



AGENDA
CITY COUNCIL OF THE CITY OF MORENO VALLEY
MORENO VALLEY COMMUNITY SERVICES DISTRICT
CITY AS SUCCESSOR AGENCY FOR THE
COMMUNITY REDEVELOPMENT AGENCY OF
THE CITY OF MORENO VALLEY
MORENO VALLEY HOUSING AUTHORITY
BOARD OF LIBRARY TRUSTEES

December 1, 2015

REGULAR MEETING – 6:00 PM

City Council Study Sessions

Second Tuesdays of each month – 6:00 p.m.

City Council Meetings

Special Presentations – 5:30 P.M.

First & Third Tuesdays of each month – 6:00 p.m.

City Council Closed Session

Will be scheduled as needed at 4:30 p.m.

City Hall Council Chamber – 14177 Frederick Street

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.

Dr. Yxstian A. Gutierrez, Mayor Pro Tem
Jeffrey J. Giba, Council Member

Jesse L. Molina, Mayor

George E. Price, Council Member
D. LaDonna Jempson, Council Member

AGENDA
CITY COUNCIL OF THE CITY OF MORENO VALLEY
December 1, 2015

CALL TO ORDER - 5:30 PM

SPECIAL PRESENTATIONS

1. Business Spotlight - a) Hoggs Gourmet Grill b) Bright Angels at Heart

**AGENDA
JOINT MEETING OF THE
CITY COUNCIL OF THE CITY OF MORENO VALLEY
MORENO VALLEY COMMUNITY SERVICES DISTRICT
CITY AS SUCCESSOR AGENCY FOR THE
COMMUNITY REDEVELOPMENT AGENCY OF THE
CITY OF MORENO VALLEY
MORENO VALLEY HOUSING AUTHORITY
AND THE BOARD OF LIBRARY TRUSTEES**

***THE CITY COUNCIL RECEIVES A SEPARATE STIPEND FOR CSD
MEETINGS***

**REGULAR MEETING – 6:00 PM
DECEMBER 1, 2015**

CALL TO ORDER

Joint Meeting of the City Council, Community Services District, City as Successor Agency for the Community Redevelopment Agency, Housing Authority and the Board of Library Trustees - actions taken at the Joint Meeting are those of the Agency indicated on each Agenda item.

PLEDGE OF ALLEGIANCE

INVOCATION

Pastor Lupe Gonzalez, Templo de Milagros International

ROLL CALL

INTRODUCTIONS

PUBLIC COMMENTS ON MATTERS ON THE AGENDA WILL BE TAKEN UP AS THE ITEM IS CALLED FOR BUSINESS, BETWEEN STAFF'S REPORT AND CITY COUNCIL DELIBERATION (SPEAKER SLIPS MAY BE TURNED IN UNTIL THE ITEM IS CALLED FOR BUSINESS.)

PUBLIC COMMENTS ON ANY SUBJECT NOT ON THE AGENDA UNDER THE JURISDICTION OF THE CITY COUNCIL

Those wishing to speak should complete and submit a BLUE speaker slip to the Bailiff. There is a three-minute time limit per person. All remarks and questions shall be addressed to the presiding officer or to the City Council.

JOINT CONSENT CALENDARS (SECTIONS A-D)

All items listed under the Consent Calendars, Sections A, B, C, and D are considered to be routine and non-controversial, and may be enacted by one motion unless a member of the City Council, Community Services District, City as Successor Agency for the Community Redevelopment Agency, Housing Authority or the Board of Library Trustees

requests that an item be removed for separate action. The motion to adopt the Consent Calendars is deemed to be a separate motion by each Agency and shall be so recorded by the City Clerk. Items withdrawn for report or discussion will be heard after public hearing items.

A. CONSENT CALENDAR-CITY COUNCIL

- A.1. ORDINANCES - READING BY TITLE ONLY - THE MOTION TO ADOPT AN ORDINANCE LISTED ON THE CONSENT CALENDAR INCLUDES WAIVER OF FULL READING OF THE ORDINANCE.

Recommendation: Waive reading of all Ordinances.

- A.2. AUTHORIZE THE PIGGYBACK USE OF THE COUNTY OF RIVERSIDE CONTRACT WITH THE SOCO GROUP FOR FUEL (Report of: Administrative Services)

Recommendations:

1. Approve the use (piggyback) of the County of Riverside Agreement with The SoCo Group, Inc. through June 30, 2017, for purposes of the negotiated fuel price only; all other terms remain per the City's agreement with the company.
2. Approve the annual fuel agreement with The SoCo Group, Inc., by execution of a City Agreement through June 30, 2017, in the not to exceed amount of \$450,000 in FY 2015/16.
3. Authorize the Purchasing & Facilities Manager to issue a FY 2015/16 purchase order to The SoCo Group in the total amount of \$450,000.
4. Authorize the City Manager or designee to execute any amendments, purchase orders and/or change orders to The Soco Group necessary for operational fuel needs through June 30, 2017.

- A.3. PURSUANT TO LANDOWNER PETITION, ANNEX ASSESSOR'S PARCEL NUMBER 479-040-006 (PA14-0061 - EAST SIDE OF PERRIS BLVD. AND NORTH OF FIR AVE.) INTO COMMUNITY FACILITIES DISTRICT NO. 2014-01 (MAINTENANCE SERVICES) — AS AMENDMENT NO. 6 (Report of: Public Works)

Recommendation:

1. Acting as the legislative body of Community Facilities District No. 2014-01 (Maintenance Services) approve and adopt Resolution No. 2015-77, A Resolution of the City Council of the City of Moreno Valley, California, Ordering the Annexation of Territory to City of Moreno Valley Community Facilities District No. 2014-01 (Maintenance Services) and Approving the Amended Map for Said

District.

A.4. APPROVAL OF THE CALIFORNIA OFFICE OF TRAFFIC SAFETY GRANT
(Report of: Police Department)

Recommendations:

1. Authorize the Police Department to receive and utilize the FY2015/2016 California Office of Traffic Safety (OTS) Selective Traffic Enforcement Program (STEP) grant, in the amount of \$160,892, for the period beginning October 1, 2015, and ending September 30, 2016.
2. Receive and file the summary of the benefits the city of Moreno Valley realized from the FY2014/2015 OTS Selective Traffic Enforcement Program and Sobriety Checkpoint grant.

A.5. LIST OF PERSONNEL CHANGES (Report of: Administrative Services)

Recommendation:

1. Ratify the list of personnel changes as described.

B. CONSENT CALENDAR-COMMUNITY SERVICES DISTRICT

B.1. ORDINANCES - READING BY TITLE ONLY - THE MOTION TO ADOPT AN ORDINANCE LISTED ON THE CONSENT CALENDAR INCLUDES WAIVER OF FULL READING OF THE ORDINANCE.

Recommendation: Waive reading of all Ordinances.

C. CONSENT CALENDAR - HOUSING AUTHORITY

C.1. ORDINANCES - READING BY TITLE ONLY - THE MOTION TO ADOPT AN ORDINANCE LISTED ON THE CONSENT CALENDAR INCLUDES WAIVER OF FULL READING OF THE ORDINANCE.

Recommendation: Waive reading of all Ordinances.

D. CONSENT CALENDAR - BOARD OF LIBRARY TRUSTEES

D.1. ORDINANCES - READING BY TITLE ONLY - THE MOTION TO ADOPT AN ORDINANCE LISTED ON THE CONSENT CALENDAR INCLUDES WAIVER OF FULL READING OF THE ORDINANCE.

Recommendation: Waive reading of all Ordinances.

E. PUBLIC HEARINGS

Questions or comments from the public on a Public Hearing matter are limited to five minutes per individual and must pertain to the subject under consideration.

Those wishing to speak should complete and submit a GOLDENROD speaker slip to the Bailiff.

- E.1. A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL OF PA13-0002, TENTATIVE PARCEL MAP 36522, TO COMBINE 5 LOTS INTO ONE 9.5 ACRE PARCEL AND P12-051 A MASTER SITE PLAN AND AMENDED CONDITIONAL USE PERMIT FOR THE FUTURE PHASED BUILDOUT OF THE ST. CHRISTOPHER CHURCH FACILITY LOCATED ON THE SOUTHEAST CORNER OF PERRIS BOULEVARD AT COTTONWOOD AVENUE. THE APPELLANT IS ROY BLECKERT (CONTINUED FROM NOVEMBER 10, 2015) (Report of: Community Development)

Recommendations: That the City Council:

1. Grant the request that the public hearing on this project be continued to the December 15, 2015, City Council meeting. The Appellant and Applicant attended a City facilitated mediation session with an outside neutral third party mediator. No formal resolution was reached through the mediation. City Staff is requesting, with both parties in agreement, a continuance of the public hearing to the December 15, 2015 meeting.

- E.2. PUBLIC HEARING TO ANNEX TENTATIVE TRACT 31592 (LOCATED ON THE EAST SIDE OF PERRIS BLVD. NORTH OF MANZANITA AVE.) TO COMMUNITY FACILITIES DISTRICT NO. 1 (PARK MAINTENANCE) (Report of: Public Works)

Recommendations: That the CSD:

1. Conduct the Public Hearing on the proposed annexation of territory (Tentative Tract No. 31592) to City of Moreno Valley Community Facilities District No. 1 (Park Maintenance).
2. Acting as the legislative body of Community Facilities District No. 1 (Park Maintenance) approve and adopt Resolution No. CSD 2015-34, a Resolution of the Board of Directors of the Moreno Valley Community Services District of the City of Moreno Valley, California, Ordering the Annexation of Territory (Tentative Tract No. 31592) to its Community Facilities District No. 1.

F. ITEMS REMOVED FROM CONSENT CALENDARS FOR DISCUSSION OR SEPARATE ACTION

G. REPORTS

G.1. CITY COUNCIL REPORTS ON REGIONAL ACTIVITIES

(Informational Oral Presentation - not for Council action)

March Joint Powers Commission (JPC)

Riverside County Habitat Conservation Agency (RCHCA)

Riverside County Transportation Commission (RCTC)

Riverside Transit Agency (RTA)

Western Riverside Council of Governments (WRCOG)

Western Riverside County Regional Conservation Authority (RCA)

School District/City Joint Task Force

Southern California Association of Governments (SCAG)

G.2. CITY COUNCIL REORGANIZATION – SELECTION OF MAYOR AND MAYOR PRO TEM (Report of: City Clerk)

Recommendations: That the City Council:

1. Conduct the reorganization of the City Council by selecting two Council Members to serve one-year terms respectively as Mayor and Mayor Pro Tem.

G.3. RECOMMENDED APPROPRIATIONS FOR EL NIÑO PREPAREDNESS ACTIVITIES (Report of: Fire Department)

Recommendations: That the City Council:

1. Ratify and appropriate \$35,045 for additional department expenditures outside of the previously approved appropriation; and
2. Appropriate \$35,000 for additional El Niño preparedness efforts including:
 - a. Public Outreach - \$8,000
 - b. Sandbags - \$20,000
 - c. Additional Equipment - \$7,000

G.4. FISCAL YEAR 2015/16 FIRST QUARTER BUDGET REVIEW AND APPROVAL OF THE REVISED BUDGET (Report of: Financial & Management Services)

Recommendations: That the City Council:

1. Receive and file the Fiscal Year 2015/16 First Quarter Budget Review.

2. Adopt Resolution No. 2015-78. A resolution of the City Council of the City of Moreno Valley, California, adopting the revised operating budgets for fiscal years 2015/16 and 2016/17.
 3. Approve the new position of Animal Rescue Coordinator; reclassification of two existing positions to Assistant City Attorney and Paralegal, and the associated job classifications.
 4. Approve the Position Control Roster. Specific position changes are discussed within this staff report and listed on the Position Control Roster. (Attachment 8)
 5. Approve and ratify purchase orders totaling \$180,325 with Moss Bros. Auto Group for the purchase of six replacement vehicles.
 6. Approve Procurement Policy #318, Section V.A.7 delegating approval of purchase orders exceeding \$100,000 to the City Manager for purchases of preowned vehicles approved in the Approved Annual Budget.
 7. Approve the addition of a Tier 4 cafeteria benefit level of \$18,000 annually for department heads hired on or after November 1, 2015.
- G.5. APPROVE A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, TO AMEND THE ELECTRIC RATES FOR MORENO VALLEY UTILITY (MVU) (Report of: Financial & Management Services)

Recommendation:

1. Approve Resolution No. 2015-79. A Resolution of the City Council of the City of Moreno Valley, California, to Amend the Electric Rates for Moreno Valley Utility (MVU) and adding the Family Electric Rate Assistance Program for low income families.

G.6. CITY MANAGER'S REPORT

(Informational Oral Presentation - not for Council action)

G.7. CITY ATTORNEY'S REPORT

(Informational Oral Presentation - not for Council action)

H. LEGISLATIVE ACTIONS

H.1. ORDINANCES - 1ST READING AND INTRODUCTION - NONE

H.2. ORDINANCES - 2ND READING AND ADOPTION

H.2.1. ORDINANCE NO. 908. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY REVISING TITLE 11 (PEACE, MORALS AND SAFETY) OF THE MORENO VALLEY MUNICIPAL CODE BY REPEALING CHAPTER 11.06 IN ITS ENTIRETY, AND ADDING CHAPTERS 11.95 AND 11.96 IN RESPONSE TO NEW STATE LAWS (Report of City Attorney) (Report of: City Attorney)

Recommendations: That the City Council:

1. Adopt Ordinance No. 908. An Ordinance An Ordinance Of The City Council Of The City Of Moreno Valley Revising Title 11 (Peace, Morals And Safety) Of The Moreno Valley Municipal Code By Repealing Chapter 11.06 In Its Entirety, And Adding Chapters 11.95 And 11.96 In Response To New State Law

H.3. ORDINANCES - URGENCY ORDINANCES - NONE

H.4. RESOLUTIONS - NONE

CLOSING COMMENTS AND/OR REPORTS OF THE CITY COUNCIL, COMMUNITY SERVICES DISTRICT, CITY AS SUCCESSOR AGENCY FOR THE COMMUNITY REDEVELOPMENT AGENCY OR HOUSING AUTHORITY

PUBLIC INSPECTION

The contents of the agenda packet are available for public inspection on the City's website at www.moval.org and in the City Clerk's office at 14177 Frederick Street during normal business hours.

Any written information related to an open session agenda item that is known by the City to have been distributed to all or a majority of the City Council less than 72 hours prior to this meeting will be made available for public inspection on the City's website at www.moval.org and in the City Clerk's office at 14177 Frederick Street during normal business hours.

ADJOURNMENT

CERTIFICATION

I, Jane Halstead, City Clerk of the City of Moreno Valley, California, certify that 72 hours prior to this Regular Meeting, the City Council Agenda was posted on the City's website at: www.moval.org and in the following three public places pursuant to City of Moreno Valley Resolution No. 2007-40:

City Hall, City of Moreno Valley
14177 Frederick Street

Moreno Valley Library
25480 Alessandro Boulevard

Moreno Valley Senior/Community Center
25075 Fir Avenue

Jane Halstead, CMC,
City Clerk

Date Posted:



Report to City Council

TO: Mayor and City Council

FROM: Chris Paxton, Administrative Services Director

AGENDA DATE: December 1, 2015

TITLE: AUTHORIZE THE PIGGYBACK USE OF THE COUNTY OF RIVERSIDE CONTRACT WITH THE SOCO GROUP FOR FUEL

RECOMMENDED ACTION

Recommendations:

1. Approve the use (piggyback) of the County of Riverside Agreement with The SoCo Group, Inc. through June 30, 2017, for purposes of the negotiated fuel price only; all other terms remain per the City's agreement with the company.
2. Approve the annual fuel agreement with The SoCo Group, Inc., by execution of a City Agreement through June 30, 2017, in the not to exceed amount of \$450,000 in FY 2015/16.
3. Authorize the Purchasing & Facilities Manager to issue a FY 2015/16 purchase order to The SoCo Group in the total amount of \$450,000.
4. Authorize the City Manager or designee to execute any amendments, purchase orders and/or change orders to The Soco Group necessary for operational fuel needs through June 30, 2017.

SUMMARY

This report recommends the use of a piggyback agreement with The SoCo Group under a previously executed agreement with the County of Riverside for the negotiated fuel price only and the execution of a City agreement with The SoCo Group for the purchase of unleaded and diesel fuel for official City operational needs. It is in the best interests of the City to piggyback on the County of Riverside's competitive fuel award due to their purchase volume and favorable pricing.

DISCUSSION

In 2014 the City Council authorized a piggyback fuel agreement with the County of Riverside's competitive award to The SoCo Group. The County of Riverside competitively awarded a fuel agreement to The SoCo Group. The agreement provides favorable pricing based on the County's competitive award. Fuel companies typically permit smaller public agencies to piggyback onto existing contracts with larger agencies. The City wishes to enter into an agreement with SoCo utilizing the County of Riverside's agreement for pricing only. The County of Riverside bid and award documents have been examined and indicate a competitive award was made to The SoCo Group in 2011. The County's agreement allows for the option to renew for four one-year extensions. The County of Riverside Amendment No. 5 is referenced in Attachment No. 1. The piggyback agreement provides fuel at Riverside County pricing. Due to immediate FY 2015/16 operational fuel needs, purchase order 2015-0000568 was issued to the Soco Group in the amount of \$100,000 under the City Manager's signature authority. The approval of the agreement by City Council will allow for an increase to the existing purchase order to a total amount of \$450,000.

ALTERNATIVES

1. Approve the use (piggyback) of the County of Riverside Agreement with The SoCo Group, Inc. through June 30, 2017, for purposes of the negotiated fuel price only, all other terms remain per the City's agreement with the company, by execution of a City Agreement through June 30, 2017, authorize the Purchasing & Facilities Manager to issue a FY 2015/16 purchase order to The SoCo Group in the amount of \$450,000; and authorize the City Manager or designee to execute any amendments, purchase orders and/or change orders to The Soco Group necessary for operational fuel needs through June 30, 2017. *Staff recommends this alternative.*
2. Do not approve the use (piggyback) of the County of Riverside Agreement with The SoCo Group, Inc. through June 30, 2017, for purposes of the negotiated fuel price only, all other terms remain per the City's agreement with the company; do not authorize the Purchasing & Facilities Manager to issue a FY 2015/16 purchase order to The SoCo Group in the amount of \$450,000; and do not authorize the City Manager or designee to execute any amendments, purchase orders and/or change orders to The Soco Group necessary for operational fuel needs through June 30, 2017. This would require staff to seek an alternative piggy back bid or to attempt to negotiate an independent agreement. This could result in an extended delay and cause a potential disruption in the City fuel supplies. *Staff does not recommend this alternative.*

FISCAL IMPACT

Approval of Alternative No. 1 will obligate the City to a FY 2015/16 expenditure of \$450,000. Portions of the expenses incurred through the Equipment Maintenance Fund are recovered through administrative charges from the various operating activities utilizing fuel/diesel.

Description	Fund	GL Account No.	Type (Rev/Exp)	FY 15/16 Budget	Proposed Adjustments	FY 15/16 Amended Budget
Purchase of Fuel	Equip. Maint.	7410-70-78-45370-630355	Exp	\$170,000	\$0	\$170,000
Purchase of Diesel	Equip. Maint.	7410-70-78-45370-630356	Exp	265,000	11,000	276,000
Purchase of Alternative Fuel	Equip. Maint.	7410-70-78-45370-630357	Exp	4,000	0	4,000

PREPARATION OF STAFF REPORT

Prepared By:
Rix Skonberg
Purchasing & Facilities Division Manager

Department Head Approval:
Chris Paxton
Administrative Services Director

Concurred By:
Robert Lemon
Maintenance and Operations Division Manger

Department Head Approval:
Ahmad Ansari
Public Works Director

CITY COUNCIL GOALS

Revenue Diversification and Preservation. Develop a variety of City revenue sources and policies to create a stable revenue base and fiscal policies to support essential City services, regardless of economic climate.

ATTACHMENTS

1. Amendment No. 5 and Original County Agreement

APPROVALS

Budget Officer Approval	<u>✓ Approved</u>	11/19/15 10:33 AM
City Attorney Approval	<u>✓ Approved</u>	11/19/15 11:25 AM
City Manager Approval	<u>✓ Approved</u>	11/19/15 11:49 AM

**COUNTY OF RIVERSIDE
AMENDMENT NO.5 TO THE AGREEMENT
WITH
THE SOCO GROUP INC**

CONTRACTOR: The SoCo Group Inc.
Effective Date of Amendment: October 1, 2015

The Agreement between Riverside County; herein referred to as COUNTY and The SoCo Group Inc., herein referred to as CONTRACTOR, is amended as follows:

1. On page 3 of the Agreement, amend Section 2 the "Period of Performance": To amend all reference to the Period of Performance from expiration of September 30, 2015 to a Period of Performance of October 1, 2015 through September 30, 2016, unless terminated as specified in Section 9 TERMINATION. All other terms of the Period of Performance in the Agreement shall apply.

2. All other terms and conditions of the Agreement are to remain unchanged.

IN WITNESS WHEREOF, the Parties hereto have caused their duly authorized representatives to execute this Amendment.

County
County of Riverside
Purchasing and Fleet Services
2980 Washington Street
Riverside, CA 92504
By: [Signature]
Name: Walter Mack
Title: Sr. Procurement Contract Specialist
Date: 8/10/15

Contractor
The SoCo Group Inc.
240 E. Perris Street
Perris, CA 92570
By: [Signature]
Name: Doug Robinson
Title: V.P. Sales
Date: 8-6-15

Attachment: Amendment No. 5 and Original County Agreement (1783 : AUTHORIZE THE PIGGYBACK USE OF THE COUNTY OF RIVERSIDE

SERVICE AGREEMENT

for

Fuel Delivery Services Cooperative Bid

between

COUNTY OF RIVERSIDE

and

THE SOCO GROUP INC



Attachment: Amendment No. 5 and Original County Agreement (1783 : AUTHORIZE THE PIGGYBACK USE OF THE COUNTY OF RIVERSIDE

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Attachment: Amendment No. 5 and Original County Agreement (1783 : AUTHORIZE THE PIGGYBACK USE OF THE COUNTY OF RIVERSIDE

This Agreement, made and entered into this 1st day of October, 2011, by and between The SoCo Group Inc, (herein referred to as "CONTRACTOR"), and the COUNTY OF RIVERSIDE, a political subdivision of the State of California, (herein referred to as "COUNTY"). The parties agree as follows:

1. Description of Services

1.1 CONTRACTOR shall provide all services as outlined and specified in Exhibit A, Scope of Services/Payment Provisions, consisting of pages.

1.2 CONTRACTOR represents that it has the skills, experience and knowledge necessary to fully and adequately perform under this Agreement, and the COUNTY relies upon this representation. CONTRACTOR shall perform to the satisfaction of the COUNTY and in conformance to and consistent with the highest standards of firms/professionals in the same discipline in the State of California.

1.3 CONTRACTOR affirms this it is fully apprised of all of the work to be performed under this Agreement; and the CONTRACTOR agrees it can properly perform this work at the prices stated in Exhibit B. CONTRACTOR is not to perform services or provide products outside of the Agreement.

1.4 Acceptance by the COUNTY of the CONTRACTOR's performance under this Agreement does not operate as a release of CONTRACTOR's responsibility for full compliance with the terms of this Agreement.

2. Period of Performance

2.1 This Agreement shall be effective upon signature of this Agreement by both parties and continue in effect through September 30, 2012, with the option to renew for four (4) additional years, renewable in one year increments by written amendment, unless terminated earlier. CONTRACTOR shall commence performance upon signature of this Agreement by both parties and shall diligently and continuously perform thereafter.

3. Compensation

3.1 The COUNTY shall pay the CONTRACTOR for services performed, products provided and expenses incurred in accordance with the terms of Exhibit A. Maximum payments by COUNTY to CONTRACTOR shall not exceed three million seven hundred thousand dollars (\$3,700,000) annually including all expenses. ~~The COUNTY is not responsible for any fees or costs incurred above or beyond the contracted amount and shall have no obligation to purchase any specified amount of services or products. Unless otherwise specifically stated in Exhibit A, COUNTY shall not be responsible for payment of any of CONTRACTOR's expenses related to this Agreement.~~

3.2 No price increases will be permitted during the first year of this Agreement. All price decreases (for example, if CONTRACTOR offers lower prices to another governmental entity) will automatically be extended to the COUNTY. The COUNTY requires written proof satisfactory to COUNTY of cost increases prior to any approved price adjustment. After the first year of the award, a minimum of 30-days advance notice in writing is required to be considered and approved by COUNTY. No retroactive price adjustments will be considered. Any price increases must be stated in a written amendment to this Agreement. The net dollar amount of profit will remain firm during the period of the Agreement. Annual increases shall not exceed the Consumer Price Index- All Consumers, All Items - Greater Los Angeles, Riverside and Orange County areas for fuel delivery services and be subject to satisfactory performance review by the COUNTY and approved (if needed) for budget funding by the Board of Supervisors.

3.3 ~~CONTRACTOR shall be paid only in accordance with an invoice submitted to COUNTY by CONTRACTOR within fifteen (15) days from the last day of each calendar month, and COUNTY shall pay the invoice within thirty (30) working days from the date of receipt of the invoice. Payment shall be made to CONTRACTOR only after services have been rendered or delivery of materials or products, and acceptance has been made by COUNTY. Prepare invoices in duplicate. For this Agreement, send the original and duplicate copies of invoices to:~~

(CONTRACTOR IS RESPONSIBLE TO SEND INVOICES TO THE APPROPRIATE COUNTY AGENCY)

- a) Each invoice shall contain a minimum of the following information: invoice number and date; remittance address; bill-to and ship-to addresses of ordering department/division; Agreement number (RIVCO-40500-002-10/12); quantities; item descriptions, unit prices, extensions, sales/use tax if applicable, and an invoice total.
- b) Invoices shall be rendered monthly in arrears.
- c) Invoices shall be postmarked with 24 hours of delivery of product.
- d) Official copies of the Colton and LA-OPIS pricing shall accompany each invoice throughout the period of the Agreement. One Delivery-One Invoice.

3.4 The COUNTY obligation for payment of this Agreement beyond the current fiscal year end is contingent upon and limited by the availability of COUNTY funding from which payment can be made. No legal liability on the part of the COUNTY shall arise for payment beyond June 30 of each calendar year unless funds are made available for such payment. In the event that such funds are not forthcoming for any reason, COUNTY shall immediately notify CONTRACTOR in writing; and this Agreement shall be deemed terminated and have no further force and effect.

4. Alteration or Changes to the Agreement

4.1 The Board of Supervisors and the COUNTY Purchasing Agent and/or his designee is the only authorized COUNTY representatives who may at any time, by written order, make alterations to this Agreement. If any such alteration causes an increase or decrease in the cost of, or the time required for the performance under this Agreement, an equitable adjustment shall be made in the Agreement price or delivery schedule, or both, and the Agreement shall be modified by written amendment accordingly.

4.2 Any claim by the CONTRACTOR for additional payment related to this Agreement shall be made in writing by the CONTRACTOR within 30 days of when the CONTRACTOR has or should have notice of any actual or claimed change in the work which results in additional and unanticipated cost to the CONTRACTOR. If the COUNTY Purchasing Agent decides that the facts provide sufficient justification, he may authorize additional payment to the CONTRACTOR pursuant to the claim. Nothing in this section shall excuse the CONTRACTOR from proceeding with performance of the Agreement even if there has been a change.

5. Termination

5.1 COUNTY may terminate this Agreement without cause upon 30 days written notice served upon the CONTRACTOR stating the extent and effective date of termination.

5.2 COUNTY may, upon five (5) days written notice, terminate this Agreement for CONTRACTOR's default, if CONTRACTOR refuses or fails to comply with the terms of this Agreement or fails to make progress so as to endanger performance and does not immediately cure such failure. In the event of such termination, the COUNTY may proceed with the work in any manner deemed proper by COUNTY.

5.3 After receipt of the notice of termination, CONTRACTOR shall:

- (a) Stop all work under this Agreement on the date specified in the notice of termination; and
- (b) Transfer to COUNTY and deliver in the manner as directed by COUNTY any materials, reports or other products which, if the Agreement had been completed or continued, would have been required to be furnished to COUNTY.

5.4 After termination, COUNTY shall make payment only for CONTRACTOR's performance up to the date of termination in accordance with this Agreement and at the rates set forth in Exhibit A.

5.5 CONTRACTOR's rights under this Agreement shall terminate (except for fees accrued prior to the date of termination) upon dishonesty or a willful or material breach of this Agreement by CONTRACTOR; or in the event of CONTRACTOR's unwillingness or inability for any reason whatsoever to perform the terms of this Agreement. In such event, CONTRACTOR shall not be entitled to any further compensation under this Agreement.

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

879



FROM: Purchasing and Fleet Services

SUBMITTAL DATE:
August 30, 2011

SUBJECT: PURCHASE OF UNLEADED FUEL AND ULTRA LOW SULFUR DIESEL FUEL FROM
OTHER THAN THE LOW BID, FOR THE COUNTY OF RIVERSIDE

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve purchase of unleaded fuel and ultra low sulfur diesel from other than the low bidder, in accordance with Ordinance No. 459.4, at an additional cost of \$86,600, and;
2. Authorize the Purchasing Agent, in accordance with Ordinance No. 459.4 to issue an agreement for five (5) years, renewed annually in one (1) year increments, based on the availability of fiscal funding and the adjusted aggregate amount based on OPIS Price Listing and actual usage.

BACKGROUND: In October 1995, the Board of Supervisors approved a Local Vendor Preference Policy to encourage business growth and provide jobs in Riverside County. On May 16, 2011,

(Continued on Page 2)



 ROBERT J. HOWDYSHHELL, Director
 Purchasing and Fleet Services Dept.

FINANCIAL DATA	Current F.Y. Total Cost:	\$13,500,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$8,910,000	Budget Adjustment:	No
	Annual Net County Cost:	\$10,620,000	For Fiscal Year:	FY 11/12

SOURCE OF FUNDS:	ISF Fuel Rates	Positions To Be Deleted Per A-30	<input type="checkbox"/>
		Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE
 BY: 

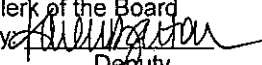
 Serena Chow
 County Executive Office Signature

Dept Recomm.:
 Per Exec. Ofc.:
 Consent
 Policy
 Consent
 Policy
 Departmental Concurrence

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Buster and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Benoit and Ashley
 Nays: None
 Absent: Stone
 Date: September 13, 2011
 xc: Purchasing

KeCIA Harper-Ihem
 Clerk of the Board
 By: 
 Deputy

Prev. Agn. Ref.:	District:	Agenda Number: 3.73
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Attachment: Amendment No. 5 and Original County Agreement (1783 : AUTHORIZE THE PIGGYBACK USE OF THE COUNTY OF RIVERSIDE



Report to City Council

TO: Mayor and City Council

FROM: Ahmad R. Ansari, P.E., Public Works Director/City Engineer

AGENDA DATE: December 1, 2015

TITLE: PURSUANT TO LANDOWNER PETITION, ANNEX ASSESSOR'S PARCEL NUMBER 479-040-006 (PA14-0061 - EAST SIDE OF PERRIS BLVD. AND NORTH OF FIR AVE.) INTO COMMUNITY FACILITIES DISTRICT NO. 2014-01 (MAINTENANCE SERVICES) — AS AMENDMENT NO. 6

RECOMMENDED ACTION

Recommendation:

1. Acting as the legislative body of Community Facilities District No. 2014-01 (Maintenance Services) approve and adopt Resolution No. 2015-77, A Resolution of the City Council of the City of Moreno Valley, California, Ordering the Annexation of Territory to City of Moreno Valley Community Facilities District No. 2014-01 (Maintenance Services) and Approving the Amended Map for Said District.

SUMMARY

Approval of the proposed resolution will certify the annexation of one parcel to Community Facilities District (CFD) No. 2014-01 (Maintenance Services) ("District"). The annexation was requested by the property owner/developer to satisfy the requirement to provide an ongoing funding source for the street lights installed by the development project. This action only affects one property owner, and not the general citizens or taxpayers of the City.

On January 27, 2015, the City Council designated the future annexation area for the District to provide a simplified process for the development community to satisfy conditions of approval on development projects. An annexation can be ordered without additional public hearing upon receipt of a unanimous landowner owner petition requesting to annex the parcels into the District. Once annexed, parcels will be subject

to an annual special tax to fund the service they are receiving.

SFP-E, LLC, the property owner of a proposed Les Schwab Tire Center (PA14-0061) (east side of Perris Blvd., north of Fir Ave.) has elected to utilize this financing tool and has submitted a landowner petition approving the annexation into the District. The special tax rate area, service provided, and maximum special tax for the project are noted in the table under the Fiscal Impact section of this report.

DISCUSSION

District Formation

The District was formed by adoption of Resolution No. 2014-25 to provide an alternative financing tool for the development community. It provides an ongoing funding source for public landscape maintenance and street lighting services. The Rate and Method of Apportionment of Special Tax (RMA) for the District describes the different special tax rate areas, services provided for each, and the formula to calculate the special tax rates for each of the tax rate areas. After approval by the property owners to annex into the District, the City is authorized to levy a special tax onto the annual property tax bills. Residential Tract 31618 (located on the southwest corner of Moreno Beach Drive and Bay Avenue) formed the original boundaries of the District. To date, seven property owners have authorized annexation of their properties into the District.

Annexation to the District

By its Ordinance No. 889, the City Council designated the entire territory of the City a future annexation area for the District. As a result of this designation, development projects may be annexed to the District without additional public hearing as long as unanimous consent is provided by the landowner of the property to be annexed.

Amendment No. 6

SFP-E, LLC (the "Property Owner") proposes to construct a Les Schwab Tire Center (PA14-0061) on the east side of Perris Blvd., north of Fir Ave. Among other conditions imposed, the development is required to provide an ongoing funding source for the operation of street lights planned to be installed as part of the development.

The Property Owner can satisfy this condition of approval one of two ways:

- 1) Submit a Landowner Petition to Annex into the District. Approval of the petition and special tax rate(s) allows the City to levy the special tax annually on the property tax bills. This option is only available if there are fewer than 12 registered voters living within the proposed annexation area. On August 13, 2015, the Office of the Riverside County Registrar of Voters confirmed there were no registered voters residing at Assessor's Parcel Number (APN) 479-040-006 ("Subject Property"); or

- 2) Establish a property owners association to fund the maintenance and operation of the street lights.

The Property Owner selected the first alternative and submitted a completed landowner petition to the City Clerk approving annexation into the District and the non-residential street light special tax rate. On October 15, 2015, the City Clerk reviewed the landowner petition and confirmed (Attachment 4) the Property Owner unanimously approved the annexation of the APN associated with their development into the District. Adoption of the attached Resolution (Attachment 1) adds the Subject property to the tax rate area for non-residential street lights (SL-02) within CFD No. 2014-01 and directs Amendment No. 6 to the boundary map and an amended notice of special tax lien be recorded on title for APN 479-040-006.

A process chart showing the procedure the Property Owner followed to annex into the District is included as Attachment 3. Successful completion of the annexation satisfies the project’s condition of approval to provide an ongoing funding source for the operation of the street lights installed by the development.

ALTERNATIVES

- 1. Adopt the proposed resolution.** *This action annexes APN 479-040-006 into CFD No. 2014-01 and authorizes the levy of the special tax on the annual property tax bill for only the 1 parcel, Subject Property, the Property Owner approved for annexation.*
- 2. Do not adopt the proposed resolution.** *If the attached resolution is not adopted, the City cannot annex APN 479-040-006 into CFD No. 2014-01 and will not have authority to levy the annual special tax onto the property tax bill per the Property Owner’s request. The Property Owner will need to use a different funding mechanism to satisfy their conditions of approval, which may delay their development.*
- 3. Do not adopt the proposed resolution but rather continue the item to a future Council meeting.** *This alternative may delay the development mentioned in this report.*

FISCAL IMPACT

The fiscal year (FY) 2015/16 maximum special tax rate for the parcel annexing into the District’s SL-02 tax rate area is shown in the following table.

Amendment No. & Development	Assessor's Parcel Number	Services	Tax Rate Area	FY 2015/16 Maximum Special Tax	Estimated FY 2015/16 Maximum Special Tax *
Amendment No. 6 SFP-E, LLC Les Schwab Tires	479-040-006	Street Lighting Services	SL-02	\$3.41/proportional front foot	\$971.85

* The applied special tax may be lower than the maximum special tax and will be based on the final development of the project and the needs of the district.

The maximum special tax rate is subject to an annual inflation adjustment based on the change in the Consumer Price Index (CPI) or five percent (5%), whichever is greater. Prior to the levy of the special tax each year, the City Council must authorize any proposed CPI increase. The annual increase cannot exceed the annual inflationary adjustment without approval of the registered voters within the District. The annual special tax is collected on the Riverside County property tax bills.

Revenue received from the special tax is restricted and can only be used to provide the services identified for and within each tax rate area. If the revenue projected at the maximum special tax rate exceeds what is necessary to fund the services within each tax rate area, then a lower amount will be applied to the property tax bills for all properties in the District subject to that tax rate area. The special tax for the District can only be collected on properties where property owners have previously approved the special tax to be levied on the annual property tax bill.

NOTIFICATION

Annexation materials were provided to the Property Owner on August 10, 2015. The annexation materials included a cover letter, Landowner Petition, RMA, and an envelope to return the petition.

PREPARATION OF STAFF REPORT

Prepared by:
Jennifer Terry,
Senior Management Analyst

Department Head Approval:
Ahmad Ansari, P.E.,
Public Works Director/City Engineer

Concurred by:
Candace E. Cassel,
Special Districts Division Manager

CITY COUNCIL GOALS

Revenue Diversification and Preservation. Develop a variety of City revenue sources and policies to create a stable revenue base and fiscal policies to support essential City services, regardless of economic climate.

Community Image, Neighborhood Pride and Cleanliness. Promote a sense of community pride and foster an excellent image about our City by developing and executing programs which will result in quality development, enhanced neighborhood preservation efforts, including home rehabilitation and neighborhood restoration.

ATTACHMENTS

1. Resolution Ordering Amendment 6 Annexation
2. CFD 2014-01 Boundary Map Amendment 6
3. Annexation Flowchart

4. Certificate of Election Official, Amendment 6

APPROVALS

Budget Officer Approval	<u>✓ Approved</u>	
City Attorney Approval	<u>✓ Approved</u>	11/04/15 9:07 AM
City Manager Approval	<u>✓ Approved</u>	11/11/15 2:47 PM

RESOLUTION NO. 2015-77

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, ORDERING THE ANNEXATION OF TERRITORY TO CITY OF MORENO VALLEY COMMUNITY FACILITIES DISTRICT NO. 2014-01 (MAINTENANCE SERVICES) AND APPROVING THE AMENDED MAP FOR SAID DISTRICT

WHEREAS, by its Resolution No. 2014-25, the City Council established the City of Moreno Valley Community Facilities District No. 2014-01 (Maintenance Services) (the "CFD") pursuant to the Mello-Roos Community Facilities Act of 1982 (Government Code Section 53311 *et seq.*) (the "Act"); and

WHEREAS, by its Ordinance No. 874, the City Council levied an annual special tax against all non-exempt parcels of real property within the CFD (the "Special Tax") to fund street lighting services and landscape maintenance services; and

WHEREAS, in order to permit landowners to efficiently annex developing parcels to the CFD, the City Council, by its Ordinance No. 889 designated the entire territory of the City as a future annexation area for the CFD and approved the second amended and restated rate and method of apportionment for the Special Tax; and

WHEREAS, the landowner of the parcel listed on Exhibit A to this Resolution, which is attached hereto and incorporated herein by reference, has submitted to the City a petition requesting and approving annexation of the listed parcel (the "Annexation Parcel") to the CFD; and

WHEREAS, the Annexation Parcel, comprised of the territory shown on the boundary map (the "Boundary Map") "Amendment No. 6 to Boundaries of City of Moreno Valley Community Facilities District No. 2014-01 (Maintenance Services), City of Moreno Valley, County of Riverside, State of California", as Exhibit B to this Resolution and incorporated herein by this reference; and

WHEREAS, the City Council desires to annex the Annexation Parcel to the CFD.

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

1. Recitals. The above recitals are all true and correct and are herein incorporated.
2. Annexation Approved. The Annexation Parcel is hereby added to and part of the CFD with full legal effect. The Annexation Parcel is subject to the Special Tax associated with the Tax Rate Area(s) indicated on Exhibit A to this Resolution.

3. Description of Services. The following is a general description of all services (the “Services”) provided in the CFD:

A. Landscape Maintenance Services: Maintaining, servicing, and operating landscape improvements and associated appurtenances located within the public right-of-way and within dedicated landscape easements for the CFD. These improvements may include but are not limited to parkways, medians, open space landscaping, fencing, monuments, ornamental lighting, drainage, turf, ground cover, shrubs, vines and trees, irrigation systems, and appurtenant facilities and structures. Fundable costs may include, but are not limited to: (i) contracting costs for landscape maintenance services, including litter removal, (ii) salaries and benefits of City staff, (iii) expenses related to equipment, apparatus, and supplies related to these services, (iv) City administrative and overhead costs associated with providing such services within the CFD, and (v) lifecycle costs associated with the repair and replacement of facilities.

B. Street Lighting Services: Maintaining, servicing, and operating street lights and appurtenant improvements. Fundable costs may include, but are not limited to: (i) contracting costs for street light maintenance; (ii) salaries and benefits of City staff, if the City directly provides street light maintenance services; (iii) utility expenses and the expense related to equipment, apparatus, and supplies related to these services and authorized by the Act; (iv) City administrative and overhead costs associated with providing such services for the CFD; and (v) lifecycle costs associated with the repair and replacement of facilities.

The Annexation Parcel will only be provided with the services indicated on Exhibit A.

4. Amended Boundary Map. The Boundary Map attached hereto as Exhibit B is hereby approved. This map amends, and does not supersede, the existing maps of the CFD. The City Council directs that said map be filed with the Riverside County Recorder pursuant to Section 3113 of the Streets and Highways Code.

5. Notice of Special Tax Lien. The City Council directs that an amended notice of special tax lien be recorded pursuant to Section 3117.5 of the Streets and Highways Code with respect to the Annexation Parcel associated with the Boundary Map.

6. This Resolution shall be effective immediately upon adoption.

7. The City Clerk shall certify to the adoption of this Resolution, and shall maintain on file as a public record this Resolution.

2
Resolution No. 2015-77
Date Adopted: December 1, 2015

APPROVED AND ADOPTED this 1st day of December, 2015.

Mayor of the City of Moreno Valley

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

3
Resolution No. 2015-77
Date Adopted: December 1, 2015

Attachment: Resolution Ordering Amendment 6 Annexation [Revision 2] (1750 : PURSUANT TO LANDOWNER PETITION, ANNEX ASSESSOR?)S

RESOLUTION JURAT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF MORENO VALLEY)

I, Jane Halstead, City Clerk of the City of Moreno Valley, California, do hereby certify that Resolution No. 2015-77 was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting thereof held on the 1st day of December, 2015 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem and Mayor)

CITY CLERK

(SEAL)

4
Resolution No. 2015-77
Date Adopted: December 1, 2015

Attachment: Resolution Ordering Amendment 6 Annexation [Revision 2] (1750 : PURSUANT TO LANDOWNER PETITION; ANNEX ASSESSOR?)S

EXHIBIT A

List of Annexation Parcels

Boundary Map Amendment No.	Assessor's Parcel Numbers	Services	Tax Rate Area & Maintenance Category
Amendment No. 6	479-040-006	Street Lighting Services	SL-02

Based on current development plans, it is anticipated that the Annexation Group will be in the Maintenance Category listed above; however all taxes will be calculated as set forth in the Rate and Method of Apportionment.

The parcels associated with the boundary map constitute a separate Annexation Group for purpose of calculating the applicable Maintenance Category (where applicable) for each Tax Rate Area. The anticipated Maintenance Category (where applicable) is shown in parenthesis following the Tax Rate Area. All capitalized terms in this paragraph have the meanings set forth in the Rate and Method of Apportionment.

5
 Resolution No. 2015-77
 Date Adopted: December 1, 2015

Attachment: Resolution Ordering Amendment 6 Annexation [Revision 2] (1750 : PURSUANT TO LANDOWNER PETITION; ANNEX ASSESSOR'S

EXHIBIT B

SHEET 1 OF 1

**AMENDMENT NO. 6 TO BOUNDARIES
OF CITY OF MORENO VALLEY COMMUNITY
FACILITIES DISTRICT NO. 2014-01 (MAINTENANCE SERVICES)**

CITY OF MORENO VALLEY
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

(This map amends, by adding the additional territory shown hereon, the boundary map for City of Moreno Valley Community Facilities District No. 2014-01 (Maintenance Services), City of Moreno Valley, Riverside County, State of California, prior recorded at Book 76 of Maps of Assessment and Community Facilities Districts at page 69, in the office of the County Recorder for the County of Riverside, State of California.)

VICINITY MAP

FILED IN THE OFFICE OF THE CITY CLERK THIS _____ DAY OF _____, 201__

CITY CLERK
CITY OF MORENO VALLEY

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING AMENDED BOUNDARIES OF CITY OF MORENO VALLEY COMMUNITY FACILITIES DISTRICT NO. 2014-01 (MAINTENANCE SERVICES), CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF MORENO VALLEY AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 201__ BY ITS RESOLUTION NO. _____

CITY CLERK
CITY OF MORENO VALLEY

FILED THIS _____ DAY OF _____, 201__
AT THE HOUR OF _____ O'CLOCK _____ M. IN BOOK _____ PAGE(S) _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICT AND INSTRUMENT NO. _____ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

COUNTY RECORDER
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

REFERENCE IS MADE TO THAT BOUNDARY MAP OF THE COMMUNITY FACILITIES DISTRICT NO. 2014-01 (MAINTENANCE SERVICES) OF THE CITY OF MORENO VALLEY RECORDED WITH THE RIVERSIDE COUNTY RECORDER'S OFFICE ON FEBRUARY 20, 2014 IN BOOK 76 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, PAGE 69 AS INSTRUMENT NO. 2014-0206114.

REFERENCE IS FURTHER MADE TO ANNEXATION MAP NO. 2 OF COMMUNITY FACILITIES DISTRICT NO. 2014-01 (MAINTENANCE SERVICES) OF CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, CALIFORNIA (TERRITORY PROPOSED FOR ANNEXATION IN THE FUTURE, WITH THE CONDITION THAT PARCELS WITHIN THAT TERRITORY MAY BE ANNEXED ONLY WITH THE UNANIMOUS APPROVAL OF THE OWNER OR OWNERS OF EACH PARCEL OR PARCELS AT THE TIME THAT PARCEL OR THOSE PARCELS ARE ANNEXED) RECORDED WITH THE RIVERSIDE COUNTY RECORDER'S OFFICE ON DECEMBER 17, 2014 IN BOOK 77, PAGE 78 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AS INSTRUMENT NO. 2014-0481134, WHICH DESIGNATED THE TERRITORY SHOWN HEREIN AS TERRITORY FOR FUTURE ANNEXATION TO THE COMMUNITY FACILITIES DISTRICT REFERENCED THEREON.

THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON THIS DIAGRAM SHALL BE THOSE LINES AND DIMENSIONS AS SHOWN ON THE RIVERSIDE COUNTY ASSESSOR'S MAPS FOR THOSE PARCELS LISTED.

THE RIVERSIDE COUNTY ASSESSOR'S MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.

Attachment: Resolution Ordering Amendment 6 Annexation [Revision 2] (1750 : PURSUANT TO LANDOWNER PETITION, ANNEX ASSESSOR?)S

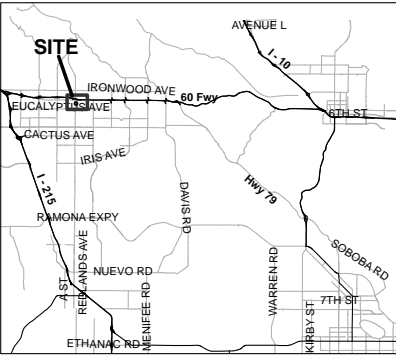
6
Resolution No. 2015-77
Date Adopted: December 1, 2015

AMENDMENT NO. 6 TO BOUNDARIES OF CITY OF MORENO VALLEY COMMUNITY FACILITIES DISTRICT NO. 2014-01 (MAINTENANCE SERVICES)

CITY OF MORENO VALLEY
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

(This map amends, by adding the additional territory shown hereon, the boundary map for City of Moreno Valley Community Facilities District No. 2014-01 (Maintenance Services), City of Moreno Valley, Riverside County, State of California, prior recorded at Book 76 of Maps of Assessment and Community Facilities Districts at page 69, in the office of the County Recorder for the County of Riverside, State of California.)

VICINITY MAP



FILED IN THE OFFICE OF THE CITY CLERK THIS _____ DAY OF _____, 201____.

CITY CLERK
CITY OF MORENO VALLEY

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING AMENDED BOUNDARIES OF CITY OF MORENO VALLEY COMMUNITY FACILITIES DISTRICT NO. 2014-01 (MAINTENANCE SERVICES), CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF MORENO VALLEY AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 201____. BY ITS RESOLUTION NO. _____

CITY CLERK
CITY OF MORENO VALLEY

FILED THIS _____ DAY OF _____, 201____, AT THE HOUR OF _____ O'CLOCK _____ M. IN BOOK _____ PAGE(S) _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICT AND INSTRUMENT NO. _____ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

COUNTY RECORDER
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

REFERENCE IS MADE TO THAT BOUNDARY MAP OF THE COMMUNITY FACILITIES DISTRICT NO. 2014-01 (MAINTENANCE SERVICES) OF THE CITY OF MORENO VALLEY RECORDED WITH THE RIVERSIDE COUNTY RECORDER'S OFFICE ON FEBRUARY 20, 2014 IN BOOK 76 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, PAGE 69 AS INSTRUMENT NO. 2014-0066114.

REFERENCE IS FURTHER MADE TO ANNEXATION MAP NO. 2 OF COMMUNITY FACILITIES DISTRICT NO. 2014-01 (MAINTENANCE SERVICES) OF CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, CALIFORNIA (TERRITORY PROPOSED FOR ANNEXATION IN THE FUTURE, WITH THE CONDITION THAT PARCELS WITHIN THAT TERRITORY MAY BE ANNEXED ONLY WITH THE UNANIMOUS APPROVAL OF THE OWNER OR OWNERS OF EACH PARCEL OR PARCELS AT THE TIME THAT PARCEL OR THOSE PARCELS ARE ANNEXED) RECORDED WITH THE RIVERSIDE COUNTY RECORDER'S OFFICE ON DECEMBER 17, 2014 IN BOOK 77, PAGE 78 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AS INSTRUMENT NO. 2014-0481134, WHICH DESIGNATED THE TERRITORY SHOWN HEREIN AS TERRITORY FOR FUTURE ANNEXATION TO THE COMMUNITY FACILITIES DISTRICT REFERENCED THEREON.

THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON THIS DIAGRAM SHALL BE THOSE LINES AND DIMENSIONS AS SHOWN ON THE RIVERSIDE COUNTY ASSESSOR'S MAPS FOR THOSE PARCELS LISTED.

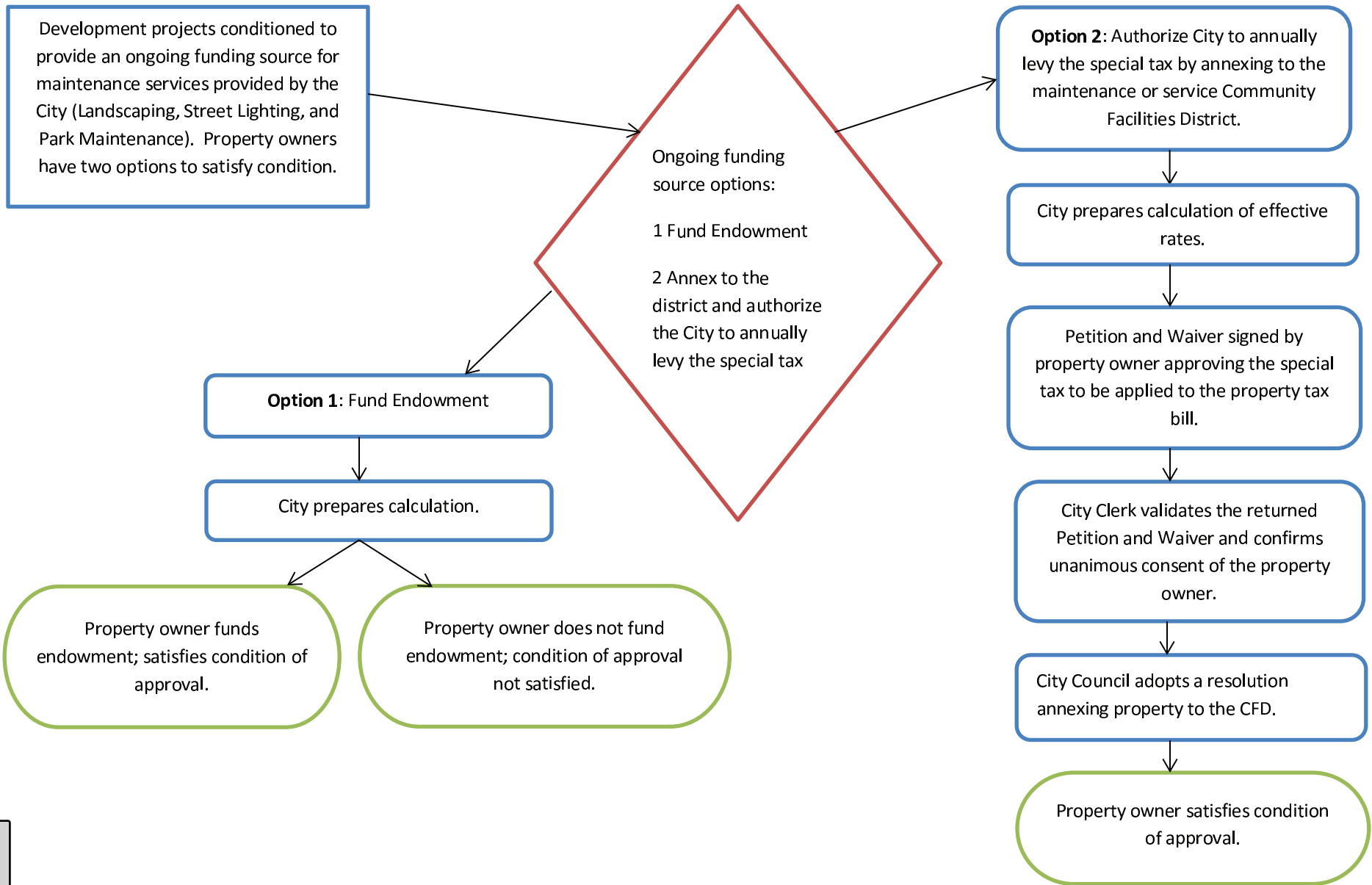
THE RIVERSIDE COUNTY ASSESSOR'S MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.

Legend
[Shaded Box] Additional area to CFD 2014-01



A.3.b

Process Flow for Property Owners/Developers to Satisfy Funding Requirement for Existing Maintenance or Service Tax Rates Areas in Community Facilities District No. 2014-01



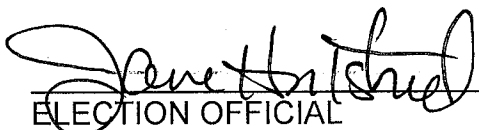
**CERTIFICATE OF ELECTION OFFICIAL
AND CONFIRMATION OF LANDOWNER PETITION**

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF MORENO VALLEY)

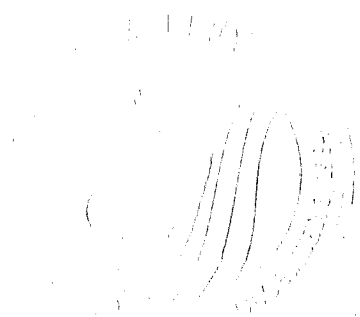
The undersigned, Election Official of the City of Moreno Valley, County of Riverside, State of California, Does Hereby Certify that on October 14, 2015, I did verify the completeness of the Landowner Petition for the annexation of property into

CITY OF MORENO VALLEY COMMUNITY FACILITIES DISTRICT NO. 2014-01
(MAINTENANCE SERVICES) – AMENDMENT NO. 6

WITNESS my hand this 14th day of October, 2015.



ELECTION OFFICIAL
CITY OF MORENO VALLEY
STATE OF CALIFORNIA



Attachment: Certificate of Election Official, Amendment 6 (1750 : PURSUANT TO LANDOWNER PETITION, ANNEX ASSESSOR'S PARCEL



Report to City Council

TO:

FROM: Joel Ontiveros, Chief of Police
Zachary Hall, Lieutenant

AGENDA DATE: December 1, 2015

TITLE: APPROVAL OF THE CALIFORNIA OFFICE OF TRAFFIC SAFETY GRANT

RECOMMENDED ACTION

Recommendations:

1. Authorize the Police Department to receive and utilize the FY2015/2016 California Office of Traffic Safety (OTS) Selective Traffic Enforcement Program (STEP) grant, in the amount of \$160,892, for the period beginning October 1, 2015, and ending September 30, 2016.
2. Receive and file the summary of the benefits the city of Moreno Valley realized from the FY2014/2015 OTS Selective Traffic Enforcement Program and Sobriety Checkpoint grant.

SUMMARY

This report recommends the City Council authorize the Riverside County Sheriff's Department to accept the FY2015/2016 California Office of Traffic Safety – Selective Traffic Enforcement Program Grant on behalf of the city. The Police Department will receive \$160,892 for use toward increasing driver and pedestrian safety in the City of Moreno Valley (City) during the time period beginning October 1, 2015 and ending September 30, 2016. Also, this report will provide an overview of how the grant will be utilized and a summary of the results from the FY2014/2015 OTS grant.

DISCUSSION

Annually, the City Council approves the acceptance of the funding provided from the OTS STEP grant. In FY2015/2016 the Police Department was awarded the grant and is prepared to accomplish the grant's goals of increasing driver safety. The City Council

has supported this grant for many years.

The City is committed and dedicated to providing the very best public safety. The City Council has consistently supported the Moreno Valley Police Department's Traffic Division as a top priority. In doing so, the City Council has ensured the Police Department's Traffic Division is properly equipped to meet the ever changing needs of the community, and making roadway safety in Moreno Valley a top priority.

In September of 2013, the National Highway Traffic Safety Administration (NHTSA) changed their policy that cities in California contracting for law enforcement services through the County Sheriff or other regulating law enforcement agencies could not apply for OTS grant funds directly. NHTSA stated the Sheriff's Department could apply for OTS grant funding in the name of the respective contract cities while maintaining management oversight for the grant. On behalf of the City, the Sheriff's Department applied for and received the grant. On September 9, 2015 the Sheriff's Department notified the Police Department a grant in the amount of \$160,892 was available for use by the City. The FY2015/2016 STEP grant will be all inclusive, combining together the Selective Traffic Enforcement Program and the yearly OTS Sobriety Checkpoint grant.

The grant will be used to fund law enforcement operations to include 6 DUI saturation patrols, 2 DUI warrant sweeps, 2 stakeout operations for known DUI offenders, 1 distracted driving enforcement operations (cellphone and texting), 6 primary collision factor violation enforcement operations (red light, speed, stop sign, etc.), 2 motorcycle safety enforcement operations, 4 pedestrian safety operations, and 2 traffic safety educational community presentations. In addition, this grant will fund 4 DUI/DL checkpoint operations in various locations throughout the City, including operations in four (4) out of the five (5) City Council districts.

The grant will enable the Police Department to send two officers to a five day Cavanaugh and Associates DUI Seminar class which has proven to be a great resource in building the skills necessary to handle DUI cases. Additionally, we will send six officers to the Vehicular Homicide Seminar, which is designed to train prosecutors and law enforcement officers who handle misdemeanor and felony vehicular homicides. The course will assist our law enforcement officers in developing the knowledge and skills necessary to investigate, evaluate, prepare, and handle cases involving vehicular fatalities. Instructional courses will include California substantive law, collision investigation and reconstruction, post-collision determination of speed, how kinematics can assist in driver identification, understanding expert testimony, cross-examining a defense expert, and basic toxicology.

This grant will also fund Motivational Media Assemblies (MMA), an international leader in school assembly events. The media assembly features clips from today's most popular movies, music videos and sports footage. Motivational Media Assemblies are generating the highest student responses to character-education and responsibility-improvement messages. Themes included in the media assembly are traffic safety, DUI driving, distracted driving, decision-making, conflict resolution, drug prevention and personal excellence. The Police Department will partner with our local school districts

and conduct assemblies in Moreno Valley high schools and middle schools.

Many of our traffic officers are tasked with teaching the community about the life changing events that take place as a result of drunk driving. Funds will be made available to purchase instructional material that will provide real stories and scenarios on the dangers and consequences of drunk driving.

Over the years the Police Department has consistently conducted driving under the influence (DUI) sobriety checkpoint operations, and the City Council has historically permitted the acceptance of these grants to fund these types of operations. These operations require a great number of resources. The specific resources required vary based on the time of day, day of the week, and the location of the sobriety checkpoint. On average, a single operation will last 6 hours and consist of 2 sergeants, 18 officers, 4 community service officers, 1 dispatcher, 4 reserve officers, 10 volunteers and 10 explorers. A majority of these personnel, except for volunteers, are paid for with overtime funding.

Because the grant provides specific funding for overtime, the Police Department can conduct DUI sobriety checkpoint operations and still perform patrol duties at maximum efficiency. In an effort to improve roadway safety, the grant specifies that some of the deployment must take place during specific time frames throughout the year. The designated enforcement periods coincide with major holiday enforcement periods, where increased instances of impaired driving are predicted. The grant also specifies personnel assigned to work these operations must be dedicated to the DUI sobriety checkpoints.

The grant will cover all overtime costs associated with DUI sobriety checkpoint operations, which will be conducted during this year-long campaign. Also included in the grant is the approval to purchase required DUI sobriety checkpoint related equipment such as: reflective cones, reflective safety vests and hand tally counters. As a requirement of the grant, the Police Department will be required to conduct detailed statistical analysis regarding the enforcement campaign, and claim forms will be completed and submitted to the Riverside County Sheriff's Department.

As in years past, the Police Department has rotated the sobriety checkpoints throughout the City Council districts, based on public safety and statistical information. The California Supreme Court ruled in *Ingersoll v. Palmer* (1987) 43 Cal.3d 1321, that the location of DUI sobriety checkpoints will be based on the frequency of driving under the influence arrests, accidents, and safety factors such as traffic patterns and street layouts. The Police Department has determined based on statistical data and research, that it is permissible to conduct DUI sobriety checkpoints in all five (5) City Council districts. As a matter of courtesy, Police Department personnel will contact the City Manager at the beginning of each DUI sobriety checkpoint, and make notification of the checkpoint location. In addition, the Police Department will provide the City Council with statistical information of each DUI sobriety checkpoint, to also include the City Council district of residency of each offender.

The grant was successfully utilized in FY2014/2015 to enhance public safety in the city of Moreno Valley. The grant directly led to the following results.

- 9 DUI Checkpoints resulted in 34 DUI and 8 miscellaneous criminal arrests, 88 suspended license citations, and 119 unlicensed driver citations.
- 14 DUI Saturation Patrols resulted in 25 DUI and 2 miscellaneous criminal arrests, 19 suspended license citations, and 17 unlicensed driver citations.
- 68 OTS Traffic Operations resulted in 332 vehicle code violations, 2 suspended license citations, and 1 DUI arrest.
- 4 DUI stakeout and warrant service operations resulting in 307 DUI-related warrants being served.

ALTERNATIVES

1. Authorize the Police Department to receive and utilize the FY 2015/2016 California Office of Traffic Safety (OTS) Selective Traffic Enforcement Program (STEP) grant, in the amount of \$160,892, for the period beginning October 1, 2015, and ending September 30, 2016. Staff recommends this alternative.

2. Do not authorize the Police Department to receive and utilize the FY 2015/2016 California Office of Traffic Safety (OTS) Selective Traffic Enforcement Program (STEP) grant, in the amount of \$160,892, for the period beginning October 1, 2015, and ending September 30, 2016. Staff does not recommend this alternative.

FISCAL IMPACT

There is no requirement to match funds associated with this grant. There is no fiscal impact to the City revenue and expense budget. All City personnel overtime and equipment expenses are billed and paid directly by the Riverside County Sheriff's Department, and as a result the Sheriff's Department will be reimbursed by OTS. Therefore, there is no impact to the City General Fund and the Police Department's FY2015/2016 fiscal budget (2705) will not be affected.

PREPARATION OF STAFF REPORT

Prepared By:
Eric Hernandez
Lieutenant

Department Head Approval:
Joel Ontiveros
Chief of Police

Concurred By:
Zachary Hall
Lieutenant

CITY COUNCIL GOALS

Public Safety. Provide a safe and secure environment for people and property in the community, control the number and severity of fire and hazardous material incidents, and provide protection for citizens who live, work and visit the City of Moreno Valley.

ATTACHMENTS

- 1. OTS FY 15-16 Projections

APPROVALS

Budget Officer Approval	<u>✓ Approved</u>	11/17/15 8:21 AM
City Attorney Approval	<u>✓ Approved</u>	11/19/15 11:19 AM
City Manager Approval	<u>✓ Approved</u>	11/19/15 11:42 AM

DETAILED BUDGET ESTIMATE
GRANT NO. PT1689
Moreno Valley

Fund Number	Program Title	CFDA #	
164 AL	Minimum Penalties for Repeat Offenders for Driving While Intoxicated	20.608	
402 PT	State and Community Highway Safety	20.600	
COST CATEGORY			
A. PERSONNEL COSTS		CFDA	
<u>Overtime Operations</u>			
DUI Checkpoints	20.608	\$ 32,000.00	4
DUI Saturation Patrol Operations	20.608	\$ 13,134.00	6
Court Sting Operations	20.608	\$ 7,934.00	2
Warrant Service Operations	20.608	\$ 9,768.00	2
Stakeout Operations	20.608	\$ 2,716.00	2
DUI Motorcycle Operations	20.608	\$ 2,309.00	1
Watch Your BAC OPS	20.608	\$ 5,240.00	4
Benefits @ 12.373%	20.608	\$ 9,044.00	
Total	20.608	\$ 82,145.00	
Traffic Enforcement Operations	20.600	\$ 12,078.00	6
Distracted Driving Enforcement Operations	20.600	\$ 1,317.00	1
Motorcycle Safety Enforcement Operations	20.600	\$ 3,130.00	2
Night-time Click It or Ticket	20.600	\$ 2,361.00	1
Pedestrian Safety Enforcement Operations	20.600	\$ 4,362.00	6
Bike Ped OPS	20.600	\$ 15,032.00	4
Traffic Safety Presentations	20.600	\$ 1,706.00	2
Benefits @ 12.373%	20.600	\$ 4,947.00	
Total	20.600	\$ 44,933.00	
Category Sub-Total		\$ 127,078.00	
B. TRAVEL EXPENSE			
In-State	20.600	\$ 4,215.00	
Out-of-State	20.600	\$ -	
Category Sub-Total		\$ 4,215.00	
D. EQUIPMENT			
Traffic Collision Reconstruction System	20.600	\$ 25,724.00	1
Category Sub-Total		\$ 25,724.00	
E. OTHER DIRECT COSTS			
DUI Checkpoint Supplies	20.608	\$ 1,750.00	
Computer Printer	20.600	\$ 625.00	1
Educational Materials	20.600	\$ 1,500.00	1
Category Sub-Total		\$ 3,875.00	

Attachment: OTS FY 15-16 Projections (1746 : APPROVAL OF THE CALIFORNIA OFFICE OF TRAFFIC SAFETY GRANT)

F. INDIRECT COSTS		
None		\$ -
Category Sub-Total		\$ -
GRANT TOTAL		\$ 160,892.00

OTS-38d (Rev. 6/12)



Report to City Council

TO: Mayor and City Council

FROM: Chris Paxton, Administrative Services Director

AGENDA DATE: December 1, 2015

TITLE: LIST OF PERSONNEL CHANGES

RECOMMENDED ACTION

Recommendation:

1. Ratify the list of personnel changes as described.

DISCUSSION

The attached list of personnel changes scheduled since the last City Council meeting are presented for City Council ratification.

FISCAL IMPACT

All position changes are consistent with appropriations previously approved by the City Council.

PREPARATION OF STAFF REPORT

Prepared By:
Chris Paxton
Administrative Services Director

Department Head Approval:
Chris Paxton
Administrative Services Director

CITY COUNCIL GOALS

None

ATTACHMENTS

1. List of Personnel Changes

APPROVALS

Budget Officer Approval	<u>✓ Approved</u>	11/19/15 2:29 PM
City Attorney Approval	<u>✓ Approved</u>	11/19/15 10:55 AM
City Manager Approval	<u>✓ Approved</u>	11/19/15 4:38 PM

City of Moreno Valley Personnel Changes

New Hires

None

Promotions

None

Transfers

None

Separations

Michael Pearl
Vehicle / Equipment Technician, Public Works

Jose Cruz
Parks Maintenance Worker, Parks & Community Services

Attachment: List of Personnel Changes (1718 : LIST OF PERSONNEL CHANGES)



Report to City Council

TO: Mayor and City Council

FROM: Allen Brock, Community Development Director

AGENDA DATE: December 1, 2015

TITLE: A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL OF PA13-0002, TENTATIVE PARCEL MAP 36522, TO COMBINE 5 LOTS INTO ONE 9.5 ACRE PARCEL AND P12-051 A MASTER SITE PLAN AND AMENDED CONDITIONAL USE PERMIT FOR THE FUTURE PHASED BUILDOUT OF THE ST. CHRISTOPHER CHURCH FACILITY LOCATED ON THE SOUTHEAST CORNER OF PERRIS BOULEVARD AT COTTONWOOD AVENUE. THE APPELLANT IS ROY BLECKERT (CONTINUED FROM NOVEMBER 10, 2015)

RECOMMENDED ACTION

Recommendations: That the City Council:

1. Grant the request that the public hearing on this project be continued to the December 15, 2015, City Council meeting. The Appellant and Applicant attended a City facilitated mediation session with an outside neutral third party mediator. No formal resolution was reached through the mediation. City Staff is requesting, with both parties in agreement, a continuance of the public hearing to the December 15, 2015 meeting.

SUMMARY

An appeal was filed on November 8, 2013, requesting that the City Council conduct a public hearing challenging the Planning Commission actions of October 24, 2013, approving Tentative Parcel Map 36522 and a Master Site Plan Amended Conditional Use Permit, and supporting Negative Declaration for St. Christopher Church located on the southeast corner of Perris Boulevard and Cottonwood Avenue. The appeal was

filed by Roy Bleckert in accordance with the City's Municipal Code on November 8, 2013. The appeal identifies a number of concerns related to the project applications including the design, environmental review, removal of storage tanks, onsite grading, parking, traffic flow and flooding.

As set forth in Section 9.02.240 of the City's Municipal Code, any person aggrieved by a decision of the Planning Commission may appeal that decision to the City Council. The project applications, as approved by the Planning Commission, allow for the consolidation of five parcels into one large parcel for purposes of building out and operating a full service church that provides religious mass and ancillary services. The approval establishes the site design parameters for the subsequent five phases of construction at St. Christopher Church. Upon consideration of an appealed project, the City Council may sustain, modify, reject or overrule any actions or rulings of the Planning Commission. Per the City Municipal Code, the effective date of the actions taken on the project applications will be the date of the City Council's action. The actions of the City Council will be considered final.

DISCUSSION

ADVISORY BOARD/COMMISSION RECOMMENDATION

The Planning Commission at its October 24, 2013, meeting approved Planning Commission Resolution 2013-21 by a 5-0-1 (one absent) vote adopting a Negative Declaration in compliance with the California Environmental Quality Act and approving PA13-0002 Tentative Parcel Map 36522. Additionally, the Planning Commission approved Resolution 2013-26 by a 5-0-1 (one absent) vote adopting a Negative Declaration in compliance with the California Environmental Quality Act and approving P12-051 Master Site Plan Amended Conditional Use Permit. The Planning Commission staff report and hearing minutes are included as attachments 14 and 13 respectively.

Appeal

An appeal of the Planning Commission's approval dated November 7, 2013, was submitted on November 8, 2013, by Roy Bleckert (included as attachment 6) within the appeal period. Mr. Bleckert is the owner of the approximate 3 acre parcel directly adjacent to the east of the church project site.

Section 9.14.050 (G) (1b) of the Municipal Code calls for this matter to be set for a hearing within 30-days. However, it is noted that given the interest of the parties at the time of the Appeal filing to work towards a resolution on the areas of concern, a hearing was not immediately set. Over the past two years, the Church has convened a community meeting, has discussed the matter with the appellant, site visits have been conducted, and City staff has facilitated several separate meetings with the applicant and the appellant including a joint meeting of both principal parties. Despite the extensive effort put forth, and given the inability of the parties to reach mutual

agreement on the areas of concern, this item has been set for consideration and final resolution by the City Council.

Additional meetings and project review

The appeal was filed on November 8, 2013. Subsequent to that date, staff met with the Appellant several times to discuss the specific concerns on parking, drainage, mapping, phasing, phasing of the perimeter wall, and environmental impact considerations relating to the alleged storage tank removal.

Additionally, staff had several meetings with the project applicant to discuss the proposed Tentative Map and Master Site Plan in light of the appellants concerns. In light of these discussions and other outside input, the applicant elected to prepare additional studies relating to the storage tank removal and drainage design of the detention basin.

The applicant hosted an on-site meeting with neighbors on June 3, 2014, to discuss the project.

Prior to scheduling this City Council hearing on the Appeal, a joint meeting between the Applicant and the Appellant was set up by staff in May 2015 to bring both parties together to discuss the remaining outstanding issues regarding the project. There was no improved outcome as a result of the meeting. Therefore, the Appeal is being carried forward for consideration and final resolution by the City Council.

BACKGROUND

At the October 24, 2013, Planning Commission hearing, the commissioners received a written staff report and project related documents for the Church Master Site Plan and Proposed Tentative Parcel Map. The staff presentation provided an overview of the processing, site design, environmental review and responded to questions from the Commission. In addition, the applicant, Lord Architecture provided a presentation on the project covering both the short-term improvements and future build out phases of the expanded church site.

During the public comment portion of the meeting, there were approximately eleven public speakers on the project, two opposed, five who discussed flooding and traffic concerns and four in support.

Upon conclusion of the hearing, the Planning Commission approved the applications and the environmental determination.

Project Overview

PA13-0002 Tentative Parcel Map 36522

The Tentative Parcel Map will consolidate 5 parcels ("lots") into one 9.51 acre parcel. The consolidated lots will create one parcel zoned "Office" for the westerly portion of the site with Residential 5 (R5) on the easterly portion. The application to consolidate the

parcels does not include any development and can be approved with or without the Master Site Plan Conditional Use Permit.

P12-051 Master Site Plan Amended Conditional Use Permit as Presented to the Planning Commission

The Master Site Plan provides for 5 phases of development through build out of the Master Plan. The phases include retaining some existing structures, demolishing some structures and the construction of new structures, site infrastructure, parking and landscape improvements, and off-site street improvements along Perris Boulevard with the construction of a raised median and a bus bay on Cottonwood Avenue. The project is conditioned to submit all buildings and site plans for review and approval by the City during each phase.

Phase I

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

Phase 2

- A new multi-purpose building/parish hall will be constructed on the northwest corner of the site.
- Parking and landscaping will be revised to accommodate the new facility.
- Off-site improvements will be provided along Cottonwood Avenue including the addition of a bus bay and modifications to the existing driveways by removing, relocating and installing a new driveway and undergrounding utilities where required.
- A new raised median will be provided along Perris Boulevard from St. Christopher Lane to Cottonwood Avenue per City Standards.

Phase 3

- The existing church hall (old sanctuary) will be removed and replaced with

a new parish administration center and necessary landscaping.

Phase 4

- Existing office, classroom and residence buildings located on the north east portion of the site and the storage building at the far southeast of the site will be demolished.
- Two religious education buildings and an administration building on the north east portion of the site will be constructed.
- New parking, landscaping, garden areas and pedestrian walkways will be provided.
- A six foot high solid Decorative Block Wall will be constructed along the east property line from Cottonwood Avenue (3 feet maximum in the front building setback) to meet the existing block wall at the south.
- Basketball courts will be constructed.
- The existing Water Quality Detention Basin expanded per the approved plans.
- Future pads and utilities for two future buildings will be installed.

Phase 5

- Construct two religious education buildings.

Site

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

Surrounding Area

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

Access/Parking

Access to the site will be from the existing driveways along Cottonwood Avenue and St. Christopher Lane. The existing easterly driveway on St. Christopher Lane will extend internally north to Cottonwood Avenue with both internal and external drive aisles being modified per plan within each phase. On June 3, 2014, the Church held a community meeting with adjacent property owners to discuss their project including discussion on access and parking.

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

At the Planning Commission hearing, the applicant agreed to maintain the current 361 parking stalls throughout Phases 1, 2 and 3, with the total parking capacity being increased to 395 at Phase 4.

Design/Landscaping

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

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

ENVIRONMENTAL

The site is considered an infill development project as the site is mostly developed with existing buildings, parking areas and existing access to Cottonwood Avenue and St. Christopher Lane. The project is consistent with the City's General Plan designation and zoning standards. The site has no value as a habitat for endangered species and can adequately be served by all utilities and public services. The Traffic Impact Study completed for the project determined the proposed project would not change the current traffic conditions, and future planned street improvements will improve Perris Boulevard and maintain the existing traffic conditions on Cottonwood Avenue. The right-in, right-out condition for Perris Boulevard at St. Christopher Lane is a result of the required median (Phase 2) that will enhance the safety of this intersection.

An Initial Study was completed with a determination that there will be no significant impacts to the environment from the proposed Tentative Parcel Map and Master Site Plan. Therefore a Negative Declaration was recommended to and adopted at the October 24, 2013 Planning Commission Hearing.

In light of public comments discussed at the Planning Commission Hearing of October 24, 2013, regarding prior underground fuel storage tanks being removed from the site, the property owner ordered a Phase I Environmental Assessment and a subsequent Phase 2 Assessment of the property to determine if any mitigation or conditions of approval would be warranted due to the past removal of storage tanks. A letter from the County of Riverside Department of Environmental Health was received in April 2015 stating that a site investigation was completed and the site did not indicate the presence of any storage tanks or impacted soil and no further action was deemed necessary. If any contamination is detected on the project site during subsequent grading activity and through project build out, the applicant will be required to provide appropriate notifications as stated in the April 21, 2014, letter from County of Riverside Environmental Health Department (Attachment 11).

Based on the information within the Initial Study and new information received from the Phase 1 and 2 assessments, the Negative Declaration remains the recommended environmental document.

Approval and Certification

The City Council must invite and receive public testimony on the appeal. Before action on the appeal, the City Council should review the final environmental document along with the project applications considered by the Planning Commission and adopt or reject the Negative Declaration.

Appeal

The following is a summary of staff's evaluation of the eleven (11) specific issues raised in the appellant's November 7, 2013 letter (received November 8, 2013): The complete November 7, 2013, appeal letter and the supplemental information is included as Attachment 6.

Appellant's purport: Parking - The Church parish has grown over the last 30 years and the parking issues on Sundays have increased every year. The 209 parking spaces that were adequate when the sanctuary was constructed in 1984 and remodeled in 1991 are inadequate today.

1. The existing church building/sanctuary was approved in 1984 and conditioned to provide 209 parking spaces. Based on plans provided by the applicant, but which are not on file with the City, a modification to the building was done in the 1990's increasing the building footprint by approximately 4,200 square feet to allow for additional classroom seating space, which seating also

served as additional sanctuary space. The plans provided demonstrate that new parking calculations prepared at that time resulted in total parking demand of 383 which included 159 compact parking spaces and 224 standard spaces. Furthermore, while no City records could be found to support this parking expansion, it is noted that the current Church site has on-site “paved” parking capacity of 361 spaces. Additional church overflow parking is currently provided through use of the unpaved dirt lots directly east and adjacent to the current Church site.

There is no parking permitted on St. Christopher Lane per City Ordinance. A new condition was included with the October 24, 2013, Planning Commission approval to restrict the assembly function to one building at any given time.

Per the City’s current standards (MVMC Chapter 9.11) parking for assembly uses (9.11.040D-12) is calculated based on 1/3 fixed seats or 1/35 square feet of the gross floor area of the assembly area or 1 space for every 4.5 lineal feet of pews or benches whichever is greater. The parking for an assembly use is calculated on the assembly area only, not the overall building footprint.

The assembly area of the church is 9,524 square feet in the main section of the building including the Mothers Room area west of the Altar. There are two rooms in the rear of the church that function as overflow seating during Masses with a total square footage of 2,375 (both rooms combined). Using the current City standard, 412 parking spaces would be required if developing this church today. 395 spaces are provided at build-out per the plans approved by the Planning Commission.

Existing Conditions and Parking Calculations

Square footage, total building:	18,577	
Square footage, assembly/ sanctuary area:	9,524	
Pews, linear footage (with Mother’s room):	1,550	(1,457 useable space)
Two rooms (meeting/overflow, chairs):	2,375	
Parish Hall:	8,192	
Current Parking on site:	361	
Original required parking at construction:	209	
1991 church parking calculated demand (Based on applicant provided information)	383	(includes 159 compact spaces)

Parking Calculations based on current standards:

1/35 gross floor area

Total assemble area Square footage 9,524 / 35 = 272 parking stalls.

Plus non fixed seating 2,375 / 35 = 68 parking stalls

Total = 340

Or

Pew length calculation is 1550 lf (total deducting non- usable area of pews, useable is 1,457)

1550 lf / 4.5= 344 parking stalls (324 @1,457lf)

Plus non fixed seating 2,375 / 35 = 68 parking stalls

Total = 412 Parking stalls (392 @1,457 lf))

Appellant's purport: Parking and Traffic - Parking and traffic impacts will increase during the phasing, modifications to driveways along Cottonwood and illegal parking concerns.

1. The project is conditioned to use one building at a time for assembly use which in turn will assist with control of parking demand. (Currently there is no condition restricting building usage on the site). The applicant agreed and conditions were revised and included with the Planning Commission approval to retain at least the current parking count of 361 throughout the development of the project. The project build-out will increase the parking capacity from the current 361 to 395. There is permit-only parking on St. Christopher Lane for residents (which is posted per City Ordinance).
2. Church parking on the vacant lot at Perris Boulevard and Cottonwood Avenue has been addressed with City staff including Code Compliance for monitoring.

Appellant's purport: Detention Basin & Flooding – There has been dirt added to the site with grading activities occurring and the proposed detention basin is not adequate for the site.

1. It is correct that dirt has been added to the site in the past. This isn't considered a significant issue given the conditions approved by the Planning Commission that ensure the site will be graded based on the City's grading requirements.
2. The project design includes a detention basin on the southeast portion of the site. The basin has been designed to accommodate greater than a 100 year storm. The Preliminary Water Quality Management Plan has been reviewed and approved based on the Water Quality Management Plan guidelines. The site design along with the Water Quality detention basin will improve the current flooding issues along St. Christopher Lane.

Appellant's purport: Phasing – Project phasing and extensions extend years out and limit the City's ability to address seen or unforeseen impacts. Project should be a single phase project.

1. Master Site Plans are designed to allow for phasing of projects where developers require separate funding sources or desired development time frames. It is not unusual for projects such as churches or shopping centers to be phased with the approval of a Master Site Plan. All phases of development require review and approval of the buildings and site improvements for consistency with the approved Master Site Plan.
2. Per the current codes, the applicant has three years to commence construction of the project.

Appellant's purport: Environmental Impact – Discussion of the removal of underground tanks and project should require an Environmental Impact Report.

1. The information and photos of the tank removal were discussed at the Planning Commission hearing. The appellant provided documentation that storage tanks were present on the site and were removed. Subsequent to the Planning Commission Hearing, the applicant conducted a Phase 1 and Phase 2 Environmental Assessment and contacted the Riverside County Environmental Health Department. The assessment demonstrates there are no environmental concerns with the property and the Riverside County Environmental Health Department provided a letter stating confirming this finding (Attachment 11).
2. The Initial Study completed for the project determined the project would not have a significant effect on the environment. No new information provided or learned since the Planning Commission hearing warrants an Environmental Impact Report be prepared therefore the adoption of a Negative Declaration is still recommended.

Appellant's purport: Easterly Block Wall – The entire block wall should be constructed in Phase 1.

1. The project is conditioned to provide a 600 linear foot (lf) block wall along the eastern property line. The construction of the block wall is proposed to be phased. The first 200 feet extending from the south property line northerly along the detention basin will be completed in the first phase. The remaining portion (approximately 400 lf) of the wall due to grade elevations that may change, extending northerly to Cottonwood Avenue is proposed in Phase 4.

Appellant's purport: Easterly Block Wall – The free board line of the detention basin could flow on to Appellant's property.

1. The detention basin has been designed to sustain flooding for a 100 year flood with the freeboard designed with consideration of the historical flow line. The spillway is designed to release water per the engineered recommendations.

Appellant's purport: Lot Merger – As the prior use of the site, being a construction type use, it does not make sense to merge the parcels for a church site. Section 9.14.080b of the Municipal Code discusses subdivisions and phasing whereas this is a merger per M.C. 9.14.170 and CA Subdivision Map Act 66423 and 66424 defines subdivisions and subdivider of lots not merger.

1. Section 9.14.080B of the Municipal Code establishes the policies and procedures for processing a Revised Tentative Map with a discussion on phasing maps. The project presented is a Tentative Parcel Map to combine the existing five (5) lots into one parcel. The Master Site Plan approval is a phased development process and does not include the phasing of the parcel map. The Tentative Parcel Map has been conditioned to be recorded prior to construction in Phase 1 of the project.
2. This project does not meet the Municipal Code requirements to qualify for a lot merger as none of the lots are less than 5,000 square feet.
3. Processing the Tentative Parcel Map is required to combine the properties into one parcel.

Appellant's purport: Stock Piling of Dirt – There is approximately 7,000 cubic yards of dirt in the retention basin that would have to be stock piled or hauled away. Provide a condition stating any stock piling could not exceed 30 days.

1. The Church project does not propose stock piling of dirt. A condition of approval stating stock piling of dirt cannot exceed 30 days can be added, if desired by the Council. However, this is not recommended as it would introduce a component to the project that is not requested by the Church and would not be supported by staff.

Appellant's purport: Conditional Use Permit – Concern regarding the use of the Conditional Use Permit process where the project should have a cohesive design that factors in the current and proposed use of the property and that the property has the ability to accommodate the usage that is proposed. Parking capacity with current usage and the proposed changes only make the situation worse.

1. The Master Site Plan is processed as an Amended Conditional Use Permit. The Church has existed since 1959, prior to the City's incorporation. The zoning of the site allows churches with the approval of a conditional use permit. The Master Site Plan process is in fact a comprehensive process that facilitates a cohesive design noted by Mr. Bleckert.

2. The City's Municipal Code provides the parking requirement for new development. Parking calculations are based on the intensity and size of the main use of the property. For this project, that is the Church Sanctuary. The parking requirement for an established church would be increased when the sanctuary is expanded. This is not the case for this project. Although the sanctuary area will not increase with the Master Site Plan, it is noted that the original parking of 209 spaces was increased to 383 in the 1990's, and with final build-out of the new master plan will increase to 395. Condition of Approval P10 of P12-051 was included with the Planning Commission approval to ensure only one building is used at a time for an assembly use.

ALTERNATIVES

1. APPROVE the proposed Resolution denying the appeal and sustaining the decision of the Planning Commission to adopt a Negative Declaration per the California Environmental Quality (CEQA) and Approve Tentative Parcel Map 36522 (PA13-0002) combining five lots (Assessor's Parcel Numbers 479-200-037 & 038, 479-200-003, & 033 & 034) into one 9.51 acre parcel, and;

2. APPROVE the proposed Resolution denying the appeal and sustaining the decision of the Planning Commission to adopt a Negative Declaration per the California Environmental Quality Act (CEQA) and Approve P12-051 Master Site Plan Amended Conditional Use Permit for Assessor's Parcel Numbers 479-200-037 & 038, 479-200-003, & 033 & 034. (Staff recommends Alternative 1 and 2)

3. APPROVE the appeal, and override the decisions of the Planning Commission and thereby deny the Negative Declaration, the Tentative Parcel Map 36522 (PA13-0002) and Master Site Plan Amended Conditional Use Permit to combine five lots, Assessor's Parcel Numbers 479-200-037 & 038, 479-200-003, & 033 & 034, into one parcel and the Master Site plan (P12-051) to develop the site. (Staff does not recommend this alternative, City Council to provide findings)

4. APPROVE the appeal, and override the decisions of the Planning Commission and thereby deny the Master Site Plan Amended Conditional Use Permit (P12-051) and adopt the Negative Declaration and approve the Tentative Parcel Map 36522 (PA13-0002) to combine five lots Assessor's Parcel Numbers 479-200-037 & 038, 479-200-003, & 033 & 034 into one parcel. (Staff recommends this alternative in lieu of Alternative 3 if 3 is the preferred, City Council to provide findings for the denial of the Master Site Plan, Amended Conditional Use Permit)

NOTIFICATION

On October 23, 2015, staff contacted the Appellant and the Applicant providing notice that the City Council hearing date for this project would be November 10, 2015.

The public hearing was noticed on October 28, 2015 in the Press Enterprise. Posting on the site and mailing notices sent to all property owners within 300 feet of the project site was completed on October 28, 2015.

CITY COUNCIL GOALS

Positive Environment. Create a positive environment for the development of Moreno Valley's future.

Community Image, Neighborhood Pride and Cleanliness. Promote a sense of community pride and foster an excellent image about our City by developing and executing programs which will result in quality development, enhanced neighborhood preservation efforts, including home rehabilitation and neighborhood restoration.

PREPARATION OF STAFF REPORT

Prepared By:
Julia Descoteaux
Associate Planner

Department Head Approval:
Allen Brock
Community Development Department

Concurred By:
Richard J. Sandzimier
Planning Official

CITY COUNCIL GOALS

None

ATTACHMENTS

1. CC_ 300' Site Notice_Appeal_St. Christopher Church
2. Proposed Resolution PA13-0002 for Tentative Parcel Map
3. Exhibit A COAs PA13-0002 Tentative Parcel Map
4. Proposed Resolution for P12-051 MSP, ACUP
5. Exhibit A COAs P12-051 MSP CUP
6. Appeal 11-8-13 RB
7. CTE Report Field Study 11-2014
8. Phase I study
9. Phase II
10. Health Department Letter Dated 1-16-14
11. Health Department Letter Dated 4-21-14
12. Maps and Plans
13. PC Minutes 10-24-13
14. PC Staff Report 10-24-13
15. Initial Study
16. Ortho Map

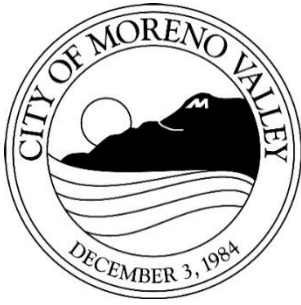
- 17. Zoning Map
- 18. Continuance Request_Appellant RB
- 19. Continuance Request_Applicant DM

APPROVALS

Budget Officer Approval	<u>✓ Approved</u>	
City Attorney Approval	<u>✓ Approved</u>	11/04/15 5:44 PM
City Manager Approval	<u>✓ Approved</u>	11/04/15 5:47 PM

HISTORY:

11/10/15 City Council CONTINUED
 Next: 12/01/15



Notice of PUBLIC HEARING

This may affect your property. Please read.

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

APPEAL: An Appeal of the Planning Commission's October 24, 2013 approval of PA13-0002 (Tentative Parcel Map 36522) and P12-051 (Master Site Plan, Amended Conditional Use Permit).

APPELLANT: Roy Bleckert

APPLICANT: Lord Architecture Inc.

OWNER: Diocese of San Bernardino

REPRESENTATIVE: Bennett Lord

LOCATION: Southeast corner of Perris Boulevard and Cottonwood Avenue.

PROPOSAL: A public hearing for an appeal of the Planning Commission's October 24, 2013 approval of PA13-0002 Tentative Parcel Map 36522, to combine five lots into one 9.5 acre parcel and P12-051 a Master Site Plan, Amended Conditional Use Permit and the supporting Negative Declaration for the future phased build out of St. Christopher Church located on the southeast corner of Perris Boulevard at Cottonwood Avenue.

COUNCIL DISTRICT: 1

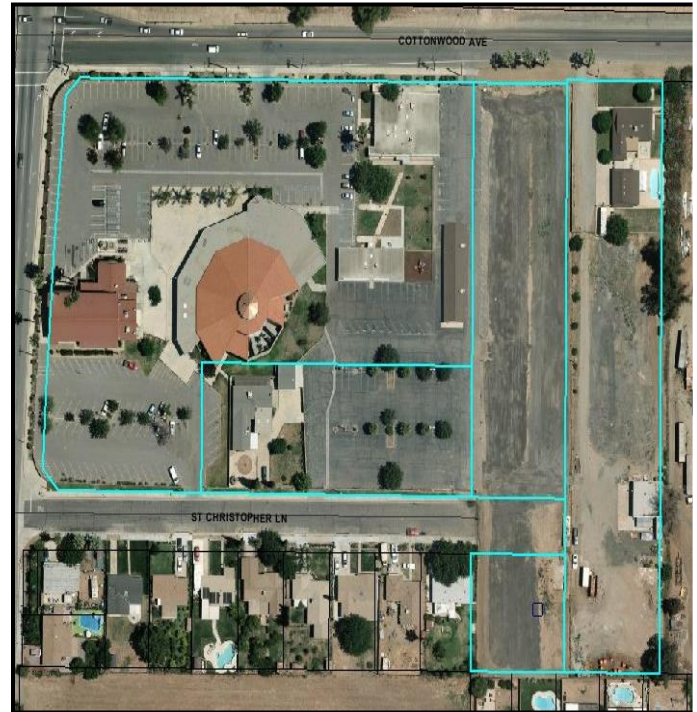
STAFF RECOMMENDATION: Approval

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 7:30 to 4:30 PM on Fridays), 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 City Council, 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 City Council at, or prior to, the Public Hearing.



