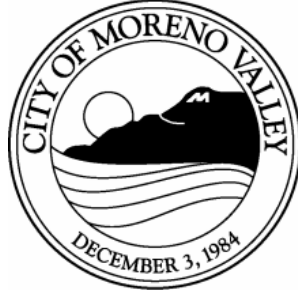

PLANNING COMMISSIONERS

BRIAN LOWELL
Chair

JEFFREY SIMS
Vice-Chair

RAY L. BAKER
Commissioner



JEFFREY BARNES
Commissioner

CARLOS RAMIREZ
Commissioner

PATRICIA KORZEC
Commissioner

MELI VAN NATTA
Commissioner

PLANNING COMMISSION

Regular Meeting

Agenda

Thursday, October 22, 2015 at 7:00 PM
City Hall Council Chamber – 14177 Frederick Street

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Approval of Agenda

CONSENT CALENDAR

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

APPROVAL OF MINUTES

None

PUBLIC COMMENTS PROCEDURE

Any person wishing to address the Commission on any matter, either under the Public Comments section of the Agenda or scheduled items or public hearings, must fill out a "Request to Speak" form available at the door. The completed form must be submitted to the Secretary prior to the Agenda item being called by the Chairperson. In speaking to the Commission, member of the public may be limited to three minutes per person, except for the applicant for entitlement. The Commission may establish an overall time limit for comments on a particular Agenda item. Members of the public must direct their questions to the Chairperson of the Commission and not to other members of the Commission, the applicant, the Staff, or the audience.

Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, in compliance with the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to Guy Pegan, ADA Coordinator, at 951.413.3120 at least 48 hours before the meeting. The 48-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

NON-PUBLIC HEARING ITEMS

None

PUBLIC HEARING ITEMS

1. Case: PA15-0009 (Conditional Use Permit)
Applicant: Verizon Wireless
Owner: Shinder Kaur and Parmjit Singh
Representative: SAC Wireless (Dail Richard)
Location: 14058 Redlands Boulevard (Farm Market)
Case Planner: Claudia Manrique
Council District: 3

Proposal: Applicant request for continuance of PA15-0009 (Conditional Use Permit) to the November 12, 2015 Planning Commission meeting for a proposed new Wireless Communication Facility (WCF) with a 60 foot monopine.

2. Case: PA15-0028 – Tentative Parcel Map No. 36468
Applicant: Continental East Fund III, LLC
Owner: Continental East Fund III, LLC
Representative: Continental East Fund III, LLC
Location: Northwest corner of Lasselle St. and Krameria Ave.
Case Planner: Jeff Bradshaw
Council District: 4

Proposal: Tentative Parcel Map No. 36468 proposes to create a three parcel subdivision for finance purposes for property located within the approved 217 unit Continental Villages Project. The three parcels correspond to the three distinct residential product types located within the project. The Finance Map does not include any proposed

development.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2015-24, and thereby:

1. **CERTIFY** that the project will not have a significant effect on the environment and is therefore exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 15 Categorical Exemption, as a Minor Land Division, per CEQA Guidelines Section 15315; and
2. **APPROVE** PA15-0028 (Tentative Parcel Map 36468) based on the findings contained in this resolution, and subject to the attached conditions of approval included as Exhibit A.

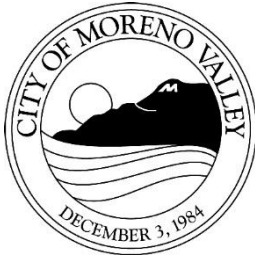
OTHER COMMISSION BUSINESS

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

Planning Commission Regular Meeting, November 12, 2015 at 7:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.



PLANNING COMMISSION

STAFF REPORT

Meeting Date: October 22, 2015

APPLICANT REQUEST FOR CONTINUANCE OF PA15-0009 (CONDITIONAL USE PERMIT) TO THE NOVEMBER 12, 2015 PLANNING COMMISSION MEETING FOR A PROPOSED NEW WIRELESS COMMUNICATION FACILITY (WCF) WITH A 60 FOOT MONOPINE.

Case: PA15-0009 (Conditional Use Permit)
Applicant: Verizon Wireless
Owner: Shinder Kaur and Parmjit Singh
Representative: SAC Wireless (Dail Richard)
Location: 14058 Redlands Boulevard (Farm Market)
Case Planner: Claudia Manrique
Council District: 3

SUMMARY

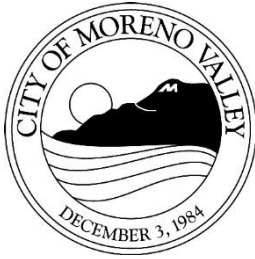
This item was originally scheduled for a public hearing on the Planning Commission's October 8, 2015 agenda. The Planning Commission voted 7-0 to continue the item to the Planning Commission's October 22, 2015 public hearing to allow the applicant additional time to address issues raised by the Planning Commission. The applicant has requested a continuance to the Planning Commission's November 12, 2015 public hearing agenda in order to revise the site plan and related exhibits, including photo simulations.

Prepared by:
Claudia Manrique
Associate Planner

Approved by:
Allen Brock
Community Development Director

ATTACHMENTS

1. Staff Report from 10-8-15



PLANNING COMMISSION

STAFF REPORT

Meeting Date: October 8, 2015

CONDITIONAL USE PERMIT (PA15-0009) FOR A NEW WIRELESS COMMUNICATIONS FACILITY.

