVE EASEMENT FOR SEWER PURPOSES IN FAVOR OF EMWD RECORDED JULY 28, 1992 AS INSTRUMENT NO. 92-278566 O.R. PLOTTED.
16. AN EASEMENT FOR PUBLIC UTILITIES AND ROAD PURPOSES IN FAVOR OF THE CITY OF MORENO VALLEY RECORDED JUNE 6, 1996 AS INSTRUMENT NO. 96-209297 O.R. PLOTTED.
17. A STORM DRAIN EASEMENT IN FAVOR OF RCFC AND WCD RECORDED JANUARY 8, 1999 AS INSTRUMENT NO. 99-007632 O.R. PLOTTED.
18. AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF THE PUBLIC RECORDED SEPTEMBER 28, 2000 AS INSTRUMENT NO. 2000-0382573 O.R. PLOTTED.
19. AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF THE PUBLIC RECORDED SEPTEMBER 28, 2000 AS INSTRUMENT NO. 2000-0382574 O.R. PLOTTED.
20. A PUBLIC HIGHWAY AND UTILITY EASEMENT IN FAVOR OF THE CITY OF MORENO VALLEY RECORDED JANUARY 27, 2005 AS INSTRUMENT NO. 2005-0075726 O.R. PLOTTED.
21. A TEMPORARY LICENSE AGREEMENT FOR EMERGENCY ACCESS GRANTED TO KHFF BY MVP AND THEN QUITCLAIMED PER DOCUMENT 2005- 0201490 O.R. NOTHING PLOTTABLE "TEMPORARY".
22. AN EASEMENT FOR PUBLIC HIGHWAY AND UTILITY PURPOSES IN FAVOR OF THE CITY OF MORENO VALLEY RECORDED JULY 19, 2005 AS INSTRUMENT NO. 2005-0576619 O.R. PLOTTED.
23. A PUBLIC HIGHWAY AND UTILITY EASEMENT IN FAVOR OF THE CITY OF MORENO VALLEY RECORDED OCTOBER 28, 2005 AS INSTRUMENT NO. 2005-0892859 O.R. PLOTTED.
25. AN AGREEMENT TO BUILD A CHANNEL AND ASSOCIATED PER DOCUMENT RECORDED JUNE 30, 2008 AS INSTRUMENT NO. 2008-0355993 O.R. NOTHING PLOTTABLE. CHANNEL AS BUILT SHOWN HEREON.
27. AN EASEMENT FOR PUBLIC ROADS AND PUBLIC UTILITIES IN FAVOR OF THE CITY OF MORENO VALLEY KNOWN AS A PORTION OF NASON STREET RECORDED MAY 1, 2008 AS INSTRUMENT NO. 2008-0225502 AND RECORDED JULY 2, 2008 AS INSTRUMENT NO. 2008-0361630 BOTH O.R. PLOTTED.
28. AN EASEMENT FOR PUBLIC ROADS AND PUBLIC UTILITIES IN FAVOR OF THE CITY OF MORENO VALLEY KNOWN AS A PORTION OF NASON STREET RECORDED MAY 1, 2008 AS INSTRUMENT NO. 2008-0225503 AND RECORDED JULY 2, 2008 AS INSTRUMENT NO. 2008-0361629 BOTH O.R. PLOTTED.
29. AN EASEMENT FOR PUBLIC ROAD AND UTILITY PURPOSES IN FAVOR OF THE CITY OF MORENO VALLEY RECORDED MAY 22, 2008 AS INSTRUMENT NO. 2008-0277065 O.R. PLOTTED.
30. AN EASEMENT FOR ROAD AND UTILITY PURPOSES IN FAVOR OF THE CITY OF MORENO VALLEY RECORDED MAY 22, 2008 AS INSTRUMENT NO. 2008-0445224 O.R. PLOTTED.