LOCATION **N** ↑

CITY COUNCIL HEARING

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

DATE AND TIME: November 10, 2015 at 6:00 PM

CONTACT PLANNER: Julia Descoteaux

PHONE: (951) 413-3209

RESOLUTION NO. 2015-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, DENYING THE APPEAL AND SUSTAINING THE DECISION OF THE PLANNING COMMISSION TO ADOPT A NEGATIVE DECLARATION PER THE CALIFORNIA ENVIRONMENTAL QUALITY (CEQA) AND APPROVE TENTATIVE PARCEL MAP 36522 (PA13-0002) COMBINING FIVE LOTS (ASSESSOR'S PARCEL NUMBERS 479-200-037 & 038, 479-200-003, & 033 & 034) INTO ONE 9.51 ACRE PARCEL.

WHEREAS, the applicant, Lord Architecture, Inc., filed an application for the approval of PA13-0002 for Tentative Parcel Map 36522, a proposal to combine the existing five lots into one 9.51 acre parcel; and

WHEREAS, the application was evaluated in accordance with established City of Moreno Valley procedures, and with the consideration of the General Plan and other applicable regulations; and

WHEREAS, an environmental assessment, including an Initial Study completed in September 2013 prepared to address the environmental impacts associated with the Tentative Parcel Map 36522 (PA13-0002) and the Master Site Plan (Amended Conditional Use Permit, P12-051) and a Negative Declaration was recommended pursuant to the California Environmental Quality Act (CEQA), as there was no evidence that the proposed development applications, as designed and conditioned, would have a significant effect on public health or be materially injurious to surrounding properties or the environment as a whole; and

WHEREAS, upon completion of a through development review process the application was appropriately agendized and noticed for a public hearing before the Planning Commission on October 24, 2013; and

WHEREAS, on October 24, 2013, the Planning Commission held a public hearing in accordance with applicable law; and approved PA13-0002 Tentative Parcel Map 36522; and

WHEREAS, at said public hearing, the Planning Commission carefully reviewed and considered all the evidence presented in connection with the hearing on the project, including but not limited to the staff report, all written and oral testimony presented, and voted 5-0, with one Commissioner absent, to adopt a Negative Declaration and to approve the project; and

WHEREAS, on November 8, 2013, Roy Bleckert filed an appeal (of the Planning Commission's decision to approve the project) with the Community & Economic Development Department; and

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Date Adopted: November 10, 2015

WHEREAS, subsequent to the filing of the Appeal, the City by mutual agreement, engaged in several meetings with the Appellant, the Applicant and jointly with the Appellant and Applicant to address and resolve the concerns of the Appellant; and

WHEREAS, to date no mutual agreement between the parties has been achieved and therefore final consideration of the matter is desired; and

WHEREAS, required public notice of the public hearing on the Appeal was properly noticed in the Press Enterprise on October 28th, 2015; and

WHEREAS, the City Council conducted a public hearing on November 10, 2015; and

WHEREAS, the City Council has found the evidence presented sufficient and appropriate to uphold the decisions of the Planning Commission as further disclosed below; and

WHEREAS, pursuant to Government Code Section 66020(d)(1), NOTICE IS HEREBY GIVEN that the St. Christopher project applications P12-051 and PA13-0002 are subject to certain fees, dedications, reservations and other exactions as provided herein.

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

- A. This City Council hereby finds that all of the facts set forth above in this Resolution are true and correct.
- B. Based upon substantial evidence presented to this City Council during the above-referenced public hearing on November 10, 2015, including written and oral staff reports, and the record from the public hearing, this City Council hereby finds as follows:
 1. That the proposed land division is consistent with applicable general and specific plans;

FACT: The applicant has proposed Tentative Parcel Map 36522 to combine the five parcels into one 9.51 acre parcel. The proposed map is consistent with the goals and objectives of the General Plan.

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

FACT: The design or improvement of this land division is consistent with and does not conflict with the General Plan. The

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design of the parcel map is consistent with the development requirements of the underlying Office and Residential 5 zoning.

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

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

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

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

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

FACT: The proposed parcel map meets the intent of the General Plan and Municipal Code by providing and/or allowing for existing and future land uses. The site is an existing church site and is not currently used for residential purposes. Proximity to existing commercial entities and the adjacent residential component allows for contiguous developments and infrastructure. The project does not exceed the planned density, the associated public service demand, or the demand for environmental resources envisioned by the Moreno Valley General Plan. The project does not exceed a threshold which would create potential significant impacts to fiscal and environmental resources. The future projects will supplement the City's fiscal resources by paying applicable impact fees for public facilities.

C. FEES, DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS

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

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

2. DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS

The adopted Conditions of Approval for PA13-0002, incorporated herein by reference, may include dedications, reservations, and exactions pursuant to Government Code Section 66020 (d) (1).

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

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

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

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

BE IT FURTHER RESOLVED that the City Council of the City of Moreno Valley HEREBY APPROVES Resolution 2015-XX. A Resolution of the City Council of the City of Moreno Valley, California denying the appeal and sustaining the decision of the Planning Commission to adopt a Negative Declaration per the California Environmental Quality (CEQA) and Approve Tentative Parcel Map 36522 (PA13-0002) combining five lots (Assessor's Parcel Numbers 479-200-037 & 038, 479-200-003, & 033 & 034) into one 9.51 acre parcel, subject to the attached conditions of approval included as Exhibit A, HEREBY APPROVING the project.

APPROVED AND ADOPTED this 10th day of November, 2015

Mayor of the City of Moreno Valley

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

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Attachment: Proposed Resolution PA 13-0002 for Tentative Parcel Map [Revision 4] (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE

RESOLUTION JURAT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF MORENO VALLEY)

I, Jane Halstead, City Clerk of the City of Moreno Valley, California, do hereby certify that Resolution No. 2015 - XX was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting thereof held on the 10th day of November, 2015 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem and Mayor)

CITY CLERK

(SEAL)

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Attachment: Proposed Resolution PA 13-0002 for Tentative Parcel Map [Revision 4] (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE

Exhibit A

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

**APPROVAL DATE: November 10, 2015
EXPIRATION DATE: November 10, 2018**

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

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

GENERAL CONDITIONS

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

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

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

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

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

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Attachment: Exhibit A COAs PA13-0002 Tentative Parcel Map [Revision 1] (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING

CONDITIONS OF APPROVAL
PA13-0002 TENTATIVE PARCEL MAP
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- P5. All undeveloped portions of the site shall be maintained in a manner that provides for the control of weeds, erosion and dust. (MC 9.02.030)
- P6. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
- P7. All site plans, grading plans, landscape and irrigation plans, and street improvement plans shall be coordinated for consistency with this approval.

SPECIAL CONDITIONS

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

PRIOR TO GRADING

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

CONDITIONS OF APPROVAL
PA13-0002 TENTATIVE PARCEL MAP
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If human remains are discovered, work in the affected area shall cease immediately and the County Coroner shall be notified. If it is determined that the remains are potentially Native American, the California Native American Heritage Commission and any and all affected Native American Indians tribes such as the Morongo Band of Mission Indians or the Pechanga Band of Luiseno Indians shall be notified and appropriate measures provided by State law shall be implemented.
 (GP Objective 23.3, DG, CEQA).

PRIOR TO BUILDING PERMIT

- P13. (BP) Prior to issuance of building permits, the developer or developer's successor-in-interest shall pay all applicable impact fees, including but not limited to Transportation Uniform Mitigation fees (TUMF), Multi-species Habitat Conservation Plan (MSHCP) mitigation fees, and the City's adopted Development Impact Fees.
 (Ord)

PRIOR TO RECORDATION

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

Building and Safety Division

- B1. New buildings/structures shall comply with the current California Building Standards Code (CBC, CEC, CMC, CPC and Green Building Standards) as well as City ordinances. Plans shall be submitted to the Building and Safety Division as a separate submittal and shall include a soils report at time of first submittal. Beginning on January 1, 2014, the 2013 CBC will become effective for all new building permit applications.

CONDITIONS OF APPROVAL
PA13-0002 TENTATIVE PARCEL MAP
Page 10

FIRE PREVENTION BUREAU

Standard Conditions shall apply.

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

- F1. Final fire and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in force at the time of building plan submittal.
- F2. The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering 2125 GPM for 4 hour(s) duration at 20-PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 507.3, Appendix B) . **The 50% reduction in fire flow was granted for the use of fire sprinklers throughout the facility. The reduction shall only apply to fire flow, hydrant spacing shall be per the fire flow requirements listed in CFC Appendix B and C.**
- F3. Industrial, Commercial, Multi-family, Apartment, Condominium, Townhouse or Mobile Home Parks. A combination of on-site and off-site super fire hydrants (6" x 4" x 2 1/2" x 2 1/2") and super enhanced fire hydrants (6" x 4" x 4" x 2 1/2") shall not be closer than 40 feet and more than 150 feet from any portion of the building as measured along approved emergency vehicular travel ways. The required fire flow shall be available from any adjacent fire hydrant(s) in the system. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, super or enhanced fire hydrants as determined by the fire code official shall be provided at spacing not to exceed 500 feet of frontage for transportation hazards. (CFC 507.5.7 & MVMC 8.36.060 Section K)
- F4. During phased construction, dead end roadways and streets which have not been completed shall have a turn-around capable of accommodating fire apparatus. (CFC 503.2 and 503.2.5)

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PA13-0002 TENTATIVE PARCEL MAP
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- F5. Prior to issuance of Building Permits, the applicant/developer shall provide the Fire Prevention Bureau with an approved site plan for Fire Lanes and signage. (MVMC 8.36.050 and CFC 501.3)
- F6. Prior to construction and issuance of building permits, all locations where structures are to be built shall have an approved Fire Department emergency vehicular access road (all weather surface) capable of sustaining an imposed load of 80,000 lbs. GVW, based on street standards approved by the Public Works Director and the Fire Prevention Bureau. (CFC 501.4 and MVMC 8.36.050 Section A)
- F7. Prior to construction and issuance of Building Permits, fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) or thirty (30) feet as approved by the Fire Prevention Bureau and an unobstructed vertical clearance of not less than thirteen (13) feet six (6) inches. (CFC 503.2.1 and MVMC 8.36.060[E])
- F8. Prior to construction, all roads, driveways and private roads shall not exceed 12 percent grade. (CFC 503.2.7 and MVMC 8.36.060[G])
- F9. If construction is phased, each phase shall provide an approved emergency vehicular access way for fire protection prior to any building construction. (CFC 501.4)
- F10. Prior to construction, all locations where structures are to be built shall have an approved Fire Department access based on street standards approved by the Public Works Director and the Fire Prevention Bureau. (CFC 501.3)
- F11. Prior to building construction, dead end roadways and streets which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5)
- F12. Prior to issuance of Building Permits, the applicant/developer shall participate in the Fire Impact Mitigation Program. (Fee Resolution as adopted by City Council)
- F13. Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Fire Prevention Bureau for review. Plans shall:
- a) Be signed by a registered civil engineer or a certified fire protection engineer;
 - b) Contain a Fire Prevention Bureau approval signature block; and
 - c) Conform to hydrant type, location, spacing of new and existing hydrants and minimum fire flow required as determined by the Fire Prevention Bureau.

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

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

- F14. Prior to issuance of Certificate of Occupancy or Building Final, “Blue Reflective Markers” shall be installed to identify fire hydrant locations in accordance with City specifications. (CFC 509.1)
- F15. Prior to issuance of Certificate of Occupancy or Building Final, all commercial buildings shall display street numbers in a prominent location on the street side and rear access locations. The numerals shall be a minimum of twelve (12) inches in height for buildings and six (6) inches in height for suite identification on a contrasting background. Unobstructed lighting of the address(s) shall be by means approved by the Fire Prevention Bureau and Police Department. In multiple suite centers (strip malls), businesses shall post the name of the business on the rear door(s). (CFC 505.1)
- F16. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a fire sprinkler system based on square footage and type of construction, occupancy or use. Fire sprinkler plans shall be submitted to the Fire Prevention Bureau for approval prior to installation. (CFC Chapter 9)
- F17. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a fire alarm system monitored by an approved Underwriters Laboratory listed central station based on a requirement for monitoring the sprinkler system, occupancy or use. Fire alarm panel shall be accessible from exterior of building in an approved location. Plans shall be submitted to the Fire Prevention Bureau for approval prior to installation. (CFC Chapter 9 and MVMC 8.36.100)
- F18. Prior to issuance of a Certificate of Occupancy or Building Final, a “Knox Box Rapid Entry System” shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Chief. All exterior security emergency access gates shall be electronically operated and be provided with Knox key switches for access by emergency personnel. (CFC 506.1)

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PA13-0002 TENTATIVE PARCEL MAP
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- F19. Prior to issuance of Certificate of Occupancy, approval shall be required from the County of Riverside Community Health Agency (Department of Environmental Health) and Moreno Valley Fire Prevention Bureau to maintain, store, use, handle materials, or conduct processes which produce conditions hazardous to life or property, and to install equipment used in connection with such activities. (CFC 105)
- F20. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer must submit a simple plot plan, a simple floor plan, and other plans as requested, each as an electronic file in .dwg format, to the Fire Prevention Bureau. Alternate file formats may be acceptable with approval by the Fire Chief.
- F21. The angle of approach and departure for any means of Fire Department access shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m), and the design limitations of the fire apparatus of the Fire Department shall be subject to approval by the AHJ. (CFC 503 and MVMC 8.36.060)
- F22. Prior to issuance of the building permit for development, independent paved access to the nearest paved road, maintained by the City shall be designed and constructed by the developer within the public right of way in accordance with City Standards. (MVMC 8.36.060)
- F23. Prior to construction, "private" driveways over 150 feet in length shall have a turn-around as determined by the Fire Prevention Bureau capable of accommodating fire apparatus. Driveway grades shall not exceed 12 percent. (CFC 503 and MVMC 8.36.060)
- F24. Complete plans and specifications for fire alarm systems, fire-extinguishing systems (including automatic sprinklers or standpipe systems), clean agent systems (or other special types of automatic fire-extinguishing systems), as well as other fire-protection systems and appurtenances thereto shall be submitted to the Moreno Valley Fire Prevention Bureau for review and approval prior to system installation. Submittals shall be in accordance with CFC Chapter 9 and associated accepted national standards.
- F25. A permit is required to maintain, store, use or handle materials, or to conduct processes which produce conditions hazardous to life or property, or to install equipment used in connection with such activities. Such permits shall not be construed as authority to violate, cancel or set aside any of the provisions of this code. Such permit shall not take the place of any license required by law. Applications for permits shall be made to the Fire Prevention Bureau in such form and detail as prescribed by the Bureau. Applications for permits shall be

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PA13-0002 TENTATIVE PARCEL MAP
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- accompanied by such plans as required by the Bureau. Permits shall be kept on the premises designated therein at all times and shall be posted in a conspicuous location on the premises or shall be kept on the premises in a location designated by the Fire Chief. Permits shall be subject to inspection at all times by an officer of the fire department or other persons authorized by the Fire Chief in accordance with CFC 105 and MVMC 8.36.100.
- F26. Approval of the safety precautions required for buildings being constructed, altered or demolished shall be required by the Fire Chief in addition to other approvals required for specific operations or processes associated with such construction, alteration or demolition. (CFC Chapter 14 & CBC Chapter 33)
- F27. Construction or work for which the Fire Prevention Bureau's approval is required shall be subject to inspection by the Fire Chief and such construction or work shall remain accessible and exposed for inspection purposes until approved. (CFC Section 105)
- F28. The Fire Prevention Bureau shall maintain the authority to inspect, as often as necessary, buildings and premises, including such other hazards or appliances designated by the Fire Chief for the purpose of ascertaining and causing to be corrected any conditions which would reasonably tend to cause fire or contribute to its spread, or any violation of the purpose or provisions of this code and of any other law or standard affecting fire safety. (CFC Section 105)
- F29. Permit requirements issued, which designate specific occupancy requirements for a particular dwelling, occupancy, or use, shall remain in effect until such time as amended by the Fire Chief. (CFC Section 105)
- F30. In accordance with the California Fire Code Appendix Chapter 1, where no applicable standards or requirements are set forth in this code, or contained within other laws, codes, regulations, ordinances or bylaws adopted by the jurisdiction, compliance with applicable standards of the National Fire Protection Association or other nationally recognized fire safety standards as are approved shall be deemed as prima facie evidence of compliance with the intent of this code as approved by the Fire Chief. (CFC Section 102.8)
- F31. Any alterations, demolitions, or change in design, occupancy and use of buildings or site will require plan submittal to the Fire Prevention Bureau with review and approval prior to installation. (CFC Chapter 1)
- F32. Emergency and Fire Protection Plans shall be provided when required by the Fire Prevention Bureau. (CFC Section 105)

CONDITIONS OF APPROVAL
PA13-0002 TENTATIVE PARCEL MAP
Page 15

- F33. Prior to Certificate of Occupancy all locations where medians are constructed and prohibit vehicular ingress/egress into or away from the site, provisions must be made to construct a median-crossover at all locations determined by the Fire Marshal and the City Engineer. Prior to the construction, design plans will be submitted for review and approval by the City Engineer and all applicable inspections conducted by Land Development Division.
- F34. Prior to construction, all traffic calming designs/devices must be approved by the Fire Marshal and City Engineer.

**CONDITIONS OF APPROVAL
PA13-0002 TENTATIVE PARCEL MAP
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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.

General Conditions

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

Prior to Map Approval or Recordation

- LD3. (MA) Prior to approval of the map, all street dedications shall be irrevocably offered to the public and shall continue in force until the City accepts or abandons such offers, unless otherwise approved by the City Engineer. All dedications shall be free of all encumbrances as approved by the City Engineer.
- LD4. (MR) Prior to recordation of the map, the developer shall submit the map, on compact disks, in (.dxf) digital format to the Land Development Division of the Community and Economic Development Department.

SPECIAL CONDITIONS

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

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CONDITIONS OF APPROVAL
PA13-0002 TENTATIVE PARCEL MAP
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- a. A 44-foot half-width street right-of-way dedication on the south side of Cottonwood Avenue along this project's north frontage between the easternmost proposed project entrance to the easterly property line (along APN 479-200-003) to ensure a centerline to south right-of-way distance of 44 feet for a Minor Arterial, City Standard 105C.
- b. Additional right-of-way dedication behind any driveway approach per City Standard 118C, on both Cottonwood Avenue and St. Christopher Lane.
- c. Appropriate street right-of-way dedication and vacation for a cul-de-sac at the eastern terminus of St. Christopher Lane per City Standard 123.
- d. Additional right-of-way dedication for a proposed bus turnout on Cottonwood Avenue per City Standard 121.

CONDITIONS OF APPROVAL
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TRANSPORTATION ENGINEERING DIVISION

Based on the information contained in our standard review process we recommend the following conditions of approval be placed on this project:

GENERAL CONDITIONS

- TE1. Perris Boulevard is classified as a Divided Arterial – Six Lane (110’RW/86’CC) per City Standard Plan No. 103C. Any improvements to the roadway shall be per City standards.
- TE2. Cottonwood Avenue is classified as a Minor Arterial (88’RW/64’CC) per City Standard Plan No. 105A. Any improvements to the roadway shall be per City standards.
- TE3. St. Christopher Lane is classified as a Local Street (56’RW/36’CC) per City Standard Plan No. 108A. Any modifications or improvements undertaken by this project shall be consistent with the City’s standards for this facility.
- TE4. Driveways shall conform to Section 9.11.080, and Table 9.11.080-14 of the City’s Development Code – Design Guidelines and City of Moreno Valley Standard No. 118C for commercial driveway approach. Phased access shall be the following:
- Phase 1: Reconstruct existing St. Christopher Lane driveways, construct new St. Christopher Lane driveway at the end of cul-de-sac. Construct new Cottonwood Avenue driveway to align with proposed Watson Way.
 - Phase 2: Remove two existing westerly Cottonwood Avenue Driveways and construct new driveway at approximately 450’ from centerline of Perris Boulevard.
- TE5. The cul-de-sac at the eastern terminus of St. Christopher Lane shall be designed and constructed per City Standard Plan No. 123 or 124
- TE6. A bus bay per City Standard Plan No. 121 shall be designed for eastbound Cottonwood Avenue, just east of Perris Boulevard.
- TE7. Conditions of approval may be modified or added if a revised map is submitted for this development.

RESOLUTION NO. 2015 - XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, DENYING THE APPEAL AND SUSTAINING THE DECISION OF THE PLANNING COMMISSION TO ADOPT A NEGATIVE DECLARATION PER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND APPROVE P12-051 MASTER SITE PLAN AMENDED CONDITIONAL USE PERMIT (ASSESSOR'S PARCEL NUMBERS 479-200-037 & 038, 479-200-003, & 033 & 034)

WHEREAS, the applicant, Lord Architecture, Inc., filed an application for the approval of P15-051 Master Site Plan, Amended Conditional Use Permit, a proposal for the future phased build out of the St. Christopher Church site; and

WHEREAS, the application was evaluated in accordance with established City of Moreno Valley procedures, and with the consideration of the General Plan and other applicable regulations; and

WHEREAS, an environmental assessment, including an Initial Study completed in September 2013 prepared to address the environmental impacts associated with the Tentative Parcel Map 36522 (PA13-0002) and the Master Site Plan (Amended Conditional Use Permit, P12-051) and a Negative Declaration was recommended pursuant to the California Environmental Quality Act (CEQA), as there was no evidence that the proposed development applications, as designed and conditioned, would have a significant effect on public health or be materially injurious to surrounding properties or the environment as a whole; and

WHEREAS, upon completion of a through development review process the application was appropriately agendized and noticed for a public hearing before the Planning Commission on October 24, 2013; and

WHEREAS, on October 24, 2013, the Planning Commission held a public hearing in accordance with applicable law; and approved P12-051 Master Site Plan, Amended Conditional Use Permit and

WHEREAS, at said public hearing, the Planning Commission carefully reviewed and considered all the evidence presented in connection with the hearing on the project, including but not limited to the staff report, all written and oral testimony presented, and voted 5-0, with one Commissioner absent, to adopt a Negative Declaration and to approve the project; and

WHEREAS, on November 8, 2013, Roy Bleckert filed an appeal (of the Planning Commission's decision to approve the project) with the Community & Economic Development Department; and

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WHEREAS, subsequent to the filing of the Appeal, the City by mutual agreement, engaged in several meetings with the Appellant, the Applicant and jointly with the Appellant and Applicant to address and resolve the concerns of the Appellant; and

WHEREAS, to date no mutual agreement between the parties has been achieved and therefore final consideration of the matter is desired; and

WHEREAS, required public notice of the public hearing on the Appeal was properly noticed in the Press Enterprise on October 28th, 2015; and

WHEREAS, the City Council conducted a public hearing on November 10, 2015; and

WHEREAS, the City Council has found the evidence presented sufficient and appropriate to uphold the decisions of the Planning Commission as further disclosed below; and

WHEREAS, pursuant to Government Code Section 66020(d)(1), NOTICE IS HEREBY GIVEN that the St. Christopher project applications P12-051 and PA13-0002 are subject to certain fees, dedications, reservations and other exactions as provided herein.

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

- A. This City Council hereby finds that all of the facts set forth above in this Resolution are true and correct.
- B. Based upon substantial evidence presented to this City Council during the above-referenced public hearing on November 10, 2015, including written and oral staff reports, and the record from the public hearing, this City Council hereby finds as follows:
 1. Conformance with General Plan Policies – The proposed use is consistent with the General Plan, and its goals, objectives, policies and programs.

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

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

FACT: The proposed project is located within the Office and Residential 5 zone which allows the church use with the approval of

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a Conditional Use Permit. As proposed, the project complies with all applicable zoning and Municipal Code requirements.

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

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

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

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

C. FEES, DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS

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

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

2. DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS

The adopted Conditions of Approval for P12-051, incorporated herein by reference, may include dedications, reservations, and exactions pursuant to Government Code Section 66020 (d) (1).

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

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

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

BE IT FURTHER RESOLVED that the City Council of the City of Moreno Valley HEREBY APPROVES Resolution 2015-XX. A Resolution of the City Council of the City of Moreno Valley, California denying the appeal and sustaining the decision of the Planning Commission to adopt a Negative Declaration per the California Environmental Quality (CEQA) and Approve P12-051 Master Site Plan Amended Conditional Use Permit, (Assessor's Parcel Numbers 479-200-037 & 038, 479-200-003, & 033 & 034) into one 9.51 acre parcel, subject to the attached conditions of approval included as Exhibit A, HEREBY APPROVING the project.

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APPROVED AND ADOPTED this 10th day of November, 2015.

Mayor of the City of Moreno Valley

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

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Date Adopted: November 10, 2015

Attachment: Proposed Resolution for P12-051 MSP, ACUP [Revision 5] (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING

RESOLUTION JURAT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF MORENO VALLEY)

I, Jane Halstead, City Clerk of the City of Moreno Valley, California, do hereby certify that Resolution No. 2015 - XX was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting thereof held on the 10th day of November, 2015 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem and Mayor)

CITY CLERK

(SEAL)

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Resolution No. 2015 - XX
Date Adopted: November 10, 2015

Attachment: Proposed Resolution for P12-051 MSP, ACUP [Revision 5] (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING

Exhibit A

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

APPROVAL DATE: November 10, 2015
EXPIRATION DATE: November 10, 2018

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

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

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

GENERAL CONDITIONS

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

*Revised at Planning Commission
**Revised at City Council

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

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

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

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

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Resolution No. 2015 - XX
Date Adopted: November 10, 2015

Attachment: Exhibit A COAs P12-051 MSP CUP [Revision 1] (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION)?S

**CONDITIONS OF APPROVAL
P12-051 MASTER SITE PLAN
PAGE 8**

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

Special Conditions

- P8. The site has been approved for a Master Site Plan (Amended Conditional Use Permit) for the existing church site. A change or modification shall require separate approval.
- P9. The church will be utilizing the existing buildings as offices, meeting rooms and classrooms. This use is in conjunction with the church and does not include regular elementary, middle, high or college school activities. (A separate conditional use permit is required for private schools).
- P10. *Church services and assembly meetings may be held in only one building at a time to ensure adequate parking.
- P11. The existing building on the south east portion of the site shall be used for storage purposes only. Any assembly use is prohibited.
- P12. Tentative Parcel Map 36522 shall be recorded prior to Phase 1.
- P13. The proposed Water Quality Basin shall be completed with Phase 1 prior to any Phase

**CONDITIONS OF APPROVAL
P12-051 MASTER SITE PLAN
PAGE 9**

1 building final or certificate of occupancy.

P14. *There shall be a minimum of 361 parking stalls on the site at all times. At Phase 4 the parking number shall increase to 395.

P15. The site will be developed in five (5) phases with an Amended Plot Plan application processed for each proposed building or site modification.

Phase 1

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

Phase 2

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

Phase 3

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

Phase 4

**CONDITIONS OF APPROVAL
P12-051 MASTER SITE PLAN
PAGE 10**

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

Phase 5

- Construct two religious education buildings.

Prior to Issuance of Grading Permits

- P16. (GP) If potential historic, archaeological, or paleontological resources are uncovered during excavation or construction activities at the project site, work in the affected area will cease immediately and a qualified person (meeting the Secretary of the Interior's standards (36CFR61)) shall be consulted by the applicant to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, prehistoric, or paleontological resource. Determinations and recommendations by the consultant shall be implemented as deemed appropriate by the Community & Economic Development Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all affected Native American Tribes before any further work commences in the affected area.

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

- P17. (GP) Prior to issuance of grading permits, the developer shall pay the applicable Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee. (Ord)

**CONDITIONS OF APPROVAL
P12-051 MASTER SITE PLAN
PAGE 11**

- P18. (GP) Prior to approval of any grading permit, the developer shall submit for review and approval of a tree plan to the Planning Division. The plan shall identify all mature trees (4 inch trunk diameter or larger) on the subject property and City right-of-way. Using the grading plan as a base, the plan shall indicate trees to be relocated, retained, and removed. Replacement trees shall be shown on the plan, be a minimum size of 24 inch box, and meet a ratio of three replacement trees for each mature tree removed or as approved by the Planning Official. (GP Objective 4.4, 4.5, DG)
- P19. (GP) Prior to approval of any grading permits, final median enhancement/landscape/irrigation plans shall be submitted to the Planning Division, and Public Works Department – Special Districts for review and approval by each division. (GP - Circulation Master Plan) Timing of installation shall be determined by PW- Special Districts.
- P20. (GP) Prior to approval of any grading permits, plans for any security gate system shall be submitted to the Planning Division for review and approval.
- P21. (GP) Decorative pedestrian pathways across circulation aisles/paths shall be provided throughout the development to connect dwellings with open spaces and/or recreational uses or commercial/industrial buildings with open space and/or parking and/or the public right-of-way. The pathways shall be shown on the precise grading plan. (GP Objective 46.8, DG)
- P22. (GP) Prior to the issuance of building permits, the site plan shall show decorative concrete pavers for all new driveway ingress/egress locations of the project.
- P23. (GP) Prior to issuance of grading permits, the developer shall submit wall/fence plans to the Planning Division for review and approval as follows:
- A. A maximum 6 foot high solid decorative block perimeter wall with pilasters and a cap shall be required adjacent to all residential zoned areas.
 - B. A 3 foot high decorative wall, solid hedge or berm shall be placed in any setback areas between a public right of way and a parking lot for screening.
 - C. Any proposed retaining walls shall also be decorative in nature, while the combination of retaining and other walls on top shall not exceed the height requirement.
 - D. Walls and fences for visual screening are required when there are adjacent residential uses or residentially zone property. The height, placement and design will be based on a site specific review of the project. All walls are subject to the approval of the Planning Official. (DC 9.08.070)

**CONDITIONS OF APPROVAL
P12-051 MASTER SITE PLAN
PAGE 12**

PRIOR TO BUILDING PERMITS

- P24. (BP) Prior to issuance of building permits, the Planning Division shall review and approve the location and method of enclosure or screening of transformer cabinets, commercial gas meters and back flow preventers as shown on the final working drawings. Location and screening shall comply with the following criteria: transformer cabinets and commercial gas meters shall not be located within required setbacks and shall be screened from public view either by architectural treatment or landscaping; multiple electrical meters shall be fully enclosed and incorporated into the overall architectural design of the building(s); back-flow preventers shall be screened by landscaping. (GP Objective 43.30, DG)
- P25. (BP) Prior to issuance of building permits, screening details shall be addressed on plans for roof top equipment and trash enclosures submitted for Planning Division review and approval. All equipment shall be completely screened so as not to be visible from public view, and the screening shall be an integral part of the building. For trash enclosures, landscaping shall be included on at least three sides. The trash enclosure, including any roofing, shall be compatible with the architecture for the building(s). (GP Objective 43.6, DG)
- P26. (BP) Prior to issuance of building permits, two copies of a detailed, on-site, computer generated, point-by-point comparison lighting plan, including exterior building, parking lot, and landscaping lighting, shall be submitted to the Planning Division for review and approval. The lighting plan shall be generated on the plot plan and shall be integrated with the final landscape plan. The plan shall indicate the manufacturer's specifications for light fixtures used and shall include style, illumination, location, height and method of shielding. The lighting shall be designed in such a manner so that it does not exceed 0.5 foot candles illumination beyond at the property line. The lighting level for all parking lots or structures shall be a minimum coverage of one foot-candle of light with a maximum of eight foot-candles. After the third plan check review for lighting plans, an additional plan check fee will apply. (MC 9.08.100, DG)
- P27. (BP) Prior to issuance of building permits, the developer or developer's successor-in-interest shall pay all applicable impact fees, including but not limited to Transportation Uniform Mitigation fees (TUMF), Multi-species Habitat Conservation Plan (MSHCP) mitigation fees, and the City's adopted Development Impact Fees. (Ord)
- P28. (BP) Prior to issuance of any building permits, final landscaping and irrigation plans shall be submitted for review and approved by the Planning Division. After the third plan check review for landscape plans, an additional plan check fee shall apply. The plans shall be prepared in accordance with the City's Landscape Standards

**PLANNING DIVISION
CONDITIONS OF APPROVAL
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and shall include:

- A. A three (3) foot high decorative wall, solid hedge or berm shall be placed in any setback areas between a public right of way and a parking lot for screening.
 - B. Finger and end planters with required step outs and curbing shall be provided every 12 parking stalls as well as at the terminus of each aisle.
 - C. Diamond planters shall be provided every 3 parking stalls.
 - D. Drought tolerant landscape shall be used. Sod shall be limited to gathering areas.
 - E. Street trees shall be provided every 40 feet on center in the right of way.
 - F. On-site trees shall be planted at an equivalent of one (1) tree per thirty (30) linear feet of the perimeter of a parking lot and per thirty linear feet of a building dimension for the portions of the building visible from a parking lot or right of way. Trees may be massed for pleasing aesthetic effects.
 - G. Enhanced landscaping shall be provided at all driveway entries and street corner locations
 - H. The review of all utility boxes, transformers etc. shall be coordinated to provide adequate screening from public view.
 - I. Landscaping on three sides of any trash enclosure.
 - J. All site perimeter and parking lot landscape and irrigation shall be installed prior to the release of certificate of any occupancy permits for the site or pad in question.
- P29. Prior to the issuance of building permits, landscape and irrigation plans for areas maintained by the Property Owner shall be submitted to the Planning Division. All landscape plans shall be approved prior to the release of any building permits for the site. The plans shall be prepared in accordance with the City's Landscape Development Guidelines. Landscaping is required for the sides and or slopes of all water quality basin and drainage areas, while a hydroseed mix with irrigation is acceptable for the bottom of the basin areas. All detention basins shall include trees, shrubs and groundcover up to the concreted portion of the basin. A solid decorative wall with pilasters, tubular steel fence with pilasters or other fence or wall approved by the Planning Official is required to secure all water quality and detention basins.
- P30. (BP) Prior to the issuance of building permits, the master site plan shall include landscape for trash enclosures to include landscape on three sides, while elevation plans for trash enclosures shall be provided that include decorative enhancements such as an enclosed roof and other decorative features that are consistent with the architecture of the proposed buildings on the site, subject to the approval of the Planning Division.

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- P31. (BP) Prior to the issuance of building permits, the elevation plans shall be revised to include decorative lighting sconces on all sides of the buildings of the complex facing a parking lot, courtyard or plaza, or public right of way or open space to provide up-lighting and shadowing on the structures. Include drawings of the sconce details for each building within the elevation plans.
- P32. (BP) Prior to the issuance of building permits, the plot plan shall include decorative concrete pavers for all driveway ingress/egress locations for the project

PRIOR TO CERTIFICATE OF OCCUPANCY

- P33. (CO) Prior to issuance of Certificates of Occupancy or building final, the required landscaping and irrigation shall be installed. (DC 9.03.040)
- P34. (CO) Prior to the issuance of Certificates of Occupancy or building final, all required and proposed fences and walls shall be constructed according to the approved plans on file in the Planning Division. (MC 9.080.070).
- P35. (BP/CO) Prior to issuance of Certificate of Occupancy or building final, installed landscaping and irrigation shall be inspected by the Planning Division. All on-site and common area landscaping shall be installed in accordance with the City's Landscape Standards and the approved project landscape plans and all site clean-up shall be completed.

Building and Safety Division

- B1. New buildings/structures shall comply with the current California Building Standards Code (CBC, CEC, CMC, CPC and Green Building Standards) as well as City ordinances. Plans shall be submitted to the Building and Safety Division as a separate submittal and shall include a soils report at time of first submittal. Beginning on January 1, 2014, the 2013 CBC will become effective for all new building permit applications.

COMMERCIAL, INDUSTRIAL, MULTI-FAMILY PROJECTS INCLUDING CONDOMINIUMS, TOWNHOMES, DUPLEXES AND TRIPLEX BUILDINGS REQUIRE THE FOLLOWING.

- B2. Prior to final inspection, all plans will be placed on a CD Rom for reference and verification. Plans will include "as built" plans, revisions and changes. The CD will also include Title 24 energy calculations, structural calculations and all other pertinent information. It will be the responsibility of the developer and or the building or property owner(s) to bear all costs required for this process. The CD will be presented to the Building and Safety Division for review prior to final inspection and

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building occupancy. The CD will become the property of the Moreno Valley Building and Safety Division at that time. In addition, a site plan showing the path of travel from public right of way and building to building access with elevations will be required.

- B3. (BP) Prior to the issuance of a building permit, the applicant shall submit a properly completed "Waste Management Plan" (WMP), as required, to the Compliance Official (Building Official) as a portion of the building or demolition permit process.

SCHOOL DISTRICT

- S1. (BP) Prior to issuance of building permits, the developer shall provide to the Community Development Director a written certification by the affected school district that either: (1) the project has complied with the fee or other exaction levied on the project by the governing board of the district, pursuant to Government Code Section 65996; or (2) the fee or other requirement does not apply to the project.

UNITED STATES POSTAL SERVICE

- PO1. (BP) Prior to the issuance of building permits, the developer shall contact the U.S. Postal Service to determine the appropriate type and location of mailboxes.

POLICE DEPARTMENT

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

Standard Conditions

- PD1. Prior to the start of any construction, temporary security fencing shall be erected. The fencing shall be a minimum of six (6) feet high with locking, gated access and shall remain through the duration of construction. Security fencing is required if there is: construction, unsecured structures, unenclosed storage of materials and/or equipment, and/or the condition of the site constitutes a public hazard as determined by the Public Works Department. If security fencing is required, it shall remain in place until the project is completed or the above conditions no longer exist. (DC 9.08.080)
- PD2. (GP) Prior to the issuance of grading permits, a temporary project identification sign shall be erected on the site in a secure and visible manner. The sign shall be conspicuously posted at the site and remain in place until occupancy of the project. The sign shall include the following:

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- a. The name (if applicable) and address of the development.
- b. The developer's name, address, and a 24-hour emergency telephone number. (DC 9.08.080)

- PD3. (CO) Prior to the issuance of a Certificate of Occupancy, an Emergency Contact information Form for the project shall be completed at the permit counter of the Community and Economic Development Department - Building Division for routing to the Police Department. (DC 9.08.080)
- PD4. Addresses needs to be in plain view visible from the street and visible at night. It needs to have a backlight, so the address will reflect at night or a lighted address will be sufficient.
- PD5. All exterior doors in the rear and the front of the buildings need an address or suite number on them.
- PD6. All rear exterior doors should have an overhead low sodium light or a light comparable to the same.
- PD7. The exterior of the building should have high-pressure sodium lights and or Metal halide lights installed and strategically placed throughout the exterior of the building. The parking lots should have adequate lighting to insure a safe environment for customers and or employees.
- PD8. All landscape cover should not exceed over 3' from the ground in the parking lot.
- PD9. Bushes that are near the exterior of the building should not exceed 4' and should not be planted directly in front of the buildings or walkways.
- PD10. Trees, which exceed 20', should have a 7' visibility from the ground to the bottom half of the tree. This is so that patrons or employees can view the whole parking lot while parking their vehicles in the parking lot.
- PD11. A monument address is to be located in front of the main entrance.
- PD12. Landscape screening is to be located no closer than six feet from the covered parking spaces.
- PD13. Sufficient lighting is to be provided over all mailbox areas.

FIRE PREVENTION BUREAU

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Standard Conditions shall apply.

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

- F1. Final fire and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in force at the time of building plan submittal.
- F2. The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering 2125 GPM for 4 hour(s) duration at 20-PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 507.3, Appendix B) . **The 50% reduction in fire flow was granted for the use of fire sprinklers throughout the facility. The reduction shall only apply to fire flow, hydrant spacing shall be per the fire flow requirements listed in CFC Appendix B and C.**
- F3. Industrial, Commercial, Multi-family, Apartment, Condominium, Townhouse or Mobile Home Parks. A combination of on-site and off-site super fire hydrants (6" x 4" x 2 1/2" x 2 1/2") and super enhanced fire hydrants (6" x 4" x 4" x 2 1/2") shall not be closer than 40 feet and more than 150 feet from any portion of the building as measured along approved emergency vehicular travel ways. The required fire flow shall be available from any adjacent fire hydrant(s) in the system. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, super or enhanced fire hydrants as determined by the fire code official shall be provided at spacing not to exceed 500 feet of frontage for transportation hazards. (CFC 507.5.7 & MVMC 8.36.060 Section K)
- F4. During phased construction, dead end roadways and streets which have not been completed shall have a turn-around capable of accommodating fire apparatus. (CFC 503.2 and 503.2.5)
- F5. Prior to issuance of Building Permits, the applicant/developer shall provide the Fire Prevention Bureau with an approved site plan for Fire Lanes and signage. (MVMC 8.36.050 and CFC 501.3)

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- F6. Prior to construction and issuance of building permits, all locations where structures are to be built shall have an approved Fire Department emergency vehicular access road (all weather surface) capable of sustaining an imposed load of 80,000 lbs. GVW, based on street standards approved by the Public Works Director and the Fire Prevention Bureau. (CFC 501.4 and MVMC 8.36.050 Section A)
- F7. Prior to construction and issuance of Building Permits, fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) or thirty (30) feet as approved by the Fire Prevention Bureau and an unobstructed vertical clearance of not less the thirteen (13) feet six (6) inches. (CFC 503.2.1 and MVMC 8.36.060[E])
- F8. Prior to construction, all roads, driveways and private roads shall not exceed 12 percent grade. (CFC 503.2.7 and MVMC 8.36.060[G])
- F9. If construction is phased, each phase shall provide an approved emergency vehicular access way for fire protection prior to any building construction. (CFC 501.4)
- F10. Prior to construction, all locations where structures are to be built shall have an approved Fire Department access based on street standards approved by the Public Works Director and the Fire Prevention Bureau. (CFC 501.3)
- F11. Prior to building construction, dead end roadways and streets which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5)
- F12. Prior to issuance of Building Permits, the applicant/developer shall participate in the Fire Impact Mitigation Program. (Fee Resolution as adopted by City Council)
- F13. Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Fire Prevention Bureau for review. Plans shall:
- a) Be signed by a registered civil engineer or a certified fire protection engineer;
 - b) Contain a Fire Prevention Bureau approval signature block; and
 - c) Conform to hydrant type, location, spacing of new and existing hydrants and minimum fire flow required as determined by the Fire Prevention Bureau.

After the local water company signs the plans, the originals shall be presented to the Fire Prevention Bureau for signatures. The required water system, including fire

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hydrants, shall be installed, made serviceable, and be accepted by the Moreno Valley Fire Department prior to beginning construction. They shall be maintained accessible.

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

- F14. Prior to issuance of Certificate of Occupancy or Building Final, “Blue Reflective Markers” shall be installed to identify fire hydrant locations in accordance with City specifications. (CFC 509.1)
- F15. Prior to issuance of Certificate of Occupancy or Building Final, all commercial buildings shall display street numbers in a prominent location on the street side and rear access locations. The numerals shall be a minimum of twelve (12) inches in height for buildings and six (6) inches in height for suite identification on a contrasting background. Unobstructed lighting of the address(s) shall be by means approved by the Fire Prevention Bureau and Police Department. In multiple suite centers (strip malls), businesses shall post the name of the business on the rear door(s). (CFC 505.1)
- F16. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a fire sprinkler system based on square footage and type of construction, occupancy or use. Fire sprinkler plans shall be submitted to the Fire Prevention Bureau for approval prior to installation. (CFC Chapter 9)
- F17. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a fire alarm system monitored by an approved Underwriters Laboratory listed central station based on a requirement for monitoring the sprinkler system, occupancy or use. Fire alarm panel shall be accessible from exterior of building in an approved location. Plans shall be submitted to the Fire Prevention Bureau for approval prior to installation. (CFC Chapter 9 and MVMC 8.36.100)
- F18. Prior to issuance of a Certificate of Occupancy or Building Final, a “Knox Box Rapid Entry System” shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Chief. All exterior security emergency access gates shall be electronically operated and be provided with Knox key switches for access by emergency personnel. (CFC 506.1)
- F19. Prior to issuance of Certificate of Occupancy, approval shall be required from the County of Riverside Community Health Agency (Department of Environmental

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- Health) and Moreno Valley Fire Prevention Bureau to maintain, store, use, handle materials, or conduct processes which produce conditions hazardous to life or property, and to install equipment used in connection with such activities. (CFC 105)
- F20. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer must submit a simple plot plan, a simple floor plan, and other plans as requested, each as an electronic file in .dwg format, to the Fire Prevention Bureau. Alternate file formats may be acceptable with approval by the Fire Chief.
- F21. The angle of approach and departure for any means of Fire Department access shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m), and the design limitations of the fire apparatus of the Fire Department shall be subject to approval by the AHJ. (CFC 503 and MVMC 8.36.060)
- F22. Prior to issuance of the building permit for development, independent paved access to the nearest paved road, maintained by the City shall be designed and constructed by the developer within the public right of way in accordance with City Standards. (MVMC 8.36.060)
- F23. Prior to construction, "private" driveways over 150 feet in length shall have a turn-around as determined by the Fire Prevention Bureau capable of accommodating fire apparatus. Driveway grades shall not exceed 12 percent. (CFC 503 and MVMC 8.36.060)
- F24. Complete plans and specifications for fire alarm systems, fire-extinguishing systems (including automatic sprinklers or standpipe systems), clean agent systems (or other special types of automatic fire-extinguishing systems), as well as other fire-protection systems and appurtenances thereto shall be submitted to the Moreno Valley Fire Prevention Bureau for review and approval prior to system installation. Submittals shall be in accordance with CFC Chapter 9 and associated accepted national standards.
- F25. A permit is required to maintain, store, use or handle materials, or to conduct processes which produce conditions hazardous to life or property, or to install equipment used in connection with such activities. Such permits shall not be construed as authority to violate, cancel or set aside any of the provisions of this code. Such permit shall not take the place of any license required by law. Applications for permits shall be made to the Fire Prevention Bureau in such form and detail as prescribed by the Bureau. Applications for permits shall be accompanied by such plans as required by the Bureau. Permits shall be kept on the premises designated therein at all times and shall be posted in a conspicuous location on the premises or shall be kept on the premises in a location designated

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- by the Fire Chief. Permits shall be subject to inspection at all times by an officer of the fire department or other persons authorized by the Fire Chief in accordance with CFC 105 and MVMC 8.36.100.
- F26. Approval of the safety precautions required for buildings being constructed, altered or demolished shall be required by the Fire Chief in addition to other approvals required for specific operations or processes associated with such construction, alteration or demolition. (CFC Chapter 14 & CBC Chapter 33)
- F27. Construction or work for which the Fire Prevention Bureau's approval is required shall be subject to inspection by the Fire Chief and such construction or work shall remain accessible and exposed for inspection purposes until approved. (CFC Section 105)
- F28. The Fire Prevention Bureau shall maintain the authority to inspect, as often as necessary, buildings and premises, including such other hazards or appliances designated by the Fire Chief for the purpose of ascertaining and causing to be corrected any conditions which would reasonably tend to cause fire or contribute to its spread, or any violation of the purpose or provisions of this code and of any other law or standard affecting fire safety. (CFC Section 105)
- F29. Permit requirements issued, which designate specific occupancy requirements for a particular dwelling, occupancy, or use, shall remain in effect until such time as amended by the Fire Chief. (CFC Section 105)
- F30. In accordance with the California Fire Code Appendix Chapter 1, where no applicable standards or requirements are set forth in this code, or contained within other laws, codes, regulations, ordinances or bylaws adopted by the jurisdiction, compliance with applicable standards of the National Fire Protection Association or other nationally recognized fire safety standards as are approved shall be deemed as prima facie evidence of compliance with the intent of this code as approved by the Fire Chief. (CFC Section 102.8)
- F31. Any alterations, demolitions, or change in design, occupancy and use of buildings or site will require plan submittal to the Fire Prevention Bureau with review and approval prior to installation. (CFC Chapter 1)
- F32. Emergency and Fire Protection Plans shall be provided when required by the Fire Prevention Bureau. (CFC Section 105)
- F33. Prior to Certificate of Occupancy all locations where medians are constructed and prohibit vehicular ingress/egress into or away from the site, provisions must be made to construct a median-crossover at all locations determined by the Fire

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Marshal and the City Engineer. Prior to the construction, design plans will be submitted for review and approval by the City Engineer and all applicable inspections conducted by Land Development Division.

- F34. Prior to construction, all traffic calming designs/devices must be approved by the Fire Marshal and City Engineer.

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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.

General Conditions

- LD1. (G) The developer shall comply with all applicable City ordinances and resolutions including the City's Municipal Code (MC)
- LD2. (G) Financial security shall be provided for all improvements associated with each phase of development. The City Engineer may require the dedication and construction of necessary utilities, streets or other improvements outside the area of any particular project boundary, if the improvements are needed for circulation, parking, access, or for the welfare or safety of the public. (MC 9.14.080, GC 66412 and 66462.5)
- LD3. (G) It is understood that the master plot plan correctly show all existing easements, traveled ways, and drainage courses, and that their omission may require the plans associated with this application to be resubmitted for further consideration. (MC 9.14.040)
- LD4. (G) If improvements associated with this project are not initiated within two years of the date of approval of the Public Improvement Agreement, the City Engineer may require that the improvement cost estimate associated with the project be modified to reflect current City construction costs in effect at the time of request for an extension of time for the Public Improvement Agreement or issuance of a permit.
- LD5. (G) The developer shall monitor, supervise and control all construction and construction supportive activities, so as to prevent these activities from causing a public nuisance, including but not limited to, insuring strict adherence to the following:
- a. Removal of dirt, debris, or other construction material deposited on any public street no later than the end of each working day.
 - b. Observance of working hours as stipulated on permits issued by the Public Works Department.

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- c. The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.
- d. All dust control measures per South Coast Air Quality Management District (SCAQMD) requirements shall be adhered to during the grading operations.

Violation of any condition or restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedies as noted in the City Municipal Code 8.14.090. In addition, the City Engineer or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.

- LD6. (G) The developer shall protect downstream properties from damage caused by alteration of drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities, including, but not limited to, modifying existing facilities or by securing a drainage easement. (MC 9.14.110)
- LD7. (G) A detailed drainage study shall be submitted to the City Engineer for review and approval at the time of any improvement or grading plan submittal. The study shall be prepared by a registered civil engineer and shall include existing and proposed hydrologic conditions. Hydraulic calculations are required for all drainage control devices and storm drain lines. (MC 9.14.110). Prior to approval of the related improvement or grading plans, the developer shall submit the approved drainage study, on compact disk, in (.pdf) digital format to the Land Development Division of the Community and Economic Development Department.
- LD8. (G) The final conditions of approval issued by the Planning Division subsequent to Planning Commission approval shall be photographically or electronically placed on mylar sheets and included in the Grading and Street Improvement plan sets on twenty-four (24) inch by thirty-six (36) inch mylar and submitted with the plans for plan check. These conditions of approval shall become part of these plan sets and the approved plans shall be available in the field during grading and construction.

Prior to Grading Plan Approval or Grading Permit

- LD9. (GPA) Prior to approval of the grading plans, plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch mylar and signed by a registered civil engineer and other registered/licensed professional as required.

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- LD10. (GPA) Prior to grading plan approval, the developer shall ensure compliance with the City Grading ordinance, these Conditions of Approval and the following criteria:
- a. A grading permit shall be obtained from the Public Works Department - Land Development Division prior to commencement of any grading outside of the City maintained road right-of-way.
 - b. The developer shall submit a soils and geologic report to the Public Works Department – Land Development Division. The report shall address the soil's stability and geological conditions of the site.
- LD11. (GPA) Prior to grading plan approval, the developer shall select and implement treatment control best management practices (BMPs) that are medium to highly effective for treating Pollutants of Concern (POC) for the project. Projects where National Pollution Discharge Elimination System (NPDES) mandates water quality treatment control best management practices (BMPs) shall be designed per the City of Moreno Valley guidelines or as approved by the City Engineer.
- LD12. (GPA) Prior to grading plan approval for projects that will result in discharges of storm water associated with construction with a soil disturbance of one or more acres of land, the developer shall submit a Notice of Intent (NOI) and obtain a Waste Discharger's Identification number (WDID#) from the State Water Quality Control Board (SWQCB). The WDID# shall be noted on the grading plans prior to issuance of the first grading permit.
- LD13. (GPA) Prior to grading plan approval, or issuance of a building permit, if a grading permit is not required, the Developer shall submit two (2) copies of the final project-specific Water Quality Management Plan (WQMP) for review by the City Engineer that :
- a. Addresses Site Design Best Management Practices (BMPs) such as minimizing impervious areas, maximizing permeability, minimizes directly connected impervious areas to the City's street and storm drain systems, and conserves natural areas;
 - b. Incorporates Source Control BMPs and provides a detailed description of their implementation;
 - c. Incorporates Treatment Control BMPs and provides information regarding design considerations;
 - d. Describes the long-term operation and maintenance requirements for BMPs requiring maintenance; and
 - e. Describes the mechanism for funding the long-term operation and maintenance of the BMPs.

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A copy of the final WQMP template can be obtained on the City's Website or by contacting the Land Development Division of the Public Works Department.

- LD14. (GPA) Prior to grading plan approval, or issuance of a building permit, if a grading permit is not required, the Developer shall record a "Stormwater Treatment Device and Control Measure Access and Maintenance Covenant," to provide public notice of the requirement to implement the approved final project-specific WQMP and the maintenance requirements associated with the WQMP.

A boilerplate copy of the "Stormwater Treatment Device and Control Measure Access and Maintenance Covenant," can be obtained by contacting the Land Development Division of the Public Works Department.

- LD15. (GPA) Prior to grading plan approval, or issuance of a building permit, if a grading permit is not required, the Developer shall secure approval of the final project-specific WQMP from the City Engineer. The final project-specific WQMP shall be submitted at the same time of grading plan submittal. The approved final WQMP shall be submitted to the Storm Water Program Manager on compact disk(s) in Microsoft Word format prior to grading plan approval.

- LD16. (GPA) Prior to grading plan approval, or issuance of a building permit as determined by the City Engineer, the approved final project-specific WQMP shall be incorporated by reference or attached to the project's Storm Water Pollution Prevention Plan as the Post-Construction Management Plan.

- LD17. (GPA) Prior to grading plan approval, the developer shall prepare a Storm Water Pollution Prevention Plan (SWPPP) in conformance with the state's Construction Activities Storm Water General Permit. A copy of the current SWPPP shall be kept at the project site and be available for review upon request. The SWPPP shall be submitted to the Storm Water Program Manager on compact disk(s) in Microsoft Word format.

- LD18. (GPA) Prior to grading plan approval, the developer shall pay applicable remaining grading plan check fees.

- LD19. (GPA/MA) Prior to the later of either grading plan or final map approval, resolution of all drainage issues shall be as approved by the City Engineer.

- LD20. (GP) Prior to issuance of a grading permit, or building permit when a grading permit is not required, for projects that require a project-specific Water Quality Management Plan (WQMP), a project-specific final WQMP (F-WQMP) shall be approved. Upon approval, a WQMP Identification Number is issued by the Storm

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Water Management Section and shall be noted on the rough grading plans as confirmation that a project-specific F-WQMP approval has been obtained.

- LD21. (GP) Prior to issuance of a grading permit, if the fee has not already been paid prior to map approval or prior to issuance of a building permit if a grading permit is not required, the developer shall pay Area Drainage Plan (ADP) fees. The developer shall provide a receipt to the City showing that ADP fees have been paid to Riverside County Flood Control and Water Conservation District. (MC 9.14.100)
- LD22. (GP) Prior to issuance of a grading permit, security, in the form of a cash deposit (preferable), letter of credit, or performance bond shall be required to be submitted as a guarantee of the completion of the grading required as a condition of approval of the project.
- LD23. (GP) Prior to issuance of a grading permit, the developer shall pay the applicable grading inspection fees.

Prior to Improvement Plan Approval or Construction Permit

- LD24. (IPA) Prior to approval of the improvement plans, the improvement plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch mylar and signed by a registered civil engineer and other registered/licensed professional as required.
- LD25. (IPA) Prior to approval of the improvement plans, the developer shall submit clearances from all applicable agencies, and pay all outstanding plan check fees. (MC 9.14.210)
- LD26. (IPA) All public improvement plans prepared and signed by a registered civil engineer in accordance with City standards, policies and requirements shall be approved by the City Engineer in order for the Public Improvement Agreement and accompanying security to be executed.
- LD27. (IPA) Prior to approval of the improvement plans, securities and a public improvement agreement shall be required to be submitted and executed as a guarantee of the completion of the improvements required as a condition of approval of the project.
- LD28. (IPA) Prior to approval of the improvement plans, the plans shall indicate any restrictions on trench repair pavement cuts to reflect the City's moratorium on disturbing newly-constructed pavement less than three years old and recently slurry sealed streets less than one year old. Pavement cuts for trench repairs may be allowed for emergency repairs or as specifically approved in writing by the City Engineer.

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- LD29. (IPA) Prior to approval of the improvement plans, the developer shall pothole to determine the exact location of existing underground utilities. The improvement plans shall be designed based on the pothole field investigation results. The developer shall coordinate with all affected utility companies and bear all costs of utility relocations.
- LD30. (IPA) Prior to approval of the improvement plans, the developer is required to bring any existing access ramps adjacent to and fronting the project to current ADA (Americans with Disabilities Act) requirements.
- LD31. (CP) All work performed within the City right-of-way requires a construction permit. As determined by the City Engineer, security may be required for work within the right-of-way. Security shall be in the form of a cash deposit or other approved means. The City Engineer may require the execution of a public improvement agreement as a condition of the issuance of the construction permit. All inspection fees shall be paid prior to issuance of construction permit. (MC 9.14.100)
- LD32. (CP) Prior to issuance of a construction permit, all public improvement plans prepared and signed by a registered civil engineer in accordance with City standards, policies and requirements shall be approved by the City Engineer.
- LD33. (CP) Prior to issuance of construction permits, the developer shall submit all improvement plans on compact disks, in (.dxf) digital format to the Land Development Division of the Public Works Department.
- LD34. (CP) Prior to issuance of construction permits, the developer shall pay all applicable inspection fees.

Prior to Building Permit

- LD35. (BP) Prior to issuance of a building permit for each phase of development, all pads shall meet pad elevations per approved plans as noted by the setting of "Blue-top" markers installed by a registered land surveyor or licensed engineer.
- LD36. (BP) Prior to issuance of a building permit for each phase of development, the developer shall submit for review and approval, a Waste Management Plan (WMP) that shows data of waste tonnage, supported by original or certified photocopies of receipts and weight tags or other records of measurement from recycling companies and/or landfill and disposal companies. The Waste Management Plan shall contain the following:

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- a. The estimated volume or weight of project waste to be generated by material type. Project waste or debris may consist of vegetative materials including trees, tree parts, shrubs, stumps, logs, brush, or any other type of plants that are cleared from a site. Project waste may also include roadwork removal, rocks, soils, concrete and other material that normally results from land clearing.
- b. The maximum volume or weight of such materials that can be feasibly diverted via reuse and recycling.
- c. The vendor(s) that the applicant proposes to use to haul the materials.
- d. Facility(s) the materials will be hauled to and their expected diversion rates.
- e. Estimated volume or weight of clearing, grubbing, and grading debris that will be landfilled .

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

Prior to Certificate of Occupancy

- LD37. (CO) Prior to issuance of the last certificate of occupancy or building final, the developer shall pay all outstanding fees.
- LD38. (CO) Prior to issuance of a certificate of occupancy in Phase 1, this project is subject to requirements under the current permit for storm water activities required as part of the National Pollutant Discharge Elimination System (NPDES) as mandated by the Federal Clean Water Act. In compliance with Proposition 218, the developer shall agree to approve the City of Moreno Valley NPDES Regulatory Rate Schedule that is in place at the time of certificate of occupancy issuance. Following are the requirements:
- a. Select one of the following options to meet the financial responsibility to provide storm water utilities services for the required continuous operation, maintenance, monitoring system evaluations and enhancements, remediation and/or replacement, all in accordance with Resolution No. 2002-46.
 - i. Participate in the mail ballot proceeding in compliance with Proposition 218, for the Common Interest, Commercial, Industrial and Quasi-Public Use NPDES Regulatory Rate Schedule and pay all associated costs with the ballot process; or

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- ii. Establish an endowment to cover future City costs as specified in the Common Interest, Commercial, Industrial and Quasi-Public Use NPDES Regulatory Rate Schedule.
 - b. Notify the Special Districts Division of the intent to request building permits 90 days prior to their issuance and the financial option selected. The financial option selected shall be in place prior to the issuance of certificate of occupancy. (California Government Code & Municipal Code)
- LD39. (CO) Prior to issuance of a certificate of occupancy or building final in the Phase identified in the Special Conditions, the developer shall construct public improvements in conformance with applicable City standards, including but not limited to the following applicable improvements:
- a. Street improvements including, but not limited to: pavement, base, curb, gutter, sidewalk, drive approaches, pedestrian ramps, street light, signing, striping, under sidewalk drains, raised median, landscaping and irrigation, pavement tapers/transitions, traffic control devices as appropriate, bus turnout, removal of power poles, and undergrounding of overhead utilities.
 - b. Storm drain facilities including, but not limited to: catch basin and local depression.
 - c. Under grounding of existing and proposed utility lines less than 115,000 volts.
- LD40. (CO) Prior to issuance of a certificate of occupancy or building final in the Phase identified in the Special Conditions, all existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Moreno Valley ordinances. (MC 9.14.130)
- LD41. (CO) Prior to issuance of a certificate of occupancy or building final in Phase 1, the applicant shall ensure the following, pursuant to Section XII. I. of the 2010 NPDES Permit:
- a. Field verification that structural Site Design, Source Control and Treatment Control BMPs are designed, constructed and functional in accordance with the approved Final Water Quality Management Plan (WQMP)
 - b. Certification of best management practices (BMPs) from a state licensed civil engineer. An original WQMP BMP Certification shall be submitted to the City for review and approval.

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Prior to Acceptance of Streets into the City Maintained Road System

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

SPECIAL CONDITIONS

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

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

Phase 1

LD45. The following plans and studies shall be submitted for review and approval in Phase 1.

1. As-Builts of the plans below are required prior to Phase 1 occupancy.

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

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- b. A Street Improvement Plan for the following public street improvements.
 - i. St. Christopher Lane cul-de-sac improvements including pavement, base, curb, gutter, sidewalk, catch basin, local depression, street lights, and driveway approach.
 - ii. St. Christopher Lane replacement of the access ramp located at the northeast corner of Perris Boulevard and St. Christopher Lane with one that complies with current American with Disabilities Act (ADA) standards as well as the re-construction of existing driveway approaches on the north side of the street to comply with City Standard 118C. No decorative pavement shall be placed within the public right-of-way.
 - iii. Cottonwood Avenue improvements from the easternmost entrance to the east project property line including pavement, base, curb, gutter, sidewalk, and temporary asphalt concrete berm taper.
 - c. Signing and Striping Plans and Traffic Control Plans for Cottonwood Avenue as required by the City's Transportation Division.
 - d. Final Drainage Study for the overall Master Plot Plan area as well as for Phase 1 drainage improvements including retention basin.
 - e. Final Water Quality Management Plan for the overall Master Plot Plan area as well as for Phase 1 water quality management plan improvements. Site design and source control BMPs shall be used to the greatest extent before incorporating treatment control BMPs.
 - f. Legal Description and Plat for the vacation of an existing ten-foot wide private drainage easement from St. Christopher Lane to the south property line, as may be required by the City Engineer.
- LD46. Prior to precise grading plan approval, this project shall demonstrate, via a final drainage study, that the increased runoff resulting from all phases of the development of this site is mitigated. During no storm event shall the flow leaving the site in the developed condition be larger than that of the pre-developed condition. The drainage study shall analyze the following events: 1, 3, 6 and 24-hour duration events for the 2, 5, 10 and 100-year storm events.
- LD47. Prior to precise grading plan approval, emergency overflow area shall be included in the design of the proposed retention basin in the event that the drainage improvements fail or larger than 100-year storm flows exceed full capacity. This may include, but not be limited to, an emergency spillway in the retention basin and

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an emergency overflow at any sump catch basin location, particularly on St. Christopher Lane. The developer is responsible for securing any necessary on-site or off-site drainage easements as required for emergency overflow.

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

Phase 2

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

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- ii. Perris Boulevard improvements shall consist of construction of a raised, landscaped median between Cottonwood Avenue and St. Christopher Lane with left turn pockets and the removal of power poles on the east side of Perris Boulevard together with the undergrounding of overhead utilities.
 - iii. This project will be conditioned to repair, replace or install any damaged, substandard or missing improvements on Perris Boulevard and Cottonwood Avenue.
 - c. Signing and Striping Plans and Traffic Control Plans for Perris Boulevard as required by the City's Transportation Division.
 - d. Final Water Quality Management Plan for Phase 2 water quality management plan improvements. Site design and source control BMPs shall be used to the greatest extent before incorporating treatment control BMPs.
- LD52. Prior to precise grading plan approval, the grading plans shall show any proposed trash enclosure as dual bin; one bin for trash and one bin for recyclables. The trash enclosure shall be per City Standard Plan 627.
- LD53. Prior to building permit issuance for the proposed building in Phase 2, developer shall schedule a walk through with a Public Works Inspector to inspect existing improvements within public right-of-way along project frontage. The applicant will be required to install, replace and/or repair any missing, damaged or substandard improvements in addition to the ones identified in these conditions of approval. The developer may need to post additional security to cover the cost of the repairs and complete the repairs within the time allowed in the public improvement agreement used to secure the improvements.

Phase 3

- LD54. A Precise Grading Plan for the new Parish Offices including proposed onsite sidewalk and landscaping around the new building perimeter, shall be submitted for review and approval in Phase 3. As-Built of the Precise Grading Plan is required prior to Phase 3 occupancy.
- LD55. Final Water Quality Management Plan for Phase 2 water quality management plan improvements. Site design and source control BMPs shall be used to the greatest extent before incorporating treatment control BMPs.

Phase 4

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

LD57. Final Water Quality Management Plan for Phase 4 water quality management plan improvements. Site design and source control BMPs shall be used to the greatest extent before incorporating treatment control BMPs.

Phase 5

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

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

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TRANSPORTATION ENGINEERING DIVISION

Based on the information contained in our standard review process we recommend the following conditions of approval be placed on this project:

GENERAL CONDITIONS

- TE1. Perris Boulevard is classified as a Divided Arterial – Six Lane (110’RW/86’CC) per City Standard Plan No. 103C. Any improvements to the roadway shall be per City standards. Improvements include a landscaped, raised median along project frontage as a part of Phase 2. The raised median shall be constructed from Cottonwood Avenue to a minimum of 100’ south of St. Christopher Lane. The permitted movements at the Perris Boulevard/St. Christopher Lane intersection shall be as follows with the construction of the raised median:
- Northbound Perris Boulevard: Through and Right Turns
 - Southbound Perris Boulevard: Through (No left turns permitted)
 - Westbound St. Christopher Lane: Right Turns (No left turns permitted)
- TE2. Cottonwood Avenue is classified as a Minor Arterial (88’RW/64’CC) per City Standard Plan No. 105A. Any improvements to the roadway shall be per City standards. Communication Conduits and Traffic Signal Interconnect shall be installed along Cottonwood Avenue per City Standard Plan No. 421 as a part of Phase 2.
- TE3. St. Christopher Lane is classified as a Local Street (56’RW/36’CC) per City Standard Plan No. 108A. Any modifications or improvements undertaken by this project shall be consistent with the City’s standards for this facility.
- TE4. Driveways shall conform to Section 9.11.080, and Table 9.11.080-14 of the City’s Development Code – Design Guidelines and City of Moreno Valley Standard No. 118C for commercial driveway approach. Phased access shall be the following:
- Phase 1: Reconstruct existing St. Christopher Lane driveways, construct new St. Christopher Lane driveway at the end of cul-de-sac. Construct new Cottonwood Avenue driveway to align with proposed Watson Way.
 - Phase 2: Remove two existing westerly Cottonwood Avenue Driveways and construct new driveway at approximately 450’ from centerline of Perris Boulevard.
- TE5. The cul-de-sac at the eastern terminus of St. Christopher Lane shall be designed and constructed per City Standard Plan No. 123 or 124

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

PRIOR TO IMPROVEMENT PLAN APPROVAL OR CONSTRUCTION PERMIT

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

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

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

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

PRIOR TO CERTIFICATE OF OCCUPANCY OR BUILDING FINAL

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

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

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

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FINANCIAL & MANAGEMENT SERVICES DEPARTMENT

Special Districts Division

Acknowledgement of Conditions

The following items are Special Districts' Conditions of Approval for project P12-051; this project shall be completed at no cost to any Government Agency. All questions regarding Special Districts' Conditions including but not limited to, intent, requests for change/modification, variance and/or request for extension of time shall be sought from the Special Districts Division of the Financial & Management Services Department 951.413.3480 or by emailing specialdistricts@moval.org.

General Conditions

- SD-1 The parcel(s) associated with this project have been incorporated into the Moreno Valley Community Services Districts Zones A (Parks & Community Services) and C (Arterial Street Lighting). All assessable parcels therein shall be subject to annual Zone A and Zone C charges for operations and capital improvements.
- SD-2 Plans for parkway, median, slope, and/or open space landscape areas designated on the tentative map or in these Conditions of Approval for incorporation into Moreno Valley Community Services District Zone M, shall be prepared and submitted in accordance with the *City of Moreno Valley Public Works Department Landscape Design Guidelines*. To obtain a copy of these guidelines, please contact the Special Districts Division at 951-413-3480 or visit the Special Districts webpage at www.moval.org/sd.
- SD-3 The developer, or the developer's successors or assignees shall be responsible for all parkway and/ or median landscape maintenance for a period of one (1) year as per the *City of Moreno Valley Public Works Department Landscape Design Guidelines*, or until such time as the District accepts maintenance responsibilities.
- SD-4 Any damage to existing landscape areas maintained by the Moreno Valley Community Services District due to project construction shall be repaired/replaced by the developer, or developer's successors in interest, at no cost to the Moreno Valley Community Services District.

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- SD-5 Plan check fees for review of parkway/median landscape plans for improvements that shall be maintained by the Moreno Valley Community Services District are due upon the first plan submittal. (MC 3.32.040)
- SD-6 Inspection fees for the monitoring of landscape installation associated with Moreno Valley Community Services District maintained parkways/medians are due prior to the required pre-construction meeting. (MC 3.32.040)
- SD-7 Streetlight Authorization forms, for all streetlights that are conditioned to be installed as part of this project, must be submitted to the Special Districts Division for approval, prior to streetlight installation. The Streetlight Authorization form can be obtained from the utility company providing electric service to the project, either Moreno Valley Utility or Southern California Edison.

Prior to Building Permit Issuance

- SD-8 (BP) This project has been identified to be included in the formation of a Map Act Area of Benefit Special District for the construction of major thoroughfares and/or freeway improvements. The property owner(s) shall participate in such District, and pay any special tax, assessment, or fee levied upon the project property for such District. At the time of the public hearing to consider formation of the district, the property owner(s) will not protest the formation, but the property owners(s) will retain the right to object if any eventual assessment is not equitable, that is, if the financial burden of the assessment is not reasonably proportionate to the benefit which the affected property obtains from the improvements which are to be installed. (Street & Highway Code, GP Objective 2.14.2, MC 9.14.100)
- SD-9 (BP) This project has been identified to be included in the formation of a Community Facilities District (Mello-Roos) for Public Safety services, including but not limited to Police, Fire Protection, Paramedic Services, Park Rangers, and Animal Control services. The property owner(s) shall not protest the formation; however, they retain the right to object to the rate and method of maximum special tax. In compliance with Proposition 218, the developer shall agree to approve the mail ballot proceeding (special election) for either formation of the CFD or annexation into an existing district that may already be established. The Developer must notify Special Districts of intent to request building permits 90 days prior to their issuance. (California Government Code)
- SD-10 (BP for Phase I) This project is conditioned to provide a funding source for the capital improvements and/or maintenance for the Perris Blvd. median

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landscape. In order for the Developer to meet the financial responsibility to maintain the defined service, one of the options as outlined below shall be selected. The Developer must notify Special Districts of intent to request building permits 90 days prior to their issuance and the financial option selected to fund the continued maintenance.

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

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

SD-11 *Commercial* (OC for Phase I) If Land Development, a Division of the Public Works Department, requires this project to supply a funding source necessary to provide, but not limited to, stormwater utilities services for the monitoring of on site facilities and performing annual inspections of the affected areas to ensure compliance with state mandated stormwater regulations, the developer must notify Special Districts 90 days prior to the City's issuance of a certificate of occupancy and the financial option selected to fund the continued maintenance. (California Government Code)

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

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

Any change in the project which may increase the number of streetlights to be installed will require payment of additional Advanced Energy fees at the then current fee.

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- SD-13 (BP) Prior to release of building permit, the developer, or the developer's successors or assignees, shall record with the County Recorder's Office a Covenant of Assessments for each assessable parcel therein, whereby the developer covenants the existence of the Moreno Valley Community Services District, its established benefit zones, and that said parcel(s) is (are) liable for payment of annual benefit zone charges and the appropriate National Pollutant Discharge Elimination System (NPDES) maximum regulatory rate schedule when due. A copy of the recorded Covenant of Assessments shall be submitted to the Special Districts Division. For a copy of the Covenant of Assessments form, please contact Special Districts, phone 951.413.3480.
- SD-14 (BP for Phase II) Final median, parkway, slope, and/or open space landscape/irrigation plans for those areas designated on the tentative map or in these Conditions of Approval for inclusion into Community Services District shall be reviewed and approved by the Community and Economic Development Department–Planning Division, the Financial & Management Services Department–Special Districts Division, and the Public Works Department–Transportation Division prior to the issuance of the first Building Permit in Phase II.

Prior to Certificate of Occupancy

- SD-15 (CO for Phase II) All parkway and/or median landscaping specified in the tentative map or in these Conditions of Approval shall be constructed prior to the issuance of the Certificate of Occupancy/Building Final for this project in Phase II.
- SD-16 (CO) Landscape and irrigation plans for parkway, median, slope, and/or open space landscape areas designated for incorporation into Moreno Valley Community Services District shall be placed on compact disk (CD) in pdf format. The CD shall include "As Built" plans, revisions, and changes. The CD will become the property of the City of Moreno Valley and the Moreno Valley Community Services District.



Community & Economic Development Department
 Planning Division
 14177 Frederick Street
 P.O. Box 88005
 Moreno Valley, CA 92552-0805
 (951) 413-3206
 (951) 413-3210 FAX

PROJECT APPLICATION

No.:

Application must be completely filled out to be accepted.

TYPE OF APPLICATION

(One Application Form Required for Each Type of Application)

- | | | |
|---|---|--|
| <input type="checkbox"/> Administrative Plot Plan | <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Specific Plan |
| <input type="checkbox"/> Administrative Variance | <input type="checkbox"/> Development Code Amendment | <input type="checkbox"/> Specific Plan Amendment |
| <input type="checkbox"/> Amended Conditional Use Permit | <input type="checkbox"/> Extension of Time | <input type="checkbox"/> Tentative Parcel Map |
| <input type="checkbox"/> Amended Plot Plan | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Tentative Tract Map |
| <input type="checkbox"/> Change of Zone | <input type="checkbox"/> Plot Plan | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Pre-Application Review | <input checked="" type="checkbox"/> Other <u>Appeal PA13-0</u>
<u>P12-125/P12-051</u> |

APPLICATION INFORMATION

Project/Business Name (if any):

Project Description:

Property Address/Location:

Assessor's Parcel Number(s):

Gross Area:	Net Area:	Proposed # of Lots/Parcels:	Proposed # of Residential Units:
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Related Application(s): Specific Plan Name/No

CONTACT PERSONS

APPLICANT Name: Roy Buckner Telephone: (951) 242-539

Address: P.O. Box 217 Fax No. ()

City: M.V. State: CA Zip: 92556 E-mail Address:

Contact Person: ROY OF PATE BUCKNER

OWNER Name: Telephone: ()

Address: Fax No. ()

City: State: Zip: E-mail Address:

Contact Person:

REPRESENTATIVE Name: Telephone: ()

Address: Fax No. ()

City: State: Zip: E-mail Address:

Contact Person:

APPLICATION CONTINUES ON REVERSE

Attachment: Appeal 11-8-13 RB [Revision 1] (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24,

DISTRIBUTE APPEAL & PHOTO'S & ATT.

11-7-13

E.1.f

TO: ALL CITY COUNCIL MEMBERS 5
ALL PLANNING COMMISSIONERS 7
MICHELLE DAWSON
SUZANNE BRYANT
JOHN TERRELL
AHMAD ANSARI
ABDUL AHMAD
CHRIS DRMSBY
ERIC LEWIS
CLEMENT JIMENEZ
MARK SAMBITO
RANDY METZ
MICHAEL ~~CLAY~~ LLOYD
JULEA DESCOTEAUX

X5

To: City Council City of Moreno Valley Ca
 From: Roy Bleckert
 P.O. Box 217
 Moreno Valley Ca 92556
 Ph 951-242-5397
 Subject: Appeal of PA 13-0002 PM 36522
 P12-051 Master Plan

11-7-2013

Dear City Council Members

Reasons for appeal of St. Christopher Church Project

Concerns

In my view, We should start the analysis of any project with the thought of "First Do No Harm", with that in mind, I have many concerns with the above project including but not limited to Parking issues, Traffic Conditions, Flooding Problems, Phasing, Environmental Impact, Land Merger, Easterly Block Wall, Stock piling of dirt, Conditional Use Permit, Community Safety, Good & Sensible Planning. There were many concerns raised @ the Planning Commission Meeting that need to be dealt with in a manner that would mitigate the current problems & to prevent an even worse situation in multiple areas with the proposed expansion & renovation on the church property in my view.

Parking

For the past 30 years as The Church Parish has grown & the parking issue on Sundays has been increasing at a great amount every year, to the point of tripling the parking that was required when the latest sanctuary building was built 30 years ago.

209 parking spaces were adequate when the sanctuary was built in 1984 & remodeled in 1991 with 321 parking spaces & a capacity of 964 assembly as was used for the specs for determining parking spaces on the proposal using the 1991 addition per my understanding (I wonder how they determined this if the 1991 records are missing?) as submitted in the plans.

This is very inadequate for what is being used today (pics A-F)

It would appear the sanctuary has been modified from when it was built because my observation on site @ 10-20-13 (att AA) that there were approx. 2,045 parishioners @ the 12 p.m. service 1845 in sanctuary with all the pews filled salon 13 & 15 rooms filled plus people standing in the halls & doorways (pics G) 150 parishioners in the parish hall pics G, H (which is not to be in use when the sanctuary is in use per City Planner Julia)

Using good planning per www.frugalmom.com you should average 3 weeks' worth of cars to determine parking spaces required , doing this from 10-6 to 10-20-2013 I came up with 679 cars average & this squares with the 2,045 people in attendance if you use the city standard of 1 parking spot for every 3 in attendance per current City Standard .

It is my understanding that if you modify, expand, alter the Sanctuary Building it will be required to the new code, it would appear that the Sanctuary building was modified as the old specs were 964 capacity to holding 1,845 parishioners now , also the existing Sanctuary is 18,577 s.f (att CC) In Phase 1 the Sanctuary is expanding to 18,920 s.f , these are two potential actions that would cause the Sanctuary building to be required to meet the new code

If you use Moreno Valley Municipal Code based just off of current usage of the Sanctuary @ 1,845 parishioners (att AA) 614 Parking spaces or 540 parking spaces using the building s.f. method , would be required just for the Sanctuary building which would still be short of the average Sunday usage & considering they are using the parking from 6 a.m. to 9 p.m. with 7 services a day on Sunday there is a extremely high demand for parking

How it was determined that approx. 360 parking spaces required under the current code for the current Sanctuary Building @ the Planning Commission Hearing is still a mystery to me , given this only about half of the parking spaces needed every Sunday

This does not factor in the parish building which is being used currently by closed circuit T.V. broadcasting the Sanctuary Building services to handle the over flow crowd.

Per current usage the Parish building is not to be used currently per my understanding, but it is and they are going to build a new parish building twice as big and not use it per special condition p.10 ? (att EE)

Chairwoman Van Natta made a great point @ the 44 min mark of the hearing in response to John Terrell's comment that the Church is not expanding capacity, so parking is not to increase

To paraphrase, Chairwoman Van Natta - Your stretching my understanding, Turn Parishioners away, that is not going happen, How are you going to enforce using one building @ a time. As the Facilities are there , They are Going to Get Used

John Terrell - the City suggests more services

{

Chairwoman Van Natta- Why are we setting it up for Failure

I could not have said it better myself

The addition of the 7 p.m. service has not relieved the parking issue as on 11-3-2013 they still had approximately 700 cars @ the 12 p.m. service & possibly made the situation worse as now it has just added additional parishioners very late @ night

In my view this whole parking issue does not pass the logic or common sense test

Parking & Traffic Impact

Per this plan there is a Big potential adverse impact per development plans submitted, as soon as phase 1 is started to completion of the project, it throws approx. 200 plus cars parked onsite to offsite parking as shown in (attFF)

Per Resolution 2012-95 St Christopher parking permit vandalism, trash among other things were caused by offsite parking of approx 40 cars , this plan would put approx. 200 plus cars parked on site to offsite parking, would this not cause a 5 times greater problem?

The suggestion is that they add more services has the very real potential to make a untenable situation even worse as they are having services with people arriving from 6 a.m. to 9 p.m. with 7 services on Sunday causing cars to be stacked on top of each other backing up traffic on Cottonwood , as to many cars trying to get out @ the same time as you have cars leaving & arriving to close to each other

Going from 5 entrances to 2 on Cottonwood will potentially make this worse , without a traffic signal on the east entrance & or a island on Cottonwood & north side of Cottonwood Street Improvements included in this project

Also notwithstanding the legality of parking (to my understanding is illegal) to park in the dirt lot across the street it raises safety concerns of people crossing in the middle of Cottonwood Ave all day (pic I) especially as they keep adding services later in the night time hours

The need to eliminate the parking area that is isolated on the corner of Perris Blvd. & St. Christopher Lane would go a long way toward lessening the traffic condition F on that street , & with some forethought & cooperation the buildings can be arranged in a manner to fit the needs of all & improve traffic flow

Retention Basin & Flooding

If the dirt that has been hauled in & *re graded* were removed from the south east end of the property it would solve a lot of the St Christopher Ln. flooding problems in my view

In my layman's opinion design of the retention basin is not adequate based on my onsite observations & measurements it could easily be overrun & water @ or above the

freeboard line could back up water significantly on St. Christopher Ln. & the spillway exit is not consistent with flow from historical markers in place for approx. 50 years & have been discussed with the City & Applicants Engineers in several meetings

Phasing

The current project as proposed is to be done in five phases , allowing 3 years for each phase plus 3 extensions per phase giving it the potential that this project could go on 60 years, severely limiting the City's ability to address seen or unforeseen impacts & mitigate things a project of this magnitude can produce

If this was a single phase project that would give the applicant 3 years to build the project plus 3 extensions for a total of 12 years to complete the project, a very reasonable time frame to complete this project & would allow the City greater flexibility to address any conditions seen or unforeseen that might arise & allow the neighborhood an avenue to address concerns that may arise in a timely manner

Environmental Impact

They story the applicants gave @ the hearing about the removal of underground tanks takes stretching to a whole new level in my view

The removal of the tanks is @ issue especially since it has been mentioned this may be a school site & with schools nearby (pic J,K,L)

7 foot holes shown in the grading plan and what might have been dumped in them could pose a hazard

I feel the negative declaration is not correct & the requirement of a E.I.R. should be explored

Easterly Block Wall

The 400 feet of Required Block wall to be built in phase 4 .it should be moved to phase 1

The Church from about the time they bought the most easterly property in 2007 until about 6

months ago used that property as a Construction/Contractor yard (pics M,N) that provided a buffer of church usage which is not compatible with Current usage of my property , plus it will shift cars further eastward more likely to cause conflict's as the

man made barrier was removed by the church (The Construction Co. Yard) about six months ago & the elimination of about 240 temporary parking spots in phase 1 , has the potential to move temporary parking right up against our common property line

My reading of the plans the retention basin design with the way it is @ free board line water could flow into my property which per JMS existing drainage pattern it does not do presently (att HH)

The issue of changing Pad Grades substantially from the preliminary grading plan does not make much sense to me as the proposed elevation on the top building pads facing Cottonwood are a appox. A foot & a half above the top of curb @ the end of Cottonwood & the bottom building pads 300 South are appox. the same height as top of curb with appox. Three feet of fill dirt in that area the odds of it requiring the building pads to be any higher would be extremely remote, if anything they would be lower in the precise grading plan in later phases & that would provide more than 6 feet of screening if the block wall were built in proposed phase 1, making it a non-issue

The point that was brought up by the applicant, that maybe a rich donor would drop 10 million dollars to have buildings named after themselves & might want building pads modified , if in the rare case that did happen I hardly think removing \$20,000 worth of wall would stop that and could be removed & rebuilt to accommodate them

To minimize conflicts and keep established drainage & provide adequate screening , it would be in the best interest of all parties to put all of the required block wall in phase 1

Lot Merger

Since the easterly church parcel was used up until appox 6 months ago as a construction/contractor yard merging the parcels as a church use does not make sense as being a church usage

My reading of MV , Municipal code 9.14.080 b talks about subdivisions & phasing & how this qualifies for phasing as this is a merger per M.C. 9.14.170 & Ca subdivision act 66423, 66424 defines subdivision & subdivider as division of lots not merger as I read it

Stock Piling of Dirt

Under certain conditions of grading this project a substantial portion of the approximately 7,000 c,y of dirt in the retention would have to be stock piled or hauled offsite , a special condition needs to be put in that only allows stock piling of dirt for 30 days

Conditional Use Permit

It is my understanding of a conditional use permit is to be used for circumstances like this project to have a cohesive design that factors in the current & proposed use of the property & that the property has the ability to accommodate the usage that is proposed ,in my view they are already severely exceeding parking capacity with current usage & the proposed changes only make the situation worse

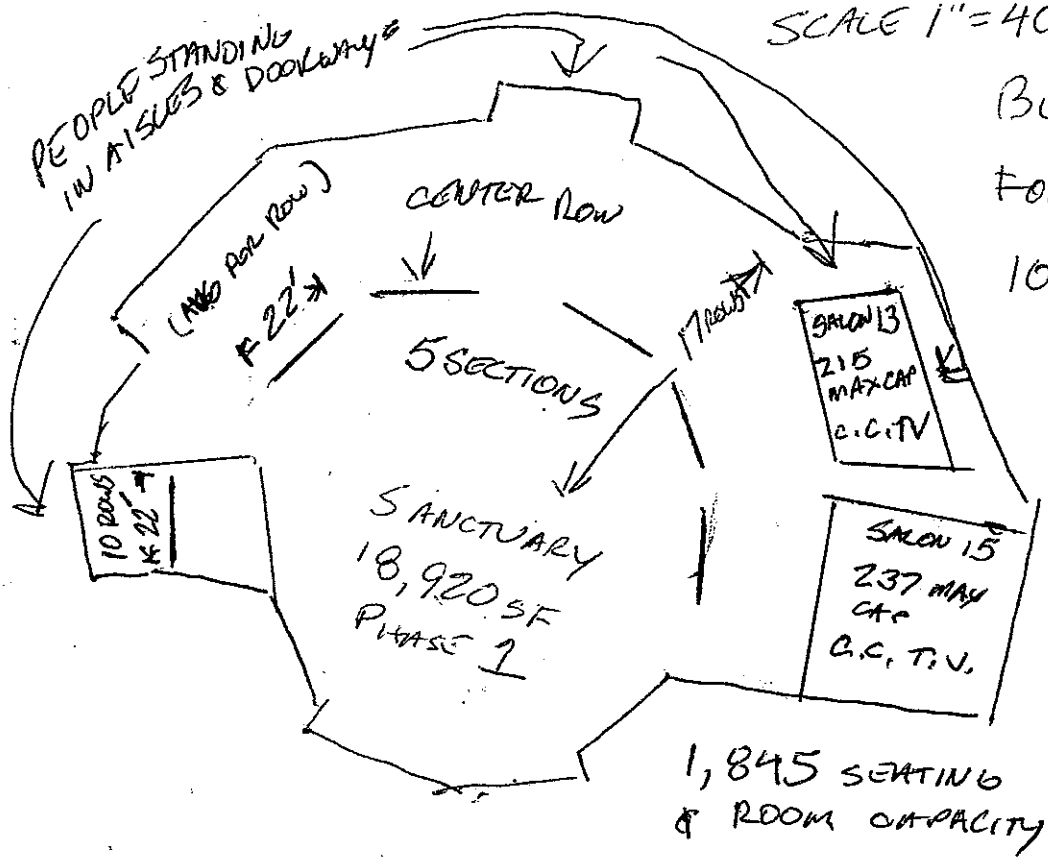
Conclusion

It is not one or two issues that are in question here but the totality of the issues above. The multitude of concerns brought up by the many residents & Planning Commissioners @ the 10-24-2013 hearing caused many more questions that were raised than were answered. This project fails on all the above accounts in my view to the Letter or Intent of the Law, Good planning practices, being good neighbors & having a cohesive community & If we do not correct things such as parking, traffic, flooding, phasing & other issues at this time & allow expansion on top that , are we not compounding the adverse impact on the community & setting this project up for failure

Respectfully submitted
Roy Bleckert

Included

pictures A-N
attachments AA-GG
Municipal Code & Ca subdivision act 3 pages



BUILDINGS IN USE FOR WORSHIP ON 10-20-13 @ 12:00 P

PARISH C.C. T.V.,
HALL
8,192 S.F.
8,192 ÷ 35 =
234 PARKING SPACES PER M.C.