Case: PA15-0009 (CUP)

Applicant: Verizon Wireless

Owner: Shinder Kaur and Parmjit Singh

Representative: SAC Wireless (Dail Richard)

Location: 14058 Redlands Boulevard (Farm Market)

Case Planner: Claudia Manrique

Council District: 3

SUMMARY

The proposal is for a new Verizon wireless telecommunications facility with a 60 foot monopine located at 14058 Redlands Boulevard (APN(s): 478-430-031& -029) which is the site of Farm Market. The facility includes a new equipment enclosure designed to match the neighboring Farm Market structure.

PROJECT DESCRIPTION

Verizon Wireless is proposing a Wireless Communication Facility (WCF) consisting of a 60 foot monopine. The WCF is proposed to be located at 14058 Redlands Boulevard (APN(s): 478-430-031& -029), behind the Farm Market (Attachment 1). Under the current WCF regulations pursuant to Municipal Code Section 9.09.040.E.3 WCFs are permitted with a Conditional Use Permit (CUP) within a Commercial zone. Due to the site being less than three hundred (300) feet from a residential zone, the project approval authority has been elevated to the Planning Commission as provided for Municipal Code Section 9.02.060.B. The nearest home to the project, located directly

across Kimberly Street, is approximately 98 feet away. In addition to this home, there are several other existing homes that are in immediate proximity of the proposed tower and equipment enclosure.

The proposed new Verizon WCF is proposed as a 60 foot tall monopine designed to mask its appearance as a tower and attempts to match existing pine trees around the site (Attachment 2). The WCF will consist of three sectors, each with four antennas, for a total of twelve (12) antennas. One (1) microwave dish or “parabolic antenna” and twelve (12) Remote Radio Units (RRUs) are proposed on the monopine. Antenna arrays and panels will be painted to match the faux pine fronds; helping to blend the equipment with the faux pine. The 190 square foot equipment shelter will be housed, along with the monopine, within a 900 square foot lease area and screened by an 8 foot tall decorative block wall, painted to match the existing Farm Market building.

The design of the monopine tree blends in with the existing tree species near the site and plant species approved for the Farm Market. Three (3) additional 24” boxed pine trees will be planted as well. The applicant has prepared photographic simulations of the proposed installation from multiple perspectives, which are included as Attachment 3.

The proposed 60 foot tall monopine will fill a gap in cell coverage capacity for Verizon Wireless. The three nearest existing WCFs are located approximately 1.5 miles northeast at Theodore Street and Eucalyptus Avenue, 1.7 miles northwest at Spruce Avenue on the north side of Highway 60 and 2.2 miles southwest at Iris Avenue near the Kaiser Hospital. The three existing WCFs have co-located equipment for various carriers on them. The proposed monopine could also serve as a co-location site, but no colocation is currently proposed, and would be subject to a separate application and approval process.

Site/Surrounding Area

The project site is located at 14058 Redlands Boulevard. The site includes the Farm Market (PA06-0173), which is currently under construction. The market was designed consistent with the Village Commercial (VC) standards. The standards recognize the historic significance of the area and encourage a “turn of the century”/Old Moreno architectural atmosphere. The Village Commercial zone provides limited retail commercial services, which are compatible with the surrounding residential community. The Farm Market building is the largest structure within this commercial zone and provides the best opportunity to blend the necessary height of the proposed WCF with developed property in the area. In addition, the WCF design is considerate of building materials, colors and landscape pallet in the area.

The parcel is within the Village Commercial (VC) zoning district (Attachment 4), which extends through properties at all four corners of the intersection of Alessandro Boulevard and Redlands Boulevard. In addition to the Farm Market discussed above, the Easter Market is located directly north of the project site, and a small US Post Office station is located to the west. The areas just beyond the VC zoning and surrounding

the project site to the north, south, east and west are Residential 3 (R3) zoned parcels. The majority of the parcels are developed with single-story older custom homes. The architectural style, infrastructure and existing landscape establishes somewhat of a rural feel to the area. The WCF's equipment will be screened from the residences with a wall designed to be consistent with Farm Market's architecture, and is considerate of proximity to the neighboring homes.

The proposed wireless tower has been evaluated against General Plan policy 7.7.6 and Section 9.09.040 (Communication facilities, antennas and satellite dishes) of the City Municipal Code and staff has confirmed that the proposed project does not conflict with any of the goals, objectives, policies, and programs of the General Plan.

Access

Vehicular access to the site will be from Alessandro Boulevard through the Farm Market's parking lot. The applicant will use one unassigned parking space next to the Farm Market's trash enclosure and walk to the lease area and monopine for maintenance purposes.

Review Process

This project was submitted in March 2015. City staff from various departments including the Fire Prevention Bureau reviewed the proposal and worked with the applicant to resolve the issues and interests raised, as well as taking into account community sensitivities and aesthetics.

ENVIRONMENTAL

Planning staff, as is typical with all planning projects, has reviewed the request in accordance with the latest edition of the California Environmental Quality Act (CEQA) Guidelines and has determined the project will not result in any significant effect on the environment and qualifies for an exemption under the provisions of the CEQA as a Class 3 Categorical Exemption, CEQA Guidelines, Section 15303 for New Construction or Conversion of Small Structures.

NOTIFICATION

In accordance with Section 9.02.200 of the Municipal Code, public notification was sent to all property owners of record within 300' of the proposed project site on September 25, 2015 (Attachment 5). In addition, the public hearing notice for this project was posted on the project site on September 25, 2015, and published in the Press Enterprise newspaper September 25, 2015.