31. AN EASEMENT FOR WATER AND SEWER PIPELINES AND ACCESSORIES IN FAVOR OF EMWD RECORDED AUGUST 29, 2008 AS INSTRUMENT NO. 2008-0478003 O.R. PLOTTED.
32. AN EASEMENT FOR WATER AND SEWER PIPELINES AND ACCESSORIES IN FAVOR OF EMWD RECORDED AUGUST 29, 2008 AS INSTRUMENT NO. 2008-0478004 O.R. PLOTTED.
34. AN EASEMENT FOR WATER AND SEWER PIPELINES AND ACCESSORIES IN FAVOR OF EMWD RECORDED SEPTEMBER 12, 2008 AS INSTRUMENT NO. 2008-0502475 O.R. PLOTTED.
35. AN EASEMENT FOR WATER AND SEWER PIPELINES AND ACCESSORIES IN FAVOR OF EMWD RECORDED SEPTEMBER 12, 2008 AS INSTRUMENT NO. 2008-0502476 O.R. PLOTTED.
38. THE CENTERLINE OF A 20' WIDE EASEMENT FOR STORM DRAIN PURPOSES IN FAVOR OF THE CITY OF MORENO VALLEY RECORDED DECEMBER 12, 2011 AS INSTRUMENT NO. 2011-0548109 O.R. PLOTTED.
39. THE CENTERLINE OF A 40' WIDE STORM DRAIN EASEMENT IN FAVOR OF THE CITY OF MORENO VALLEY RECORDED DECEMBER 12, 2011 AS INSTRUMENT NO. 2011-0548110 O.R. PLOTTED.
40. SAME AS #38 SHOULD BE INTENTIONALLY REMOVED. INSTRUMENT NO. 2011-0548109 O.R.
41. THE CENTERLINE OF A 40' WIDE STORM DRAIN EASEMENT IN FAVOR OF THE CITY OF MORENO VALLEY RECORDED MARCH 21, 2012 AS INSTRUMENT NO. 2012-0130576 O.R. PLOTTED.
42. AN EASEMENT FOR ROAD AND UTILITY PURPOSES IN FAVOR OF THE CITY OF MORENO VALLEY RECORDED MARCH 21, 2012 AS INSTRUMENT NO. 2012-0120577 O.R. PLOTTED.
43. AN EASEMENT FOR ROAD AND UTILITY PURPOSES IN FAVOR OF THE CITY OF MORENO VALLEY RECORDED MARCH 21, 2012 AS INSTRUMENT NO. 2012-0120579 O.R. PLOTTED.
44. AN EASEMENT FOR FLOOD CONTROL AND DRAINAGE PURPOSES IN FAVOR OF THE CITY OF MORENO VALLEY RECORDED MARCH 21, 2012 AS INSTRUMENT NO. 2012-0120580 O.R. PLOTTED.
45. AN EASEMENT FOR FLOOD CONTROL AND DRAINAGE PURPOSES IN FAVOR OF THE CITY OF MORENO VALLEY RECORDED MARCH 21, 2012 AS INSTRUMENT NO. 2012-0120581 O.R. PLOTTED.
46. AN EASEMENT FOR FLOOD CONTROL AND DRAINAGE PURPOSES IN FAVOR OF THE CITY OF MORENO VALLEY RECORDED MARCH 21, 2012 AS INSTRUMENT NO. 2012-0120582 O.R. PLOTTED.
47. AN EASEMENT FOR FLOOD CONTROL AND DRAINAGE PURPOSES IN FAVOR OF THE CITY OF MORENO VALLEY RECORDED MARCH 21, 2012 AS INSTRUMENT NO. 2012-0120583 O.R. PLOTTED.
48. AN EASEMENT FOR FLOOD CONTROL, DRAINAGE AND INGRESS AND EGRESS PURPOSES IN FAVOR OF THE CITY OF MORENO VALLEY RECORDED MARCH 21, 2012 AS INSTRUMENT NO. 2012-0120584 O.R. PLOTTED.