$22 \times 15 \times 17 = 1870$ L.F. PEWS
 $22 \times 10 = 220$ L.F. PEWS
 2090 L.F. TOTAL PEWS

APPROX 150 IN PARISH HA

APPROX 2045 PARISHIONERS @ 12: PM

$2090 \div 4.5 = 464$ PARKING SPACES
 $SALON 13, 15 CAP 452 \div 3 = 150$ PARKING SPACES
 614 PARKING SPACES PER CITY MUNICIPAL CODE (TABLE 9.11.040D-12) PLACES OF WORSHIP

Per City M.C. 9.11.030, B & 9.11.040D-12

GROSS FLOOR AREA IN SANCTUARY:
 $18,920 \text{ SF} \div 35 = 540$ PARKING SPACES

PER M.C. USE THE GREATER OF THE 2 =
 614 PARKING SPACES REQUIRED PER MY CAUCS IN SANCT.
 BETWEEN THE TWO BUILDINGS IN USE ON 10-20-13
 848 PARKING REQUIRED PER M.C. PER MY CAUCS

PARKING NOTES

10-6-13 PARKING 12 PM

PAVED PARKING	361
SLAG PARKING	258
OFFSITE	156
TOTAL	<u>775</u>

10-13-13

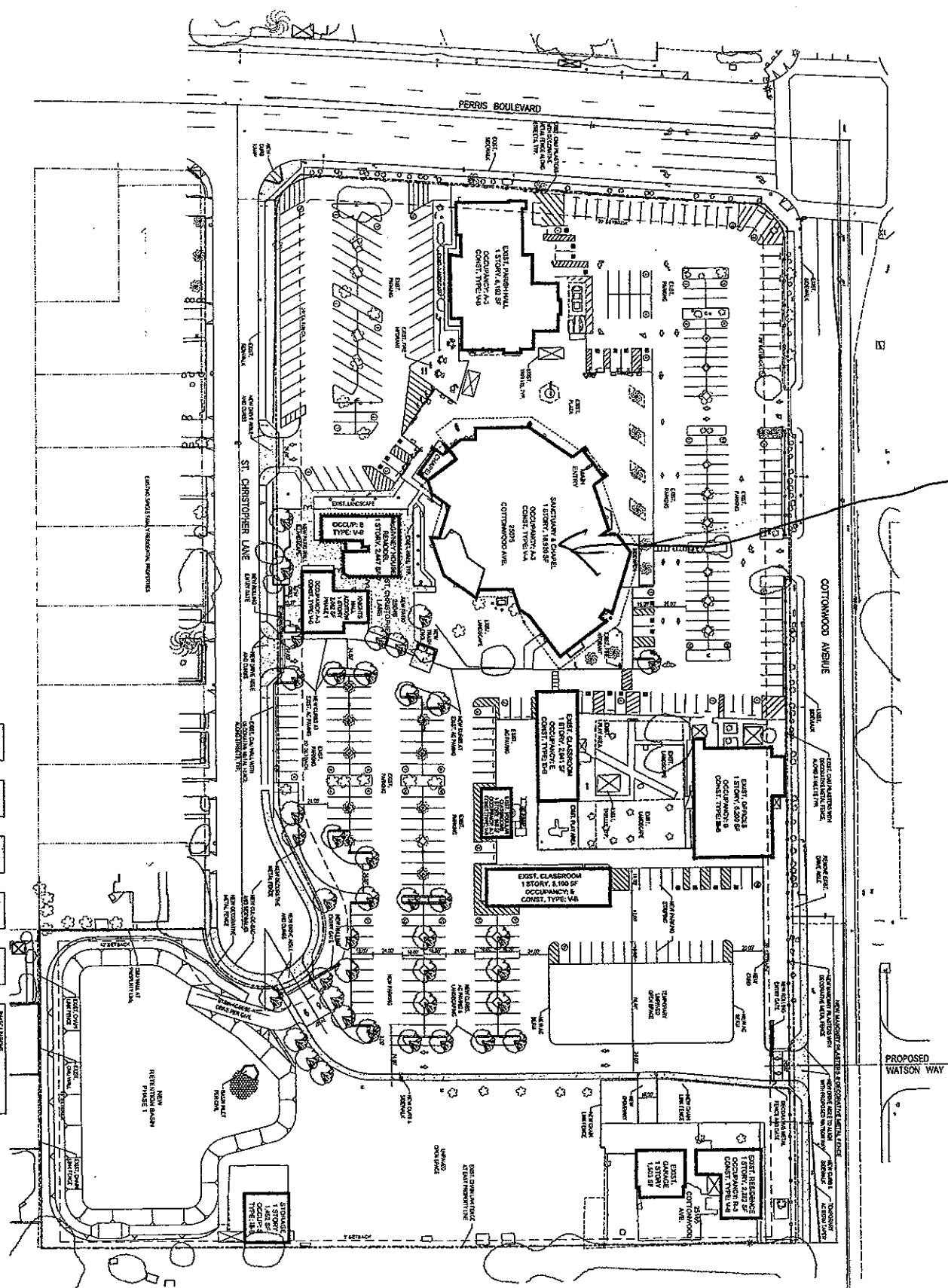
PAVED PARKING	361
SLAG PARKING	187
OFFSITE	78
TOTAL	<u>626</u>

10-20-13

PAVED PARKING	361
SLAG PARKING	201
OFFSITE	73
	<u>635</u>

679 AVG AMOUNT OF CARS @ 12 PM FOR THE
LAST 3 WEEKS

SITE PLAN - PHASE 1
1"=20'



18,920 SF

CASE #P12451

AS-1.3

Site Title
**SITE PLAN - PHASE 1
MCGIVNEY HOUSE REMODEL
& KNIGHTS HALL ADDITION**

Project Number
1011-101

Prepared By
BENNETT LORD

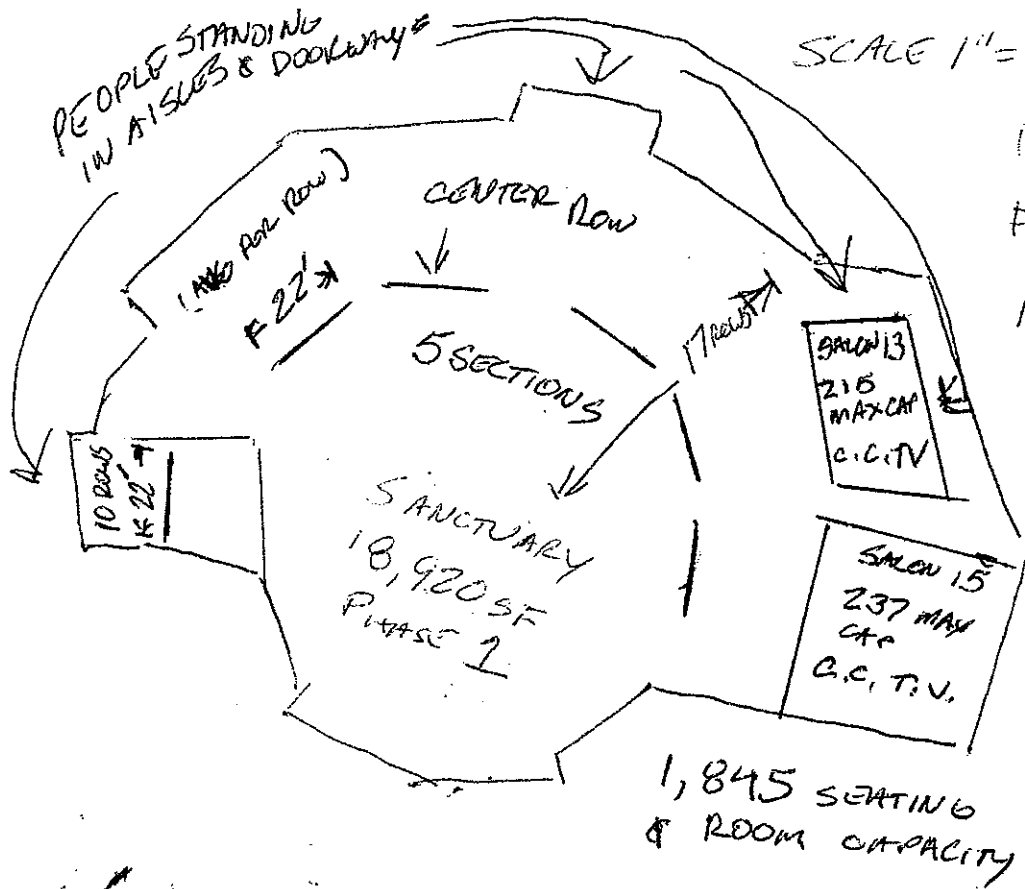
NO.	DATE	DESCRIPTION
1	11/15/13	PRELIMINARY
2	11/20/13	REVISED
3	12/10/13	REVISED
4	01/15/14	REVISED
5	02/10/14	REVISED
6	03/10/14	REVISED
7	04/10/14	REVISED
8	05/10/14	REVISED
9	06/10/14	REVISED
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96	09/10/21	REVISED
97	10/10/21	REVISED
98	11/10/21	REVISED
99	12/10/21	REVISED
100	01/10/22	REVISED

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





SCALE 1" = 40'



BUILDINGS IN USE FOR WORSHIP 10-20-13 @ 12

PARISH C.C.T.V. HALL 8,192 S.F. 8,192 + 35 = 234 PARKING SPACES PER M.C.

$22 \times 15 \times 17 = 1870$ L.F. PEWS
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 2090 L.F. TOTAL PEWS

APPROX 150 PARISH H

APPROX 2045 PARISHINORS @ 12: PM

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GROSS FLOOR AREA IN SANCTUARY
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PER M.C. USE THE GREATER OF THE 2 = 614 PARKING SPACES REQUIRED PER M.C. CODES IN SANCTUARY BETWEEN THE TWO BUILDINGS IN USE ON 10-20-13 @ 12: PM
 614 @ PARKING REQUIRED PER M.C.

Attachment: Appeal 11-8-13 RB [Revision 1] (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24,



PLANNING DIVISION
CONDITIONS OF APPROVAL
P12-051 MASTER SITE PLAN
PA13-0002 TENTATIVE PARCEL MAP
PAGE 2

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

Special Conditions

- P8. The site has been approved for a Master Site Plan for the existing and future uses of the church site and a Tentative Parcel Map 36522 to combine all five parcels into one parcel for the existing church facility. A change or modification shall require separate approval.
- P9. The church will be utilizing the existing buildings as offices, meeting rooms and classrooms. This use is in conjunction with the church and does not to include regular elementary, middle, high or college school activities. (A separate conditional use permit is required for private schools).
- P10. Church services and assembly meetings may be held in only one building at a time to ensure adequate parking.
- P11. The existing building on the south east portion of the site shall be used for storage purposes only. Any assembly use is prohibited.

Attachment: Appeal 11-8-13 RB [Revision 1] (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24,

FF

DIST LOT PARISHOOR ET AL
US AS OFF SITE TRAILING

PARKING SPACES (ELIMINATED)

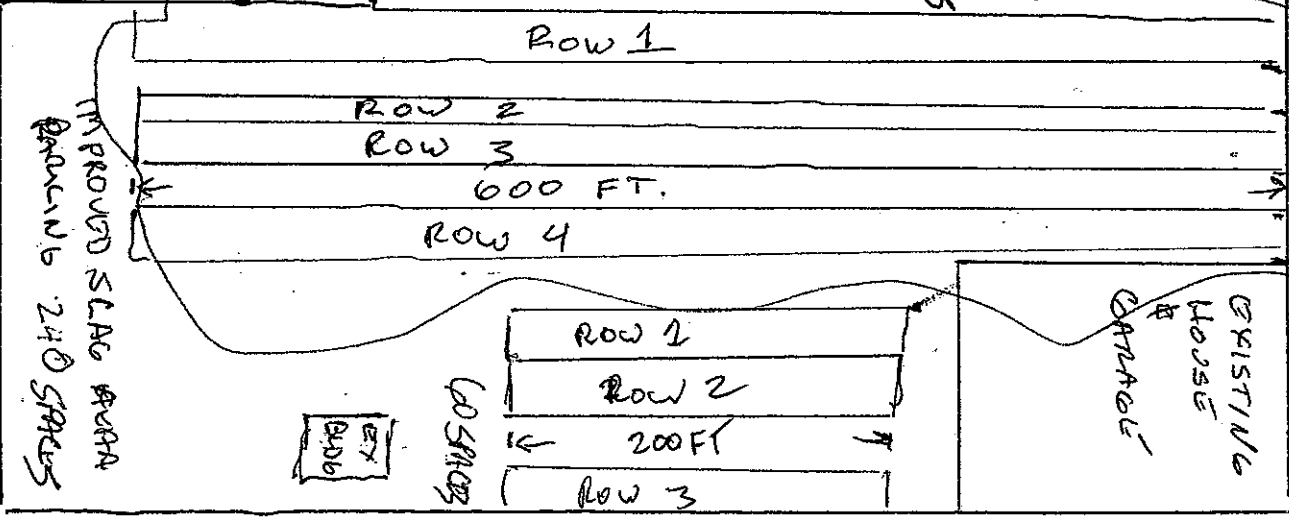
COTTONWOOD AVE

PERKINS BLVD

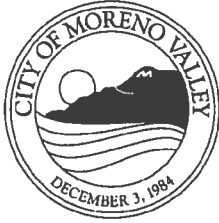
EXISTING COURT SANCTUARY, PARISH
& BUILDINGS & 361 PARKING SPACES
PAVED

ST. CHARIS

EXISTING HOUSE



66



APPROVALS	
BUDGET OFFICER	<i>caf</i>
CITY ATTORNEY	<i>[Signature]</i>
CITY MANAGER	<i>[Signature]</i>

Report to City Council

TO: Mayor and City Council

FROM: Ahmad R. Ansari, Public Works Director/City Engineer

AGENDA DATE: November 27, 2012

TITLE: ADOPT RESOLUTION NO. 2012-95 IMPLEMENTING PERMIT PARKING FOR THE RESIDENTS OF ST. CHRISTOPHER LANE ON SATURDAYS AND SUNDAYS.

RECOMMENDED ACTION

Recommendation:

1. Approve and adopt Resolution No. 2012-95 and direct staff to implement permit parking on St. Christopher Lane.

ADVISORY BOARD/COMMISSION RECOMMENDATION

Not applicable

BACKGROUND

The City's permit parking program was established by ordinance in 2007. Typically, permit parking requests come from residents that are impacted by high schools, colleges, parks, and other uses that generate a large amount of off-site parking. The residents along St. Christopher Lane are being impacted by St. Christopher Church parishioners.

Residents have complained about their driveways being blocked, mailboxes being damaged, and trash being left behind. In response to this, the residents submitted a petition to the Public Works Department requesting implementation of permit parking in front of their residences. Implementing permit parking will allow residents to maintain

66



PUBLIC WORKS DEPARTMENT
TRANSPORTATION ENGINEERING DIVISION

MEMORANDUM

To: Mayor and City Council

From: Ahmad R. Ansari, P.E., Public Works Director/City Engineer

Date: November 27, 2012

Subject: Item A.14 - ADOPT RESOLUTION NO. 2012-95 IMPLEMENTING PERMIT PARKING FOR THE RESIDENTS OF ST. CHRISTOPHER LANE ON SATURDAYS AND SUNDAYS.

Attached is the updated staff report (page 1) that was missing the Advisory Board/Commission Recommendation and location map (attachment 2) that did not initially identify the major streets for the above mentioned item for tonight's City Council meeting, November 27, 2012. Hard copies will also be made available for the public via the City Clerk's counter copies and at the meeting.

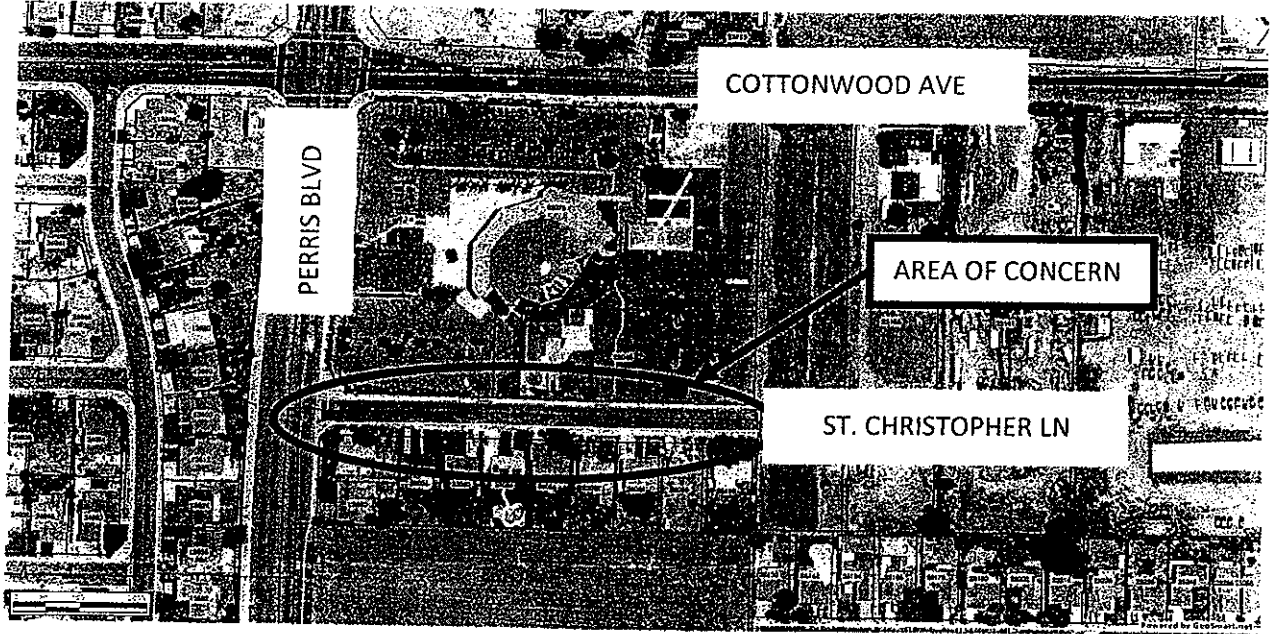
Attachments/enclosures

c: Henry Garcia, City Manager
Michelle Dawson, Assistant City Manager
Bob Hansen, City Attorney
Eric Lewis, P.E. T.E., City Traffic Engineer
Edward I. Init, Senior Engineering Technician
File



LOCATION MAP

ST. CHRISTOPHER LANE



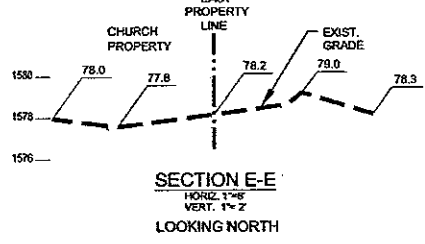
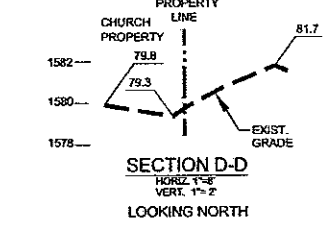
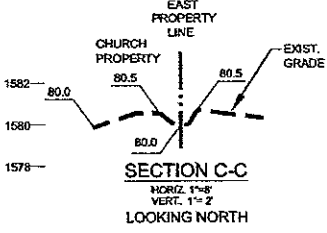
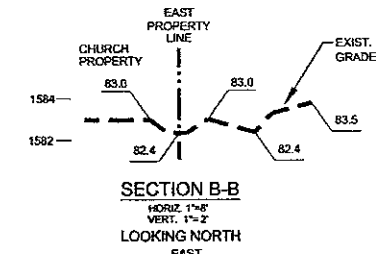
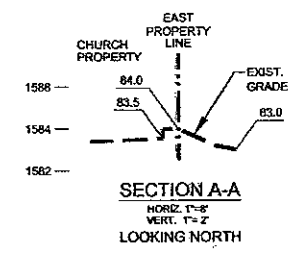
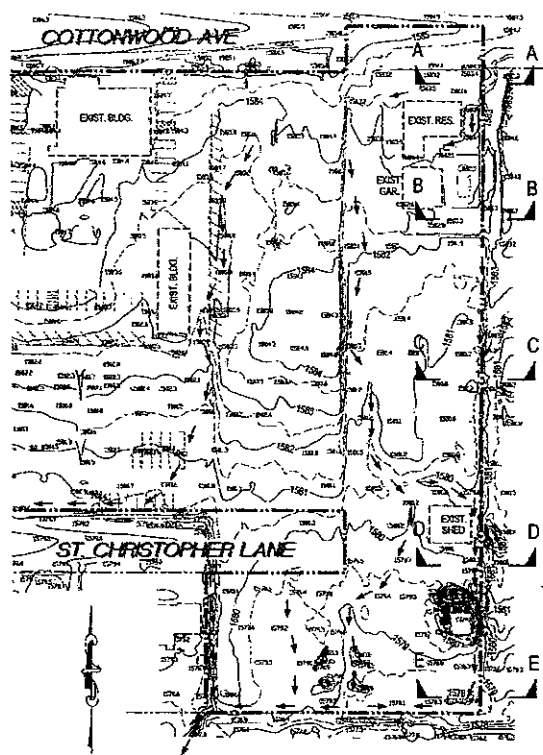
ATTACHMENT 2

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

E.1.f

JMS ENGINEERS, INC.

OCTOBER 2013



- LEGEND**
- DRAINAGE DIRECTION
 - 1500 CONTOUR WITH ELEVATION
 - - - INTERMEDIATE CONTOUR (0.5' INTERVAL)

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

CASE NUMBERS
TENTATIVE MAP: PA 13-0002
C.I.P. MASTER PLAN: P 12-051

HH

Attachment: Appeal 11-8-13 RB [Revision 1] (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24,

9,14,170 MURDER OF LOTS

Moreno Valley Municipal Code

Up Previous Next Main Search Print No Frames

Title 9 PLANNING AND ZONING
Chapter 9.14 LAND DIVISIONS

9.14.080 General regulations.

A. Revised Tentative Maps.

1. Any revised tentative map shall comply with all of the provisions of the Subdivision Map Act and this chapter in effect at the time the revised map is approved.

2. Proceedings on a revised tentative map shall be conducted in the same manner as for the original approval of a tentative map, except those procedures that are not applicable. The approval or conditional approval of a revised tentative map shall annul approval of the previous tentative map, but the approval thereof shall not extend the time within which the final map may be filed.

B. Division into Phases.

1. Multiple final maps relating to an approved or conditionally approved tentative map may be filed prior to the expiration of the tentative map provided:

a. The subdivider, at the time the tentative map is filed, informs the city of his intent to file multiple final maps on such tentative map; or

b. After filing of the tentative map, the city and subdivider concur in the filing of multiple final maps.

2. No phased map shall be approved unless it is complete and in compliance with all of the provisions of this title, including fire protection, flood control, traffic circulation, access and environmental considerations, and with all conditions of approval of the tentative tract, and specifically approved by the planning commission.

3. The phase will be identified by the approved tentative map number with a dash number designating such unit. The unit number shall be obtained from the city engineer upon payment of the fee specified by the city council. Units shall be recorded in the order as indicated by the unit number. The last unit within a tentative map to be recorded will not bear a unit number.

4. No more than three unrecorded phase numbers may be issued or be effective on a tentative map at any time, unless otherwise approved by the planning commission during a public hearing.

5. The right of the subdivider to file multiple final maps shall not limit the authority of the city to impose reasonable conditions relating to the filing of multiple final maps.

C. Expiration of Approved Tentative Maps and Vesting Tentative Maps: Extension of Time.

1. Tentative Subdivision Maps. An approved or conditionally approved tentative subdivision map shall expire thirty-six (36) months after such approval unless within that period of time a completed final map meeting all applicable conditions of approval shall have been filed with the city engineer for completion of processing, approving and recording. Prior to the expiration date, the land divider may apply in writing for an extension of time. Each application shall be made to the community development director no more than sixty (60) days prior to the expiration date of the tentative map and shall be accompanied by the fee set by the city council.

2. Tentative Parcel Maps. Expiration of approved or conditionally approved tentative parcel maps shall be subject to the same provisions specified for tentative subdivision maps under subsection (C)(1) of this section.

3. An extension of time shall not be granted unless: all incurred city fees have been paid; the land division conforms to the general plan; the land division is consistent with existing zoning and with applicable improvement standards; and the land division will not be detrimental to the public health, safety and welfare.

Attachment: Appeal 11-8-13 RB [Revision 1] (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24,

This provision shall not necessarily be construed to prohibit approval of an extension of time for a land division that is nonconforming with respect to the design of lots or cul-de-sac streets.

4. Vesting Tentative Maps. A vesting tentative map shall be subject to the same expiration and extension of time provisions as a tentative map; provided, however, that on recordation of a final map, the rights conferred on a vesting tentative map shall be as specified under Section 9.14.060(B)(6)(a) of this chapter.

5. If the subdivider is required to construct, improve or finance the construction or improvement of public improvements outside the boundaries of the tentative map, and the cost of improvements is equal to or exceeds the dollar amount, as specified in the current edition of the state Subdivision Map Act, each filing of a final map, as specified in Section 9.14.090 of this chapter, shall extend the expiration of the approved or conditionally approved tentative map by thirty-six (36) months from the date of its expiration or the date of the previously filed final map, whichever is later. The extension shall not extend the tentative map more than ten (10) years from its approval or conditional approval. For the purposes of this section, the number of phased final maps which may be filed shall be determined by the advisory agency at the time of the approval or conditional approval of the tentative map.

6. Extensions of Time for Maps Affected by Moratoriums and Lawsuits. The period of time specified in subsections (C)(4) and (C)(5) of this section shall not include any period of time during which a development moratorium, imposed after approval of the tentative map, is in existence; provided, however, that the length of the moratorium does not exceed five years. Once a moratorium is terminated, the map shall be valid for the same period of time as was left to run on the map at the time that the moratorium was imposed. However, if the remaining time is less than one hundred twenty (120) days, the map shall be valid for one hundred twenty (120) days following the termination of such moratorium. A development moratorium shall include a water and/or sewer moratorium as well as other actions of public agencies which regulate land use, development, or the provisions of services to the land, other than the city which thereafter prevents, prohibits or delays the approval of a final or a parcel map. A development moratorium shall also be deemed to exist for those reasons set forth in the Subdivision Map Act.

7. a. The period of time specified in subsections (C)(1) and (C)(2) of this section shall not include the period of time during which a lawsuit involving the approval or conditional approval of the tentative map is or was pending in a court of competent jurisdiction if the stay of the time period is approved by the planning commission pursuant to this subsection. After service of the initial petition or complaint in the lawsuit upon the city, the subdivider may apply to the community development department for a stay pursuant to this section.

b. Applications for a stay shall be made to the community development director on the forms provided by the community development department and shall be accompanied by the filing fee set by the city council and shall include such information and documents as may be required by the community development director.

c. The community development director shall forward to the planning commission a recommendation for approval or denial of the request for a stay. The planning commission shall act on the requested stay within forty (40) days after the application is received by the community development director. The decision of the planning commission shall be forwarded to the city clerk. The decision of the planning commission shall be final unless the decision is appealed to the city council or the city council or any councilmember elects to hear the matter after the notice of decision appears on the agenda. Any appeal must be filed with the city clerk accompanied by the fee set by the city council within ten (10) days of the date the notice of decision appears on the city council agenda. (Ord. 694 § 1.1 (part), 2005; Ord. 488 § 1.3, 1996; Ord. 475 § 1.4 (part), 1995; Ord. 402 § 1.7, 1993; Ord. 386 § 1.30, 1993; Ord. 359, 1992)

DEFINITIONS SUBDIVISION SUBDIVIDER DEF

66419.

- (a) "Improvement" refers to any street work and utilities to be installed, or agreed to be installed, by the subdivider on the land to be used for public or private streets, highways, ways, and easements, as are necessary for the general use of the lot owners in the subdivision and local neighborhood traffic and drainage needs as a condition precedent to the approval and acceptance of the final map thereof.
- (b) "Improvement" also refers to any other specific improvements or types of improvements, the installation of which, either by the subdivider, by public agencies, by private utilities, by any other entity approved by the local agency, or by a combination thereof, is necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan.

66420. "Local agency" means a city, county or city and county.

66421. "Local ordinance" refers to a local ordinance regulating the design and improvement of subdivisions, enacted by the legislative body of any local agency under the provisions of this division or any prior statute, regulating the design and improvements of subdivisions, insofar as the provisions of the ordinance are consistent with and not in conflict with the provisions of this division.

66422. "Certificate of exception" means a valid authorization to subdivide land, issued by the County of Los Angeles pursuant to an ordinance thereof, adopted between September 22, 1967, and March 4, 1972, and which at the time of issuance did not conflict with this division or any statutory predecessor thereof.

66423. "Subdivider" means a person, firm, corporation, partnership or association who proposes to divide, divides or causes to be divided real property into a subdivision for himself or for others except that employees and consultants of such persons or entities, acting in such capacity, are not "subdividers."

66424. "Subdivision" means the division, by any subdivider, of any unit or units of improved or unimproved land, or any portion thereof, shown on the latest equalized county assessment roll as a unit or as contiguous units, for the purpose of sale, lease or financing, whether immediate or future. Property shall be considered as contiguous units, even if it is separated by roads, streets, utility easement or railroad rights-of-way. "Subdivision" includes a condominium project, as defined in subdivision (f) of Section 1351 of the Civil Code, a community apartment project, as defined in subdivision (d) of Section 1351 of the Civil Code, or the conversion of five or more existing dwelling units to a stock cooperative, as defined in subdivision (m) of Section 1351 of the Civil Code.

APARTMENT CONDO?

66424.1. Nothing in Section 66424 shall prevent a purchaser of a unit of land created under the provisions of this division or a local ordinance enacted pursuant thereto, from subdividing the land one or more times, pursuant to the provisions of this division prior to the time that an equalized county assessment roll has been completed reflecting the creation of the unit proposed to be subdivided. Nothing contained in this chapter shall prevent the same subdivider of a unit of land created under the provisions of this division, or a local ordinance enacted pursuant thereto, from making consecutive subdivisions of the same parcel or any portion thereof. Further, local agencies shall not, by ordinance or policy, prohibit consecutive subdivision of the



November 11, 2014

CTE Job No. 40-2789G

Saint Christopher Church
Attention: Mr. Max Arzu
25075 Cottonwood Avenue
Moreno Valley, California

Subject: Supplemental Field Investigations-Proposed Infiltration Basin
St. Christopher Catholic Church
25075 Cottonwood Avenue,
Moreno Valley, California

Dear Mr. Arzu:

Between September 17, and October 14, 2014, representatives of Construction Testing & Engineering, South (CTE) performed supplemental field investigations consisting of three additional subsurface borings and four additional infiltration tests. The additional borings were performed to further define the lateral and vertical extent of the soil profile encountered in the basin. The additional infiltration tests were performed to determine the infiltration rate of the materials that will likely be exposed at the revised bottom of basin elevation, 1575.75 (msl).

Field Investigation

Our field investigation was performed on September 17, 2014 and included three exploratory borings identified as B-1 thru B-3. Boring identified as B-4, was part of the referenced geotechnical investigation and is used in this evaluation (CTE, 2012). The exploration locations are shown on Figure 1.

The explorations were excavated to investigate and obtain samples of the subsurface soils. The borings were excavated using a truck-mounted, eight-inch diameter, hollow-stem auger drill rig to a maximum explored depth of 21½ feet below the existing surface.

Soils encountered within the explorations were classified in the field in accordance with the Unified Soil Classification System. The field descriptions were later modified (as appropriate) based on the results of our laboratory-testing program. In general, soil samples were obtained at approximately 2½ foot intervals with standard split spoon (SPT) samplers. Specifics of the soils encountered can be found in the Exploration Logs, which are presented in Appendix B.

The field investigation also included four infiltration tests, which were conducted between October 8, 2014 and October 14, 2014 in the proposed retention basin area. It is our understanding that the infiltration test results will be used in design of the proposed basin. The infiltration tests were conducted in pits (excavated by a backhoe) at approximate basin floor elevations. The infiltration tests, identified as IT-1A thru IT-4A, were performed in general accordance with ASTM D 3385 using a double-ring infiltrometer. The test locations are presented on Figure 1.

Laboratory Analyses

Laboratory tests were conducted on representative soil samples to evaluate their physical properties and engineering characteristics. Specific laboratory tests included: in-place moisture content, Atterberg Limits, and percent passing 200 sieve. These tests were conducted to determine soil classification. Test method descriptions and laboratory results are presented in Appendix C.

Site Geologic Conditions

Based on our investigation and geologic mapping (Morton and Matti, 2001), the site is underlain by very old alluvial fan deposits. Shallow artificial fill materials were encountered in the southeast portion of the site (currently the southern portion of an existing gravel parking lot). Below are brief descriptions of the materials encountered during the investigation. More detailed descriptions are provided in the Exploration Logs in Appendix B.

Artificial Fill

Artificial fill materials were encountered in the borings and test pits excavated for infiltrometer testing. In general, fill depths were observed to be on the order of 2 to 3 feet. The fill soil consisted of brown to red brown silty sand and silty clayey sand in a loose and dry condition. During the excavation of the test pit for IT-4A, in the vicinity of B-4, we encountered a localized area of brown, silty clay with sand, in a soft and very wet to saturated condition. The material was encountered between 2½ and 4½ feet below the ground surface. Trash consisting of plastic, and a burned can was observed to be present in this layer.

Very Old Alluvial Fan Deposits (Qvof)

Very old alluvial fan deposits were encountered in the borings below the artificial fill to a maximum explored depth of 21½ feet. The deposits consisted of interbedded layers of very loose to very dense silty sand, and silty clayey sand and very stiff to hard lean clay and sandy lean clay.

Silty sand was encountered from below the artificial fill to a depth of 11 feet at boring locations B-1 and B-2; to a depth of 14 feet at B-3; and to a depth of 20 feet and B-4.

Groundwater Conditions

Groundwater was not encountered in the exploratory borings. Mottling was not observed in the samples taken from the borings nor observed in the test pits excavated for the infiltration tests. A review of the State Department of Water Resources data base indicates that groundwater level measured in wells approximately 1½ miles northwest and southeast of the site is at depths in excess of 50 feet below the ground surface therefore groundwater is not expected to impact the planned improvements.

Groundwater elevations typically fluctuate on a seasonal basis due to changes in precipitation, irrigation, pumping, etc. provided that appropriate surface drainage is designed and maintained as per the project civil engineer of record. As is typical,

saturated subgrade conditions during or following periods of precipitation have the potential to impact grading or construction.

Infiltration Test Methodology and Results

The double-ring infiltration tests were performed to evaluate the rate of infiltration at the site using a 12-inch inner ring and a 24-inch outer ring. Four additional double-ring infiltration tests were conducted in the proposed retention basin.

Both constant head and falling head tests were performed. Constant head tests were performed at locations designated IT-1A and IT-2A and were conducted in general accordance with ASTM D 3385 using Mariotte tubes. Falling head infiltration was performed at locations designated IT-3 and IT-4. Water levels were monitored during the test to minimize potential flow between rings.

The double-ring test is designed to promote one dimensional vertical flow beneath the inner ring. The purpose of the outer ring is to act as a buffer zone to inhibit lateral flow from the inner ring. The incremental infiltration rates are calculated from the inner ring test data and used for the interpretation of the tested soil infiltration rate. The infiltration rings were embedded approximately 3 to 6 inches into the native test surface. Water used in to conduct the test was stored in a polyurethane tank. Weather conditions during the test were sunny and warm. No precipitation occurred prior to or during the test; therefore, ground conditions were damp to moist similar to those encountered during the soil borings at the initiation of each infiltration test. Infiltration tests were run for 6 hours and until the readings stabilized.

The tests were conducted at approximately the bottom of the proposed basin elevations in native soil materials that are representative of, and likely be exposed at the bottom of the basin upon completion of grading. The test elevations were achieved by excavating four test pits with a backhoe with the last 4 to 6 inches being dug by hand so as not to disturb the in-situ material and to obtain a level test site. Test IT-4A was offset from boring location B-4 due to the presence of localized artificial fill. Additional bag samples

were taken to verify soil classification at the test elevations. Presented in Table 1 are the results of the infiltration tests

TABLE I INFILTRATION TEST RESULTS						
Test #	Ground Surface Elevation	Depth (fbg)	Approximate Test Elevation	Percent Passing 200 Sieve	Soil Classification	Rate (in/hr)
IT-1A	1579.72	4.0	1575.72	23.6	SM	3.7
IT-2A	1578.70	4.0	1574.70	26.7	SM	2.4
IT-3A	1579.38	4.5	1574.88	28.2	SM	2.4
IT-4A	1579.75	4.25	1575.50	43.2	SC-SM	.75

Tests performed by Vincent Patula and Robert Ellerbusch

Conclusions & Recommendations

Appendix A of the Design Handbook for Low Impact Development Best Management Practices prepared by the Riverside County Flood Control and Water Conservation District indicates that a minimum of 5 feet of permeable material must be present below the infiltration facility and between impermeable strata or bedrock. An examination of the boring logs indicates that the thickness of the silty sand layer varies across the site and extends approximately 7 to 15 feet below the bottom of the proposed infiltration facility bottom.

Additionally, the bottom of infiltration facility must be 10 feet above the highest historical groundwater. Based on the appearance of the soil samples (lack of mottling) and depth to groundwater in excess of 50 feet below the ground surface the bottom of the infiltration facility is determined to be a minimum of 10 feet above historical highest groundwater.

Based on a review of the subsurface boring observations, laboratory testing and infiltration test results, it is our opinion that relatively permeable soils have a lateral and vertical distribution sufficient for the proposed retention basin and that the proposed

basin bottom is a sufficient distance above highest historical groundwater to accommodate the proposed retention basin.

During the initial excavation of IT-4A a localized layer of wet silty clay with sand was encountered between 2½ and 4½ feet below the ground surface. We believe the area to be localized because this soil type was not encountered in the other borings or test pits conducted during the supplemental investigation. During the excavation we were able to identify the west and south boundary of the material as well as the thickness. Trash was observed in the layer which confirms that it is fill. The depth of the material is slightly deeper than the average fill depth across the site indicating a depression may have been backfilled. This area will be removed during grading and replaced with granular, non-plastic silty sand, not exceeding 25 percent passing the 200 sieve.

Based on the lateral distribution of the laboratory and infiltration test results, it is our opinion that the predominate material to be exposed at the bottom of the basin will consist of silty sand with percentages passing the 200 sieve ranging from 24 to 32. The range of tested infiltration rates (I_t) for this material was between 2.4 and 3.7 in/hr. It is our opinion that the lowest I_t rate represented by the silty sand classification 2.4 in/hr is appropriate for the site.

It is a pleasure to be of service on this project. If there are questions, please contact the undersigned.

Respectfully,
CTE, South, Inc.

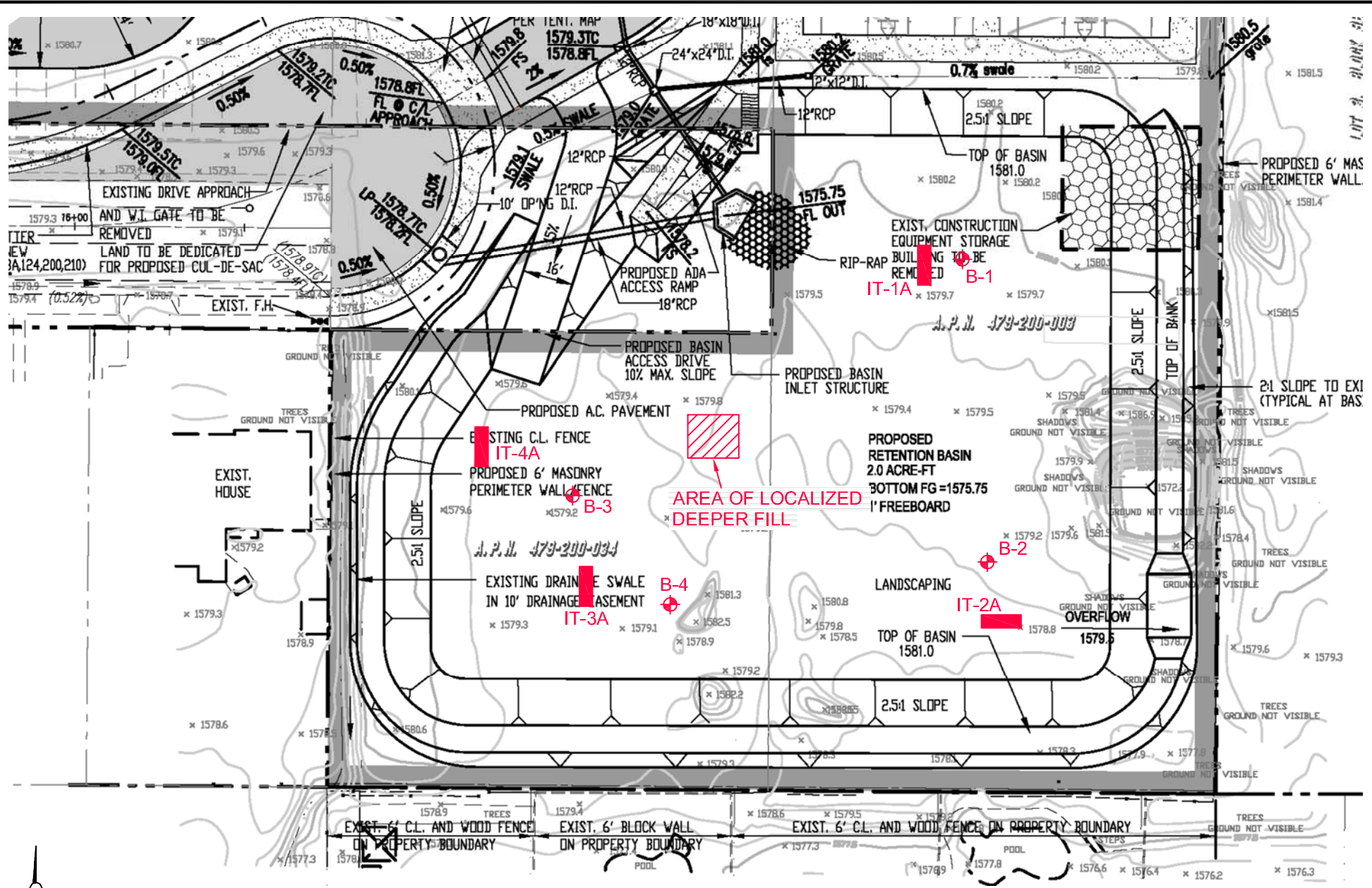
Clifford A. Craft, GE, PE
Geotechnical Engineer





Vincent J. Patula CEG #2057
Senior Engineering Geologist



Robert Ellerbusch
Staff Geologist



LEGEND

-  B-4 APPROXIMATE BORING LOCATION
-  IT-4A APPROXIMATE INFILTRATION TEST LOCATION



APPROXIMATE BORING & INFILTRATION TEST LOCATION MAP
 ST. CHRISTOPHER CATHOLIC CHURCH
 MORENO VALLEY, CALIFORNIA

CTE JOB NO:
 40-2789G
 SCALE:
 1" = 40'
 DATE:
 11/14
 FIGURE:
 1

APPENDIX A REFERENCES

1. Construction Testing and Engineering, Inc., Geotechnical Investigation Proposed Improvements St. Christopher Church; 25075 Cottonwood Avenue, Moreno Valley, California; March 19, 2012.
2. Morton, D.M. and J.C. Matti, 2001, Geologic Map of the Sunnymead 7.5' Quadrangle, California Geological Survey, Open-File Report OFR01-450, Scale 1:24000.
3. Riverside County Flood Control and Water Conservation District, Design Handbook for Low Impact Development BMP's, Revised September, 2011

APPENDIX B

FIELD EXPLORATION METHODS AND EXPLORATION LOGS

Soil Boring Methods

Disturbed Soil Sampling

Bulk soil samples were collected for laboratory analysis using two methods. Standard Penetration Tests (SPT) were performed according to ASTM D-1586 at selected depths in the borings using a standard (1.4-inches inside diameter, 2-inches outside diameter) split-barrel sampler. The steel sampler was driven into the bottom of the borehole with successive drops of a 140-pound weight falling 30-inches. Blow counts (N) required for sampler penetration are shown on the boring logs in the column “Blows/Foot.” Samples collected in this manner were placed in sealed plastic bags. Bulk soil samples of the drill cuttings were also collected in large plastic bags. Disturbed soil samples were returned to the CTE geotechnical laboratory for analysis.



PROJECT: St Christopher Church Basin DRILLER: 2R Drilling CME 75 SHEET: 1 of 1
 CTE JOB NO: 40-2789G DRILL METHOD: 8" Hollow Stem Auger DRILLING DATE: 9/17/2014
 LOGGED BY: V. Patula SAMPLE METHOD: 140 lb/30" Autohammer ELEVATION: 1579.92

Depth (Feet)	Bulk Sample Driven Type	Blows/6 inches	Dry Density (pcf)	Moisture (%)	U.S.C.S. Symbol	Graphic Log	BORING: B-1	
							DESCRIPTION	Laboratory Tests
0							Artificial Fill	
					SC-SM		Silty clayey SAND, loose dry, brown to red brown, upper 6 inches covered with gravel	
		2		4.3	SM		Very Old Alluvial Fan Deposits (Qvof)	
		1					Silty SAND, very loose,damp to moist, red brown	WA- 24.6% -200
		1					approximate basin elevation	
5		13		6.9	SM		Silty SAND,dense, damp, brown	WA- 37.8% -200
		16						
		21						
		12		6.0	SM		Silty SAND, medium-dense, damp, brown,	
		12						
		12						
10		8		4.0	SM		Silty SAND, medium-dense, damp, brown	WA- 20.1% -200
		15						WA- 58.8% -200
		10			CH		Sandy fat CLAY, stiff to very stiff,damp, red brown	AL- LL-52 PI-30
		18		8.2	SC-SM		Silty clayey SAND, very dense, moist, red brown, weakly cemented	WA- 37.7% -200
		26						AL- LL-23, PI-6
		26						
15		15		10.3	SC-SM		very dense	
		22						
		30						
		16		12.0	CL		Sandy lean CLAY, hard, moist, red brown, weakly cemented	WA- 54.6% -200
		16						AL- LL-30, PI-11
		18						
20		11		11.2	SC		Clayey SAND,dense, moist, red brown	WA-47.0% -200
		19						AL- LL-27, PI-9
		20						
							Boring Terminated @ 21 1/2 ft below existing grade No groundwater encountered No mottling observed Bottom of Basin is 4.17 feet below existing grade	

B-1

Boring B-1

Attachment: CTE Report Field Study 11-2014 (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24,



PROJECT: St Christopher Church Basin DRILLER: 2R Drilling CME 55 SHEET: 1 of 2
 CTE JOB NO: 40-2789G DRILL METHOD: 8" Hollow Stem Auger DRILLING DATE: 9/17/2014
 LOGGED BY: V. Patula SAMPLE METHOD: 140 lb/30" Autohammer ELEVATION: 1579.20

Depth (Feet)	Bulk Sample Driven Type	Blows/6 inches	Dry Density (pcf)	Moisture (%)	U.S.C.S. Symbol	Graphic Log	BORING: B-2	
							DESCRIPTION	Laboratory Tests
0				2.0	SM		Artificial Fill Silty SAND, loose dry, brown to red brown	WA 38.0%- -200
5		5 5 6		3.5	SM		Very Old Alluvial Fan Deposits(Qvof) Silty SAND, medium-dense, moist, red brown, weakly cemented approximate basin elevation	WA 26.7%- -200
5		3 6 7		8.6	ML		Sandy SILT, medium-dense, moist, brown, minor iron staining weakly cemented	WA 52.8%- -200
10		12 13 17		8.5	SM SC-SM		Silty SAND, medium-dense, moist, brown, slightly cemented Silty Clayey SAND, medium-dense, moist red brown	WA 48.7%- -200 AL -LL-26, PI-4 AL -LL-26, PI-4
15		15 25 30		13.0	CL		Sandy lean CLAY, moist, hard, red brown, weakly cemented.	WA 52.8%- -200 AL LL-33, PI-15
15		15 22 22		9.6	CL-ML		Sandy silty CLAY, hard, damp to moist, red brown	WA 50.0%- -200
20		13 15 16		12.4	CL		Sandy lean CLAY, hard, moist, red brown	
25							Boring Terminated @ 21 1/2 feet No groundwater encountered No Mottling observed Bottom of Basin 3.45 feet from existing grade	

B-2

Boring B-2

Attachment: CTE Report Field Study 11-2014 (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24,



PROJECT: St Christopher Church Basin DRILLER: 2R Drilling CME 75 SHEET: 1 of 2
 CTE JOB NO: 40-2789G DRILL METHOD: 8" Hollow Stem Auger DRILLING DATE: 9/17/2014
 LOGGED BY: V. Patula SAMPLE METHOD: 140 lb/30" Autohammer ELEVATION: 1579.33

Depth (feet)	Bulk Sample Driven Type	Blows/6 inches	Dry Density (pcf)	Moisture (%)	U.S.C.S. Symbol	Graphic Log	BORING: B-3	
							DESCRIPTION	Laboratory Tests
0					SM		Artificial Fill Silty SAND, loose, dry, red brown	
3		3		7.9			Very Old Alluvial Fan Deposits(Qvof) Silty SAND, loose, moist, brown to red brown approximate basin elevation	WA-32.1%-200 AL - non-plastic
5		3		9.5	SM		Silty SAND, medium-dense, moist, brown	
		5		4.3	SM		Silty SAND, medium-dense, damp, brown	WA- 12.4% -200
		6						
10		13		7.7	SM		Silty SAND, dense, moist, brown	WA- 29.9% -200 AL- non-plastic
		15						
		20						
		19		15.4	SM		Silty SAND, dense, moist, red brown	WA- 32.3% -200 AL- non-plastic
		21						
		21			CL		Lean CLAY with sand, hard, moist, red brown	
15		10		16.6			Lean CLAY with sand, hard, moist, red brown	WA- 77.1% -200
		15						
		25						
		10		13.8	CL		Lean CLAY with sand, very stiff, moist, red brown	AL- LL-27, PI-10
		12		5.9	SM		Silty SAND, dense, moist, red brown	
		15						
20		12		15.2	CL		Lean CLAY with sand, hard, moist, red brown	
		14						
		20						
25							Boring Terminated @ 21 1/2 feet No groundwater encountered No Mottling Observed Bottom of Basin 3.58' from existing grade	

B-3

Boring B-3

Attachment: CTE Report Field Study 11-2014 (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24,



CONSTRUCTION TESTING & ENGINEERING, INC.

14550 MERIDIAN PARKWAY, SUITE A | RIVERSIDE, CA 92518 | 951.571.4087 | FAX 951.571.4188

PROJECT: St. Christopher Church Improvements DRILLER: 2R Drilling CME 75 SHEET: 1 of 1
 CTE JOB NO: 40-2789 DRILL METHOD: 8" Hollow Stem Auger DRILLING DATE: 2/23/2012
 LOGGED BY: R. Ellerbusch SAMPLE METHOD: 140 lb/30" Autohammer ELEVATION: ~1579' msl

Depth (Feet)	Bulk Sample Driven Type	Blows/6 inches	Dry Density (pcf)	Moisture (%)	U.S.C.S. Symbol	Graphic Log	BORING: B-4	
							DESCRIPTION	Laboratory Tests
0					SM	Artificial Fill		
					SM	Silty SAND, moist, dark brown.		
						Very Old Alluvial Fan Deposits (Qvof)		
	push			21.9		Silty SAND, very loose, saturated, dark brown. soil saturated from approximately 2.5' to 4.5'	M	
5	2 4 6			10.2		Silty SAND, loose, moist, dark brown.	M	
10	6 7 12			8.8		Silty SAND, medium dense, moist, brown.	WA (24% pass #200) M	
15	27 50			10.4		Silty SAND, very dense, moist, brown.	M	
20	10 17 27			17.7	SC	Clayey SAND, dense, very moist, brown, fine grain.	M	
						Total Depth = 21.5 ft. No Groundwater encountered. Bore hole backfilled with soil cuttings.		
-25								

B-4

Boring B-4

Attachment: CTE Report Field Study 11-2014 (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24,

APPENDIX C LABORATORY METHODS AND RESULTS

Laboratory tests were performed on selected soil samples to evaluate their engineering properties. Tests were performed following test methods of the American Society for Testing and Materials, or other accepted standards. The following presents a brief description of the various test methods used. Laboratory results are presented in the following section of this Appendix and/or on the boring logs in Appendix B.

Atterberg Limits

Selected soil samples were tested in accordance with ASTM D 4318 to determine liquid limit, plastic limit and plasticity index.

Classification

Soils were classified visually according to the Unified Soil Classification System. Visual classifications were supplemented by laboratory testing of selected samples according to ASTM D 2487.

Percent Finer No. 200 Sieve

Determination of material finer than No. 200 sieve was performed on selected samples in accordance with ASTM D 1140.

In-Place Moisture

The in-place moisture content selected samples were determined using undisturbed soil samples.



PHASE I ENVIRONMENTAL SITE ASSESSMENT

**Mixed-Use Property
APN 479-200-003
25165 Cottonwood Avenue
Moreno Valley, Riverside County, California 92553**

November 11, 2013

EEI Project Number SBD-71769.1

**Prepared for:
The Roman Catholic Bishop of San Bernardino**

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Prepared for:

Roman Catholic Bishop of San Bernardino
1201 E. Highland Avenue
San Bernardino, California 92404

Attention: David Meier
c/o Mr. Al Martini via email

Site location:

Mixed-Use Property
APN 479-200-003
25165 Cottonwood Avenue
Moreno Valley, Riverside County, California 92553

Prepared by:



Polly Ivers
Staff Scientist

Reviewed by:



Bernard A. Sentianin, PG 5530
Principal Geologist

EEI
2195 Faraday Avenue, Suite K
Carlsbad, California 92008-7207
760-431-3747

EEI Project Number SBD-71769.1

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- Appendix B – County of Riverside Property Information/FIRM Map/Preliminary Title Report
- Appendix C – Historical Aerial Photographs/Topographic Maps/City Directory Report
- Appendix D – Environmental Records Search
- Appendix E – User Provided Information
- Appendix F – Photographic Log

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Phase I ESA – Roman Catholic Bishop of San Bernardino
25165 Cottonwood Avenue, Moreno Valley, Riverside County, CA

November 11, 2013
EEI Project No.: SBD-71769.1

GENERAL SITE INFORMATION

Project Information: Mixed-Use Property

EEI Project Number: SBD-71769.1

Site Information:

APN 479-200-003
25165 Cottonwood Avenue
Moreno Valley, Riverside County, California 92553

Site Access Contact: Mr. Max Arzu, with St. Christopher Catholic Parish; Phone: (951) 295-5740

Consultant Information:

EEI
2195 Faraday Ave., Suite K, Carlsbad, California 92008
Phone: 760.431.3747; **Fax:** 760.431.3748
E-mail Address: elump@eeitiger.com

Inspection Date: October 29, 2013 **Report Date:** November 11, 2013

Client Information:

Roman Catholic Bishop of San Bernardino
1201 E. Highland Avenue, San Bernardino, CA 92404

Attention: David Meier
c/o Mr. Al Martini via email

Site Assessor:

Edward P. Lump – Senior Geologist

EP Certification:

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR 312.10.



Edward P. Lump – Senior Geologist

AAI Certification:

We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Edward P. Lump – Senior Geologist

EXECUTIVE SUMMARY

At the request and authorization of the Client (Diocese of San Bernardino), EEI conducted a Phase I Environmental Site Assessment (ESA) for the property consisting of a residential and commercial property located at 25165 Cottonwood Avenue, City of Moreno Valley, Riverside County, California. The purpose of this Phase I ESA was to assess the presence or likely presence of an existing, historical, or threatened release of any hazardous substances or petroleum products into structures, soil, and/or groundwater beneath the subject property, to the extent practical (i.e., *recognized environmental conditions* as delineated in ASTM E1527- 05).

The subject property encompasses 1.89-acres of land on a single parcel identified by Assessor’s Parcel Number (APN) 479-200-003-9 (County of Riverside GIS/TLMA, 2013). According to the County Assessor, the address associated with the subject property 25165 Cottonwood Avenue. According to the Client, the type of property transaction associated with the subject property is for the purposes of development and waste water retention.

The subject property is a rectangular lot, with dimensions of approximately 625-feet by 125-feet, and is comprised of a central open area and three structures including a one-story single family residence with detached garage, swimming pool, spa, and concrete patio on the northern portion, and a one-story garage-type structure surrounded by metal storage sheds, a metal cargo container, and fencing on the southern portion.

The subject property is located in a predominantly residential area of the City of Moreno Valley, California. The property is immediately bound by Cottonwood Avenue to the north; single-family residential property along Sweet Grass Drive to the south; an inactive heavy equipment/tractor trailer storage yard to the east; and an unimproved parking lot associated with the adjoining St. Christopher Catholic Parish (25075 Cottonwood Avenue), to the west. According to the City of Moreno Valley Planning Department, the subject property is zoned as Single Family Residential (R-1).

Based on historical records such as aerial photographs, and topographic maps, the subject property was undeveloped land from at least 1938. In 1974, City building permits indicate that a barn was constructed on the property. And in 1975, the property was developed with a dwelling, detached garage, and shed. The property has remained with a similar structural configuration through the present time.

Information provided by the property owner and client representative, Mr. Max Arzu, included that the property was used commercially at one time as an auto repair and gas station. Mr. Arzu indicated that underground fuel storage tanks (USTs) were present historically on the property, and were abandoned/removed in 2011. Mr. Arzu also stated that the property is currently in use as a parking and soccer practice field, and that an onsite garage is used as a meeting hall and storage area for the Knights of Columbia.

EEI contacted the City of Moreno Valley Fire Department, County of Riverside Department of Environmental Health, California Department of Toxic Control (DTSC), State Water Resources Control Board (SWRCB), and reviewed other state and federal databases to determine if the subject property, or any adjacent properties, were listed as hazardous waste generators, underground storage tank (UST) releases, or as having other environmental concerns (i.e., spill, leak, or aboveground tank [AST]). Neither the subject property nor any adjacent or nearby properties were listed on any of the databases researched.

On October 29, 2013, EEI personnel conducted a site reconnaissance to physically observe the site and adjoining properties for conditions indicating a potential environmental concern. Concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. No evidence of environmental concern was noted on the subject property during our site reconnaissance.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-05 of APN 479-200-003, the *property*. Any exceptions to, or deletions from, this practice are described in Section 6.0 of this report. This assessment has revealed **no evidence of recognized environmental conditions** in connection with the *property*.

- According to information provided by the client and site contact, the subject property was used at one time as an auto repair and gas station and two underground storage tanks (USTs) were removed from the subject property in approximately 2011. No records indicating the tanks installation date, characteristics, or removal were on file with any of the regulatory agencies contacted by EEI including the Moreno Valley Fire Department, County of Riverside Department of Environmental Health, or the SWRCB. There are specific regulations and requirements regarding the installation, operation, and abandonment of USTs in the State of California. EEI recommends that the property owner notify the County of Riverside Department of Environmental Health of the existence and removal of the tanks, and enter into a voluntary agreement to properly abandon the USTs, and perform any required site investigation activities to determine if an unauthorized release has occurred.

1.0 INTRODUCTION

1.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) was to assess the possible presence of *recognized environmental conditions* for the residential and commercial property located at 25165 Cottonwood Avenue, City of Moreno Valley, Riverside County, California (**Figure 1**). *Recognized environmental conditions* include property uses that may indicate the presence or likely presence of an existing, historical, or threatened release of any hazardous substances or petroleum products into structures, soil, and/or groundwater beneath the property. The term *recognized environmental conditions* is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment, and that would not be subject to enforcement action by a regulatory agency.

This ESA was performed in general conformance with the American Society for Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, Designation E1527-05.

1.2 Scope of Services

The following scope of services was conducted by EEI:

- A review of readily available documents which included topographic, geologic, and hydrogeologic conditions associated with the subject site.
- A review of readily available maps, aerial photographs and other documents relative to historical subject site usage and development.
- A review of readily available federal, state, county, and city documents and database files concerning hazardous material storage, generation and disposal, active and inactive landfills, existing environmental concerns, and associated permits related to the subject property and/or immediately adjacent sites.
- A site reconnaissance to ascertain current conditions of the subject property.
- Interviews with person(s) knowledgeable of the subject property.
- The preparation of this report which presents our findings, conclusions, and recommendations.

1.3 Reliance

This ESA has been prepared for the sole use of the Roman Catholic Bishop of San Bernardino (Client). This assessment should not be relied upon by other parties without the express written consent of EEI and the Client. Any use or reliance upon this assessment by a party other than the Client; therefore, shall be solely at the risk of such third party and without legal recourse against EEI, its employees, officers, or directors, regardless of whether the action in which recovery of damages is brought or based upon contract, tort, statute or otherwise.

This assessment should not be interpreted as a statistical evaluation of the subject site, but rather is intended to provide a preliminary indication of onsite impacts from previous site usage and/or the release of hazardous materials. If no significant indicators of the presence of hazardous materials and/or petroleum contamination are encountered during this search, this does not preclude their presence.

The findings in this report are based upon published geologic and hydrogeologic information, and information (both documentary and oral) provided by the Cathedral City, County of Riverside, Environmental Data Resources (EDR®) (i.e., agency database search), various state and federal agencies, and EEI's field observations. Some of these data are subject to change over time. Some of these data are based on information not currently observable or measurable, but recorded by documents or orally reported by individuals.

2.0 PHYSIOGRAPHIC SETTING

2.1 Site Description

The subject property is located on the south side of Cottonwood Avenue, approximately 750 feet east of its intersection with Perris Boulevard, in the City of Moreno Valley, Riverside County, California. The subject property encompasses 1.89-acres of land on a single parcel identified by Assessor's Parcel Number (APN) 479-200-003-9 (County of Riverside GIS/TLMA, 2013) (**Appendix B**). According to the County Assessor, the address associated with the subject property 25165 Cottonwood Avenue (**Figure 2**). According to the Client, the type of property transaction associated with the subject property is for the purposes of development and waste water retention.

The subject property is a rectangular lot, with dimensions of approximately 625-feet by 125-feet, and is comprised of a central open area and three structures including a one-story single family residence with detached garage, swimming pool, spa, and concrete patio on the northern portion, and a one-story garage-type structure surrounded by metal storage sheds, a metal cargo container, and fencing on the southern portion.

The subject property is located in a predominantly residential area of the City of Moreno Valley, California. The property is immediately bound by Cottonwood Avenue to the north; single-family residential property along Sweet Grass Drive to the south; an inactive heavy equipment/tractor trailer storage yard to the east; and an unimproved parking lot associated with the adjoining St. Christopher Catholic Parish (25075 Cottonwood Avenue), to the west. According to the City of Moreno Valley Planning Department, the subject property is zoned as Single Family Residential (R-1).

Based on historical records such as aerial photographs, and topographic maps, the subject property was undeveloped land from at least 1938. In 1974, City building permits indicate that a barn was constructed on the property. And in 1975, the property was developed with a dwelling, detached garage, and shed. The property has remained with a similar structural configuration through the present time.

Information provided by the property owner and client representative, Mr. Max Arzu, included that the property was used commercially at one time as an auto repair and gas station. Mr. Arzu indicated that underground fuel storage tanks (USTs) were present historically on the property, and were abandoned/removed in 2011. Mr. Arzu also stated that the property is currently in use as a parking and soccer practice field, and that an onsite garage is used as a meeting hall and storage area for the Knights of Columbia.

2.2 Topography

The subject property is located on the United States Geological Survey (USGS) 7.5 Minute, Sunnymead Quadrangle map (USGS, 1980). The map indicates the elevation of the subject property ranges from approximately 1,580 feet above mean sea level (amsl) at the southern margin and rises in elevation to approximately 1,588 feet amsl at the northern margin of the property. The property consists of land which gently slopes towards in a southeasterly direction.

2.3 Regional and Local Geology

The subject property and vicinity are situated in the central part of the Peninsular Ranges geomorphic province, southwest of Perris Valley and south of Lake Mathews. The subject property lies east of the Cleveland National Forest and the Elsinore Mountains, in the foothills west of the Elsinore Trough and Lake Elsinore. This portion of the Peninsular Ranges contains the San Jacinto Valley, which lies parallel to the San Jacinto Fault zone trending northwesterly along the base of the San Jacinto Mountains. The subject property lies near the foothills northwest of Lake Elsinore, within the Perris Block (CGS, 2002). The subject property is underlain by Quaternary-age unconsolidated stream, river channel, and alluvial fan deposits (CDMG, 1966).

Structural deformation in the site vicinity is related to the Elsinore Fault zone, a major northwest-southwest trending strike-slip fault zone which runs through the immediate site vicinity (Jennings, 1994, CDMG, 2000). Motion along the Elsinore Fault zone is primarily right-lateral, with a minor right-reverse component. The Elsinore Fault zone is considered active, with major ruptures occurring approximately every 100 to 300 years, at magnitudes of 6.8 (CDMG, 1998).

Soil in the vicinity of the site has been identified by the United States Department of Agriculture - Natural Resource Conservation Service, online Web Soil Survey database as fine sandy loam of the Pachappa Soil Series at 2 to 8 percent slopes, (USDA, 2013). The Pachappa series consists of well drained (minimal) Noncalic Brown soils developed from moderately coarse textured alluvium. They occur on gently sloping alluvial fans and flood plains under annual grass-herb vegetation. Pachappa soils have very slow runoff, and moderate permeability. In places the soil is subject to occasional overflow and high water table. The soils appear to have developed under conditions of occasional high water table.

2.4 Regional and Local Hydrogeology

According to the Santa Ana Regional Water Quality Control Board –Region (8) (SARWQCB, 1995), the subject property is located within the Perris Valley Hydrologic Subarea of the Perris Hydrologic Area of the San Jacinto Valley Hydrologic Unit (802.11). In general, groundwater in this basin has been designated as beneficial for domestic/municipal, industrial, processing and agricultural uses.

The California Department of Water Resources Water Data Library (WDL) website does not indicate the presence of any wells in the immediate site vicinity (Township 03 South, Range 03 West, and Section 8).

2.5 Hydrologic Flood Plain Information

EEI reviewed the Federal Emergency Management Agency (FEMA) Flood Hazard Map online database (2011) to determine if the subject property was located within an area designated as a Flood Hazard Zone. According to the information reviewed on the Flood Insurance Rate Map (FIRM), Map No. 06065C0761G, Panel 761 of 3805 (effective August, 2008), the subject property is located within Zone X, which are areas outside the 1 percent annual chance floodplain. A copy of the FIRM map is included in **Appendix B**.

3.0 SITE BACKGROUND

3.1 Site Ownership

Information regarding the subject property ownership was obtained from a First American Title Company Preliminary Title Report (PTR), dated October 28, 2013. According to the PTR, the current owner of the subject property is listed as The Roman Catholic Bishop of San Bernardino, A Corporation, Sole, for the Benefit of Saint Christopher Catholic Church, Moreno Valley, California 92553. A copy of the PTR is included in **Appendix B**.

3.2 Site History

EEI reviewed readily available information sources to evaluate historic land use in and around the subject site. These information sources include aerial photographs, USGS maps, and the Moreno Valley Planning and Building and Safety Department files. The information sources are reviewed in the following sections.

3.2.1 Historical Use Review

Aerial photographs and historical topographical maps were reviewed to identify historical land development and any surface conditions which may have impacted the subject property. Photographs and historical topographic maps dating between 1901 and 2012 were obtained and reviewed from EDR®, an environmental information/database retrieval service. An aerial photograph dated November 2012, was obtained from Google Earth®, a copy of which is included herein (**Figure 2**). **Table 1** summarizes the results of the aerial photograph and historical topographic map review. Copies of the aerial photographs and historical topographic maps provided by EDR® are included in **Appendix C**.

Based on the data reviewed, the subject property appeared to be undeveloped land from at least 1938 through 1967. In 1977, the property appeared with a structure and pool on the northern portion, as well as a structure on the south-central portion. The property remained in this configuration through the 2012 photograph. The St. Christopher's School appeared on the property at the southeast corner of cottonwood Avenue and Perris Boulevard, to the west of the subject property in a 1973 topographic map. The school property appeared expanded with a larger central building in a 1989 photograph.

TABLE 1 Summary of Historical Use Review		
Year	Source and Scale	Comments
1901/ 1904	Topographic Map 1:125,000/ 1:250,000	Scale of the map did not allow for a detailed review of the subject property. Site vicinity labeled as Moreno Valley.
1938	Aerial Photograph 1inch=500 feet	Subject property appeared as undeveloped land. Adjacent and surrounding property appeared with rural residential development, undeveloped land and orchard property.
1943/ 1953	Topographic Map 1:62,500/ 24,000	Streets surrounding the subject property were present and appeared to be part of Moreno Valley. Highway 60 traversed through the general site vicinity.

TABLE 1 Summary of Historical Use Review		
Year	Source and Scale	Comments
1953	Aerial Photograph 1inch=500 feet	Subject property remained undeveloped land. A rural residence appeared immediately adjacent and to the west of the subject property. Increased development of rural residential property appeared in the surrounding area.
1967	Topographic Map 1:24,000	No apparent changes were noted to the subject property or adjacent property since the 1953 map. Increased development appeared in the surrounding area.
1967	Aerial Photograph 1inch=500 feet	Subject property remained undeveloped land. Adjacent property to the east appeared cleared of vegetation, and portions appeared with parked vehicles and possibly small structures. Adjacent property to the west appeared with several buildings and residences to the southwest. Increased residential development appeared in the surrounding area.
1973	Topographic Map 1:24,000	A small structure was present in the immediate site vicinity. The St. Christopher School was present to the west along Perris Boulevard. Increased development appeared in the surrounding area.
1977	Aerial Photograph 1inch=500 feet	Subject property appeared with structures on the northern and south-central portions with open areas in between. A pool was present near the structure on the northern portion. Adjacent property to the east and west also appeared occupied with structures and portions of cleared land. Property to the southwest fronting Perris Boulevard appeared with residences. Increased development appeared in the surrounding area.
1980	Topographic Map 1:24,000	No apparent changes were noted on the subject property and adjacent property since the 1973 map. Increased development appeared in the surrounding area.
1989/ 1994	Aerial Photograph 1inch=500 feet	Subject property remained with structures on the northern and south-central portions. Adjacent property to the west appeared with a large building (church) and surrounding parking. Increased development of large residential tracts appeared in the surrounding area.
2002/ 2005	Aerial Photograph 1inch=500 feet	Subject property remained as it appeared in previous photographs with structures and open land. No apparent changes were noted on the adjacent property to the east and west. Surrounding area appeared with increased development. Surrounding streets appeared widened and improved.
2006/ 2009/ 2012	Aerial Photograph 1inch=500 feet	Subject property remained as it appeared in previous photographs with structures and open land. No apparent changes were noted on the adjacent property to the east and west. Surrounding area appeared with increased development.
November 2012	Aerial Photograph Google Earth (Color)	Subject property appeared with a structure and swimming pool on the northern portion. A structure was also present on the south-central portion of the property. Adjacent property to the east appeared in a similar fashion with structures and vehicles. Immediately adjacent property to the west appeared as vacant land, beyond which lay the St. Christopher's Church.

3.2.2 City/County Directories

Directory listings associated with the subject property (25165 Cottonwood Avenue) was obtained from EDR®, an environmental information/database retrieval service. The subject property address was listed as occupied by a residence from 1980 through 2011. No addresses of potential concern, including cleaners, automotive shops, and other occupants of potential environmental concern were identified on the subject property.

A summary of the listings associated with the subject property address is summarized below in **Table 2**. Information for the target addresses (in bold) as well as the next lowest address on the same side of the street (left column) and next highest address on the same side of the street (right column). A copy of the City Directory Report is provided in **Appendix C**.

TABLE 2 Summary of City Directory Search 25165 Cottonwood Avenue, Moreno Valley, California 92553		
North Adjacent Addresses	Subject Addresses	South Adjacent Addresses
2011		
25075 Perris Blvd. –St. Christopher’s Church	25165- Residential listing (R. Lathrop; M. McCallum); K. Le (2005)	25242- Young Homes 25652- No listing
2000 and 2005		
25075–St. Christopher’s Church	25165- Residential listing (R. Lathrop; M. McCallum)	25652- Residential listing
1995		
24926 –No listing	25165- Residential listing (R. Lathrop; M. McCallum)	25652- Residential listing
1985 and 1990		
25131 –No listing	25165- Residential listing (M. McCallum)	25183- No listing 25748- Residential listing
1980		
25131 –Residential listing	25165- Residential listing (M. Edmiston)	25183- No listing
1975		
25131 -no listing	25165- Address not listed	25183- Conrock Co.
End Of Search due to: A) earlier directory or street listing not found; B) listing out of range, listings re-numbered, or no numeric listings		

3.2.3 Sanborn Fire Insurance Maps

EEI researched available Sanborn Fire Insurance Maps of the subject property. Sanborn Maps provide detailed information on site structures, uses, and occupancies and were typically utilized by insurance companies to evaluate potential fire risk. EEI requested a Sanborn map search from EDR®, an environmental information/database retrieval service. According to EDR, there is not Sanborn map coverage for the area of the subject property (**Appendix C, page 46**).

3.2.4 City of Moreno Valley/Riverside County Building Departments

EEI contacted the City of Moreno Valley Building Department and the Riverside County Building Department to review building permits related to the subject property address 25165 Cottonwood Avenue, Moreno Valley, California. According to the City building department, a single record was on file for the subject property and described a stop work order for a patio, dated April 14, 2009. City personnel also added that the City of Moreno Valley was incorporated in 1984; therefore, any permits issued to properties prior to this date, would be on file with the County of Riverside Building Department. Subsequent contact with the County of Riverside Building records department indicated the following entries, in chronological order were related to the subject property addresses:

- March 6, 1974 – Permit for the construction of a register-barn.
- May 7, 1974 – Application for a temporary use permit for service prior to completion of structure
- October 31, 1975 – Permit for a dwelling, detached garage, and construction shed.

3.3 Regulatory Database Search

EEI reviewed known electronic database listings for possible hazardous waste generating establishments in the vicinity of the subject site, as well as adjacent sites with known environmental concerns. Facilities were identified by county, state, or federal agencies that generate, store, or dispose of hazardous materials. The majority of information in this section was obtained from EDR®, an environmental information/database retrieval service. A copy of the FirstSearch® report is provided in **Appendix D**, along with a description of the individual databases. The subject property was not listed on any of the databases reviewed as having environmental concerns. For discussion purposes, the term “non-geocoded” is applied to sites that either have non-existent or incomplete addresses. EEI has located these sites, based on the location description provided in the records search. Following is a list of databases that were reviewed in the preparation of this report.

3.3.1 Federal Databases

National Priority List (NPL) – No listings were reported within a one mile radius of the subject property.

NPL Delisted – No listings were reported within a one mile radius of the subject property.

Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) – No listings were reported within a one-half mile radius of the subject property.

CERCLIS No Further Remedial Action Planned (NFRAP) Archive – No listings were reported within a one-half mile radius of the subject property.

Resource Conservation and Recovery Information System (RCRA) Corrective Action Sites (COR) – No listings were reported within a one mile radius of the subject property.

RCRA TSD Facility List (RCRA-D) – No listings were reported within a one-half mile radius of the subject property.

RCRA Generators (RCRA-G) – No listings were reported within a one-quarter mile radius of the subject property. One non-geocoded listing was reported. Upon further review, EEI determined this site to be located further than one mile from the subject property; therefore, this site is not considered a concern.

Federal IC/EC – No listings were reported within a one-quarter mile radius of the subject property.

Emergency Response Notification System (ERNS) – No listings were reported within a one-eighth mile radius of the subject property.

3.3.2 State and Regional Sources

State/Tribal NPL – No listings were reported within a one mile radius of the subject property.

State/Tribal CERCLIS – Three listings reported within a one mile radius of the subject property. **Moreno Valley Regional Learning** (northeast corner Perris Boulevard and Bay Avenue, 0.19 miles southwest), was listed as a school investigation site where the Department of Toxic Substance Control (DTSC) determined no further action (NFA) was required in 2007. Based on the NFA status by a regulatory agency, this site is not considered to be an environmental concern at this time.

Based on location of the remaining two sites (farther than one-quarter mile from the subject property), these sites are not considered a concern. The listings include: **Bay View Elementary School** (24801 Bay Avenue, 0.36 miles southwest); and **the Proposed Alessandro Administration Building Expansion** (Alessandro Boulevard and Chara Street, 0.73 southeast).

State/Tribal Solid Waste Landfill (SWL) Sites – No listings were reported within a one-half mile radius of the subject property.

State/Tribal California State Leaking Underground Storage Tanks (LUST) – Eight listings (some duplicated) were reported within a one-half mile radius of the subject property. Of the eight listings, six of the listings were located further than one quarter mile from the subject property; and therefore, are not considered a concern. Of the listings located within a one quarter mile of the subject property, it was determined that there was only one individual site, due to dual database listings.

EEI reviewed the online database GeoTracker, which provides records on LUSTs, and Cleanup Program Sites, maintained by the State Water Resources Control Board (SWRCB), for more information regarding the case. The following is a summary of the information reviewed:

Sunnymead District Maintenance Yard (25241 Cottonwood Avenue, 0.20 miles northeast), reported a diesel fuel release in 1988 caused by a tank overflow, which reportedly impacted the soil only. According to the information reviewed, the case was closed by the SARWQCB on November 14, 1991. Information from a case closure summary indicated that groundwater was not impacted; therefore, no information on depth of groundwater was provided. Based on the closed case status by a regulatory agency, and soil only nature of the release, this site is not considered to be an environmental concern at this time.

State/Tribal Permitted Underground Storage Tanks (UST)/Aboveground Storage Tanks (AST) – One listing was reported within a one-quarter mile radius of the subject property. The site, **County of Riverside Waste Resources Management** (25241 Cottonwood Avenue, 0.20 miles northeast), was listed with a UST permit. Operating permits are not generally considered rationale for environmental concern, unless the facility has a dual listing, or a reported release. The aforementioned site has documented a release under the name of Sunnymead District Maintenance Yard, and is listed on the Leaking Underground Storage Tank (LUST) databases as a closed case. See the LUST section above.

State/Tribal Voluntary Cleanup Program Properties (VCP) – No listings were reported within a one-quarter mile radius of the subject property.

US Brownfields – No listings were reported within a one-half mile radius of the subject property.

Other SWF – No listings were reported within a one-half mile radius of the subject property.

Other Hazardous Sites – One listing was reported within a one-eighth mile radius of the subject property. The site, **Moreno Valley Regional Learning** (northeast corner Perris Boulevard and Bay Avenue, 0.19 miles southwest), was listed as a school investigation site where the DTSC determined no further action (NFA) was required in 2007. Based on the NFA status by a regulatory agency, this site is not considered to be an environmental concern at this time.

Other Tanks – Two listings were reported within a one-quarter mile radius of the subject property. Operating permits are not generally rationale for environmental concern, unless a facility has a dual listing, such as a reported release. Both listings were for the same site, **EMWD Moreno #2 Plumbing Plant** (24999 Cottonwood Avenue, 0.16 miles northwest). The aforementioned listing has not documented a release; and is not considered a concern.

Local Land Records – No listings were reported within a one-half mile radius of the subject property.

Spills – No listings were reported.

Other – Nine listings were reported within a one-quarter mile radius of the subject property. Inclusion on the Other database does not necessarily indicate the existence of an environmental concern, such as a release or spill incident. The aforementioned site has documented a release under the name of Sunnymead District Maintenance Yard, and is listed on the Leaking Underground Storage Tank (LUST) databases as a closed case. See the LUST section above.

Nine non-geocoded listings were reported. Upon further review, EEI determined these sites to be located further than one-quarter mile from the subject property; therefore, these sites are not considered a concern.

3.4 Regulatory Agency Review

3.4.1 City of Moreno Valley Fire Department

EEI requested information from the City of Moreno Valley Fire Department concerning any hazardous materials permits, UST, or cleanup information available for the subject property. According to staff, the City fire department does not hold records related to hazardous releases, spills, or UST permits and referred EEI to the County of Riverside Department of Environmental Health (see below).

3.4.2 County of Riverside Department of Environmental Health

EEI reviewed County of Riverside Department of Environmental Health's (RCDEH) Underground Storage Tank (UST) List, UST Sites to be Upgraded List, LUST List, LUST Disclosure List, Hazardous Waste Generator List, Emergency Response, Complaint and Investigation (ERCI) List, DTSC Calsite List, and Superfund Site List, for information pertaining to the subject property. All of the aforementioned database lists are updated on a quarterly basis and were last updated in April 2013, with the exception of ERCI listing which was dated January 2001. There are no listings found pertaining to the subject property addresses.

3.4.3 Department of Toxic Substances Control

EEI contacted the Department of Toxic Substances Control (DTSC) regarding any records for the subject property. EEI also researched the DTSC online database EnviroStor (2013) for listings on or adjacent to the subject property. Neither the subject property nor any adjacent or nearby properties were listed on any of the databases researched.

3.4.4 State Water Resources Control Board

EEI reviewed the online database GeoTracker (2013), which provides records on LUSTs and Spills, Leaks, Investigation and Cleanup (SLIC) sites, which is maintained by the State Water Resources Control Board (SWRCB). Neither the subject property nor any adjacent properties were listed on any of the databases researched.

3.4.5 Review of Division of Oil, Gas and Geothermal Resources Files

Oil and gas wells were not observed at the subject property during our site reconnaissance. A review of the California Division of Oil, Gas, and Geothermal Resources Website for oil and gas fields in California and Alaska (CDOGGR, 2013) did not indicate the presence of oil and gas wells on or adjacent to the subject property.

3.4.6 National Pipeline Mapping System

EEI reviewed the National Pipeline Mapping System (NPMS, 2013) public viewer website for gas transmission pipelines and hazardous liquid trunklines on or close to the subject property. According to the information reviewed, an in service natural gas transmission line, operated by Southern California Gas Company, runs east to west, in parallel to Cottonwood Avenue located to the north of the subject property.

3.5 Interview with Current Property Owner

The current owner of the subject property is the Roman Catholic Bishop of San Bernardino, and is also the entity on whose behalf the Phase I ESA is being prepared. Pertinent information provided by a representative of the Roman Catholic Bishop of San Bernardino, regarding the subject property is documented below in Section **3.6 User Provided Information**. No indications of environmental concern were noted by the property owner representative (see below).

3.6 User Specific Information

Pursuant to ASTM E1527-05, EEI provided a Phase I ESA User Specific Questionnaire to the “user” (the person on whose behalf the Phase I ESA is being conducted), by Mr. Max Arzu, Parish Council Co-Chair with St. Christopher Catholic Parish, with the Roman Catholic Bishop of San Bernardino. The User Specific Information provided by Mr. Arzu is documented below. A list of the user specific questions (per ASTM E1527-05) with the associated responses, as well as the Preliminary Title Report for the property is included in **Appendix E**.

3.6.1 Environmental Liens or Activity and Use Limitations

Mr. Arzu stated that he is not aware of any environmental liens or activity and land use limitations on the subject property. The Client provided EEI with a PTR prepared for the subject property by First American Title Insurance Company on October 28, 2013. A review of the PTR confirmed the absence of any environmental liens or land use limitations associated with the subject property.

3.6.2 Specialized Knowledge

Mr. Arzu stated that his specialized knowledge or experience related to the property or nearby properties (i.e., knowledge of the chemicals or processes used by a type of business) includes that the property was used commercially as an automobile repair and gas station. Mr. Arzu stated that the property was currently in use as a parking and soccer practice field, and that an onsite garage was used as a meeting place for the Knights of Columbia.

3.6.3 Valuation Reduction for Environmental Issues

In regards to an inquiry of purchase price being paid for the subject property, Mr. Arzu had no response.

3.6.4 Presence or Likely Presence of Contamination

Mr. Arzu stated that he is not aware of any environmental issues related to the subject property. Mr. Arzu stated that the property was historically used for automobile repair and a gas station. In addition, Mr. Arzu noted that gas and diesel fuel and automobile grease were present or once present at the property. Mr. Arzu also stated that Underground Fuel Storage Tanks (USTs) were formerly located on the property and were abandoned and removed in 2011.

3.6.5 Other

Mr. Arzu stated that the Phase I ESA is required to insure that the property was free of environmental issues. According to Mr. Arzu, the type of property transaction associated with the subject property is for the purposes of development and waste water retention.

3.7 Other Environmental Issues

3.7.1 Asbestos-Containing Materials

Asbestos, a natural fiber used in the manufacturing of a number of different building materials, has been identified as a human carcinogen. Most friable (i.e., easily broken or crushed) asbestos-containing materials (ACM) were banned in building materials by 1978. By 1989, most major manufacturers had voluntarily removed non-friable ACM (i.e., flooring, roofing, and mastics/sealants) from the market. These materials, however, were not banned completely.

An ACM survey was not conducted at the subject property as part of this Phase I ESA. According to the information reviewed, structures on the subject property were built prior to 1978. Therefore, the presence of asbestos-containing materials is likely. EEI recommends ACM testing of building materials prior to improvements or demolition activities.

3.7.2 Lead-Based Paint

Lead-based paint is identified by OSHA, the Environmental Protection Agency (EPA) and the Department Housing and Urban Development Department (HUD) as being a potential health risk to humans, particularly children, based upon its effects to the central nervous system, kidneys, and bloodstream. The risk of lead-based paint has been classified by HUD based upon the age and condition of the painted surface. This classification includes the following:

- Maximum risk is from paint applied before 1950.
- A severe risk is present from paint applied before 1960.
- A moderate risk is present from paint applied before 1970.
- A slight risk is present from paint applied before 1977.
- Paint applied after 1977 is not expected to contain lead.

According to the information reviewed, structures on the subject property were built prior to 1978. Therefore, the presence of lead based paint is likely. EEI recommends lead-based paint testing of building materials prior to improvements or demolition activities.

3.7.3 Radon

Radon is a radioactive gas which has been identified as a human carcinogen. Radon gas is typically associated with fine-grained rock and soil, and results from the radioactive decay of radium. The U.S. EPA recommends that homeowners in areas with radon screening levels greater than four Picocuries per liter (pCi/L) conduct mitigation of radon gas to reduce exposure.

Sections 307 and 309 of the Indoor Radon Abatement Act of 1988 (IRAA) directed the U.S. EPA to list and identify areas of the U.S. with the potential for elevated indoor radon levels. U.S. EPA's Map of Radon Zones (EPA-402-R-93-071) assigns each of the 3,141 counties in the U.S. to one of three zones based on radon potential:

- Zone 1 counties have a predicted average indoor radon screening level greater than 4 pCi/L.
- Zone 2 counties have a predicted average indoor radon screening level between 2 and 4 pCi/L.
- Zone 3 counties have a predicted average indoor radon screening level less than 2 pCi/L.

Based on such factors as indoor radon measurements, geology, aerial radioactivity, and soil permeability; the U.S. EPA has identified the County of Riverside as Zone 2 (i.e., a predicted average indoor radon screening level between 2 and 4 pCi/L). EEI does not consider radon as a significant environmental concern at this time.

4.0 SITE RECONNAISSANCE

4.1 Purpose

The purpose of our site reconnaissance was to visually and physically observe the subject property, structures, and adjoining properties for conditions indicating an existing release, past release, or threatened release of any hazardous materials/substances or petroleum products into structures on the subject property, or into soil and/or groundwater beneath the subject property. This would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon surface staining, waste drums, above ground storage tanks (ASTs), USTs, illegal dumping, or improper waste storage/handling.

4.2 Subject Site

On October 29, 2013, EEI personnel conducted a site reconnaissance to visually observe the subject property and adjoining properties for conditions indicating a potential recognized environmental concern. EEI was accompanied by Mr. Max Arzu, Parish Council Co-Chair with St. Christopher Catholic Parish. Visual conditions present during the site reconnaissance are documented in the Photographic Log (**Appendix F**), and summarized in **Table 3**.

The subject property is located in a predominantly residential area of the City of Moreno Valley, California. There is, however, neighborhood commercial/retail and industrial in the immediate site vicinity. The subject property, located at 25165 Cottonwood Avenue, is situated on a single parcel of land (APN 479-200-003-9), which is comprised of 1.89 acres. The subject property is bound by Cottonwood Avenue to the north; single-family residences to the south; an unimproved parking lot associated with St. Christopher Catholic Parish to the west; and, what appeared to be a heavy equipment/tractor trailer storage yard to the east.

The subject property is comprised of a central open area with three structures near the north and south boundaries: a one-story single family residence with detached garage, swimming pool and spa were noted on the northern portion with typical landscaping and concrete patio area; and, a one-story garage-type structure with metal storage sheds, a metal cargo container, and fencing on the southern portion. Mr. Arzu indicated that the building on the southern portion of the property had been used as a meeting hall for the Knights of Columbus. The residence and detached garage appeared to consist of wood frame, concrete slab-on-grade construction, with a plaster exterior (with plastic and brick lower siding), and asphaltic-shingle roof. The interior of the residence includes two bathrooms, two bedrooms, and an office/living area. Flooring within these areas was comprised of carpet and vinyl tiling, while the ceiling material consisted of acoustic ceiling material and plaster; however, only the kitchen, living room and one bedroom were accessed. The detached garage consisted of a one car area separated by an internal wall from a two car area. The garage contained two vehicles (one in each area) and general household items including small volume household chemicals and paint. At the west end of the garage were two large roll-up doors that provided access.

The rear (south) portion of the subject property was utilized for miscellaneous storage in and around a building consisting of concrete block walls and concrete slab on grade construction. The interior floor slab was distressed. Exterior concrete slabs were observed on the front (west) and south sides of the garage-type building. Within a chain-link fenced area surrounding the building were: one metal cargo container that contained various household items stored of future fund raising activities by the Knights of Columbus; two small metal storage sheds that contained property maintenance supplies and equipment for St. Christopher Catholic Parish (including paint and petroleum products); an exterior patio-type cover at the south edge of the slab on the south edge of the building (containing desks, tables, wood cabinets, cushions); and, two small canvas awnings on the front side of the building. Numerous lumber, plastic and metal debris was observed scattered within the fenced area, including (but not limited to a pick-up truck; empty plastic and metal 55-gallon drums; one small trailer with metal storage shed and a second small flatbed trailer; a small tractor with rear-scraper attachment; and, three 200-gallon tanks. Debris piled on top of two of the tanks hindered direct access to the opening; however, the third tank appeared to be empty. Along the southwest exterior of the fenced area was a skip-loader and scattered debris, included an engine block. Two medium-sized trailers (one flatbed; one enclosed, were observed in the southeastern corner of the property. Rubber tires and engine parts were visible along the eastern edge of the southeastern property fence line. Minor petroleum hydrocarbon staining was noted in and around the garage area in the southeasterly portion of the subject property. Additionally, stockpiled soil and asphalt was noted near the southeastern corner of the site.

The ground surface within the undeveloped portions of the subject property was a mix of soil, ground-up asphalt, and minor scattered short vegetation. Mr. Arzu indicated that the ground-up asphalt was imported to the property, by a former tenant who was an underground cable contractor, to improve the drive and parking areas, including the parcel directly west of the subject site. Based solely upon visual observations, it also appeared that recent (cut/fill) leveling has occurred in the southern portion of the property. Irrigated fruit trees lined the northwestern boundary of the parcel. Chain-link fencing bounds the eastern, southern and northwesterly edges of the site. A gated entrance is situated along the drive, separating the residence from the rest of the property.

Localized patches of discolored soils were observed in the southern portion of the property; however, distinguishing discoloration associated with seasonal rains from other causes was difficult. Some of these patches being associated with petroleum staining, however, cannot be precluded.

Overhead power lines were observed along the northern property boundary; however, no pole-mounted transformers were observed. Other observed utilities included sewer, water and gas, as well as two pole-mounted private yard lights, all associated with the single-family residence. A restroom in the isolated garage on the southern portion of the site suggests underground sewer and water lines in the area.

No evidence of contamination, distressed vegetation, petroleum-hydrocarbon surface staining, waste drums, USTs, ASTs, illegal dumping, or improper waste storage/handling was noted during our site reconnaissance.

Item	Concerns	Comments
General Housekeeping	No	Overall, the subject property appeared to be in good condition; however, housekeeping in the southeasterly portion of the site should be improved.
Surface Spills	No	No concerns observed.
Stained Surfaces	No	Minor petroleum hydrocarbon staining was noted in and around the garage area in the southeasterly portion of the subject property.
Fill Materials	No	A stockpile of soil and crushed asphalt was observed in the southeasterly portion of the site. Hints of recent cut and fill leveling were noted in the southern portion of the site.
Pits/Ponds/Lagoons	No	No concerns observed.
Surface Impoundments	No	No concerns observed.
ASTs/USTs	No	No concerns observed.
Distressed Vegetation	No	No concerns observed.
Wetlands	No	No concerns observed.
Electrical Substations	No	No concerns observed.
Areas of Dumping	No	No concerns observed.
Transformers	No	No concerns observed.
Waste/Scrap Storage	No	Various quantities of debris and scrap storage were observed within in the garage area in the southeasterly portion of the subject property.
Chemical Use/Storage	No	No concerns observed.

4.3 Adjacent Properties

EEI conducted a visual and auto reconnaissance of the adjoining neighborhoods (to the extent practical) to evaluate the potential for offsite impacts that may affect the subject property. Property to the south and southwest consisted of single-family residences. An unimproved parking lot associated with St. Christopher Catholic Parish is located directly west of the subject parcel, with the Parish compound situated further west. An undeveloped parcel is located north of the site, across Cottonwood Avenue. What appeared to be an inactive heavy equipment/tractor trailer storage yard was observed along the eastern subject property boundary. These areas were not readily accessible due to the presence of gates and/or poor roads. However, no obvious evidence of improper chemical or fuel storage was noted.

Adjacent properties were not identified as having environmental related issues on any of the databases researched, and are not considered as an environmental concern at this time. No service stations, dry cleaners, or industrial properties were located in the immediate vicinity, with the exception of the aforementioned inactive heavy equipment/tractor trailer storage yard directly east, and a Riverside County vehicle maintenance yard located two parcels to the east that contained a large above ground fuel storage tank.

5.0 FINDINGS AND OPINIONS

Based on the information obtained in this ESA, EEI has the following findings and opinions:

- Known or suspected REC's – The following known or suspected REC's have been revealed during the preparation of this ESA.

According to information provided by the client and site contact, the subject property was used at one time as an auto repair and gas station and two underground storage tanks (USTs) were removed from the subject property in approximately 2011. No records indicating the tanks installation date, characteristics, or removal were on file with any of the regulatory agencies contacted by EEI including the Moreno Valley Fire Department, County of Riverside Department of Environmental Health, or the SWRCB.

- Historical REC's – No known or suspected Historic REC's have been revealed during the preparation of this ESA.
- *De Minimis* Conditions – The following *de minimis* conditions have been revealed during the preparation of this ESA.

EEI's field observations detected various quantities of debris and scrap storage within the garage area in the southeasterly portion of the subject property including: paint and petroleum products; and, three 200-gallon aboveground tanks, and an engine block. Rubber tires and engine parts were also visible along the eastern edge of the southeastern property fence line. Minor petroleum hydrocarbon staining was noted in and around this garage area. Additionally, stockpiled soil and asphalt was noted near the southeastern corner of the property, and Localized patches of discolored soils, possibly petroleum stained, were observed throughout the southern portion.

All dumped trash and debris should be removed from the subject property and disposed of offsite. If during removal operations, unusual conditions or hazardous materials are encountered, they should be observed by an experienced environmental professional in-place, prior to complete removal.

6.0 DATA GAPS

Section 3.2.20 (ASTM 1527-05) defines a data gap as “a lack or inability to obtain information required by the practice despite good faith efforts of the environmental professional to gather such information.”

6.1 Historical Data Gaps

Based on the information obtained during the course of this investigation, no historical data gaps were encountered.

6.2 Regulatory Data Gaps

Based on the information obtained during the course of this investigation, no regulatory data gaps were encountered.

6.3 Onsite Data Gaps

Based on the information obtained during the course of this investigation, no onsite data gaps were encountered.

6.4 Deviations from ASTM Practices

Section 12.10 (ASTM 1527-05), states that all deletions and deviations from this practice shall be listed individually and in detail, including client imposed constraints, and all additions should be listed.

EEI believes that there are no exceptions to, or deletions from, the ASTM Designation E1527-05 Guidelines.

7.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-05 of APN 479-200-003, the *property*. Any exceptions to, or deletions from, this practice are described in Section 6.0 of this report. This assessment has revealed **no evidence of recognized environmental conditions** in connection with the *property*.

- According to information provided by the client and site contact, the subject property was used at one time as an auto repair and gas station and two underground storage tanks (USTs) were removed from the subject property in approximately 2011. No records indicating the tanks installation date, characteristics, or removal were on file with any of the regulatory agencies contacted by EEI including the Moreno Valley Fire Department, County of Riverside Department of Environmental Health, or the SWRCB. There are specific regulations and requirements regarding the installation, operation, and abandonment of USTs in the State of California. EEI recommends that the property owner notify the County of Riverside Department of Environmental Health of the existence and removal of the tanks, and enter into a voluntary agreement to properly abandon the USTs, and perform any required site investigation activities to determine if an unauthorized release has occurred.

8.0 REFERENCES

California Division of Mines and Geology (CDMG), 1966, Geologic Map of California, Santa Ana Sheet.

California Department of Conservation Division of Mines and Geology (CDMG), 1998, Maps of Known Active Fault Near-Source Zones in California and Adjacent Portions of Nevada, published by International Conference of Building Officials.