STAFF RECOMMENDATION

Recommend the Planning Commission **APPROVE** Resolution No. 2015-25.

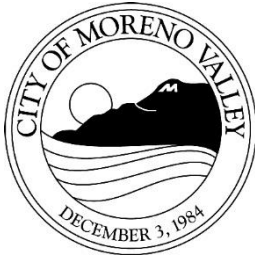
1. **CERTIFY** that the proposed Verizon wireless telecommunications facility is exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 3 Categorical Exemption, CEQA Guidelines, Section 15303 for New Construction or Conversion of Small Structures; and
2. **APPROVE** Conditional Use Permit PA15-0009 based on the findings contained in Planning Commission Resolution 2015-25, subject to the conditions of approval included as Exhibit A of the Resolution.

Prepared by:
Claudia Manrique
Associate Planner

Approved by:
Allen Brock
Community Development Director

ATTACHMENTS

1. Aerial
2. Site Plans & Elevations
3. Photo Simulations
4. Zoning
5. Public Hearing Notice
6. Resolution 2015-25
7. Final Conditions of Approval (COAs)



PLANNING COMMISSION

STAFF REPORT

Meeting Date: October 22, 2015

TENTATIVE PARCEL MAP NO. 36468 PROPOSES TO CREATE A THREE PARCEL SUBDIVISION FOR FINANCE PURPOSES FOR PROPERTY LOCATED WITHIN THE APPROVED 217 UNIT CONTINENTAL VILLAGES PROJECT. THE THREE PARCELS CORRESPOND TO THE THREE DISTINCT RESIDENTIAL PRODUCT TYPES LOCATED WITHIN THE PROJECT. THE FINANCE MAP DOES NOT INCLUDE ANY PROPOSED DEVELOPMENT.

Case: PA15-0028 – Tentative Parcel Map No. 36468

Applicant: Continental East Fund III, LLC

Owner: Continental East Fund III, LLC

Representative: Continental East Fund III, LLC

Location: Northwest corner of Lasselle St. and Krameria Ave.

Case Planner: Jeff Bradshaw

Council District: 4

SUMMARY

The proposed application is a request to create a three parcel subdivision map, Tentative Parcel Map No. 36468, for finance purposes only, on 19.1 acres of property located within Assessor's Parcel Number 308-040-050.

PROJECT DESCRIPTION

Project

Tentative Parcel Map No. 36468 proposes to create a three parcel subdivision for finance purposes only for property that was previously entitled and approved on

November 29, 2012 for the 217 unit Continental Villages Project (PA11-0025, PA11-0026, and PA11-0027). The Continental Villages project specifically included three residential product types: detached single-family residences on small lots, clustered units located around court yards and multiple family apartments. The proposed three parcel financing map corresponds to the general boundaries of the three distinct residential product types considered and approved as Continental Villages.

Tentative Parcel Map No. 36468 does not in itself include any proposed new or modified development. Future development of any of the property within the three parcels of the proposed Finance Map must maintain compliance with the conditions of approval for the previously entitled Continental Villages project. Furthermore, that development of each will require review and approval of separate development (Plot Plan) applications for each of the newly created parcels.

Site

The project site is located within Planning Area #21 of the Moreno Valley Ranch Specific Plan and is zoned within the Specific Plan for High Density Residential (H) which allows up to 20 dwelling units per acre.

The 19.1 acre site is located on the east side of Lasselle Street between Cahuilla Drive and Krameria Avenue within Assessor's Parcel Number 308-040-050. The project site is currently vacant, with perimeter berming, with gently sloping topography, and is an irregular 'boot-shaped' configuration.

There is a decrease in elevation from east to west towards Lasselle Street with a 19 to 25-foot grade difference between this site and the adjacent school site to the east. The project site has been disturbed through permitted mass grading and stockpiling in the past.

Surrounding Area

The Moreno Valley Ranch Specific Plan boundaries are roughly from Kitching Street east to the Lake Perris State Recreation Area and Redlands Boulevard and from Cactus Avenue south to the Lake Perris State Recreation Area. The subject site is located in the southwest portion of the specific plan.

The area surrounding the proposed parcel map has been developed predominately with single-family residences in the Low and Medium-low Density Residential zones. Also adjacent to the project site are the Riverside Community College Moreno Valley

Campus and Fire Station #91, which are located within the Community Facilities (CF) zone, and Lasselle Elementary School.

Additional land uses in the vicinity include the Lake Perris State Recreation Area to the east, two shopping centers to the north at Iris and Lasselle and Rancho Verde High School to the south on Lasselle.

Overall, the proposed parcel map is compatible with the Moreno Valley Ranch Specific Plan, the City's General Plan and existing land uses.

Access

Access to the project site is via Lasselle Street to Cahuilla Drive or Krameria Avenue. As designed, each parcel has direct access to an adjacent public street. However, as stated previously, the Finance Map does not include any proposed development, and the previously entitled Continental Villages site plan with an internal network of linkages and drives is unchanged.

Design

This project has been reviewed and the design of the proposed tentative parcel map conforms to all development standards of the Moreno Valley Ranch Specific Plan and the City's Municipal Code. As stated previously, the Finance Map does not include any proposed development.

Future development within any parcels of this map will be in conformance with the Continental Villages project (PA11-0025, PA11-0026, and PA11-0027) approved by the Planning Commission on November 29, 2012 or will require review and approval under separate applications for all new proposals.