49. AN EASEMENT FOR PUBLIC HIGHWAYS AND UTILITIES PURPOSES IN FAVOR OF THE CITY OF MORENO VALLEY RECORDED MARCH 21, 2012 AS INSTRUMENT NO. 2012-0120585 O.R. PLOTTED.
50. AN EASEMENT FOR PUBLIC HIGHWAYS AND UTILITIES PURPOSES IN FAVOR OF THE CITY OF MORENO VALLEY RECORDED MARCH 21, 2012 AS INSTRUMENT NO. 2012-0120587 O.R. PLOTTED.
51. AN EASEMENT FOR PUBLIC HIGHWAYS AND UTILITIES PURPOSES IN FAVOR OF THE CITY OF MORENO VALLEY RECORDED MARCH 21, 2012 AS INSTRUMENT NO. 2012-0120588 O.R. PLOTTED.
52. AN EASEMENT FOR UNRESTRICTED ACCESS IN FAVOR OF THE CITY OF MORENO VALLEY RECORDED MAY 15, 2013 AS INSTRUMENT NO. 2013-0231863 O.R. PLOTTED.
53. AN EASEMENT FOR UNRESTRICTED ACCESS IN FAVOR OF THE CITY OF MORENO VALLEY RECORDED MAY 15, 2013 AS INSTRUMENT NO. 2013-0231864 O.R. PLOTTED.
54. AN EASEMENT FOR FLOOD CONTROL PURPOSES IN FAVOR OF THE CITY OF MORENO VALLEY RECORDED MAY 15, 2013 AS INSTRUMENT NO. 2013-0231865 O.R. PLOTTED.
55. AN EASEMENT FOR UNRESTRICTED ACCESS IN FAVOR OF THE CITY OF MORENO VALLEY RECORDED MAY 15, 2013 AS INSTRUMENT NO. 2013-0231866 O.R. PLOTTED.
56. AN EASEMENT FOR UNRESTRICTED ACCESS IN FAVOR OF THE CITY OF MORENO VALLEY RECORDED MAY 15, 2013 AS INSTRUMENT NO. 2013-0231867 O.R. PLOTTED.
58. AN EASEMENT FOR UNRESTRICTED ACCESS IN FAVOR OF THE CITY OF MORENO VALLEY RECORDED MAY 15, 2013 AS INSTRUMENT NO. 2013-0231869 O.R. PLOTTED.
59. A JOINT USE AGREEMENT BETWEEN SCE AND THE CITY OF MORENO VALLEY FOR AN SCE EASEMENT HOWEVER AT THIS POINT WE DON'T HAVE THE EASEMENT DOCS. RECORDED JUNE 3, 2013 AS INSTRUMENT NO. 2013-0263137 O.R. NOTHING PLOTTABLE.
60. AN EASEMENT FOR UNRESTRICTED ACCESS IN FAVOR OF THE CITY OF MORENO VALLEY RECORDED JULY 25, 2013 AS INSTRUMENT NO. 2013-0358742 O.R. PLOTTED THIS ALIGNMENT CORRECTS PARCEL A OF ITEM NO. 56.
61. AN EASEMENT FOR SEWER FACILITIES IN FAVOR OF INLAND LAND GROUP RECORDED SEPTEMBER 20, 2014 AS INSTRUMENT NO. 2014-0371036 O.R. PLOTTED.
62. AN EASEMENT FOR CONSERVATION PURPOSES IN FAVOR OF SAN JACINTO BASIN RESOURCE CONSERVATION DISTRICT RECORDED FEBRUARY 13, 2019 AS INSTRUMENT NO. 2019-0049973 O.R. PLOTTED.