California Department of Conservation Division of Mines and Geology (CDMG), 2000, Digital Images of Official Maps of the Alquist-Priolo Earthquake Fault Zones of California, Southern Region, DMG CD 2000-003.

California Department of Water Resources, Water Data Library (WDL), Website (<http://www.water.ca.gov/waterdatalibrary>), accessed November 2013.

California Geological Survey (CGS), 2002, California Geomorphic Provinces Note 36, Electronic Copy, Revised December 2002.

California Division of Oil, Gas, and Geothermal Resources (CDOGGR) website, www.consrv.ca.gov, Oil and Gas Maps District 1, accessed November 2013.

Department of Toxic Substances (DTSC), Website (<http://www.envirostor.dtsc.ca.gov/public/>), EnviroStor database, accessed November 2013.

Federal Emergency Management Agency (FEMA) website (www.fema.gov), accessed November 2013.

Jennings, Charles W., 1994, Fault Activity Map of California and Adjacent Areas, California Division of Mines and Geology, California Geologic Data Map Series, Map.

National Pipeline Mapping System (NPMS), Public Map Viewer Website, (<https://www.npms.phmsa.dot.gov/PublicViewer/>), accessed November 2013.

Riverside County Integrated Project (RCIP) Proposed Multiple Species Habitat Conservation Plan (MSHCP) Website (<http://www.tlma.co.riverside.ca.us>), accessed February 2013.

Santa Ana Regional Water Quality Control Board –Region 8, 1995, (SARWQCB): California State Water Resources Control Board Publication.

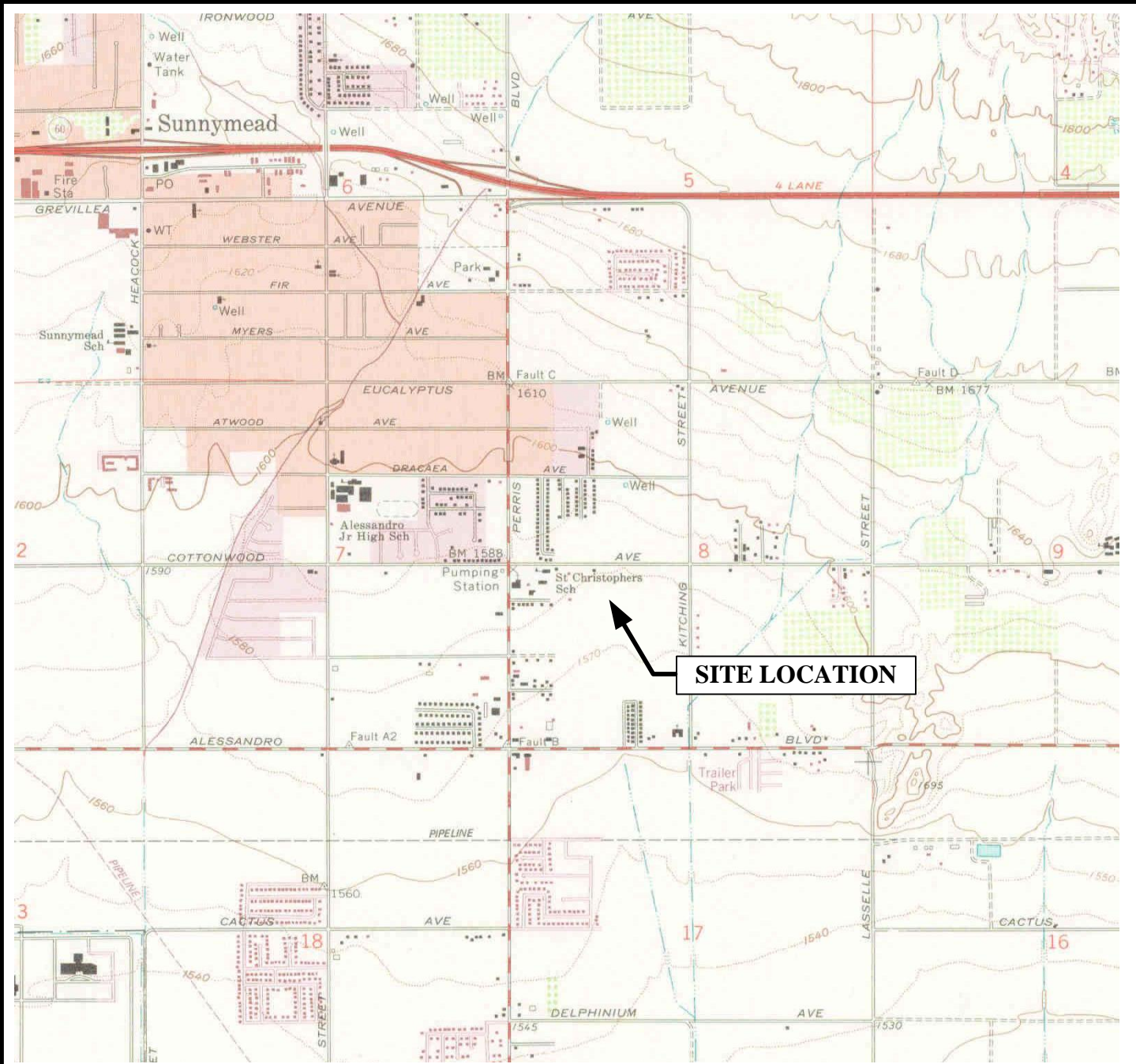
State Water Resources Control Board, Website, GeoTracker database, (<http://www.geotracker.swrcb.ca.gov/>), accessed November 2013.

United States Department of Agriculture (USDA), Natural Resources Conservation Service, Website (<http://websoilsurvey.nrcs.usda.gov/app/>) Web Soil Survey, accessed November 2013.

United States Geological Survey (USGS), 1980, 7.5' Topographic Map, Sunnymead, California Quadrangle.

FIGURES

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

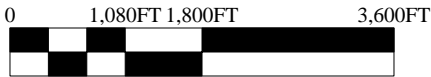


Map Source: USGS, Sunnymead, California 7.5 Minute Quadrangle map (USGS, 1980)

LEGEND



Scale: 1" = 1,800'



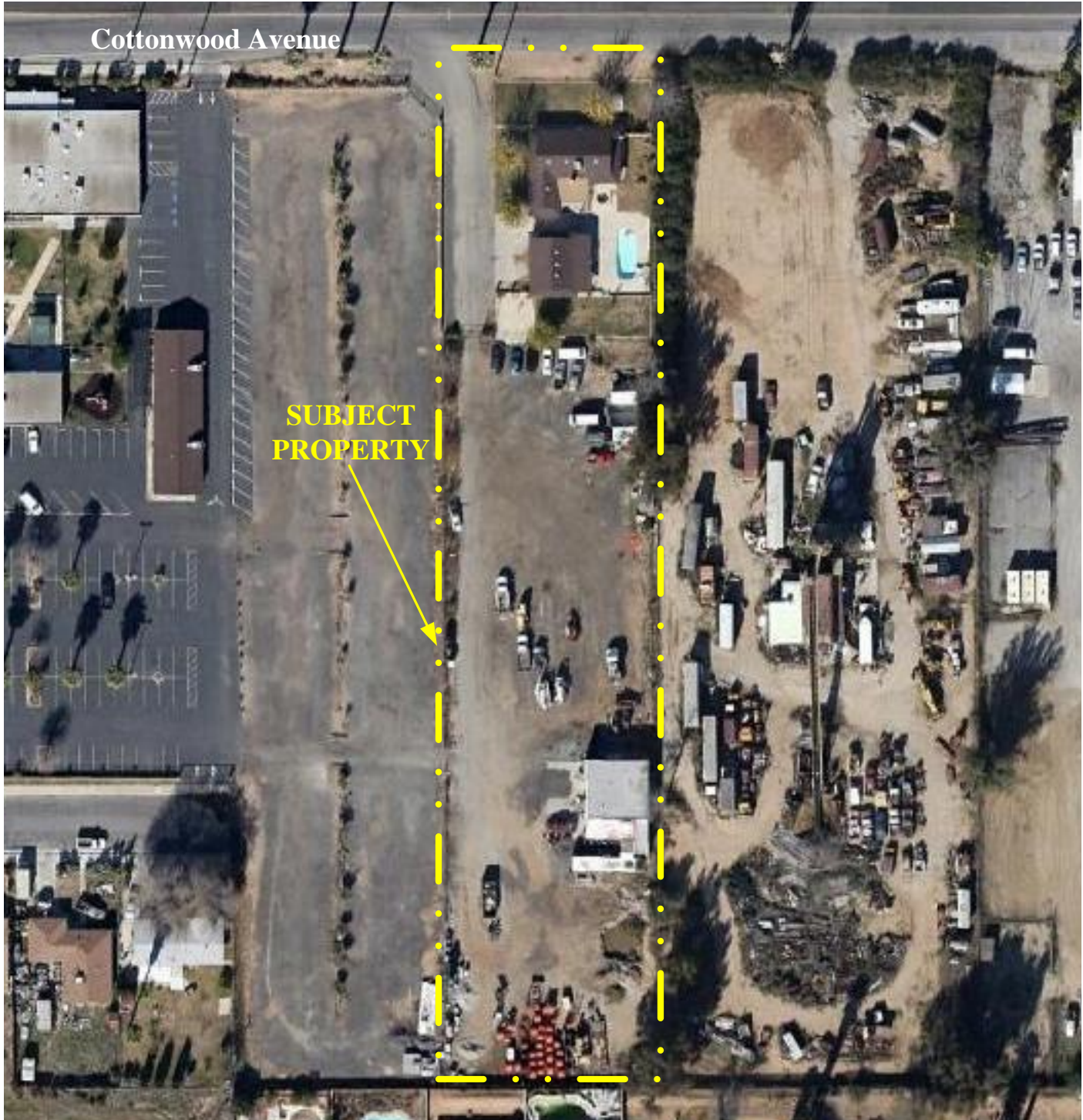
Note: All Locations Are Approximate

SITE LOCATION MAP
 ROMAN CATHOLIC BISHOP OF SAN BERNARDINO
 APN 479-200-003
 25165 Cottonwood Avenue
 Moreno Valley, Riverside County, California 92553
 EEI Project No. SBD-71769.1
 Created November 2013



FIGURE 1

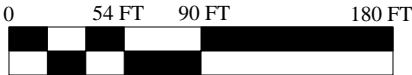
Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL



Map Source: Google® 2013; Imagery Date 11/6/12



Approximate Scale: 1" = 90'



Note: All locations are approximate

AERIAL SITE MAP
 ROMAN CATHOLIC BISHOP OF SAN BERNARDINO
 APN 479-200-003
 25165 Cottonwood Avenue
 Moreno Valley, Riverside County, California 92553
 EEI Project No. SBD-71769.1
 Created November 2013



FIGURE 2

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

**APPENDIX A
RESUME OF ENVIRONMENTAL PROFESSIONAL**

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL



EDWARD P. LUMP, PG, CEG, CPG, REA I

Senior Engineering Geologist

Mr. Lump has over 25 years of experience in the fields of geotechnical engineering and environmental services. Mr. Lump brings senior level technical management and field assessment skills in all phases of geotechnical engineering for projects ranging from master planned residential developments to industrial facilities and commercial shopping centers.

As a Senior Geologist and technical manager, he conducts and manages due diligence feasibility studies, third party reviews and geotechnical assessments involving earth science issues such as slope stability, shallow groundwater, earthquake faults, rock rippability, and deleterious soils. He has experience providing design parameters for retaining and reinforced earth systems, as well as post-tensioned and drilled pier foundations.

Mr. Lump brings technical expertise to EEI for development-related specialty services such as methane mitigation studies, basin recharge analysis, nitrate studies, stormwater sampling, design of residential sewage disposal systems, commercial stormwater recharge basins studies and compliance assistance for the development of construction-related NPDES permits and SWPP plans.

His environmental background includes management and completion of ASTM Phase I ESA, agricultural chemical surveys, and health-risk assessments for residential builders in southern California. Mr. Lump's experience and technical skills allow EEI to further provide our residential and commercial development clients geotechnical engineering and related compliance services.

Professional Registration

California Professional Geologist No. 5947
 California Certified Engineering Geologist No. 1924
 California Registered Environmental Assessor I No. 2565
 Certified Professional Geologist CPG-10978
 Arizona Registered Professional Geologist No. 48753

Education

B.Sc. (Geology) San Diego State University, California, 1981

Phase I ESA – Roman Catholic Bishop of San Bernardino
25165 Cottonwood Avenue, Moreno Valley, Riverside County, CA

November 11, 2013
EEI Project No.: SBD-71769.1

**APPENDIX B
COUNTY OF RIVERSIDE PROPERTY INFORMATION /FIRM
MAP/PRELIMINARY TITLE REPORT**

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

RIVERSIDE COUNTY GIS



Selected parcel(s):

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING

479-200-003

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

STANDARD WITH PERMITS REPORT**APNs**

479-200-003-9

OWNER NAME

NOT AVAILABLE ONLINE

ADDRESS

479-200-003

25165 COTTONWOOD AVE
MORENO VALLEY, CA. 92553

MAILING ADDRESS

(SEE OWNER)

1201 E HIGHLAND AVE
SAN BERNARDINO CA. 92404

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 11/10 SB

SUBDIVISION NAME: BEAR VALLEY & ALESSANDRO DEVELOPMENT CO

LOT/PARCEL: 3, BLOCK: P

, Por.TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 1.89 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 1792 SQFT., 2 BDRM/ 2.5 BATH, 1 STORY, ATTACHED GARAGE(816 SQ. FT), CONST'D 1975COMPOSITION, ROOF,
CENTRAL HEATING, CENTRAL COOLING, POOL

THOMAS BROS. MAPS PAGE/GRID

PAGE: 717 GRID: G4, G5

CITY BOUNDARY/SPHERE

CITY OF MORENO VALLEY

NOT WITHIN A CITY SPHERE

ANNEXATION DATE: NOT APPLICABLE

LAFCO CASE #: 83-101-5

PROPOSALS: NOT APPLICABLE

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT 2011 (ORD. 813)

MARION ASHLEY, DISTRICT 5

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

MARION ASHLEY, DISTRICT 5

TOWNSHIP/RANGE

T3SR3W SEC 8

ELEVATION RANGE

1580/1584 FEET

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

Consult with the city for land use information.

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

RECHE CANYON / BADLANDS

COMMUNITY ADVISORY COUNCILS

NOT IN A COMMUNITY ADVISORY COUNCIL AREA

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

See the city for more information

ZONING DISTRICTS AND ZONING AREAS

NOT IN A ZONING DISTRICT/AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES

NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA

NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP

NOT IN A CELL GROUP

WRMSHCP CELL NUMBER

NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)

NONE

VEGETATION (2005)

DEVELOPED/DISTURBED LAND

FIRE

HIGH FIRE AREA (ORD. 787)

NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA

NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)

IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT

NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)

NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)

IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.CENTRAL

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

RECHE CANYON/BADLANDS

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)

IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

DEVELOPMENT AGREEMENTS

NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY

IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT THE TRANSPORTATION DEPT. PERMITS SECTION AT (951) 955-6790 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.

ROAD BOOK PAGE

51

TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS

NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED

WATER DISTRICT

EMWD

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
SAN JACINTO VALLEY

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL
LOW

SUBSIDENCE
SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY
HIGH SENSITIVITY (HIGH B).
SENSITIVITY EQUIVALENT TO HIGH A, BUT IS BASED ON THE OCCURRENCE OF FOSSILS AT A SPECIFIED DEPTH BELOW THE SURFACE. THE CATEGORY HIGH B INDICATES THAT FOSSILS ARE LIKELY TO BE ENCOUNTERED AT OR BELOW FOUR FEET OF DEPTH, AND MAY BE IMPACTED DURING EXCAVATION BY CONSTRUCTION ACTIVITIES.

MISCELLANEOUS

SCHOOL DISTRICT
MORENO VALLEY UNIFIED

COMMUNITIES
NOT IN A COMMUNITY

COUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)
ZONE B, 44.17 MILES FROM MT. PALOMAR OBSERVATORY

2010 CENSUS TRACT
042521

FARMLAND
URBAN-BUILT UP LAND

TAX RATE AREAS
021023
•CITY OF MORENO VALLEY
•CITY OF MORENO VALLEY LIBRARY
•CSA 152

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING

- EASTERN MUN WATER IMP DIST 3
- EASTERN MUN WTR IMP DIST 19
- EASTERN MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL
- GENERAL PURPOSE
- METRO WATER EAST 1301999
- MORENA VAL UNIFIED SCH B AND I
- MORENO VAL COMM SV ZN A
- MORENO VAL COMM SVC ZN D
- MORENO VAL COMM SVC ZN E
- MORENO VALL COMM SVC ZN C
- MORENO VALLEY COMM SVC
- MORENO VALLEY FIRE
- MORENO VALLEY UNIFIED SCHOOL
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- SAN JACINTO BASIN RESOURCE CONS

SPECIAL NOTES

NO SPECIAL NOTES

BUILDING PERMITS

Case #	Description	Status
039545	FIBERGLASS POOL & SPA	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ240334	REGISTER - BARN	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ240644	DWELLING	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ240645	DETACHED GARAGE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ245298	APP. TEMP. USE PERM. SERVICE PRIOR TO COMP OF STRU	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ245299	CONST. SHED	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ245300	CABANA M/HOME (USED)	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
NO ENVIRONMENTAL PERMITS	NOT APPLICABLE	NOT APPLICABLE

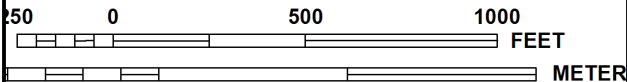
PLANNING PERMITS

Case #	Description	Status
NO PLANNING PERMITS	NOT APPLICABLE	NOT APPLICABLE

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING



MAP SCALE 1" = 500'



PANEL 0761G

FIRM
FLOOD INSURANCE RATE MAP
RIVERSIDE COUNTY,
CALIFORNIA
AND INCORPORATED AREAS

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 761 OF 3805
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
MORENO VALLEY, CITY OF	065074	0761	G

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
06065C0761G

EFFECTIVE DATE
AUGUST 28, 2008

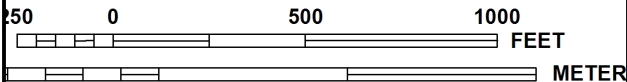
Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING



MAP SCALE 1" = 500'



PANEL 0761G

FIRM
FLOOD INSURANCE RATE MAP
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AND INCORPORATED AREAS

PANEL 761 OF 3805
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Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING



First American Title

First American Title Company

323 Court Street
San Bernardino, CA 92401

Caludia Ortega
Diocese of San Bernardino
1201 East Highland Avenue
San Bernardino, CA 92404-4607
Phone:
Fax:

Customer Reference: Roman Catholic Bishop Of Sb

Order Number: 0625-4521576 (CCMS)

Title Officer: Tammy Kerr/ Cheryl Campbell
Phone: (909)380-8726
Fax No.: (866)223-1017
E-Mail: SBTtitle@firstam.com
Property: 25165 Cottonwood Avenue
Moreno Valley, CA 92553

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in [Exhibit A](#) attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in [Exhibit A](#). Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in [Exhibit A](#) of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of October 28, 2013 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

ALTA/CLTA Homeowner's (EAGLE) Policy of Title Insurance (2010) and ALTA Ext Loan Policy 1056.06 (06-17-06) if the land described is an improved residential lot or condominium unit on which there is located a one-to-four family residence; or ALTA Standard Owner's Policy 2006 (WRE 06-17-06) and the ALTA Loan Policy 2006 (06-17-06) if the land described is an unimproved residential lot or condominium unit

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

THE ROMAN CATHOLIC BISHOP OF SAN BERNARDINO, A CORPORATION, SOLE, FOR THE BENEFIT OF SAINT CHRISTOPHER CATHOLIC CHURCH, MORENO VALLEY, CA 92553

The estate or interest in the land hereinafter described or referred to covered by this Report is:

FEE

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2013-2014.

First Installment:	\$77.61, OPEN
Penalty:	\$0.00
Second Installment:	\$77.61, OPEN
Penalty:	\$0.00
Tax Rate Area:	021-023
A. P. No.:	479-200-003-9
2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
3. A right of way reserved to the Bear Valley Irrigation Company, a corporation, or its assigns and to the Alessandro Irrigation District, through and upon the land herein described and every part thereof for all pipe lines, ditches and flumes necessary to irrigate any of the lands in said Alessandro Irrigation District, and the right to enter upon said land at any time for the purpose of laying, constructing, and repairing said pipe lines, ditches and flumes and the right to conduct water in and through the same.

4. An easement for electric lines and telephone lines for the transmission and distribution of electricity for any and all purposes and communication purposes and incidental purposes in the document recorded October 28, 1960 as Instrument No. 93255 of Official Records.

Prior to the issuance of any policy of title insurance, the Company will require:

5. With respect to THE ROMAN CATHOLIC BISHOP OF SAN BERNARDINO, a corporation:
 - a. A certificate of good standing of recent date issued by the Secretary of State of the corporation's state of domicile.
 - b. A certified copy of a resolution of the Board of Directors authorizing the contemplated transaction and designating which corporate officers shall have the power to execute on behalf of the corporation.
 - c. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

INFORMATIONAL NOTES

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

1. This report is preparatory to the issuance of an ALTA Loan Policy. We have no knowledge of any fact which would preclude the issuance of the policy with CLTA endorsement forms 100 and 116 and if applicable, 115 and 116.2 attached.

When issued, the CLTA endorsement form 116 or 116.2, if applicable will reference a(n) Single Family Residence known as 25165 COTTONWOOD AVENUE, MORENO VALLEY, CA.

2. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

None

3. We find no open deeds of trust. Escrow please confirm before closing.

NOTE to proposed insured lender only: No Private transfer fee covenant, as defined in Federal Housing Finance Agency Final Rule 12 CFR Part 1228, that was created and first appears in the Public Records on or after February 8, 2011, encumbers the Title except as follows: None

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

LEGAL DESCRIPTION

Real property in the City of Moreno Valley, County of Riverside, State of California, described as follows:

THE EASTERLY 132 FEET OF THE WESTERLY 262 FEET OF LOT 3, BLOCK 96, AS SHOWN BY MAP NO. 1 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ON FILE IN BOOK 11, PAGE 10 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

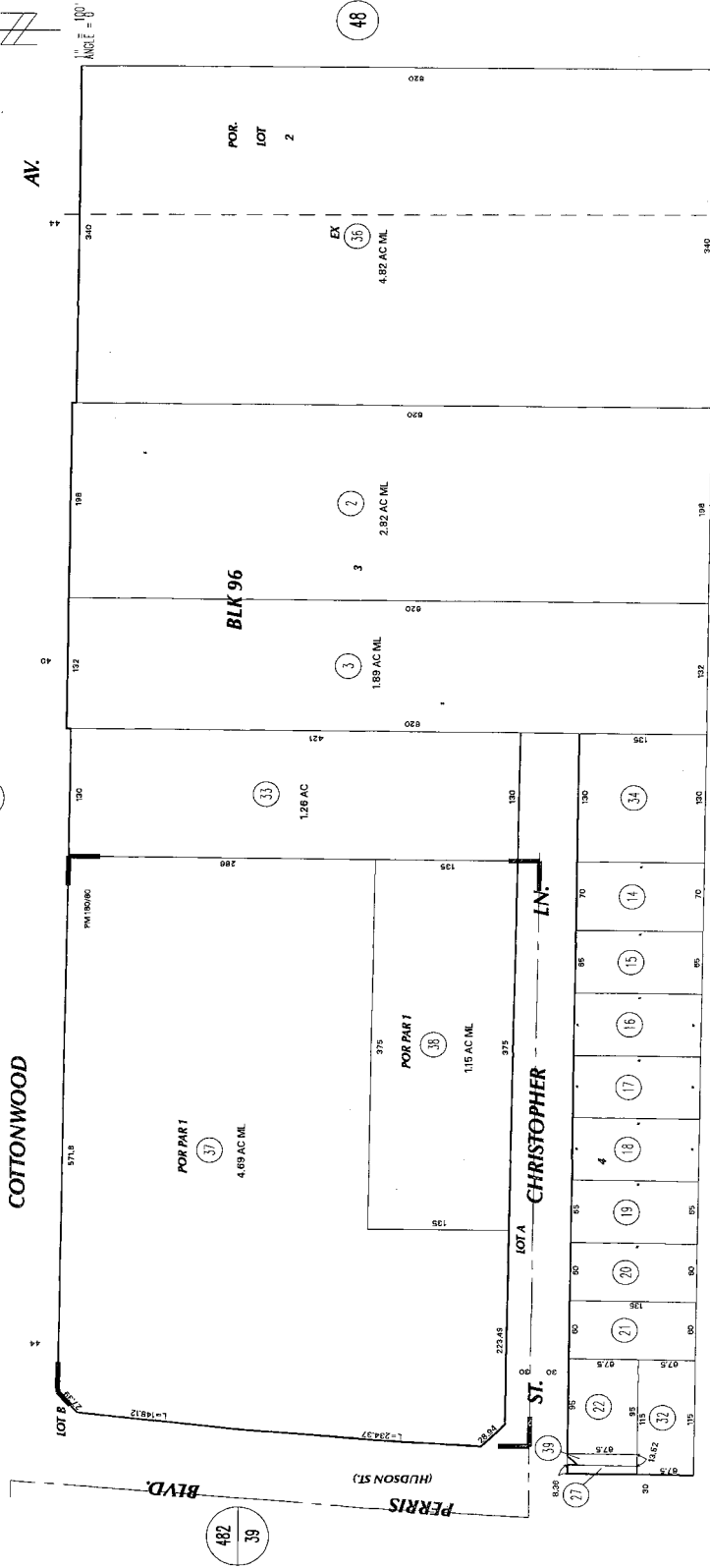
APN: 479-200-003-9

479-20
11-6-4

I. R. A. 021-023

POR SW 8 T. 3S. R. 3W
CITY OF MORENO VALLEY

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.
AUG 11 2007



DATE	OLD NUMBER	NEW NUMBER
07/72	22	482
07/74	825	37, 38
07/75	825	37, 38
07/76	825	37, 38
07/77	825	37, 38
07/78	825	37, 38
07/79	825	37, 38
07/80	825	37, 38
07/81	825	37, 38
07/82	825	37, 38
07/83	825	37, 38
07/84	825	37, 38
07/85	825	37, 38
07/86	825	37, 38
07/87	825	37, 38
07/88	825	37, 38
07/89	825	37, 38
07/90	825	37, 38
07/91	825	37, 38
07/92	825	37, 38
07/93	825	37, 38
07/94	825	37, 38
07/95	825	37, 38
07/96	825	37, 38
07/97	825	37, 38
07/98	825	37, 38
07/99	825	37, 38
08/00	825	37, 38

Aug 2007

33

PM 180/80-81 PARCEL MAP NO. 28829
MB 17/10 SB BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO.

DATE: 08/07/09

ASSESSOR'S MAP BK479 PG.20
Riverside County, Calif. 92509

19

NOTICE

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

WIRE INSTRUCTIONS
for
First American Title Company, Demand/Draft Sub-Escrow Deposits
Riverside County, California

PAYABLE TO: First American Title Company

BANK: **First American Trust, FSB**

ADDRESS: 5 First American Way, Santa Ana, CA 92707

ACCOUNT NO: 3004460000

ROUTING NUMBER: 122241255

PLEASE REFERENCE THE FOLLOWING:

PROPERTY: 25165 Cottonwood Avenue, Moreno Valley, CA 92553

FILE NUMBER: 0625-4521576 (CCMS)

ATTENTION: Tammy Kerr/ Cheryl Campbell

PLEASE USE THE ABOVE INFORMATION WHEN WIRING FUNDS TO **First American Title Company. FUNDS MUST BE WIRED FROM A BANK WITHIN THE UNITED STATES.** PLEASE NOTIFY **Tammy Kerr/ Cheryl Campbell** AT **(909)380-8726** OR **SBTitle@firstam.com** WHEN YOU HAVE TRANSMITTED YOUR WIRE.

IF YOUR FUNDS ARE BEING WIRED FROM A NON-U.S. BANK, ADDITIONAL CHARGES MAY APPLY. PLEASE CONTACT YOUR ESCROW OFFICER/CLOSER FOR INTERNATIONAL WIRING INSTRUCTIONS.

PLEASE NOTE THAT AN ACH TRANSFER IS NOT THE SAME AS A WIRE, REQUIRES ADDITIONAL TIME FOR CLEARANCE AND MAY DELAY CLOSING.

FIRST AMERICAN TRUST CONTACT INFO: Banking Services 1-877-600-9473

**ALL WIRES WILL BE RETURNED IF THE FILE NUMBER
AND/OR PROPERTY REFERENCE ARE NOT INCLUDED**

EXHIBIT A
LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - (a) building;
 - (b) zoning;
 - (c) land use;
 - (d) improvements on the Land;
 - (e) land division; and
 - (f) environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - (a) that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - (b) that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - (c) that result in no loss to You; or
 - (d) that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - (a) to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - (b) in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows: For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16: 1% of Policy Amount or \$2,500.00 (whichever is less)	\$10,000.00
Covered Risk 18: 1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19: 1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21: 1% of Policy Amount or \$2,500.00 (whichever is less)	\$5,000.00

ALTA RESIDENTIAL TITLE INSURANCE POLICY (6-1-87)

EXCLUSIONS

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:
 - (a) and use
 - (b) improvements on the land
 - (c) and division
 - (d) environmental protection

This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date.

This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.

2. The right to take the land by condemning it, unless:

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

- (a) a notice of exercising the right appears in the public records on the Policy Date
 - (b) the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking
3. Title Risks:
- (a) that are created, allowed, or agreed to by you
 - (b) that are known to you, but not to us, on the Policy Date -- unless they appeared in the public records
 - (c) that result in no loss to you
 - (d) that first affect your title after the Policy Date -- this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
4. Failure to pay value for your title.
5. Lack of a right:
- (a) to any land outside the area specifically described and referred to in Item 3 of Schedule A OR
 - (b) in streets, alleys, or waterways that touch your land
- This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

2006 ALTA LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an

- inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
 4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
 5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
 6. Any lien or right to a lien for services, labor or material not shown by the public records.

2006 ALTA OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
 (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.



First American Title

Privacy Information
We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet. In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site. There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive. FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

Phase I ESA – Roman Catholic Bishop of San Bernardino
25165 Cottonwood Avenue, Moreno Valley, Riverside County, CA

November 11, 2013
EEI Project No.: SBD-71769.1

**APPENDIX C
HISTORICAL AERIAL PHOTOGRAPHS/TOPOGRAPHIC MAPS
/CITY DIRECTORY REPORT**

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

25165 Cottonwood Avenue

25165 Cottonwood Avenue
Moreno Valley, CA 92553

Inquiry Number: 3761915.6
October 22, 2013

The EDR Aerial Photo Decade Package



440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

EDR Aerial Photo Decade Package

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

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with any questions or comments.

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Date EDR Searched Historical Sources:

Aerial Photography October 22, 2013

Target Property:

25165 Cottonwood Avenue

Moreno Valley, CA 92553

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
1938	Aerial Photograph. Scale: 1"=500'	Flight Year: 1938	Laval
1953	Aerial Photograph. Scale: 1"=500'	Flight Year: 1953	Pacific Air
1967	Aerial Photograph. Scale: 1"=500'	Flight Year: 1967	Western
1977	Aerial Photograph. Scale: 1"=500'	Flight Year: 1977	Teledyne
1989	Aerial Photograph. Scale: 1"=500'	Flight Year: 1989	USGS
1994	Aerial Photograph. Scale: 1"=500'	Flight Year: 1994	USGS
2002	Aerial Photograph. Scale: 1"=500'	/DOQQ - acquisition dates: 2002	EDR
2005	Aerial Photograph. Scale: 1"=500'	Flight Year: 2005	EDR
2006	Aerial Photograph. Scale: 1"=500'	Flight Year: 2006	EDR
2009	Aerial Photograph. Scale: 1"=500'	Flight Year: 2009	EDR
2010	Aerial Photograph. Scale: 1"=500'	Flight Year: 2010	EDR
2012	Aerial Photograph. Scale: 1"=500'	Flight Year: 2012	EDR

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

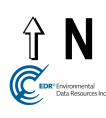


Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

INQUIRY #: 3761915.6

YEAR: 1938

| = 500'



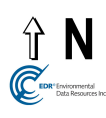


Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

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YEAR: 1953

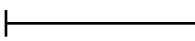
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INQUIRY #: 3761915.6

YEAR: 1967

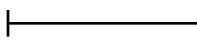
 = 500'





INQUIRY #: 3761915.6

YEAR: 1977

 = 500'





INQUIRY #: 3761915.6

YEAR: 1989

| = 500'





Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

INQUIRY #: 3761915.6

YEAR: 1994

— = 500'





Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

INQUIRY #: 3761915.6

YEAR: 2002

— = 500'





Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

INQUIRY #: 3761915.6

YEAR: 2005

| = 500'





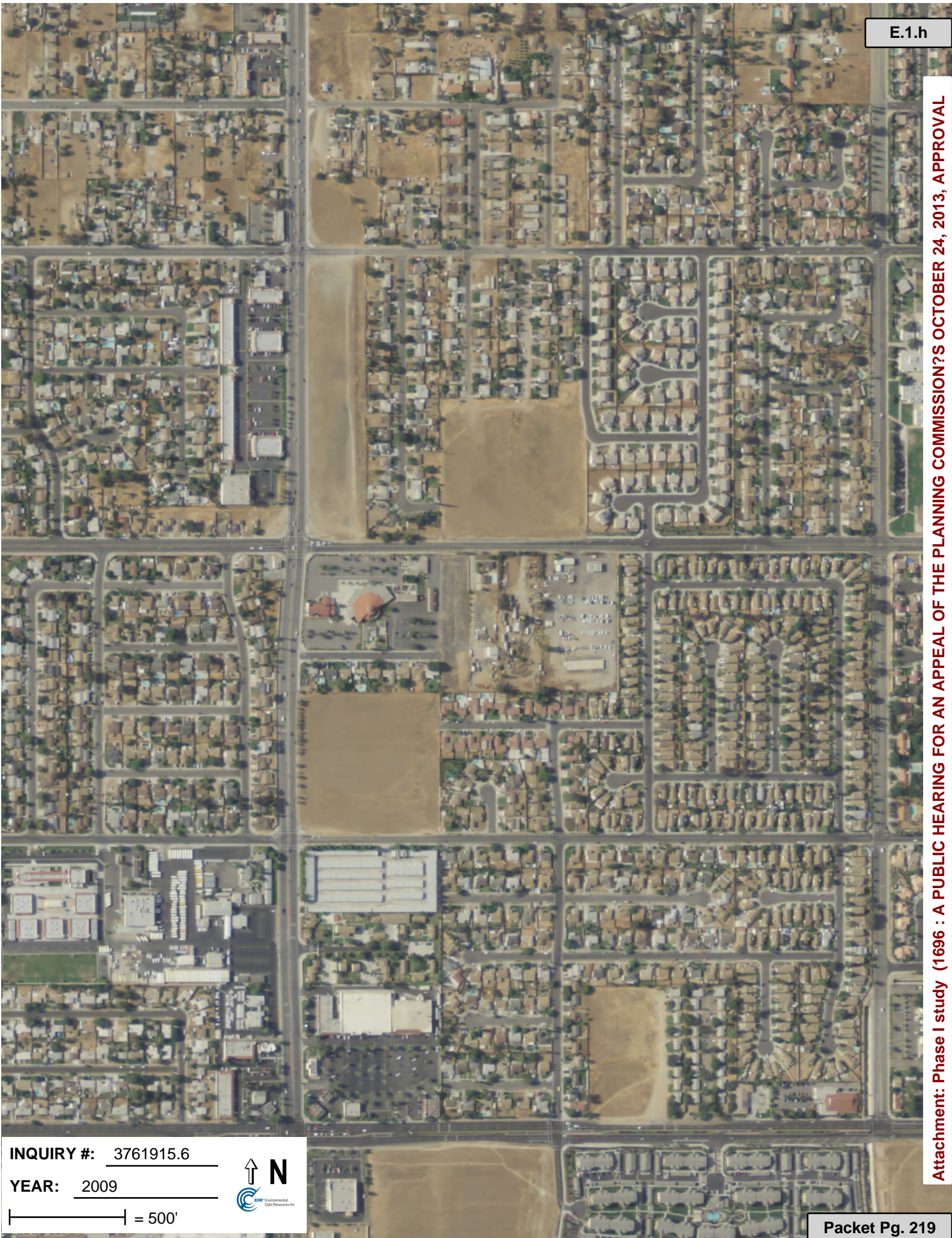
Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

INQUIRY #: 3761915.6

YEAR: 2006

| = 500'

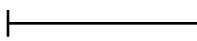




Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

INQUIRY #: 3761915.6

YEAR: 2009

 = 500'





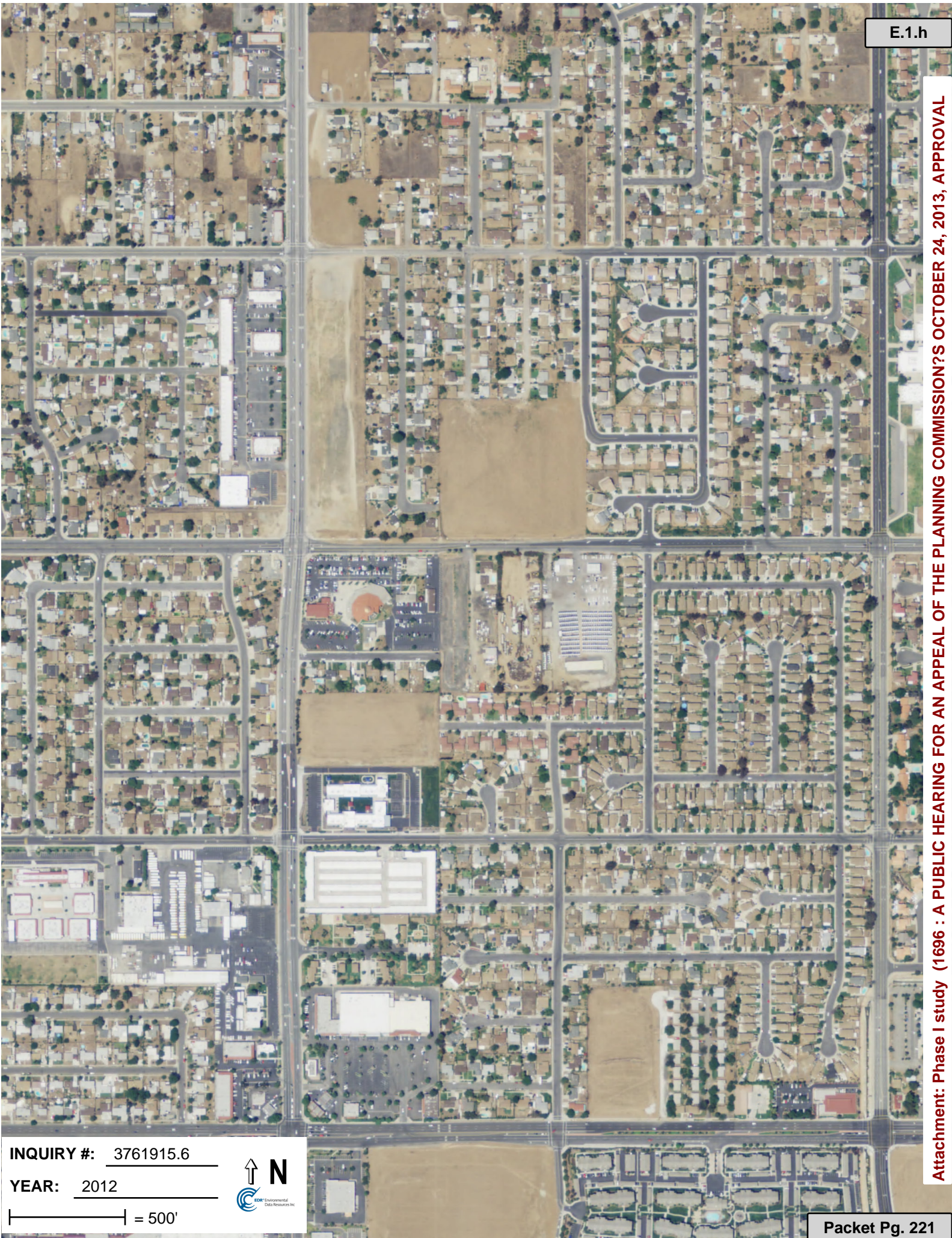
Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

INQUIRY #: 3761915.6

YEAR: 2010

— = 500'





INQUIRY #: 3761915.6

YEAR: 2012

| = 500'



25165 Cottonwood Avenue

25165 Cottonwood Avenue
Moreno Valley, CA 92553

Inquiry Number: 3761915.3
October 18, 2013

EDR Historical Topographic Map Report



440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

EDR Historical Topographic Map Report

Environmental Data Resources, Inc.s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topographic Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the early 1900s.

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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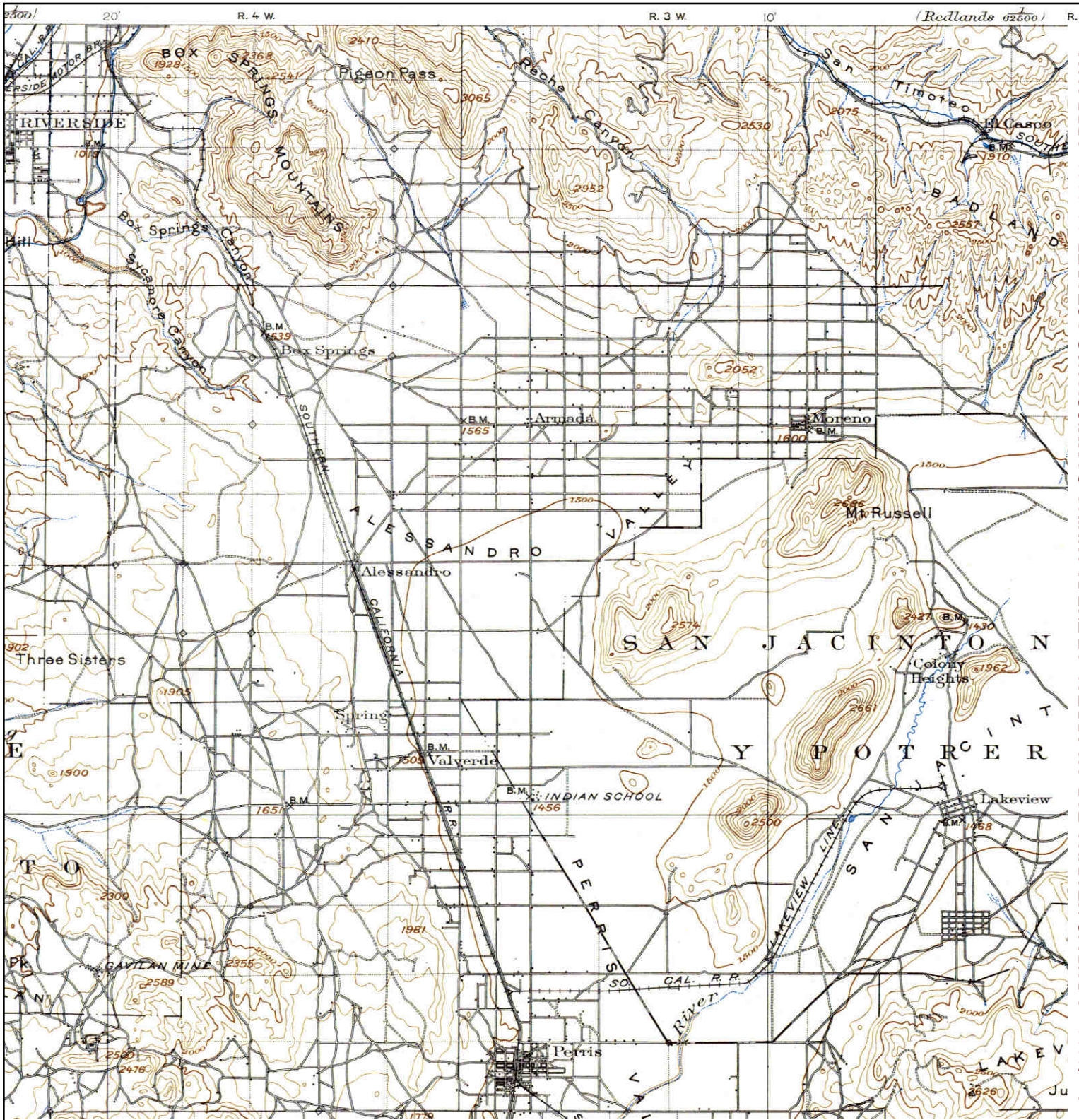
This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report AS IS. Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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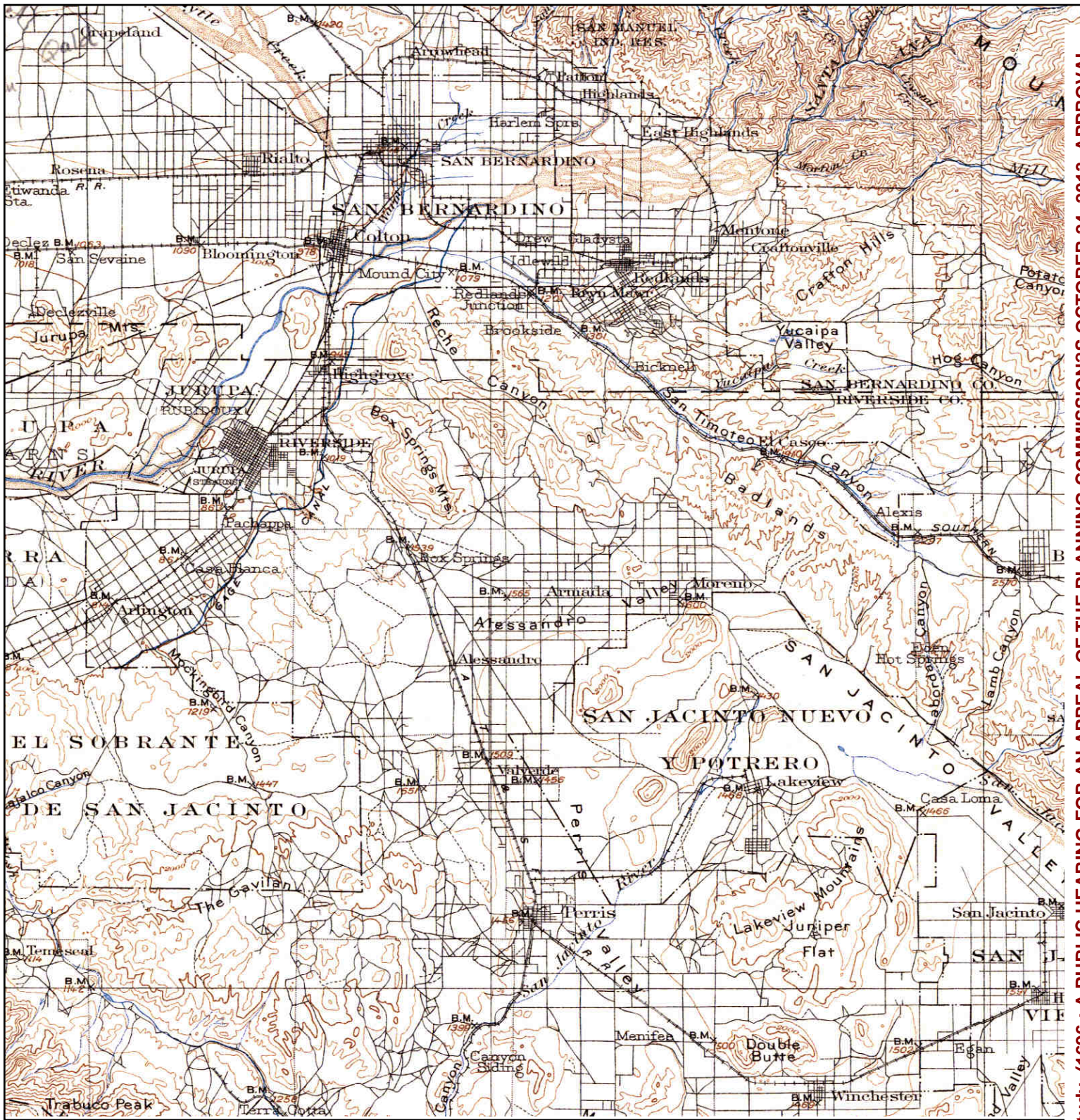
Historical Topographic Map

E.1.h



<p>N</p>	<p>TARGET QUAD</p> <p>NAME: ELSINORE</p> <p>MAP YEAR: 1901</p>	<p>SITE NAME: 25165 Cottonwood Avenue</p> <p>ADDRESS: 25165 Cottonwood Avenue Moreno Valley, CA 92553</p> <p>LAT/LONG: 33.9236 / -117.2236</p>	<p>CLIENT: EEI, Inc.</p> <p>CONTACT: Polly Ivers</p> <p>INQUIRY#: 3761915.3</p> <p>RESEARCH DATE: 10/18/2013</p>
	<p>SERIES: 30</p> <p>SCALE: 1:125000</p>		

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

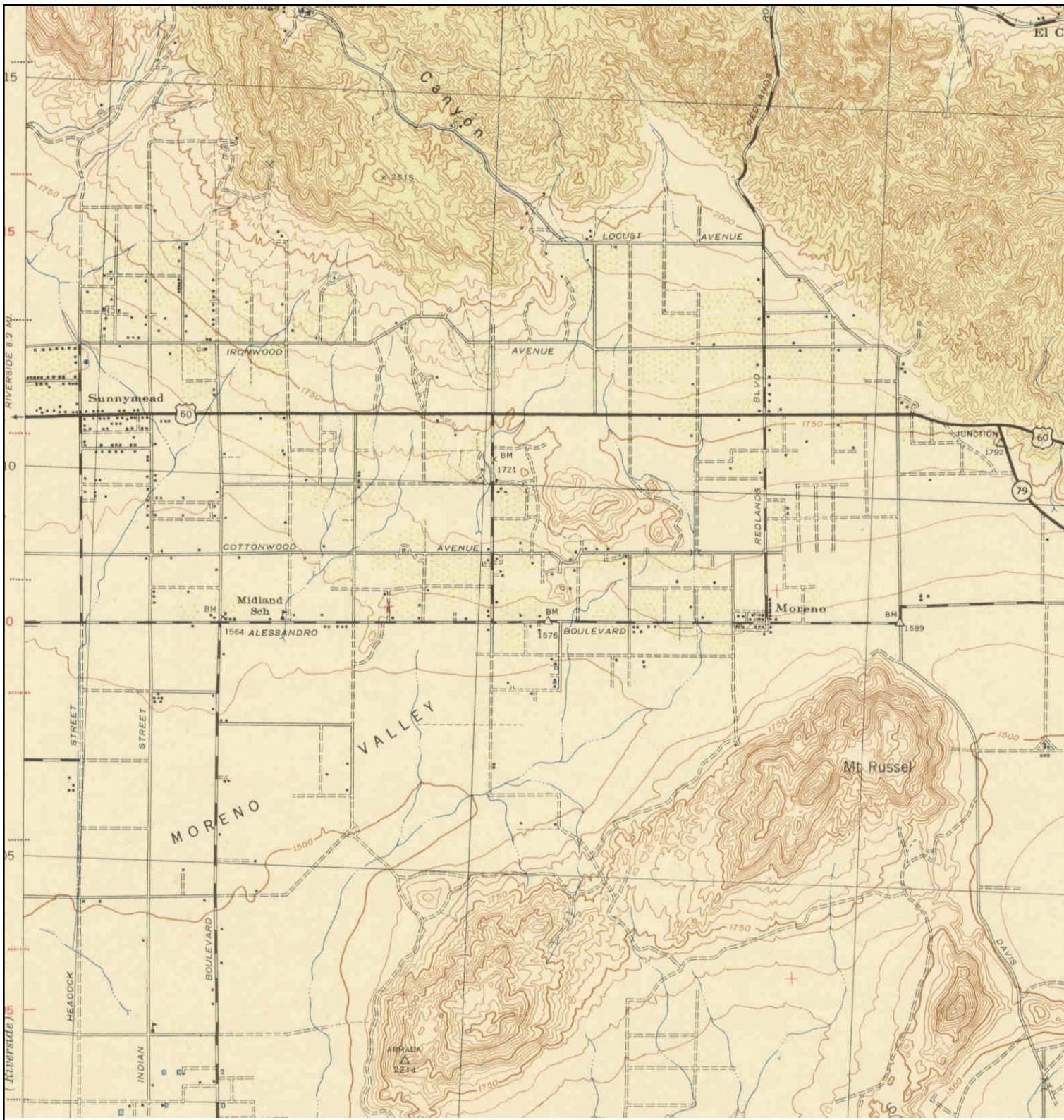


Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

<p>N</p>	<p>TARGET QUAD</p> <p>NAME: SOUTHERN CA SHEET 1</p> <p>MAP YEAR: 1901</p>	<p>SITE NAME: 25165 Cottonwood Avenue</p> <p>ADDRESS: 25165 Cottonwood Avenue Moreno Valley, CA 92553</p> <p>LAT/LONG: 33.9236 / -117.2236</p>	<p>CLIENT: EEI, Inc.</p> <p>CONTACT: Polly Ivers</p> <p>INQUIRY#: 3761915.3</p> <p>RESEARCH DATE: 10/18/2013</p>
	<p>SERIES: 60</p> <p>SCALE: 1:250000</p>		

Historical Topographic Map

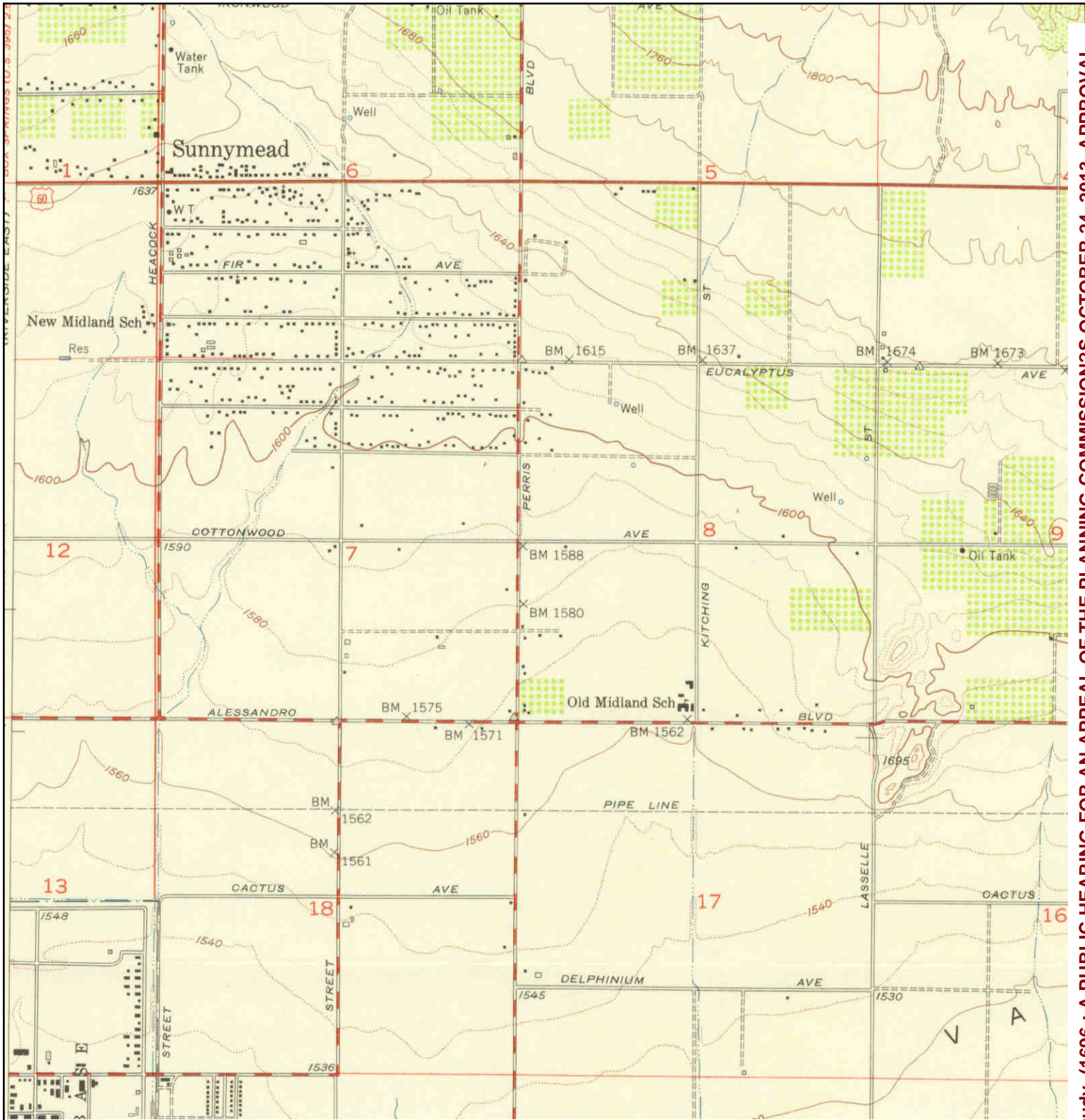
E.1.h



	TARGET QUAD	SITE NAME: 25165 Cottonwood Avenue	CLIENT: EEI, Inc.
	NAME: PERRIS	ADDRESS: 25165 Cottonwood Avenue	CONTACT: Polly Ivers
	MAP YEAR: 1943	Moreno Valley, CA 92553	INQUIRY#: 3761915.3
	SERIES: 15	LAT/LONG: 33.9236 / -117.2236	RESEARCH DATE: 10/18/2013
	SCALE: 1:62500		

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Historical Topographic Map

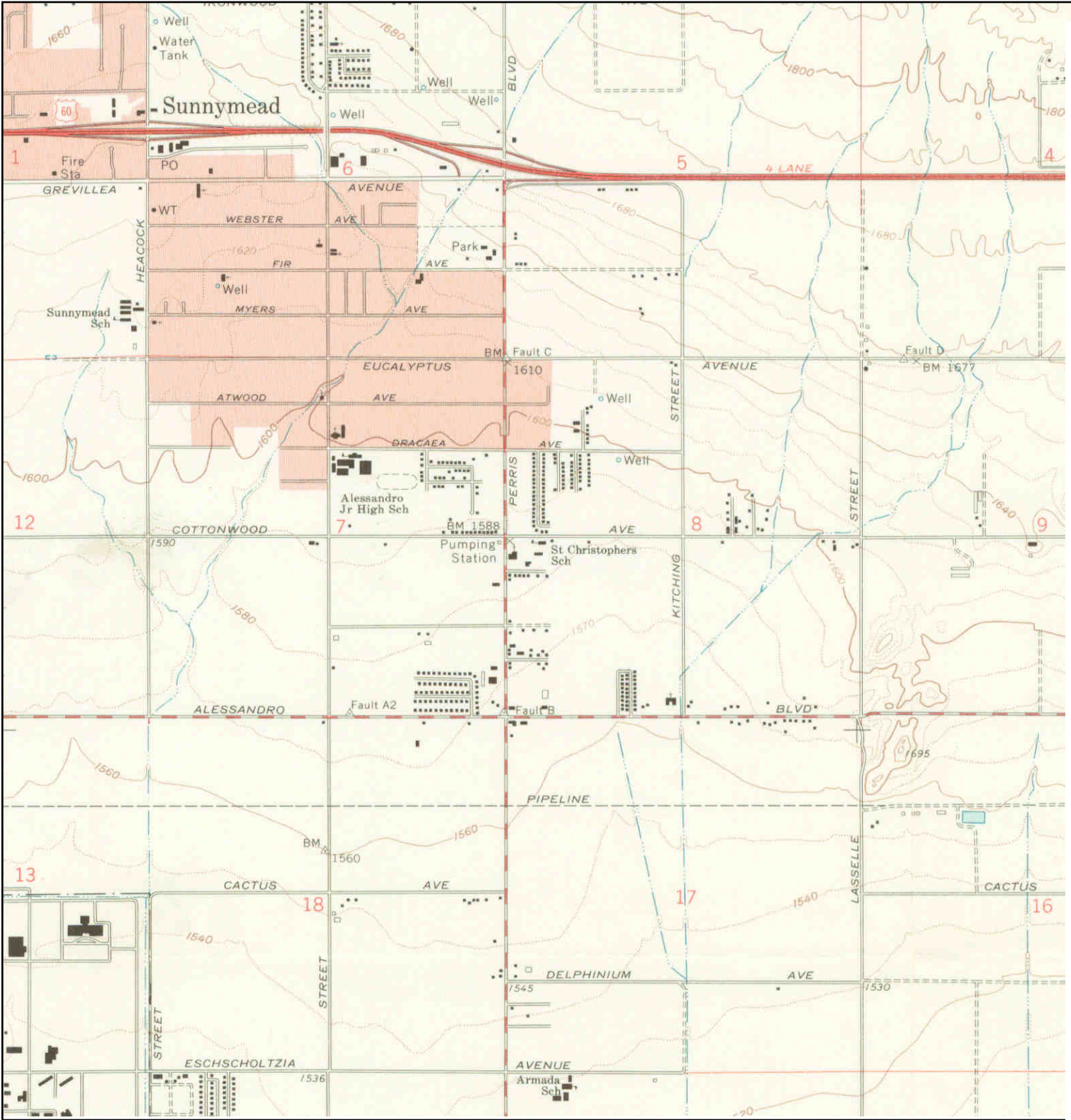


	TARGET QUAD	SITE NAME: 25165 Cottonwood Avenue	CLIENT: EEI, Inc.
	NAME: SUNNYMEAD	ADDRESS: 25165 Cottonwood Avenue	CONTACT: Polly Ivers
	MAP YEAR: 1953	Moreno Valley, CA 92553	INQUIRY#: 3761915.3
	SERIES: 7.5	LAT/LONG: 33.9236 / -117.2236	RESEARCH DATE: 10/18/2013
	SCALE: 1:24000		

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Historical Topographic Map

E.1.h

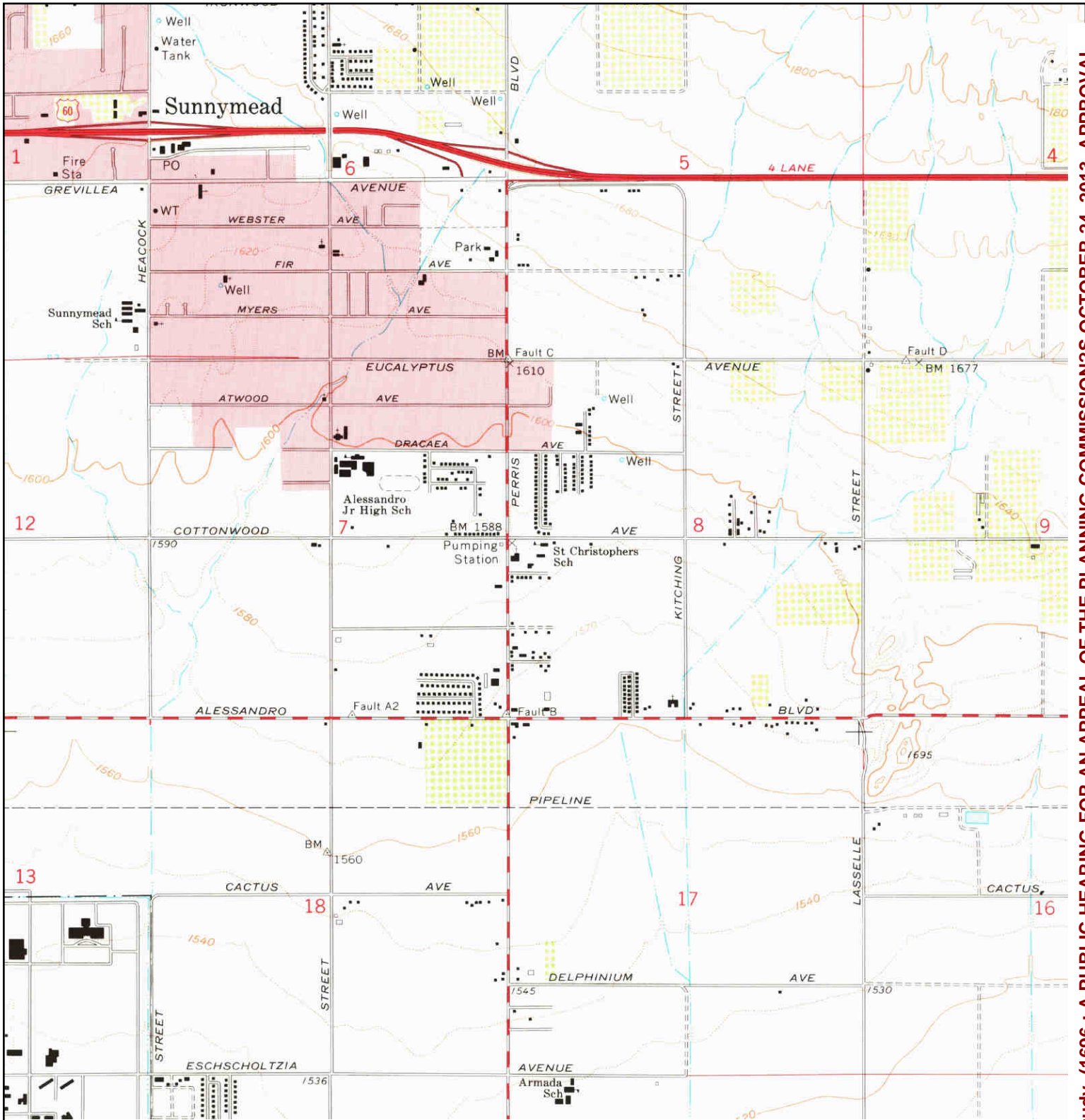


	TARGET QUAD NAME: SUNNYMEAD MAP YEAR: 1967	SITE NAME: 25165 Cottonwood Avenue ADDRESS: 25165 Cottonwood Avenue Moreno Valley, CA 92553 LAT/LONG: 33.9236 / -117.2236	CLIENT: EEI, Inc. CONTACT: Polly Ivers INQUIRY#: 3761915.3 RESEARCH DATE: 10/18/2013
	SERIES: 7.5 SCALE: 1:24000		

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Historical Topographic Map

E.1.h

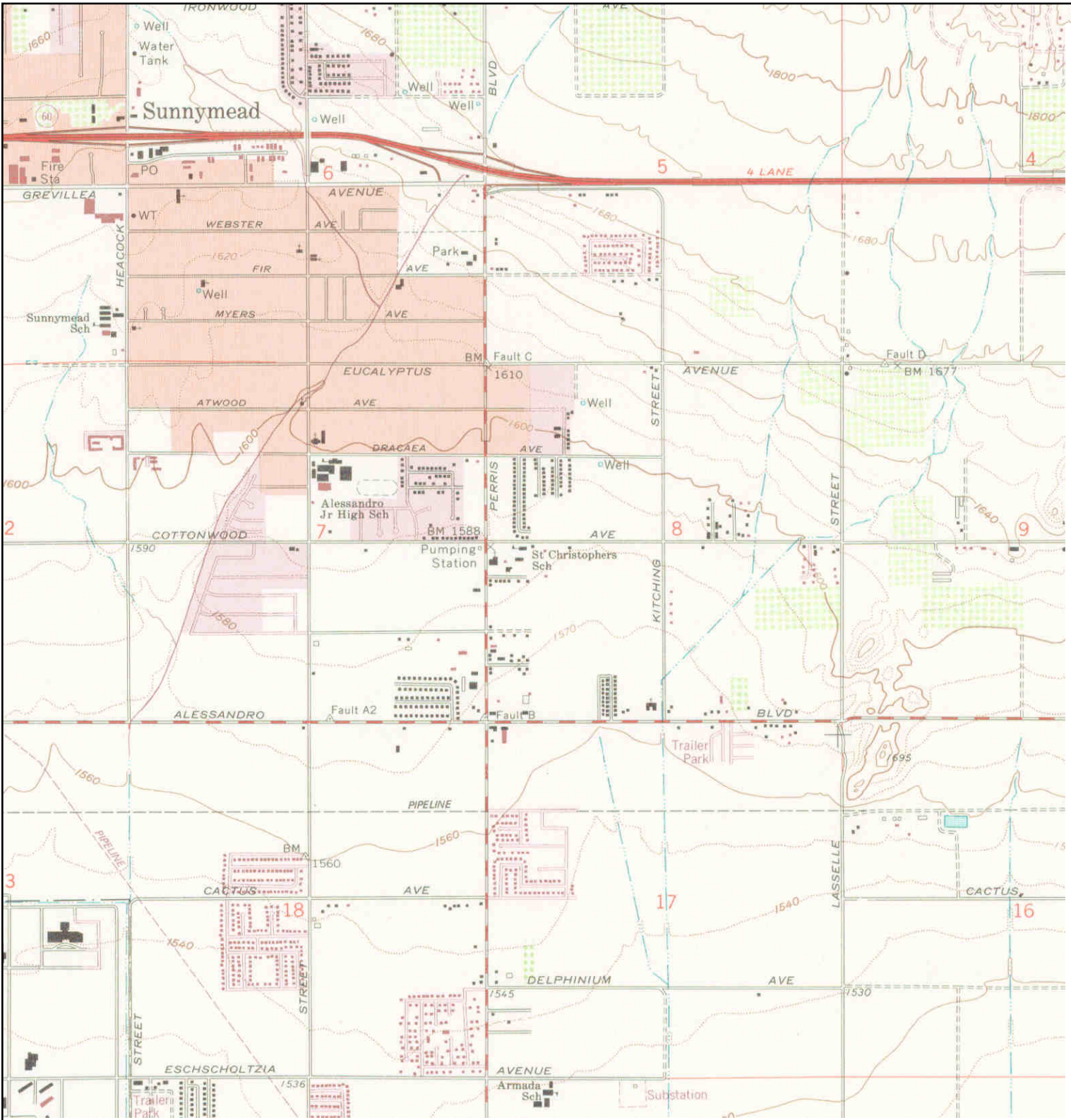


Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

	TARGET QUAD	SITE NAME: 25165 Cottonwood Avenue	CLIENT: EEI, Inc.
	NAME: SUNNYMEAD	ADDRESS: 25165 Cottonwood Avenue	CONTACT: Polly Ivers
	MAP YEAR: 1973	Moreno Valley, CA 92553	INQUIRY#: 3761915.3
	PHOTOINSPECTED FROM : 1967	LAT/LONG: 33.9236 / -117.2236	RESEARCH DATE: 10/18/2013
	SERIES: 7.5		
	SCALE: 1:24000		

Historical Topographic Map

E.1.h



	TARGET QUAD	SITE NAME: 25165 Cottonwood Avenue	CLIENT: EEI, Inc.
	NAME: SUNNYMEAD	ADDRESS: 25165 Cottonwood Avenue	CONTACT: Polly Ivers
	MAP YEAR: 1980	Moreno Valley, CA 92553	INQUIRY#: 3761915.3
	PHOTOREVISED FROM : 1967	LAT/LONG: 33.9236 / -117.2236	RESEARCH DATE: 10/18/2013
	SERIES: 7.5		
	SCALE: 1:24000		

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

25165 Cottonwood Avenue

25165 Cottonwood Avenue
Moreno Valley, CA 92553

Inquiry Number: 3761915.5
October 22, 2013

The EDR-City Directory Image Report



440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

TABLE OF CONTENTS

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Executive Summary

Findings

City Directory Images

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2011	☑	☑	Haines Criss-Cross Directory
2005	☑	☑	Haines Criss-Cross Directory
2000	☑	☑	Haines Criss-Cross Directory
1995	☑	☑	Haines Criss-Cross Directory
1990	☑	☑	Haines Criss-Cross Directory
1985	☑	☑	Haines Criss-Cross Directory
1980	☑	☑	Haines Criss-Cross Directory
1975	☑	☑	Haines Criss-Cross Directory

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FINDINGS

TARGET PROPERTY STREET

25165 Cottonwood Avenue
Moreno Valley, CA 92553

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
<u>Cottonwood Avenue</u>		
2011	pg A1	Haines Criss-Cross Directory
2005	pg A3	Haines Criss-Cross Directory
2000	pg A5	Haines Criss-Cross Directory
1995	pg A7	Haines Criss-Cross Directory
1990	pg A10	Haines Criss-Cross Directory
1985	pg A12	Haines Criss-Cross Directory
1980	pg A13	Haines Criss-Cross Directory
1975	pg A14	Haines Criss-Cross Directory

FINDINGS

CROSS STREETS

<u>Year</u>	<u>CD Image</u>	<u>Source</u>	
<u>Christopher Ln</u>			
2011	pg. A2	Haines Criss-Cross Directory	
2005	pg. A4	Haines Criss-Cross Directory	
2000	pg. A6	Haines Criss-Cross Directory	
1995	pg. A8	Haines Criss-Cross Directory	
1995	pg. A9	Haines Criss-Cross Directory	
1990	pg. A11	Haines Criss-Cross Directory	
1985	-	Haines Criss-Cross Directory	Street not listed in Source
1980	-	Haines Criss-Cross Directory	Street not listed in Source
1975	-	Haines Criss-Cross Directory	Street not listed in Source

City Directory Images



-

Cottonwood Avenue

2011

24930	● FLESNER David	00	4
24936	XXXX	00	
24960	XXXX	00	
X	PERRIS BLVD		
25075	★ ST CHRISTOPHER'S CHURCH	951-924-1968	
X	CRAPE MYRTLE DR		
25165	LATHROP Mike	951-247-0431	
25242	♣ ★ YOUNG HOMES	951-242-4183	6
X	SILVER LN		
X	KITCHING ST		
25652	XXXX	00	
25654	XXXX	00	
25658	● HEIM Frank	00	
25666	● DUNCAN Barbara	00	
25696	● GREGORY Sylvia	00	5
	★ LAVENDER PRIDE PAINTING	951-242-4350	+0

E.1

Christopher Ln

2011

★ 4 BUS 0 RES 0 NEW

SAINT CHRISTOPHER LN
92553 MORENO VALLEY

WEALTH CODE 3.0

X PERRIS BLVD

25031	● ERVITI Kay	OO	1
25043	● GONZALEZ Pedro	951-242-5263	1
25051	● STEPHENSON Donna	OO	1
25065	● AYALA Edith	OO	4
25067	● ARREOLA Martin	OO	1
25081	● ROBLES Miranda	OO	3
25085	● BOLTON Robert	951-247-2442	
25119	● ROJAS Jose	OO	

★ 0 BUS 8 RES 0 NEW

E.1

Cottonwood Avenue 2005

24904	●FLESNER David	00	+4
24916	●FLESNER David	00	+4
24926	●FLESNER David	00	+4
	GOMEZ Hilda	951-601-9078	+4
24930	●FLESNER David	00	+4
24936	XXXX	00	
X	N PERRIS BLVD		
X	PERSIMMON RD		
25075	★ST CHRISTOPHER'S CHURCH	951-924-1968	8
X	CRAPE MYRTLE DR		
25165	LATHROP Ron	951-247-0431	
	●LE Kathy	00	+4
X	SILVER LN		
X	KITCHING ST		
X	STOCKBROOK RD		
25652	XXXX	00	
25654	XXXX	00	
25658	●HEIM Frank	00	0
25666	●BENOIT Allen	00	0
25696	●DIETEREN Jeanne	00	+4

E.1

Christopher Ln

2005

SAINT CHRISTOPHER LN 92553 MORENO VALLEY

WEALTH CODE 3

25031	●ERVITT Jose	OO	1
25043	●GONZALEZ Pedro	OO	1
25051	●STEPHENSON Donna	OO	1
25065	●ROBINSON Lebert	951-924-0826	
25067	●ARREOLA Martin	OO	3
25081	●ROBLES-Miranda Yvonne	OO	3
25085	●BOLTON Robert	951-247-2442	9
	●BOLTON Tracy	951-247-2442	9
★	0 BUS	8 RES	0 NEW

E.1

Cottonwood Avenue

2000

24904	XXXX	00	
24916	● FLESNER David	00	+0
24928	ARIS M	909-242-7493	8
X	PERSIMMON RD		
24936	● FLESNER David	00	+0
24974	● REALRAZ Susan	00	+0
X	PERRIS BLVD		
25075	★ ST CHRISTOPHERS CHURCH	909-924-1968	8
25165	LATHROP Ron	909-247-0431	2
	● MCCALLUM M	909-242-1257	
X	SILVER LN		
25652	STEVENSON Jean	909-243-8246	1
25658	● HEIM Frank	00	+0
25666	● BENOIT Allen	00	+0
25696	● BUNKER Joseph	00	+0

E.1

Christopher Ln

2000

ST CHRISTOPHER LN 92553 MORENO VALLEY

E.1

WEALTH CODE 4.0

25065	● ROBINSON Lebert	909-924-0826	
25067	● DINICOLA Carmen	909-242-4908	
25081	BERGADO Ted	909-924-7316	7
25085	BOLTON Robert	909-247-2442	9
	BOLTON Tracy	909-247-2442	9
★	0 BUS	5 RES	0 NEW

Cottonwood Avenue

1995

24830	● TUCKER Michael	242-4807	6
24850	● REMY Allan M	242-7337	2
24858	MERDITH Linda	242-6491	6
24894	ANGULO Y	242-3359	+5
24904	XXXX	00	
24926	XXXX	00	
25165	LATHROP Ron	247-0431	2
	● MCCALLUM M	242-1257	6
25652	STEVENSON Jean	243-8246	1
25658	● HEIM Ottomar	924-0139	3
25754	XXXX	00	
25756	GARCIA Adriana	247-1219	+5
25758	★ ATLANTIS DSTRBTR	242-4490	1
	● MILLER Gary	247-6240	
	● MILLER Paulette	247-6240	
25947	WASS Peter	242-2014	6
25961	● MATHNEY Gary	242-8202	7

E.1

Christopher Ln

1995

ST CHRISTOPHER LN
(86) 92553
MORENO VALLEY

WEALTH CODE 5.0

25065	ROBINSON Lebert	924-0826	6
25067	DINICOLA Carmen	242-4908	6

E.1

Christopher Ln

1995

..ST CHRISTOPHER LN		92553 CONT.
25081	XXXX	00
25085	XXXX	00
★	0 BUS	4 RES
		0 NEW

ST CROIX DR (91) 92543
HEMET

E.1

Cottonwood Avenue

1990

24830	TUCKER Michael	242-4807	6
24850	REMY Allan M	242-7337	6
24854	SABLAN Maria G	00	2
24858	EDWARDS Jeremy C	00	+0
	MERDITH Linda	242-6491	6
24904	XXXX	00	
24926	ALLEN Sharlene L	00	4
24960	MARTINEZ Laura M	00	4
25165	MCCALLUM M	242-1257	6
25658	HEIM Frank J	00	+0
25666	BENOIT Allen W	00	7
	DUNCAN Barbara L	00	5
25746	ORTEGA Peter D	00	7
25748	DAVIS Frank G	00	4
25750	THERRIEN Joseph U	00	7
25752	HUTCHINSON Karl F	00	4
25754	BAKER Dorian S	00	5
	GARNER Bruce	247-2122	9

E.1

Christopher Ln

1990

ST CHRISTOPHER LN

(86) 92388

MORENO VALLEY

25031	ERVITI Jose A	00	+0
25043	XXXX	00	
25051	STEPHENSON Timothy	00	7
25065	ROBINSON Lebert	924-0826	6
25067	DINICOLA Carmen	242-4908	6
25081	XXXX	00	
25085	BOLTON T L	924-9148	6
25119	MIRANDA Victoria	00	4
	ROJAS Jose M	00	8
★	0 BUS	9 RES	1 NEW

E.1

Cottonwood Avenue

1985

24904	XXXX	00	
24916	MCDONALD MICHAEL	924-5643	+5
24926	XXXX	00	
24930	XXXX	00	
24960	XXXX	00	
25131	XXXX	00	
25165	MCCALLUM M	653-1247	4
25748	DAVIS FRANKIE G	653-8775	7
25750	XXXX	00	
25752	HUTCHINSON KARL	653-3594	9
25754	XXXX	00	
25756	HUSETH NELIUS	653-6181	
25758	XXXX	00	
25941	SMITH DOYLE	653-8701	1
25947	WASS ROBT	653-2014	
25961	XXXX	00	
25981	XXXX	00	

E.1

Cottonwood Avenue 1980

24894	PARKER JAS N 2D	653-3279 +0
24904	YOUNG TOM	653-6524 9
24916	XXXX	00
24926	COONS MELVIN	653-2054 9
	COONS POLLIE	653-2054 9
24930	ALMQUIST ELIZABETH	653-4090 +0
24936	FRANKLIN WM L	653-3884 8
24960	WARN MICHAEL E	653-7404 +0
25131	TATE HAZEL	653-6260 6
25165	EDMISTON M	653-1247 8
25183	XXXX	00
25241★	CO RVRSD RD SNNYMD	653-3426
	FAWCETT MEL	653-1779 5
25632	XXXX	00
25642	XXXX	00
25644	XXXX	00

E.1

Cottonwood Avenue

1975

24894	GOODWIN SADIE	653-7065 4
24916	JESSEN DOUGLAS	653-5069 4
24926	AVINA DAN	653-2083+5
24930	WOOD LARRY L	653-7483+5
24936	MANUEL REGINALD W	653-3404+5
25131	XXXX	00
25183*	CONROCK CO	653-3200+5
25241	FAWCETT MEL	653-1779+5
	*RIVERSD CO ROAD DPT	653-3426 4
25632	XXXX	00
25642	XXXX	00
25644	GOEDHART BEVERLY J	653-5047+5
	GOEDHART KENNETH D	653-5047+5
25648	RAY DENNIS ALLEN	653-7797

E.1

25165 Cottonwood Avenue

25165 Cottonwood Avenue
Moreno Valley, CA 92553

Inquiry Number: 3761915.4
October 22, 2013

FirstSearch Fire Insurance Map Abstract Report



440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

FIRE INSURANCE MAP ABSTRACT RESEARCH RESULTS

10/22/13

E.1.

Site Name:

25165 Cottonwood Avenue
25165 Cottonwood Avenue
Moreno Valley, CA 92553

Client Name:

EEl, Inc.
2195 Faraday Ave, Suite K
CARLSBAD, CA 92008

EDR Inquiry # 3761915.4

Contact: Polly Ivers

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Search Results

Site Name: 25165 Cottonwood Avenue
Address: 25165 Cottonwood Avenue
City, State, Zip: Moreno Valley, CA 92553
Cross Street:
P.O. # SBD-71769.1
Project: SBD-71769.1

The complete Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns.

Collections Searched in this report:

- Library of Congress
- University Publications of America
- EDR Private Collection

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

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Phase I ESA – Roman Catholic Bishop of San Bernardino
25165 Cottonwood Avenue, Moreno Valley, Riverside County, CA

November 11, 2013
EEI Project No.: SBD-71769.1

**APPENDIX D
ENVIRONMENTAL RECORDS SEARCH**

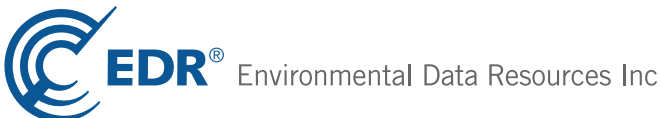
Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

25165 Cottonwood Avenue
25165 Cottonwood Avenue
Moreno Valley, CA 92553

Inquiry Number: 3761915.2s
October 18, 2013

FirstSearch Report with Topo

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL



440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800.352.0050
www.edrnet.com

Search Summary Report

**TARGET SITE 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553**

Category	Sel	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
<i>NPL</i>	Y	0	0	0	0	0	0	0
<i>NPL Delisted</i>	Y	0	0	0	0	0	0	0
<i>CERCLIS</i>	Y	0	0	0	0	-	0	0
<i>NFRAP</i>	Y	0	0	0	0	-	0	0
<i>RCRA COR ACT</i>	Y	0	0	0	0	0	0	0
<i>RCRA TSD</i>	Y	0	0	0	0	-	0	0
<i>RCRA GEN</i>	Y	0	0	0	-	-	1	1
<i>Federal IC / EC</i>	Y	0	0	0	0	-	0	0
<i>ERNS</i>	Y	0	-	-	-	-	0	0
<i>State/Tribal NPL</i>	Y	0	0	0	0	0	0	0
<i>State/Tribal CERCLIS</i>	Y	0	0	1	1	1	0	3
<i>State/Tribal SWL</i>	Y	0	0	0	0	-	0	0
<i>State/Tribal LTANKS</i>	Y	0	0	2	6	-	0	8
<i>State/Tribal Tanks</i>	Y	0	0	1	-	-	0	1
<i>State/Tribal VCP</i>	Y	0	0	0	0	-	0	0
<i>US Brownfields</i>	Y	0	0	0	0	-	0	0
<i>Other SWF</i>	Y	0	0	0	0	-	0	0
<i>Other Haz Sites</i>	Y	0	-	1	-	-	0	1
<i>Other Tanks</i>	Y	0	0	2	-	-	0	2
<i>Local Land Records</i>	Y	0	0	0	0	-	0	0
<i>Spills</i>	Y	0	-	-	-	-	0	0
<i>Other</i>	Y	0	1	8	-	-	9	18
- Totals --		0	1	15	7	1	10	34

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Search Summary Report

**TARGET SITE: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
NPL	NPL	04/26/2013	1.000	0	0	0	0	0	0	0
	Proposed NPL	04/26/2013	1.000	0	0	0	0	0	0	0
NPL Delisted	Delisted NPL	04/26/2013	1.000	0	0	0	0	0	0	0
CERCLIS	CERCLIS	04/26/2013	0.500	0	0	0	0	-	0	0
NFRAP	CERC-NFRAP	04/26/2013	0.500	0	0	0	0	-	0	0
RCRA COR ACT	CORRACTS	07/11/2013	1.000	0	0	0	0	0	0	0
RCRA TSD	RCRA-TSDF	07/11/2013	0.500	0	0	0	0	-	0	0
RCRA GEN	RCRA-LQG	07/11/2013	0.250	0	0	0	-	-	0	0
	RCRA-SQG	07/11/2013	0.250	0	0	0	-	-	1	1
	RCRA-CESQG	07/11/2013	0.250	0	0	0	-	-	0	0
Federal IC / EC	US ENG CONTROLS	06/17/2013	0.500	0	0	0	0	-	0	0
	US INST CONTROL	06/17/2013	0.500	0	0	0	0	-	0	0
ERNS	ERNS	12/31/2012	TP	0	-	-	-	-	0	0
State/Tribal NPL	RESPONSE	09/05/2013	1.000	0	0	0	0	0	0	0
State/Tribal CERCLIS	ENVIROSTOR	09/05/2013	1.000	0	0	1	1	1	0	3
State/Tribal SWL	SWF/LF	08/19/2013	0.500	0	0	0	0	-	0	0
State/Tribal LTANKS	LUST	09/16/2013	0.500	0	0	2	6	-	0	8
	SLIC	09/16/2013	0.500	0	0	0	0	-	0	0
	INDIAN LUST	09/28/2012	0.500	0	0	0	0	-	0	0
State/Tribal Tanks	UST	09/16/2013	0.250	0	0	1	-	-	0	1
	AST	08/01/2009	0.250	0	0	0	-	-	0	0
	INDIAN UST	09/28/2012	0.250	0	0	0	-	-	0	0
State/Tribal VCP	VCP	09/05/2013	0.500	0	0	0	0	-	0	0
US Brownfields	US BROWNFIELDS	06/24/2013	0.500	0	0	0	0	-	0	0

Search Summary Report

**TARGET SITE: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS	
Other SWF	WMUDS/SWAT	04/01/2000	0.500	0	0	0	0	-	0	0	
Other Haz Sites	US CDL	08/06/2013	TP	0	-	-	-	-	0	0	
	SCH	09/05/2013	0.250	0	0	1	-	-	0	1	
Other Tanks	CA FID UST	10/31/1994	0.250	0	0	1	-	-	0	1	
	SWEEPS UST	06/01/1994	0.250	0	0	1	-	-	0	1	
Local Land Records	DEED	09/11/2013	0.500	0	0	0	0	-	0	0	
Spills	HMIRS	12/31/2012	TP	0	-	-	-	-	0	0	
	CHMIRS	03/12/2013	TP	0	-	-	-	-	0	0	
	SPILLS 90	06/06/2012	TP	0	-	-	-	-	0	0	
Other	RCRA NonGen / NLR	07/11/2013	TP	0	-	-	-	-	0	0	
	TRIS	12/31/2011	TP	0	-	-	-	-	0	0	
	TSCA	12/31/2006	TP	0	-	-	-	-	0	0	
	FTTS	04/09/2009	TP	0	-	-	-	-	0	0	
	SSTS	12/31/2009	TP	0	-	-	-	-	0	0	
	ICIS	07/20/2011	TP	0	-	-	-	-	0	0	
	PADS	11/01/2012	TP	0	-	-	-	-	0	0	
	MLTS	03/14/2013	TP	0	-	-	-	-	0	0	
	RADINFO	04/09/2013	TP	0	-	-	-	-	0	0	
	FINDS	03/08/2013	TP	0	-	-	-	-	1	1	
	RAATS	04/17/1995	TP	0	-	-	-	-	0	0	
	Cortese	07/05/2013	0.500	0	0	0	0	-	0	0	
	CUPA Listings		0.250	0	0	0	-	-	0	0	
	HAZNET	12/31/2012	0.250	0	1	8	-	-	8	17	
	INDIAN RESERV	12/31/2005	1.000	0	0	0	0	0	0	0	
	US AIRS	01/23/2013	TP	0	-	-	-	-	0	0	
	PRP	04/15/2013	TP	0	-	-	-	-	0	0	
	WDS	06/19/2007	TP	0	-	-	-	-	0	0	
		- Totals --			0	1	15	7	1	10	34

Site Information Report

Request Date: OCTOBER 18, 2013
Request Name: POLLY IVERS

Search Type: COORD
Job Number: SBD-71769.1

Target Site: 25165 COTTONWOOD AVENUE
 MORENO VALLEY, CA 92553

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	117.223600	117.2236000 - 117° 13' 24.96"	Easting: 479332.1
Latitude:	33.923600	33.9236000 - 33° 55' 24.96"	Northing: 3753513.2
Elevation:	1584 ft. above sea level		Zone: Zone 11

Demographics

Sites: 24	Non-Geocoded: 10	Population: N/A		
RADON				
Federal EPA Radon Zone for RIVERSIDE County: 2				
Note: Zone 1 indoor average level > 4 pCi/L.				
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.				
: Zone 3 indoor average level < 2 pCi/L.				
Federal Area Radon Information for RIVERSIDE COUNTY, CA				
Number of sites tested: 12				
<u>Area</u>	<u>Average Activity</u>	<u>% <4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% >20 pCi/L</u>
Living Area - 1st Floor	0.117 pCi/L	100%	0%	0%
Living Area - 2nd Floor	0.450 pCi/L	100%	0%	0%
Basement	1.700 pCi/L	100%	0%	0%

Site Information Report

RADON

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
92553	13	0

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Target Site Summary Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

TOTAL: 34

GEOCODED: 24

NON GEOCODED: 10

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page
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No sites found for target address

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Sites Summary Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

TOTAL: 34 GEOCODED: 24 NON GEOCODED: 10

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page
1	HAZNET	ST CHRISTOPHER'S CHURCH	25075 COTTONWOOD AVE MORENO VALLEY, CA 92553	0.08 NNW	+ 4	1
2	HAZNET	INTOWN PROPERTIES INC/HUD	13635 CRAPE MYRTLE DR MORENO VALLEY, CA 92553	0.16 ESE	- 5	3
3	SWEEPS UST --A	EMWD MORENO #2 PUMPING PLANT	24999 COTTONWOOD AVE MORENO VALLEY, CA 92343	0.16 WNW	+ 8	4
3	CA FID UST --33002020	EMWD MORENO #2 PUMPING PLANT	24999 COTTONWOOD AVE MORENO VALLEY, CA 92343	0.16 WNW	+ 8	5
4	ENVIROSTOR --60000502 --No Further Action	MORENO VALLEY REGIONAL LEARNIN	NEC PERRIS BOULEVARD & BA MORENO VALLEY, CA 92553	0.19 SSW	- 4	6
4	SCH --No Further Action --60000502 --No Further Action	MORENO VALLEY REGIONAL LEARNIN	NEC PERRIS BOULEVARD & BA MORENO VALLEY, CA 92553	0.19 SSW	- 4	8
5	HAZNET	INTOWN PROPERTIES INC/HUD	25128 BAY AVE MORENO VALLEY, CA 92553	0.20 SSW	- 7	10
A6	UST --270	COUNTY OF RIVERSIDE WASTE RESO	25241 COTTONWOOD AVE MORENO VALLEY, CA 92553	0.20 ENE	+ 1	11
A7	HAZNET	COUNTY OF RIVERSIDE FLEET SERV	25241 COTTONWOOD MORENO VALLEY, CA 92553	0.20 ENE	+ 1	12
A8	HAZNET	RIVERSIDE COUNTY WASTE MANAGEM	25241 COTTONWOOD AVE MORENO VALLEY, CA 92553	0.20 ENE	+ 1	14
A9	LUST --Case Closed	SUNNYMEAD DISTRICT MAINT. YARD	25241 COTTONWOOD AVE MORENO VALLEY, CA 92388	0.20 ENE	+ 1	16
A10	LUST --Completed - Case Closed	SUNNYMEAD DISTRICT MAINT.	25241 COTTONWOOD MORENO, CA 92388	0.20 ENE	+ 1	18
B11	HAZNET	FAMILY DENTAL CARE	13373 PERRIS BLVD, #306-D MORENO VALLEY, CA 92553	0.25 NW	+ 12	20
B12	HAZNET	TALBERT MORENO VALLEY DENTAL	13373 PERRIS BLVD MORENO VALLEY, CA 92388	0.25 NW	+ 12	21

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Sites Summary Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

TOTAL: 34 GEOCODED: 24 NON GEOCODED: 10

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page
B13	HAZNET	TALBERT MORENO VALLEY MEDICAL	13373 PERRIS BLVD MORENO VALLEY, CA 92388	0.25 NW	+ 12	22
14	HAZNET	BETH MENDOZA	24933 BRANCH ST MORENO VALLEY, CA 92553	0.25 WSW	+ 1	24
C15	LUST --Completed - Case Closed --200420809	CIRCLE K #0872	13261 PERRIS BLVD. MORENO VALLEY, CA	0.34 NNW	+ 17	25
C16	LUST --Leak being confirmed	CIRCLE K #0872	13261 PERRIS BLVD. MORENO VALLEY, CA 92553	0.34 NNW	+ 17	36
17	ENVIROSTOR --33820010 --No Further Action	BAY AVENUE ELEMENTARY SCHOOL	24801 BAY AVENUE MORENO VALLEY, CA 92553	0.37 WSW	- 2	38
D18	LUST --Preliminary site assessment underway	TOSCO/ 76 STATION #6962	25020 MORENO VALLEY, CA 92553	0.45 SSW	- 14	40
D19	LUST --Completed - Case Closed --980609 --200622573	TOSCO/ 76 STATION #6962	25020 ALESSANDRO BLVD MORENO VALLEY, CA	0.45 SSW	- 14	42
E20	LUST --Preliminary site assessment workplan submitted	ARCO #5208	24994 ALESSANDRO BOULEVAR MORENO VALLEY, CA 92553	0.46 SSW	- 13	53
E21	LUST --Completed - Case Closed --200218405	ARCO #5208	24994 ALESSANDRO BLVD MORENO VALLEY, CA 92588	0.46 SSW	- 13	55
22	ENVIROSTOR --60000944 --No Further Action	PROPOSED ALESSANDRO ADMINISTRA	ALESSANDRO BOULEVARD/CHAR MORENO VALLEY, CA 92553	0.74 SE	- 8	59

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Sites Summary Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

TOTAL: 34 GEOCODED: 24 NON GEOCODED: 10

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page
	HAZNET	TRY CORP ENGINEERING INC	7175 OLD HWY 215 MARINO VALLEY, CA 92553	NON GC	N/A	N/A
	FINDS	URENAS AUTOPART & SVC	13718 HWY 215 MORENO VALLEY, CA 92553	NON GC	N/A	N/A
	RCRA-SQG --CAR000097071	URENAS AUTOPART & SVC	13718 HWY 215 MORENO VALLEY, CA 92553	NON GC	N/A	N/A
	HAZNET	FINAL DESTINATION TRANSPORTATI	HWY 60 E OF GILMAN SPRING MORENO VALLEY, CA 92555	NON GC	N/A	N/A
	HAZNET	COUNTRY WIDE FIELD SERVICES IN	26686 BAY AVE MORENO VALLEY, CA 92555	NON GC	N/A	N/A
	HAZNET	WESTERN CONSTRUCTION AUCTION I	14150 OLD HIGHWAY 215 MORENO VALLEY, CA 92553	NON GC	N/A	N/A
	HAZNET	FIVE MILE CAPITAL PARTNERS LLC	7177 OLD 215 FRONTAGE ROA MORENO VALLEY, CA 92553	NON GC	N/A	N/A
	HAZNET	7-ELEVEN #33157	15020 PERRIS BLVD MORENO VALLEY, CA 92553	NON GC	N/A	N/A
	HAZNET	BP WEST COAST PRODUCTS LLC 576	16466 PERRIS BLVD MORENO VALLEY, CA 92553	NON GC	N/A	N/A
	HAZNET	ROLLING RIDGE CLEANERS INC	15974 PERRIS BLVD UNIT A MORENO VALLEY, CA 92553	NON GC	N/A	N/A

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

HAZNET

EDR ID: S112951510 **DIST/DIR:** 0.076 NNW **ELEVATION:** 1588 **MAP ID:** 1

NAME: ST CHRISTOPHER'S CHURCH **Rev:** 12/31/2012
ADDRESS: 25075 COTTONWOOD AVE
MORENO VALLEY, CA 92553

SOURCE: CA California Environmental Protection Agency

HAZNET:

Year: 2006
Gepaid: CAC002600484
Contact: MAX ARZU
Telephone: 9512421002
Mailing Name: Not reported
Mailing Address: 25075 COTTONWOOD AVE
Mailing City,St,Zip: MORENO VALLEY, CA 92553
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Recycler
Tons: 0.16
Facility County: Riverside

Year: 2006
Gepaid: CAC002600484
Contact: MAX ARZU
Telephone: 9512421002
Mailing Name: Not reported
Mailing Address: 25075 COTTONWOOD AVE
Mailing City,St,Zip: MORENO VALLEY, CA 92553
Gen County: Not reported
TSD EPA ID: CAT080033681
TSD County: Not reported
Waste Category: Latex waste
Disposal Method: Disposal, Land Fill
Tons: 0.3
Facility County: Riverside

Year: 2006
Gepaid: CAC002600484
Contact: MAX ARZU
Telephone: 9512421002
Mailing Name: Not reported
Mailing Address: 25075 COTTONWOOD AVE
Mailing City,St,Zip: MORENO VALLEY, CA 92553
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Recycler
Tons: 0.84

- Continued on next page -

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

HAZNET

EDR ID: S112951510	DIST/DIR: 0.076 NNW	ELEVATION: 1588	MAP ID: 1
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NAME: ST CHRISTOPHER'S CHURCH

Rev: 12/31/2012

ADDRESS: 25075 COTTONWOOD AVE
MORENO VALLEY, CA 92553

SOURCE: CA California Environmental Protection Agency

Facility County: Riverside

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

HAZNET

EDR ID: S112887923 **DIST/DIR:** 0.160 ESE **ELEVATION:** 1579 **MAP ID:** 2

NAME: INTOWN PROPERTIES INC/HUD **Rev:** 12/31/2012
ADDRESS: 13635 CRAPE MYRTLE DR
MORENO VALLEY, CA 92553

SOURCE: CA California Environmental Protection Agency

HAZNET:
Year: 1998
Gepaid: CAC001397752
Contact: HUD
Telephone: 7149577333
Mailing Name: Not reported
Mailing Address: 6850 BROCKTON AVE STE 215
Mailing City,St,Zip: RIVERSIDE, CA 925060000
Gen County: Not reported
TSD EPA ID: CAD000088252
TSD County: Not reported
Waste Category: Household waste
Disposal Method: Transfer Station
Tons: .1525
Facility County: Riverside

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

SWEEPS UST

EDR ID: S101589980 **DIST/DIR:** 0.165 WNW **ELEVATION:** 1592 **MAP ID:** 3

NAME: EMWD MORENO #2 PUMPING PLANT **Rev:** 06/01/1994
ADDRESS: 24999 COTTONWOOD AVE **ID/Status:** A
MORENO VALLEY, CA 92343
RIVERSIDE
SOURCE: CA State Water Resources Control Board

SWEEPS UST:
Status: Active
Comp Number: 30920
Number: 4
Board Of Equalization: 44-018137
Referral Date: 10-29-92
Action Date: 10-29-92
Created Date: 02-29-88
Tank Status: A
Owner Tank Id: 000434
Swrcb Tank Id: 33-000-030920-000001
Actv Date: 10-29-92
Capacity: 150
Tank Use: OIL
Stg: W
Content: WASTE OIL
Number Of Tanks: 1

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

CA FID UST

EDR ID: S101589980 **DIST/DIR:** 0.165 WNW **ELEVATION:** 1592 **MAP ID:** 3

NAME: EMWD MORENO #2 PUMPING PLANT **Rev:** 10/31/1994
ADDRESS: 24999 COTTONWOOD AVE **ID/Status:** 33002020
MORENO VALLEY, CA 92343
RIVERSIDE
SOURCE: CA California Environmental Protection Agency

CA FID UST:
Facility ID: 33002020
Regulated By: UTNKA
Regulated ID: 00030920
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: Not reported
Mail To: Not reported
Mailing Address: 24500 SAN JACINTO
Mailing Address 2: Not reported
Mailing City,St,Zip: MORENO VALLEY 92343
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

ENVIROSTOR

EDR ID: S108407586 **DIST/DIR:** 0.189 SSW **ELEVATION:** 1580 **MAP ID:** 4

NAME: MORENO VALLEY REGIONAL LEARNING CENTER **Rev:** 09/05/2013
ADDRESS: NEC PERRIS BOULEVARD & BAY AVENUE ID/Status: 60000502
MORENO VALLEY, CA 92553 ID/Status: No Further Action
RIVERSIDE
SOURCE: CA Department of Toxic Substances Control

ENVIROSTOR:

Site Type: School Investigation
Site Type Detailed: School
Acres: 4.26
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Facility ID: 60000502
Site Code: 404729
Assembly: 61
Senate: 31
Special Program: Not reported
Status: No Further Action
Status Date: 05/21/2007
Restricted Use: NO
Site Mgmt. Req.: NONE SPECIFIED
Funding: School District
Latitude: 33.9213
Longitude: -117.2254
APN: NONE SPECIFIED
Past Use: AGRICULTURAL - ROW CROPS, RESIDENTIAL AREA
Potential COC: Under Investigation
Confirmed COC: Under Investigation, Under Investigation
Potential Description: SOIL
Alias Name: 404729
Alias Type: Project Code (Site Code)
Alias Name: 60000502
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 03/08/2007
Comments: TM approved for implementation.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 05/21/2007
Comments: DTSC issued a "No Further Action determination" based on the preliminary Environmental Assessment report.