REVIEW PROCESS

The project was originally submitted in June 2015. The tentative parcel map was then reviewed by City staff for consistency with Municipal Code Section 9.14.065 Finance and Conveyance Maps. Minor corrections were required to the map and a revised map was provided to the City in August 2015. The project was then scheduled for a Planning Commission public hearing on October 8, 2015. This item was then continued to the October 22, 2015 Planning Commission meeting at the request of the applicant.

ENVIRONMENTAL

Planning staff has determined that Tentative Parcel Map No. 36468 will not have a significant effect on the environment and is therefore exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 15 Categorical Exemption, as a Minor Land Division, per CEQA Guidelines Section 15315.

NOTIFICATION

The public hearing notice for this project was published in the local newspaper on September 26, 2015. Public notice was sent to all property owners of record within 300 feet of the project site on September 25, 2015. The public hearing notice for this project was also posted on the project site on September 26, 2015.

As of the date of report preparation, staff had received two phone calls in response to the noticing for this project. Both callers had questions about the proposed finance map and opposed the original project.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2015-24, and thereby:

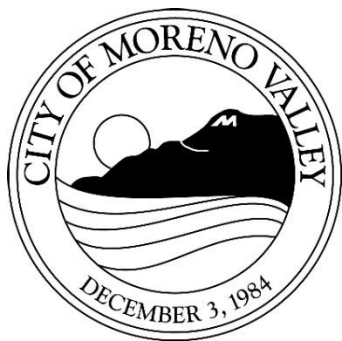
1. **CERTIFY** that the project will not have a significant effect on the environment and is therefore exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 15 Categorical Exemption, as a Minor Land Division, per CEQA Guidelines Section 15315; and
2. **APPROVE** PA15-0028 (Tentative Parcel Map 36468) based on the findings contained in this resolution, and subject to the attached conditions of approval included as Exhibit A.

Prepared by:
Jeffrey Bradshaw
Associate Planner

Approved by:
Allen Brock
Community Development Director

ATTACHMENTS

1. Public Hearing Notice
2. Planning Commission Resolution 2015-24
3. Conditions of Approval
4. Tentative Parcel Map 36468
5. Aerial Map



Notice of PUBLIC HEARING

This may affect your property. Please read.

Notice is hereby given that a Public Hearing will be held by the Planning Commission of the City of Moreno Valley on the following item(s):

CASE: PA15-0028 – Finance Parcel Map No. 36468

APPLICANT: Continental East Fund III, LLC

OWNER: Continental East Fund III, LLC

REPRESENTATIVE: Continental East Fund III, LLC

LOCATION: Northwest corner of Lasselle Street and Krameria Avenue

PROPOSAL: Tentative Parcel Map No. 36468 proposes to create a three parcel subdivision for finance purposes for property located within the approved 217 unit Continental Villages Project. The three parcels correspond to the three distinct residential product types located within the project. The Finance Map does not include any proposed development.

The Continental Villages project, which was approved by the Planning Commission on November 29, 2012, includes three residential product types: detached single-family residences on small lots, clustered units located around court yards and multiple family apartments.

Future development within the three parcels of the proposed Finance Map will require compliance with the conditions of approval for the Continental Villages project.

ENVIRONMENTAL DETERMINATION: The project will not have a significant effect on the environment and is therefore exempt from the provisions of the California Environmental Quality Act (CEQA), per CEQA Guidelines Section 15315, Minor Land Divisions, as a Class 15 Categorical Exemption.

COUNCIL DISTRICT: 4

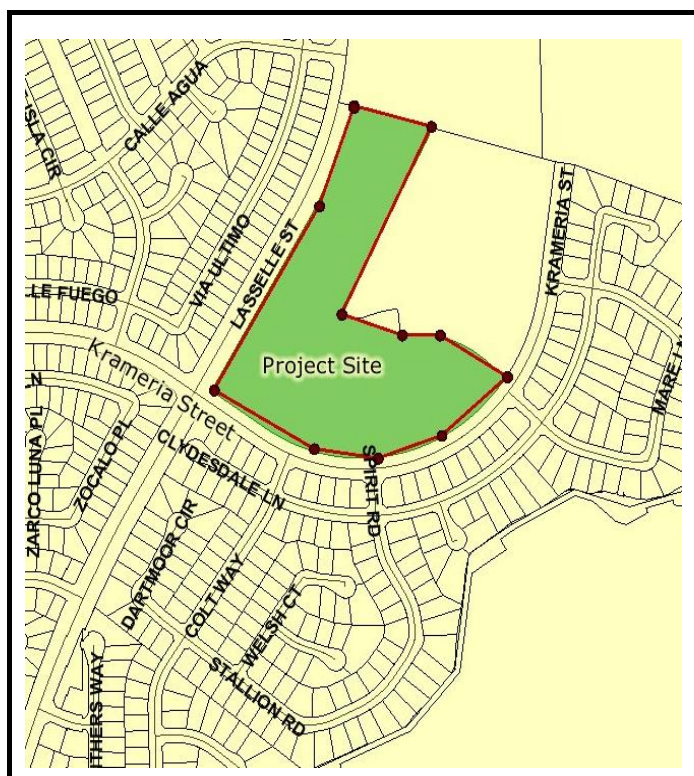
STAFF RECOMMENDATION: Approval

Any person interested in any listed proposal can contact the Community Development Department, Planning Division, at 14177 Frederick St., Moreno Valley, California, during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday and Fridays from 7:30 a.m. to 4:30 p.m.), or may telephone (951) 413-3206 for further information. The associated documents will be available for public inspection at the above address.