CITY OF MORENO VALLEY			
PEN23-0118			
AQUABELLA			
TENTATIVE TRACT MAP NO. 38850			
NO.	REVISION	BY	DATE
		1775 IOWA AVENUE - SUITE 100 RIVERSIDE, CA 92507 951.762.0707 (FAX) 951.762.0723 www.rickengineering.com	
SHEET 3 OF 3 SHEETS		PLOT DATE: 01-DEC-2023 JN 19365	

Exhibit C

Tentative Tract Map No. 38850 Conditions of Approval

CONDITIONS OF APPROVAL

Tentative Tract Map (PEN23-0118)

Page 1

CITY OF MORENO VALLEY
CONDITIONS OF APPROVAL
Tentative Tract Map (PEN23-0118)

EFFECTIVE DATE:

EXPIRATION DATE:

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

1. A change or modification to the land use or the approved site plans may require a separate approval. Prior to any change or modification, the property owner shall contact the City of Moreno Valley Community Development Department to determine if a separate approval is required.
2. Any expansion to this use or exterior alterations will require the submittal of a separate application(s) and shall be reviewed and approved under separate permit(s). (MC 9.02.080)
3. This approval shall expire three years after the approval date of this project unless used or extended as provided for by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever. Use means the beginning of substantial construction contemplated by this approval within the three-year period, which is thereafter pursued to completion, or the beginning of substantial utilization contemplated by this approval. (MC 9.02.230)
4. The Developer shall defend, indemnify and hold harmless the City, city council, commissions, boards, subcommittees and the City's elected and appointed officials, commissioners, board members, officers, agents, consultants and employees ("City Parties") from and against any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorneys' fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to the legality, validity or adequacy of any of the following items: (i) any prior or current agreements by and among the City and the Developer; (ii) the current, concurrent and subsequent permits, licenses and entitlements approved by the City; (iii) any environmental determination made by the City in connection with the Project Site and the Project; and (iv) any proceedings or other actions undertaken by the City in connection with the adoption or approval of any of the above. In the event of any administrative, legal, equitable action or other proceeding instituted by any third party (including without limitation a governmental entity or official) challenging the legality, validity or adequacy of any of the above items or any portion thereof, the Parties shall mutually cooperate with each other in

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defense of said action or proceeding. Notwithstanding the above, the City, at its sole option, may tender the complete defense of any third party challenge as described herein. In the event the City elects to contract with special counsel to provide for such a defense, the City shall meet and confer with the Developer regarding the selection of counsel, and the Developer shall pay all costs related to retention of such counsel by the City.

5. This project is located within Specific Plan 218 (SP-218). The provisions of the specific plan, the design manual, their subsequent amendments, and the Conditions of Approval shall prevail unless modified herein. (MC 9.13)
6. 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)
7. 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

8. Prior to the issuance of grading permits, mitigation measures contained in the Mitigation Monitoring Program approved with this project shall be implemented as provided therein.
9. Prior to any site disturbance and/or grading plan submittal, and or final map recordation, a mitigation monitoring fee, as provided by City ordinance, shall be paid by the applicant/owner. No City permit or approval shall be issued until such fee is paid. (CEQA)
10. 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)
11. All undeveloped portions of the site in perpetuity shall be maintained in a manner that provides for the control of weeds, erosion and dust. (MC 9.02.030)

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Prior to Grading Permit

12. At least thirty days prior to issuance of any grading permit, the developer shall retain a qualified archaeologist, provide a letter identifying the name and qualifications of the archaeologist to the Planning Division for approval, to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources and to evaluate and recommend appropriate actions for any archaeological deposits exposed by construction activity.

At least thirty days prior to issuance of a grading permit, the applicant shall provide evidence that contact has been established with the appropriate Native American Tribe(s), providing notification of grading, excavation and the proposed monitoring program and to coordinate with the City and Tribe(s) to develop a cultural resources treatment and monitoring agreement. The agreement shall address treatment of known cultural resources, the designation, responsibilities and participation of Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.

A report documenting the proposed methodology for grading monitoring shall be submitted to and approved by the Planning Division prior to issuance of any grading permit. The monitoring archaeologist shall be empowered to stop and redirect grading in the vicinity of an exposed archaeological deposit until that deposit can be fully evaluated. The archaeologist shall consult with affected Tribe(s) to evaluate any archaeological resources discovered on the project site. Tribal monitors shall be allowed to monitor all grading, excavation and groundbreaking activities, and shall also have authority to stop and redirect grading activities in consultation with the project archaeologist.

The property owner shall relinquish ownership to the Tribe(s) of all Native American cultural resources, including sacred items, burial goods and all archaeological artifacts that are found on the project site for proper treatment and disposition. All sacred sites, should they be encountered with the project site, shall be avoided and preserved as the preferred mitigation.

If any inadvertent discoveries of subsurface archaeological or cultural resources occur during grading, the applicant, project archaeologist, and Tribe(s) shall assess the significance of such resources and shall meet and confer regarding mitigation of such resources. Avoidance is the preferred method of preservation of archaeological resources. If the applicant, project archaeologist and Tribe(s) cannot agree on the significance or mitigation for such resources, the issue(s) will be presented to the Planning Official with adequate documentation. The Official shall

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make a determination based on the provisions of CEQA and consideration of the religious beliefs, customs and practices of the Tribe(s).