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Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

ENVIROSTOR

EDR ID: S108407586 **DIST/DIR:** 0.189 SSW **ELEVATION:** 1580 **MAP ID:** 4

NAME: MORENO VALLEY REGIONAL LEARNING CENTER **Rev:** 09/05/2013
ADDRESS: NEC PERRIS BOULEVARD & BAY AVENUE ID/Status: 60000502
 MORENO VALLEY, CA 92553 ID/Status: No Further Action
 RIVERSIDE
SOURCE: CA Department of Toxic Substances Control

Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: Environmental Oversight Agreement
 Completed Date: 12/11/2006
 Comments: Not reported

Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: Cost Recovery Closeout Memo
 Completed Date: 06/07/2007
 Comments: Project Complete.

Future Area Name: Not reported
 Future Sub Area Name: Not reported
 Future Document Type: Not reported
 Future Due Date: Not reported
 Schedule Area Name: Not reported
 Schedule Sub Area Name: Not reported
 Schedule Document Type: Not reported
 Schedule Due Date: Not reported
 Schedule Revised Date: Not reported

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

SCH

EDR ID: S108407586 **DIST/DIR:** 0.189 SSW **ELEVATION:** 1580 **MAP ID:** 4

NAME: MORENO VALLEY REGIONAL LEARNING CENTER **Rev:** 09/05/2013
ADDRESS: NEC PERRIS BOULEVARD & BAY AVENUE ID/Status: No Further Action
 MORENO VALLEY, CA 92553 ID/Status: 60000502
 RIVERSIDE ID/Status: No Further Action
SOURCE: CA Department of Toxic Substances Control

SCH:

Facility ID: 60000502
 Site Type: School Investigation
 Site Type Detail: School
 Site Mgmt. Req.: NONE SPECIFIED
 Acres: 4.26
 National Priorities List: NO
 Cleanup Oversight Agencies: SMBRP
 Lead Agency: SMBRP
 Lead Agency Description: DTSC - Site Cleanup Program
 Project Manager: Not reported
 Supervisor: Shahir Haddad
 Division Branch: Southern California Schools & Brownfields Outreach
 Site Code: 404729
 Assembly: 61
 Senate: 31
 Special Program Status: Not reported
 Status: No Further Action
 Status Date: 05/21/2007
 Restricted Use: NO
 Funding: School District
 Latitude: 33.9213
 Longitude: -117.2254
 APN: NONE SPECIFIED
 Past Use: AGRICULTURAL - ROW CROPS, RESIDENTIAL AREA
 Potential COC: Under Investigation
 Confirmed COC: Under Investigation
 Potential Description: SOIL
 Alias Name: 404729
 Alias Type: Project Code (Site Code)
 Alias Name: 60000502
 Alias Type: Envirostor ID Number

Completed Info:
 Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: Preliminary Endangerment Assessment Workplan
 Completed Date: 03/08/2007
 Comments: TM approved for implementation.

Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: Preliminary Endangerment Assessment Report
 Completed Date: 05/21/2007

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Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

SCH

EDR ID: S108407586 **DIST/DIR:** 0.189 SSW **ELEVATION:** 1580 **MAP ID:** 4

NAME: MORENO VALLEY REGIONAL LEARNING CENTER **Rev:** 09/05/2013
ADDRESS: NEC PERRIS BOULEVARD & BAY AVENUE ID/Status: No Further Action
 MORENO VALLEY, CA 92553 ID/Status: 60000502
 RIVERSIDE ID/Status: No Further Action
SOURCE: CA Department of Toxic Substances Control

Comments: DTSC issued a "No Further Action determination" based on the preliminary Environmental Assessment report.

Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: Environmental Oversight Agreement
 Completed Date: 12/11/2006
 Comments: Not reported

Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: Cost Recovery Closeout Memo
 Completed Date: 06/07/2007
 Comments: Project Complete.

Future Area Name: Not reported
 Future Sub Area Name: Not reported
 Future Document Type: Not reported
 Future Due Date: Not reported
 Schedule Area Name: Not reported
 Schedule Sub Area Name: Not reported
 Schedule Document Type: Not reported
 Schedule Due Date: Not reported
 Schedule Revised Date: Not reported

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

HAZNET

EDR ID: S112896804	DIST/DIR: 0.199 SSW	ELEVATION: 1577	MAP ID: 5
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NAME: INTOWN PROPERTIES INC/HUD	Rev: 12/31/2012
ADDRESS: 25128 BAY AVE MORENO VALLEY, CA 92553	

SOURCE: CA California Environmental Protection Agency

HAZNET:
Year: 1998
Gepaid: CAC001507075
Contact: HUD
Telephone: 7149577333
Mailing Name: Not reported
Mailing Address: 6850 BROCKTON AVE STE 215
Mailing City,St,Zip: RIVERSIDE, CA 925060000
Gen County: Not reported
TSD EPA ID: CAD000088252
TSD County: Not reported
Waste Category: Household waste
Disposal Method: Transfer Station
Tons: .1066
Facility County: Riverside

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

UST

EDR ID: U003739295	DIST/DIR: 0.200 ENE	ELEVATION: 1585	MAP ID: A6
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NAME: COUNTY OF RIVERSIDE WASTE RESOURCES MANAGEMENT DISTRICT	Revis 09/16/2013
ADDRESS: 25241 COTTONWOOD AVE MORENO VALLEY, CA 92553 RIVERSIDE	ID/Status: 270
SOURCE: CA SWRCB	

UST:
 Facility ID: 270
 Latitude: 33.92453
 Longitude: -117.22028

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

HAZNET

EDR ID: S113123225 **DIST/DIR:** 0.200 ENE **ELEVATION:** 1585 **MAP ID:** A7

NAME: COUNTY OF RIVERSIDE FLEET SERVICES **Rev:** 12/31/2012

ADDRESS: 25241 COTTONWOOD
MORENO VALLEY, CA 92553

SOURCE: CA California Environmental Protection Agency

HAZNET:

Year: 2012
Gepaid: CAL000262150
Contact: DOUG BARACZ
Telephone: 9099554650
Mailing Name: Not reported
Mailing Address: 5293 MISSION BLVD
Mailing City,St,Zip: RIVERSIDE, CA 925090000
Gen County: Riverside
TSD EPA ID: CAD982444481
TSD County: San Bernardino
Waste Category: Not reported
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery
(H010-H129) Or (H131-H135)
Tons: 4.408
Facility County: Riverside

Year: 2012
Gepaid: CAL000262150
Contact: DOUG BARACZ
Telephone: 9099554650
Mailing Name: Not reported
Mailing Address: 5293 MISSION BLVD
Mailing City,St,Zip: RIVERSIDE, CA 925090000
Gen County: Riverside
TSD EPA ID: CAD982444481
TSD County: San Bernardino
Waste Category: Not reported
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery
(H010-H129) Or (H131-H135)
Tons: 0.231
Facility County: Riverside

Year: 2011
Gepaid: CAL000262150
Contact: DOUG BARACZ
Telephone: 9099554650
Mailing Name: Not reported
Mailing Address: 5293 MISSION BLVD
Mailing City,St,Zip: RIVERSIDE, CA 925090000
Gen County: Not reported
TSD EPA ID: CAD982444481
TSD County: Not reported
Waste Category: Aqueous solution with total organic residues less than 10 percent

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Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

HAZNET

EDR ID: S113123225 **DIST/DIR:** 0.200 ENE **ELEVATION:** 1585 **MAP ID:** A7

NAME: COUNTY OF RIVERSIDE FLEET SERVICES **Rev:** 12/31/2012

ADDRESS: 25241 COTTONWOOD
MORENO VALLEY, CA 92553

SOURCE: CA California Environmental Protection Agency

Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery
(H010-H129) Or (H131-H135)

Tons: 0.21

Facility County: Riverside

Year: 2011

Gepaid: CAL000262150

Contact: DOUG BARACZ

Telephone: 9099554650

Mailing Name: Not reported

Mailing Address: 5293 MISSION BLVD

Mailing City,St,Zip: RIVERSIDE, CA 925090000

Gen County: Not reported

TSD EPA ID: CAD982444481

TSD County: Not reported

Waste Category: Waste oil and mixed oil

Disposal Method: Not reported

Tons: 0.684

Facility County: Riverside

Year: 2011

Gepaid: CAL000262150

Contact: DOUG BARACZ

Telephone: 9099554650

Mailing Name: Not reported

Mailing Address: 5293 MISSION BLVD

Mailing City,St,Zip: RIVERSIDE, CA 925090000

Gen County: Not reported

TSD EPA ID: CAD982444481

TSD County: Not reported

Waste Category: Waste oil and mixed oil

Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery
(H010-H129) Or (H131-H135)

Tons: 2.66

Facility County: Riverside

[Click this hyperlink](#) while viewing on your computer to access
15 additional CA_HAZNET: record(s) in the EDR Site Report.

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

HAZNET

EDR ID: S113087926 **DIST/DIR:** 0.200 ENE **ELEVATION:** 1585 **MAP ID:** A8

NAME: RIVERSIDE COUNTY WASTE MANAGEMENT DEPT **Rev:** 12/31/2012
ADDRESS: 25241 COTTONWOOD AVE
MORENO VALLEY, CA 92553

SOURCE: CA California Environmental Protection Agency

HAZNET:
Year: 2003
Gepaid: CAL000167676
Contact: M HICKMAN/PROGRAM COORDINATOR
Telephone: 9098463308
Mailing Name: Not reported
Mailing Address: 14310 FREDRICK ST
Mailing City,St,Zip: MORENO VALLEY, CA 92553
Gen County: Not reported
TSD EPA ID: CAT000613927
TSD County: Not reported
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: Transfer Station
Tons: 0.07
Facility County: Riverside

Year: 2002
Gepaid: CAL000167676
Contact: M HICKMAN/PROGRAM COORDINATOR
Telephone: 9098463308
Mailing Name: Not reported
Mailing Address: 14310 FREDRICK ST
Mailing City,St,Zip: MORENO VALLEY, CA 92553
Gen County: Not reported
TSD EPA ID: CAT000613927
TSD County: Not reported
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: Transfer Station
Tons: 0.3
Facility County: Riverside

Year: 2002
Gepaid: CAL000167676
Contact: M HICKMAN/PROGRAM COORDINATOR
Telephone: 9098463308
Mailing Name: Not reported
Mailing Address: 14310 FREDRICK ST
Mailing City,St,Zip: MORENO VALLEY, CA 92553
Gen County: Not reported
TSD EPA ID: CAD982444481
TSD County: Not reported
Waste Category: Other empty containers 30 gallons or more
Disposal Method: Transfer Station
Tons: 0.3

- Continued on next page -

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

HAZNET

EDR ID: S113087926 **DIST/DIR:** 0.200 ENE **ELEVATION:** 1585 **MAP ID:** A8

NAME: RIVERSIDE COUNTY WASTE MANAGEMENT DEPT **Rev:** 12/31/2012

ADDRESS: 25241 COTTONWOOD AVE
MORENO VALLEY, CA 92553

SOURCE: CA California Environmental Protection Agency

Facility County: Riverside

Year: 2002
Gepaid: CAL000167676
Contact: M HICKMAN/PROGRAM COORDINATOR
Telephone: 9098463308
Mailing Name: Not reported
Mailing Address: 14310 FREDRICK ST
Mailing City,St,Zip: MORENO VALLEY, CA 92553
Gen County: Not reported
TSD EPA ID: CAD982444481
TSD County: Not reported
Waste Category: Other organic solids
Disposal Method: Transfer Station
Tons: 0.7
Facility County: Riverside

Year: 2001
Gepaid: CAL000167676
Contact: M HICKMAN/PROGRAM COORDINATOR
Telephone: 9098463308
Mailing Name: Not reported
Mailing Address: 14310 FREDRICK ST
Mailing City,St,Zip: MORENO VALLEY, CA 92553
Gen County: Not reported
TSD EPA ID: CAD008252405
TSD County: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Tons: 1.18
Facility County: Riverside

[Click this hyperlink](#) while viewing on your computer to access
9 additional CA_HAZNET: record(s) in the EDR Site Report.

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

LUST

EDR ID: S104160749 **DIST/DIR:** 0.200 ENE **ELEVATION:** 1585 **MAP ID:** A9

NAME: SUNNYMEAD DISTRICT MAINT. YARD

Rev: 09/16/2013

ADDRESS: 25241 COTTONWOOD AVE
MORENO VALLEY, CA 92388
RIVERSIDE

ID/Status: Case Closed

SOURCE: CA State Water Resources Control Board

LUST REG 8:

Region: 8
County: Riverside
Regional Board: Santa Ana Region
Facility Status: Case Closed
Case Number: 083300979T
Local Case Num: Not reported
Case Type: Soil only
Substance: Diesel
Qty Leaked: Not reported
Abate Method: Not reported
Cross Street: PERRIS
Enf Type: Not reported
Funding: Not reported
How Discovered: Tank Closure
How Stopped: Not reported
Leak Cause: Overfill
Leak Source: UNK
Global ID: T0606500098
How Stopped Date: Not reported
Enter Date: 8/1/1988
Review Date: Not reported
Prelim Assess: Not reported
Discover Date: 6/9/1988
Enforcement Date: Not reported
Close Date: 11/14/1991
Workplan: Not reported
Pollution Char: 8/15/1988
Remed Plan: Not reported
Remed Action: Not reported
Monitoring: Not reported
Enter Date: 8/1/1988
GW Qualifies: Not reported
Soil Qualifies: Not reported
Operator: Not reported
Facility Contact: Not reported
Interim: Not reported
Oversite Program: LUST
Latitude: 33.9244172
Longitude: -117.2196525
MTBE Date: Not reported
Max MTBE GW: Not reported
MTBE Concentration: 0
Max MTBE Soil: Not reported

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Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

LUST

EDR ID: S104160749 **DIST/DIR:** 0.200 ENE **ELEVATION:** 1585 **MAP ID:** A9

NAME: SUNNYMEAD DISTRICT MAINT. YARD

Rev: 09/16/2013

ADDRESS: 25241 COTTONWOOD AVE
MORENO VALLEY, CA 92388
RIVERSIDE

ID/Status: Case Closed

SOURCE: CA State Water Resources Control Board

MTBE Fuel: 0
MTBE Tested: Not Required to be Tested.
MTBE Class: *
Staff: PAH
Staff Initials: UNK
Lead Agency: Local Agency
Local Agency: 33000L
Hydr Basin #: SAN JACINTO (8-5)
Beneficial: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Work Suspended: Not reported
Summary: Not reported

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

LUST

EDR ID: S103646618 **DIST/DIR:** 0.200 ENE **ELEVATION:** 1585 **MAP ID:** A10

NAME: SUNNYMEAD DISTRICT MAINT.

Rev: 09/16/2013

ADDRESS: 25241 COTTONWOOD
MORENO, CA 92388
RIVERSIDE

ID/Status: Completed - Case Closed

SOURCE: CA State Water Resources Control Board

LUST:

Region: STATE
Global Id: T0606500098
Latitude: 33.9245703
Longitude: -117.2181226
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 11/14/1991
Lead Agency: SANTA ANA RWQCB (REGION 8)
Case Worker: PAH
Local Agency: RIVERSIDE COUNTY LOP
RB Case Number: 083300979T
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Diesel
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0606500098
Contact Type: Local Agency Caseworker
Contact Name: UNK
Organization Name: RIVERSIDE COUNTY LOP
Address: 3880 LEMON ST SUITE 200
City: RIVERSIDE
Email: Not reported
Phone Number: Not reported

Status History:

Global Id: T0606500098
Status: Completed - Case Closed
Status Date: 11/14/1991

Global Id: T0606500098
Status: Open - Case Begin Date
Status Date: 06/09/1988

Global Id: T0606500098
Status: Open - Site Assessment
Status Date: 08/15/1988

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Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

LUST

EDR ID: S103646618 **DIST/DIR:** 0.200 ENE **ELEVATION:** 1585 **MAP ID:** A10

NAME: SUNNYMEAD DISTRICT MAINT.

Rev: 09/16/2013

ADDRESS: 25241 COTTONWOOD
MORENO, CA 92388
RIVERSIDE

ID/Status: Completed - Case Closed

SOURCE: CA State Water Resources Control Board

Regulatory Activities:

Global Id: T0606500098

Action Type: Other

Date: 01/01/1950

Action: Leak Reported

Global Id: T0606500098

Action Type: Other

Date: 01/01/1950

Action: Leak Discovery

Global Id: T0606500098

Action Type: ENFORCEMENT

Date: 11/14/1991

Action: Closure/No Further Action Letter

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

HAZNET

EDR ID: S113091706 **DIST/DIR:** 0.248 NW **ELEVATION:** 1596 **MAP ID:** B11

NAME: FAMILY DENTAL CARE **Rev:** 12/31/2012

ADDRESS: 13373 PERRIS BLVD, #306-D
MORENO VALLEY, CA 92553

SOURCE: CA California Environmental Protection Agency

HAZNET:

Year: 1998
Gepaid: CAL000174282
Contact: PETER PAUL FELICIANO, DMD
Telephone: 9094852860
Mailing Name: Not reported
Mailing Address: 13373 PERRIS BLVD # 306-D
Mailing City,St,Zip: MORENO VALLEY, CA 925530000
Gen County: Not reported
TSD EPA ID: CAD983604000
TSD County: Not reported
Waste Category: Photochemicals/photoprocessing waste
Disposal Method: Recycler
Tons: .0374
Facility County: Riverside

Year: 1997
Gepaid: CAL000174282
Contact: PETER PAUL FELICIANO, DMD
Telephone: 9094852860
Mailing Name: Not reported
Mailing Address: 13373 PERRIS BLVD # 306-D
Mailing City,St,Zip: MORENO VALLEY, CA 925530000
Gen County: Not reported
TSD EPA ID: CAD983604000
TSD County: Not reported
Waste Category: Photochemicals/photoprocessing waste
Disposal Method: Recycler
Tons: .0125
Facility County: Riverside

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

HAZNET

EDR ID: S113048474 **DIST/DIR:** 0.248 NW **ELEVATION:** 1596 **MAP ID:** B12

NAME: TALBERT MORENO VALLEY DENTAL **Rev:** 12/31/2012
ADDRESS: 13373 PERRIS BLVD
MORENO VALLEY, CA 92388

SOURCE: CA California Environmental Protection Agency

HAZNET:

Year: 1997
Gepaid: CAL000069646
Contact: TALBERT MEDICAL MGMT CORP
Telephone: 7144364818
Mailing Name: Not reported
Mailing Address: 3540 HOWARD WAY
Mailing City,St,Zip: COSTA MESA, CA 926261417
Gen County: Not reported
TSD EPA ID: CAD981402522
TSD County: Not reported
Waste Category: Metal sludge (Alkaline solution (pH >= 12.5) with metals)
Disposal Method: Recycler
Tons: .0125
Facility County: Riverside

Year: 1993
Gepaid: CAL000069646
Contact: TALBERT MEDICAL MGMT CORP
Telephone: 7144364818
Mailing Name: Not reported
Mailing Address: 3540 HOWARD WAY
Mailing City,St,Zip: COSTA MESA, CA 926261417
Gen County: Not reported
TSD EPA ID: CAL000051063
TSD County: Not reported
Waste Category: Metal sludge (Alkaline solution (pH >= 12.5) with metals)
Disposal Method: Recycler
Tons: 6.00000000000
Facility County: Riverside

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

HAZNET

EDR ID: S113054670 **DIST/DIR:** 0.248 NW **ELEVATION:** 1596 **MAP ID:** B13

NAME: TALBERT MORENO VALLEY MEDICAL **Rev:** 12/31/2012
ADDRESS: 13373 PERRIS BLVD
MORENO VALLEY, CA 92388

SOURCE: CA California Environmental Protection Agency

HAZNET:
Year: 1993
Gepaid: CAL000087652
Contact: TALBERT MEDICAL MGMT CORP
Telephone: 7144364800
Mailing Name: Not reported
Mailing Address: 3540 HOWARD WAY
Mailing City,St,Zip: COSTA MESA, CA 926261417
Gen County: Not reported
TSD EPA ID: CAL000051063
TSD County: Not reported
Waste Category: Metal sludge (Alkaline solution (pH >= 12.5) with metals)
Disposal Method: Recycler
Tons: 6.090000000000
Facility County: Riverside

Year: 1993
Gepaid: CAL000087652
Contact: TALBERT MEDICAL MGMT CORP
Telephone: 7144364800
Mailing Name: Not reported
Mailing Address: 3540 HOWARD WAY
Mailing City,St,Zip: COSTA MESA, CA 926261417
Gen County: Not reported
TSD EPA ID: CAL000051063
TSD County: Not reported
Waste Category: Photochemicals/photoprocessing waste
Disposal Method: Recycler
Tons: 0
Facility County: Riverside

Year: 1993
Gepaid: CAL000087652
Contact: TALBERT MEDICAL MGMT CORP
Telephone: 7144364800
Mailing Name: Not reported
Mailing Address: 3540 HOWARD WAY
Mailing City,St,Zip: COSTA MESA, CA 926261417
Gen County: Not reported
TSD EPA ID: CAL000051063
TSD County: Not reported
Waste Category: Not reported
Disposal Method: Recycler
Tons: 0

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Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

HAZNET

EDR ID: S113054670 **DIST/DIR:** 0.248 NW **ELEVATION:** 1596 **MAP ID:** B13

NAME: TALBERT MORENO VALLEY MEDICAL **Rev:** 12/31/2012
ADDRESS: 13373 PERRIS BLVD
MORENO VALLEY, CA 92388

SOURCE: CA California Environmental Protection Agency

Facility County: Riverside

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

HAZNET

EDR ID: S113775179 **DIST/DIR:** 0.250 WSW **ELEVATION:** 1585 **MAP ID:** 14

NAME: BETH MENDOZA **Rev:** 12/31/2012

ADDRESS: 24933 BRANCH ST
MORENO VALLEY, CA 92553
RIVERSIDE

SOURCE: CA California Environmental Protection Agency

HAZNET:

Year: 2012

Gepaid: CAC002687984

Contact: BETH MENDOZA

Telephone: 9518093182

Mailing Name: Not reported

Mailing Address: 24933 BRANCH ST

Mailing City,St,Zip: MORENO VALLEY, CA 92553

Gen County: Riverside

TSD EPA ID: AZC950823111

TSD County: 99

Waste Category: Not reported

Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To
Include On-Site Treatment And/Or Stabilization)

Tons: 0.4

Facility County: Riverside

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

LUST

EDR ID: S108201615 **DIST/DIR:** 0.342 NNW **ELEVATION:** 1601 **MAP ID:** C15

NAME: CIRCLE K #0872

Rev: 09/16/2013

ADDRESS: 13261 PERRIS BLVD.
MORENO VALLEY, CA

ID/Status: Completed - Case Closed
ID/Status: 200420809

SOURCE: CA State Water Resources Control Board

LUST:

Region: STATE

Global Id: T0606547819

Latitude: 33.927996679

Longitude: -117.226604839

Case Type: LUST Cleanup Site

Status: Completed - Case Closed

Status Date: 06/26/2013

Lead Agency: RIVERSIDE COUNTY LOP

Case Worker: LS

Local Agency: RIVERSIDE COUNTY LOP

RB Case Number: Not reported

LOC Case Number: 200420809

File Location: Local Agency Warehouse

Potential Media Affect: Aquifer used for drinking water supply

Potential Contaminants of Concern: Gasoline

Site History: ***Data prior to 2005 does not appear in GeoTracker. Consult agency

file for all site data*** On September 16, 1998, two 10,000-gallon single-walled gasoline USTs and associated product piping and fuel dispensers were removed and replaced at the site. Significant concentrations of TPHg (up to 2,800 ppm), benzene (up to 16 ppm) and MTBE (up to 63 ppm) were reported in the soil samples collected beneath the southeastern portion of the UST cavity. TPHg, BTEX, and MTBE were not reported in the soil samples collected beneath the former fuel dispensers. Approximately 1,238 tons of soil was excavated and transported off-site. In June 2004, five soil borings (B1 through B5) were completed at the site as part of due diligence assessment activities. With the exception of concentrations of TPHg (0.2 ppm) and MTBE (0.11 ppm) reported in the soil sample analyzed from boring B2, TPHg, BTEX and fuel oxygenates were not detected. The site was placed into LOP. In April 2005, one vertical exploratory soil boring (SB-1) and three angle exploratory soil borings (AB-1 through AB-3) were advanced. Boring SB-1 was drilled vertically to approximately 60 bgs near the northeast corner of the UST cavity. Boring AB-1 was drilled beneath the USTs at an approximate angle of 18 degrees to 62 feet bgs (65 feet bgs along axis of the auger). Boring AB-2 was drilled at 21 degrees to 57.7 feet bgs (61 feet bgs along axis of auger). Angle boring AB-3 was drilled at an approximate angle of 20 degrees to 59.5 feet bgs (62 feet bgs along axis of the auger). Groundwater was encountered during drilling at depths ranging from approximately 55 to 60 feet bgs. Petroleum hydrocarbons were reported in soil and groundwater samples. TPHg concentrations were reported in soil samples ranging from 0.4 ppm (AB3@33) to 41 ppm (AB1@60). BTEX were not detected in any soil samples collected from

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Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

LUST

EDR ID: S108201615 **DIST/DIR:** 0.342 NNW **ELEVATION:** 1601 **MAP ID:** C15

NAME: CIRCLE K #0872

Rev: 09/16/2013

ADDRESS: 13261 PERRIS BLVD.
MORENO VALLEY, CA

ID/Status: Completed - Case Closed
ID/Status: 200420809

SOURCE: CA State Water Resources Control Board

borings SB-1, AB-1 and AB-2, and between the 5 and 40 feet bgs in the soil samples collected from boring AB-3. MTBE was detected at concentrations ranging between 0.013 ppm (AB1@35) and 40 ppm (AB1@60). TPHg was reported at concentrations of 170,000 ppb and 18 ppb in groundwater hypodermis samples HP1@63 and SB1-HP1-60, respectively. Dissolved BTEX were not reported in the groundwater samples from borings AB-1 and SB-1. Dissolved MTBE was reported at concentrations of 32,000 ppb and 8,100 ppb in groundwater at HP1@63 and SB1-HP1-60, respectively. Between May 30 and June 1, 2006, groundwater monitoring wells MW-1 through MW-4 were installed. TPHg was detected in soil from each of the soil borings at depths ranging from 26 to 61 feet bgs with a maximum concentration of 120 ppm. MTBE was detected in soil from each of the soil borings at depths ranging from 46 to 61 feet bgs with a maximum concentration of 1.6 ppm. TBA was detected in soil from borings MW-2 and MW-4 with a maximum concentration of 0.90 ppm. Several volatile organic compounds (VOCs) were reported in borings MW-2, MW-3, and MW-4. MTBE in groundwater was reported in each well at concentrations ranging from 110 ppb to 2,000 ppb. TBA was reported in wells MW-2, MW-3, and MW-4 at concentrations of 7,700 ppb, 1,300 ppb, and 2,100 ppb respectively. TPHg, BTEX, the other fuel oxygenates and full-scan VOCs were not detected. On April 30 and May 8, 2007, two groundwater monitoring wells (MW-5 and MW-6) were completed to a depth of 60 feet bgs and three soil vapor extraction (SVE) wells (SVE-1 through SVE-3) were completed to depths of 45 feet, 30 feet, and 45 feet bgs, respectively. Groundwater was encountered at approximately Soil samples and groundwater samples were non-detect. Three SVE wells (SVE-1 through SVE-3) were installed in May, 2007. From May 14 to 19, 2007, a five day SVE pilot test was conducted. At the end of the 5-day event, influent TPHg concentrations were reported as 240 and 120 ppmv for wells SVE-1 and SVE-3, benzene concentrations were 4.1 and 2.0 ppmv for wells SVE-1 and SVE-3, and influent M

[Click here to access the California GeoTracker records for this facility:](#)

Contact:
Global Id: T0606547819
Contact Type: Local Agency Caseworker
Contact Name: LINDA SHURLOW
Organization Name: RIVERSIDE COUNTY LOP
Address: 47950 Arabia Street, Suite A
City: Indio
Email: lshurlow@rivcocha.org
Phone Number: 7608637570

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Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

LUST

EDR ID: S108201615 **DIST/DIR:** 0.342 NNW **ELEVATION:** 1601 **MAP ID:** C15

NAME: CIRCLE K #0872

Rev: 09/16/2013

ADDRESS: 13261 PERRIS BLVD.
MORENO VALLEY, CA

ID/Status: Completed - Case Closed
ID/Status: 200420809

SOURCE: CA State Water Resources Control Board

Global Id: T0606547819
Contact Type: Regional Board Caseworker
Contact Name: NANCY OLSON-MARTIN
Organization Name: SANTA ANA RWQCB (REGION 8)
Address: 3737 MAIN STREET, SUITE 500
City: RIVERSIDE
Email: nolson-martin@waterboards.ca.gov
Phone Number: Not reported

Status History:

Global Id: T0606547819
Status: Completed - Case Closed
Status Date: 06/26/2013

Global Id: T0606547819
Status: Open - Case Begin Date
Status Date: 06/10/2004

Global Id: T0606547819
Status: Open - Eligible for Closure
Status Date: 03/04/2013

Global Id: T0606547819
Status: Open - Remediation
Status Date: 05/14/2007

Global Id: T0606547819
Status: Open - Remediation
Status Date: 05/14/2007

Global Id: T0606547819
Status: Open - Remediation
Status Date: 05/14/2007

Global Id: T0606547819
Status: Open - Remediation
Status Date: 05/14/2007

Global Id: T0606547819
Status: Open - Remediation
Status Date: 01/02/2008

Global Id: T0606547819
Status: Open - Remediation

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Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

LUST

EDR ID: S108201615 **DIST/DIR:** 0.342 NNW **ELEVATION:** 1601 **MAP ID:** C15

NAME: CIRCLE K #0872

Rev: 09/16/2013

ADDRESS: 13261 PERRIS BLVD.
MORENO VALLEY, CA

ID/Status: Completed - Case Closed
ID/Status: 200420809

SOURCE: CA State Water Resources Control Board

Status Date: 02/28/2008

Global Id: T0606547819
Status: Open - Remediation
Status Date: 03/24/2008

Global Id: T0606547819
Status: Open - Remediation
Status Date: 05/12/2010

Global Id: T0606547819
Status: Open - Site Assessment
Status Date: 07/01/2004

Global Id: T0606547819
Status: Open - Site Assessment
Status Date: 08/04/2004

Global Id: T0606547819
Status: Open - Site Assessment
Status Date: 05/12/2010

Regulatory Activities:
Global Id: T0606547819
Action Type: ENFORCEMENT
Date: 04/03/2008
Action: File review

Global Id: T0606547819
Action Type: ENFORCEMENT
Date: 03/04/2013
Action: Notification - Public Notice of Case Closure - #RCDEH 030413

Global Id: T0606547819
Action Type: ENFORCEMENT
Date: 01/25/2012
Action: Staff Letter - #RCDEH 012512

Global Id: T0606547819
Action Type: Other
Date: 01/01/1950
Action: Leak Stopped

Global Id: T0606547819

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Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

LUST

EDR ID: S108201615 **DIST/DIR:** 0.342 NNW **ELEVATION:** 1601 **MAP ID:** C15

NAME: CIRCLE K #0872

Rev: 09/16/2013

ADDRESS: 13261 PERRIS BLVD.
MORENO VALLEY, CA

ID/Status: Completed - Case Closed
ID/Status: 200420809

SOURCE: CA State Water Resources Control Board

Action Type: ENFORCEMENT

Date: 03/24/2008

Action: Staff Letter - #032408

Global Id: T0606547819

Action Type: Other

Date: 01/01/1950

Action: Leak Discovery

Global Id: T0606547819

Action Type: ENFORCEMENT

Date: 07/31/2009

Action: Staff Letter - #RCDEH073109

Global Id: T0606547819

Action Type: Other

Date: 01/01/1950

Action: Leak Reported

Global Id: T0606547819

Action Type: RESPONSE

Date: 07/08/2013

Action: Well Destruction Report - Regulator Responded

Global Id: T0606547819

Action Type: REMEDIATION

Date: 01/01/1950

Action: Soil Vapor Extraction (SVE)

Global Id: T0606547819

Action Type: RESPONSE

Date: 08/26/2011

Action: Other Workplan

Global Id: T0606547819

Action Type: RESPONSE

Date: 10/15/2007

Action: Monitoring Report - Quarterly

Global Id: T0606547819

Action Type: RESPONSE

Date: 01/15/2012

Action: Monitoring Report - Quarterly

Global Id: T0606547819

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Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

LUST

EDR ID: S108201615 **DIST/DIR:** 0.342 NNW **ELEVATION:** 1601 **MAP ID:** C15

NAME: CIRCLE K #0872

Rev: 09/16/2013

ADDRESS: 13261 PERRIS BLVD.
MORENO VALLEY, CA

ID/Status: Completed - Case Closed
ID/Status: 200420809

SOURCE: CA State Water Resources Control Board

Action Type: RESPONSE
Date: 03/16/2012
Action: Verbal Communication

Global Id: T0606547819
Action Type: RESPONSE
Date: 04/15/2008
Action: CAP/RAP - Final Remediation / Design Plan

Global Id: T0606547819
Action Type: ENFORCEMENT
Date: 09/09/2008
Action: File review

Global Id: T0606547819
Action Type: ENFORCEMENT
Date: 09/30/2009
Action: Meeting

Global Id: T0606547819
Action Type: RESPONSE
Date: 04/15/2011
Action: Monitoring Report - Annually

Global Id: T0606547819
Action Type: RESPONSE
Date: 07/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0606547819
Action Type: RESPONSE
Date: 10/15/2011
Action: Monitoring Report - Quarterly

Global Id: T0606547819
Action Type: RESPONSE
Date: 07/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0606547819
Action Type: RESPONSE
Date: 04/15/2012
Action: Monitoring Report - Annually

Global Id: T0606547819

- Continued on next page -

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

LUST

EDR ID: S108201615 **DIST/DIR:** 0.342 NNW **ELEVATION:** 1601 **MAP ID:** C15

NAME: CIRCLE K #0872

Rev: 09/16/2013

ADDRESS: 13261 PERRIS BLVD.
MORENO VALLEY, CA

ID/Status: Completed - Case Closed
ID/Status: 200420809

SOURCE: CA State Water Resources Control Board

Action Type: RESPONSE

Date: 10/15/2010

Action: Monitoring Report - Quarterly

Global Id: T0606547819

Action Type: RESPONSE

Date: 10/15/2009

Action: Monitoring Report - Quarterly

Global Id: T0606547819

Action Type: RESPONSE

Date: 01/15/2010

Action: Monitoring Report - Quarterly

Global Id: T0606547819

Action Type: RESPONSE

Date: 04/15/2010

Action: Monitoring Report - Annually

Global Id: T0606547819

Action Type: RESPONSE

Date: 07/15/2010

Action: Monitoring Report - Quarterly

Global Id: T0606547819

Action Type: RESPONSE

Date: 01/15/2011

Action: Monitoring Report - Quarterly

Global Id: T0606547819

Action Type: ENFORCEMENT

Date: 07/07/2011

Action: Staff Letter - #RCDEH 070711

Global Id: T0606547819

Action Type: ENFORCEMENT

Date: 06/27/2011

Action: Meeting

Global Id: T0606547819

Action Type: ENFORCEMENT

Date: 02/14/2013

Action: LOP Case Closure Summary to RB - #RCDEH 021413

Global Id: T0606547819

- Continued on next page -

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

LUST

EDR ID: S108201615 **DIST/DIR:** 0.342 NNW **ELEVATION:** 1601 **MAP ID:** C15

NAME: CIRCLE K #0872

Rev: 09/16/2013

ADDRESS: 13261 PERRIS BLVD.
MORENO VALLEY, CA

ID/Status: Completed - Case Closed
ID/Status: 200420809

SOURCE: CA State Water Resources Control Board

Action Type: ENFORCEMENT

Date: 03/01/2012

Action: Meeting

Global Id: T0606547819

Action Type: RESPONSE

Date: 05/20/2013

Action: Respond to Petition

Global Id: T0606547819

Action Type: RESPONSE

Date: 03/25/2013

Action: Other Report / Document

Global Id: T0606547819

Action Type: RESPONSE

Date: 02/01/2011

Action: Pilot Study / Treatability Workplan

Global Id: T0606547819

Action Type: ENFORCEMENT

Date: 09/18/2007

Action: Staff Letter - #RCDEH 091807

Global Id: T0606547819

Action Type: ENFORCEMENT

Date: 05/23/2007

Action: File review

Global Id: T0606547819

Action Type: ENFORCEMENT

Date: 02/28/2008

Action: Staff Letter - #022808

Global Id: T0606547819

Action Type: ENFORCEMENT

Date: 02/19/2008

Action: Technical Correspondence / Assistance / Other - #021908

Global Id: T0606547819

Action Type: ENFORCEMENT

Date: 03/09/2009

Action: File review

Global Id: T0606547819

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Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

LUST

EDR ID: S108201615 **DIST/DIR:** 0.342 NNW **ELEVATION:** 1601 **MAP ID:** C15

NAME: CIRCLE K #0872 **Rev:** 09/16/2013
ADDRESS: 13261 PERRIS BLVD. ID/Status: Completed - Case Closed
MORENO VALLEY, CA ID/Status: 200420809

SOURCE: CA State Water Resources Control Board

Action Type: ENFORCEMENT
Date: 06/08/2010
Action: Meeting

Global Id: T0606547819
Action Type: ENFORCEMENT
Date: 07/16/2008
Action: File review

Global Id: T0606547819
Action Type: RESPONSE
Date: 10/15/2012
Action: Monitoring Report - Quarterly

Global Id: T0606547819
Action Type: ENFORCEMENT
Date: 06/22/2009
Action: Staff Letter - #Riv Co 062209

Global Id: T0606547819
Action Type: ENFORCEMENT
Date: 03/04/2013
Action: Staff Letter - #RCDEH 030413

Global Id: T0606547819
Action Type: ENFORCEMENT
Date: 06/26/2013
Action: Closure/No Further Action Letter - #RCDEH Closure Documents

Global Id: T0606547819
Action Type: ENFORCEMENT
Date: 12/07/2010
Action: Staff Letter - #RCDEH 120710

Global Id: T0606547819
Action Type: RESPONSE
Date: 12/21/2007
Action: Corrective Action Plan / Remedial Action Plan

Global Id: T0606547819
Action Type: RESPONSE
Date: 01/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0606547819

- Continued on next page -

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

LUST

EDR ID: S108201615 **DIST/DIR:** 0.342 NNW **ELEVATION:** 1601 **MAP ID:** C15

NAME: CIRCLE K #0872

Rev: 09/16/2013

ADDRESS: 13261 PERRIS BLVD.
MORENO VALLEY, CA

ID/Status: Completed - Case Closed
ID/Status: 200420809

SOURCE: CA State Water Resources Control Board

Action Type: RESPONSE

Date: 07/15/2011

Action: Monitoring Report - Quarterly

Global Id: T0606547819

Action Type: REMEDIATION

Date: 01/01/1950

Action: Soil Vapor Extraction (SVE)

Global Id: T0606547819

Action Type: REMEDIATION

Date: 01/01/1950

Action: Excavation

Global Id: T0606547819

Action Type: RESPONSE

Date: 04/15/2009

Action: Monitoring Report - Quarterly

Global Id: T0606547819

Action Type: RESPONSE

Date: 12/15/2008

Action: Monitoring Report - Quarterly

Global Id: T0606547819

Action Type: RESPONSE

Date: 04/15/2007

Action: Monitoring Report - Quarterly

Global Id: T0606547819

Action Type: RESPONSE

Date: 01/15/2013

Action: Monitoring Report - Quarterly

Global Id: T0606547819

Action Type: RESPONSE

Date: 09/02/2008

Action: Monitoring Report - Quarterly

RIVERSIDE CO. LUST:

Region: RIVERSIDE

Facility ID: 200420809

Employee: Shurlow-LOP

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Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

LUST

EDR ID: S108201615	DIST/DIR: 0.342 NNW	ELEVATION: 1601	MAP ID: C15
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NAME: CIRCLE K #0872

Rev: 09/16/2013

ADDRESS: 13261 PERRIS BLVD.
MORENO VALLEY, CA

ID/Status: Completed - Case Closed
ID/Status: 200420809

SOURCE: CA State Water Resources Control Board

Site Closed: Yes
Case Type: Drinking Water Aquifer affected
Facility Status: closed/action completed

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

LUST

EDR ID: S106567753 **DIST/DIR:** 0.342 NNW **ELEVATION:** 1601 **MAP ID:** C16

NAME: CIRCLE K #0872

Rev: 09/16/2013

ADDRESS: 13261 PERRIS BLVD.
MORENO VALLEY, CA 92553
RIVERSIDE

ID/Status: Leak being confirmed

SOURCE: CA State Water Resources Control Board

LUST REG 8:

Region: 8
County: Riverside
Regional Board: Santa Ana Region
Facility Status: Leak being confirmed
Case Number: Not reported
Local Case Num: 200420809
Case Type: Undefined
Substance: Gasoline
Qty Leaked: Not reported
Abate Method: Not reported
Cross Street: DRACEA AVE.
Enf Type: Not reported
Funding: LOPS
How Discovered: Subsurface Monitoring
How Stopped: Other Means
Leak Cause: UNK
Leak Source: UNK
Global ID: T0606547819
How Stopped Date: Not reported
Enter Date: Not reported
Review Date: 8/3/2004
Prelim Assess: Not reported
Discover Date: 6/10/2004
Enforcement Date: Not reported
Close Date: Not reported
Workplan: Not reported
Pollution Char: Not reported
Remed Plan: Not reported
Remed Action: Not reported
Monitoring: Not reported
Enter Date: Not reported
GW Qualifies: Not reported
Soil Qualifies: Not reported
Operator: Not reported
Facility Contact: Not reported
Interim: Not reported
Oversite Program: LUST
Latitude: 0
Longitude: 0
MTBE Date: Not reported
Max MTBE GW: Not reported
MTBE Concentration: 0
Max MTBE Soil: Not reported

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Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

LUST

EDR ID: S106567753 **DIST/DIR:** 0.342 NNW **ELEVATION:** 1601 **MAP ID:** C16

NAME: CIRCLE K #0872

Rev: 09/16/2013

ADDRESS: 13261 PERRIS BLVD.
MORENO VALLEY, CA 92553
RIVERSIDE

ID/Status: Leak being confirmed

SOURCE: CA State Water Resources Control Board

MTBE Fuel: 1
MTBE Tested: Site NOT Tested for MTBE. Includes Unknown and Not Analyzed.
MTBE Class: *
Staff: NOM
Staff Initials: SCB
Lead Agency: Local Agency
Local Agency: 33000L
Hydr Basin #: Not reported
Beneficial: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Work Suspended: Not reported
Summary: Not reported

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

ENVIROSTOR

EDR ID: S105628794 **DIST/DIR:** 0.369 WSW **ELEVATION:** 1582 **MAP ID:** 17

NAME: BAY AVENUE ELEMENTARY SCHOOL

Rev: 09/05/2013

ADDRESS: 24801 BAY AVENUE
MORENO VALLEY, CA 92553
RIVERSIDE

ID/Status: 33820010
ID/Status: No Further Action

SOURCE: CA Department of Toxic Substances Control

ENVIROSTOR:

Site Type: School Investigation
Site Type Detailed: School
Acres: 8
NPL: NO
Regulatory Agencies: DTSC
Lead Agency: DTSC
Program Manager: Not reported
Supervisor: Javier Hinojosa
Division Branch: Southern California Schools & Brownfields Outreach
Facility ID: 33820010
Site Code: 404308
Assembly: 61
Senate: 31
Special Program: Not reported
Status: No Further Action
Status Date: 08/19/2003
Restricted Use: NO
Site Mgmt. Req.: NONE SPECIFIED
Funding: School District
Latitude: 33.91837
Longitude: -117.2151
APN: NONE SPECIFIED
Past Use: * EDUCATIONAL SERVICES, AGRICULTURAL - ROW CROPS
Potential COC: DDD, DDE, DDT
Confirmed COC: DDD, DDE, DDT, 30006-NO, 30007-NO, 30008-NO
Potential Description: SOIL
Alias Name: AKA: RAMONA ELEM SCHOOL
Alias Type: Alternate Name
Alias Name: BAY AVENUE ELEMENTARY SCHOOL
Alias Type: Alternate Name
Alias Name: MORENO VALLEY UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: MORENO VALLEY USD-BAY AVENUE ELEM SCHOOL
Alias Type: Alternate Name
Alias Name: 404308
Alias Type: Project Code (Site Code)
Alias Name: 33820010
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 03/14/2002

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Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

ENVIROSTOR

EDR ID: S105628794 **DIST/DIR:** 0.369 WSW **ELEVATION:** 1582 **MAP ID:** 17

NAME: BAY AVENUE ELEMENTARY SCHOOL

Rev: 09/05/2013

ADDRESS: 24801 BAY AVENUE
MORENO VALLEY, CA 92553
RIVERSIDE

ID/Status: 33820010
ID/Status: No Further Action

SOURCE: CA Department of Toxic Substances Control

Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 09/08/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 01/31/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 08/19/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 05/10/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Workplan
Completed Date: 12/24/2002
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

LUST

EDR ID: S100944817 **DIST/DIR:** 0.445 SSW **ELEVATION:** 1570 **MAP ID:** D18

NAME: TOSCO/ 76 STATION #6962

Rev: 09/16/2013

ADDRESS: 25020

ID/Status: Preliminary site assessment underway

MORENO VALLEY, CA 92553
RIVERSIDE

SOURCE: CA State Water Resources Control Board

LUST REG 8:

Region: 8
County: Riverside
Regional Board: Santa Ana Region
Facility Status: Preliminary site assessment underway
Case Number: 083303232T
Local Case Num: 980609
Case Type: Aquifer affected
Substance: Gasoline
Qty Leaked: Not reported
Abate Method: Not reported
Cross Street: PERRIS
Enf Type: Not reported
Funding: Not reported
How Discovered: Not reported
How Stopped: Not reported
Leak Cause: Not reported
Leak Source: Not reported
Global ID: T0606500535
How Stopped Date: Not reported
Enter Date: 9/25/1998
Review Date: Not reported
Prelim Assess: 3/16/2000
Discover Date: 7/16/1998
Enforcement Date: Not reported
Close Date: Not reported
Workplan: Not reported
Pollution Char: Not reported
Remed Plan: Not reported
Remed Action: Not reported
Monitoring: Not reported
Enter Date: 9/25/1998
GW Qualifies: =
Soil Qualifies: =
Operator: Not reported
Facility Contact: Not reported
Interim: Not reported
Oversite Program: LUST
Latitude: 33.9172373
Longitude: -117.2260607
MTBE Date: 7/29/2002
Max MTBE GW: 59000
MTBE Concentration: 2
Max MTBE Soil: .4

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Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

LUST

EDR ID: S100944817 **DIST/DIR:** 0.445 SSW **ELEVATION:** 1570 **MAP ID:** D18

NAME: TOSCO/ 76 STATION #6962

Rev: 09/16/2013

ADDRESS: 25020

ID/Status: Preliminary site assessment underway

MORENO VALLEY, CA 92553

RIVERSIDE

SOURCE: CA State Water Resources Control Board

MTBE Fuel: 1

MTBE Tested: MTBE Detected. Site tested for MTBE & MTBE detected

MTBE Class: B

Staff: NOM

Staff Initials: UNK

Lead Agency: Local Agency

Local Agency: 33000L

Hydr Basin #: SAN JACINTO (8-5)

Beneficial: Not reported

Priority: Not reported

Cleanup Fund Id: Not reported

Work Suspended: Not reported

Summary: Not reported

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

LUST

EDR ID: S107863276 **DIST/DIR:** 0.445 SSW **ELEVATION:** 1570 **MAP ID:** D19

NAME: TOSCO/ 76 STATION #6962
ADDRESS: 25020 ALESSANDRO BLVD
MORENO VALLEY, CA

Rev: 09/16/2013
ID/Status: Completed - Case Closed
ID/Status: 980609
ID/Status: 200622573

SOURCE: CA State Water Resources Control Board

LUST:

Region: STATE
Global Id: T0606500535
Latitude: 33.9172373
Longitude: -117.2260607
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 12/09/2010
Lead Agency: RIVERSIDE COUNTY LOP
Case Worker: SCB
Local Agency: RIVERSIDE COUNTY LOP
RB Case Number: 083303232T
LOC Case Number: 980609
File Location: Local Agency Warehouse
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: ***Data prior to 2005 does not appear in GeoTracker. Consult agency file for all site data*** September 1997 Soil Gas Survey: eight soil vapor samples were collected at the Site at a depth of approximately 3 feet bgs. The highest vapor concentrations detected were 941 ppmv TPHg and 1,940 ppbv benzene. MTBE was analyzed using GC method at 218,000 ppbv and GS/MC method at 844,000 ppbv. June 1998 UST System Upgrade: the USTs and fuel distribution system was upgraded with the installation of spill containment sumps on the fuel USTs, fill and vapor vent ports, spill containment beneath the dispensers, and replacement of fuel system product lines. Soil samples were collected from beneath the dispensers and product lines. The highest concentration detected in soil was 5,200 ppm TPHg from DI-3 at 2 feet bgs. October 1998 Soil Boring: One angle-boring (B-1) was drilled to a linear depth of 60 feet at an angle of approximately 10 degrees. The highest concentrations detected in soil were 0.87 ppm MTBE at 35 feet bgs, and 0.030 ppm total xylenes at 40 feet bgs. No TPHg, benzene, toluene, or ethyl-benzene were detected in any sample analyzed from boring B-1 December 1999 Site Investigation: Groundwater monitoring wells MW-1, MW-2, and MW-3 were installed to depths of 60 feet bgs. MTBE was detected in soil from MW-3 at concentrations of 0.092 ppm at 20 feet bgs and 0.44 ppm at 30 feet bgs. No other concentrations were detected in any of the soil samples. The highest concentrations detected in groundwater were 1,500 ppb TPHg and 2,200 ppb MTBE from well MW-3. February 2001 Site Investigation: Monitoring wells MW-4, MW-5, and MW-6 were installed to a depth of 60 feet bgs each. Maximum concentrations detected in soil were 3.2 ppm TPHg, and 5.2 ppm MTBE from MW-4 at 45 feet bgs, 55 ppm ethanol from MW-6 at 35 feet bgs, and 22 ppm methanol from MW-6

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Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

LUST

EDR ID: S107863276 **DIST/DIR:** 0.445 SSW **ELEVATION:** 1570 **MAP ID:** D19

NAME: TOSCO/ 76 STATION #6962
ADDRESS: 25020 ALESSANDRO BLVD
MORENO VALLEY, CA

Rev: 09/16/2013
ID/Status: Completed - Case Closed
ID/Status: 980609
ID/Status: 200622573

SOURCE: CA State Water Resources Control Board

at 55 feet bgs. No BTEX were detected in any soil sample analyzed. TBA was detected at concentrations of 0.180 ppm and 0.039 ppm in MW-4 at 45 and 50 feet bgs, respectively. June 2004 Site Investigation: Off-Site groundwater monitoring wells MW-7 and MW-8 were installed to a depth of approximately 50 feet bgs each in the Walgreens parking lot, located south of the Site across Alessandro Boulevard. No TPHg, BTEX, fuel oxygenates (including MTBE), or ethanol were detected in any of the soil samples. October 2004 Well Installation: Oxygen injection wells SP-4, SP-5, SP-6, and SP-8 and nested soil vapor extraction/oxygen injection wells VSP-1, VSP-2, VSP-3, and VSP-7 were installed to depths between 40 to 45 feet bgs. The maximum concentrations detected in soil samples analyzed were 13 ppm TPHg and 11 ppm MTBE from well VSP-3 at 35 feet bgs. March 2005 C-Sparge System Installation: A C-Sparge system was installed. C-Sparge system operation began on April 2, 2005 utilizing wells SP-4 through SP-6, SP-8, VSP-1 through VSP-3, and VSP-7. May 2006 Waste-Oil Site Assessment: Spill bucket replacement activities were conducted in association with the on-Site waste-oil UST. Two soil samples were collected. Total petroleum hydrocarbons as motor oil were detected at concentrations of 19,000 ppm in OW-1 at 3 feet bgs and 15,000 ppm in OW-2 at 4.5 feet bgs. TPHg was detected at 620 ppm in OW-1 at 3 feet bgs. No benzene, MTBE, or ethanol was detected in either sample. July 2006 Soil Confirmation Borings: Soil confirmation borings B-2, B-3, B-4, B-5, B-6, B-7, and B-8 were drilled to depths ranging between 46.0 to 47.5 feet bgs. Maximum concentrations detected in soil were 7.6 ppm TPHg from B-3 at 11 feet bgs, and 1.1 ppm MTBE from B-3 at 31 feet bgs. No other petroleum hydrocarbons were detected in any of the samples. January 2008 Soil Confirmation Borings: Soil confirmation borings B-9 and B-10 were drilled to a depth of 45 feet bgs each. Maximum concentrations detected in soil were 2.1 ppm MTBE, 0.0079 ppm TAME, and 0.085 ppm TBA. These concentrations were detected in b

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0606500535
Contact Type: Local Agency Caseworker
Contact Name: LINDA SHURLOW
Organization Name: RIVERSIDE COUNTY LOP
Address: 47950 Arabia Street, Suite A
City: Indio
Email: Ishurlow@rivcocha.org
Phone Number: 7608637570

Global Id: T0606500535

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Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

LUST

EDR ID: S107863276 **DIST/DIR:** 0.445 SSW **ELEVATION:** 1570 **MAP ID:** D19

NAME: TOSCO/ 76 STATION #6962
ADDRESS: 25020 ALESSANDRO BLVD
MORENO VALLEY, CA

Rev: 09/16/2013
ID/Status: Completed - Case Closed
ID/Status: 980609
ID/Status: 200622573

SOURCE: CA State Water Resources Control Board

Contact Type: Regional Board Caseworker
Contact Name: NANCY OLSON-MARTIN
Organization Name: SANTA ANA RWQCB (REGION 8)
Address: 3737 MAIN STREET, SUITE 500
City: RIVERSIDE
Email: nolson-martin@waterboards.ca.gov
Phone Number: Not reported

Status History:
Global Id: T0606500535
Status: Completed - Case Closed
Status Date: 12/09/2010

Global Id: T0606500535
Status: Open - Case Begin Date
Status Date: 06/24/1998

Global Id: T0606500535
Status: Open - Remediation
Status Date: 11/01/2004

Global Id: T0606500535
Status: Open - Site Assessment
Status Date: 10/23/1998

Global Id: T0606500535
Status: Open - Verification Monitoring
Status Date: 07/19/2006

Regulatory Activities:
Global Id: T0606500535
Action Type: ENFORCEMENT
Date: 09/14/2007
Action: Technical Correspondence / Assistance / Other - #RCDEH 091407

Global Id: T0606500535
Action Type: Other
Date: 01/01/1950
Action: Leak Stopped

Global Id: T0606500535
Action Type: ENFORCEMENT
Date: 12/09/2010
Action: Closure/No Further Action Letter - #RCDEH Closure

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Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

LUST

EDR ID: S107863276 **DIST/DIR:** 0.445 SSW **ELEVATION:** 1570 **MAP ID:** D19

NAME: TOSCO/ 76 STATION #6962
ADDRESS: 25020 ALESSANDRO BLVD
MORENO VALLEY, CA

Rev: 09/16/2013
ID/Status: Completed - Case Closed
ID/Status: 980609
ID/Status: 200622573

SOURCE: CA State Water Resources Control Board

Global Id: T0606500535
Action Type: RESPONSE
Date: 02/06/2009
Action: Request for Closure

Global Id: T0606500535
Action Type: Other
Date: 01/01/1950
Action: Leak Reported

Global Id: T0606500535
Action Type: RESPONSE
Date: 03/31/2009
Action: Well Installation Workplan

Global Id: T0606500535
Action Type: RESPONSE
Date: 10/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0606500535
Action Type: RESPONSE
Date: 10/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0606500535
Action Type: ENFORCEMENT
Date: 11/06/2008
Action: File review

Global Id: T0606500535
Action Type: RESPONSE
Date: 07/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0606500535
Action Type: RESPONSE
Date: 01/11/2008
Action: Other Report / Document

Global Id: T0606500535
Action Type: RESPONSE
Date: 01/15/2009
Action: Monitoring Report - Quarterly

- Continued on next page -

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

LUST

EDR ID: S107863276 **DIST/DIR:** 0.445 SSW **ELEVATION:** 1570 **MAP ID:** D19

NAME: TOSCO/ 76 STATION #6962
ADDRESS: 25020 ALESSANDRO BLVD
MORENO VALLEY, CA

Rev: 09/16/2013
ID/Status: Completed - Case Closed
ID/Status: 980609
ID/Status: 200622573

SOURCE: CA State Water Resources Control Board

Global Id: T0606500535
Action Type: ENFORCEMENT
Date: 12/08/2010
Action: File review - #RCDEH Upload Site File 3/14/2011

Global Id: T0606500535
Action Type: ENFORCEMENT
Date: 12/18/2008
Action: Staff Letter - #RCDEH 121808

Global Id: T0606500535
Action Type: RESPONSE
Date: 04/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0606500535
Action Type: RESPONSE
Date: 01/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0606500535
Action Type: RESPONSE
Date: 04/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0606500535
Action Type: RESPONSE
Date: 07/20/2007
Action: Other Workplan

Global Id: T0606500535
Action Type: ENFORCEMENT
Date: 03/24/2008
Action: Staff Letter - #RCDEH032408

Global Id: T0606500535
Action Type: ENFORCEMENT
Date: 11/19/2007
Action: File review

Global Id: T0606500535
Action Type: ENFORCEMENT
Date: 09/16/2008
Action: File review

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Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

LUST

EDR ID: S107863276 **DIST/DIR:** 0.445 SSW **ELEVATION:** 1570 **MAP ID:** D19

NAME: TOSCO/ 76 STATION #6962
ADDRESS: 25020 ALESSANDRO BLVD
MORENO VALLEY, CA

Rev: 09/16/2013
ID/Status: Completed - Case Closed
ID/Status: 980609
ID/Status: 200622573

SOURCE: CA State Water Resources Control Board

Global Id: T0606500535
Action Type: ENFORCEMENT
Date: 06/22/2009
Action: Notice of Responsibility - #RCDEH 062209

Global Id: T0606500535
Action Type: ENFORCEMENT
Date: 06/19/2009
Action: Staff Letter - #RCDEH 061909

Global Id: T0606500535
Action Type: ENFORCEMENT
Date: 09/16/2009
Action: Letter - Notice - #Riv Co 091609

Global Id: T0606500535
Action Type: ENFORCEMENT
Date: 08/13/2009
Action: Staff Letter - #Riv Co 081309

Global Id: T0606500535
Action Type: REMEDIATION
Date: 01/01/1950
Action: In Situ Physical/Chemical Treatment (other than SVE)

Global Id: T0606500535
Action Type: RESPONSE
Date: 08/14/2009
Action: Well Installation Report

Global Id: T0606500535
Action Type: ENFORCEMENT
Date: 05/24/2007
Action: Staff Letter - #RCDEH 052407

Global Id: T0606500535
Action Type: Other
Date: 01/01/1950
Action: Leak Discovery

Global Id: T0606500535
Action Type: ENFORCEMENT
Date: 02/24/2009
Action: Staff Letter - #RCDEH 022409

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Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

LUST

EDR ID: S107863276 **DIST/DIR:** 0.445 SSW **ELEVATION:** 1570 **MAP ID:** D19

NAME: TOSCO/ 76 STATION #6962
ADDRESS: 25020 ALESSANDRO BLVD
MORENO VALLEY, CA

Rev: 09/16/2013
ID/Status: Completed - Case Closed
ID/Status: 980609
ID/Status: 200622573

SOURCE: CA State Water Resources Control Board

Global Id: T0606500535
Action Type: ENFORCEMENT
Date: 08/17/2010
Action: Staff Letter - #RCDEH 081710

Global Id: T0606500535
Action Type: RESPONSE
Date: 08/19/2009
Action: Site Assessment Report

Global Id: T0606500535
Action Type: RESPONSE
Date: 10/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0606500535
Action Type: RESPONSE
Date: 01/15/2010
Action: Monitoring Report - Quarterly

Global Id: T0606500535
Action Type: RESPONSE
Date: 04/15/2010
Action: Monitoring Report - Annually

Global Id: T0606500535
Action Type: RESPONSE
Date: 07/15/2010
Action: Monitoring Report - Quarterly

Global Id: T0606500535
Action Type: RESPONSE
Date: 10/15/2010
Action: Monitoring Report - Quarterly

Global Id: T0606500535
Action Type: RESPONSE
Date: 10/18/2010
Action: Well Destruction Report

Global Id: T0606500535
Action Type: RESPONSE
Date: 02/06/2009
Action: Request for Closure

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Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

LUST

EDR ID: S107863276 **DIST/DIR:** 0.445 SSW **ELEVATION:** 1570 **MAP ID:** D19

NAME: TOSCO/ 76 STATION #6962
ADDRESS: 25020 ALESSANDRO BLVD
MORENO VALLEY, CA

Rev: 09/16/2013
ID/Status: Completed - Case Closed
ID/Status: 980609
ID/Status: 200622573

SOURCE: CA State Water Resources Control Board

Global Id: T0606500535
Action Type: RESPONSE
Date: 07/15/2008
Action: Monitoring Report - Quarterly

Region: STATE
Global Id: T0606504503
Latitude: 33.917604
Longitude: -117.225908
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 02/28/2007
Lead Agency: RIVERSIDE COUNTY LOP
Case Worker: SCB
Local Agency: RIVERSIDE COUNTY LOP
RB Case Number: Not reported
LOC Case Number: 200622573
File Location: Local Agency
Potential Media Affect: Soil
Potential Contaminants of Concern: Waste Oil / Motor / Hydraulic / Lubricating
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:
Global Id: T0606504503
Contact Type: Local Agency Caseworker
Contact Name: SHARON BOLTINGHOUSE
Organization Name: RIVERSIDE COUNTY LOP
Address: 3880 LEMON ST SUITE 200
City: RIVERSIDE
Email: sbolting@rivcocha.org
Phone Number: 9519558982

Global Id: T0606504503
Contact Type: Regional Board Caseworker
Contact Name: NANCY OLSON-MARTIN
Organization Name: SANTA ANA RWQCB (REGION 8)
Address: 3737 MAIN STREET, SUITE 500
City: RIVERSIDE
Email: nolson-martin@waterboards.ca.gov
Phone Number: Not reported

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Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

LUST

EDR ID: S107863276 **DIST/DIR:** 0.445 SSW **ELEVATION:** 1570 **MAP ID:** D19

NAME: TOSCO/ 76 STATION #6962
ADDRESS: 25020 ALESSANDRO BLVD
MORENO VALLEY, CA

Rev: 09/16/2013
ID/Status: Completed - Case Closed
ID/Status: 980609
ID/Status: 200622573

SOURCE: CA State Water Resources Control Board

Status History:

Global Id: T0606504503
Status: Completed - Case Closed
Status Date: 02/28/2007

Global Id: T0606504503
Status: Open - Case Begin Date
Status Date: 05/17/2006

Global Id: T0606504503
Status: Open - Site Assessment
Status Date: 06/01/2006

Global Id: T0606504503
Status: Open - Site Assessment
Status Date: 06/08/2006

Global Id: T0606504503
Status: Open - Site Assessment
Status Date: 06/09/2006

Global Id: T0606504503
Status: Open - Site Assessment
Status Date: 06/15/2006

Global Id: T0606504503
Status: Open - Site Assessment
Status Date: 11/08/2006

Regulatory Activities:

Global Id: T0606504503
Action Type: Other
Date: 01/01/1950
Action: Leak Stopped

Global Id: T0606504503
Action Type: Other
Date: 01/01/1950
Action: Leak Discovery

Global Id: T0606504503
Action Type: Other
Date: 01/01/1950
Action: Leak Reported

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Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

LUST

EDR ID: S107863276 **DIST/DIR:** 0.445 SSW **ELEVATION:** 1570 **MAP ID:** D19

NAME: TOSCO/ 76 STATION #6962
ADDRESS: 25020 ALESSANDRO BLVD
MORENO VALLEY, CA

Rev: 09/16/2013
ID/Status: Completed - Case Closed
ID/Status: 980609
ID/Status: 200622573

SOURCE: CA State Water Resources Control Board

Global Id: T0606504503
Action Type: RESPONSE
Date: 08/18/2013
Action: Tank Removal Report / UST Sampling Report

Global Id: T0606504503
Action Type: ENFORCEMENT
Date: 06/14/2006
Action: Notice of Responsibility

Global Id: T0606504503
Action Type: ENFORCEMENT
Date: 02/28/2007
Action: Closure/No Further Action Letter

Global Id: T0606504503
Action Type: RESPONSE
Date: 08/04/2006
Action: Preliminary Site Assessment Report

Global Id: T0606504503
Action Type: RESPONSE
Date: 08/14/2006
Action: Preliminary Site Assessment Workplan

Global Id: T0606504503
Action Type: ENFORCEMENT
Date: 02/27/2007
Action: File review - #RCDEG Site File 11/23/2010

Global Id: T0606504503
Action Type: REMEDIATION
Date: 01/01/1950
Action: Other (Use Description Field)

RIVERSIDE CO. LUST:
Region: RIVERSIDE
Facility ID: 980609
Employee: Shurlow-LOP
Site Closed: Yes
Case Type: Drinking Water Aquifer affected
Facility Status: DS

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Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

LUST

EDR ID: S107863276 **DIST/DIR:** 0.445 SSW **ELEVATION:** 1570 **MAP ID:** D19

NAME: TOSCO/ 76 STATION #6962
ADDRESS: 25020 ALESSANDRO BLVD
MORENO VALLEY, CA

Rev: 09/16/2013
ID/Status: Completed - Case Closed
ID/Status: 980609
ID/Status: 200622573

SOURCE: CA State Water Resources Control Board

Region: RIVERSIDE
Facility ID: 200622573
Employee: Boltinghous-LOP
Site Closed: Yes
Case Type: Soil only
Facility Status: closed/action completed

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

LUST

EDR ID: S105799435 **DIST/DIR:** 0.460 SSW **ELEVATION:** 1571 **MAP ID:** E20

NAME: ARCO #5208 **Rev:** 09/16/2013
ADDRESS: 24994 ALESSANDRO BOULEVARD ID/Status: Preliminary site assessment workplan submitt
 MORENO VALLEY, CA 92553
 RIVERSIDE
SOURCE: CA State Water Resources Control Board

LUST REG 8:
 Region: 8
 County: Riverside
 Regional Board: Santa Ana Region
 Facility Status: Preliminary site assessment workplan submitted
 Case Number: 083303946T
 Local Case Num: 200218405
 Case Type: Aquifer affected
 Substance: Gasoline
 Qty Leaked: Not reported
 Abate Method: Not reported
 Cross Street: PERRIS BOULEVARD
 Enf Type: Not reported
 Funding: Not reported
 How Discovered: OM
 How Stopped: Close Tank
 Leak Cause: UNK
 Leak Source: UNK
 Global ID: T0606562779
 How Stopped Date: 3/18/2002
 Enter Date: Not reported
 Review Date: Not reported
 Prelim Assess: Not reported
 Discover Date: 3/18/2002
 Enforcement Date: Not reported
 Close Date: Not reported
 Workplan: 7/10/2002
 Pollution Char: Not reported
 Remed Plan: Not reported
 Remed Action: Not reported
 Monitoring: Not reported
 Enter Date: Not reported
 GW Qualifies: =
 Soil Qualifies: =
 Operator: Not reported
 Facility Contact: Not reported
 Interim: Not reported
 Oversight Program: LUST
 Latitude: 0
 Longitude: 0
 MTBE Date: 9/11/2003
 Max MTBE GW: 830
 MTBE Concentration: 0
 Max MTBE Soil: 5.9

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Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

LUST

EDR ID: S105799435 **DIST/DIR:** 0.460 SSW **ELEVATION:** 1571 **MAP ID:** E20

NAME: ARCO #5208

Rev: 09/16/2013

ADDRESS: 24994 ALESSANDRO BOULEVARD
MORENO VALLEY, CA 92553
RIVERSIDE

ID/Status: Preliminary site assessment workplan submitt

SOURCE: CA State Water Resources Control Board

MTBE Fuel: 1
MTBE Tested: MTBE Detected. Site tested for MTBE & MTBE detected
MTBE Class: *
Staff: VJJ
Staff Initials: SCB
Lead Agency: Local Agency
Local Agency: 33000L
Hydr Basin #: Not reported
Beneficial: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Work Suspended: Not reported
Summary: Not reported

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

LUST

EDR ID: S101589917 **DIST/DIR:** 0.460 SSW **ELEVATION:** 1571 **MAP ID:** E21

NAME: ARCO #5208 **Rev:** 09/16/2013
ADDRESS: 24994 ALESSANDRO BLVD ID/Status: Completed - Case Closed
 MORENO VALLEY, CA 92588 ID/Status: 200218405
 RIVERSIDE
SOURCE: CA State Water Resources Control Board

LUST:
 Region: STATE
 Global Id: T0606562779
 Latitude: 33.917478798
 Longitude: -117.226448349
 Case Type: LUST Cleanup Site
 Status: Completed - Case Closed
 Status Date: 11/07/2008
 Lead Agency: RIVERSIDE COUNTY LOP
 Case Worker: SCB
 Local Agency: RIVERSIDE COUNTY LOP
 RB Case Number: 083303946T
 LOC Case Number: 200218405
 File Location: Local Agency
 Potential Media Affect: Aquifer used for drinking water supply
 Potential Contaminants of Concern: Gasoline
 Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:
 Global Id: T0606562779
 Contact Type: Local Agency Caseworker
 Contact Name: LINDA SHURLOW
 Organization Name: RIVERSIDE COUNTY LOP
 Address: 47950 Arabia Street, Suite A
 City: Indio
 Email: lshurlow@rivcocha.org
 Phone Number: 7608637570

Global Id: T0606562779
 Contact Type: Regional Board Caseworker
 Contact Name: VALERIE JAHN-BULL
 Organization Name: SANTA ANA RWQCB (REGION 8)
 Address: 3737 MAIN STREET, SUITE 500
 City: RIVERSIDE
 Email: vjahn-bull@waterboards.ca.gov
 Phone Number: 9517824903

Status History:
 Global Id: T0606562779
 Status: Completed - Case Closed
 Status Date: 11/07/2008

- Continued on next page -

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

LUST

EDR ID: S101589917 **DIST/DIR:** 0.460 SSW **ELEVATION:** 1571 **MAP ID:** E21

NAME: ARCO #5208 **Rev:** 09/16/2013
ADDRESS: 24994 ALESSANDRO BLVD ID/Status: Completed - Case Closed
 MORENO VALLEY, CA 92588 ID/Status: 200218405
 RIVERSIDE
SOURCE: CA State Water Resources Control Board

Global Id: T0606562779
 Status: Open - Case Begin Date
 Status Date: 12/18/2001

Global Id: T0606562779
 Status: Open - Remediation
 Status Date: 09/15/2003

Global Id: T0606562779
 Status: Open - Remediation
 Status Date: 02/15/2005

Global Id: T0606562779
 Status: Open - Site Assessment
 Status Date: 07/10/2002

Regulatory Activities:
 Global Id: T0606562779
 Action Type: ENFORCEMENT
 Date: 07/01/2008
 Action: Staff Letter - #070108

Global Id: T0606562779
 Action Type: Other
 Date: 01/01/1950
 Action: Leak Stopped

Global Id: T0606562779
 Action Type: Other
 Date: 01/01/1950
 Action: Leak Discovery

Global Id: T0606562779
 Action Type: Other
 Date: 01/01/1950
 Action: Leak Reported

Global Id: T0606562779
 Action Type: ENFORCEMENT
 Date: 08/15/2008
 Action: File review

Global Id: T0606562779
 Action Type: ENFORCEMENT

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Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

LUST

EDR ID: S101589917 **DIST/DIR:** 0.460 SSW **ELEVATION:** 1571 **MAP ID:** E21

NAME: ARCO #5208 **Rev:** 09/16/2013
ADDRESS: 24994 ALESSANDRO BLVD ID/Status: Completed - Case Closed
MORENO VALLEY, CA 92588 ID/Status: 200218405
RIVERSIDE
SOURCE: CA State Water Resources Control Board

Date: 04/22/2008
Action: File review

Global Id: T0606562779
Action Type: ENFORCEMENT
Date: 11/07/2008
Action: Closure/No Further Action Letter - #RCDEH closure letter

Global Id: T0606562779
Action Type: RESPONSE
Date: 10/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0606562779
Action Type: ENFORCEMENT
Date: 02/19/2008
Action: Technical Correspondence / Assistance / Other - #021908

Global Id: T0606562779
Action Type: ENFORCEMENT
Date: 09/18/2007
Action: File review

Global Id: T0606562779
Action Type: REMEDIATION
Date: 01/01/1950
Action: Soil Vapor Extraction (SVE)

Global Id: T0606562779
Action Type: RESPONSE
Date: 04/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0606562779
Action Type: RESPONSE
Date: 07/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0606562779
Action Type: RESPONSE
Date: 01/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0606562779
Action Type: REMEDIATION

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Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

LUST

EDR ID: S101589917 **DIST/DIR:** 0.460 SSW **ELEVATION:** 1571 **MAP ID:** E21

NAME: ARCO #5208

Rev: 09/16/2013

ADDRESS: 24994 ALESSANDRO BLVD
MORENO VALLEY, CA 92588
RIVERSIDE

ID/Status: Completed - Case Closed
ID/Status: 200218405

SOURCE: CA State Water Resources Control Board

Date: 01/01/1950

Action: Pump & Treat (P&T) Groundwater

Global Id: T0606562779

Action Type: ENFORCEMENT

Date: 02/19/2008

Action: Technical Correspondence / Assistance / Other - #022008

RIVERSIDE CO. LUST:

Region: RIVERSIDE

Facility ID: 200218405

Employee: Shurlow-LOP

Site Closed: Yes

Case Type: Drinking Water Aquifer affected

Facility Status: CAO

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

ENVIROSTOR

EDR ID: S109149568 **DIST/DIR:** 0.738 SE **ELEVATION:** 1576 **MAP ID:** 22

NAME: PROPOSED ALESSANDRO ADMINISTRATION BLDG. EXPANSION - EAST P. 09/05/2013
ADDRESS: ALESSANDRO BOULEVARD/CHARA STREET ID/Status: 60000944
MORENO VALLEY, CA 92553 ID/Status: No Further Action
RIVERSIDE
SOURCE: CA Department of Toxic Substances Control

ENVIROSTOR:

Site Type: School Investigation
Site Type Detailed: School
Acres: 5.1
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Facility ID: 60000944
Site Code: 404810
Assembly: 61
Senate: 31
Special Program: Not reported
Status: No Further Action
Status Date: 11/06/2008
Restricted Use: NO
Site Mgmt. Req.: NONE SPECIFIED
Funding: School District
Latitude: 33.918
Longitude: -117.2131
APN: NONE SPECIFIED
Past Use: AGRICULTURAL - ROW CROPS
Potential COC: Chlordane, DDD, DDE, DDT, Endrin, Toxaphene
Confirmed COC: Chlordane, DDD, DDE, DDT, Endrin, Toxaphene, 30004-NO, 30023-NO,
30006-NO, 30007-NO, 30008-NO, 30010-NO
Potential Description: SOIL
Alias Name: Alternative High School
Alias Type: Alternate Name
Alias Name: 404810
Alias Type: Project Code (Site Code)
Alias Name: 60000944
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 08/18/2008
Comments: Signed agreement sent (FedEx) to District.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo

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Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Site Detail Report

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

ENVIROSTOR

EDR ID: S109149568 **DIST/DIR:** 0.738 SE **ELEVATION:** 1576 **MAP ID:** 22

NAME: PROPOSED ALESSANDRO ADMINISTRATION BLDG. EXPANSION - EAST PORTION 09/05/2013
ADDRESS: ALESSANDRO BOULEVARD/CHARA STREET ID/Status: 60000944
MORENO VALLEY, CA 92553 ID/Status: No Further Action
RIVERSIDE
SOURCE: CA Department of Toxic Substances Control

Completed Date: 11/13/2008
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 09/10/2008
Comments: DTSC approved the PEA with a Further Action determination

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 11/06/2008
Comments: DTSC concurs with the SSI that No Further Action is required.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Database Descriptions

NPL: NPL National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices. NPL - National Priority List Proposed NPL - Proposed National Priority List Sites.

NPL Delisted: DELISTED NPL The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. DELISTED NPL - National Priority List Deletions

CERCLIS: CERCLIS CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL. CERCLIS - Comprehensive Environmental Response, Compensation, and Liability Information System

NFRAP: CERCLIS-NFRAP Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site. CERCLIS-NFRAP - CERCLIS No Further Remedial Action Planned

RCRA COR ACT: CORRACTS CORRACTS identifies hazardous waste handlers with RCRA corrective action activity. CORRACTS - Corrective Action Report

RCRA TSD: RCRA-TSDF RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste. RCRA-TSDF - RCRA - Treatment, Storage and Disposal

RCRA GEN: RCRA-LQG RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. RCRA-LQG - RCRA - Large Quantity Generators RCRA-SQG - RCRA - Small Quantity Generators. RCRA-CESQG - RCRA - Conditionally Exempt Small Quantity Generators.

Federal IC / EC: US ENG CONTROLS A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. US ENG CONTROLS - Engineering Controls Sites List US INST CONTROL - Sites with Institutional Controls.

ERNS: ERNS Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances. ERNS - Emergency Response Notification System

Database Descriptions

State/Tribal NPL: RESPONSE Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk. RESPONSE - State Response Sites

State/Tribal CERCLIS: ENVIROSTOR The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites. ENVIROSTOR - EnviroStor Database

State/Tribal SWL: SWF/LF (SWIS) Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites. SWF/LF (SWIS) - Solid Waste Information System

State/Tribal LTANKS: LUST REG 8 ORANGE CO. LUST - List of Underground Storage Tank Cleanups. LUST REG 1 - Active Toxic Site Investigation. RIVERSIDE CO. LUST - Listing of Underground Tank Cleanup Sites. LUST - Geotracker's Leaking Underground Fuel Tank Report. LUST REG 7 - Leaking Underground Storage Tank Case Listing. LUST REG 3 - Leaking Underground Storage Tank Database. LUST REG 5 - Leaking Underground Storage Tank Database. SONOMA CO. LUST - Leaking Underground Storage Tank Sites. LUST REG 6V - Leaking Underground Storage Tank Case Listing. LUST REG 4 - Underground Storage Tank Leak List. LUST REG 9 - Leaking Underground Storage Tank Report. LUST REG 2 - Fuel Leak List. VENTURA CO. LUST - Listing of Underground Tank Cleanup Sites. LUST REG 6L - Leaking Underground Storage Tank Case Listing. SAN MATEO CO. LUST - Fuel Leak List. LUST SANTA CLARA - LOP Listing. SAN FRANCISCO CO. LUST - Local Oversight Facilities. SOLANO CO. LUST - Leaking Underground Storage Tanks. NAPA CO. LUST - Sites With Reported Contamination. Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties. NAPA CO. LUST - Leaking Underground Storage Tank Database SLIC - Statewide SLIC Cases. SLIC REG 1 - Active Toxic Site Investigations. SLIC REG 2 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 3 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 4 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 5 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 6V - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 6L - SLIC Sites. SLIC REG 7 - SLIC List. SLIC REG 8 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. Sacramento Co. CS - Toxic Site Clean-Up List. SLIC REG 9 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SAN DIEGO CO. SAM - Environmental Case Listing. INDIAN LUST R8 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R7 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R6 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R1 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R9 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R4 - Leaking Underground Storage Tanks on Indian Land.

State/Tribal Tanks: UST Active UST facilities gathered from the local regulatory agencies UST - Active UST Facilities AST - Aboveground Petroleum Storage Tank Facilities. INDIAN UST R8 - Underground Storage Tanks on Indian Land. INDIAN UST R6 - Underground Storage Tanks on Indian Land. INDIAN UST R5 - Underground Storage Tanks on Indian Land. INDIAN UST R4 - Underground Storage Tanks on Indian Land. INDIAN UST R9 - Underground Storage Tanks on Indian Land. INDIAN UST R7 - Underground Storage Tanks on Indian Land. INDIAN UST R10 - Underground Storage Tanks on Indian Land. INDIAN UST R1 - Underground Storage Tanks on Indian Land.

State/Tribal VCP: VCP Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs. VCP - Voluntary Cleanup Program Properties

Database Descriptions

US Brownfields: US BROWNFIELDS Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs. US BROWNFIELDS - A Listing of Brownfields Sites

Other SWF: VENTURA CO. LF SAN DIEGO CO. LF - Solid Waste Facilities. CA LA LF - City of Los Angeles Landfills. LOS ANGELES CO. LF - List of Solid Waste Facilities. Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites. LOS ANGELES CO. LF - Inventory of Illegal Abandoned and Inactive Sites WMUDS/SWAT - Waste Management Unit Database.

Other Haz Sites: US CDL A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments. US CDL - Clandestine Drug Labs SCH - School Property Evaluation Program. SAN DIEGO CO. HMMD - Hazardous Materials Management Division Database.

Other Tanks: CA FID UST The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data. CA FID UST - Facility Inventory Database ALAMEDA CO. UST - Underground Tanks. KERN CO. UST - Underground Storage Tank Sites & Tank Listing. MARIN CO. UST - Underground Storage Tank Sites. NAPA CO. UST - Closed and Operating Underground Storage Tank Sites. ORANGE CO. UST - List of Underground Storage Tank Facilities. RIVERSIDE CO. UST - Underground Storage Tank Tank List. SAN FRANCISCO CO. UST - Underground Storage Tank Information. SOLANO CO. UST - Underground Storage Tanks. SUTTER CO. UST - Underground Storage Tanks. VENTURA CO. UST - Underground Tank Closed Sites List. YOLO CO. UST - Underground Storage Tank Comprehensive Facility Report. EL SEGUNDO UST - City of El Segundo Underground Storage Tank. LONG BEACH UST - City of Long Beach Underground Storage Tank. UST SAN JOAQUIN - San Joaquin Co. UST. UST MENDOCINO - Mendocino County UST Database. TORRANCE UST - City of Torrance Underground Storage Tank. SWEEPS UST - SWEEPS UST Listing.

Local Land Records: DEED Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners. DEED - Deed Restriction Listing

Spills: HMIRS Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT. HMIRS - Hazardous Materials Information Reporting System CHMIRS - California Hazardous Material Incident Report System. Orange Co. Industrial Site - List of Industrial Site Cleanups. SPILLS 90 - SPILLS90 data from FirstSearch.

Database Descriptions

Other: RCRA NonGen / NLR RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste. RCRA NonGen / NLR - RCRA - Non Generators TRIS - Toxic Chemical Release Inventory System. TSCA - Toxic Substances Control Act. FTTS - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). FTTS INSP - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). SSTS - Section 7 Tracking Systems. ICIS - Integrated Compliance Information System. PADS - PCB Activity Database System. MLTS - Material Licensing Tracking System. RADINFO - Radiation Information Database. FINDS - Facility Index System/Facility Registry System. RAATS - RCRA Administrative Action Tracking System. BRS - Biennial Reporting System. CORTESE - "Cortese" Hazardous Waste & Substances Sites List. CUPA - CUPA Resources List. CUPA IMPERIAL - CUPA Facility List. CUPA MONO - CUPA Facility List. CUPA SANTA BARBARA - CUPA Facility Listing. CUPA MONTEREY - CUPA Facility Listing. CUPA SANTA CRUZ - CUPA Facility List. CUPA MERCED - CUPA Facility List. CUPA SAN LUIS OBISPO - CUPA Facility List. CUPA SHASTA - CUPA Facility List. CUPA HUMBOLDT - CUPA Facility List. CUPA INYO - CUPA Facility List. CUPA FRESNO - CUPA Resources List. CUPA DEL NORTE - CUPA Facility List. CUPA SONOMA - Cupa Facility List. CUPA TUOLUMNE - CUPA Facility List. CUPA LAKE - CUPA Facility List. CUPA SANTA CLARA - Cupa Facility List. CUPA CALVERAS - CUPA Facility Listing. CUPA AMADOR - CUPA Facility List. CUPA KINGS - CUPA Facility List. CUPA MADERA - CUPA Facility List. CUPA NEVADA - CUPA Facility List. CUPA BUTTE - CUPA Facility Listing. CUPA COLUSA - CUPA Facility List. CUPA YUBA - CUPA Facility List. CUPA EL DORADO - CUPA Facility List. LA Co. Site Mitigation - Site Mitigation List. Sacramento Co. ML - Master Hazardous Materials Facility List. San Bern. Co. Permit - Hazardous Material Permits. HAZNET - Facility and Manifest Data. INDIAN RESERV - Indian Reservations. FEDLAND - Federal and Indian Lands. WDS - Waste Discharge System. US AIRS (AFS) - Aerometric Information Retrieval System Facility Subsystem (AFS). US AIRS MINOR - Air Facility System Data. PRP - Potentially Responsible Parties.