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

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

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



LOCATION N ↑

PLANNING COMMISSION HEARING

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

DATE AND TIME: October 8, 2015 at 7 PM

CONTACT PLANNER: Jeff Bradshaw

PHONE: (951) 413-3224

PLANNING COMMISSION RESOLUTION NO. 2015-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING PA15-0028 (TENTATIVE PARCEL MAP NO. 36468) TO SUBDIVIDE THE 19.12 ACRES LOCATED WITHIN ASSESSOR'S PARCEL NUMBER 308-040-050 INTO THREE PARCELS FOR FINANCE AND CONVEYANCE PURPOSES ONLY; THE THREE PARCELS OF THE MAP CORRESPOND TO THREE DISTINCT RESIDENTIAL HOUSING TYPES LOCATED WITHIN THE PREVIOUSLY APPROVED CONTINENTAL VILLAGES PROJECT

WHEREAS, the applicant, Continental East Fund III, LLC, has filed an application for the approval of PA15-0028 or Tentative Parcel Map No. 36468, a proposal to create a map for finance purposes for property located within Assessor's Parcel Number 308-040-050 as described in the title of this resolution and the attached Exhibit A;

WHEREAS, the Planning Commission approved the Continental Villages project (PA11-0025, PA11-0026, and PA11-0027) on the project site on November 29, 2012. The Continental Villages project was approved for development of three residential product types: detached single-family residences on small lots, clustered units located around court yards and multiple family apartments;

WHEREAS, the Finance Map application was originally submitted in June 2015. The tentative parcel map was then reviewed by City staff for consistency with Municipal Code Section 9.14.065 Finance and Conveyance Maps. Minor corrections were required to the map and a revised map was provided to the City in August 2015. The project was then scheduled for a Planning Commission public hearing on October 8, 2015;

WHEREAS, the public hearing notice for this project was published in the local newspaper on September 26, 2015. Public notice was sent to all property owners of record within 300 feet of the project site on September 25, 2015. The public hearing notice for this project was also posted on the project site on September 25, 2015;

WHEREAS, on October 22, 2015, the Planning Commission of the City of Moreno Valley held a meeting to consider the application;

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

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

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

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

- A. This Planning Commission hereby specifically finds that all of the facts set forth above in this Resolution are true and correct.
- B. Based upon substantial evidence presented to this Planning Commission during the above-referenced meeting on October 22, 2015, including written and oral staff reports, and the record from the public hearing, this Planning Commission hereby specifically finds as follows:

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

FACT: The land division proposed by Tentative Parcel Map No. 36468 is consistent with the City's Municipal Code and the Moreno Valley Ranch Specific Plan (SP #193). The proposed parcel map will subdivide the 19.1 acres of Assessor's Parcel Number 308-040-050 into three parcels which correspond to the three distinct residential housing types of the approved Continental Villages project (PA11-0025, PA11-0026, and PA11-0027). The project as designed and conditioned is consistent with existing goals, objectives, policies and programs of the General Plan.

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

FACT: The project as designed and conditioned is consistent with the requirements of the City's General Plan and the Moreno Valley Ranch Specific Plan.

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

FACT: The proposed map is being created for finance purposes. There is no development proposed as part of the project. The three parcels being created by the map correspond to the three distinct residential housing types of the approved Continental Villages project. The project site is comprised of an irregular shaped parcel with topography that varies from level to steeply sloping. Overall, the project site is physically suitable for the proposed subdivision.

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

FACT: The proposed map is being created for finance purposes. There is no development proposed as part of the project. The three parcels being created by the map correspond to the three distinct residential housing types of the approved Continental Villages project. The project site is comprised of an irregular shaped parcel

with topography that varies from level to steeply sloping. The parcel map is designed in accordance with the provisions of the City's Municipal Code and the Moreno Valley Ranch Specific Plan. The project site is physically suitable for the subdivision.

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

FACT: The proposed map is being created for finance purposes. There is no development proposed as part of the project, therefore, the map will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat

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

FACT: The proposed map is being created for finance purposes. There is no development proposed as part of the project. The three parcels being created by the map correspond to the three distinct residential housing types of the approved Continental Villages project. Future development within any parcels of this map shall be in conformance with the Continental Villages project (PA11-0025, PA11-0026, and PA11-0027) approved by the Planning Commission on November 29, 2012 or shall require review and approval under separate applications for all new proposals. As designed conditioned, the proposed land division would not cause serious public health problems.

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

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

8. That the requirements of the California Environmental Quality Act have been satisfied;

FACT: Planning staff has reviewed the proposed tentative parcel map and determined that the subdivision is in conformance with the City's General Plan and the Moreno Valley Ranch Specific Plan. No variances or exceptions are required. All services and access to the proposed parcels to local standards are available. The parcel was not involved in a division of a larger parcel in the last two years. The parcel does not have an average slope greater than 20 percent. Therefore, this project will not have a significant effect on the environment and is therefore exempt from the provisions of the

California Environmental Quality Act (CEQA), as a Minor Land Division, Class 15 Categorical Exemption, CEQA Guidelines, Section 15315. All requirements of the California Environmental quality Act, including noticing have been satisfied.

BE IT FURTHER RESOLVED that the Planning Commission **HEREBY APPROVES** Resolution No. 2015-24 and thereby:

1. **CERTIFIES** that the project will not have a significant effect on the environment and is therefore exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 15 Categorical Exemption, as a Minor Land Division, per CEQA Guidelines Section 15315; and
2. **APPROVES** PA15-0028 (Tentative Parcel Map 36468) based on the findings contained in this resolution, and subject to the attached conditions of approval included as Exhibit A.