13. Prior to issuance of any grading permit, all Conditions of Approval, Mitigation Measures and Airport Land Use Commission Conditions of Approval shall be printed on the grading plans.
14. Prior to issuance of any grading permits, mitigation measures contained in the Mitigation Monitoring Program approved with this project shall be implemented as provided therein. A mitigation monitoring fee, as provided by City ordinance, shall be paid by the applicant within 30 days of project approval. No City permit or approval shall be issued until such fee is paid. (CEQA)
15. Prior to issuance of grading permits, the developer shall pay the applicable Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee. (Ord)
16. If potential historic, archaeological, Native American cultural resources or paleontological resources are uncovered during excavation or construction activities at the project site, work in the affected area must cease immediately and a qualified person (meeting the Secretary of the Interior's standards (36CFR61)) shall be consulted by the applicant to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, prehistoric, or paleontological resource. Determinations and recommendations by the consultant shall be immediately submitted to the Planning Division for consideration, and implemented as deemed appropriate by the Community Development Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all affected Native American Tribes before any further work commences in the affected area.

If human remains are discovered during grading and other construction excavation, no further disturbance shall occur until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within 5-days of the published finding to be given a reasonable opportunity to identify the "most likely descendant." The "most likely descendant" shall then make recommendations, and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98). (GP Objective 23.3, CEQA).

17. 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.

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18. Prior to issuance of any grading permits, rock outcroppings or aesthetic features shall be identified on the grading plans as preserved in place, relocated, transplanted or otherwise protected. Features to be protected shall be identified and designated on the grading plan.
19. Prior to the issuance of grading permits, a temporary project identification sign shall be erected on the site in a secure and visible manner. The sign shall be conspicuously posted at the site and remain in place until occupancy of the project. The sign shall include the following:
 - a. The name (if applicable) and address of the development.
 - b. The developer's name, address, and a 24-hour emergency telephone number.

Building Division

20. The proposed non-residential project shall comply with the latest Federal Law, Americans with Disabilities Act, and State Law, California Code of Regulations, Title 24, Chapter 11B for accessibility standards for the disabled including access to the site, exits, bathrooms, workspaces, trash enclosures, etc.
21. The proposed residential project (3 or more dwelling units) shall comply with the latest Federal Law, Americans with Disabilities Act, and State Law, California Code of Regulations, Title 24, Chapter 11A for accessibility standards for the disabled including access to the site, exits, kitchens, bathrooms, common spaces, pools/spas, etc.
22. The appropriation from local tax from construction contracts to the local jurisdiction of the specific construction job site is hereby required. This is accomplished by a contractor or subcontractor obtaining a construction site sub-permit for the job site. The contractors, or subcontracts, that have individual contracts with a value of \$5 million or more are subject to this condition.

The qualifying contract price applies to each contract or subcontract for work performed at the jobsite, and not to the total value of the prime contract. In order to obtain a jobsite sub-permit, the contractor or subcontractor must meet the following criteria:

 - a) have an active permit with the California Department of Tax and Fee Administration (CDTFA),
 - b) must be registered as a retailer, not consumer, of materials, and
 - c) have an executed contract over \$5 million to install materials at the jobsite.

The Prime Contractor will require that the subcontractors or other contractors exercise their option to obtain a California Department of Tax & Fee Administration construction site sub-permit for the jobsite and allocate all eligible use tax payments to the City of Moreno Valley. Prior to any Notice to Proceed(s), the Prime Contractor

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shall provide the City of Moreno Valley Finance and Management Services Department with a list of subcontractors associated with the project along with a copy of their sub-permit that shows their CDTFA account number or a signed statement that sales and use tax does not apply to their portion of the project.

23. All new buildings 10,000 square feet and over, shall include building commissioning in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements (OPR). All requirements in the California Green Building Standards Code sections 5.410.2 - 5.410.2.6 must be met.
24. All new structures shall be designed in conformance to the latest design standards adopted by the State of California in the California Building Standards Code (California Code of Regulations, Title 24) including requirements for allowable area, occupancy separations, fire suppression systems, accessibility, etc.
25. Any construction within the city shall only be completed between the hours of seven a.m. to seven p.m. Monday through Friday, excluding holidays, and from eight a.m. to four p.m. on Saturday, unless written approval is first obtained from the Building Official or City Engineer per City of Moreno Valley Municipal Code (MC 8.14.040E).
26. The proposed development is subject to the payment of required development fees as required by the City's current Fee Ordinance at either 1) based on time of valid building application submittal, 2) prior to permit issuance, or 3) as determined by the City (via special ordinance, etc.).
27. The proposed non-residential project shall comply with California Green Building Standards Code, Section 5.106.5.3, mandatory requirements for Electric Vehicle Charging Stations (EVCS).
28. The proposed residential project shall comply with the California Green Building Standards Code, Section 4.106.4, mandatory requirements for Electric Vehicle Charging Stations (EVCS).
29. The proposed project is located in a High Fire Severity Zone; Wild-land Urban Interface Fire Area. Design standards and construction must comply with section R337 of the California Residential Code.
30. The proposed project is subject to approval by the Moreno Valley Unified School District and all applicable fees and charges shall be paid prior to permit issuance. Contact MVUSD at 951.571.7690 Ext. 17376 for specific details.
31. Prior to construction submittal, all new development, including residential accessory dwelling units (ADU's) are required to obtain a new property address. Address requests must be part of your initial application. The form can be obtained at