Database Sources

NPL: EPA	Updated Quarterly
NPL Delisted: EPA	Updated Quarterly
CERCLIS: EPA	Updated Quarterly
NFRAP: EPA	Updated Quarterly
RCRA COR ACT: EPA	Updated Quarterly
RCRA TSD: Environmental Protection Agency	Updated Quarterly
RCRA GEN: Environmental Protection Agency	Updated Quarterly
Federal IC / EC: Environmental Protection Agency	Varies
ERNS: National Response Center, United States Coast Guard	Updated Annually
State/Tribal NPL: Department of Toxic Substances Control	Updated Quarterly
State/Tribal CERCLIS: Department of Toxic Substances Control	Updated Quarterly
State/Tribal SWL: Department of Resources Recycling and Recovery	Updated Quarterly
State/Tribal LTANKS: California Regional Water Quality Control Board Victorville Branch Office (6)	No Update Planned

Database Sources

State/Tribal Tanks: SWRCB

Updated Semi-Annually

State/Tribal VCP: Department of Toxic Substances Control

Updated Quarterly

US Brownfields: Environmental Protection Agency

Updated Semi-Annually

Other SWF: Environmental Health Division

Updated Annually

Other Haz Sites: Drug Enforcement Administration

Updated Quarterly

Other Tanks: California Environmental Protection Agency

No Update Planned

Local Land Records: Department of Toxic Substances Control

Updated Semi-Annually

Spills: U.S. Department of Transportation

Updated Annually

Other: Environmental Protection Agency

Varies

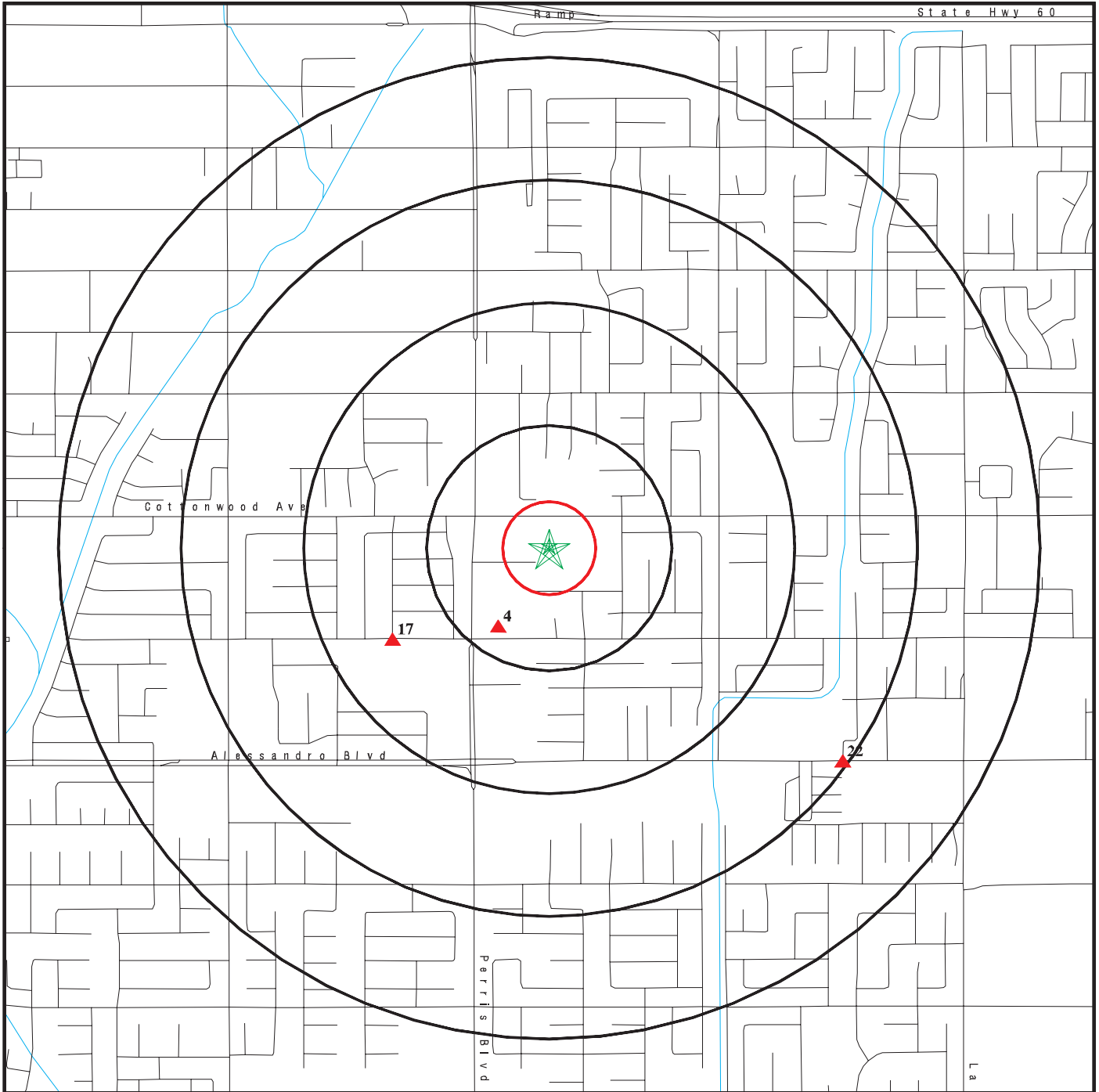
Street Name Report for Streets near the Target Property

Target Property: 25165 COTTONWOOD AVENUE
MORENO VALLEY, CA 92553

JOB: SBD-71769.1

Street Name	Dist/Dir	Street Name	Dist/Dir
Basswood St	0.23 WSW		
Bay Ave	0.18 South		
Bayleaf St	0.20 West		
Ben Cliff Dr	0.18 North		
Birchwood Dr	0.12 NNW		
Black Elm Ct	0.20 East		
Bower St	0.21 West		
Branch St	0.21 WSW		
Cottonwood Ave	0.06 North		
Crape Myrtle Dr	0.15 East		
Deer Hill Pl	0.14 South		
Drake Dr	0.19 NNE		
Flaming Arrow Dr	0.11 SE		
Kyle Dr	0.22 ENE		
Michele Ln	0.17 NE		
Patricia Ln	0.23 NNE		
Perris Blvd	0.16 West		
Persimmon Rd	0.20 West		
Red Mahogany Dr	0.15 ENE		
Saint Christopher Ln	0.04 SW		
Sugar Hill Rd	0.24 South		
Sweetgrass Dr	0.09 South		
Tacoma Dr	0.18 NNE		
Watson Way	0.10 NNW		
White Birch Ln	0.18 SE		

25165 COTTONWOOD AVENUE MORENO VALLEY, CA 92553

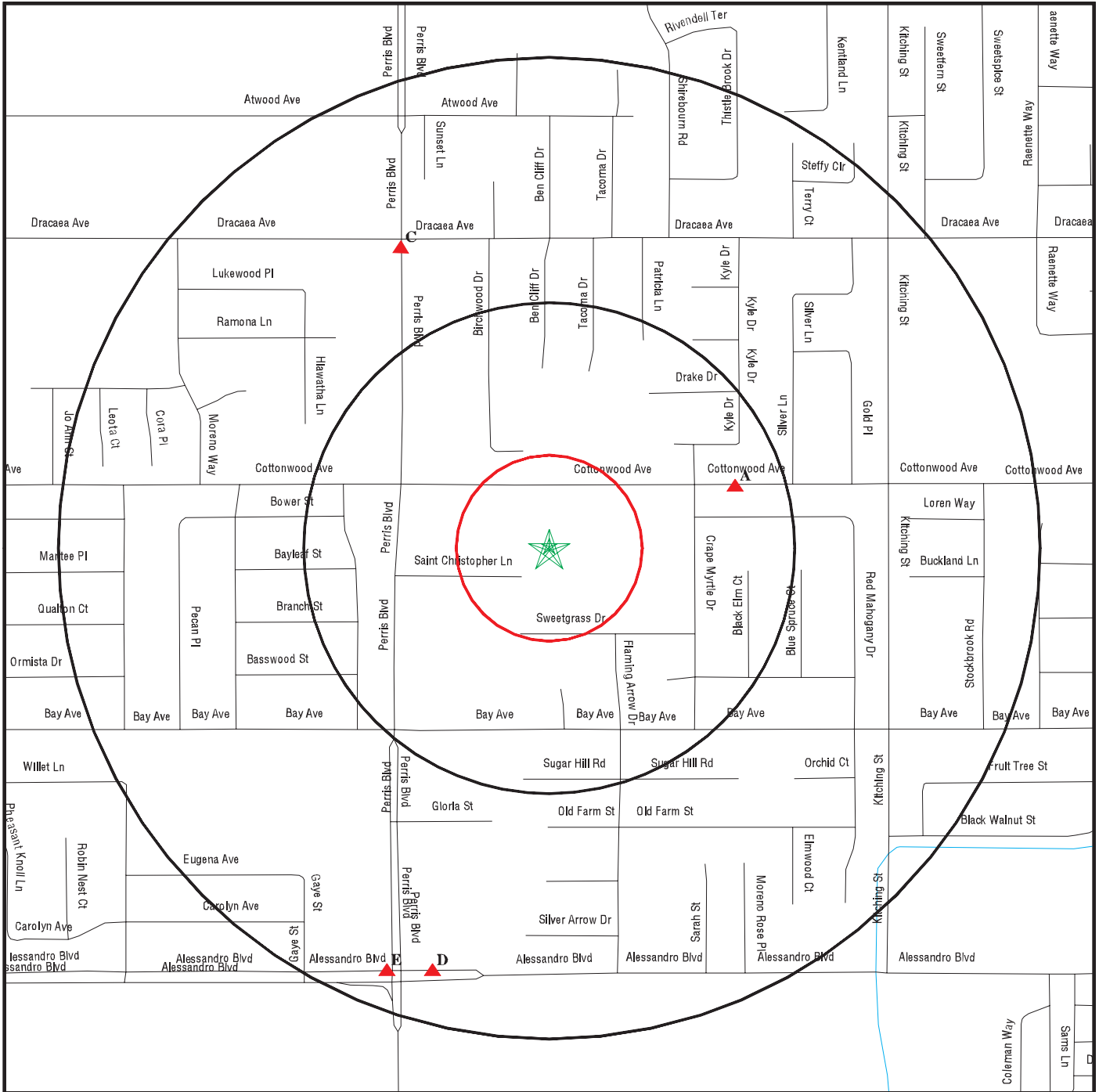


Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 33.9236 Longitude: 117.2236)
- ▲ Identified Sites
- ▭ Indian Reservations BIA
- ▭ National Priority List Sites

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

25165 COTTONWOOD AVENUE MORENO VALLEY, CA 92553



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 33.9236 Longitude: 117.2236)
- ▲ Identified Sites
- ▨ Indian Reservations BIA
- ▩ National Priority List Sites

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

Environmental FirstSearch

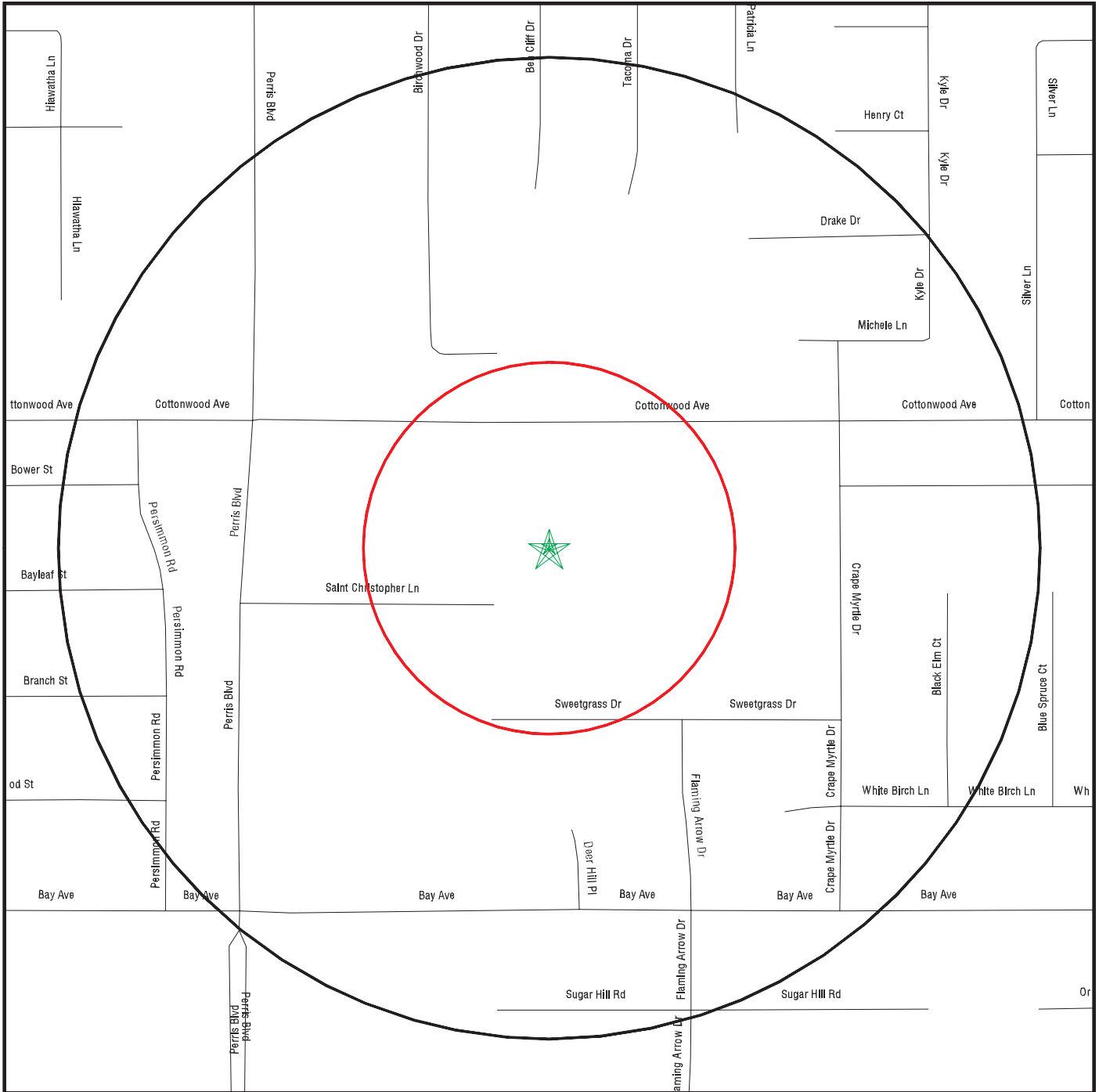
0.25 Mile Radius

ASTM MAP: RCRAGEN, ERNS, UST, FED IC/EC, METH LABS



E.1.h

25165 COTTONWOOD AVENUE MORENO VALLEY, CA 92553



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 33.9236 Longitude: 117.2236)
- ▲ Identified Sites
- ▨ Indian Reservations BIA
- ▨ National Priority List Sites

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

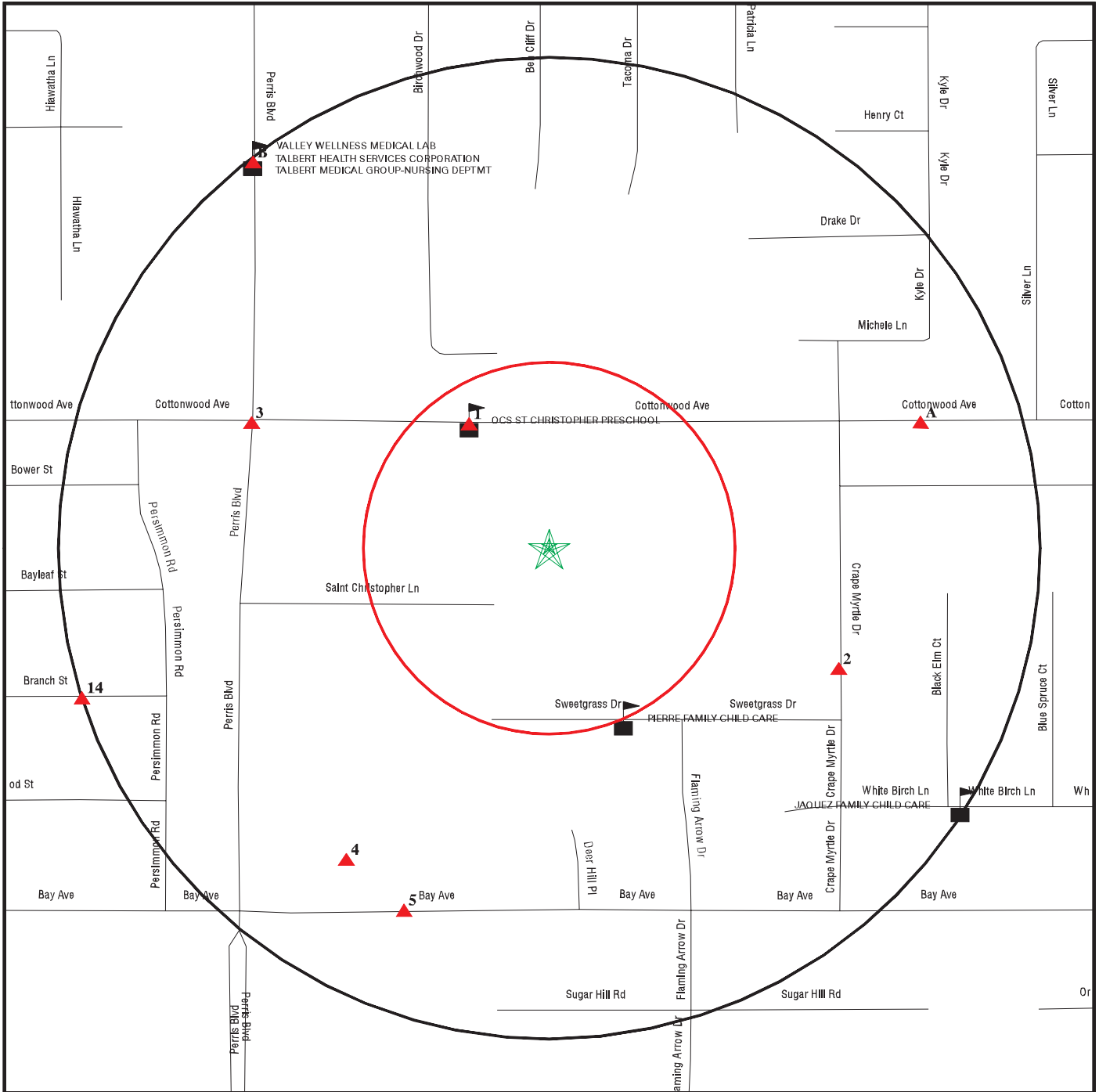
Environmental FirstSearch

0.25 Mile Radius
Non ASTM Map, Spills, FINDS



E.1.h

25165 COTTONWOOD AVENUE MORENO VALLEY, CA 92553



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 33.9236 Longitude: 117.2236)
- ▲ Identified Sites
- ▩ Sensitive Receptors
- ▨ National Priority List Sites
- ▨ Indian Reservations BIA

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

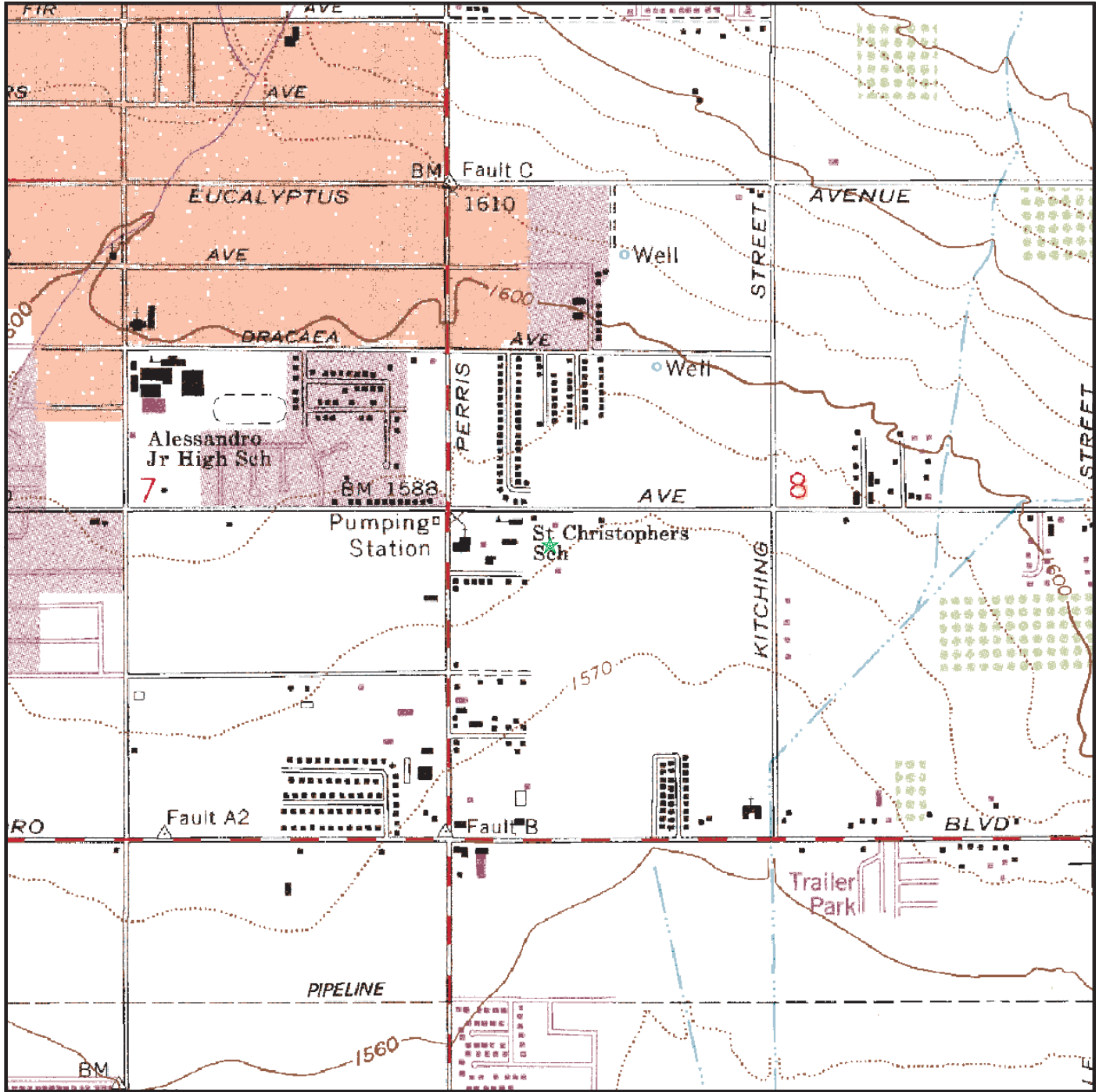
Site location Map

Topo: 0.75 Mile Radius

E.1.h



25165 COTTONWOOD AVENUE MORENO VALLEY, CA 92553



Map Image Position: TP
Map Reference Code & Name: 33117-H2 Sunnymead
Map State(s): CA
Modified Date: 1980

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

**APPENDIX E
USER PROVIDED INFORMATION**

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL



**ASTM E1597-05
USER SPECIFIC QUESTIONNAIRE**

Project Number / Name: EEI Job No. SBD-71769.1/ APN 479-200-003

Project Address: 25165 Cottonwood Avenue, Moreno Valley, Riverside County, CA 92553

Per the ASTM E1527 05 Standard, the *user* (i.e., the entity that orders the Phase I ESA) is required to provide the following information (if available). Your answers will be incorporated into the final Phase I BSA under the section "User-supplied Information." These questions have been incorporated into the new standard in order to ascertain the User's level of knowledge concerning any known environmental concerns or problems. Please complete these questions to the best of your knowledge and return to EEI as soon as possible.

(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).

Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law? (A copy of a recent Title Search may assist in this determination).

No

(2.) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).

Are you aware of any Activity and/or Land Use Limitations (AUL's), such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? (A copy of a recent Title Search may assist in this determination).

No

(3.) Specialized knowledge or experience of the person seeking to qualify for the Landowner Liability Protections (LLP - 40 CFR 312.28).

As the *user* of this *ESA* do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business? (self-explanatory)

The property was used commercially as an Auto Repair and Gas Station

(4.) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).

Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

ASTM 1597-05 User Specific Questionnaire
Roman Catholic Bishop of San Bernardino, San Bernardino, CA

EEI Project No. SBD-71769.1
October 2013

(5.) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).
Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example, as *user*:

(a.) Do you know the past uses of the *property*?
Auto Repair and Gas Station

(b.) Do you know of specific chemicals that are present or once were present at the *property*?
Gas and Diesel Fuel and probably auto grease

(c.) Do you know of spills or other chemical releases that have taken place at the *property*?
No

(d.) Do you know of any environmental cleanups that have taken place at the *property*?
No

(6.) The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).
As the *user* of this *ESA*, based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*?
No

In addition, certain information should be collected, if available, and provided to the *environmental professional* selected to conduct the Phase I. This information is intended to assist the *environmental professional* but is not necessarily required to qualify for one of the *LLPs*. The information includes:

(a) the reason why the Phase I is required,
To make sure that the property is Clean

(b) the type of *property* and type of *property* transaction, for example, sale, purchase, exchange, etc.,
For development and waste water retention.

(c) the complete and correct address for the *property* (a map or other documentation showing *property* location and boundaries is helpful),
25165 Cottonwood Ave., Moreno Valley, CA 92553

(d) the scope of services desired for the Phase I (including whether any parties to the *property* transaction may have a required standard scope of services on whether any considerations beyond the requirements of Practice E 1527 are to be considered),

(e) identification of all parties who will rely on the Phase I *report*,
The City of Moreno Valley, the Diocese of San Bernardino, and the neighbors of this property

(f) identification of the site contact and how the contact can be reached,
**Linus Santiago---(Hm) (951)242-7013: Cell (951) 897-2010
Mar M. Arzu---(Hm) (951)242-1002: Cell (951) 295-5740**

ASTM 1597-05 User Specific Questionnaire
Roman Catholic Bishop of San Bernardino, San Bernardino, CA

EEl Project No. SBD-71769.1
October 2013

(g) any special terms and conditions which must be agreed upon by the *environmental professional*, and

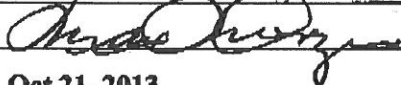
(h) any other knowledge or experience with the *property* that may be pertinent to the *environmental professional* (for example, copies of any available prior *environmental site assessment reports*, documents, correspondence, etc., concerning the *property* and its environmental condition).

No

Preparer:

Name: Max M. Arzu

Address: 24373 Bairbdale Drive, Moreno Valley, Ca 92553

Signature: 

Date: Oct 21, 2013

Phase I ESA – Roman Catholic Bishop of San Bernardino
25165 Cottonwood Avenue, Moreno Valley, Riverside County, CA

November 11, 2013
EEI Project No.: SBD-71769.1

**APPENDIX F
PHOTOGRAPHIC LOG**

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL



Photograph 1: Southeast view of single-family residence situated on the northern portion of the subject property.



Photograph 2: North view of the rear (south) portion of the single-family residence located on the northern portion of the subject property.

Attachment: Phase I study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL



Photograph 3: Southerly view of the central portion of the subject property taken from the southwest corner of the existing residence.



Photograph 4: Northerly view of storage area on the front (west) portion of the garage situated in the southern portion of the subject property. Former USTs area visible in foreground.



Photograph 5: Southerly view of storage areas along the front (west) and rear (south) portions of the garage in the southern area of the property.



Photograph 6: East view of storage/carport area on the south side of the garage located in the southern portion of the property.



Photograph 7: Easterly view of storage area along the southern fenced area of the garage located in the southern portion of the subject property.



Photograph 8: South view of surface conditions along the southeastern corner of the property, directly south of the garage.



Photograph 9: Easterly view of the storage garage area in the southern portion of the site, taken from the parcel to the west. Orange tower is offsite.



Photograph 10: South view of property entrance off Cottonwood Avenue (left photograph), and adjacent parcels to the west.



February 17, 2014

Ms. Yvonne Reyes
 Environmental Health Specialist IV
 Environmental Cleanup Programs
 Riverside County Department of Environmental Health
 3880 Lemon Street, Suite 200
 Riverside, California 92501

**Subject: Results of Former Underground Storage Tanks (USTs) Investigation
 Commercial Property
 APN 479-200-003
 25165 Cottonwood Avenue
 Moreno Valley, California 92553
 EEI Project No.: SBD-71769.2**

Dear Ms. Reyes:

EEI has prepared the following *Results of Former Underground Storage Tanks (USTs) Investigation* for the above referenced subject property (**Figure 1**). This report summarizes the results of a geophysical survey, soil vapor sampling, and soil matrix sampling conducted on-site and in accordance with the Riverside County Department of Environmental Health (DEH) approval letter, dated January 16, 2014. A copy of the letter is provided in **Appendix A**.

GENERAL SITE INFORMATION

Site Location: Commercial Property
 Former Underground Storage Tanks (USTs)
 APN 479-200-003
 25165 Cottonwood Avenue
 Moreno Valley, California 92553

Responsible Party: Roman Catholic Bishop of San Bernardino
 1201 E. Highland Avenue
 San Bernardino, California 92404
 Attention: David Meier
 (951) 522-3036
dmeier@sbdioocese.org

**Results of former USTs Investigation
San Bernardino Diocese - Moreno Valley, California**

**February 17, 2014
EEI Project No.: SBD-71769.2**

Consultant: EEI
2195 Faraday Avenue, Suite K
Carlsbad, California 92008

BACKGROUND

The subject property is located approximately 0.12-miles west of the intersection of Cottonwood Avenue and Crape Myrtle Drive, in the City of Moreno Valley, Riverside County, California (**Figure 2**). The subject property address is 25165 Cottonwood Avenue. The Assessor's Parcel Number (APN) is 479-200-003.

The subject property is a rectangular lot, with dimensions of approximately 625-feet by 125-feet, and is comprised of a central open area and three structures including a one-story single family residence with detached garage, swimming pool, spa, and concrete patio on the northern portion, and a one-story garage-type structure surrounded by metal storage sheds, a metal cargo container, and fencing on the southern portion. The garage building is currently being utilized for storage and a meeting hall.

EEI completed a Phase I Environmental Site Assessment (ESA), dated November 11, 2013 on the subject property. According to the Roman Catholic Bishop of San Bernardino, the proposed future use of the subject property is for a water retention basin and parking (southern portion) and potential office buildings (northern portion). Information provided by representatives of the Roman Catholic Bishop of San Bernardino, two underground storage tanks (USTs), located west of the one-story garage building were removed from the subject property in approximately 2011. No records indicating the tanks installation date, characteristics, or removal were on file with any of the regulatory agencies contacted by EEI including the Moreno Valley Fire Department, County of Riverside Department of Environmental Health, or the Santa Ana Regional Water Quality Control Board (SARWQB).

OBJECTIVE

The objective of our investigation was to identify any additional USTs, buried piping/debris, or utilities using geophysical survey equipment, and conduct an initial round of soil vapor sampling in the area of the former USTs, as well as select locations surrounding the garage building, and any potential environmental concerns identified by the geophysical survey. Furthermore, at the request of the DEH, soil sampling was conducted in the area of the former UST pit. The intent of this initial investigation was to provide preliminary and baseline information that can be used for future investigation activities, if needed.

TOPOGRAPHY

The subject property is located on the United States Geological Survey (USGS) 7.5 Minute, Sunnymead Quadrangle map (USGS, 1980). The map indicates the elevation of the subject property ranges from approximately 1,580 feet above mean sea level (amsl) at the southern margin and rises in elevation to approximately 1,588 feet amsl at the northern margin of the property. The property consists of land which gently slopes in a southeasterly direction.

REGIONAL AND LOCAL GEOLOGY

The subject property and vicinity are situated in the central part of the Peninsular Ranges geomorphic province, southwest of Perris Valley and south of Lake Mathews. The subject property lies east of the Cleveland National Forest and the Elsinore Mountains, in the foothills west of the Elsinore Trough and Lake Elsinore. This portion of the Peninsular Ranges contains the San Jacinto Valley, which lies parallel to the San Jacinto Fault zone trending northwesterly along the base of the San Jacinto Mountains. The subject property lies near the foothills northwest of Lake Elsinore, within the Perris Block (CGS, 2002). The subject property is underlain by Quaternary-age unconsolidated stream, river channel, and alluvial fan deposits (CDMG, 1966).

Structural deformation in the site vicinity is related to the Elsinore Fault zone, a major northwest-southwest trending strike-slip fault zone which runs through the immediate site vicinity (Jennings, 1994, CDMG, 2000). Motion along the Elsinore Fault zone is primarily right-lateral, with a minor right-reverse component. The Elsinore Fault zone is considered active, with major ruptures occurring approximately every 100 to 300 years, at magnitudes of 6.8 (CDMG, 1998).

Soil in the vicinity of the site has been identified by the United States Department of Agriculture - Natural Resource Conservation Service, online Web Soil Survey database as fine sandy loam of the Pachappa Soil Series at 2 to 8 percent slopes, (USDA, 2013). The Pachappa series consists of well drained (minimal) Noncalic Brown soils developed from moderately coarse textured alluvium. They occur on gently sloping alluvial fans and flood plains under annual grass-herb vegetation. Pachappa soils have very slow runoff, and moderate permeability. In places the soil is subject to occasional overflow and high water table. The soils appear to have developed under conditions of occasional high water table.

REGIONAL AND LOCAL HYDROGEOLOGY

According to the Santa Ana Regional Water Quality Control Board –Region (8) (SARWQCB, 1995), the subject property is located within the Perris Valley Hydrologic Subarea of the Perris Hydrologic Area of the San Jacinto Valley Hydrologic Unit (802.11). In general, groundwater in this basin has been designated as beneficial for domestic/municipal, industrial, processing and agricultural uses.

The California Department of Water Resources Water Data Library (WDL) website does not indicate the presence of any wells in the immediate site vicinity (Township 03 South, Range 03 West, and Section 8).

FIELD ACTIVITIES

Prior to field activities, EEI staff coordinated site access with the current property and mobilized to the site for boring and utility mark-out. As required by California law, Underground Service Alert (USA) was contacted a minimum of 48-hours prior to drilling activities.

Geophysical Survey

On January 28, 2014, EEI mobilized to the subject property to oversee a geophysical survey performed by SubSurface Survey, Inc. The purpose of our geophysical survey was to confirm the location of the former USTs pit and evaluate the perimeter of the on-site building for the presence of piping related to the former tanks, as well as any potential additional USTs (e.g., waste oil tank). The geophysical survey was also used to locate and identify any underground utilities that may exist in the vicinity of EEI's proposed boring locations. **Figure 2** illustrates the area of the proposed geophysical survey.

A combination of a Geonics EM-61 metal detector, a Geometrics 856 Memory Magnetometer, Metrotech utility line tracer, Schonstedt magnetic gradiometer, and a Sensors and Software ground penetrating radar (GPR) was be used during the survey.

The results of the survey did not reveal evidence of the presence of live utility lines in close proximity to the sample locations. The backfilled excavation associated with the former USTs was identified adjacent to the existing one-story building. No additional USTs, backfilled excavations, or suspect anomalies were identified in the area surveyed. A copy of the complete geophysical survey report, prepared by SubSurface Surveys is provided as an **Appendix B**.

Soil Vapor Sampling

On January 28, 2014, EEI supervised the installation and sampling of eight soil vapor probes (SV-1 through SV-8) beneath the subject property to a depth of five feet below ground surface (bgs). A truck-mounted Geoprobe™ Direct Push drill rig was used to install the soil vapor probes. **Figure 2** illustrates soil vapor probe locations.

After advancing the boring to five feet bgs, small diameter (1/4-inch diameter) Nylaflo™ tubing was fitted with a sample tip (to assist in recovering a representative soil gas sample), and placed down the boring. A one-foot sand pack, consisting of #3 sand was placed into the borehole, followed by hydrated bentonite chips to the surface. Probe surface completion consisted of a two-way gas tight sample valve.

The vapor probes were then left in the ground for a minimum of 30 minutes to allow for subsurface conditions to equilibrate. Prior to sample collection, the sample tubing was purged of a minimum of three volumes of ambient air using an electric pump. Soil gas samples were collected after purging and equilibration by A&R Laboratories, which then proceeded to analyze the samples utilizing an on-site mobile laboratory, and under chain-of-custody (COC) documentation. Upon completion of soil gas sampling, the vapor probe tubing was removed, and all boring locations were backfilled with hydrated bentonite chips and a dirt surface cap.

Note: soil gas probe installation generally followed the Department of Toxic Substances Control (DTSC)/California Regional Water Quality Control Board - Los Angeles Region “Advisory - Active Soil Gas Investigations” guidance, dated April 2012.

Soil Sampling

At the request of the DEH, a single soil boring, identified as B-1 was advanced in the area of the former UST pit. **Figure 2** illustrates the location of boring B-1. The purpose of the soil sampling was to evaluate the potential presence of petroleum hydrocarbon and/or Volatile Organic Compound (VOC) contaminants. Soil boring B-1 was advanced to a maximum depth of 28 feet bgs, at which point drilling refusal was encountered. Soil samples were collected at depths of 10, 20, and 28 feet bgs and submitted for laboratory analytical testing.

Soil samples were collected in driller provided acetate liners. After the sample was collected, a portion of the liner was sealed with Teflon™ tape and rubberized caps, and labeled with a number unique to the sample. The samples were then placed in the on-site mobile laboratory, under COC documentation, and transported back to A&R Laboratories for fixed-based analysis. A total of three soil samples were collected and submitted for laboratory analysis.

Soils encountered during this investigation consisted of silty, clayey sand and sandy silts. No free or perched water was observed during drilling. No physical evidence of contamination (i.e., visible staining or a noticeable odor) was observed in any of the samples.

LABORATORY ANALYTICAL RESULTS

The following section discusses laboratory analytical results for soil vapor and soil matrix samples collected during this investigation. The attached **Tables** summarize the results, while complete laboratory analytical reports with COC documentation are included in **Appendix C**.

Soil Vapor Samples

All eight soil vapor samples were analyzed for Volatile Organic Compounds (VOCs) and Total Petroleum Hydrocarbons as Gasoline (TPH-g) by EPA Test Method 8260B. One duplicate sample was also collected at location SV-4 and analyzed for laboratory quality assurance. The attached **Table 1** summarizes soil vapor laboratory analytical results. Complete laboratory reports and COC documentation are provided in **Appendix B**. The following bulleted items summarize the results of laboratory analytical testing:

- TPH-g was detected in all soil vapor samples, except for SV-2, SV-5 and SV-6. TPH-g concentrations ranged from 5,000 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) (SV-8) to 120,000 $\mu\text{g}/\text{m}^3$ (SV-1). No other soil vapor samples detected TPH-g above the laboratory reporting limit (i.e., “non-detect”).
- Toluene was detected in soil vapor sample SV-1 at 310 $\mu\text{g}/\text{m}^3$, SV-4 at 55 $\mu\text{g}/\text{m}^3$, and SV-4 DUP at 63 $\mu\text{g}/\text{m}^3$. No other samples detected toluene above the laboratory reporting limit (i.e., “non-detect”).
- Ethylbenzene was detected in soil vapor sample SV-1 at 170 $\mu\text{g}/\text{m}^3$, SV-4 at 56 $\mu\text{g}/\text{m}^3$, and SV-4 DUP at 89 $\mu\text{g}/\text{m}^3$. No other samples detected ethylbenzene above the laboratory reporting limit (i.e., “non-detect”).
- Xylenes were detected in soil vapor sample SV-1 at 700 $\mu\text{g}/\text{m}^3$, SV-4 at 244 $\mu\text{g}/\text{m}^3$, SV-4 DUP at 430 $\mu\text{g}/\text{m}^3$, SV-5 at 140 $\mu\text{g}/\text{m}^3$, and SV-8 at 150 $\mu\text{g}/\text{m}^3$. No other samples detected xylenes above the laboratory reporting limit (i.e., “non-detect”).
- No other VOCs were detected above the laboratory reporting limit (i.e., “non-detect”) in any of the samples analyzed.

Soil Samples

All three soil samples were analyzed for VOCs by EPA Test Method 8260B, TPH (C4-C12) by EPA Test Method 5035/California LUFT, and TPH (C13-C22 and C23-C40) by EPA Test Method 8015B. The attached **Table 2** summarizes soil sample laboratory analytical results. Complete laboratory reports and COC documentation are provided in **Appendix B**. The following bulleted items summarize the results of laboratory analytical testing:

- No concentrations of VOCs or TPH (C4-C12, C13-C22 and C23-C40) was detected above the laboratory reporting limit (i.e., “non-detect”) in any of the soil samples analyzed.

FINDINGS

Geophysical surveying was conducted throughout the subject property. The results of the survey did not reveal evidence of the presence of live utility lines in close proximity to the sample locations. The backfilled excavation associated with the former USTs was identified adjacent to the existing one-story building. No additional USTs, backfilled excavations, or suspect anomalies were identified in the area surveyed.

EEI performed a subsurface investigation at the subject property, which included the collecting and analyzing of 8 soil vapor samples at a depth of 5 feet bgs, and 3 soil matrix samples at depths of 10, 20, and 28 feet bgs. No detectable concentrations of VOCs or TPH (C4-C12, C13-C22 and C23-C40) was detected above the laboratory reporting limit (i.e., “non-detect”) in any of the soil samples analyzed.

Reported soil gas concentrations were compared to California Human Health Screening Levels (CHHSLs) for Shallow Soil Gas – Commercial Land Use Only values (Cal-EPA, 2005). The CHHSLs are concentrations of 18 hazardous chemicals that are used to estimate and compare reported concentrations in soil gas to risk to human health. Where CHHSL values were not available, California Regional Water Quality Control Board – San Francisco Bay Region, Environmental Screening Levels (ESLs) for Shallow Soil Gas (Commercial Land Use) were used (CRWQCB, 2013). The ESLs are concentrations of chemicals of concern commonly found during soil and groundwater investigations, which can be used to estimate and compare reported concentrations to risk to human health and the environment.

The maximum detectable concentration of TPH-g ($120,000 \mu\text{g}/\text{m}^3$), Toluene ($310 \mu\text{g}/\text{m}^3$), Ethylbenzene ($370 \mu\text{g}/\text{m}^3$), Xylenes ($700 \mu\text{g}/\text{m}^3$) are less than the commercial CHHSL/ESL screening levels of $2,500,000 \mu\text{g}/\text{m}^3$ (TPH-g), $378,000 \mu\text{g}/\text{m}^3$ (Toluene), $3,600 \mu\text{g}/\text{m}^3$ (Ethylbenzene), and $879,000 \mu\text{g}/\text{m}^3$ (Xylenes). No chemicals of potential concern detected in soil vapor exceeded the commercial CHHSL/ESL values.

CONCLUSIONS and RECOMMENDATIONS

Based on the information in this report, EEI provides the following conclusions and recommendations:

- According to representatives of the Roman Catholic Bishop of San Bernardino, the proposed future use of the subject property is for a water retention basin and parking (southern portion) and potential office buildings (northern portion).
- EEI conducted a geophysical survey to evaluate subsurface conditions for evidence of additional USTs, backfilled excavations, and underground utilities. No evidence of USTs or backfilled excavations or live utilities in close proximity to our borings was identified during the geophysical survey conducted as part of this investigation.
- No detectable TPH or VOC concentrations other than TPH-g, toluene, ethylbenzene, and xylenes were reported in any of the samples analyzed in the area investigated on the subject property. The residual VOC reported in soil vapor was likely the result of a limited surface spill and does not appear to represent a significant release requiring mitigation. All detectable concentrations of chemicals of concern are less than applicable commercial screening levels. If discolored or odorous soil is encountered during future grading activities, EEI recommends that a qualified environmental professional be contacted and the material evaluate for potential chemicals of concern.

- EEI, on behalf of the Roman Catholic Bishop of San Bernardino recommends the DEH consider the site for regulatory closure.

LIMITATIONS

Findings provided herein have been derived in accordance with current standards of practice, and no warranty is expressed or implied. Standards of practice are subject to change with time. This report has been prepared for the sole use of Roman Catholic Bishop of San Bernardino (Client), dated February 17, 2014, within a reasonable time from its authorization. Site conditions, land use (both onsite and offsite), or other factors may change as a result of manmade influences, and additional work may be required with the passage of time.

This evaluation should not be relied upon by other parties without the express written consent of EEI or the Client; therefore, any use or reliance upon this environmental evaluation by a party other than the Client, shall be solely at the risk of such third party and without legal recourse against EEI, its employees, officers, or directors, regardless of whether the action in which recovery of damages is brought or based upon contract, tort, statute, or otherwise. The Client has the responsibility to see that all parties to the project, including the designer, contractor, subcontractor, and building official, etc. are aware of this report in its complete form. This report contains information which may be used in the preparation of contract specifications; however, the report is not designed as a specification document, and may not contain sufficient information for use without additional assessment. EEI assumes no responsibility or liability for work or testing performed by others. In addition, this report may be subject to review by the controlling authorities.

If you have any questions or comments, please contact me at (760) 431-3747.

Sincerely,

EEI

Prepared and Edited By:

Brian R. Brennan
Senior Project Manager

Under the Direction of:

Bernard A. Sentianin, PG
Principal Geologist



**Results of former USTs Investigation
San Bernardino Diocese - Moreno Valley, California**

February 17, 2014
EEI Project No.: SBD-71769.2

FIGURES:

Figure 1 – Site Location Map

Figure 2 – Aerial Site Map

TABLES:

Table 1 – Soil Vapor Sample Results

Table 2 – Soil Sample Results

APPENDICES:

Appendix A – DEH Approval Letter

Appendix B – Geophysical Survey Report

Appendix C – Laboratory Analytical Data and Documentation

DISTRIBUTION:

- (1) Addressee
- (1) Mr. David Meier, Roman Catholic Bishop of San Bernardino

REFERENCES

California Division of Mines and Geology (CDMG), 1966, Geologic Map of California, Santa Ana Sheet.

California Department of Conservation Division of Mines and Geology (CDMG), 1998, Maps of Known Active Fault Near-Source Zones in California and Adjacent Portions of Nevada, published by International Conference of Building Officials.

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California Environmental Protection Agency (Cal-EPA), 2005, "Use of California Human Health Screening Levels (CHHSLs) in Evaluation of Contaminated Properties. Table 2 California Human Health Screening Levels for Indoor Air and Soil Gas." Dated January.

California Geological Survey (CGS), 2002, California Geomorphic Provinces Note 36, Electronic Copy, Revised December 2002.

California Regional Water Quality Control Board (CRWQCB), San Francisco Bay Region, "Screening For Environmental Concerns at Sites with Contaminated Soil and Groundwater," Final – December 2013.

Santa Ana Regional Water Quality Control Board –Region 8, 1995, (SARWQCB): California State Water Resources Control Board Publication.

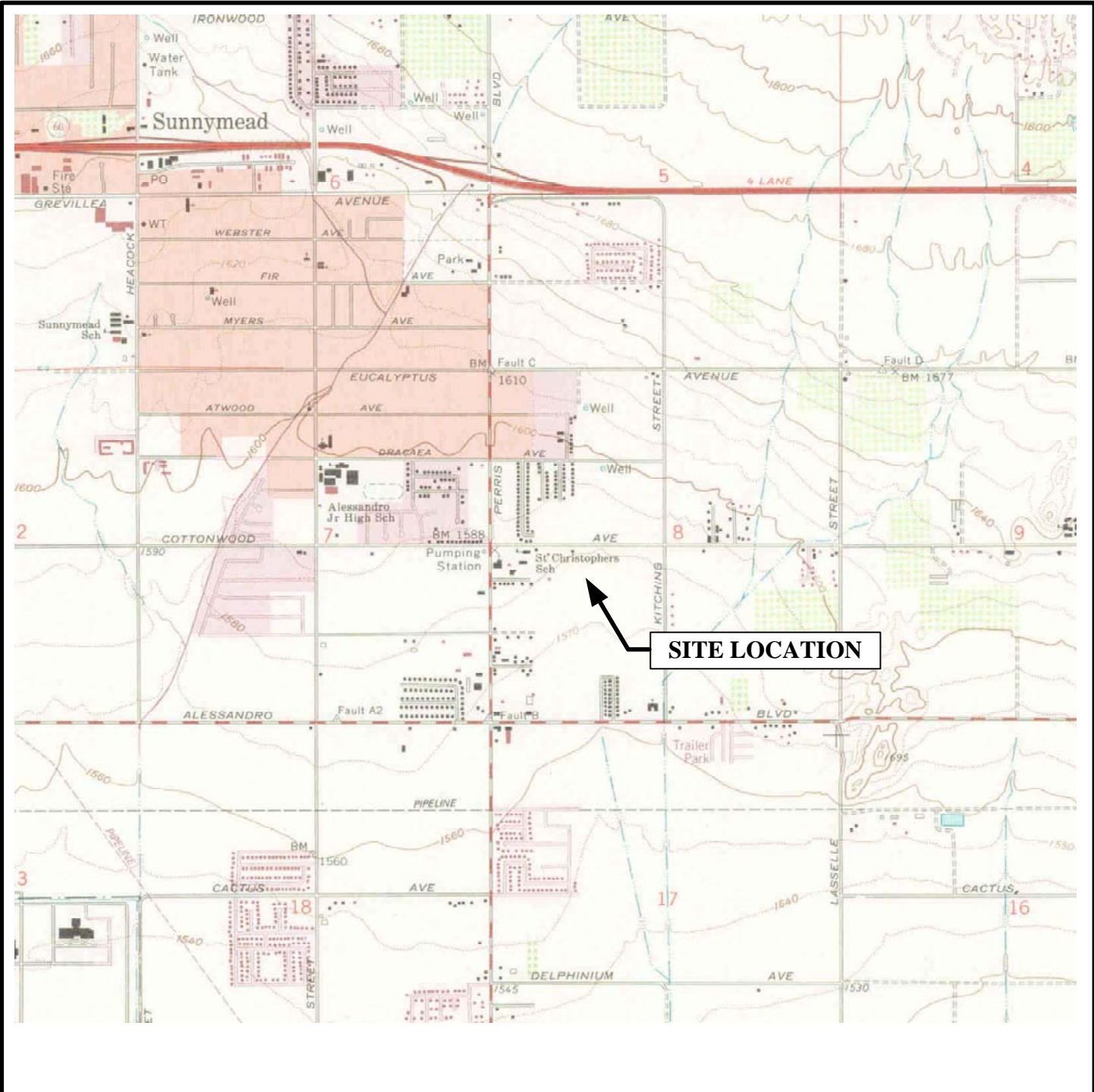
Jennings, Charles W., 1994, Fault Activity Map of California and Adjacent Areas, California Division of Mines and Geology, California Geologic Data Map Series, Map.

United States Department of Agriculture (USDA), Natural Resources Conservation Service, Website (<http://websoilsurvey.nrcs.usda.gov/app/>) Web Soil Survey, accessed November 2013.

United States Geological Survey (USGS), 1980, 7.5' Topographic Map, Sunnymead, California Quadrangle.

FIGURES

Attachment: Phase II (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL OF

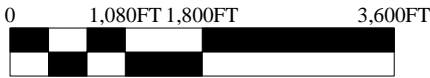


Map Source: USGS, Sunnymead, California 7.5 Minute Quadrangle map (USGS, 1980)

LEGEND



Scale: 1" = 1,800'



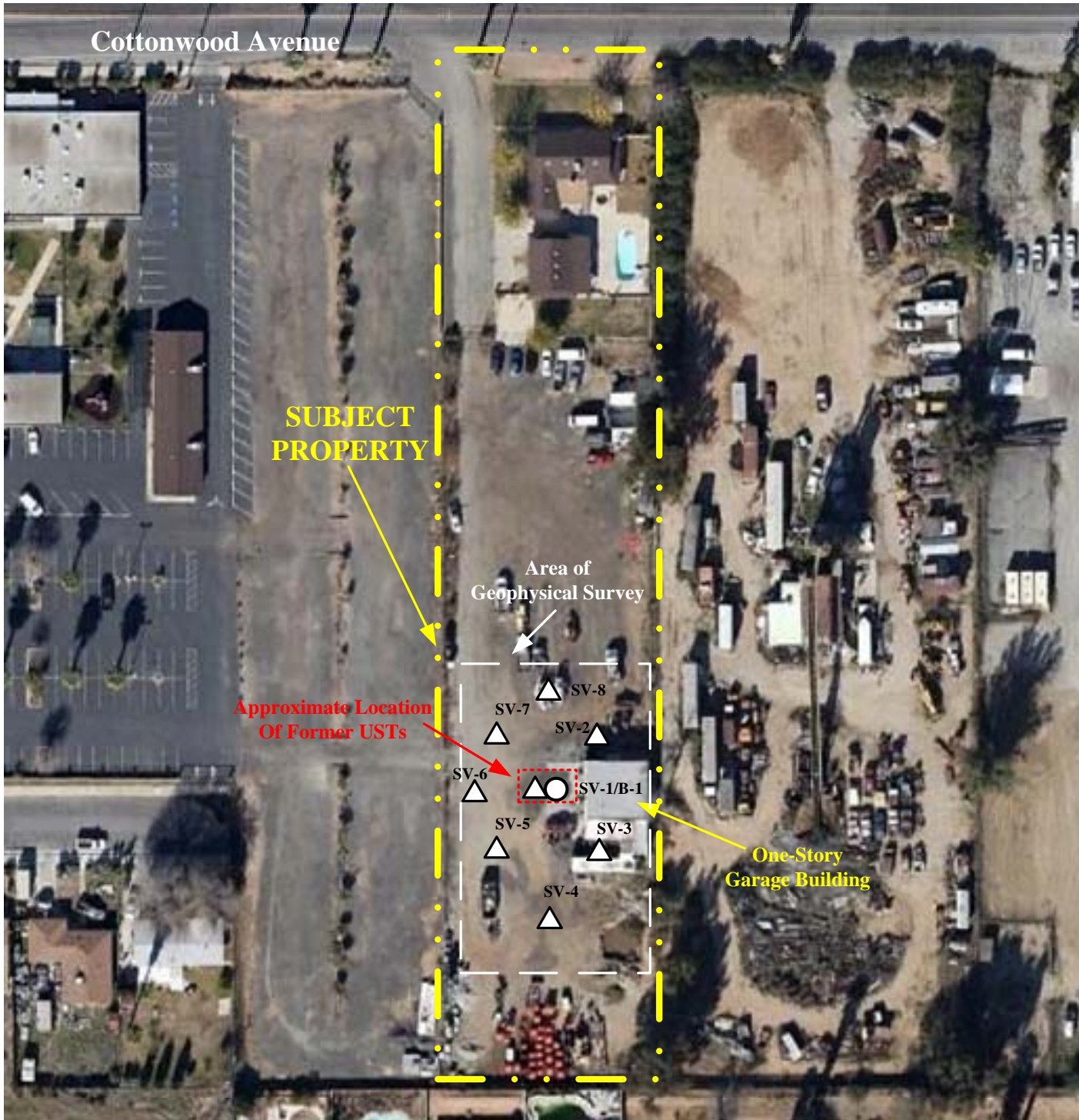
Note: All Locations Are Approximate

SITE LOCATION MAP
 ROMAN CATHOLIC BISHOP OF SAN BERNARDINO
 APN 479-200-003
 25165 Cottonwood Avenue
 Moreno Valley, Riverside County, California 92553
 EEI Project No. SBD-71769.2
 Created February 2014



FIGURE 1

Attachment: Phase II (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL OF



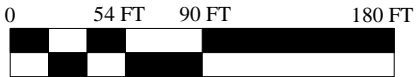
Map Source: Google® 2013; Imagery Date 11/6/12

LEGEND

△^{SV-1} Soil vapor probe location

○^{B-1} Soil boring location

Approximate Scale: 1" = 90'



Note: All locations are approximate

AERIAL SITE MAP

ROMAN CATHOLIC BISHOP OF SAN BERNARDINO
 APN 479-200-003
 25165 Cottonwood Avenue
 Moreno Valley, Riverside County, California 92553
 EEI Project No. SBD-71769.2
 Revised February 2014



FIGURE 2

Attachment: Phase II (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL OF

TABLES

TABLE 1
Soil Vapor Sample Results
EPA Method 8260B
(reported as $\mu\text{g}/\text{m}^3$)

SAMPLE ID	DATE	DEPTH (ft bgs)	TPH-g	Benzene	Toluene	Ethylbenzene	Xylenes	PCE	TCE	cis-DCE	VC
SV-1	1/28/2014	5	120,000	<36	310	170	700	<50	<50	<50	<13
SV-2	1/28/2014	5	<5,000	<36	<50	<50	<50-100	<50	<50	<50	<13
SV-3	1/28/2014	5	19,000	<36	<50	<50	<50-100	<50	<50	<50	<13
SV-4	1/28/2014	5	24,000	<36	55	56	244	<50	<50	<50	<13
SV-4 DUP	1/28/2014	5	28,000	<36	63	89	430	<50	<50	<50	<13
SV-5	1/28/2014	5	<5,000	<36	<50	<50	140	<50	<50	<50	<13
SV-6	1/28/2014	5	<5,000	<36	<50	<50	<50-100	<50	<50	<50	<13
SV-7	1/28/2014	5	8,100	<36	<50	<50	<50-100	<50	<50	<50	<13
SV-8	1/28/2014	5	5,000	<36	<50	<50	150	<50	<50	<50	<13
Laboratory Reporting Limits			5,000	36	50	50	50-100	50	50	<50	13
Commercial CHHSLs/*ESLs			*2,500,000	122	378,000	3,600	879,000	603	1,770	44,400	44.8

bgs = below ground surface; cis-DCE = cis-1,2-Dichloroethene; ft = feet; ID = identification; PCE = Tetrachloroethene; TCE = Trichloroethene; TPH-g = Total Petroleum Hydrocarbons as gasoline; $\mu\text{g}/\text{m}^3$ = micrograms per cubic meter; VC = Vinyl Chloride. CHHSLs = California Human Health Screening Levels (soil gas values; commercial land use scenario; CalEPA, 2005); * = Environmental Screening Levels (ESLs) (soil gas values; commercial land use scenario; SFBRWQCB, 2008). < value = less than the laboratory reporting limit (i.e., "non-detect").

TABLE 2
Soil Sample Results
(reported as mg/kg)

SAMPLE ID	DATE	DEPTH (ft bgs)	TPH			Benzene	Toluene	Ethylbenzene	Xylenes	PCE	TCE	cis-DCE	VC
			C4-C12	C13-C22	C23-C40								
			EPA 5035/CA LUFT	EPA 8015B									
B-1	1/28/2014	10	<0.20	<10	<20	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.002
		20	<0.20	<10	<20	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.002
		28	<0.20	<10	<20	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.002
Laboratory Reporting Limits			0.20	10.00	20.00	0.001	0.001	0.001	0.001	0.001	0.001	0.002	0.002
Commercial ESLs			100	100	100	0.04	2.9	3.3	2.3	0.55	0.46	0.19	0.032

bgs = below ground surface; cis-DCE = cis-1,2-Dichloroethene; ft = feet; ID = identification; PCE = Tetrachloroethene; mg/kg = milligrams per kilogram; NA = Not Analyzed/Applicable; TCE = Trichloroethene; TPH = Total Petroleum Hydrocarbons; VC = Vinyl Chloride. ESLs = Environmental Screening Levels (ESLs) (soil values; commercial land use scenario; SFBRWQCB, 2008). < value = less than the laboratory reporting limit (i.e., "non-detect").

**APPENDIX A
DEH APPROVAL LETTER**

Attachment: Phase II (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL OF



COUNTY OF RIVERSIDE
DEPARTMENT OF ENVIRONMENTAL HEALTH

January 16, 2014

Roman Catholic Bishop of San Bernardino
Attention: David Meier
1201 E. Highland Avenue
San Bernardino, California 92404

RE: Former Underground Storage Tanks (USTs)
APN 479-200-003
25165 Cottonwood Avenue
Moreno Valley, California 92553

Dear Mr. Meier:

The Riverside County Department of Environmental Health-Environmental Cleanup Programs (RCDEH-ECP) has reviewed the *Work Plan for Geophysical Survey and Soil Vapor Sampling* (EEI, December 2, 2013) for the above referenced property. The workplan proposes to use geophysical survey equipment to identify potential USTs, piping, or backfilled excavations. Based on the findings, soil vapor sampling will be conducted in the area of the former USTs, as well as select locations surrounding the garage building, and any potential environmental concerns identified by the geophysical survey. The workplan is acceptable with the following conditions:

- One soil boring shall be completed in the area of the former UST tank cavity to a minimum depth of 30 feet below ground surface (bgs). Soil samples shall be collected from 10, 20 and 30 feet bgs and shall be analyzed for TPH Fuel Scan (C6-C40) using EPA Method 8015M and volatile organic compounds using EPA Method 8260 full scan.
- A RCDEH representative must be on-site to witness sampling activities. Please contact our office a minimum of five days prior to conducting field activities to ensure staff availability.
- As a responsible party, you will be billed at a rate of \$145 per hour for technical staff time spent reviewing documents, issuing letters, visiting the site, and all other associated activities.

If you have any questions or would like to schedule field activities contact Yvonne Reyes at (951) 955-8982 or by email at ayreyes@rivcocha.org.

Sincerely,

Yvonne Reyes, REHS
Environmental Health Specialist IV

Reviewed by,

Sharon Boltinghouse, P.G.
Associate Public Health Professional Geologist

cc: Brian R. Brennan, EEI, bbrennan@eetiger.com

Attachment: Phase II (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL OF

**APPENDIX B
GEOPHYSICAL SURVEY REPORT**

Attachment: Phase II (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL OF



February 6, 2014

EEI

2195 Faraday Avenue, Suite K
Carlsbad, CA 92008

Project No. 14-032

Attn: Brian Brennan

Re: Geophysical Investigation, borehole clearance, parking lot, 25165 Cottonwood Avenue, Moreno Valley, CA

This report is to present the results of our geophysical survey carried out over portions of a gravel parking lot located at 25165 Cottonwood Avenue in Moreno Valley, California (Figure 1). The survey was performed on January 28, 2014, and its purpose was to locate and identify, insofar as possible, the existence of any associated pipes, conduits, utilities, and other underground obstructions within the vicinity of eleven (11) proposed boreholes scheduled for drilling. A secondary objective was to identify the boundaries of a backfilled excavation associated with a previously removed UST.

A combination of electromagnetic induction (EM), magnetometry, and ground penetrating radar (GPR) was applied to the search. A utility locator with line tracing capabilities was also brought to the field and used where risers exist onto which a signal could be impressed and traced.

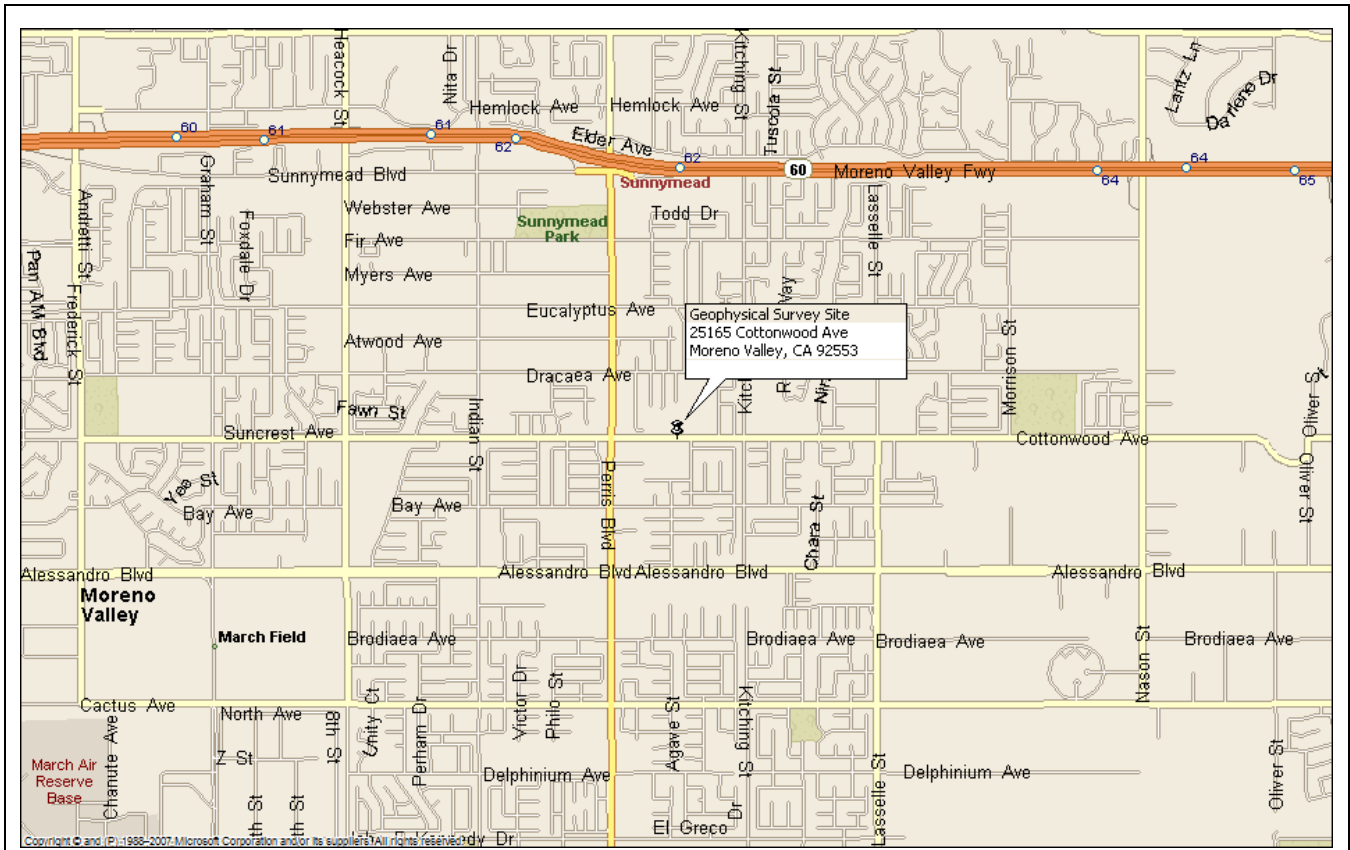


FIGURE 1 – Site Location Map

Attachment: Phase II (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL OF

Survey Design – The areas to be surveyed were identified in the field by the client. All eleven proposed boreholes were located on the gravel surfaced parking lot associated with a church. Additionally, the survey for the backfilled excavation for the UST was located adjacent to a garage.

In site situations and survey objectives such as this, the best use of time is achieved by systematically free-traversing with the instruments while monitoring them continuously to determine which responses are significant and due to true subsurface targets, and which are due to other non-target or above-ground features and must be ignored. Where applicable, the EM devices, magnetic gradiometer, and GPR were traversed systematically over the survey areas in multiple, organized directions. Other traverses were taken for detailing and confirmation where anomalous conditions were found.

In addition, the line tracers were used to impress signals onto pipes, generally through accessible risers and tracer wires when present, to delineate the lines' locations and orientations. The instruments were also used in passive mode, configured to detect 60 Hz electrical signals and other common radio-frequency signals.

Hard copy of the EM data was not acquired, that is, discrete readings on the nodes of a grid were not recorded that could be put into a contoured map format. Rather, the instruments' meters were read continuously, and in real-time, during each traverse. This free-traversing method allowed for immediate detection of anomalous objects and facilitated the opportunity to investigate them further, without the need to first download and process data in the office. The lack of hard copy for EM data sets does not degrade the quality of the survey in any way. Hard copy merely provides a basis for report documentation of these geophysical fields, if such documentation is needed.

A Geonic's model EM61 and a Fischer M-Scope, were used for the EM sampling. A Sensors & Software Noggin Ground Penetrating Radar unit with 500 MHz antenna produced the radar images. A Metrotech 9890 and RIDGID SR-60 SeekTech utility locator rounded out the tools applied.

Brief Description of the Geophysical Methods Applied – The EM61 instrument is a high resolution, time-domain device for detecting buried conductive objects. It consists of a powerful transmitter that generates a pulsed primary magnetic field when its coils are energized, which induces eddy currents in nearby conductive objects. The decay of the eddy currents, following the input pulse, is measured by the coils, which in turn serve as receiver coils. The decay rate is measured for two coils, mounted concentrically, one above the other. By making the measurements at a relatively long time interval (measured in milliseconds) after termination of the primary pulse, the response is nearly independent of the electrical conductivity of the ground. Thus, the instrument is a super-sensitive metal detector. Due to its unique coil arrangement, the response curve is a single well-defined positive peak directly over a buried conductive object. This facilitates quick and accurate location of targets.

The M-Scope device energizes the ground by producing an alternating primary magnetic field with AC current in a transmitting coil. If conducting materials are within the area of influence of the primary field, AC eddy currents are induced to flow in the conductors. A receiving coil senses the secondary magnetic field produced by these eddy currents, and outputs the response as anomalous conditions. The strength of the secondary field is a function of the conductivity of the object, say a pipe, tank or cluster of drums, its size, and its depth and position relative to the instrument's two coils. Conductive objects, to a depth of approximately 7 feet below ground surface (bgs) for the M-Scope are sensed. The device is also somewhat focused; that is, it is more sensitive to conductors below the instrument than they are to conductors off to the side.

The line locator is used to passively detect energized high voltage electric lines and electrical conduit (50-60 Hz), VLF signals (14-22 kHz), as well as to actively trace other utilities. Where risers are present,

the utility locator transmitter can be connected directly to the object, and a signal (9.8-82 kHz) is sent traveling along the conductor, pipe, conduit, etc. In the absence of a riser, the transmitter can be used to impress an input signal on the utility by induction. In either case, the receiver unit is tuned to the input signal, and is used to actively trace the signal along the pipe's surface projection.

The GPR instrument beams energy into the ground from its transducer/antenna, in the form of electromagnetic waves. A portion of this energy is reflected back to the antenna at a boundary in the subsurface across which there is an electrical contrast. The instrument produces a continuous record of the reflected energy as the antenna is traversed across the ground surface. The greater the electrical contrast, the higher the amplitude of the returned energy. The radar wave travels at a velocity unique to the material properties of the ground being investigated, and when these velocities are known, the two-way travel times can be converted to depth. The depth of penetration and image resolution produced are a function of ground electrical conductivity and dielectric constant.

Interpretation and Conclusions - The interpretation took place in real time as the survey progressed, and accordingly, the findings of our investigation were documented with site photographs (Figures 2-12). Utilities detected within the survey area were marked out with chalk spray paint using industry standard colors: orange for communications, blue for water, and yellow for gas. The backfilled excavation was marked out with pink spray paint (Figure 12). Once completed the proposed boreholes were spray-painted with a white circle and yellow "SSS" to indicate that Subsurface Surveys personnel had investigated them.

Limitations and Further Recommendations - It should be understood that limitations inherent in geophysical instruments and/or surveying techniques exist at all sites, and nearly all sites exhibit conditions under which such might not perform optimally. Consequently, the detection of buried objects in all circumstances **cannot be guaranteed**. Such limitations are numerous and include, but are not limited to, rebar-reinforced ground cover, abrupt changes in ground cover type, above-ground obstacles preventing full traverses or traverses in one direction only, above-ground conductive objects interfering with instrument signal, nearby power lines or EM transmitters, highly conductive background soil conditions, limited GPR penetration, non-metallic targets, shallower or larger objects shielding deeper or smaller targets, tracing signal jumping from one line to another, and inaccessible risers, cleanouts, valve boxes, and manholes. If one or more geophysical instrument is rendered ineffective and cannot be utilized, the quality of the survey can be somewhat degraded.

For the above reasons, and in the interest of maximum safety, we encourage our clients to take advantage of Underground Service Alert (USA), Dig Alert, or other similar services, when possible. Furthermore, we recommend hand auguring and the use of a drilling method known as air knifing or vacuum extraction, when feasible or if applicable to this project. These methods may significantly limit damage to underground pipes, conduits, and utilities that might not have been detectable during the course of this survey. Please bear in mind, that geophysical surveying is only one of several levels of protection that is available to our clients.

SubSurface Surveys may include maps in some reports. While they are an accurate general representation of the site and our findings, they are not of engineering quality (i.e., measured and mapped by a licensed land surveyor).

SubSurface Surveys and Associates makes no guarantee either expressed or implied regarding the accuracy of the findings and interpretations present. And, in no event will SubSurface Surveys and Associates be liable for any direct, indirect, special, incidental, or consequential damages resulting from interpretations and opinions presented herewith.

All data generated on this project are in confidential file in this office, and are available for review by authorized persons at any time. The opportunity to participate in this investigation is very much appreciated. Please call, if there are questions.



Daniel L. Matticks, MS
Staff Geophysicist



Travis Crosby, GP# 1044
Senior Geophysicist

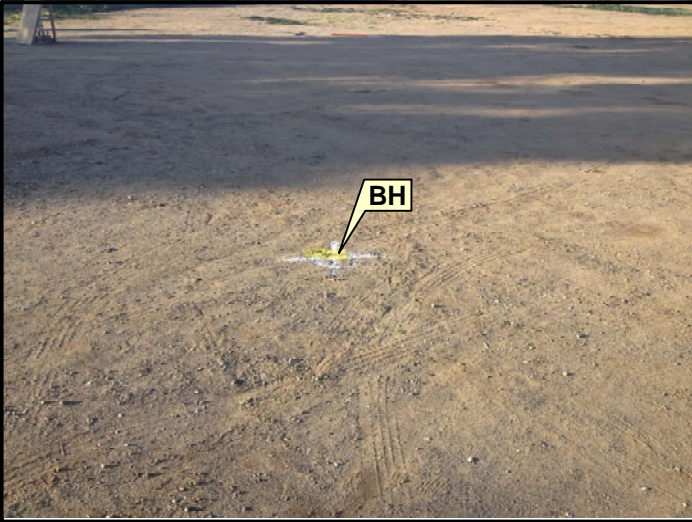


Figure 2

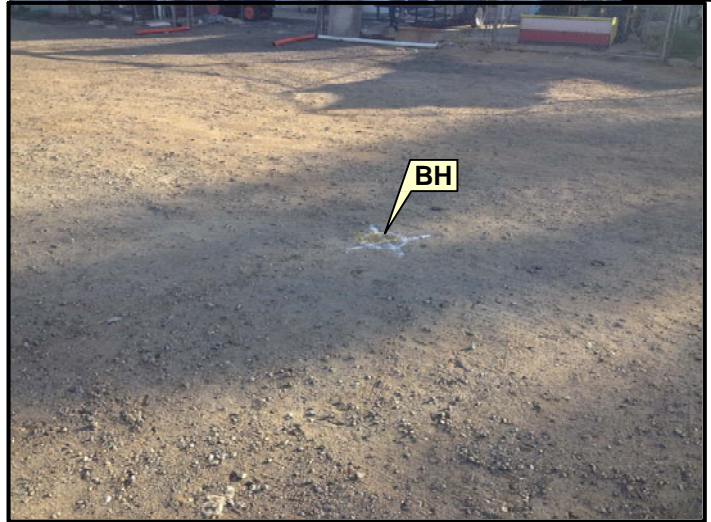


Figure 3

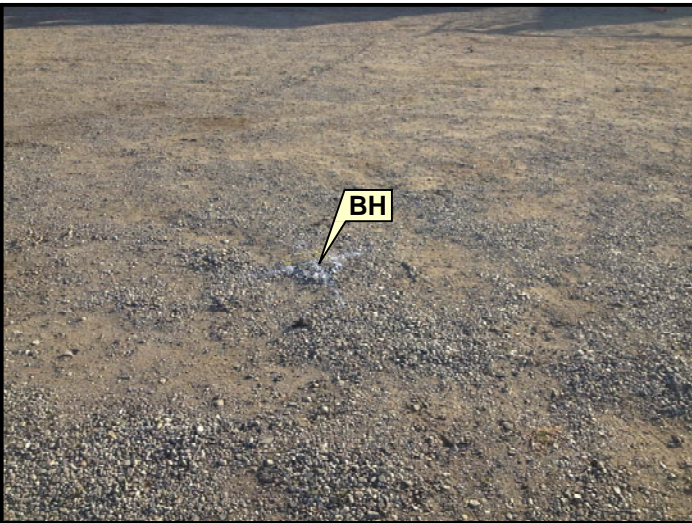


Figure 4

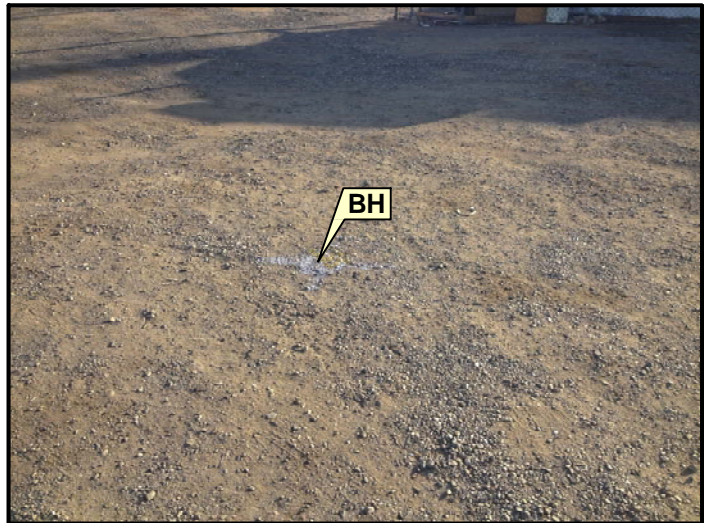


Figure 5



Figure 6

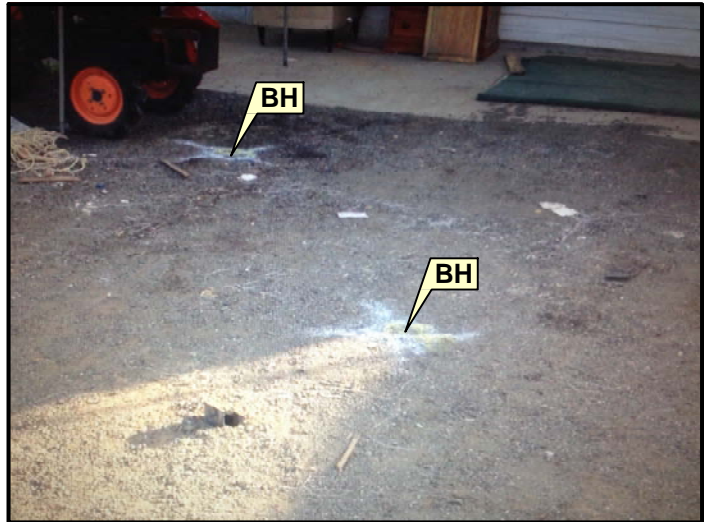


Figure 7



SITE:
Gravel lot
25165 Cottonwood Ave
Moreno Valley, California

TITLE:
Borehole Photographs

PREPARED FOR:
EEI

SURVEY DATE:
January 28, 2014

SSS PROJECT NO:
14-032



Figure 8

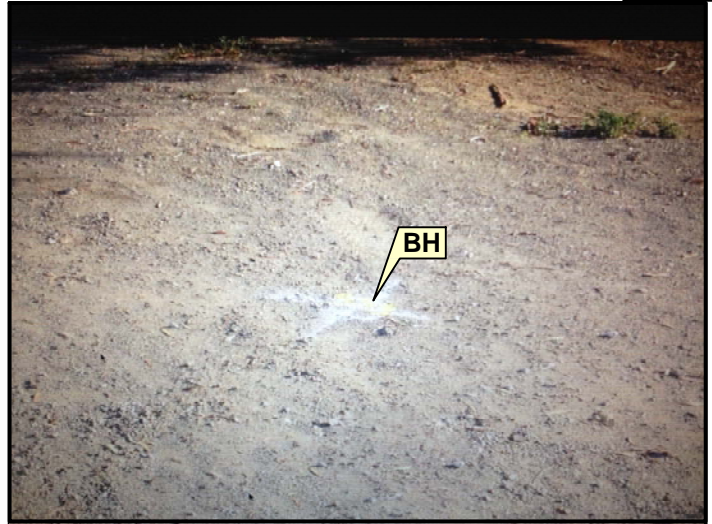


Figure 9

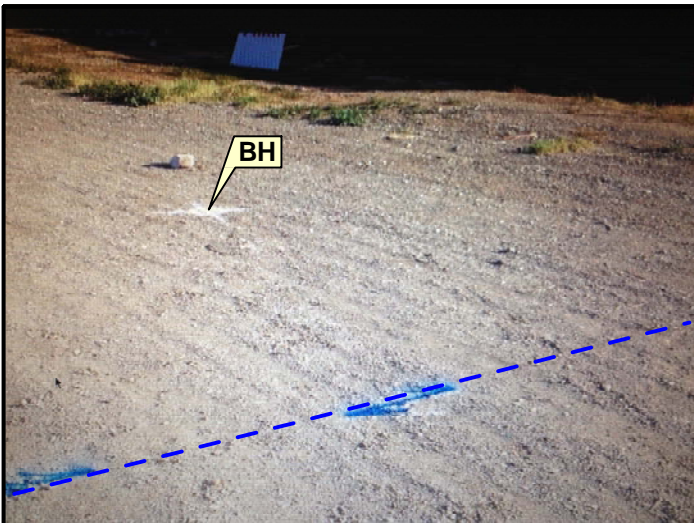


Figure 10



Figure 11

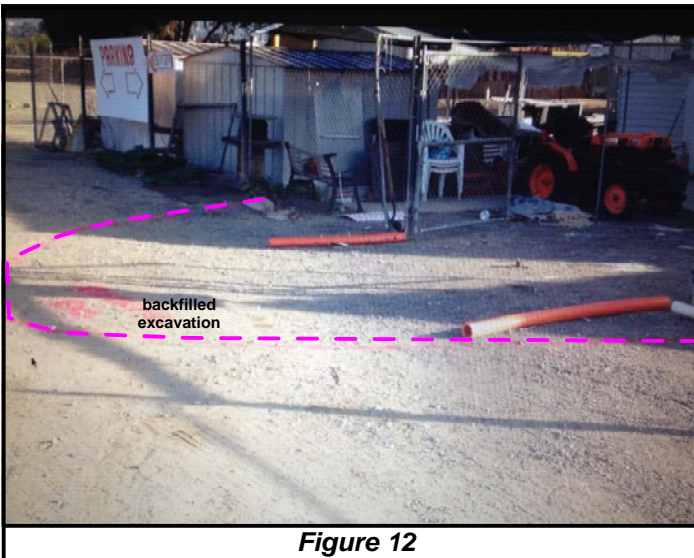
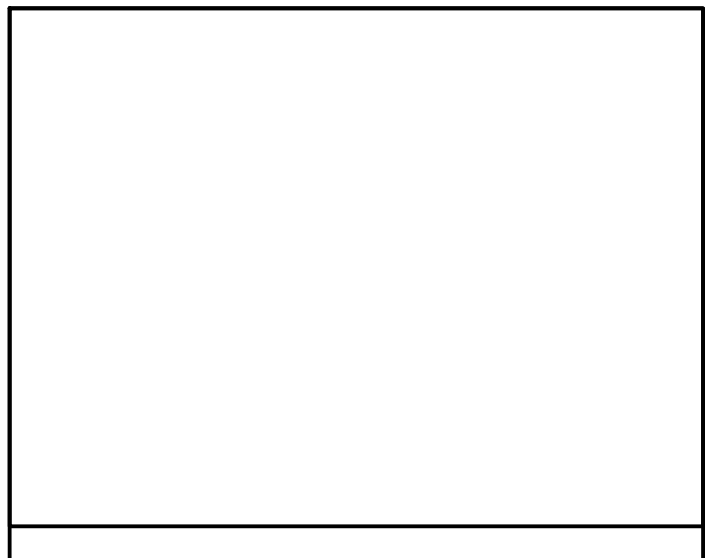


Figure 12



SITE:
Gravel lot
25165 Cottonwood Ave
Moreno Valley, California

TITLE:
Borehole Photographs
PREPARED FOR:
EEI

SURVEY DATE:
January 28, 2014
SSS PROJECT NO:
14-032

APPENDIX C
LABORATORY ANALYTICAL DATA AND DOCUMENTATION

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LA City#	10261
ELAP#s	2789
	2790
	2122

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FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CASE NARRATIVE

Authorized Signature Name / Title (print)

Ken Zheng, President

Signature / Date

Ken Zheng

Ken Zheng, President
01/31/2014 14:41:42

Laboratory Job No. (Certificate of Analysis No.)

1401-00141

Project Name / No.

25165 Cottonwood Ave., Moreno Valley

Dates Sampled (from/to)

01/28/14 To 01/28/14

Dates Received (from/to)

01/28/14 To 01/28/14

Dates Reported (from/to)

01/30/14 To 1/31/2014

Chains of Custody Received

Yes

Comments:

Subcontracting

Organic Analyses

No analyses sub-contracted

Sample Condition(s)

All samples intact

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CERTIFICATE OF ANALYSIS

1401-00141

EEI
BRIAN BRENNAN
2195 FARADAY AVENUE
SUITE K
CARLSBAD, CA 92008

Date Reported 01/30/14
Date Received 01/28/14
Invoice No. 71282
Cust # 1712
Permit Number
Customer P.O.

Project: 25165 Cottonwood Ave., Moreno Valley

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tecl
Sample: 001 SV-6													Date & Time Sampled: 01/28/14 @ 9:2
Sample Matrix: Soil Vapor													
Purge Volume Sampled: 3													
[VOCs by GCMS]													
Acetone	<5.0	5	10	µg/L	<5,000	5,000	10,000	µg/m3	1.0	EPA 8260B	01/28/14		
t-Amyl Methyl Ether (TAME)	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Benzene	<0.036	0.036	0.050	µg/L	<36	36	50	µg/m3	1.0	EPA 8260B	01/28/14		
Bromobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Bromochloromethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Bromodichloromethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Bromoform	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Bromomethane	<0.10	0.1	0.20	µg/L	<100	100	200	µg/m3	1.0	EPA 8260B	01/28/14		
t-Butanol (TBA)	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
2-Butanone (MEK)	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
n-Butylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
sec-Butylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
tert-Butylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Carbon Disulfide	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
Carbon Tetrachloride	<0.025	0.025	0.050	µg/L	<25	25	50	µg/m3	1.0	EPA 8260B	01/28/14		
Chlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Chloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Chloroform	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Chloromethane	<0.10	0.1	0.20	µg/L	<100	100	200	µg/m3	1.0	EPA 8260B	01/28/14		
2-Chlorotoluene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
4-Chlorotoluene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Dibromochloromethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2-Dibromoethane (EDB)	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2-Dibromo-3-Chloropropane	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
Dibromomethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2-Dichlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,3-Dichlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		

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CARLSBAD, CA 92008

Date Reported 01/30/14
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Invoice No. 71282
Cust # 1712
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Customer P.O.

Project: 25165 Cottonwood Ave., Moreno Valley

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tecl
Sample: 001 SV-6 Date & Time Sampled: 01/28/14 @ 9:2													
Sample Matrix: Soil Vapor													
Purge Volume Sampled: 3													
.....continued													
1,4-Dichlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Dichlorodifluoromethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1-Dichloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2-Dichloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1-Dichloroethene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
cis-1,2-Dichloroethene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
trans-1,2-Dichloroethene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2-Dichloropropane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,3-Dichloropropane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
2,2-Dichloropropane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1-Dichloropropene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
cis-1,3-Dichloropropene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
trans-1,3-Dichloropropene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Diisopropyl Ether (DIPE)	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Ethylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Ethyl-t-Butyl Ether (EtBE)	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Hexachlorobutadiene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
2-Hexanone	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
Isopropylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
4-Isopropyltoluene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Methylene Chloride	<1.0	1	2.0	µg/L	<1,000	1,000	2,000	µg/m3	1.0	EPA 8260B	01/28/14		
4-Methyl-2-Pentanone (MIBK)	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
Methyl-t-butyl Ether (MtBE)	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Naphthalene	<0.032	0.032	0.050	µg/L	<32	32	50	µg/m3	1.0	EPA 8260B	01/28/14		
n-Propylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Styrene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1,1,2-Tetrachloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		

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Date Reported 01/30/14
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 Customer P.O.

Project: 25165 Cottonwood Ave., Moreno Valley

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tecl
Sample: 001 SV-6 Date & Time Sampled: 01/28/14 @ 9:2 Sample Matrix: Soil Vapor Purge Volume Sampled: 3continued													
1,1,2,2-Tetrachloroethane	<0.10	0.1	0.20	µg/L	<100	100	200	µg/m3	1.0	EPA 8260B	01/28/14		
Tetrachloroethene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Toluene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2,3-Trichlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2,4-Trichlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1,1-Trichloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1,2-Trichloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Trichloroethene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2,3-Trichloropropane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Trichlorofluoromethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Trichlorotrifluoroethane	<0.20	0.2	0.20	µg/L	<200	200	200	µg/m3	1.0	EPA 8260B	01/28/14		
1,2,4-Trimethylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,3,5-Trimethylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Vinyl Chloride	<0.013	0.013	0.050	µg/L	<13	13	50	µg/m3	1.0	EPA 8260B	01/28/14		
m,p-Xylenes	<0.10	0.1	0.20	µg/L	<100	100	200	µg/m3	1.0	EPA 8260B	01/28/14		
o-Xylene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
[VOC Vapor Sampling Tracer]													
Isopropanol (IPA)	<10	10	10	µg/L	<10,000	10,000	10,000	µg/m3	1.0	EPA 8260B	01/28/14		
[VOC Surrogates]													
Dibromofluoromethane	108		70-130	%REC					1.0	EPA 8260B	01/28/14		
Toluene-D8	105		70-130	%REC					1.0	EPA 8260B	01/28/14		
Bromofluorobenzene	96		70-130	%REC					1.0	EPA 8260B	01/28/14		
[TPH Gasoline by GCMS]													
C4-C12	<5.00	5	10	µg/L	<5,000	5,000	10,000	µg/m3	0.10	CA LUFT	01/28/14		

Sample: 002 **SV-5**
 Sample Matrix: **Soil Vapor**
 Purge Volume Sampled: **3**

Date & Time Sampled: 01/28/14 @ 9:4

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CERTIFICATE OF ANALYSIS

1401-00141

EEI
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SUITE K
CARLSBAD, CA 92008

Date Reported 01/30/14
Date Received 01/28/14
Invoice No. 71282
Cust # 1712
Permit Number
Customer P.O.

Project: 25165 Cottonwood Ave., Moreno Valley

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tecl
Sample: 002 SV-5 Date & Time Sampled: 01/28/14 @ 9:4													
Sample Matrix: Soil Vapor													
Purge Volume Sampled: 3													
.....continued													
[VOCs by GCMS]													
Acetone	<5.0	5	10	µg/L	<5,000	5,000	10,000	µg/m3	1.0	EPA 8260B	01/28/14		
t-Amyl Methyl Ether (TAME)	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Benzene	<0.036	0.036	0.050	µg/L	<36	36	50	µg/m3	1.0	EPA 8260B	01/28/14		
Bromobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Bromochloromethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Bromodichloromethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Bromoform	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Bromomethane	<0.10	0.1	0.20	µg/L	<100	100	200	µg/m3	1.0	EPA 8260B	01/28/14		
t-Butanol (TBA)	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
2-Butanone (MEK)	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
n-Butylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
sec-Butylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
tert-Butylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Carbon Disulfide	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
Carbon Tetrachloride	<0.025	0.025	0.050	µg/L	<25	25	50	µg/m3	1.0	EPA 8260B	01/28/14		
Chlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Chloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Chloroform	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Chloromethane	<0.10	0.1	0.20	µg/L	<100	100	200	µg/m3	1.0	EPA 8260B	01/28/14		
2-Chlorotoluene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
4-Chlorotoluene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Dibromochloromethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2-Dibromoethane (EDB)	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2-Dibromo-3-Chloropropane	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
Dibromomethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2-Dichlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		

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CERTIFICATE OF ANALYSIS

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 2195 FARADAY AVENUE
 SUITE K
 CARLSBAD, CA 92008

Date Reported 01/30/14
 Date Received 01/28/14
 Invoice No. 71282
 Cust # 1712
 Permit Number
 Customer P.O.