APPROVED this 22nd day of October, 2015.

Brian Lowell
Chair, Planning Commission

ATTEST:

Richard J. Sandzimier, Planning Official
Secretary to the Planning Commission

APPROVED AS TO FORM:

City Attorney

CITY OF MORENO VALLEY
CONDITIONS OF APPROVAL FOR PA15-0028
TENTATIVE PARCEL MAP NO. 36468
FOR FINANCE AND CONVEYANCE PURPOSES ONLY
ASSESSOR'S PARCEL NUMBER: 308-040-050

APPROVAL DATE:
EXPIRATION DATE:

- Planning (P), including School District (S), Post Office (PO), Building (B)
- Fire Prevention Bureau (F)
- Public Works – Land Development (LD)
- Public Works – Enterprise Services (ESA)
- Public Works – Transportation (TE)
- Parks & Recreation (PR)
- Police (PD)
- Other (Specify or Delete)

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

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

- P1. Tentative Parcel Map No. 36468 is approved to subdivide the 19.12 acres of Assessor's Parcel Number 308-040-050 into three parcels for finance purposes. There is no development approved as part this subdivision.
- P2. Future development within any parcels of this map shall be in conformance with the Continental Villages project (PA11-0025, PA11-0026, and PA11-0027) approved by the Planning Commission on November 29, 2012 or shall require review and approval under separate applications for all new proposals.
- P3. This approval shall comply with all applicable requirements of the City of Moreno Valley Municipal Code and the Moreno Valley Ranch Specific Plan.

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

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

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

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

Attachment: Conditions of Approval [Revision 1] (1679) : Tentative Parcel Map No. 36468 proposes to create a three parcel subdivision for

**CONDITIONS OF APPROVAL FOR PA15-0028
TENTATIVE PARCEL MAP NO. 36468
FOR FINANCE AND CONVEYANCE PURPOSES ONLY
PAGE 2**

- P4. This tentative map shall expire three years after the approval date of this tentative map unless extended as provided by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever in the event the applicant or any successor in interest fails to properly file a final map before the date of expiration. (MC 9.02.230, 9.14.050, 080)
- P5. The developer, or the developer's successor-in-interest, shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust. (MC 9.02.030)
- P6. (R) Prior to final map recordation, subdivision phasing (including any proposed common open space or improvement phasing, if applicable), shall be subject to the Planning Division approval. Any proposed phasing shall provide for adequate vehicular access to all lots in each phase as determined by the City Transportation Engineer or designee and shall substantially conform to all intent and purpose of the subdivision approval. (MC 9.14.080)
- P7. (R) The tentative tract map shall be recorded in accordance with the approved plans on file in the Community Development Department - Planning Division, the Municipal Code regulations, the General Plan, the Moreno Valley Ranch Specific Plan and the conditions contained herein. Prior to recordation of the final map, all Conditions of Approval shall be completed to the satisfaction of the City Planning Official or designee. (MC 9.14.020)
- P8. 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 (C)(4). (Ord. 894 § 5, 2015)

**CONDITIONS OF APPROVAL FOR PA15-0028
TENTATIVE PARCEL MAP NO. 36468
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PUBLIC WORKS DEPARTMENT – LAND DEVELOPMENT DIVISION

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

- LD1. The developer shall comply with all applicable City ordinances and resolutions including the City’s Municipal Code (MC) and if subdividing land, the Government Code (GC) of the State of California, specifically Sections 66410 through 66499.58, said sections also referred to as the Subdivision Map Act (SMA). (MC 9.14.010)
- LD2. If the project involves the subdivision of land, maps may be developed in phases with the approval of the City Engineer. Financial security shall be provided for all improvements associated with each phase of the map. The boundaries of any multiple map increment shall be subject to the approval of the City Engineer. The City Engineer may require the dedication and construction of necessary utilities, streets or other improvements outside the area of any particular map, if the improvements are needed for circulation, parking, access, or for the welfare or safety of the public. (MC 9.14.080, GC 66412 and 66462.5)
- LD3. It is understood that the Tentative Parcel Map correctly shows all existing easements, traveled ways, and drainage courses, and that their omission may require the map or plans associated with this application to be resubmitted for further consideration. (MC 9.14.040)
- LD4. Each parcels of land shall have access from a public road, or public access is both feasible and required for approval of the proposed map (MC 9.14.065)
- LD5. The developer shall protect downstream properties from damage caused by alteration of drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities, including, but not limited to, modifying existing facilities or by securing a drainage easement. (MC 9.14.110)
- LD6. The following statement must be placed on the Map: “A future map for development purposes must be processed and recorded in order for any development on the site to occur.”
- LD7. The following statement must be placed on the Map: “THIS MAP DOES NOT CREATE A LEGAL BUILDING SITE. FURTHER APPLICATIONS ARE NECESSARY TO DEVELOP THIS PROPERTY.”