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http://www.moval.org/city_hall/forms/building-safety/AddressRequest.pdf.

32. 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 California Plumbing Code, Table 422.1. The occupant load and occupancy classification shall be determined in accordance with the California Building Code.
33. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code. Electronic/Digital signature is acceptable as all plan submittals are electronic reviews.
34. Contact the Building Safety Division for permit application submittal requirements. The following link gives the minimum plan submittal requirements: http://www.moval.org/city_hall/forms/building-safety/CommercialSubmittalRequirements.pdf.
35. Contact the Building Safety Division for permit application submittal requirements. The following link gives the minimum plan submittal requirements: http://www.moval.org/city_hall/forms/building-safety/SFD-ADU-RoomAdditionPlanGuidelines.pdf.
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).
37. The proposed project is subject to approval by the Eastern Municipal Water District and all applicable fees and charges shall be paid prior to permit issuance. Contact EMWD at 951.928.3777 for specific details.

FIRE DEPARTMENT

Fire Prevention Bureau

38. All Fire Department access roads or driveways shall not exceed 12 percent grade. (CFC 503.2.7 and MVMC 8.36.060[G])
39. 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)

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40. 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)
41. The appropriation from local tax from construction contracts to the local jurisdiction of the specific construction job site is hereby required. This is accomplished by a contractor or subcontractor obtaining a construction site sub-permit for the job site. The contractors, or subcontracts, that have individual contracts with a value of \$5 million or more are subject to this condition.
The qualifying contract price applies to each contract or subcontract for work performed at the jobsite, and not to the total value of the prime contract. In order to obtain a jobsite sub-permit, the contractor or subcontractor must meet the following criteria:
 - a) have an active permit with the California Department of Tax and Fee Administration (CDTFA),
 - b) must be registered as a retailer, not consumer, of materials, and
 - c) have an executed contract over \$5 million to install materials at the jobsite.The Prime Contractor will require that the subcontractors or other contractors exercise their option to obtain a California Department of Tax & Fee Administration construction site sub-permit for the jobsite and allocate all eligible use tax payments to the City of Moreno Valley. Prior to any Notice to Proceed(s), the Prime Contractor shall provide the City of Moreno Valley Finance and Management Services Department with a list of subcontractors associated with the project along with a copy of their sub-permit that shows their CDTFA account number or a signed statement that sales and use tax does not apply to their portion of the project.
42. 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)
43. 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)
44. 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)
45. Prior to issuance of Certificate of Occupancy or Building Final, all commercial buildings shall display street numbers in a prominent location on the street side and rear access locations. The numerals shall be a minimum of twelve inches in height. (CFC 505.1, MVMC 8.36.060[!])

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46. Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 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.
47. 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.
48. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a fire alarm system monitored by an approved Underwriters Laboratory listed central station based on a requirement for monitoring the sprinkler system, occupancy or use. Fire alarm panel shall be accessible from exterior of building in an approved location. Plans shall be submitted to the Fire Prevention Bureau for approval prior to installation. (CFC Chapter 9 and MVMC 8.36.100)
49. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)
50. Prior to issuance of Building Permits, the applicant/developer shall participate in the Fire Impact Mitigation Program. (Fee Resolution as adopted by City Council)
51. 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])
52. 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])
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. Prior to issuance of a Certificate of Occupancy or Building Final, a "Knox Box Rapid

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Entry System” shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Code Official. All exterior security emergency access gates shall be electronically operated and be provided with Knox key switches for access by emergency personnel. (CFC 506.1)