Project: 25165 Cottonwood Ave., Moreno Valley

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tecl
Sample: 002 SV-5 Date & Time Sampled: 01/28/14 @ 9:4													
Sample Matrix: Soil Vapor													
Purge Volume Sampled: 3													
.....continued													
1,3-Dichlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,4-Dichlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Dichlorodifluoromethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1-Dichloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2-Dichloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1-Dichloroethene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
cis-1,2-Dichloroethene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
trans-1,2-Dichloroethene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2-Dichloropropane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,3-Dichloropropane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
2,2-Dichloropropane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1-Dichloropropene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
cis-1,3-Dichloropropene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
trans-1,3-Dichloropropene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Diisopropyl Ether (DiPE)	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Ethylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Ethyl-t-Butyl Ether (EtBE)	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Hexachlorobutadiene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
2-Hexanone	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
Isopropylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
4-Isopropyltoluene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Methylene Chloride	<1.0	1	2.0	µg/L	<1,000	1,000	2,000	µg/m3	1.0	EPA 8260B	01/28/14		
4-Methyl-2-Pentanone (MIBK)	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
Methyl-t-butyl Ether (MtBE)	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Naphthalene	<0.032	0.032	0.050	µg/L	<32	32	50	µg/m3	1.0	EPA 8260B	01/28/14		
n-Propylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Styrene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		

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CERTIFICATE OF ANALYSIS

1401-00141

EEI
BRIAN BRENNAN
2195 FARADAY AVENUE
SUITE K
CARLSBAD, CA 92008

Date Reported 01/30/14
Date Received 01/28/14
Invoice No. 71282
Cust # 1712
Permit Number
Customer P.O.

Project: 25165 Cottonwood Ave., Moreno Valley

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tecl
Sample: 002 SV-5 Date & Time Sampled: 01/28/14 @ 9:4													
Sample Matrix: Soil Vapor													
Purge Volume Sampled: 3													
.....continued													
1,1,1,2-Tetrachloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1,2,2-Tetrachloroethane	<0.10	0.1	0.20	µg/L	<100	100	200	µg/m3	1.0	EPA 8260B	01/28/14		
Tetrachloroethene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Toluene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2,3-Trichlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2,4-Trichlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1,1-Trichloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1,2-Trichloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Trichloroethene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2,3-Trichloropropane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Trichlorofluoromethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Trichlorotrifluoroethane	<0.20	0.2	0.20	µg/L	<200	200	200	µg/m3	1.0	EPA 8260B	01/28/14		
1,2,4-Trimethylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,3,5-Trimethylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Vinyl Chloride	<0.013	0.013	0.050	µg/L	<13	13	50	µg/m3	1.0	EPA 8260B	01/28/14		
m,p-Xylenes	0.14	0.1	0.20	µg/L	140	100	200	µg/m3	J 1.0	EPA 8260B	01/28/14		
o-Xylene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
[VOC Vapor Sampling Tracer]													
Isopropanol (IPA)	<10	10	10	µg/L	<10,000	10,000	10,000	µg/m3	1.0	EPA 8260B	01/28/14		
[VOC Surrogates]													
Dibromofluoromethane	109		70-130	%REC					1.0	EPA 8260B	01/28/14		
Toluene-D8	106		70-130	%REC					1.0	EPA 8260B	01/28/14		
Bromofluorobenzene	96		70-130	%REC					1.0	EPA 8260B	01/28/14		
[TPH Gasoline by GCMS]													
C4-C12	<5.00	5	10	µg/L	<5,000	5,000	10,000	µg/m3	0.10	CA LUFT	01/28/14		

Sample: 003 **SV-1**
Sample Matrix: **Soil Vapor**

Date & Time Sampled: 01/28/14 @ 10:0

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Date Reported 01/30/14
Date Received 01/28/14
Invoice No. 71282
Cust # 1712
Permit Number
Customer P.O.

Project: 25165 Cottonwood Ave., Moreno Valley

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tecl
Sample: 003 SV-1 Date & Time Sampled: 01/28/14 @ 10:0													
Sample Matrix: Soil Vapor													
Purge Volume Sampled: 3													
[VOCs by GCMS]													
Acetone	<5.0	5	10	µg/L	<5,000	5,000	10,000	µg/m3	1.0	EPA 8260B	01/28/14		
t-Amyl Methyl Ether (TAME)	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Benzene	<0.036	0.036	0.050	µg/L	<36	36	50	µg/m3	1.0	EPA 8260B	01/28/14		
Bromobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Bromochloromethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Bromodichloromethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Bromoform	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Bromomethane	<0.10	0.1	0.20	µg/L	<100	100	200	µg/m3	1.0	EPA 8260B	01/28/14		
t-Butanol (TBA)	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
2-Butanone (MEK)	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
n-Butylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
sec-Butylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
tert-Butylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Carbon Disulfide	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
Carbon Tetrachloride	<0.025	0.025	0.050	µg/L	<25	25	50	µg/m3	1.0	EPA 8260B	01/28/14		
Chlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Chloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Chloroform	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Chloromethane	<0.10	0.1	0.20	µg/L	<100	100	200	µg/m3	1.0	EPA 8260B	01/28/14		
2-Chlorotoluene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
4-Chlorotoluene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Dibromochloromethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2-Dibromoethane (EDB)	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2-Dibromo-3-Chloropropane	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
Dibromomethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2-Dichlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,3-Dichlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		

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CERTIFICATE OF ANALYSIS

1401-00141

EEI
BRIAN BRENNAN
2195 FARADAY AVENUE
SUITE K
CARLSBAD, CA 92008

Date Reported 01/30/14
Date Received 01/28/14
Invoice No. 71282
Cust # 1712
Permit Number
Customer P.O.

Project: 25165 Cottonwood Ave., Moreno Valley

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tecl
Sample: 003 SV-1 Date & Time Sampled: 01/28/14 @ 10:0													
Sample Matrix: Soil Vapor													
Purge Volume Sampled: 3													
.....continued													
1,4-Dichlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Dichlorodifluoromethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1-Dichloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2-Dichloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1-Dichloroethene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
cis-1,2-Dichloroethene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
trans-1,2-Dichloroethene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2-Dichloropropane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,3-Dichloropropane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
2,2-Dichloropropane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1-Dichloropropene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
cis-1,3-Dichloropropene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
trans-1,3-Dichloropropene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Diisopropyl Ether (DIPE)	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Ethylbenzene	0.17	0.05	0.10	µg/L	170	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Ethyl-t-Butyl Ether (EtBE)	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Hexachlorobutadiene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
2-Hexanone	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
Isopropylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
4-Isopropyltoluene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Methylene Chloride	<1.0	1	2.0	µg/L	<1,000	1,000	2,000	µg/m3	1.0	EPA 8260B	01/28/14		
4-Methyl-2-Pentanone (MIBK)	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
Methyl-t-butyl Ether (MtBE)	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Naphthalene	<0.032	0.032	0.050	µg/L	<32	32	50	µg/m3	1.0	EPA 8260B	01/28/14		
n-Propylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Styrene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1,1,2-Tetrachloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		

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Date Reported 01/30/14
Date Received 01/28/14
Invoice No. 71282
Cust # 1712
Permit Number
Customer P.O.

Project: 25165 Cottonwood Ave., Moreno Valley

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tecl
Sample: 003 SV-1 Date & Time Sampled: 01/28/14 @ 10:00													
Sample Matrix: Soil Vapor													
Purge Volume Sampled: 3													
.....continued													
1,1,2,2-Tetrachloroethane	<0.10	0.1	0.20	µg/L	<100	100	200	µg/m3	1.0	EPA 8260B	01/28/14		
Tetrachloroethene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Toluene	0.31	0.05	0.10	µg/L	310	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2,3-Trichlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2,4-Trichlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1,1-Trichloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1,2-Trichloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Trichloroethene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2,3-Trichloropropane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Trichlorofluoromethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Trichlorotrifluoroethane	<0.20	0.2	0.20	µg/L	<200	200	200	µg/m3	1.0	EPA 8260B	01/28/14		
1,2,4-Trimethylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,3,5-Trimethylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Vinyl Chloride	<0.013	0.013	0.050	µg/L	<13	13	50	µg/m3	1.0	EPA 8260B	01/28/14		
m,p-Xylenes	0.53	0.1	0.20	µg/L	530	100	200	µg/m3	1.0	EPA 8260B	01/28/14		
o-Xylene	0.17	0.05	0.10	µg/L	170	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
[VOC Vapor Sampling Tracer]													
Isopropanol (IPA)	<10	10	10	µg/L	<10,000	10,000	10,000	µg/m3	1.0	EPA 8260B	01/28/14		
[VOC Surrogates]													
Dibromofluoromethane	103		70-130	%REC					1.0	EPA 8260B	01/28/14		
Toluene-D8	107		70-130	%REC					1.0	EPA 8260B	01/28/14		
Bromofluorobenzene	101		70-130	%REC					1.0	EPA 8260B	01/28/14		
[TPH Gasoline by GCMS]													
C4-C12	120	5	10	µg/L	120,000	5,000	10,000	µg/m3	0.10	CA LUFT	01/28/14		

Sample: 004 **SV-7**
Sample Matrix: **Soil Vapor**
Purge Volume Sampled: **3**

Date & Time Sampled: 01/28/14 @ 10:30

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SUITE K
CARLSBAD, CA 92008

Date Reported 01/30/14
Date Received 01/28/14
Invoice No. 71282
Cust # 1712
Permit Number
Customer P.O.

Project: 25165 Cottonwood Ave., Moreno Valley

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tecl
Sample: 004 SV-7 Date & Time Sampled: 01/28/14 @ 10:3													
Sample Matrix: Soil Vapor													
Purge Volume Sampled: 3													
.....continued													
[VOCs by GCMS]													
Acetone	<5.0	5	10	µg/L	<5,000	5,000	10,000	µg/m3	1.0	EPA 8260B	01/28/14		
t-Amyl Methyl Ether (TAME)	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Benzene	<0.036	0.036	0.050	µg/L	<36	36	50	µg/m3	1.0	EPA 8260B	01/28/14		
Bromobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Bromochloromethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Bromodichloromethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Bromoform	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Bromomethane	<0.10	0.1	0.20	µg/L	<100	100	200	µg/m3	1.0	EPA 8260B	01/28/14		
t-Butanol (TBA)	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
2-Butanone (MEK)	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
n-Butylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
sec-Butylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
tert-Butylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Carbon Disulfide	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
Carbon Tetrachloride	<0.025	0.025	0.050	µg/L	<25	25	50	µg/m3	1.0	EPA 8260B	01/28/14		
Chlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Chloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Chloroform	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Chloromethane	<0.10	0.1	0.20	µg/L	<100	100	200	µg/m3	1.0	EPA 8260B	01/28/14		
2-Chlorotoluene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
4-Chlorotoluene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Dibromochloromethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2-Dibromoethane (EDB)	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2-Dibromo-3-Chloropropane	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
Dibromomethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2-Dichlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		

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Date Reported 01/30/14
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Project: 25165 Cottonwood Ave., Moreno Valley

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tecl
Sample: 004 SV-7 Date & Time Sampled: 01/28/14 @ 10:3													
Sample Matrix: Soil Vapor													
Purge Volume Sampled: 3													
.....continued													
1,3-Dichlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,4-Dichlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Dichlorodifluoromethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1-Dichloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2-Dichloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1-Dichloroethene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
cis-1,2-Dichloroethene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
trans-1,2-Dichloroethene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2-Dichloropropane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,3-Dichloropropane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
2,2-Dichloropropane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1-Dichloropropene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
cis-1,3-Dichloropropene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
trans-1,3-Dichloropropene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Diisopropyl Ether (DiPE)	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Ethylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Ethyl-t-Butyl Ether (EtBE)	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Hexachlorobutadiene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
2-Hexanone	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
Isopropylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
4-Isopropyltoluene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Methylene Chloride	<1.0	1	2.0	µg/L	<1,000	1,000	2,000	µg/m3	1.0	EPA 8260B	01/28/14		
4-Methyl-2-Pentanone (MIBK)	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
Methyl-t-butyl Ether (MtBE)	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Naphthalene	<0.032	0.032	0.050	µg/L	<32	32	50	µg/m3	1.0	EPA 8260B	01/28/14		
n-Propylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Styrene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		

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Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tecl
Sample: 004 SV-7 Date & Time Sampled: 01/28/14 @ 10:3													
Sample Matrix: Soil Vapor													
Purge Volume Sampled: 3													
.....continued													
1,1,1,2-Tetrachloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1,2,2-Tetrachloroethane	<0.10	0.1	0.20	µg/L	<100	100	200	µg/m3	1.0	EPA 8260B	01/28/14		
Tetrachloroethene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Toluene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2,3-Trichlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2,4-Trichlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1,1-Trichloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1,2-Trichloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Trichloroethene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2,3-Trichloropropane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Trichlorofluoromethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Trichlorotrifluoroethane	<0.20	0.2	0.20	µg/L	<200	200	200	µg/m3	1.0	EPA 8260B	01/28/14		
1,2,4-Trimethylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,3,5-Trimethylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Vinyl Chloride	<0.013	0.013	0.050	µg/L	<13	13	50	µg/m3	1.0	EPA 8260B	01/28/14		
m,p-Xylenes	<0.10	0.1	0.20	µg/L	<100	100	200	µg/m3	1.0	EPA 8260B	01/28/14		
o-Xylene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
[VOC Vapor Sampling Tracer]													
Isopropanol (IPA)	<10	10	10	µg/L	<10,000	10,000	10,000	µg/m3	1.0	EPA 8260B	01/28/14		
[VOC Surrogates]													
Dibromofluoromethane	109		70-130	%REC					1.0	EPA 8260B	01/28/14		
Toluene-D8	108		70-130	%REC					1.0	EPA 8260B	01/28/14		
Bromofluorobenzene	100		70-130	%REC					1.0	EPA 8260B	01/28/14		
[TPH Gasoline by GCMS]													
C4-C12	8.1	5	10	µg/L	8,100	5,000	10,000	µg/m3	J	0.10	CA LUFT	01/28/14	

Sample: 005 **SV-2**
Sample Matrix: **Soil Vapor**

Date & Time Sampled: 01/28/14 @ 10:5

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CERTIFICATE OF ANALYSIS

1401-00141

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BRIAN BRENNAN
2195 FARADAY AVENUE
SUITE K
CARLSBAD, CA 92008

Date Reported 01/30/14
Date Received 01/28/14
Invoice No. 71282
Cust # 1712
Permit Number
Customer P.O.

Project: 25165 Cottonwood Ave., Moreno Valley

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tecl
Sample: 005 SV-2 Date & Time Sampled: 01/28/14 @ 10:5													
Sample Matrix: Soil Vapor													
Purge Volume Sampled: 3													
[VOCs by GCMS]													
Acetone	<5.0	5	10	µg/L	<5,000	5,000	10,000	µg/m3	1.0	EPA 8260B	01/28/14		
t-Amyl Methyl Ether (TAME)	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Benzene	<0.036	0.036	0.050	µg/L	<36	36	50	µg/m3	1.0	EPA 8260B	01/28/14		
Bromobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Bromochloromethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Bromodichloromethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Bromoform	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Bromomethane	<0.10	0.1	0.20	µg/L	<100	100	200	µg/m3	1.0	EPA 8260B	01/28/14		
t-Butanol (TBA)	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
2-Butanone (MEK)	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
n-Butylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
sec-Butylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
tert-Butylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Carbon Disulfide	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
Carbon Tetrachloride	<0.025	0.025	0.050	µg/L	<25	25	50	µg/m3	1.0	EPA 8260B	01/28/14		
Chlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Chloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Chloroform	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Chloromethane	<0.10	0.1	0.20	µg/L	<100	100	200	µg/m3	1.0	EPA 8260B	01/28/14		
2-Chlorotoluene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
4-Chlorotoluene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Dibromochloromethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2-Dibromoethane (EDB)	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2-Dibromo-3-Chloropropane	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
Dibromomethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2-Dichlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,3-Dichlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		

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Date Reported 01/30/14
Date Received 01/28/14
Invoice No. 71282
Cust # 1712
Permit Number
Customer P.O.

Project: 25165 Cottonwood Ave., Moreno Valley

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tecl
Sample: 005 SV-2 Date & Time Sampled: 01/28/14 @ 10:5													
Sample Matrix: Soil Vapor													
Purge Volume Sampled: 3													
.....continued													
1,4-Dichlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Dichlorodifluoromethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1-Dichloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2-Dichloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1-Dichloroethene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
cis-1,2-Dichloroethene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
trans-1,2-Dichloroethene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2-Dichloropropane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,3-Dichloropropane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
2,2-Dichloropropane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1-Dichloropropene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
cis-1,3-Dichloropropene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
trans-1,3-Dichloropropene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Diisopropyl Ether (DIPE)	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Ethylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Ethyl-t-Butyl Ether (EtBE)	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Hexachlorobutadiene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
2-Hexanone	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
Isopropylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
4-Isopropyltoluene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Methylene Chloride	<1.0	1	2.0	µg/L	<1,000	1,000	2,000	µg/m3	1.0	EPA 8260B	01/28/14		
4-Methyl-2-Pentanone (MIBK)	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
Methyl-t-butyl Ether (MtBE)	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Naphthalene	<0.032	0.032	0.050	µg/L	<32	32	50	µg/m3	1.0	EPA 8260B	01/28/14		
n-Propylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Styrene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1,1,2-Tetrachloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		

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CERTIFICATE OF ANALYSIS

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CARLSBAD, CA 92008

Date Reported 01/30/14
Date Received 01/28/14
Invoice No. 71282
Cust # 1712
Permit Number
Customer P.O.

Project: 25165 Cottonwood Ave., Moreno Valley

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tecl
Sample: 005 SV-2 Date & Time Sampled: 01/28/14 @ 10:5													
Sample Matrix: Soil Vapor													
Purge Volume Sampled: 3													
.....continued													
1,1,2,2-Tetrachloroethane	<0.10	0.1	0.20	µg/L	<100	100	200	µg/m3	1.0	EPA 8260B	01/28/14		
Tetrachloroethene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Toluene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2,3-Trichlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2,4-Trichlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1,1-Trichloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1,2-Trichloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Trichloroethene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2,3-Trichloropropane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Trichlorofluoromethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Trichlorotrifluoroethane	<0.20	0.2	0.20	µg/L	<200	200	200	µg/m3	1.0	EPA 8260B	01/28/14		
1,2,4-Trimethylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,3,5-Trimethylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Vinyl Chloride	<0.013	0.013	0.050	µg/L	<13	13	50	µg/m3	1.0	EPA 8260B	01/28/14		
m,p-Xylenes	<0.10	0.1	0.20	µg/L	<100	100	200	µg/m3	1.0	EPA 8260B	01/28/14		
o-Xylene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
[VOC Vapor Sampling Tracer]													
Isopropanol (IPA)	<10	10	10	µg/L	<10,000	10,000	10,000	µg/m3	1.0	EPA 8260B	01/28/14		
[VOC Surrogates]													
Dibromofluoromethane	108		70-130	%REC					1.0	EPA 8260B	01/28/14		
Toluene-D8	108		70-130	%REC					1.0	EPA 8260B	01/28/14		
Bromofluorobenzene	98		70-130	%REC					1.0	EPA 8260B	01/28/14		
[TPH Gasoline by GCMS]													
C4-C12	<5.00	5	10	µg/L	<5,000	5,000	10,000	µg/m3	0.10	CA LUFT	01/28/14		

Sample: 006 **SV-8**
Sample Matrix: **Soil Vapor**
Purge Volume Sampled: **3**

Date & Time Sampled: 01/28/14 @ 11:1

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Date Reported 01/30/14
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 Invoice No. 71282
 Cust # 1712
 Permit Number
 Customer P.O.

Project: 25165 Cottonwood Ave., Moreno Valley

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tecl
Sample: 006 SV-8 Date & Time Sampled: 01/28/14 @ 11:1 Sample Matrix: Soil Vapor Purge Volume Sampled: 3continued													
[VOCs by GCMS]													
Acetone	<5.0	5	10	µg/L	<5,000	5,000	10,000	µg/m3	1.0	EPA 8260B	01/28/14		
t-Amyl Methyl Ether (TAME)	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Benzene	<0.036	0.036	0.050	µg/L	<36	36	50	µg/m3	1.0	EPA 8260B	01/28/14		
Bromobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Bromochloromethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Bromodichloromethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Bromoform	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Bromomethane	<0.10	0.1	0.20	µg/L	<100	100	200	µg/m3	1.0	EPA 8260B	01/28/14		
t-Butanol (TBA)	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
2-Butanone (MEK)	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
n-Butylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
sec-Butylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
tert-Butylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Carbon Disulfide	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
Carbon Tetrachloride	<0.025	0.025	0.050	µg/L	<25	25	50	µg/m3	1.0	EPA 8260B	01/28/14		
Chlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Chloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Chloroform	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Chloromethane	<0.10	0.1	0.20	µg/L	<100	100	200	µg/m3	1.0	EPA 8260B	01/28/14		
2-Chlorotoluene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
4-Chlorotoluene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Dibromochloromethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2-Dibromoethane (EDB)	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2-Dibromo-3-Chloropropane	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
Dibromomethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2-Dichlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		

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CERTIFICATE OF ANALYSIS

1401-00141

EEI
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2195 FARADAY AVENUE
SUITE K
CARLSBAD, CA 92008

Date Reported 01/30/14
Date Received 01/28/14
Invoice No. 71282
Cust # 1712
Permit Number
Customer P.O.

Project: 25165 Cottonwood Ave., Moreno Valley

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tecl
Sample: 006 SV-8 Date & Time Sampled: 01/28/14 @ 11:1													
Sample Matrix: Soil Vapor													
Purge Volume Sampled: 3													
.....continued													
1,3-Dichlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,4-Dichlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Dichlorodifluoromethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1-Dichloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2-Dichloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1-Dichloroethene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
cis-1,2-Dichloroethene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
trans-1,2-Dichloroethene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2-Dichloropropane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,3-Dichloropropane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
2,2-Dichloropropane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1-Dichloropropene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
cis-1,3-Dichloropropene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
trans-1,3-Dichloropropene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Diisopropyl Ether (DiPE)	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Ethylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Ethyl-t-Butyl Ether (EtBE)	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Hexachlorobutadiene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
2-Hexanone	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
Isopropylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
4-Isopropyltoluene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Methylene Chloride	<1.0	1	2.0	µg/L	<1,000	1,000	2,000	µg/m3	1.0	EPA 8260B	01/28/14		
4-Methyl-2-Pentanone (MIBK)	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
Methyl-t-butyl Ether (MtBE)	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Naphthalene	<0.032	0.032	0.050	µg/L	<32	32	50	µg/m3	1.0	EPA 8260B	01/28/14		
n-Propylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Styrene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		

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CERTIFICATE OF ANALYSIS

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CARLSBAD, CA 92008

Date Reported 01/30/14
Date Received 01/28/14
Invoice No. 71282
Cust # 1712
Permit Number
Customer P.O.

Project: 25165 Cottonwood Ave., Moreno Valley

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tecl
Sample: 006 SV-8 Date & Time Sampled: 01/28/14 @ 11:1													
Sample Matrix: Soil Vapor													
Purge Volume Sampled: 3													
.....continued													
1,1,1,2-Tetrachloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1,2,2-Tetrachloroethane	<0.10	0.1	0.20	µg/L	<100	100	200	µg/m3	1.0	EPA 8260B	01/28/14		
Tetrachloroethene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Toluene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2,3-Trichlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2,4-Trichlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1,1-Trichloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1,2-Trichloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Trichloroethene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2,3-Trichloropropane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Trichlorofluoromethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Trichlorotrifluoroethane	<0.20	0.2	0.20	µg/L	<200	200	200	µg/m3	1.0	EPA 8260B	01/28/14		
1,2,4-Trimethylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,3,5-Trimethylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Vinyl Chloride	<0.013	0.013	0.050	µg/L	<13	13	50	µg/m3	1.0	EPA 8260B	01/28/14		
m,p-Xylenes	0.15	0.1	0.20	µg/L	150	100	200	µg/m3	J 1.0	EPA 8260B	01/28/14		
o-Xylene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
[VOC Vapor Sampling Tracer]													
Isopropanol (IPA)	<10	10	10	µg/L	<10,000	10,000	10,000	µg/m3	1.0	EPA 8260B	01/28/14		
[VOC Surrogates]													
Dibromofluoromethane	104		70-130	%REC					1.0	EPA 8260B	01/28/14		
Toluene-D8	108		70-130	%REC					1.0	EPA 8260B	01/28/14		
Bromofluorobenzene	96		70-130	%REC					1.0	EPA 8260B	01/28/14		
[TPH Gasoline by GCMS]													
C4-C12	5.0	5	10	µg/L	5,000	5,000	10,000	µg/m3	J 0.10	CA LUFT	01/28/14		

Sample: 007 **SV-3**
Sample Matrix: **Soil Vapor**

Date & Time Sampled: 01/28/14 @ 11:3

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CERTIFICATE OF ANALYSIS

1401-00141

EEI
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SUITE K
CARLSBAD, CA 92008

Date Reported 01/30/14
Date Received 01/28/14
Invoice No. 71282
Cust # 1712
Permit Number
Customer P.O.

Project: 25165 Cottonwood Ave., Moreno Valley

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tecl
Sample: 007 SV-3 Date & Time Sampled: 01/28/14 @ 11:3													
Sample Matrix: Soil Vapor													
Purge Volume Sampled: 3													
[VOCs by GCMS]													
Acetone	<5.0	5	10	µg/L	<5,000	5,000	10,000	µg/m3	1.0	EPA 8260B	01/28/14		
t-Amyl Methyl Ether (TAME)	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Benzene	<0.036	0.036	0.050	µg/L	<36	36	50	µg/m3	1.0	EPA 8260B	01/28/14		
Bromobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Bromochloromethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Bromodichloromethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Bromoform	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Bromomethane	<0.10	0.1	0.20	µg/L	<100	100	200	µg/m3	1.0	EPA 8260B	01/28/14		
t-Butanol (TBA)	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
2-Butanone (MEK)	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
n-Butylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
sec-Butylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
tert-Butylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Carbon Disulfide	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
Carbon Tetrachloride	<0.025	0.025	0.050	µg/L	<25	25	50	µg/m3	1.0	EPA 8260B	01/28/14		
Chlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Chloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Chloroform	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Chloromethane	<0.10	0.1	0.20	µg/L	<100	100	200	µg/m3	1.0	EPA 8260B	01/28/14		
2-Chlorotoluene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
4-Chlorotoluene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Dibromochloromethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2-Dibromoethane (EDB)	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2-Dibromo-3-Chloropropane	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
Dibromomethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2-Dichlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,3-Dichlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		

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Date Reported 01/30/14
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Invoice No. 71282
Cust # 1712
Permit Number
Customer P.O.

Project: 25165 Cottonwood Ave., Moreno Valley

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tecl
Sample: 007 SV-3 Sample Matrix: Soil Vapor Purge Volume Sampled: 3continued													
Date & Time Sampled: 01/28/14 @ 11:3													
1,4-Dichlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Dichlorodifluoromethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1-Dichloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2-Dichloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1-Dichloroethene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
cis-1,2-Dichloroethene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
trans-1,2-Dichloroethene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2-Dichloropropane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,3-Dichloropropane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
2,2-Dichloropropane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1-Dichloropropene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
cis-1,3-Dichloropropene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
trans-1,3-Dichloropropene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Diisopropyl Ether (DIPE)	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Ethylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Ethyl-t-Butyl Ether (EtBE)	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Hexachlorobutadiene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
2-Hexanone	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
Isopropylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
4-Isopropyltoluene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Methylene Chloride	<1.0	1	2.0	µg/L	<1,000	1,000	2,000	µg/m3	1.0	EPA 8260B	01/28/14		
4-Methyl-2-Pentanone (MIBK)	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
Methyl-t-butyl Ether (MtBE)	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Naphthalene	<0.032	0.032	0.050	µg/L	<32	32	50	µg/m3	1.0	EPA 8260B	01/28/14		
n-Propylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Styrene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1,1,2-Tetrachloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		

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CERTIFICATE OF ANALYSIS

1401-00141

EEI
 BRIAN BRENNAN
 2195 FARADAY AVENUE
 SUITE K
 CARLSBAD, CA 92008

Date Reported 01/30/14
 Date Received 01/28/14
 Invoice No. 71282
 Cust # 1712
 Permit Number
 Customer P.O.

Project: 25165 Cottonwood Ave., Moreno Valley

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tecl
Sample: 007 SV-3 Date & Time Sampled: 01/28/14 @ 11:3													
Sample Matrix: Soil Vapor													
Purge Volume Sampled: 3													
.....continued													
1,1,2,2-Tetrachloroethane	<0.10	0.1	0.20	µg/L	<100	100	200	µg/m3	1.0	EPA 8260B	01/28/14		
Tetrachloroethene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Toluene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2,3-Trichlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2,4-Trichlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1,1-Trichloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1,2-Trichloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Trichloroethene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2,3-Trichloropropane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Trichlorofluoromethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Trichlorotrifluoroethane	<0.20	0.2	0.20	µg/L	<200	200	200	µg/m3	1.0	EPA 8260B	01/28/14		
1,2,4-Trimethylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,3,5-Trimethylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Vinyl Chloride	<0.013	0.013	0.050	µg/L	<13	13	50	µg/m3	1.0	EPA 8260B	01/28/14		
m,p-Xylenes	<0.10	0.1	0.20	µg/L	<100	100	200	µg/m3	1.0	EPA 8260B	01/28/14		
o-Xylene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
[VOC Vapor Sampling Tracer]													
Isopropanol (IPA)	<10	10	10	µg/L	<10,000	10,000	10,000	µg/m3	1.0	EPA 8260B	01/28/14		
[VOC Surrogates]													
Dibromofluoromethane	105		70-130	%REC					1.0	EPA 8260B	01/28/14		
Toluene-D8	106		70-130	%REC					1.0	EPA 8260B	01/28/14		
Bromofluorobenzene	98		70-130	%REC					1.0	EPA 8260B	01/28/14		
[TPH Gasoline by GCMS]													
C4-C12	19	5	10	µg/L	19,000	5,000	10,000	µg/m3	0.10	CA LUFT	01/28/14		

Sample: 008 **SV-4**
 Sample Matrix: **Soil Vapor**
 Purge Volume Sampled: **3**

Date & Time Sampled: 01/28/14 @ 11:5

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Date Reported 01/30/14
 Date Received 01/28/14
 Invoice No. 71282
 Cust # 1712
 Permit Number
 Customer P.O.

Project: 25165 Cottonwood Ave., Moreno Valley

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tecl
Sample: 008 SV-4 Date & Time Sampled: 01/28/14 @ 11:5 Sample Matrix: Soil Vapor Purge Volume Sampled: 3continued													
[VOCs by GCMS]													
Acetone	<5.0	5	10	µg/L	<5,000	5,000	10,000	µg/m3	1.0	EPA 8260B	01/28/14		
t-Amyl Methyl Ether (TAME)	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Benzene	<0.036	0.036	0.050	µg/L	<36	36	50	µg/m3	1.0	EPA 8260B	01/28/14		
Bromobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Bromochloromethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Bromodichloromethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Bromoform	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Bromomethane	<0.10	0.1	0.20	µg/L	<100	100	200	µg/m3	1.0	EPA 8260B	01/28/14		
t-Butanol (TBA)	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
2-Butanone (MEK)	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
n-Butylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
sec-Butylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
tert-Butylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Carbon Disulfide	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
Carbon Tetrachloride	<0.025	0.025	0.050	µg/L	<25	25	50	µg/m3	1.0	EPA 8260B	01/28/14		
Chlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Chloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Chloroform	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Chloromethane	<0.10	0.1	0.20	µg/L	<100	100	200	µg/m3	1.0	EPA 8260B	01/28/14		
2-Chlorotoluene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
4-Chlorotoluene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Dibromochloromethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2-Dibromoethane (EDB)	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2-Dibromo-3-Chloropropane	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
Dibromomethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2-Dichlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		

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SUITE K
CARLSBAD, CA 92008

Date Reported 01/30/14
Date Received 01/28/14
Invoice No. 71282
Cust # 1712
Permit Number
Customer P.O.

Project: 25165 Cottonwood Ave., Moreno Valley

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tecl
Sample: 008 SV-4 Date & Time Sampled: 01/28/14 @ 11:5													
Sample Matrix: Soil Vapor													
Purge Volume Sampled: 3													
.....continued													
1,3-Dichlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,4-Dichlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Dichlorodifluoromethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1-Dichloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2-Dichloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1-Dichloroethene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
cis-1,2-Dichloroethene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
trans-1,2-Dichloroethene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2-Dichloropropane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,3-Dichloropropane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
2,2-Dichloropropane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1-Dichloropropene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
cis-1,3-Dichloropropene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
trans-1,3-Dichloropropene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Diisopropyl Ether (DiPE)	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Ethylbenzene	0.056	0.05	0.10	µg/L	56	50	100	µg/m3	J 1.0	EPA 8260B	01/28/14		
Ethyl-t-Butyl Ether (EtBE)	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Hexachlorobutadiene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
2-Hexanone	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
Isopropylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
4-Isopropyltoluene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Methylene Chloride	<1.0	1	2.0	µg/L	<1,000	1,000	2,000	µg/m3	1.0	EPA 8260B	01/28/14		
4-Methyl-2-Pentanone (MIBK)	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
Methyl-t-butyl Ether (MtBE)	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Naphthalene	<0.032	0.032	0.050	µg/L	<32	32	50	µg/m3	1.0	EPA 8260B	01/28/14		
n-Propylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Styrene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		

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SUITE K
CARLSBAD, CA 92008

Date Reported 01/30/14
Date Received 01/28/14
Invoice No. 71282
Cust # 1712
Permit Number
Customer P.O.

Project: 25165 Cottonwood Ave., Moreno Valley

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tecl
Sample: 008 SV-4 Date & Time Sampled: 01/28/14 @ 11:5													
Sample Matrix: Soil Vapor													
Purge Volume Sampled: 3													
.....continued													
1,1,1,2-Tetrachloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1,2,2-Tetrachloroethane	<0.10	0.1	0.20	µg/L	<100	100	200	µg/m3	1.0	EPA 8260B	01/28/14		
Tetrachloroethene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Toluene	0.055	0.05	0.10	µg/L	55	50	100	µg/m3	J 1.0	EPA 8260B	01/28/14		
1,2,3-Trichlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2,4-Trichlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1,1-Trichloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1,2-Trichloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Trichloroethene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2,3-Trichloropropane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Trichlorofluoromethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Trichlorotrifluoroethane	<0.20	0.2	0.20	µg/L	<200	200	200	µg/m3	1.0	EPA 8260B	01/28/14		
1,2,4-Trimethylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,3,5-Trimethylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Vinyl Chloride	<0.013	0.013	0.050	µg/L	<13	13	50	µg/m3	1.0	EPA 8260B	01/28/14		
m,p-Xylenes	0.18	0.1	0.20	µg/L	180	100	200	µg/m3	J 1.0	EPA 8260B	01/28/14		
o-Xylene	0.064	0.05	0.10	µg/L	64	50	100	µg/m3	J 1.0	EPA 8260B	01/28/14		
[VOC Vapor Sampling Tracer]													
Isopropanol (IPA)	<10	10	10	µg/L	<10,000	10,000	10,000	µg/m3	1.0	EPA 8260B	01/28/14		
[VOC Surrogates]													
Dibromofluoromethane	106		70-130	%REC					1.0	EPA 8260B	01/28/14		
Toluene-D8	108		70-130	%REC					1.0	EPA 8260B	01/28/14		
Bromofluorobenzene	100		70-130	%REC					1.0	EPA 8260B	01/28/14		
[TPH Gasoline by GCMS]													
C4-C12	24	5	10	µg/L	24,000	5,000	10,000	µg/m3	0.10	CA LUFT	01/28/14		

Sample: 009 **SV-4 DUP**
Sample Matrix: **Soil Vapor**

Date & Time Sampled: 01/28/14 @ 11:5

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Permit Number
Customer P.O.

Project: 25165 Cottonwood Ave., Moreno Valley

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tecl
Sample: 009 SV-4 DUP													Date & Time Sampled: 01/28/14 @ 11:5
Sample Matrix: Soil Vapor													
Purge Volume Sampled: 3													
[VOCs by GCMS]													
Acetone	<5.0	5	10	µg/L	<5,000	5,000	10,000	µg/m3	1.0		EPA 8260B	01/28/14	
t-Amyl Methyl Ether (TAME)	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0		EPA 8260B	01/28/14	
Benzene	<0.036	0.036	0.050	µg/L	<36	36	50	µg/m3	1.0		EPA 8260B	01/28/14	
Bromobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0		EPA 8260B	01/28/14	
Bromochloromethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0		EPA 8260B	01/28/14	
Bromodichloromethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0		EPA 8260B	01/28/14	
Bromoform	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0		EPA 8260B	01/28/14	
Bromomethane	<0.10	0.1	0.20	µg/L	<100	100	200	µg/m3	1.0		EPA 8260B	01/28/14	
t-Butanol (TBA)	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0		EPA 8260B	01/28/14	
2-Butanone (MEK)	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0		EPA 8260B	01/28/14	
n-Butylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0		EPA 8260B	01/28/14	
sec-Butylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0		EPA 8260B	01/28/14	
tert-Butylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0		EPA 8260B	01/28/14	
Carbon Disulfide	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0		EPA 8260B	01/28/14	
Carbon Tetrachloride	<0.025	0.025	0.050	µg/L	<25	25	50	µg/m3	1.0		EPA 8260B	01/28/14	
Chlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0		EPA 8260B	01/28/14	
Chloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0		EPA 8260B	01/28/14	
Chloroform	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0		EPA 8260B	01/28/14	
Chloromethane	<0.10	0.1	0.20	µg/L	<100	100	200	µg/m3	1.0		EPA 8260B	01/28/14	
2-Chlorotoluene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0		EPA 8260B	01/28/14	
4-Chlorotoluene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0		EPA 8260B	01/28/14	
Dibromochloromethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0		EPA 8260B	01/28/14	
1,2-Dibromoethane (EDB)	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0		EPA 8260B	01/28/14	
1,2-Dibromo-3-Chloropropane	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0		EPA 8260B	01/28/14	
Dibromomethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0		EPA 8260B	01/28/14	
1,2-Dichlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0		EPA 8260B	01/28/14	
1,3-Dichlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0		EPA 8260B	01/28/14	

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CERTIFICATE OF ANALYSIS

1401-00141

EEI
BRIAN BRENNAN
 2195 FARADAY AVENUE
 SUITE K
 CARLSBAD, CA 92008

Date Reported 01/30/14
 Date Received 01/28/14
 Invoice No. 71282
 Cust # 1712
 Permit Number
 Customer P.O.

Project: 25165 Cottonwood Ave., Moreno Valley

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tecl
Sample: 009 SV-4 DUP Date & Time Sampled: 01/28/14 @ 11:5													
Sample Matrix: Soil Vapor													
Purge Volume Sampled: 3													
.....continued													
1,4-Dichlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Dichlorodifluoromethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1-Dichloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2-Dichloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1-Dichloroethene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
cis-1,2-Dichloroethene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
trans-1,2-Dichloroethene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,2-Dichloropropane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,3-Dichloropropane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
2,2-Dichloropropane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1-Dichloropropene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
cis-1,3-Dichloropropene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
trans-1,3-Dichloropropene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Diisopropyl Ether (DIPE)	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Ethylbenzene	0.089	0.05	0.10	µg/L	89	50	100	µg/m3	J 1.0	EPA 8260B	01/28/14		
Ethyl-t-Butyl Ether (EtBE)	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Hexachlorobutadiene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
2-Hexanone	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
Isopropylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
4-Isopropyltoluene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Methylene Chloride	<1.0	1	2.0	µg/L	<1,000	1,000	2,000	µg/m3	1.0	EPA 8260B	01/28/14		
4-Methyl-2-Pentanone (MIBK)	<0.50	0.5	1.0	µg/L	<500	500	1,000	µg/m3	1.0	EPA 8260B	01/28/14		
Methyl-t-butyl Ether (MtBE)	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Naphthalene	<0.032	0.032	0.050	µg/L	<32	32	50	µg/m3	1.0	EPA 8260B	01/28/14		
n-Propylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
Styrene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		
1,1,1,2-Tetrachloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3	1.0	EPA 8260B	01/28/14		

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CERTIFICATE OF ANALYSIS

1401-00141

EEI
BRIAN BRENNAN
2195 FARADAY AVENUE
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CARLSBAD, CA 92008

Date Reported 01/30/14
Date Received 01/28/14
Invoice No. 71282
Cust # 1712
Permit Number
Customer P.O.

Project: 25165 Cottonwood Ave., Moreno Valley

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tecl
Sample: 009 SV-4 DUP Date & Time Sampled: 01/28/14 @ 11:5													
Sample Matrix: Soil Vapor													
Purge Volume Sampled: 3													
.....continued													
1,1,2,2-Tetrachloroethane	<0.10	0.1	0.20	µg/L	<100	100	200	µg/m3		1.0	EPA 8260B	01/28/14	
Tetrachloroethene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3		1.0	EPA 8260B	01/28/14	
Toluene	0.063	0.05	0.10	µg/L	63	50	100	µg/m3	J	1.0	EPA 8260B	01/28/14	
1,2,3-Trichlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3		1.0	EPA 8260B	01/28/14	
1,2,4-Trichlorobenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3		1.0	EPA 8260B	01/28/14	
1,1,1-Trichloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3		1.0	EPA 8260B	01/28/14	
1,1,2-Trichloroethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3		1.0	EPA 8260B	01/28/14	
Trichloroethene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3		1.0	EPA 8260B	01/28/14	
1,2,3-Trichloropropane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3		1.0	EPA 8260B	01/28/14	
Trichlorofluoromethane	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3		1.0	EPA 8260B	01/28/14	
Trichlorotrifluoroethane	<0.20	0.2	0.20	µg/L	<200	200	200	µg/m3		1.0	EPA 8260B	01/28/14	
1,2,4-Trimethylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3		1.0	EPA 8260B	01/28/14	
1,3,5-Trimethylbenzene	<0.050	0.05	0.10	µg/L	<50	50	100	µg/m3		1.0	EPA 8260B	01/28/14	
Vinyl Chloride	<0.013	0.013	0.050	µg/L	<13	13	50	µg/m3		1.0	EPA 8260B	01/28/14	
m,p-Xylenes	0.31	0.1	0.20	µg/L	310	100	200	µg/m3		1.0	EPA 8260B	01/28/14	
o-Xylene	0.12	0.05	0.10	µg/L	120	50	100	µg/m3		1.0	EPA 8260B	01/28/14	
[VOC Vapor Sampling Tracer]													
Isopropanol (IPA)	<10	10	10	µg/L	<10,000	10,000	10,000	µg/m3		1.0	EPA 8260B	01/28/14	
[VOC Surrogates]													
Dibromofluoromethane	110		70-130	%REC						1.0	EPA 8260B	01/28/14	
Toluene-D8	109		70-130	%REC						1.0	EPA 8260B	01/28/14	
Bromofluorobenzene	98		70-130	%REC						1.0	EPA 8260B	01/28/14	
[TPH Gasoline by GCMS]													
C4-C12	28	5	10	µg/L	28,000	5,000	10,000	µg/m3		0.10	CA LUFT	01/28/14	

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Respectfully Submitted:

Ken Zheng - President

QUALIFIERS

- B = Detected in the associated Method Blank at a concentration above the routine RL
- B1= BOD blank is over specifications . The reported result may be biased high.
- D = Surrogate recoveries are not calculated due to sample dilution
- E = Estimated value
- H = Analyte was prepared and/or analyzed outside of the analytical method holding time
- I = Matrix Interference
- J = Analyte concentration detected between RL and MDL

ABBREVIATIONS

- DF = Dilution Factor
- RL = Reporting Limit
- MDL = Method Detection Limit
- Qual = Qualifier
- Tech = Technician

As regulatory limits change frequently, Microbac advises the recipient of this report to confirm such limits with the appropriate federal, state, or local authorities before acting in reliance on the regulatory limits provided.

For any feedback concerning our services, please contact Marilu Escher, Project Manager at 951.779.0310. You may also contact Ken Zheng, President at arlab@arlaboratories.com.

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QUALITY CONTROL DATA REPORT

E EI
BRIAN BRENNAN
2195 FARADAY AVENUE
SUITE K
CARLSBAD, CA 92008

1401-00141

Date Reported 01/30/2014
Date Received 01/28/2014
Date Sampled 01/28/2014
Invoice No. 71282
Customer # 1712
Customer P.O.

Project: 25165 Cottonwood Ave., Moreno Valley

Method #	CA LUFT
QC Reference #	41998
Date Analyzed:	1/28/2014
Technician:	HXE
Samples	001 002 003 004 005 006 007 008 009
Results	LCS %REC
C4-C12	111
Control Ranges	LCS %REC
	70 - 130

Method #	EPA 8260B
QC Reference #	41997
Date Analyzed:	1/28/2014
Technician:	HXE
Samples	001 002 003 004 005 006 007 008 009
Results	LCS %REC BLKSRR% REC
1,1-Dichloroethene	89
Benzene	95
Bromofluorobenzene	100
Chlorobenzene	103
Dibromofluoromethan	107
Toluene	107
Toluene-D8	107
Trichloroethene	96
Control Ranges	LCS %REC BLKSRR% REC
	70 - 130
	70 - 130
	70 - 130
	70 - 130
	70 - 130
	70 - 130
	70 - 130

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QUALITY CONTROL DATA REPORT

1401-00141

EEL
BRIAN BRENNAN

Date Reported 01/30/2014
Date Received 01/28/2014
Date Sampled 01/28/2014

Project: 25165 Cottonwood Ave., Moreno Valley

Method blank results

Ref	Test Name	Result	Qualif	Units	MDL	Ref	Test Name	Result	Qualif	Units	MDL
41997	Acetone	<5.0		µg/L	5.0		Isopropylbenzene	<0.050		µg/L	0.050
	t-Amyl Methyl Ether (TAME)	<0.050		µg/L	0.050		4-Isopropyltoluene	<0.050		µg/L	0.050
	Benzene	<0.036		µg/L	0.036		Methylene Chloride	<1.0		µg/L	1.0
	Bromobenzene	<0.050		µg/L	0.050		4-Methyl-2-Pentanone (MIBK)	<0.50		µg/L	0.50
	Bromochloromethane	<0.050		µg/L	0.050		Methyl-t-butyl Ether (MtBE)	<0.050		µg/L	0.050
	Bromodichloromethane	<0.050		µg/L	0.050		Naphthalene	<0.032		µg/L	0.032
	Bromoform	<0.050		µg/L	0.050		n-Propylbenzene	<0.050		µg/L	0.050
	Bromomethane	<0.10		µg/L	0.10		Styrene	<0.050		µg/L	0.050
	t-Butanol (TBA)	<0.50		µg/L	0.50		1,1,1,2-Tetrachloroethane	<0.050		µg/L	0.050
	2-Butanone (MEK)	<0.50		µg/L	0.50		1,1,2,2-Tetrachloroethane	<0.10		µg/L	0.10
	n-Butylbenzene	<0.050		µg/L	0.050		Tetrachloroethene	<0.050		µg/L	0.050
	sec-Butylbenzene	<0.050		µg/L	0.050		Toluene	<0.050		µg/L	0.050
	tert-Butylbenzene	<0.050		µg/L	0.050		1,2,3-Trichlorobenzene	<0.050		µg/L	0.050
	Carbon Disulfide	<0.50		µg/L	0.50		1,2,4-Trichlorobenzene	<0.050		µg/L	0.050
	Carbon Tetrachloride	<0.025		µg/L	0.025		1,1,1-Trichloroethane	<0.050		µg/L	0.050
	Chlorobenzene	<0.050		µg/L	0.050		1,1,2-Trichloroethane	<0.050		µg/L	0.050
	Chloroethane	<0.050		µg/L	0.050		Trichloroethene	<0.050		µg/L	0.050
	Chloroform	<0.050		µg/L	0.050		1,2,3-Trichloropropane	<0.050		µg/L	0.050
	Chloromethane	<0.10		µg/L	0.10		Trichlorofluoromethane	<0.050		µg/L	0.050
	2-Chlorotoluene	<0.050		µg/L	0.050		Trichlorotrifluoroethane	<0.20		µg/L	0.20
	4-Chlorotoluene	<0.050		µg/L	0.050		1,2,4-Trimethylbenzene	<0.050		µg/L	0.050
	Dibromochloromethane	<0.050		µg/L	0.050		1,3,5-Trimethylbenzene	<0.050		µg/L	0.050
	1,2-Dibromoethane (EDB)	<0.050		µg/L	0.050		Vinyl Chloride	<0.013		µg/L	0.013
	1,2-Dibromo-3-Chloropropane	<0.50		µg/L	0.50		m,p-Xylenes	<0.10		µg/L	0.10
	Dibromomethane	<0.050		µg/L	0.050		o-Xylene	<0.050		µg/L	0.050
	1,2-Dichlorobenzene	<0.050		µg/L	0.050		Isopropanol (IPA)	<10		µg/L	10
	1,3-Dichlorobenzene	<0.050		µg/L	0.050	41998	C4-C12	<50		µg/L	50
	1,4-Dichlorobenzene	<0.050		µg/L	0.050						
	Dichlorodifluoromethane	<0.050		µg/L	0.050						
	1,1-Dichloroethane	<0.050		µg/L	0.050						
	1,2-Dichloroethane	<0.050		µg/L	0.050						
	1,1-Dichloroethene	<0.050		µg/L	0.050						
	cis-1,2-Dichloroethene	<0.050		µg/L	0.050						
	trans-1,2-Dichloroethene	<0.050		µg/L	0.050						
	1,2-Dichloropropane	<0.050		µg/L	0.050						
	1,3-Dichloropropane	<0.050		µg/L	0.050						
	2,2-Dichloropropane	<0.050		µg/L	0.050						
	1,1-Dichloropropene	<0.050		µg/L	0.050						
	cis-1,3-Dichloropropene	<0.050		µg/L	0.050						
	trans-1,3-Dichloropropene	<0.050		µg/L	0.050						
	Diisopropyl Ether (DiPE)	<0.050		µg/L	0.050						
	Ethylbenzene	<0.050		µg/L	0.050						
	Ethyl-t-Butyl Ether (EtBE)	<0.050		µg/L	0.050						
	Hexachlorobutadiene	<0.050		µg/L	0.050						
	2-Hexanone	<0.50		µg/L	0.50						

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LA City#	10261
ELAP#s	2789
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QUALITY CONTROL DATA REPORT

EEI
BRIAN BRENNAN

1401-00141

Date Reported	01/30/2014
Date Received	01/28/2014
Date Sampled	01/28/2014

Project: 25165 Cottonwood Ave., Moreno Valley

Respectfully Submitted:

Ken Zheng - President

For any feedback concerning our services, please contact Marilu Escher, Project Manager at 951.779.0310. You may also contact Ken Zheng, President at arlab@arlaboratories.com.

Attachment: Phase II (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL OF



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Chain of Custody Record

1401 - 141

Page 1 of 1

Form containing project details, analysis requested table, and signature sections. Includes fields for Project No/Name, Project Site (Moreno Valley), Project Manager, Customer Name (EEI), and a table with columns for Lab #, Sample ID, Date, Time, Sample matrix, Container, and various chemical analysis parameters.

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The delivery of samples and the signature on this chain of custody form constitutes authorization to perform the analyses specified above under the Terms and Conditions set forth on the back hereof.



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CASE NARRATIVE

Authorized Signature Name / Title (print)	Ken Zheng, President
Signature / Date	<i>Ken Zheng</i> <small>Ken Zheng, President 02/03/2014 9:45:57</small>
Laboratory Job No. (Certificate of Analysis No.)	1401-00142
Project Name / No.	25165 Cottonwood Ave., Moreno Valley
Dates Sampled (from/to)	01/28/14 To 01/28/14
Dates Received (from/to)	01/28/14 To 01/28/14
Dates Reported (from/to)	02/03/14 To 2/3/2014
Chains of Custody Received	Yes

Comments:

Subcontracting
 Organic Analyses
 No analyses sub-contracted

Sample Condition(s)
 All samples intact

Positive Results (Organic Compounds)											
Sample	Analyte	Result	Qual	Units	RL	Sample	Analyte	Result	Qual	Units	RL

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CERTIFICATE OF ANALYSIS

1401-00142

EEl
BRIAN BRENNAN
2195 FARADAY AVENUE
SUITE K
CARLSBAD, CA 92008

Project: 25165 Cottonwood Ave., Moreno Valley

Date Reported 02/03/14
 Date Received 01/28/14
 Invoice No. 71283
 Cust # 1712
 Permit Number
 Customer P.O.

Analysis	Result	Qual	Units	Method	DF	RL	Date	Te
Sample: 001 B-1 10'							Date & Time Sampled: 01/28/14 @ 10:1	
Sample Matrix: Soil								
[TPH Gasoline (C4-C12)]								
Closed System P&T TPHg Soil	Complete			EPA 5035	1		01/28/14	H
C4-C12	<0.20		mg/Kg	CA LUFT	1	0.20	01/28/14	H
[VOCs by GCMS]								
Closed System P&T VOC Soil	Complete			EPA 5035	1		01/28/14	H
Acetone	<0.10		mg/Kg	EPA 8260B	1	0.10	01/28/14	H
t-Amyl Methyl Ether (TAME)	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
Benzene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
Bromobenzene	<0.0050		mg/Kg	EPA 8260B	1	0.0050	01/28/14	H
Bromochloromethane	<0.0050		mg/Kg	EPA 8260B	1	0.0050	01/28/14	H
Bromodichloromethane	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
Bromoform	<0.0050		mg/Kg	EPA 8260B	1	0.0050	01/28/14	H
Bromomethane	<0.0050		mg/Kg	EPA 8260B	1	0.0050	01/28/14	H
t-Butanol (TBA)	<0.020		mg/Kg	EPA 8260B	1	0.020	01/28/14	H
2-Butanone (MEK)	<0.010		mg/Kg	EPA 8260B	1	0.010	01/28/14	H
n-Butylbenzene	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
sec-Butylbenzene	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
tert-Butylbenzene	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
Carbon Disulfide	<0.010		mg/Kg	EPA 8260B	1	0.010	01/28/14	H
Carbon Tetrachloride	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
Chlorobenzene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
Chloroethane	<0.0050		mg/Kg	EPA 8260B	1	0.0050	01/28/14	H
Chloroform	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
Chloromethane	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
2-Chlorotoluene	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
4-Chlorotoluene	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
Dibromochloromethane	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
1,2-Dibromoethane (EDB)	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
1,2-Dibromo-3-Chloropropane	<0.010		mg/Kg	EPA 8260B	1	0.010	01/28/14	H
Dibromomethane	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
1,2-Dichlorobenzene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H

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CERTIFICATE OF ANALYSIS

1401-00142

EEI
BRIAN BRENNAN
2195 FARADAY AVENUE
SUITE K
CARLSBAD, CA 92008

Project: 25165 Cottonwood Ave., Moreno Valley

Date Reported 02/03/14
Date Received 01/28/14
Invoice No. 71283
Cust # 1712
Permit Number
Customer P.O.

Analysis	Result	Qual	Units	Method	DF	RL	Date	Te
Sample: 001 B-1 10'							Date & Time Sampled: 01/28/14 @ 10:1	
Sample Matrix: Soil								
.....continued								
1,3-Dichlorobenzene	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
1,4-Dichlorobenzene	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
Dichlorodifluoromethane	<0.0050		mg/Kg	EPA 8260B	1	0.0050	01/28/14	H
1,1-Dichloroethane	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
1,2-Dichloroethane	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
1,1-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1	0.0050	01/28/14	H
cis-1,2-Dichloroethene	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
trans-1,2-Dichloroethene	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
1,2-Dichloropropane	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
1,3-Dichloropropane	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
2,2-Dichloropropane	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
1,1-Dichloropropene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
cis-1,3-Dichloropropene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
trans-1,3-Dichloropropene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
Diisopropyl Ether (DIPE)	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
Ethylbenzene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
Ethyl-t-Butyl Ether (EtBE)	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
Hexachlorobutadiene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
2-Hexanone	<0.010		mg/Kg	EPA 8260B	1	0.010	01/28/14	H
Isopropylbenzene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
4-Isopropyltoluene	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
Methylene Chloride	<0.050		mg/Kg	EPA 8260B	1	0.050	01/28/14	H
4-Methyl-2-Pentanone (MIBK)	<0.010		mg/Kg	EPA 8260B	1	0.010	01/28/14	H
Methyl-t-butyl Ether (MtBE)	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
Naphthalene	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
n-Propylbenzene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
Styrene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
1,1,1,2-Tetrachloroethane	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
1,1,2,2-Tetrachloroethane	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
Tetrachloroethene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H

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CERTIFICATE OF ANALYSIS

1401-00142

EEl
BRIAN BRENNAN
2195 FARADAY AVENUE
SUITE K
CARLSBAD, CA 92008

Project: 25165 Cottonwood Ave., Moreno Valley

Date Reported 02/03/14
 Date Received 01/28/14
 Invoice No. 71283
 Cust # 1712
 Permit Number
 Customer P.O.

Analysis	Result	Qual	Units	Method	DF	RL	Date	Te
Sample: 001 B-1 10'	Date & Time Sampled: 01/28/14 @ 10:1							
Sample Matrix: Soil								
.....continued								
Toluene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
1,2,3-Trichlorobenzene	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
1,2,4-Trichlorobenzene	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
1,1,1-Trichloroethane	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
1,1,2-Trichloroethane	<0.0030		mg/Kg	EPA 8260B	1	0.0030	01/28/14	H
Trichloroethene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
1,2,3-Trichloropropane	<0.0030		mg/Kg	EPA 8260B	1	0.0030	01/28/14	H
Trichlorofluoromethane	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
Trichlorotrifluoroethane	<0.0050		mg/Kg	EPA 8260B	1	0.0050	01/28/14	H
1,2,4-Trimethylbenzene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
1,3,5-Trimethylbenzene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
Vinyl Chloride	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
m,p-Xylenes	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
o-Xylene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
[VOC Surrogates]								
Dibromofluoromethane	99		%REC	EPA 8260B		70-130	01/28/14	H
Toluene-D8	108		%REC	EPA 8260B		70-130	01/28/14	H
Bromofluorobenzene	93		%REC	EPA 8260B		70-130	01/28/14	H
[Extractable Hydrocarbons]								
Waste Dilution	Complete			EPA 3580	1		01/31/14	K
C13-C22	<10		mg/Kg	EPA 8015B	1	10	02/01/14	K
C23-C40	<20		mg/Kg	EPA 8015B	1	20	02/01/14	K
[Surrogate]								
o-Terphenyl (OTP)	90		%REC	EPA 8015B		50-150	02/01/14	K

Sample: 002 B-1 20'	Date & Time Sampled: 01/28/14 @ 10:2							
Sample Matrix: Soil								
[TPH Gasoline (C4-C12)]								
Closed System P&T TPHg Soil	Complete			EPA 5035	1		01/28/14	H
C4-C12	<0.20		mg/Kg	CA LUFT	1	0.20	01/28/14	H
[VOCs by GCMS]								

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CERTIFICATE OF ANALYSIS

1401-00142

EEI
BRIAN BRENNAN
2195 FARADAY AVENUE
SUITE K
CARLSBAD, CA 92008

Project: 25165 Cottonwood Ave., Moreno Valley

Date Reported 02/03/14
Date Received 01/28/14
Invoice No. 71283
Cust # 1712
Permit Number
Customer P.O.

Analysis	Result	Qual	Units	Method	DF	RL	Date	Te
Sample: 002 B-1 20'							Date & Time Sampled: 01/28/14 @ 10:2	
Sample Matrix: Soil								
.....continued								
Closed System P&T VOC Soil	Complete			EPA 5035	1		01/28/14	H
Acetone	<0.10		mg/Kg	EPA 8260B	1	0.10	01/28/14	H
t-Amyl Methyl Ether (TAME)	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
Benzene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
Bromobenzene	<0.0050		mg/Kg	EPA 8260B	1	0.0050	01/28/14	H
Bromochloromethane	<0.0050		mg/Kg	EPA 8260B	1	0.0050	01/28/14	H
Bromodichloromethane	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
Bromoform	<0.0050		mg/Kg	EPA 8260B	1	0.0050	01/28/14	H
Bromomethane	<0.0050		mg/Kg	EPA 8260B	1	0.0050	01/28/14	H
t-Butanol (TBA)	<0.020		mg/Kg	EPA 8260B	1	0.020	01/28/14	H
2-Butanone (MEK)	<0.010		mg/Kg	EPA 8260B	1	0.010	01/28/14	H
n-Butylbenzene	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
sec-Butylbenzene	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
tert-Butylbenzene	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
Carbon Disulfide	<0.010		mg/Kg	EPA 8260B	1	0.010	01/28/14	H
Carbon Tetrachloride	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
Chlorobenzene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
Chloroethane	<0.0050		mg/Kg	EPA 8260B	1	0.0050	01/28/14	H
Chloroform	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
Chloromethane	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
2-Chlorotoluene	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
4-Chlorotoluene	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
Dibromochloromethane	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
1,2-Dibromoethane (EDB)	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
1,2-Dibromo-3-Chloropropane	<0.010		mg/Kg	EPA 8260B	1	0.010	01/28/14	H
Dibromomethane	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
1,2-Dichlorobenzene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
1,3-Dichlorobenzene	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
1,4-Dichlorobenzene	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
Dichlorodifluoromethane	<0.0050		mg/Kg	EPA 8260B	1	0.0050	01/28/14	H

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BRIAN BRENNAN
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CARLSBAD, CA 92008

Project: 25165 Cottonwood Ave., Moreno Valley

Date Reported 02/03/14
 Date Received 01/28/14
 Invoice No. 71283
 Cust # 1712
 Permit Number
 Customer P.O.

Analysis	Result	Qual	Units	Method	DF	RL	Date	Te
Sample: 002 B-1 20'							Date & Time Sampled: 01/28/14 @ 10:2	
Sample Matrix: Soil								
.....continued								
1,1-Dichloroethane	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
1,2-Dichloroethane	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
1,1-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1	0.0050	01/28/14	H
cis-1,2-Dichloroethene	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
trans-1,2-Dichloroethene	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
1,2-Dichloropropane	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
1,3-Dichloropropane	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
2,2-Dichloropropane	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
1,1-Dichloropropene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
cis-1,3-Dichloropropene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
trans-1,3-Dichloropropene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
Diisopropyl Ether (DIPE)	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
Ethylbenzene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
Ethyl-t-Butyl Ether (EtBE)	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
Hexachlorobutadiene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
2-Hexanone	<0.010		mg/Kg	EPA 8260B	1	0.010	01/28/14	H
Isopropylbenzene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
4-Isopropyltoluene	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
Methylene Chloride	<0.050		mg/Kg	EPA 8260B	1	0.050	01/28/14	H
4-Methyl-2-Pentanone (MIBK)	<0.010		mg/Kg	EPA 8260B	1	0.010	01/28/14	H
Methyl-t-butyl Ether (MtBE)	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
Naphthalene	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
n-Propylbenzene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
Styrene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
1,1,1,2-Tetrachloroethane	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
1,1,2,2-Tetrachloroethane	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
Tetrachloroethene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
Toluene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
1,2,3-Trichlorobenzene	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
1,2,4-Trichlorobenzene	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H

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LA City#	10261
ELAP#s	2789
	2790
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CERTIFICATE OF ANALYSIS

1401-00142

EEI
BRIAN BRENNAN
2195 FARADAY AVENUE
SUITE K
CARLSBAD, CA 92008

Project: 25165 Cottonwood Ave., Moreno Valley

Date Reported 02/03/14
 Date Received 01/28/14
 Invoice No. 71283
 Cust # 1712
 Permit Number
 Customer P.O.

Analysis	Result	Qual	Units	Method	DF	RL	Date	Te
Sample: 002 B-1 20'						Date & Time Sampled:	01/28/14 @ 10:2	
Sample Matrix: Soil								
.....continued								
1,1,1-Trichloroethane	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
1,1,2-Trichloroethane	<0.0030		mg/Kg	EPA 8260B	1	0.0030	01/28/14	H
Trichloroethene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
1,2,3-Trichloropropane	<0.0030		mg/Kg	EPA 8260B	1	0.0030	01/28/14	H
Trichlorofluoromethane	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
Trichlorotrifluoroethane	<0.0050		mg/Kg	EPA 8260B	1	0.0050	01/28/14	H
1,2,4-Trimethylbenzene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
1,3,5-Trimethylbenzene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
Vinyl Chloride	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
m,p-Xylenes	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
o-Xylene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
[VOC Surrogates]								
Dibromofluoromethane	104		%REC	EPA 8260B		70-130	01/28/14	H
Toluene-D8	107		%REC	EPA 8260B		70-130	01/28/14	H
Bromofluorobenzene	95		%REC	EPA 8260B		70-130	01/28/14	H
[Extractable Hydrocarbons]								
Waste Dilution	Complete			EPA 3580	1		01/31/14	K
C13-C22	<10		mg/Kg	EPA 8015B	1	10	02/01/14	K
C23-C40	<20		mg/Kg	EPA 8015B	1	20	02/01/14	K
[Surrogate]								
o-Terphenyl (OTP)	89		%REC	EPA 8015B		50-150	02/01/14	K
Sample: 003 B-1 28'						Date & Time Sampled:	01/28/14 @ 10:3	
Sample Matrix: Soil								
[TPH Gasoline (C4-C12)]								
Closed System P&T TPHg Soil	Complete			EPA 5035	1		01/28/14	H
C4-C12	<0.20		mg/Kg	CA LUFT	1	0.20	01/28/14	H
[VOCs by GCMS]								
Closed System P&T VOC Soil	Complete			EPA 5035	1		01/28/14	H
Acetone	<0.10		mg/Kg	EPA 8260B	1	0.10	01/28/14	H
t-Amyl Methyl Ether (TAME)	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H

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CERTIFICATE OF ANALYSIS

1401-00142

EEl
BRIAN BRENNAN
2195 FARADAY AVENUE
SUITE K
CARLSBAD, CA 92008

Project: 25165 Cottonwood Ave., Moreno Valley

Date Reported 02/03/14
 Date Received 01/28/14
 Invoice No. 71283
 Cust # 1712
 Permit Number
 Customer P.O.

Analysis	Result	Qual	Units	Method	DF	RL	Date	Te
Sample: 003 B-1 28'							Date & Time Sampled: 01/28/14 @ 10:3	
Sample Matrix: Soil								
.....continued								
Benzene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
Bromobenzene	<0.0050		mg/Kg	EPA 8260B	1	0.0050	01/28/14	H
Bromochloromethane	<0.0050		mg/Kg	EPA 8260B	1	0.0050	01/28/14	H
Bromodichloromethane	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
Bromoform	<0.0050		mg/Kg	EPA 8260B	1	0.0050	01/28/14	H
Bromomethane	<0.0050		mg/Kg	EPA 8260B	1	0.0050	01/28/14	H
t-Butanol (TBA)	<0.020		mg/Kg	EPA 8260B	1	0.020	01/28/14	H
2-Butanone (MEK)	<0.010		mg/Kg	EPA 8260B	1	0.010	01/28/14	H
n-Butylbenzene	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
sec-Butylbenzene	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
tert-Butylbenzene	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
Carbon Disulfide	<0.010		mg/Kg	EPA 8260B	1	0.010	01/28/14	H
Carbon Tetrachloride	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
Chlorobenzene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
Chloroethane	<0.0050		mg/Kg	EPA 8260B	1	0.0050	01/28/14	H
Chloroform	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
Chloromethane	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
2-Chlorotoluene	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
4-Chlorotoluene	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
Dibromochloromethane	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
1,2-Dibromoethane (EDB)	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
1,2-Dibromo-3-Chloropropane	<0.010		mg/Kg	EPA 8260B	1	0.010	01/28/14	H
Dibromomethane	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
1,2-Dichlorobenzene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
1,3-Dichlorobenzene	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
1,4-Dichlorobenzene	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
Dichlorodifluoromethane	<0.0050		mg/Kg	EPA 8260B	1	0.0050	01/28/14	H
1,1-Dichloroethane	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
1,2-Dichloroethane	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
1,1-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1	0.0050	01/28/14	H

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CERTIFICATE OF ANALYSIS

1401-00142

EEl
BRIAN BRENNAN
2195 FARADAY AVENUE
SUITE K
CARLSBAD, CA 92008

Project: 25165 Cottonwood Ave., Moreno Valley

Date Reported 02/03/14
Date Received 01/28/14
Invoice No. 71283
Cust # 1712
Permit Number
Customer P.O.

Analysis	Result	Qual	Units	Method	DF	RL	Date	Te
Sample: 003 B-1 28'							Date & Time Sampled: 01/28/14 @ 10:3	
Sample Matrix: Soil								
.....continued								
cis-1,2-Dichloroethene	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
trans-1,2-Dichloroethene	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
1,2-Dichloropropane	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
1,3-Dichloropropane	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
2,2-Dichloropropane	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
1,1-Dichloropropene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
cis-1,3-Dichloropropene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
trans-1,3-Dichloropropene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
Diisopropyl Ether (DIPE)	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
Ethylbenzene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
Ethyl-t-Butyl Ether (EtBE)	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
Hexachlorobutadiene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
2-Hexanone	<0.010		mg/Kg	EPA 8260B	1	0.010	01/28/14	H
Isopropylbenzene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
4-Isopropyltoluene	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
Methylene Chloride	<0.050		mg/Kg	EPA 8260B	1	0.050	01/28/14	H
4-Methyl-2-Pentanone (MIBK)	<0.010		mg/Kg	EPA 8260B	1	0.010	01/28/14	H
Methyl-t-butyl Ether (MtBE)	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
Naphthalene	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
n-Propylbenzene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
Styrene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
1,1,1,2-Tetrachloroethane	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
1,1,2,2-Tetrachloroethane	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
Tetrachloroethene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
Toluene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
1,2,3-Trichlorobenzene	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
1,2,4-Trichlorobenzene	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
1,1,1-Trichloroethane	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
1,1,2-Trichloroethane	<0.0030		mg/Kg	EPA 8260B	1	0.0030	01/28/14	H
Trichloroethene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H

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CERTIFICATE OF ANALYSIS

1401-00142

EEL
BRIAN BRENNAN
2195 FARADAY AVENUE
SUITE K
CARLSBAD, CA 92008

Project: 25165 Cottonwood Ave., Moreno Valley

Date Reported 02/03/14
Date Received 01/28/14
Invoice No. 71283
Cust # 1712
Permit Number
Customer P.O.

Analysis	Result	Qual	Units	Method	DF	RL	Date	Te
Sample: 003 B-1 28'							Date & Time Sampled: 01/28/14 @ 10:3	
Sample Matrix: Soil								
.....continued								
1,2,3-Trichloropropane	<0.0030		mg/Kg	EPA 8260B	1	0.0030	01/28/14	H
Trichlorofluoromethane	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
Trichlorotrifluoroethane	<0.0050		mg/Kg	EPA 8260B	1	0.0050	01/28/14	H
1,2,4-Trimethylbenzene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
1,3,5-Trimethylbenzene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
Vinyl Chloride	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
m,p-Xylenes	<0.0020		mg/Kg	EPA 8260B	1	0.0020	01/28/14	H
o-Xylene	<0.0010		mg/Kg	EPA 8260B	1	0.0010	01/28/14	H
[VOC Surrogates]								
Dibromofluoromethane	101		%REC	EPA 8260B		70-130	01/28/14	H
Toluene-D8	108		%REC	EPA 8260B		70-130	01/28/14	H
Bromofluorobenzene	94		%REC	EPA 8260B		70-130	01/28/14	H
[Extractable Hydrocarbons]								
Waste Dilution	Complete			EPA 3580	1		01/31/14	K
C13-C22	<10		mg/Kg	EPA 8015B	1	10	02/01/14	K
C23-C40	<20		mg/Kg	EPA 8015B	1	20	02/01/14	K
[Surrogate]								
o-Terphenyl (OTP)	90		%REC	EPA 8015B		50-150	02/01/14	K

Respectfully Submitted:

Ken Zheng

Ken Zheng - Lab Director



A & R Laboratories

Formerly Microbac Southern California

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QUALIFIERS

- B = Detected in the associated Method Blank at a concentration above the routine RL.
- B1 = BOD dilution water is over specifications . The reported result may be biased high.
- D = Surrogate recoveries are not calculated due to sample dilution.
- E = Estimated value; Value exceeds calibration level of instrument.
- H = Analyte was prepared and/or analyzed outside of the analytical method holding time
- I = Matrix Interference.
- J = Analyte concentration detected between RL and MDL.
- Q = One or more quality control criteria did not meet specifications. See Comments for further explanation.
- S = Customer provided specification limit exceeded.

ABBREVIATIONS

- DF = Dilution Factor
- RL = Reporting Limit, Adjusted by DF
- MDL = Method Detection Limit, Adjusted by DF
- Qual = Qualifier
- Tech = Technician

As regulatory limits change frequently, A & R Laboratories advises the recipient of this report to confirm such limits with the appropriate federal, state, or local authorities before acting in reliance on the regulatory limits provided.

For any feedback concerning our services, please contact Marilu Escher, Project Manager at 951.779.0310. You may also contact Ken Zheng, President at arlab@arlaboratories.com.

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QUALITY CONTROL DATA REPORT

1401-00142

E EI

BRIAN BRENNAN

2195 FARADAY AVENUE

SUITE K

CARLSBAD, CA 92008

Project: 25165 Cottonwood Ave., Moreno Valley

Date Reported 02/03/2014

Date Received 01/28/2014

Date Sampled 01/28/2014

Invoice No. 71283

Customer # 1712

Customer P.O.

Method # CA LUFT

QC Reference # 42000 Date Analyzed: 1/28/2014 Technician: HXE

Samples 001 002 003

Results

LCS %REC LCS %DUP LCS %RPD

C4-C12 117 112 4.7

Control Ranges

LCS %REC LCS %RPD

70 - 130 0 - 25

Method # EPA 8015B

QC Reference # 42031 Date Analyzed: 2/1/2014 Technician: KZ

Samples 001 002 003

Results

LCS %REC LCS %DUP LCS %RPD

C13-C22 92 90 2

Control Ranges

LCS %REC LCS %RPD

70 - 130 0 - 25

Method # EPA 8260B

QC Reference # 41999 Date Analyzed: 1/28/2014 Technician: HXE

Samples 001 002 003

Results

LCS %REC LCS %DUP LCS %RPD BLKSRR%R EC

1,1-Dichloroethene	103	113	9.3	
Benzene	100	107	6.3	
Bromofluorobenzene				93
Chlorobenzene	79	86	8.3	
Dibromofluorometha				99
Toluene	95	99	4.2	
Toluene-D8				104
Trichloroethene	95	99	4.1	

Control Ranges

LCS %REC LCS %RPD BLKSRR%REC

70 - 130	0 - 25	
70 - 130	0 - 25	
70 - 130	0 - 25	70 - 130
70 - 130	0 - 25	
70 - 130	0 - 25	70 - 130
70 - 130	0 - 25	
70 - 130	0 - 25	70 - 130

No method blank results were above reporting limit

Respectfully Submitted:

Ken Zheng - President

For any feedback concerning our services, please contact Marilu Escher, Project Manager at 951.779.0310. You may also contact Ken Zheng, President at arlab@arlaboratories.com.

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RUSH

Chain of Custody Record

1401 - 142

Page 1 of 1

Project No/Name:		Project Site: <u>Moreno Valley</u>					Analyses Requested (circle appropriate)										Turn Around <input type="radio"/> 24hr RUSH* <input type="radio"/> 48hr RUSH* <input type="radio"/> Normal <input type="radio"/> Other _____											
Project Manager:		Phone:		Fax:			Preserved	Micro: Plate Cnt., Coliform, E-Coli	Chem: BOD, TSS, VSS, TDS, pH, EC	Chem: Cyanide, Ammonia, TKN, Oil & Grease	IC: Br, SO4, PO4, NO3, NO2, Cl	Metals: Title 22(CAM) or RCRA	LUF Gas or 8015 GRO (C4-C12)	LUF Diesel or 8015 DRO &lor Oil (C10-C16)	VOCs by GCMS: 6260E or 624	BTEX, OXYs by GCMS: 8260B or 624	SVOCs: 8270C or 625	Pest. &lor PCBs: 608 or 8081/8082	*PRIOR approval, additional fee, work received after 4 pm will be processed next work day.									
Customer Name: (Report and Billing) <u>EEI</u>		Street Address: (Report and Billing)																	Special Instructions									
Email:		City, State Zip																										
Lab # <small>(Lab use only)</small>	Sample ID <small>(As it should appear on report)</small>	Grab/Comp	Date sampled	Time sampled	Sample matrix	Container # & Type																						
1	B-1 10'	grab	1/28/14	10:15	soil	acetate sleeve						X	X	X														
2	B-1 20'	↓	↓	10:21	↓	↓						X	X	X														
3	B-1 28'	↓	↓	10:36	↓	steel sleeve						X	X	X														
1) Relinquished by: (Sampler's Signature) <u>[Signature]</u>		Date: <u>1/28/14</u>	Time: <u>13:00</u>	3) Relinquished by:		Date:	Time:	5) Relinquished by:		Date:	Time:	Disposal <input type="radio"/> Return <input type="radio"/> Lab Disposal Unless other arrangements are made samples will be disposed of 60 days after receipt.																
2) Received by: <u>[Signature]</u>		Date: <u>1/28/14</u>	Time: <u>13:07</u>	4) Received by:		Date:	Time:	6) Received for Laboratory by:		Date:	Time:																	
Samples Chilled <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> From Field		Custody Seals <input type="radio"/> Yes <input type="radio"/> No		Samples Intact <input type="radio"/> Yes <input type="radio"/> No		Temp C	Delivery <input type="radio"/> Courier <input type="radio"/> Walk In <input type="radio"/> UPS/Fed Ex		Report Delivery Formats <input type="checkbox"/> Paper <input type="checkbox"/> EMAIL <input type="checkbox"/> XLS <input type="checkbox"/> EDD, Type _____ <input type="checkbox"/> EDF, EPA Site ID _____																			
Laboratory Notes: <u>X ADDED PER BRIAN ON RUSH</u> <u>[Signature]</u> <u>1:31:14 @</u>																												

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · CONSUMER PRODUCTS · MOBILE LABORATORIES · COSMETICS

The delivery of samples and the signature on this chain of custody form constitutes authorization to perform the analyses specified above under the Terms and Conditions set forth on the back hereof.



COUNTY OF RIVERSIDE
DEPARTMENT OF ENVIRONMENTAL HEALTH

January 16, 2014

Roman Catholic Bishop of San Bernardino
Attention: David Meier
1201 E. Highland Avenue
San Bernardino, California 92404

RE: Former Underground Storage Tanks (USTs)
APN 479-200-003
25165 Cottonwood Avenue
Moreno Valley, California 92553

Dear Mr. Meier:

The Riverside County Department of Environmental Health-Environmental Cleanup Programs (RCDEH-ECP) has reviewed the *Work Plan for Geophysical Survey and Soil Vapor Sampling* (EEI, December 2, 2013) for the above referenced property. The workplan proposes to use geophysical survey equipment to identify potential USTs, piping, or backfilled excavations. Based on the findings, soil vapor sampling will be conducted in the area of the former USTs, as well as select locations surrounding the garage building, and any potential environmental concerns identified by the geophysical survey. The workplan is acceptable with the following conditions:

- One soil boring shall be completed in the area of the former UST tank cavity to a minimum depth of 30 feet below ground surface (bgs). Soil samples shall be collected from 10, 20 and 30 feet bgs and shall be analyzed for TPH Fuel Scan (C6-C40) using EPA Method 8015M and volatile organic compounds using EPA Method 8260 full scan.
- A RCDEH representative must be on-site to witness sampling activities. Please contact our office a minimum of five days prior to conducting field activities to ensure staff availability.
- As a responsible party, you will be billed at a rate of \$145 per hour for technical staff time spent reviewing documents, issuing letters, visiting the site, and all other associated activities.

If you have any questions or would like to schedule field activities contact Yvonne Reyes at (951) 955-8982 or by email at ayreyes@rivcocha.org.

Sincerely,



Yvonne Reyes, REHS
Environmental Health Specialist IV

Reviewed by,



Sharon Boltinghouse, P.G.
Associate Public Health Professional Geologist

cc: Brian R. Brennan, EEI, bbrennan@eeitiger.com

Environmental Cleanup Programs

Riverside Office: 3880 Lemon Street, Suite 200, Riverside, CA 92501 (951) 955-8982 Fax (951) 955-8988
Desert Office: 47950 Arabia Street, Indio CA 92201 (760) 863-7570 Fax (760) 863-8303



COUNTY OF RIVERSIDE
DEPARTMENT OF ENVIRONMENTAL HEALTH

April 21, 2014

Case# SR0030291

Roman Catholic Bishop of San Bernardino
Attn: David Meier
1201 E. Highland Avenue
San Bernardino, CA 92404

RE: No Further Action Determination for Assessment conducted at 25165 Cottonwood Avenue in Moreno Valley, California 92553. Assessor Parcel Number: 479-200-003

Dear Mr. Meier:

This letter confirms the completion of a site investigation for the underground storage tank(s) (USTs) formerly located at the above described location. Under the oversight of the Riverside County Environmental Health Environmental Cleanup Program (RCDEH-ECP), a subsurface investigation was conducted to assess the area of the former undocumented USTs removed in approximately 2011.

The investigation included a geophysical survey, soil vapor sampling, and soil sampling in the former UST area to verify subsurface conditions as regulatory records are not available to document the USTs installation or removal. The investigation did not indicate the presence of additional USTs or impacted soil.

Based on the available data, and with the provision that the information provided to this agency was accurate and representative of site conditions, RCDEH-ECP has determined that the former UST area does not appear to pose a threat to public health or the environment and no further action is necessary with respect to the former USTs at the property.

As with any real property, if previously unidentified contamination is discovered at the site or the site's conditions differ from those presented in the submitted documents, our office shall be notified immediately and additional assessment, investigation and/or cleanup may be required.

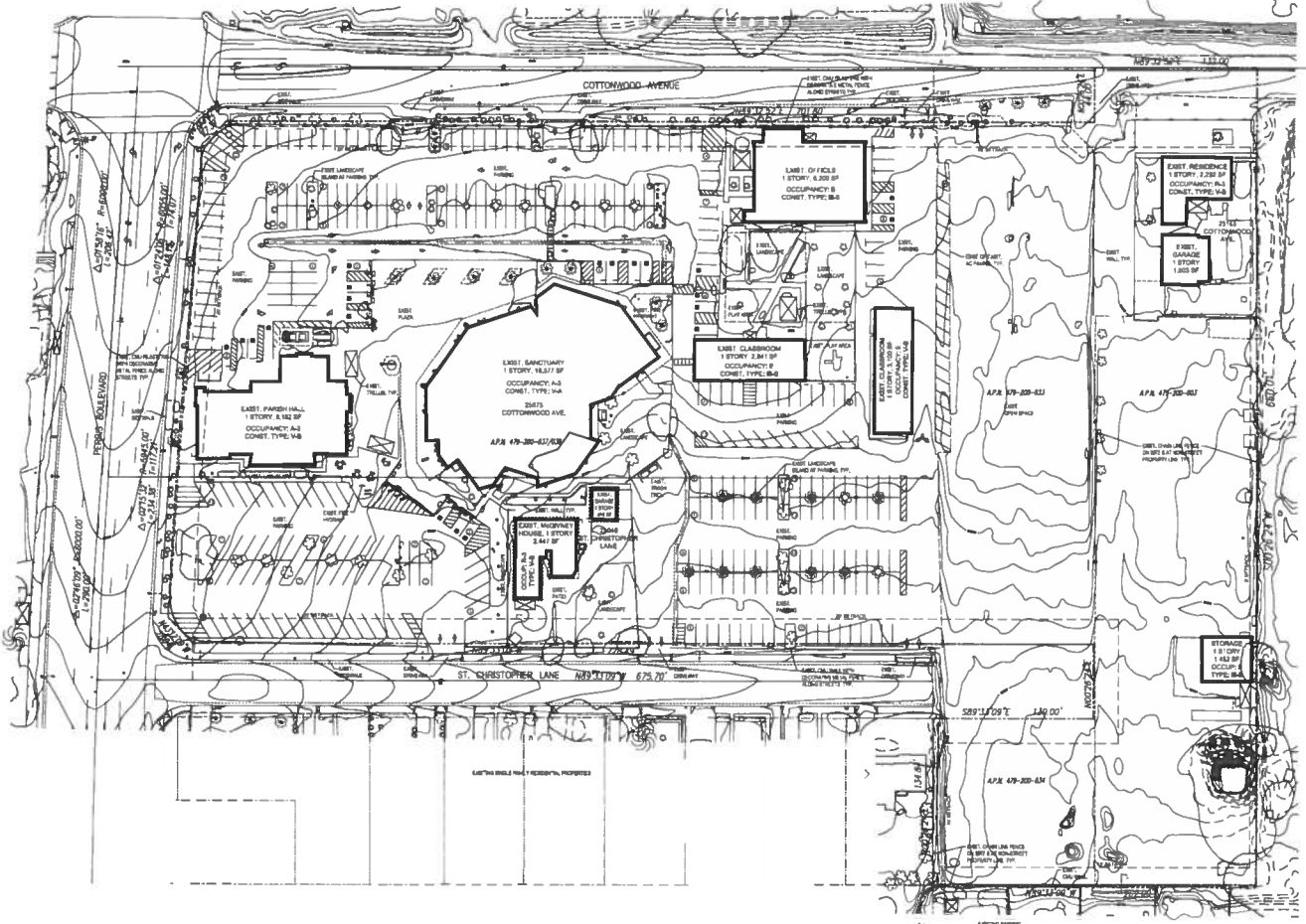
If you have any questions regarding this letter, please contact me at (951) 955-8982 or sbolting@rivcocha.org.

Sincerely,



Sharon Boltinghouse, P.G.
Associate Public Health Professional Geologist

cc: Brian Brennan, EEI bbrennan@eetiger.com



SITE PLAN - EXISTING TOPOGRAPHIC SURVEY

ATTACH#D14

1. SEE THE EXISTING TOPOGRAPHIC SURVEY FOR THE EXISTING TOPOGRAPHIC SURVEY.
 2. THE EXISTING TOPOGRAPHIC SURVEY IS BASED ON THE SANITARY SURVEY OF THE PARISH PROPERTY.
 3. THE EXISTING TOPOGRAPHIC SURVEY IS BASED ON THE SANITARY SURVEY OF THE PARISH PROPERTY.
 4. THE EXISTING TOPOGRAPHIC SURVEY IS BASED ON THE SANITARY SURVEY OF THE PARISH PROPERTY.

CASE #P12-051

LA: Land Architecture Inc.
 1000 North First Street, Suite 100
 San Diego, California 92101
 Phone: (619) 594-1100
 Website: www.landarch.com

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

AS-1.0

Project Number: 1011-01
 Project Name: ST. CHRISTOPHER CATHOLIC CHURCH PARISH MASTER PLAN
 Date: 10/11/01
 Designer: BENNETT, LIND



SITE PLAN - EXISTING AERIAL VIEW
03/20/21



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

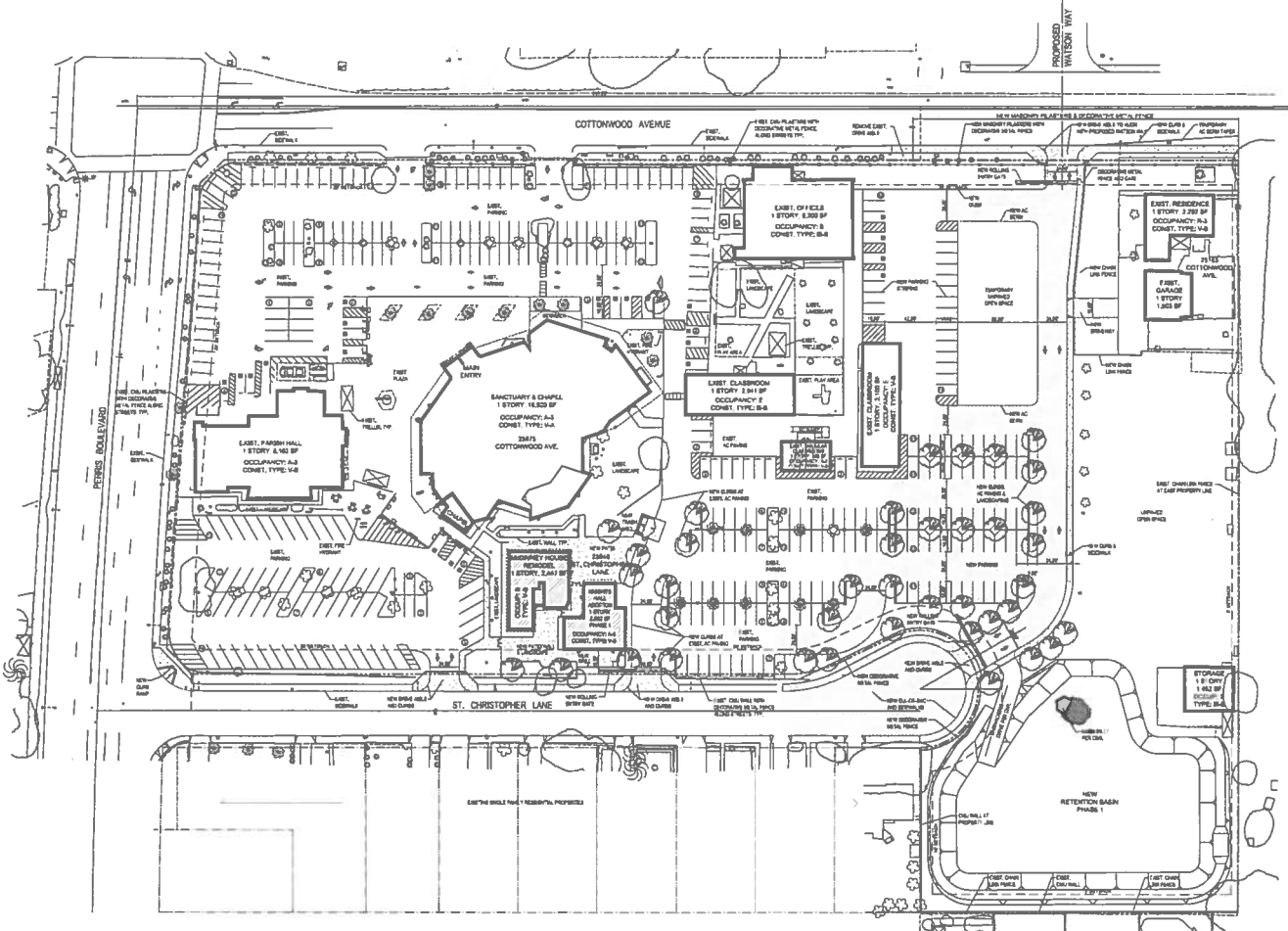


NO.	DATE	DESCRIPTION
1	03/20/21	EXISTING AERIAL VIEW
2	03/20/21	EXISTING AERIAL VIEW
3	03/20/21	EXISTING AERIAL VIEW
4	03/20/21	EXISTING AERIAL VIEW
5	03/20/21	EXISTING AERIAL VIEW
6	03/20/21	EXISTING AERIAL VIEW
7	03/20/21	EXISTING AERIAL VIEW
8	03/20/21	EXISTING AERIAL VIEW
9	03/20/21	EXISTING AERIAL VIEW
10	03/20/21	EXISTING AERIAL VIEW

Project Name: **EXISTING AERIAL VIEW**
 Project Number: **1011-101**
 Project Manager: **ROBERT LORD**

CASE #P12-051

AS-1.2



SITE PLAN - PHASE 1

NEW BUILDING
 NEW PARKING
 NEW DRIVEWAY
 TREE & LANDSCAPE
 NEW FENCE

THIS PLAN IS TO BE USED IN CONJUNCTION WITH THE SITE PLAN AND ALL OTHER PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.