OWNER/APPLICANT
 CENTINIAL EAST DEVELOPMENT, INC.
 25447 MEDICA CENTER DR., SUITE 201
 MURKETA, CA 92562
 TEL: (951) 800-8800

ENGINEER:
 CONTACT NAME: JI KH
 PACIFIC COAST LAND CONSULTANTS, INC.
 25006 JEFFERSON AVENUE, SUITE 107
 MURKETA, CA 92562
 TELEPHONE NO: (951) 698-1350
 FAX NO: (951) 698-8657

UTILITY PURVEYORS:

SEWER : EASTERN MUNICIPAL WATER DISTRICT
 WATER : EASTERN MUNICIPAL WATER DISTRICT
 GAS : SOUTHERN CALIFORNIA GAS COMPANY
 TELEPHONE : VERIZON
 ELECTRIC : SOUTHERN CALIFORNIA EDISON COMPANY
 CABLE TV : COMCAST
 SCHOOL : VAL VERDE UNIFIED SCHOOL DISTRICT

GENERAL NOTES:

THOMAS ERCS. COORD'S : 747-43
 EXISTING ZONING : SP
 PROPOSED ZONING : SP
 PROPOSED LAND USE : RESIDENTIAL
 EXISTING LAND USE : RESIDENTIAL
 EXISTING SURROUNDING LAND USE : RESIDENTIAL AND PUBLIC INSTITUTION
 FEMA FLOOD ZONE : ZONE "X"
 PARCEL 1 (MULTI-FAMILY) : 7.14 AC GROSS
 PARCEL 2 (CLUSTER) : 6.84 AC GROSS
 PARCEL 3 (SINGLE FAMILY) : 5.14 AC GROSS
 PROJECT ACREAGE : 19.12 AC GROSS
 ASSESSOR PARCEL NUMBER : 308-040-050

EASEMENT NOTES:

▲ AN EASEMENT FOR DRAINAGE AND FLOWAGE PURPOSES AND CONSTRUCTING AND MAINTAINING DRAINAGE FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF CITY OF MORENO VALLEY AS SHOWN BY MAP 0200C 150 PAGE 3 THROUGH 14 INCLUSIVE OF PARCEL MAP 22701. (TO BE VACATED)
 ▲ AN EASEMENT FOR PROPER EASEMENT AND RIGHT OF WAY FOR PUBLIC HIGHWAY INCLUDING UTILITY AND PUBLIC SERVICE FACILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF CITY OF MORENO VALLEY PER INSTRUMENT NO. 381594, RECORDED OCTOBER 25, 1990, OFFICIAL RECORDS.

LEGAL DESCRIPTION:

A PORTION OF PARCEL 9 OF PARCEL MAP NO. 22701, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 159 OF PARCEL MAPS, PAGES 3 THROUGH 14 INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND SHOWN AS PARCEL A OF LLA NO. 907 RECORDED FEBRUARY 1, 2002, AS INSTRUMENT NO. 02-060224, OFFICIAL RECORDS.

BENCHMARK:

AT THE INTERSECTION OF PERROS BOULEVARD AND RISS AVENUE, 58.55 FEET SOUTHWEST OF A CHISELED "X" IN A 3" IRON CORNER POST; 40.89 FEET NORTHEAST OF NAIL AND TAG IN THE WEST SIDE POWER POLE #213136; 34.39 FEET NORTHEAST OF A NAIL AND TAG SET IN SOUTHWEST SIDE TELEPHONE POLE #15140; A 1" IRON PIPE AND TAG AND MARKED COUNTY SURVEYOR IN A HANDEVEL MONUMENT; M-32, DATE 1953. ELEV. 1503.526 FT.

LEGEND:

- Project Boundary
- - - Proposed Lot Line
- - - Existing Right of Way
- - - Existing/Proposed Centerline
- - - Existing Catch Basin
- - - Existing Street Light

CASE NUMBERS: PA11-0025 PLOT PLAN
 PA11-0025 TTM 36461
 PA11-0027 CUP

DATE PREPARED: APRIL 2012



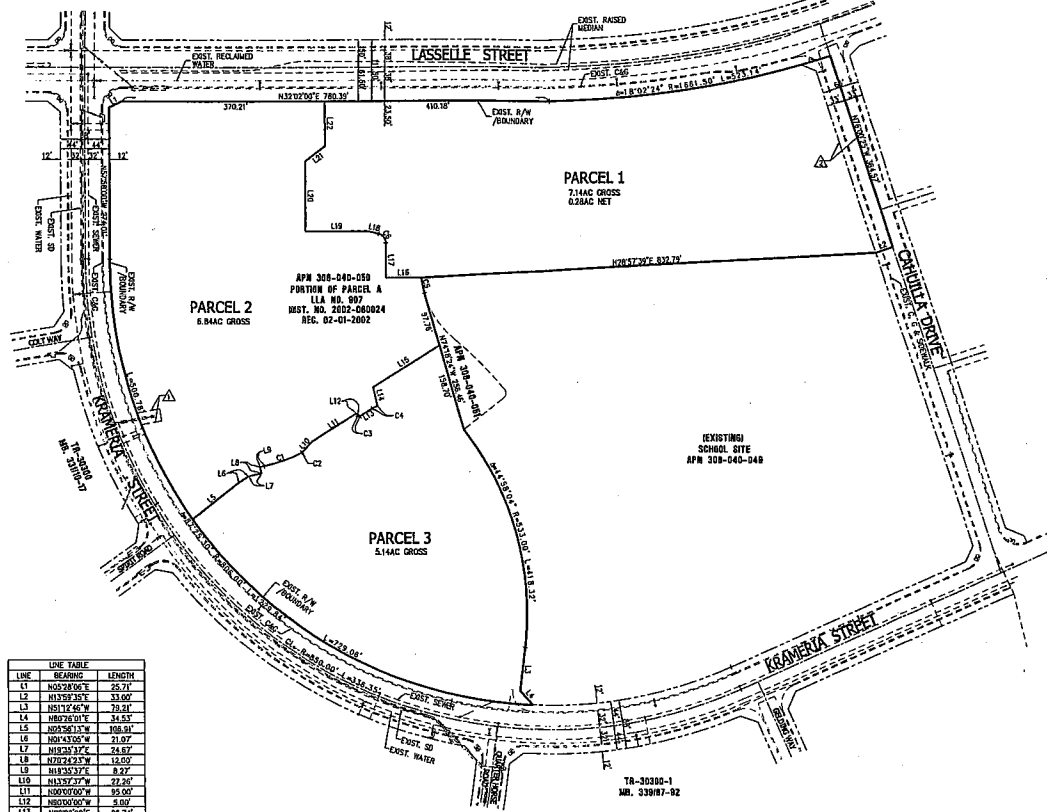
PACIFIC COAST LAND CONSULTANTS, Inc.
 Civil Engineering • Land Planning • Land Surveying
 25006 Jefferson Avenue, Suite 107 Murketa, CA 92562
 Tel: (951) 698-1350 Fax: (951) 698-8657