55. 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 ½" x 2 ½") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3, MVMC 912.2.1)
56. Multi-family residences shall display the address in accordance with the Riverside County Fire Department Premises Identification standard 07-01. (CFC 505.1)
57. Fire Department access driveways over 150 feet in length shall have a turn-around as determined by the Fire Prevention Bureau capable of accommodating fire apparatus. (CFC 503 and MVMC 8.36.060, CFC 501.4)
58. 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)
59. If construction is phased, each phase shall provide an approved emergency vehicular access way for fire protection prior to any building construction. (CFC 501.4)
60. 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)
61. The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering 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)
62. Prior to issuance of Certificate of Occupancy or Building Final, all residential dwellings shall display street numbers in a prominent location on the street side of the residence in such a position that the numbers are easily visible to approaching emergency vehicles. The numbers shall be located consistently on each dwelling

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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[!])

63. Dead-end streets and/or fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround for fire apparatus.
64. 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)
65. Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Fire Prevention Bureau for review. Plans shall: a. Be signed by a registered civil engineer or a certified fire protection engineer; b. Contain a Fire Prevention Bureau approval signature block; and c. Conform to hydrant type, location, spacing of new and existing hydrants and minimum fire flow required as determined by the Fire Prevention Bureau. 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.
66. 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).

PUBLIC WORKS DEPARTMENT

Land Development

67. 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]

Prior to Map Approval

68. This tentative map shall expire three years after the approval date of this tentative

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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)

69. After recordation, a digital (pdf) copy of the recorded map shall be submitted to the Land Development Division
70. Resolution of all drainage issues shall be as approved by the City Engineer
71. If the project involves the subdivision of land, maps may be developed in phases with the approval of the City Engineer. Financial security shall be provided for all public improvements associated with each phase of the map. The boundaries of any multiple map increment shall be subject to the approval of the City Engineer. If the project does not involve the subdivision of land and it is necessary to dedicate right-of-way/easements, the developer shall make the appropriate offer of dedication by separate instrument. In either case, the City Engineer may require the dedication and construction of necessary utility, street or other improvements beyond the project boundary, if the improvements are needed for circulation, parking, access, or for the welfare or safety of the public. This approval must be obtained prior to the Developer submitting a Phasing Plan to the California Bureau of Real Estate. [MC 9.14.080(B)(C), GC 66412 & 66462.5)
72. 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
73. This map is approved for finance and land conveyance purposes only. No applications for building or grading permits shall be accepted for the parcel or parcels created by this map until a (future map/conditional use permit/master plan) for development has been approved by the city, or as prescribed by conditions of approval already in place with underlying entitlement approval that govern continued or subsequent development of the property as described on the face of the map per subsection (D)(4). (Ord. 894 § 5, 2015; Ord. 994 § 11, 2023)
74. 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.
75. The following statement must be clearly printed on the face of the proposed financing map: "FOR FINANCE AND CONVEYANCE PURPOSES ONLY."
76. The face of the map must include the following additional statement: "THIS MAP DOES NOT CREATE A LEGAL BUILDING SITE. FURTHER APPLICATIONS ARE NECESSARY TO DEVELOP THIS PROPERTY."

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77. The face of the map must include the following additional statement in addition to the statement required: "THIS MAP DOES NOT REMOVE ANY DEVELOPMENT REQUIREMENTS SET FORTH WITH APPROVAL OF SPECIFIC PLAN No, 218 WHICH MUST BE SATISFIED WITH CONTINUED DEVELOPMENT OF THE PROPERTY."

PARKS & COMMUNITY SERVICES DEPARTMENT

78. This project is subject to current Development Impact Fees.
79. This project is subject to current Quimby Fees.

Standard Conditions

80. Detailed final plans (mylars, PDF, and AutoCAD file on a DVD-R) for parks, trails/bikeways, fencing, and adjoining landscaped areas shall be submitted to and approved by the Director of Parks and Community Services, or his/her designee, prior to the issuance of any building permits. All plans are to include a profile showing grade changes.
81. Within the improvements for PCS, the applicant shall show all existing and planned easements on all maps and plans. Easements on City/CSD owned or maintained parks, trails, bikeways, and landscape shall be identified on each of these plans with the instrument number of the recorded easement.
82. Applicable plan check and inspection fees shall be paid, per the approved City fee schedule.