TENTATIVE PARCEL MAP No. 36468

A.P.N. 308-040-050

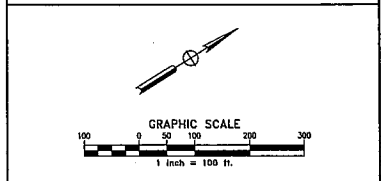
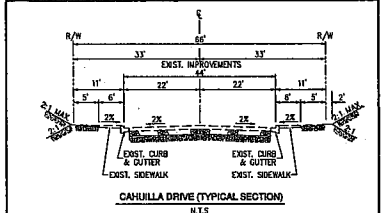
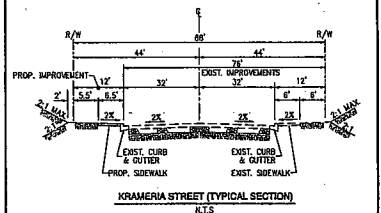
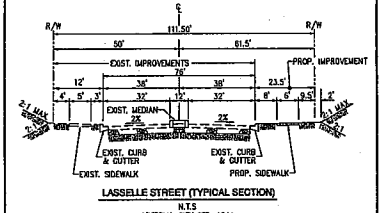
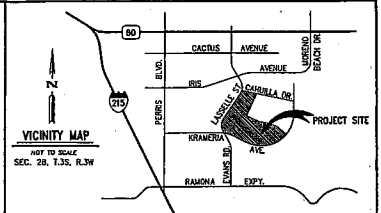
CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE STATE OF CALIFORNIA

- FOR FINANCE AND CONVEYANCE PURPOSES ONLY
- THIS MAP DOES NOT CREATE A LEGAL BUILDING SITE. FURTHER APPLICATIONS ARE NECESSARY TO DEVELOP THIS PROPERTY
- THIS MAP DOES NOT REMOVE ANY DEVELOPMENT REQUIREMENTS SET FORTH WITH APPROVAL OF PA11-0025, PA11-0026, AND PA11-0027, WHICH MUST BE SATISFIED WITH CONTINUED DEVELOPMENT OF THE PROPERTY

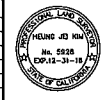


LINE	BEARING	LENGTH
L1	N02°04'00"W	25.71'
L2	N13°57'35"E	33.00'
L3	N01°14'40"W	79.21'
L4	N87°28'30"E	34.53'
L5	N25°52'13"W	108.91'
L6	N84°43'06"W	71.07'
L7	N03°33'47"E	24.87'
L8	N72°24'23"W	12.05'
L9	N83°33'37"E	9.27'
L10	N33°37'27"E	27.26'
L11	N00°00'00"W	55.00'
L12	N00°00'00"W	5.00'
L13	N89°00'00"E	28.74'
L14	N70°34'44"W	35.04'
L15	N00°00'00"E	144.64'
L16	N32°02'43"E	53.84'
L17	N57°27'17"W	63.07'
L18	N48°03'54"E	79.25'
L19	N32°02'43"E	114.45'
L20	N57°27'17"W	122.03'
L21	N04°04'47"W	43.25'
L22	N58°03'00"W	83.22'

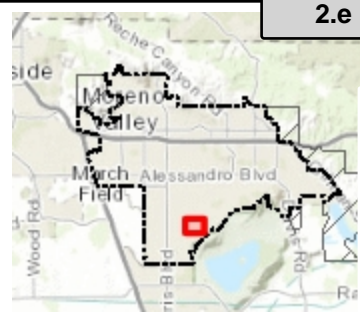
CURVE	DELTA	RADIUS	LENGTH
C1	66°14'09"00"	388.00'	71.13'
C2	66°19'21"11"	5.00'	1.69'
C3	66°00'00"00"	3.00'	4.71'
C4	66°19'21"11"	30.00'	10.20'
C5	66°14'09"00"	187.00'	28.50'
C6	66°25'47"44"	177.00'	22.54'



NO.	REVISION	DATE:



TENTATIVE PARCEL MAP No. 36468
 CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE-STATE OF CALIFORNIA
 SHEET NO.: **1**
 OF 1 SHEETS



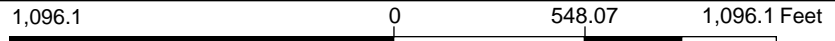
Legend

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

Attachment: Aerial Map (1679) : Tentative Parcel Map No. 36468 proposes to create a three parcel

Notes

APN: 308-040-050



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