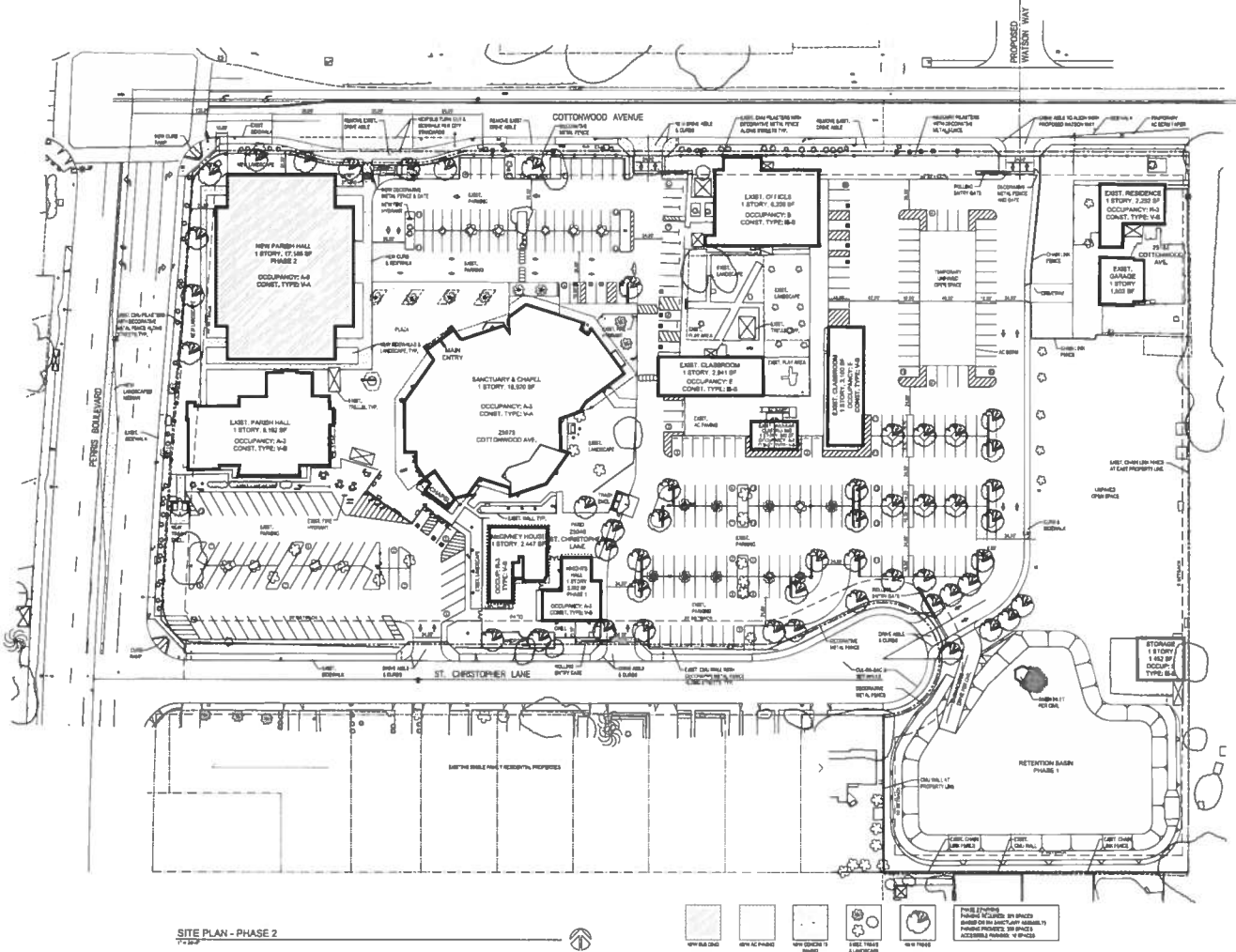
CASE #P12-051

Land Architects Inc.
 1000 North First Street, Suite 200
 Los Angeles, California 90012-3000
 310-461-8800

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

Rev. No.	Date	Description
1	08/11/11	ISSUED FOR PERMITS
2	08/11/11	REVISED PER COMMENTS
3	08/11/11	REVISED PER COMMENTS
4	08/11/11	REVISED PER COMMENTS

Project Name: **ST. CHRISTOPHER CATHOLIC CHURCH PARISH MASTER PLAN**
 Project Number: **AS-1.3**
 Prepared by: **BOBNETT/LORD**



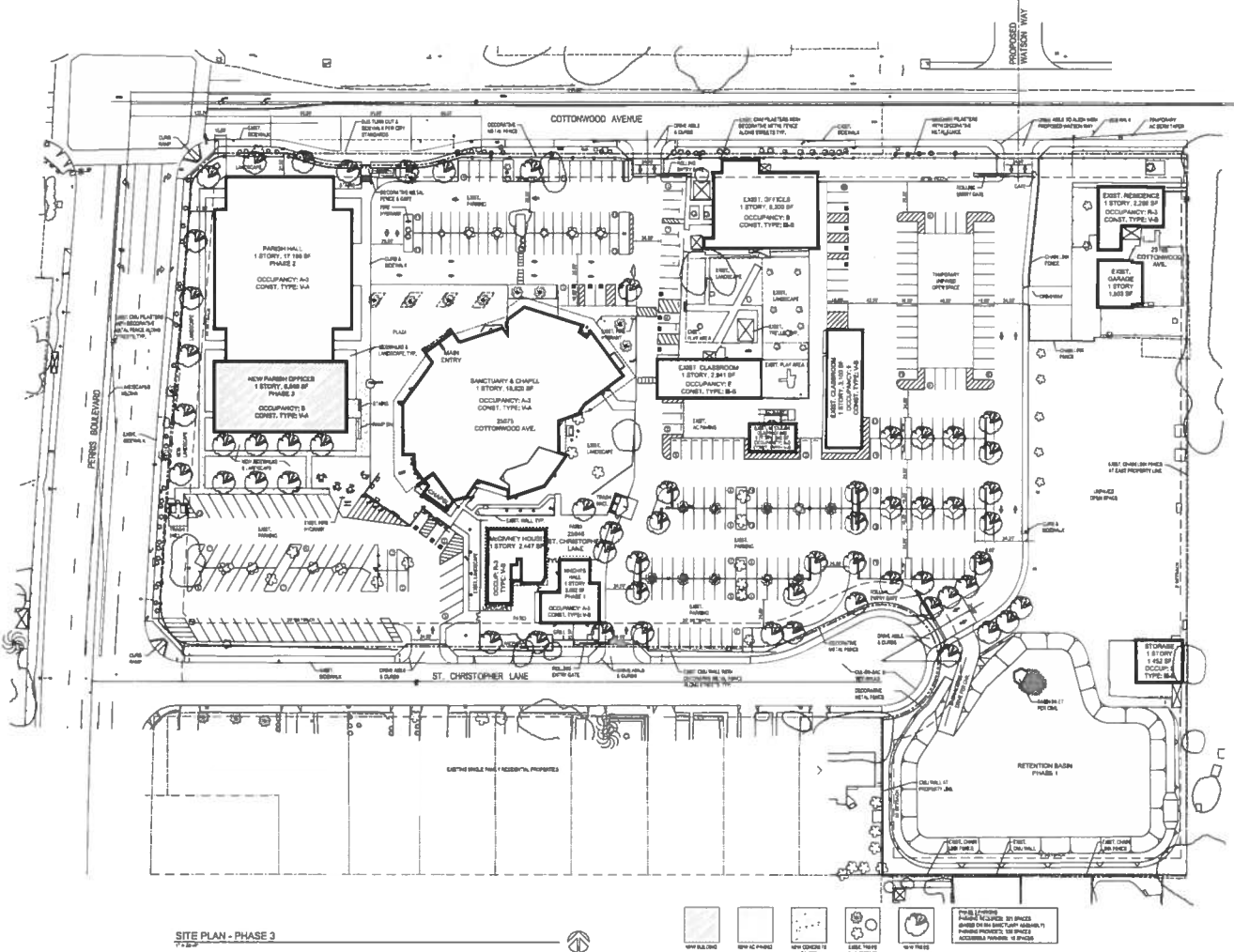
ST. CHRISTOPHER CATHOLIC CHURCH
PARISH MASTER PLAN
25075 COTTONWOOD AVENUE, MORENO VALLEY, CA 92553



Rev.	Date	Description
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3	03/15/10	REVISED PER COMMENTS
4	04/15/10	REVISED PER COMMENTS
5	05/15/10	REVISED PER COMMENTS
6	06/15/10	REVISED PER COMMENTS
7	07/15/10	REVISED PER COMMENTS
8	08/15/10	REVISED PER COMMENTS
9	09/15/10	REVISED PER COMMENTS
10	10/15/10	REVISED PER COMMENTS
11	11/15/10	REVISED PER COMMENTS
12	12/15/10	REVISED PER COMMENTS
13	01/15/11	REVISED PER COMMENTS
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98	02/15/18	REVISED PER COMMENTS
99	03/15/18	REVISED PER COMMENTS
100	04/15/18	REVISED PER COMMENTS

Project Name: ST. CHRISTOPHER CATHOLIC CHURCH PARISH MASTER PLAN - PHASE 2
 Project Number: 101-101
 Architect: LAND ARCHITECTS INC.
 Engineer: BENNETT LOUD

CASE #P12-051
AS-1.4



SITE PLAN - PHASE 3



PHASE 3 OFFICES
 PHASE 3 OFFICES
 PHASE 3 OFFICES
 PHASE 3 OFFICES
 PHASE 3 OFFICES

CASE #P12-051



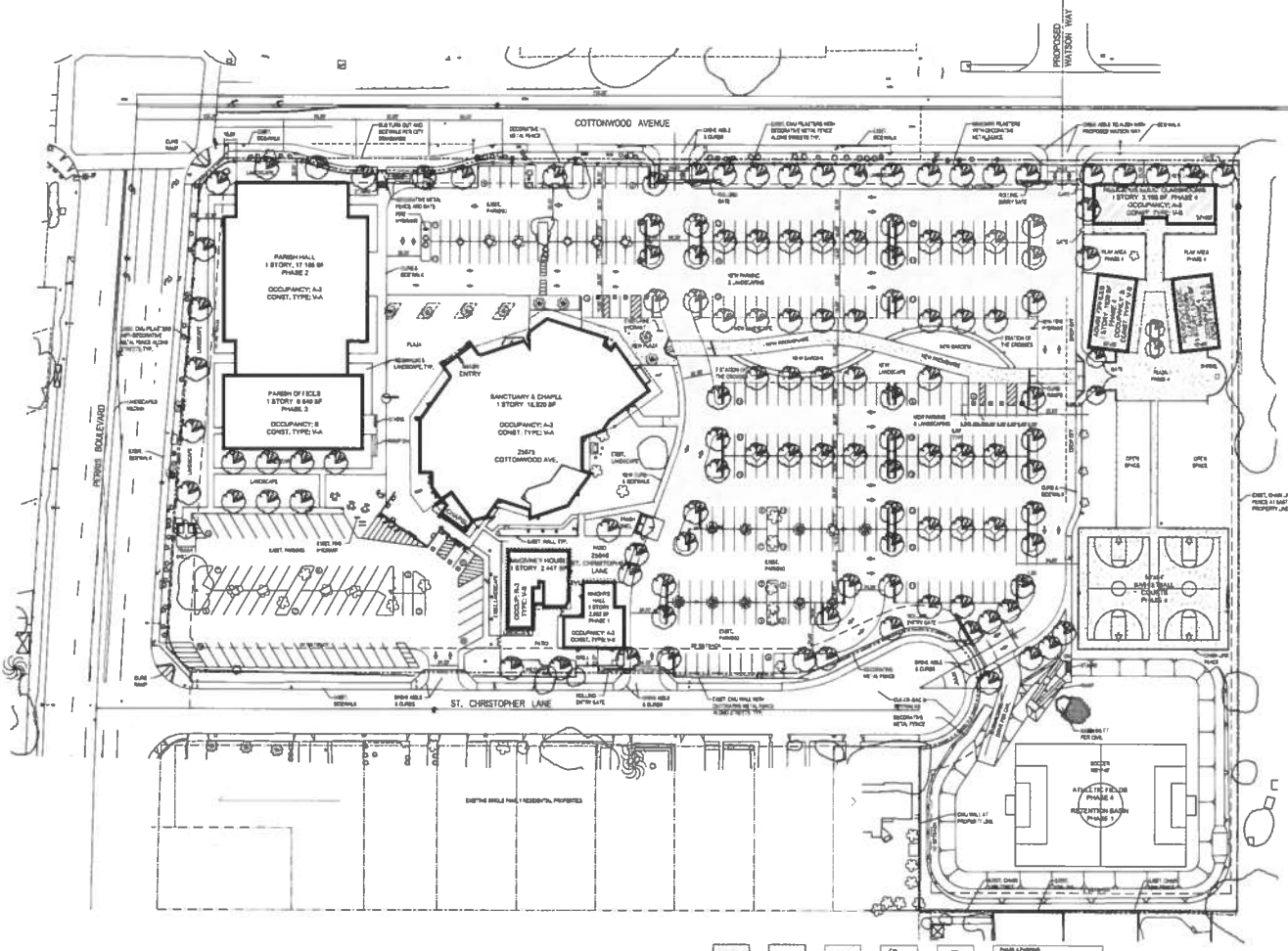
Land Architects Inc.
 1000 North Main Street, Suite 200
 San Diego, California 92101-4000
 Phone: (619) 444-1111

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



Project Engineer
 BENNETT LORD

AS-1.5



SITE PLAN - PHASE 4

- ASPHALT DRIVE
- CONCRETE WALK
- LANDSCAPE
- NEW DRIVE

CASE #P12-051

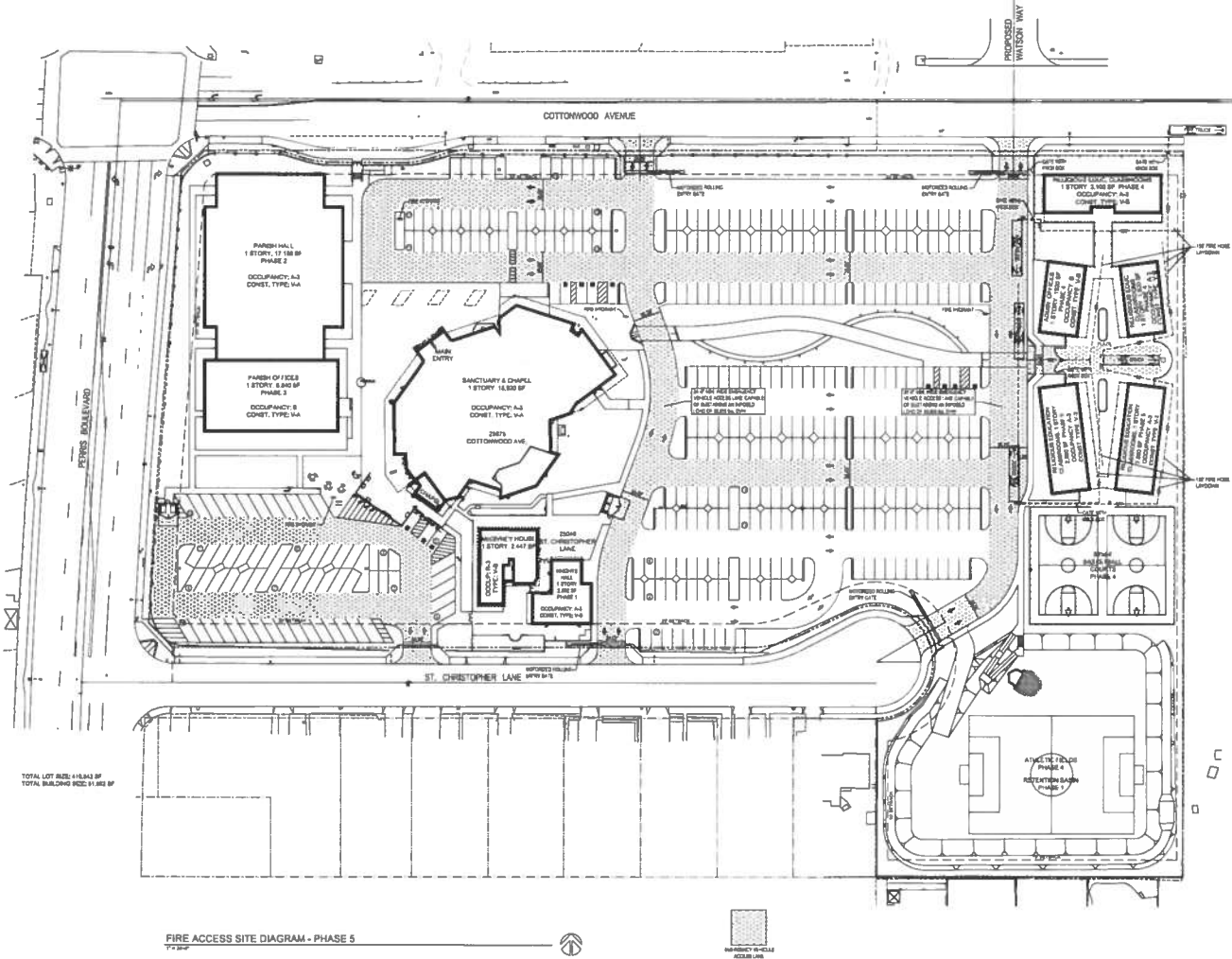
LA
Lark Architects Inc.
1000 North First Street, Suite 111
San Diego, California 92101
www.larkarchitects.com

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

Project Number: **AS-1.6**

Site Plan - Phase 4
New Classroom Buildings

10/11/01
BENNETT/LORD



TOTAL LOT AREA: 118,943 SF
TOTAL BUILDING SIZE: 31,987 SF

FIRE ACCESS SITE DIAGRAM - PHASE 5



Land Architecture Inc.
1600 North First Street, Suite 200
San Diego, California 92108
619-444-8888

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



Sheet	Scale
AS-1.8	AS-1.8

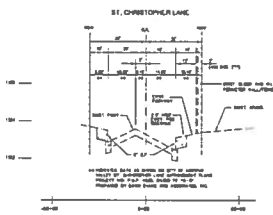
Project Name: ST. CHRISTOPHER CATHOLIC CHURCH
Project Number: 1011-101
Prepared by: BENNETT LORD

CASE #P12-051

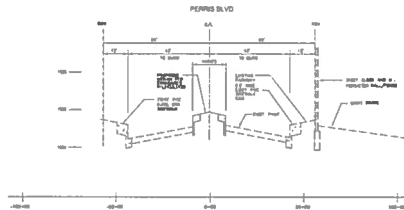
AS-1.8

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

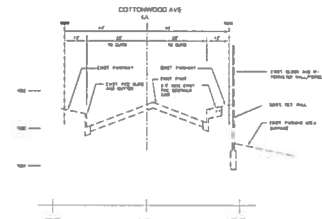
JMB ENGINEERS, INC. APRIL 2013



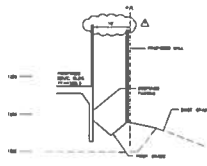
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VERT. 1"=2'



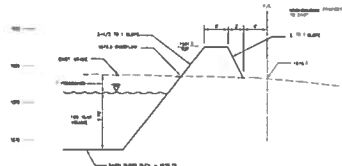
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SECTION 3-3
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VERT. 1"=2'



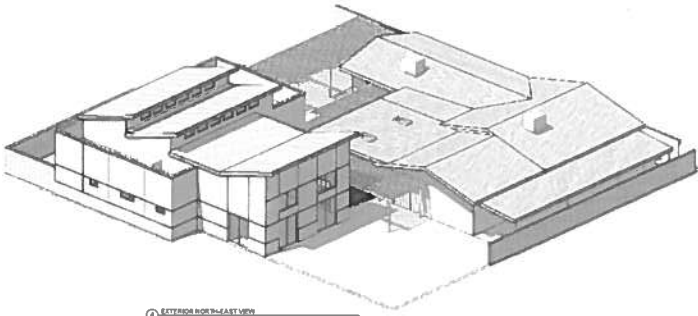
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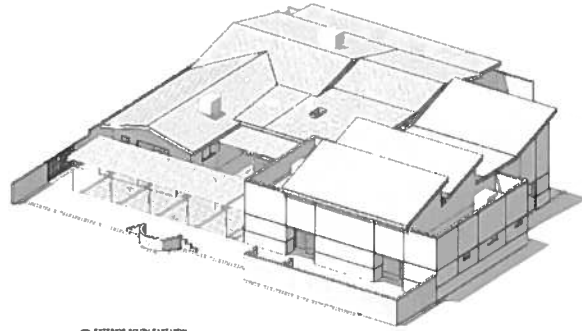
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NO SCALE

NOTE
SEE SHEET (C-1) FOR SECTION LOCATIONS

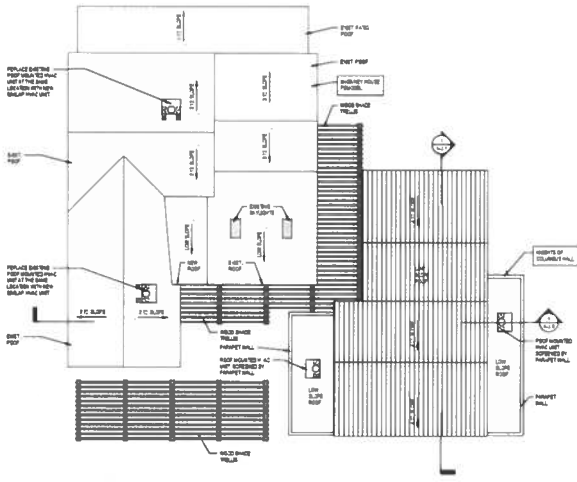
BENCH MARK	BASES OF BEARING	REVIEW BY CITY STAFF																	
<small>BENCH MARK ON THE CORNER OF COTTONWOOD AVE. AND PIPERS BLVD. IS 4.3 FEET WEST OF PIPERS BLVD. 10.5 FEET SOUTH OF COTTONWOOD AVE. 1.5 FEET EAST OF THE PROPOSED CENTER OF GRADE'S BLANKING OF ROAD MARKING SIGNAL. A SIGNPOST IS SET IN CONC. PAVT 1 FOOT SOUTH OF A SIGNAL POST AND 4 FEET ABOVE SIGNAL MARKING IS 4 FEET HIGH.</small>	<small>THE ELEVATION BEARING MEASUREMENTS ARE BASED UPON THE CORNER OF COTTONWOOD AVE. AND PIPERS BLVD. IS SET ON THE PAVT. THE MEASUREMENTS ARE BASED UPON THE CORNER OF COTTONWOOD AVE. AND PIPERS BLVD. IS SET ON THE PAVT. THE MEASUREMENTS ARE BASED UPON THE CORNER OF COTTONWOOD AVE. AND PIPERS BLVD. IS SET ON THE PAVT.</small>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>DATE</th> <th>BY</th> <th>REVISION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	DATE	BY	REVISION				<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>DATE</th> <th>BY</th> <th>REVISION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	DATE	BY	REVISION						<p style="text-align: center;">CITY OF MORENO VALLEY PRELIMINARY GRADING PLAN FOR ST. CHRISTOPHER CATHOLIC CHURCH MORENO VALLEY, CA</p>	<p style="text-align: right;">Sheet C-2 of 2 PIZ-051</p>
DATE	BY	REVISION																	
DATE	BY	REVISION																	



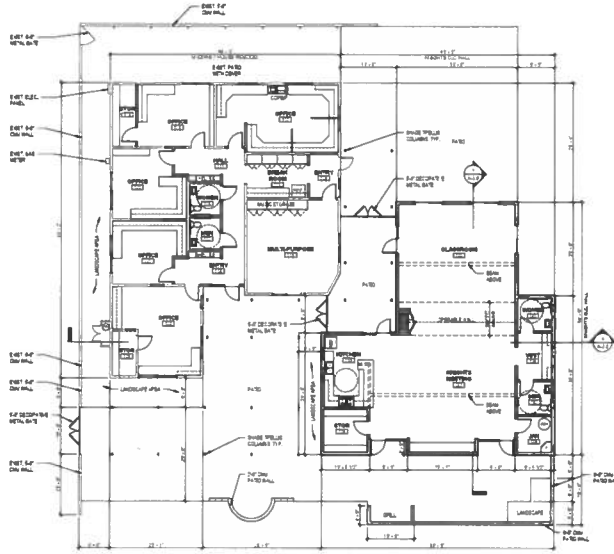
1 EXTERIOR NORTH-EAST VIEW



2 EXTERIOR SOUTH-EAST VIEW



3 FLOOR PLAN - MOBILITY HOUSE/KITCHEN'S D.C. HALL



4 FLOOR PLAN - MOBILITY HOUSE/KITCHEN'S D.C. HALL



Lord Architects Inc.
 1500 South Placer, Suite 200
 San Diego, CA 92108, 619.451.1000
 www.lordarchitects.com

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



Scale: 1/8" = 1'-0"

Date: 10/11/11

Project Name: St. Christopher Catholic Church Parish Master Plan

Sheet No: A-1.0

Scale: 1/8" = 1'-0"

Date: 10/11/11

Project Name: St. Christopher Catholic Church Parish Master Plan

Sheet No: A-1.0

Scale: 1/8" = 1'-0"

Date: 10/11/11

Project Name: St. Christopher Catholic Church Parish Master Plan

Sheet No: A-1.0

Scale: 1/8" = 1'-0"

Date: 10/11/11

Project Name: St. Christopher Catholic Church Parish Master Plan

Sheet No: A-1.0

Scale: 1/8" = 1'-0"

Date: 10/11/11

Project Name: St. Christopher Catholic Church Parish Master Plan

Sheet No: A-1.0

Scale: 1/8" = 1'-0"

Date: 10/11/11

Project Name: St. Christopher Catholic Church Parish Master Plan

Sheet No: A-1.0

Scale: 1/8" = 1'-0"

Date: 10/11/11

Project Name: St. Christopher Catholic Church Parish Master Plan

Sheet No: A-1.0

Scale: 1/8" = 1'-0"

Date: 10/11/11

Project Name: St. Christopher Catholic Church Parish Master Plan

Sheet No: A-1.0

Scale: 1/8" = 1'-0"

Date: 10/11/11

Project Name: St. Christopher Catholic Church Parish Master Plan

Sheet No: A-1.0

Scale: 1/8" = 1'-0"

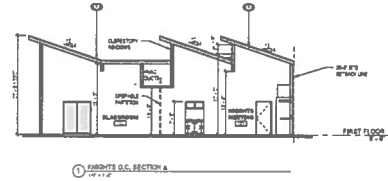
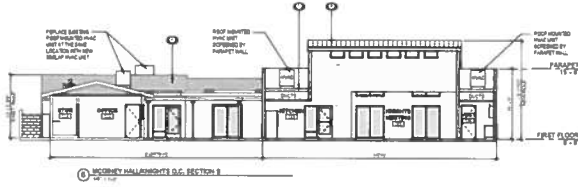
Date: 10/11/11

Project Name: St. Christopher Catholic Church Parish Master Plan

Sheet No: A-1.0

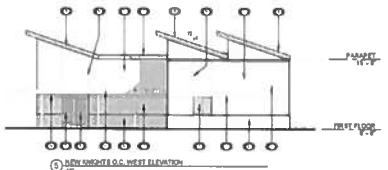
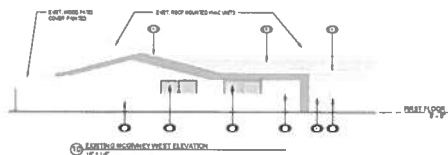
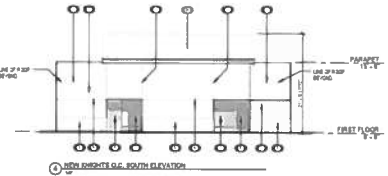
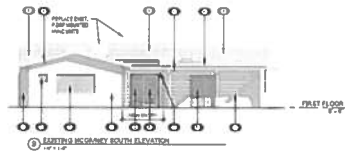
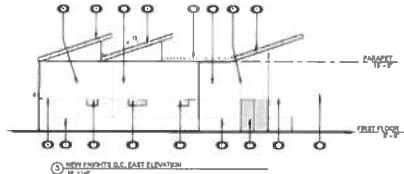
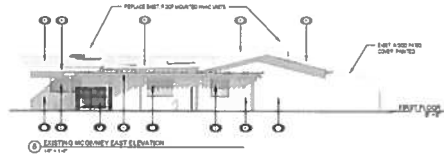
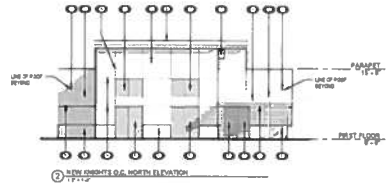
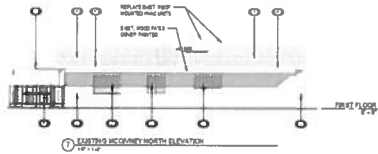
CASE #P12-051

A-1.0



LEGEND - ELEVATION FINISHES

- 1 CLASS 2 SHINGLE ROOF (SEE BALCONY DETAILS) LIGHT SHALE
- 2 CLASS 2 SHINGLE ROOF (SEE MET. ROOF DETAIL) GOLD HAMBURG
- 3 BRICK FLAT ROOF
- 4 EXISTING PLASTER BRICK CLASSIC COLOR BRICK (SEE INT.)
- 5 NEW PLASTER BRICK CLASSIC COLOR BRICK (SEE INT.)
- 6 NEW SHIP LAP CEDAR SHINGLES (SEE INT.)
- 7 NEW SHIP LAP CEDAR SHINGLES (SEE INT.)
- 8 BRICK (SEE INT. DETAILS) CLASSIC COLOR BRICK (SEE INT.)
- 9 BRICK (SEE INT. DETAILS) CLASSIC COLOR BRICK (SEE INT.)
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CASE #P12-051



Land Architecture Inc.
1100 Howe Drive, Suite 110
San Diego, California 92108-0400
951-441-0000
www.landarch.com

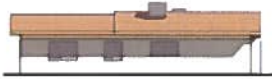
ST. CHRISTOPHER CATHOLIC CHURCH
PARISH MASTER PLAN
25075 COTTONWOOD AVENUE, MORENO VALLEY, CA



Project Number: 1211-001
Scale: 1/4\"/>

DATE: 08/14/12
PROJECT: ST. CHRISTOPHER CATHOLIC CHURCH PARISH MASTER PLAN
DRAWING: EXTERIOR ELEVATIONS BUILDING SECTIONS
SCALE: 1/4\"/>

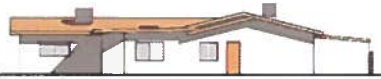
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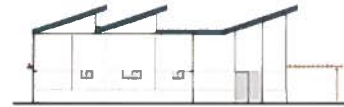
① EXISTING MCGIVNEY NORTH ELEVATION



② NEW KNIGHTS G.C. NORTH ELEVATION



③ EXISTING MCGIVNEY EAST ELEVATION



④ NEW KNIGHTS G.C. EAST ELEVATION



⑤ EXISTING MCGIVNEY SOUTH ELEVATION



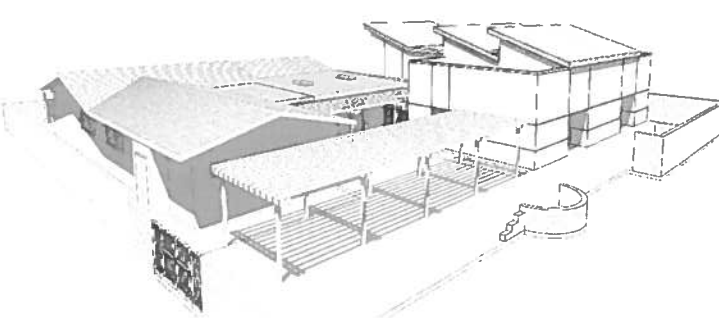


⑥ NEW KNIGHTS G.C. SOUTH ELEVATION



⑦ EXISTING MCGIVNEY WEST ELEVATION

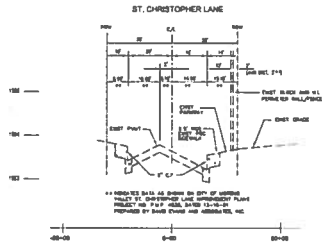


⑧ NEW KNIGHTS G.C. WEST ELEVATION

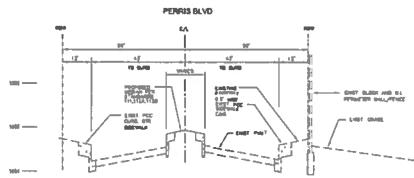
<p>PERSPECTIVE VIEW</p> 	<p>BUILDING DATA</p> <p>PROJECT DESCRIPTION</p> <p>TYPE OF CONSTRUCTION: NEW</p> <p>JOB/PROJECT CLASSIFICATION: ASSEMBLY</p> <p>NUMBER OF STORIES: ONE (1) ST</p> <p>GRAND TOTAL FLOOR AREA: 13,812 SF</p> <p>NEW ADDED FLOOR AREA: 13,812 SF</p> <p>TOTAL BUILDING AREA: 13,812 SF</p> <p>BUILDING HEIGHT: 20'-0"</p> <p>BUILDING CODE GROUP/CLASSIFICATION:</p> <ul style="list-style-type: none"> 201 CALIFORNIA BUILDING CODE (CBC) 201 CALIFORNIA FIRE CODE (FC) 201 CALIFORNIA ELECTRICAL CODE (CEC) 201 CALIFORNIA MECHANICAL CODE (CMC) 201 CALIFORNIA GAS CODE (CGC) 201 CALIFORNIA PLUMBING CODE (CPC) 201 CALIFORNIA LAND USE CODE (LUC) 201 CALIFORNIA PLANNING AND ZONING ACT (CUPA) 201 CALIFORNIA TREE PRESERVATION ACT (CPTA) 201 CALIFORNIA WASTE MANAGEMENT AND SOLID WASTE DISPOSAL ACT (CWMSD) 	<p>PROJECT DATA</p> <p>PROJECT DESCRIPTION</p> <p>PROJECT NAME: ST. CHRISTOPHER CATHOLIC CHURCH PARISH MASTER PLAN</p> <p>PROJECT ADDRESS: 25075 COTTONWOOD AVENUE, MORENO VALLEY, CA 92553</p> <p>OWNER: THE ARCHDIOCESE OF SAN BERNARDINO</p> <p>DESIGNER: LOUIS INDUSTRIES INC. (L.I.)</p> <p>DATE: 10/11/10</p> <p>PROJECT TEAM:</p> <p>ARCHITECT: L.I. (L.I.)</p> <p>ENGINEER: L.I. (L.I.)</p> <p>PLANNING: L.I. (L.I.)</p> <p>LANDSCAPE ARCHITECT: L.I. (L.I.)</p> <p>PHOTOGRAPHY: L.I. (L.I.)</p> <p>PROFESSIONAL SEAL:</p> <p>REGISTERED ARCHITECT: L.I. (L.I.)</p> <p>REGISTERED ENGINEER: L.I. (L.I.)</p> <p>REGISTERED PLANNER: L.I. (L.I.)</p> <p>REGISTERED LANDSCAPE ARCHITECT: L.I. (L.I.)</p> <p>REGISTERED PHOTOGRAPHER: L.I. (L.I.)</p>	 <p>Louis Industries Inc. Professional Engineer, State of California License No. 45826, Mechanical Member - ASCE, ASPE, AIA, PLSA</p> <p>ST. CHRISTOPHER CATHOLIC CHURCH PARISH MASTER PLAN</p> <p>25075 COTTONWOOD AVENUE, MORENO VALLEY, CA</p> <p>PROJECT TEAM</p> <p>ARCHITECT: LOUIS INDUSTRIES INC. 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(L.I.)</p> <p>DRAWING INDEX</p> <p>A-1.0 SITE PLAN</p> <p>A-1.1 SITE PLAN - EXISTING CONDITIONS</p> <p>A-1.2 SITE PLAN - PROPOSED CONDITIONS</p> <p>A-1.3 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.4 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.5 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.6 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.7 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.8 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.9 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.10 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.11 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.12 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.13 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.14 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.15 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.16 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.17 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.18 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.19 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.20 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.21 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.22 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.23 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.24 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.25 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.26 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.27 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.28 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.29 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.30 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.31 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.32 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.33 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.34 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.35 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.36 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.37 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.38 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.39 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.40 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.41 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.42 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.43 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.44 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.45 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.46 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.47 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.48 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.49 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.50 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.51 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.52 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.53 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.54 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.55 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.56 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.57 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.58 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.59 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.60 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.61 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.62 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.63 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.64 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.65 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.66 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.67 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.68 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.69 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.70 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.71 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.72 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.73 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.74 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.75 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.76 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.77 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.78 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.79 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.80 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.81 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.82 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.83 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.84 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.85 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.86 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.87 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.88 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.89 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.90 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.91 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.92 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.93 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.94 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.95 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.96 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.97 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.98 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.99 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.100 SITE PLAN - EXISTING AND PROPOSED</p>																																																																							
<p>PARKING CALCULATIONS</p> <table border="1"> <thead> <tr> <th>USE CATEGORY</th> <th>PERMITTED PARKING</th> <th>REQUIRED PARKING</th> <th>ACCESSIBLE PARKING</th> </tr> </thead> <tbody> <tr> <td>OFFICE</td> <td>20</td> <td>20</td> <td>3</td> </tr> <tr> <td>RETAIL</td> <td>20</td> <td>20</td> <td>3</td> </tr> <tr> <td>RESTAURANT</td> <td>20</td> <td>20</td> <td>3</td> </tr> <tr> <td>THEATER</td> <td>20</td> <td>20</td> <td>3</td> </tr> <tr> <td>APARTMENT</td> <td>20</td> <td>20</td> <td>3</td> </tr> <tr> <td>SCHOOL</td> <td>20</td> <td>20</td> <td>3</td> </tr> <tr> <td>RECREATION</td> <td>20</td> <td>20</td> <td>3</td> </tr> <tr> <td>INDUSTRIAL</td> <td>20</td> <td>20</td> <td>3</td> </tr> <tr> <td>WAREHOUSE</td> <td>20</td> <td>20</td> <td>3</td> </tr> <tr> <td>TRUCK</td> <td>20</td> <td>20</td> <td>3</td> </tr> <tr> <td>RAILROAD</td> <td>20</td> <td>20</td> <td>3</td> </tr> <tr> <td>TRANSPORTATION</td> <td>20</td> <td>20</td> <td>3</td> </tr> <tr> <td>AMUSEMENT</td> <td>20</td> <td>20</td> <td>3</td> </tr> <tr> <td>CONVENTION</td> <td>20</td> <td>20</td> <td>3</td> </tr> <tr> <td>UNIVERSITY</td> <td>20</td> <td>20</td> <td>3</td> </tr> <tr> <td>GOVERNMENT</td> <td>20</td> <td>20</td> <td>3</td> </tr> <tr> <td>OTHER</td> <td>20</td> <td>20</td> <td>3</td> </tr> </tbody> </table>		USE CATEGORY	PERMITTED PARKING	REQUIRED PARKING	ACCESSIBLE PARKING	OFFICE	20	20	3	RETAIL	20	20	3	RESTAURANT	20	20	3	THEATER	20	20	3	APARTMENT	20	20	3	SCHOOL	20	20	3	RECREATION	20	20	3	INDUSTRIAL	20	20	3	WAREHOUSE	20	20	3	TRUCK	20	20	3	RAILROAD	20	20	3	TRANSPORTATION	20	20	3	AMUSEMENT	20	20	3	CONVENTION	20	20	3	UNIVERSITY	20	20	3	GOVERNMENT	20	20	3	OTHER	20	20	3	<p>PROJECT TEAM</p> <p>ARCHITECT: LOUIS INDUSTRIES INC. (L.I.)</p> <p>ENGINEER: LOUIS INDUSTRIES INC. (L.I.)</p> <p>PLANNING: LOUIS INDUSTRIES INC. (L.I.)</p> <p>LANDSCAPE ARCHITECT: LOUIS INDUSTRIES INC. (L.I.)</p> <p>PHOTOGRAPHER: LOUIS INDUSTRIES INC. (L.I.)</p>
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OTHER	20	20	3																																																																							
<p>VICINITY MAP</p> 		<p>DRAWING INDEX</p> <p>A-1.0 SITE PLAN</p> <p>A-1.1 SITE PLAN - EXISTING CONDITIONS</p> <p>A-1.2 SITE PLAN - PROPOSED CONDITIONS</p> <p>A-1.3 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.4 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.5 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.6 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.7 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.8 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.9 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.10 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.11 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.12 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.13 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.14 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.15 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.16 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.17 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.18 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.19 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.20 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.21 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.22 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.23 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.24 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.25 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.26 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.27 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.28 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.29 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.30 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.31 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.32 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.33 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.34 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.35 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.36 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.37 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.38 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.39 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.40 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.41 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.42 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.43 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.44 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.45 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.46 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.47 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.48 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.49 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.50 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.51 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.52 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.53 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.54 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.55 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.56 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.57 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.58 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.59 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.60 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.61 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.62 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.63 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.64 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.65 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.66 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.67 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.68 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.69 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.70 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.71 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.72 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.73 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.74 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.75 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.76 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.77 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.78 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.79 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.80 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.81 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.82 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.83 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.84 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.85 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.86 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.87 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.88 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.89 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.90 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.91 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.92 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.93 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.94 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.95 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.96 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.97 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.98 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.99 SITE PLAN - EXISTING AND PROPOSED</p> <p>A-1.100 SITE PLAN - EXISTING AND PROPOSED</p>																																																																								

TENTATIVE PARCEL MAP NO. 36522

A CONSOLIDATION OF CONTIGUOUSLY OWNED PROPERTY OF SAINT CHRISTOPHER CATHOLIC CHURCH
 MORENO VALLEY, CALIFORNIA
 ASSessor PARCEL NO. 479-200-000/003/004/007/008
 J&B ENGINEERS, INC. APRIL 2020

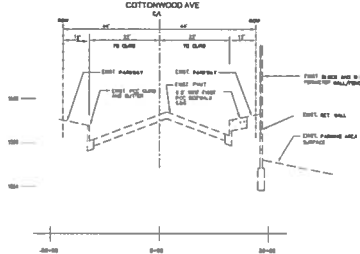


SECTION 1-1
 HORIZ. 1"=20'
 VERT. 1"=2'



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

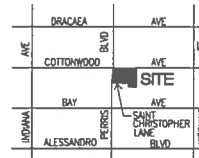
FOR SECTION LOCATIONS, SEE SHEET 3



SECTION 3-3
 HORIZ. 1"=20'
 VERT. 1"=2'

NOTES OF SPECIAL INTEREST

1. EXISTING OVERHEAD POWER LINES UNDER THIS MAP NO. IS ARE PROVIDED TO BE UNDISTURBED.
2. GOLF COURSE FROM NEW BUILDINGS SHALL BE DIRECTED TO LANDSCAPE AREAS AND DIRECTLY TO PARKING LANE.
3. PROPOSED DRIVEWAY MEDIAN AT PERIS BLVD/STREET SHALL BE FOR TRAFFIC CONCERN ONLY.
4. THE LOCATION OF EXISTING UNDERGROUND UTILITY INFRASTRUCTURE HAS BEEN OBTAINED BY A GROUND PENETRATING RADAR SURVEY. FOUND HISTORICAL PLACES AND MONUMENTS ARE IDENTIFIED BY THE SURVEY. ANY UTILITY INFRASTRUCTURE AND SERVICE CONNECTIONS AND NO SIGNIFICANT DISRUPTION OF SERVICES IS TO BE EXPECTED.
5. PERIS BLVD AND COTTONWOOD AVE SHALL BE NEW PLANTED FOR LANDSCAPE PURPOSES BY THE DEVELOPER. ANIMAL BIODIVERSITY MAY BE AFFECTED BY THE PLANTING.
6. THE PROJECT SHALL REQUIRE BEST MANAGEMENT PRACTICES (BMP) IMPLEMENTATION FOR THE PROJECT. SEE PERIS BLVD QUALITY MANAGEMENT PLAN.
7. THE SITE IS NOT SUBJECT TO DEVELOPE, SEASONAL OR FLOOD HAZARD.
8. THE PROJECT WILL REQUIRE BEST CONTROL MEASURES.
9. THE SITE DOES NOT CONTAIN ANY UNLAWFUL USES OR STRUCTURES.
10. THE PROJECT WILL NOT REQUIRE ANY IMPROVEMENTS OR EXPENSE OF SOIL.



VICINITY MAP
 NO SCALE

- UTILITY PROVIDERS**
- SEWER & WATER: EASTERN MARIETTA, BAYVIEW DISTRICT, 2015 MARINA BL, PERIS CA 92572, (951) 384-3771
 - GAS: SOUL-BORN CALIF. GAS COMPANY, 2015 MARINA BL, PERIS CA 92572, (951) 384-3771
 - CABLE TV: ONE MARIETTA CABLE, 2015 MARINA BL, PERIS CA 92572, (951) 384-3771
 - ROAD MAINT: BUREAU OF MANAGEMENT OF MORENO VALLEY, 17400 INDIAN STREET, MORENO VALLEY, CA 92553, (951) 241-2427
 - ELECTRIC: SOUL-BORN CALIFORNIA ENERGY, 2015 MARINA BL, PERIS CA 92572, (951) 384-3771
 - TELEPHONE: VERIZON, 5000 CALIFORNIA AVENUE, SAN BERNARDINO CA 92410, (951) 265-4569

LEGEND AND ABBREVIATIONS

-P-	EXISTING IN-DECK LINE	FL	FLORSLINE
-S-	EXISTING STREET LINE	CB	CURB BREAK
-E-	EXISTING ELEVATION	GR	GRASS
SWP	SHOULDER OF ROAD	MP	MANHOLE POINT
CB	CURB	LP	LOW POINT
E	ELEVATION	OP	OVERHEAD
CL	CHAIN LINE	PP	POWER POLE
CAC	CURB AND GUTTER	P/L	PROPERTY LINE
CD	CHAIN CURB	PROP	PROPOSED
CP	CHAIN P/C	R/S	RUBBER
E	ELEVATION	R/S	ROOF OF B/T
EXIST	EXISTING	S	SOIL
FF	FRESH FLOOR	T	TERRACE
FF	FRESH GRADE	TC	TOP OF CURB
F/A	FRESH ASPHALT	W	WALL
F2	FRESH SURFACE	WI	WIRELESS ROW

PRELIMINARY TITLE REPORTS

BY CHOCOLATE TITLE COMPANY AS FOLLOWS:
 ORDER NUMBER: PRR01200-08 (DATE: DEC. 11, 2019)
 ORDER NUMBER: PRR01201-08 (DATE: DEC. 11, 2019)
 ORDER NUMBER: PRR01202-08 (DATE: DEC. 28, 2019)

LEGAL DESCRIPTION

PORTION OF LOT 1 AND A 1/2 BLOCK 86 OF BEAN VALLEY AND ALEXANDER DEVELOPMENT COMPANY MAP NO. 1 AS RECORDED IN MAP BOOK 16, PAGE 46 SAN BERNARDINO COUNTY RECORDS.

TRACKS/RIGHTS

ACROSS 479-200-000/003/004/007/008

SITE INFORMATION

THE ADDRESS SHALL BE CONTIGUOUS AVERAGE MORENO VALLEY, CA 92553
 NET AREA: 9.41 ACRES
 DISTRICTED AREA: 9.41 ACRES

GENERAL PLAN

APR 178-200-017/018 (OFFICE DISTRICT)
 APR 178-200-017/018 (OFFICE DISTRICT)
 APR 178-200-017/018 (OFFICE DISTRICT)

PLANNING

APR 178-200-017/018 (OFFICE DISTRICT)
 APR 178-200-017/018 (OFFICE DISTRICT)

SCHOOL DISTRICT

SCHOOL DISTRICT OFFICE DISTRICT
 THE SCHOOL CAJONAL SCHOOL DISTRICT OF SAN BERNARDINO COUNTY, CALIFORNIA
 MORENO VALLEY, CA 92553
 PHONE: (951) 419-1200

MAP PREPARATION BY:

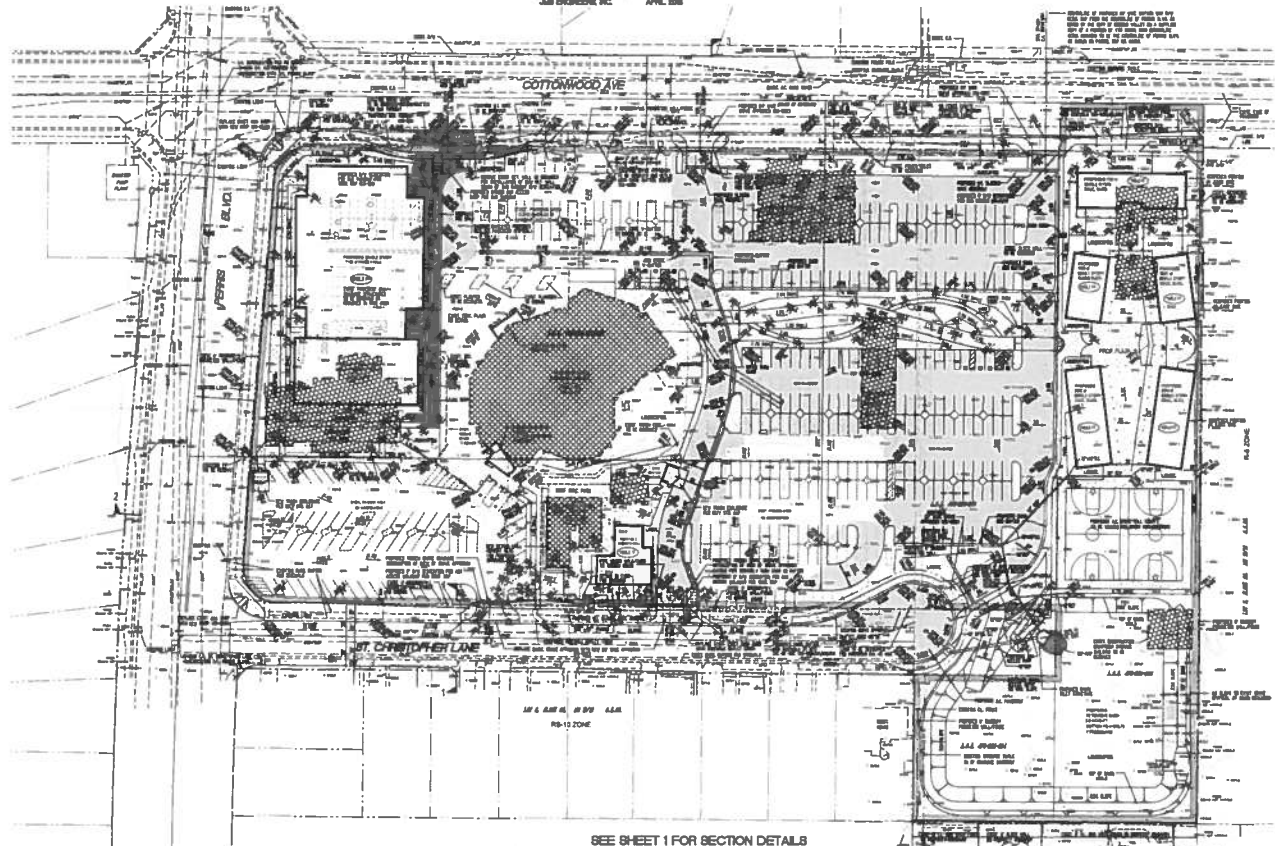
J&B ENGINEERS, INC.
 17400 INDIAN STREET
 MORENO VALLEY, CALIFORNIA 92553
 TEL: (951) 419-1200

DRAWING INDEX

1. SHEET: PROJECT DATA, NORTH MAP, BOUNDARY
2. BOUNDARY MAP
3. SEE INFORMATION

	<p>CITY OF MORENO VALLEY</p> <p>TENTATIVE PARCEL MAP NO. 36522</p> <p>FOR ST. CHRISTOPHER CATHOLIC CHURCH</p> <p>MORENO VALLEY, CA</p>	<p>ASSET NO.</p> <p>1 of 3</p> <p>DATE: 04/14/2020</p> <p>P12-C51</p>
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TENTATIVE PARCEL MAP NO. 36522
 A CONSOLIDATION OF CONTIGUOUSLY OWNED PROPERTY OF SAINT CHRISTOPHER CATHOLIC CHURCH
 MORENO VALLEY, CALIFORNIA
 TENTATIVE PARCEL MAP NO. 36522
 JAS ENGINEERING, INC. APRIL 2008



SEE SHEET 1 FOR SECTION DETAILS

BUILDING DISPOSITION LEGEND:

	EXISTING STRUCTURE TO REMAIN		EXISTING STRUCTURE TO BE REMOVED
--	------------------------------	--	----------------------------------

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

1 inch = 40 ft.

MS ENGINEERING
 JAS ENGINEERING, INC.
 15000 E. STATE ST., SUITE 100, MORENO VALLEY, CALIFORNIA 91731
 PHONE: (951) 251-1111
 WWW.JASENG.COM

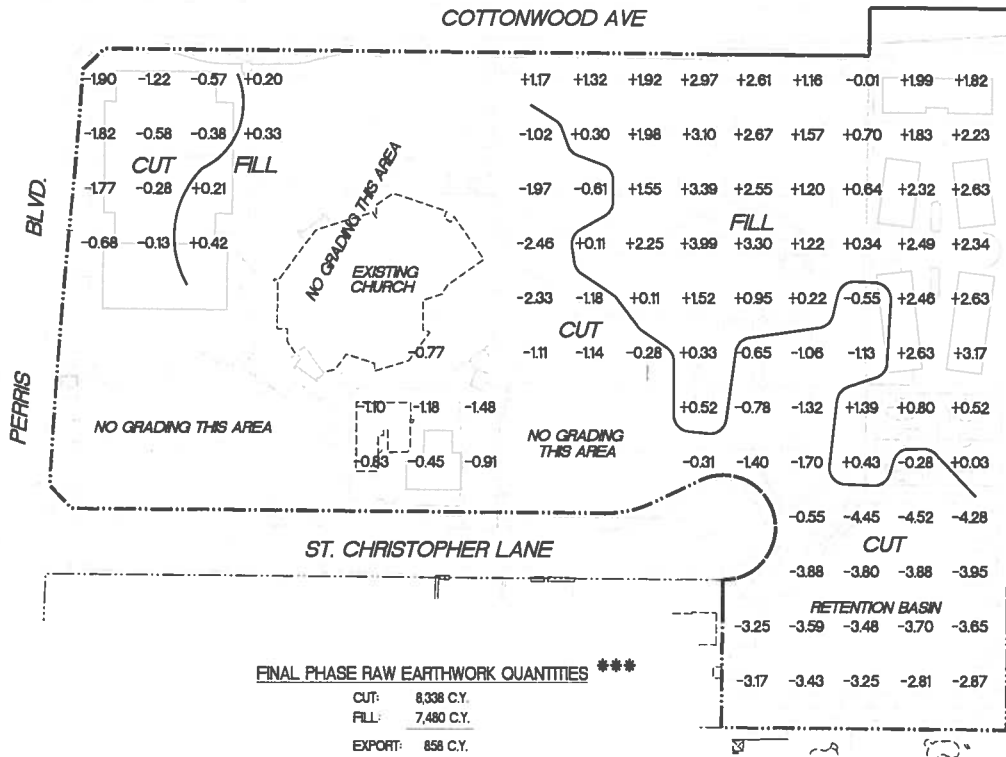


CITY OF MORENO VALLEY
 TENTATIVE PARCEL MAP NO. 36522
 FOR ST. CHRISTOPHER CATHOLIC CHURCH
 MORENO VALLEY, CA

ACCT. NO.
 SHEET 3 of 3
 CITY CODE NO. P12-C51

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

JMS ENGINEERS, INC. OCTOBER 2013



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

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

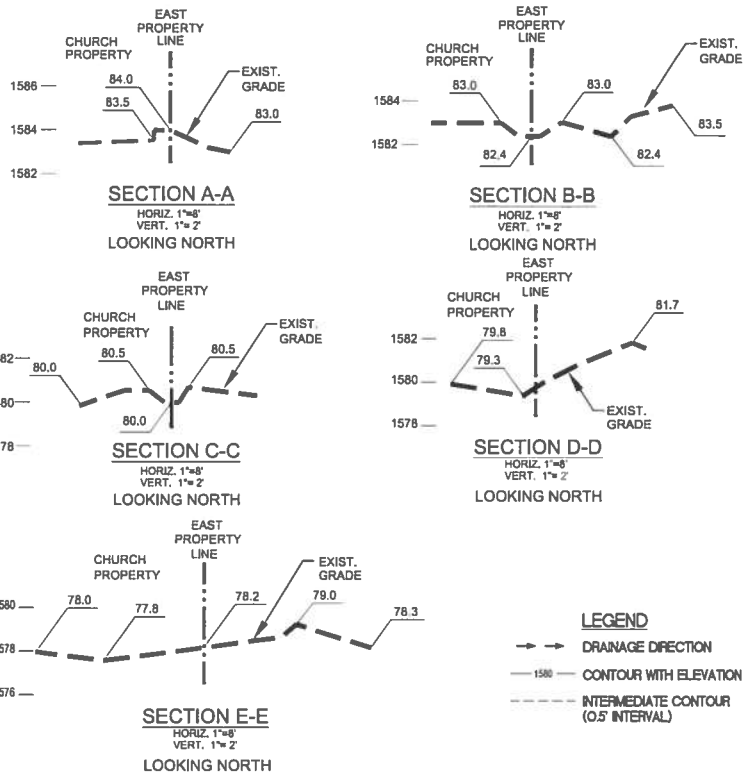
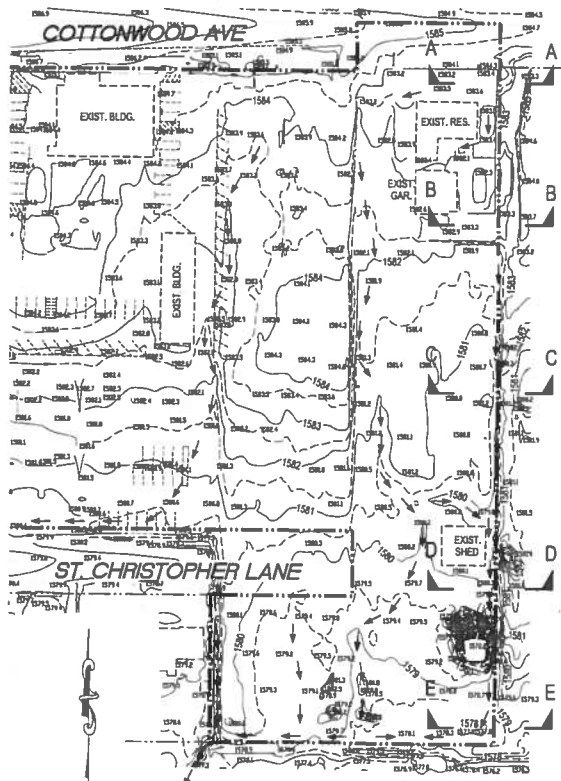


10/11/13

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

JMS ENGINEERS, INC.

OCTOBER 2013



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

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

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

1 CITY OF MORENO VALLEY
 2 PLANNING COMMISSION
 3 REGULAR MEETING
 4 OCTOBER 24TH, 2013

5
 6
 7 **CALL TO ORDER**

8
 9 Chair Van Natta convened the Regular Meeting of the City of Moreno Valley
 10 Planning Commission on the above date in the City Council Chambers located at
 11 14177 Frederick Street.

12
 13
 14
 15 **ROLL CALL**

16
 17 Commissioners Present:

18 Chair Van Natta
 19 Vice Chair Giba
 20 Commissioner Baker
 21 Commissioner Lowell
 22 Commissioner Sims

23
 24 Excused Absence:

25 Commissioner Ramirez

26
 27 Staff Present:

28 John Terell, Community and Economic Development Director
 29 Chris Ormsby, Interim Planning Official
 30 Julia Descoteaux, Associate Planner
 31 Michael Lloyd, Transportation Division Engineer
 32 Clement Jimenez, Land Development Engineer
 33 Randy Metz, Fire Marshall
 34 Suzanne Bryant, City Attorney

35
 36
 37
 38 **PLEDGE OF ALLEGIANCE**

39
 40
 41 **APPROVAL OF AGENDA**

42
 43 **CHAIR VAN NATTA** – I'm going to take a little break from what we normally do
 44 at this point and I'm to ask if there is a member of the Church who would like to

1 give us an invocation this evening to start our meeting off. Is there a leader,
2 pastor, whatever or priest? Thank you

3
4 **SPEAKER** – Thank you Ms. Chair. May we all rise? Loving and merciful God,
5 we thank you for this evening. We ask you to be present and to bless us and to
6 guide us and to open our hearts and minds to see what you want us to see.
7 Bless all those who will make important decisions; open their hearts and their
8 ears and their minds. Bless our gathering this evening and may we be humble
9 always. We ask this through Christ our Lord. Amen.

10
11 **CHAIR VAN NATTA** – Thank you. We have the Agenda in front of us. Has
12 everyone had a chance to look at the brief Agenda we have for this evening. Do
13 we have a motion to approve this?

14
15 **COMMISSIONER BAKER** – I move that we approve the Agenda as submitted.

16
17 **VICE CHAIR GIBA** – I'll second it

18
19 **CHAIR VAN NATTA** – Moved and seconded. All those in favor?

20
21 Opposed – 0

22
23 **Motion carries 5 – 0, with one absent (Commissioner Ramirez)**

24
25
26
27 **PUBLIC HEARING ITEMS**

28
29 **CHAIR VAN NATTA** – The public is advised that there are procedures to be
30 followed in this meeting and they are posted... where did they post them now? I
31 think they moved them? They are still over at the side of the room.

32
33
34
35 **PUBLIC COMMENTS**

36
37 **CHAIR VAN NATTA** – At this point we are going to open the meeting for any
38 matter which is not listed on the Agenda and which is within the subject matter
39 jurisdiction of the Commission. I don't see that anyone has submitted a Speaker
40 Slip.

41
42 **INTERIM PLANNING OFFICIAL ORMSBY** – I didn't have any Speaker Slips.

43
44 **CHAIR VAN NATTA** – No Speaker Slips; fine. Then we are going to close that
45 portion of the meeting and go to on to our first Public Hearing Item.

1 **PUBLIC HEARING ITEMS**

2
3 **1. Case Description: PA13-0002 Tentative Parcel Map 36522**
4 **P12-051 Master Site Plan**
5 **(Conditional Use Permit)**

6
7 **Case Planner: Julia Descoteaux**

8
9 ***(Continued from September 26th, 2013 Hearing)***

10
11 **CHAIR VAN NATTA** – Case number PA13-0002, Tentative Parcel Map 36522
12 and P12-051, Master Site Plan, Amended Conditional Use Permit. The Applicant
13 is Lord Architecture Incorporated and can we have the Staff Report please.

14
15 **ASSOCIATE PLANNER DESCOTEAUX** – Good evening Planning
16 Commissioners. I'm Julia Descoteaux, the Case Planner and I have before I
17 start a couple additional comments that I'm going to pass up there to you. The
18 Applicant, Lord Architecture has submitted an application for a Tentative Parcel
19 Map 36522 to combine all the five lots into one 9.5 acre parcel and a Master Site
20 Plan, Amended Conditional Use Permit to develop the site into five phases for
21 the future plans for the site.

22
23 This project was continued from the September 26th, 2013 Planning Commission
24 Hearing. The Tentative Parcel Map 36522 again will combine all the five lots into
25 one parcel for future expansion of the site. There is no development associated
26 with the Tentative Parcel Map. The Master Site Plan, Amended Conditional Use
27 Permit provides for five phases of development incorporating the existing
28 structures and the construction of additional structures, site improvements and
29 off-site improvements until ultimate build out of the site is complete. The project
30 is conditioned to submit all the additional buildings and site plans for review and
31 approval and any modifications would require an amendment to the Master Site
32 Plan.

33
34 Phase one will include a new retention basin at the end of St. Christopher Lane.
35 There will be existing street improvements on St. Christopher Lane; renovating of
36 existing single family residence into a meeting room and the construction of a
37 new multi-purpose building, providing for some additional parking on the site,
38 landscape and circulation improvements to the off-site improvements on
39 Cottonwood.

40
41 Phase two will include the construction of a new multi-purpose parish hall,
42 parking and landscaping with off-site improvements to Cottonwood, which will
43 include a bus bay, revisions to the existing driveways and a landscape median
44 along Perris Boulevard.

1 Phase three will replace the old sanctuary with a new administrative center, with
2 additional landscaping and site improvements associated with that structure.

3
4 Phase four will remove the existing office/school buildings and the single family
5 home located on the northeast portion of the site and construct education
6 buildings, parking and sports facilities.

7
8 Phase five includes the construction of two educational buildings.

9
10 The site is currently zoned Office with the two parcels to the east zoned R5,
11 which is residential. The surrounding areas include Community Commercial to
12 the north, Office Commercial, Residential 10 and R5 and several homes and
13 some vacant land. To the east and west is zoned R5 and properties to the south
14 is zoned RS10 with existing single family residences. Access to the site will be
15 from the existing driveways along Cottonwood and St. Christopher Lane. The
16 existing easterly driveway on St. Christopher Lane will be extended north. There
17 will be increased parking in Phase one and the driveways will be modified per
18 each individual phase.

19
20 Again I mentioned that phase two improvements will include a raised median
21 along Perris Boulevard from St. Christopher Lane to Cottonwood and the
22 improvement is in line with the ultimate design of the major arterial street. The
23 addition of the median will result in improved levels of service and improve safety
24 at the intersection. Southbound motorists wishing to turn left onto St. Christopher
25 Lane will be able to go to Perris Boulevard and Bay Avenue intersection and
26 make a U-turn, so it will be a right in and right out street. The site will be
27 developed per the approved Master Site Plan with landscaping and modified
28 parking per phase and again all buildings will require a separate review and
29 approval.

30
31 The site is considered an infill development project, as the site is mostly
32 developed with existing buildings, parking areas and existing access to both
33 Cottonwood and St. Christopher Lane. An Initial Study was completed with the
34 determination that there will be no significant impacts to the environment from the
35 proposed Tentative Parcel Map and the Master Site Plan. Based on the
36 information within the Initial Study a Negative Declaration was recommended to
37 be prepared. Notification was sent to all property owners within 300 feet, posted
38 on the site and published in the local newspaper and again this was done prior to
39 the meeting of September 26th.

40
41 With that Staff has provided you some revised conditions of approval. Planning
42 Condition P10 has been modified to read Church services and assembly
43 meetings may be held in only one building at a time to ensure adequate parking
44 and a new condition of approval will be added stating there shall be a minimum
45 of 361 parking stalls on the site at all times and at phase four the parking number
46 shall increase to 395. I've received quite a few comments from the surrounding

1 public relating to parking both on site as well as offsite, the drainage to the site
 2 on St. Christopher Lane, the block wall on the east property line, the traffic
 3 concerns, environmental concerns and with that concern the applicant has
 4 initiated a phase one environmental assessment that they are currently working
 5 on.

6
 7 **CHAIR VAN NATTA** – Okay Commissioners do you have any questions of
 8 Staff?

9
 10 **COMMISSIONER SIMS** – (microphone is not working – inaudible)

11
 12 **ASSOCIATE PLANNER DESCOTEAUX** – I will let Michael Lloyd discuss the
 13 Traffic Study because yes there was one done. Regarding the parking, the
 14 church itself as it is today, for all intents and purposes is legal non-conforming in
 15 the parking area. The original church or the church facility that is there now; the
 16 second church if you will was constructed in 1984 and with the conditions of
 17 approval for that project 209 parking stalls were required. In approximately 1991
 18 there was an addition done to the church building of a little over 2300 square
 19 feet. We don't have the records for that project to determine what they might
 20 have calculated the parking at, so the parking standards that we have today are
 21 different than what they were back then, so it is legal non-conforming in the
 22 sense that we can't go back and use today's parking standards on an existing
 23 building. So for the 2300 square feet that was added in 91 it is not fixed seating
 24 in that area, so we did use our current parking analysis or requirements and took
 25 that square footage and divided it by 35, which gives you 68 more parking
 26 spaces, which is still less than what they have currently on site today. Does that
 27 help and I'll let Michael discuss the Traffic Study.

28
 29 **TRANSPORTATION DIVISION ENGINEER LLOYD** – Good evening Chair and
 30 Commissioners. My name is Michael Lloyd with Transportation Engineering.
 31 Where there any specific questions or concerns you wanted me to address or
 32 just provide a general overview?

33
 34 **COMMISSIONER SIMS** – I'd like a general overview to understand how...
 35 (Microphone cuts out – inaudible)

36
 37 **TRANSPORTATION DIVISION ENGINEER LLOYD** – Okay Traffic Engineering
 38 performed the study, went out and counted vehicles entering and exiting the
 39 church on a Sunday afternoon I believe in September of 2012, developed a trip
 40 projection rates based upon the proposed expansions and then evaluated current
 41 conditions as they are today as they are out on the street versus what the future
 42 conditions would be with the expansion. Current conditions in the Traffic Study
 43 identify the level of service at Perris and Cottonwood to be I believe at a level of
 44 service C, which is an acceptable level of service.

1 The Traffic Study also found existing conditions at Perris Boulevard and St.
 2 Christopher to be a level of service F, which is unacceptable, which I think is the
 3 existing current condition. With the addition of the projected or proposed traffic
 4 the level of service at Perris and Cottonwood would remain at a level of service C
 5 and because level of service F is as low as it gets unfortunately on our scale,
 6 there was no change obviously at Perris and St. Christopher with the additional
 7 traffic, so we assessed; Staff assessed what would be a possible resolution at
 8 the Perris and St. Christopher intersection to make things better. We've looked
 9 at the possibility of a traffic signal. Unfortunately the street is only 500 feet south
 10 of Cottonwood. We typically want signal space at the quarter mile, which is
 11 approximately 1300 feet, so 500 feet would not provide adequate stacking
 12 distance back to back for left turns wanting to turn left in the northbound direction
 13 of Cottonwood compared with the southbound left turn movement onto St.
 14 Christopher. There wouldn't be enough stacking space to allow for left turn
 15 vehicles to maneuver out of the thru movements along Perris Boulevard, so
 16 potentially if we did allow that left turn onto St. Christopher, left turning vehicles
 17 would back up into the thru lanes and block traffic, so that is a condition that we
 18 don't want obviously. So the thought was well would just extend the raised
 19 median that is part of this project across the intersection of Perris and St.
 20 Christopher and force the intersection to operate as a right in and right out
 21 intersection. Those would be the allowed movements. So that was the thought
 22 process and the findings of the Traffic Study.

23
 24 **COMMISSIONER SIMS** – (Microphone is not working – inaudible)

25
 26 **ASSOCIATE PLANNER DESCOTEAUX** – The onsite parking is currently 361
 27 spaces and the requirement will be 361. I guess I'm not understanding your
 28 question.

29
 30 **COMMISSIONER SIMS** – To use the term would ...

31
 32 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** –
 33 Existing, non-conforming

34
 35 **ASSOCIATE PLANNER DESCOTEAUX** – Existing, non-conforming

36
 37 **COMMISSIONER SIMS** – So what would...? (Microphone cuts out – inaudible)

38
 39 **ASSOCIATE PLANNER DESCOTEAUX** – Well the parking until phase five will
 40 still be 361 spaces. It wouldn't increase until Phase... actually phase 4, so the
 41 parking won't change.

42
 43 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – It
 44 would remain non-conforming based on and Julia correct me if I am incorrect, but
 45 this application would not increase the capacity of the church. We typically
 46 calculate parking on the largest assembly area and that would be sanctuary. The

1 sanctuary is not increasing in size and further there has been an additional
 2 condition of approval which limits that building, so they can only use that building
 3 at one time, so there is no increase in capacity. There are other activities that
 4 are going to occur on site, but those would occur in what we would call non-peak
 5 hours.

6
 7 **COMMISSIONER SIMS** – (Microphone is not working – inaudible)

8
 9 **TRANSPORTATION DIVISION ENGINEER LLOYD** – As I mentioned the Traffic
 10 Study identified a level of service F which is unacceptable at Perris and St.
 11 Christopher. That's an existing today condition.

12
 13 **COMMISSIONER SIMS** – I guess just... (Microphone cuts out – inaudible)

14
 15 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Yeah I
 16 think the traffic issue is related to people getting in and out of a particular
 17 intersection at St. Christopher and Perris, so I'd ask Michael Lloyd if the condition
 18 to add the median would change that condition for the better.

19
 20 **TRANSPORTATION DIVISION ENGINEER LLOYD** – The answer is yes. Once
 21 the raised median is put in place the level of service would be improved because
 22 it removes the left turn movements which cause conflicts within intersection and
 23 so people would only have the opportunity to make a right turn out of the
 24 driveway. Currently what is pushing the intersection to the poor or level of
 25 service F is the left turns out from St. Christopher Lane onto Perris Boulevard, so
 26 by removing that movement and forcing people to turn right, therefore the level of
 27 service becomes acceptable.

28
 29 **COMMISSIONER SIMS** – I have one more. What happens with the overflow
 30 parking if it is illegal but conforming status right now? So when you say 394
 31 spaces now and I have no idea what the real number should be today if it was in
 32 current code to be legal conforming. What would that... you know so let's say it
 33 is 20 extra cars. Where do those extra cars go? Do they go and trespass onto
 34 private property or where do they go?

35
 36 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** –
 37 Obviously there are speakers tonight that have firsthand knowledge of that but
 38 my understanding is the additional parking occurs on the street; on the public
 39 street, so those are in addition to parking spaces in the parking lot. There has
 40 also been what I'd call temporary parking installed on sight by the Church and
 41 that would be removed and there would be new permanent parking, so the
 42 overflow that can't be accommodated on the site currently and would flow onto
 43 the public street; basically on-street parking.

44
 45 **CHAIR VAN NATTA** – But the additional parking isn't going to be added until
 46 phase four?

1 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Yes
2 there won't be more spaces than there are today until phase four

3
4 **CHAIR VAN NATTA** – So the issue with the street parking and parking in the
5 vacant lot across the street and all that stuff, that is not going to be addressed
6 with this until we get to phase four.

7
8 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** –
9 Correct. To the extent there is overflow and why that exists, it may be because
10 of people staying on site after they go to service or other reasons that is not
11 being addressed by...

12
13 **CHAIR VAN NATTA** – And basically we're removing the traffic jam that is at
14 Perris and St. Christopher and we're splitting it into up into U-turns on Bay and
15 Cottonwood.

16
17 **ASSOCIATE PLANNER DESCOTEAUX** – Correct

18
19 **TRANSPORTATION DIVISION ENGINEER LLOYD** – That's correct

20
21 **CHAIR VAN NATTA** – And that's considered to be an improvement?

22
23 **TRANSPORTATION DIVISION ENGINEER LLOYD** – Yes because we're
24 removing left turns at an uncontrolled intersection to two signalized intersections
25 which accommodate U-turns which would be a controlled and protected
26 movement versus the current condition where the left turn from St. Christopher
27 onto Perris is uncontrolled.

28
29 **CHAIR VAN NATTA** – Now you mentioned the original Traffic Study which was a
30 little over year ago and you said that the traffic count was done on a Sunday
31 afternoon. Would that not be the typical time when they are having the most
32 people going in and out of that location.

33
34 **TRANSPORTATION DIVISION ENGINEER LLOYD** – The counts were
35 conducted I believe and I can check the Traffic Study, but if I recall correctly, the
36 traffic counts were conducted between 12 noon and 2 pm.

37
38 **CHAIR VAN NATTA** – Between 12 and 2, so that doesn't account for all the
39 people who go in and out of there in the morning prior to noon which is probably
40 the busiest time.

41
42 **TRANSPORTATION DIVISION ENGINEER LLOYD** – Based on the information
43 from the Traffic Engineer based on their observations, this was the peak period
44 to count.

45
46 **CHAIR VAN NATTA** – They felt that was the peak period from 12 to 2?

1 **TRANSPORTATION DIVISION ENGINEER LLOYD** – Yes

2
3 **CHAIR VAN NATTA** – I guess I don't know. I don't go to that church but I just
4 know what I see when I drive by there. That is why I had that question. The
5 other issue with the traffic there was anything in the study; did it address any of
6 the pedestrian traffic coming across from the temporary parking across the
7 street.

8
9 **TRANSPORTATION DIVISION ENGINEER LLOYD** – No the Traffic Study that
10 was prepared strictly addressed capacity for the vehicular type traffic. It did not
11 address any type of pedestrian movements across Cottonwood Avenue.

12
13 **CHAIR VAN NATTA** – Was there any consideration to putting in an additional
14 cross-walk somewhere or additional marking on the cross walk or something?

15
16 **TRANSPORTATION DIVISION ENGINEER LLOYD** – Not with this application.
17 We typically don't want mid-block cross walks that are uncontrolled, so a possible
18 solution that I discussed with the City Traffic Engineer is to put up some signing
19 along Cottonwood that clearly indicates that it is illegal to cross the street except
20 at the cross walk and that obviously with the signs in place, it becomes
21 enforceable.

22
23 **COMMISSIONER LOWELL** – Yeah I have a couple of questions also.
24 Piggybacking on to what Jeffrey said, in the ultimate build out condition when all
25 the parking is assigned and allocated will that alleviate any offsite parking or will
26 there still be overflow parking in the neighboring dirt lot and the neighboring
27 community.

28
29 **ASSOCIATE PLANNER DESCOTEAUX** – Well I can't say for sure what it will do
30 but as long as there is parking allowed on Cottonwood... currently there is no
31 parking allowed on St. Christopher Lane and I know a couple of the speakers will
32 probably speak to that. It is my understanding that on Saturday and Sunday or
33 maybe just Sunday there is no parking on the south side or it is only permit
34 parking, so they have done some measures to help the residents along that
35 street for the parking on Sunday, however unless there is a no parking sign on
36 Cottonwood, then it would be allowed on Cottonwood.

37
38 **CHAIR VAN NATTA** – How many parking spots... I'm sorry I didn't mean to ...

39
40 **COMMISSIONER LOWELL** – No problem, go ahead that was actually going to
41 be my question.

42
43 **CHAIR VAN NATTA** – How many spots total will there be at build out?

44
45 **ASSOCIATE PLANNER DESCOTEAUX** – 395

46

1 **COMMISSIONER LOWELL** – So we went from 361 to 395, so we have an extra
 2 34 spots and if you drive by this location on any given Sunday there are lot more
 3 than that parking everywhere and from the letters we received, emails, citizen
 4 complaints and comments, that doesn't seem adequate. Is there any way of
 5 requiring any more parking by either narrowing the parking spaces from 10 feet
 6 to 9 feet or angling the parking to try to get more parking in there just by adjusting
 7 painting? Is there anything we can do to help the neighboring community out?

8
 9 **INTERIM PLANNING OFFICIAL ORMSBY** – Yeah, unfortunately I think the
 10 spaces are designed right now at a minimum, so I don't believe really there is an
 11 opportunity to do that.

12
 13 **COMMISSIONER LOWELL** – I had a couple of other questions. One of my
 14 comments was going to be suggesting no parking on St. Christopher, but as you
 15 said that is already the situation. Another couple of letters we had was involving
 16 offsite run-off from the project; drainage. I see in the grading plans and in the
 17 plot plans that there is a proposed basin. It looks like a dual use between a
 18 soccer field or something. I also noticed that the overflow emergency outlet is
 19 draining easterly in the southeast corner of the property. Where does that
 20 ultimately connect? Does it connect to any kind of improved facility or is it just
 21 surface run-off?

22
 23 **ASSOCIATE PLANNER DESCOTEAUX** – I'll refer to Clement Jimenez, the
 24 Senior Engineer.

25
 26 **LAND DEVELOPMENT ENGINEER JIMENEZ** – Good evening. The basin is
 27 designed to retain all of the onsite run-off. It is a retention basin. There is an
 28 emergency spillway which would accommodate flows that would be encountered
 29 on a storm event that is greater than a 100 year storm. All the facilities and per
 30 engineering practice, facilities are designed based on a 100 year storm. The
 31 retention basin was designed for that plus there is a one foot of free board and
 32 on top of that there is one and a half foot to the top of the basin, so the
 33 emergency spillway that is shown there is there in a freak storm that would be
 34 and I don't want to quantify a particular storm, but it would be definitely greater
 35 than a 100 year; well above a 100 year storm and that spillway was put at that
 36 location because traditionally historical flows do flow to the southeast.

37
 38 **COMMISSIONER LOWELL** – The basin; which 100 year storm is it applied for?
 39 The two year, the 100 year; the two hour; ten hour; 6 hour; 24 hour...

40
 41 **LAND DEVELOPMENT ENGINEER JIMENEZ** – It is the 100 year, 24 hour
 42 storm.

43
 44 **COMMISSIONER LOWELL** – It's all flow, not just mitigating increase in flow
 45

1 **LAND DEVELOPMENT ENGINEER JIMENEZ** – That's correct. It's a retention
2 basin, so nothing is supposed to go out, it is all supposed to infiltrate.

3
4 **COMMISSIONER LOWELL** – Does is also address water quality issues in the
5 basin also?

6
7 **LAND DEVELOPMENT ENGINEER JIMENEZ** – Yes it does

8
9 **COMMISSIONER LOWELL** – Perfect and with St. Christopher's, is that going to
10 take any... which was does St. Christopher drain? Does it drain towards the
11 basin or away from the basin?

12
13 **LAND DEVELOPMENT ENGINEER JIMENEZ** – It drains towards the basin.
14 Actually it is going to improve the situation; the flood situation that occurs there.
15 Right now at the end of St. Christopher it dead ends and the great differential
16 between existing pavement and the adjacent grade is such that the adjacent
17 grade is much higher; about one or two feet higher than the street grade. When
18 they grade that area and the basin they are going to propose a catch basin at the
19 end of the cul-de-sac which will pick up all of the flow in the street and all of that
20 will go into the basin as well.

21
22 **COMMISSIONER LOWELL** – And the basin... I have a couple more questions of
23 the basin. Is it an infiltration basin, does it have any outlet at all?

24
25 **LAND DEVELOPMENT ENGINEER JIMENEZ** – It does not have an outlet
26 because it is a retention basin, so it is designed to infiltrate.

27
28 **COMMISSIONER LOWELL** – And it will draw down within the 72 hour
29 requirement?

30
31 **LAND DEVELOPMENT ENGINEER JIMENEZ** – Within 48 hours

32
33 **COMMISSIONER LOWELL** – 48 hours, so it won't be a vector issue?

34
35 **LAND DEVELOPMENT ENGINEER JIMENEZ** – No

36
37 **COMMISSIONER LOWELL** – Perfect. That is pretty much all the questions I
38 had. Thank you.

39
40 **CHAIR VAN NATTA** – Would you like to start on your list of questions now?

41
42 **VICE CHAIR GIBA** – The package we got was for a couple of mitigations that
43 you guys are working on, so I have been working off of last month's notes as
44 well. I had just a couple of quick questions. My colleagues have asked a lot of
45 them and that's why I kind of just defer to them to do that. You said there is...
46 you know we had several letters from residents from St. Christopher Lane. That

1 concerns me as well. Large churches and bless them, they have wonderful
 2 attendance but larger churches also attract a lot of people who not always do the
 3 right things. Some of the letters we got were not always pleasant about what
 4 took place or what takes place, so I'm hoping there is some other way that you
 5 make sure that the residents or the attendants for the church realize that you
 6 don't park on St. Christopher's during those time frames because this seems to
 7 be a big issue for them, so I'm hoping there is not just a sign somewhere but
 8 there is enforcement taking place in that area. John were you going to respond
 9 to that?

10
 11 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Yes
 12 I've been at a neighborhood meeting. The Traffic Enforcement Division is aware
 13 of the situation there and Transportation Engineering did work to create a permit
 14 parking area there so with enforcement and I believe one or many of the
 15 residents on St. Christopher's do know how to contact Traffic Enforcement so
 16 that they can in fact ticket people who do not have permits when they are
 17 required, so that may not be 100 percent effective but it is dealing with the
 18 existing condition and to some extent if it is less convenient to use St.
 19 Christopher's as an entrance and exit when you go to church, in the future when
 20 the median is constructed, then hopefully that will further reduce the issues on
 21 that street, but it is an existing condition and there have been meetings with City
 22 Staff as well as the Councilmember for that District in order to try to resolve that.

23
 24 **VICE CHAIR GIBA** – And I noticed that you were going to... the U-turn it was
 25 also mentioned about the U-turn at Cottonwood. That is not a good way to solve
 26 the problem as a serious of U-turns. I live up in the Hidden Springs area, so we
 27 have a wonderful church up in that area and on Sunday it is just... and of course
 28 two High Schools, so the traffic impact over there and Michael you know what I'm
 29 talking about it is just really atrocious at certain times of the day and no matter
 30 how many times the residents complain or try to do something about it, nothing
 31 really does seem to change a whole lot, so I'm really concerned for the residents
 32 who live right across from that church. These things are maintained and I'm
 33 hoping that church members themselves will take a concerted effort amongst
 34 themselves to make sure that they make a good example for the people in that
 35 area. That was a big concern and the fact that you made it a right turn; I believe
 36 right turn now out of St. Christopher's rather... so is there any reason why it can't
 37 just be a one way in and one way out for that way. Is that is what it is set to do?
 38 One way in off of Cottonwood and one way out?

39
 40 **TRANSPORTATION DIVISION ENGINEER LLOYD** – It would be a right turn if
 41 you are heading north on Perris Boulevard, you'd be allowed to make a right turn
 42 onto...

43
 44 **VICE CHAIR GIBA** – St. Christopher's and come into the parking from St.
 45 Christopher's off of Perris. Is there any reason why you couldn't restrict that to
 46 not coming in from into St. Christopher's from Perris and only make entrance

1 from Cottonwood like I said one way in and one way out? That would also
 2 restrict any movement in that area for the residents that area and also give them
 3 a little element of security saying well if they are not coming in here, there is no
 4 chance they are going to be parking, they have to be only exit out of St.
 5 Christopher's, they cannot enter through St. Christopher's. Is there any
 6 possibility that could be considered?
 7

8 **TRANSPORTATION DIVISION ENGINEER LLOYD** – It could be considered.
 9 I'm not sure just having this discussion off the top of my head how we could
 10 actually design something that would restrict right turns onto St. Christopher.
 11 Nothing comes to mind immediately.
 12

13 **VICE CHAIR GIBA** – Like on my street from 7:30 to 2:30 on Tuesdays because
 14 the street sweeper is coming. Why couldn't there be some restriction as to
 15 entering and exiting at that end during certain times of the day, you know
 16 especially during high traffic times for church services. John you were going to
 17 say something...
 18

19 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Well
 20 as I mentioned, the parking issue is... so there is less reason to drive in there
 21 because of the parking issue. I'll defer to Michael but if the people going to
 22 church can't make a right turn during certain hours, neither can anybody else
 23 including the residents who live on St. Christopher Lane, so whatever restriction
 24 is put into place is both for lack of a better word, a blessing and burden on the
 25 people that live there as well as people visiting the church.
 26

27 **VICE CHAIR GIBA** – I just threw that out there. I was reading through your
 28 phases. You have phase one, two, three, four and five on this project and I was
 29 hunting through here where I read that so somebody please catch me and
 30 correct me because I thought the project begins at phase one on a specific date
 31 and time when they begin the clock, but there is no time limit as to when phase
 32 two starts or phase three starts or phase four starts or phase five starts, so Ms.
 33 Meli's comment about the parking in phase four, that could be one year down the
 34 line or that could be ten years down the line. Am I correct on that?
 35

36 **ASSOCIATE PLANNER DESCOTEAUX** – Yes you are correct.
 37

38 **VICE CHAIR GIBA** – So the projected parking problems ten years from now
 39 would be very different from the projected parking from one year down the line.
 40 Am I correct on that?
 41

42 **ASSOCIATE PLANNER DESCOTEAUX** – Projected; yes
 43

44 **VICE CHAIR GIBA** – Because we don't have anything that tells us you have to
 45 complete phase one in this time frame, phase two in this time line or phase three
 46 or any of the other phases, so what I'm suggesting here and then you are

1 probably going to hear me pop this up a few times and I'm hoping I'm peaking
 2 the interest of my fellow Commissioners is that as you begin each one of these
 3 phases, you could drag this thing out for 20 years and that 20 years could be
 4 very different in Moreno Valley then it was a year from now or two years from
 5 years now, because we don't have any way to control the time line on those
 6 phases. Am I correct on that?

7
 8 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Yes
 9 you are correct. Under current City Code, when somebody gets a project
 10 approved they have three years to start the project, so that in this case be phase
 11 one and once you build one phase of a project there are not time limits on
 12 additional phases. So that is the current City Code. Let's say in three years they
 13 haven't done phase one. They have the opportunity to apply for extension of
 14 time and it would be reviewed again at that time, so that is current City Code, but
 15 I did want to point out again the request by the church is not to increase the
 16 capacity of the church from what it is today, so what they are doing based on the
 17 way it is conditioned; the way it is shown, it is not to increase the capacity of the
 18 church and therefore it is not intended to increase the parking demand at the
 19 church. That is an enforcement issue, I understand, but they are not asking for
 20 and increase, because if they were asking for an increase, that increased parking
 21 would need to be created at such time as they increase the capacity.

22
 23 **CHAIR VAN NATTA** – Now that's stretching... my understanding of it a little bit;
 24 it's like okay you have a church, you have a certain number of people there. You
 25 are already overburdened with parking. There is no place for people to park. We
 26 have no immediate plans to solve that problem other than to try to keep them off
 27 of the one street where they are really severely impacting the residents and at
 28 the same time you are saying well they're not asking to increase the number of
 29 people that are going to their church. It's like what are they going to do, turn
 30 away new parishioners who show up and say we're sorry you can't go here, you
 31 have to go to a different church. That's not going to happen. As the City grows
 32 and more people move in and people of that faith, if that is the church their
 33 friends are going to and that's the closest one for them, that is where they are
 34 going to go and then you are going to have more problems and more issues and
 35 how are you going to enforce the whole idea that you can only use one building
 36 at a time. How is that ever going to be enforced? If the facilities are there, as the
 37 church grows, they are going to get used and not necessarily one building at a
 38 time.

39
 40 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Well
 41 since it is a Conditional Use Permit, if there is a violation and it is documented,
 42 there would have to be a complaint and we would have to document that it is in
 43 fact in violation, they would be back here in front of you to explain why they are in
 44 violation and how they are going to correct that. I know that is extreme, but that
 45 is the enforcement. The ultimate enforcement is that their Conditional Use
 46 Permit could be subject to revocation which is a big deal. We have lots of

1 churches that become popular here in the City and typically when people want to
 2 increase their capacity, what we suggest and condition for those that are coming
 3 in for an approval is you need to have more services. If you have a capacity of x
 4 and you go x plus, then you need to add additional services so you can split up
 5 the popularity among more services and that is typically what happens.

6
 7 **CHAIR VAN NATTA** – I realize that's the way a lot of the churches handle it
 8 when they are at or above capacity, they split it up and have different meeting
 9 times, but there always times when the entire congregation wants to get together
 10 at one time for an event where everybody is there and then you are still going to
 11 have the problem. I'm not saying oh yeah we can go back and slap their hands if
 12 they do it wrong, but why are we setting it up for failure already. It is already over
 13 capacity as far as the parking goes. Can we not condition to where some of this
 14 additional parking that is going to be added be added along with the phases
 15 instead of waiting until phase four to add additional parking and going from 361
 16 to 395 or whatever it was, that hardly seems like any increase at all and it doesn't
 17 sound to me from what I've seen of the location and of these plans here to be
 18 anywhere close to the amount of parking that they are using, which brings me to
 19 the question about that vacant lot that is across the street that they are using for
 20 parking. Is that owned by the church? Are they leasing it from someone? They
 21 just haven't got permission to use it?

22
 23 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – I don't
 24 know the answer. The church could answer this. There is no legal allowance to
 25 use that lot because it is not tied to this property, so any arrangement to park in
 26 there would be an informal arrangement between the church and that property
 27 owner if there is one, so we can't count that parking to meet the church's
 28 obligations.

29
 30 **VICE CHAIR GIBA** – Things are already extended in their own parking. They
 31 are using off-site parking that that the City has no control over it for all intents
 32 and purposes, they are just using it and they are already using all the parking
 33 they have onsite and by phase four, which could take place ten years from now,
 34 they are only going to increase by 35 or 34 parking stalls. You know I'm
 35 concerned and I understand. Don't misunderstand me. I attend a very large
 36 church in Riverside that is over 15 or 17,000 people that attend that church and
 37 they have extended from the time I was going there all the way back to the
 38 airport and now off to the offsite and everything else and they've even put a stop
 39 light right in there to the entrance, so churches have to make accommodations
 40 for that. This is not a church issue. I just want the people to understand this is
 41 not a church issue, this is a building issue. This is a land use issue; a parking
 42 issue and that the people; you have to be good neighbors around them, so there
 43 has to be some other mitigating circumstances to take care of this and I agree
 44 with what Ms. Meli said. Yes Jeff, I'm sorry...

45
 46 **COMMISSIONER SIMS** – No, go ahead

1 **VICE CHAIR GIBA** – And there is a ton of stuff that I have yet to discuss but we'll
 2 bring that up as we go and I think Commissioner Brian brought that up too, there
 3 has to be some other answer to these problems, especially when I read through
 4 that, I went through these phases and said this is going to go on forever and ever
 5 and the poor people around them are going to get stuck with this problem for the
 6 next 10, 15 or 20 years. No offence John, but you are probably not going to be
 7 here 10 years from now unless you intend to retire here at 80 or 90.

8
 9 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – I'm
 10 not offended by that.

11
 12 **COMMISSIONER LOWELL** – 80 or 90 in ten years...

13
 14 **VICE CHAIR GIBA** – No, no, John and I have been around together for a long
 15 time and you know this same Commission may not be here and this same
 16 Council may not be here, so things are going to change over time, so we want to
 17 make sure that the people that do tend to retire in their homes in that area are
 18 protected through the time frame that they are there. That is my concern is for
 19 them who purchased their houses 10 or 20 years ago. I've been living in my
 20 house 24 years and still have the same comfort level that they had when
 21 purchased the house and that is what my concern is.

22
 23 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – The
 24 conditions of approval will stay in place after all of us are gone and Julia did point
 25 out to me that the current set of conditions of approval that is from 1984; those
 26 don't have a limit on what buildings can be used. This project as proposed does
 27 limit the use to that one, so it is in writing. If it is approved, it will be agreed to by
 28 the church that that is the rules they are living under. The current rules don't
 29 have that limitation, so there is potential progress, but I think at the end of the
 30 day as the Chair said it is based on managing how many people come at one
 31 time and I'm sure there will be times when and everywhere has a special event,
 32 so let's go open house at a school as an example having lived near a school for
 33 many years, they park everywhere and that is... but what we are trying to do is
 34 every Sunday is having less of a problem there is today or hopefully resolving
 35 that issue through other resources; the ones that I mentioned; permit parking.
 36 Moreno Valley College had an issue with over flow parking into a neighborhood
 37 and that was the way they worked to resolve that issue was to have permit
 38 parking that the residents in that adjacent neighborhood weren't overwhelmed by
 39 over flow parking from the College, so that is something that has been used
 40 elsewhere in town and I know it is not perfect, but it is meant to take care of what
 41 is really an existing problem. It is not a new problem created by this proposal.

42
 43 **VICE CHAIR GIBA** – Well I'm hoping that the church can respond to some of
 44 these questions. If they've taken measures to acquire that property as their
 45 actual parking locations or something. Other churches I know take those

1 measures to alleviate the problems in the community for that. I'm sorry Jeff, go
2 ahead.

3
4 **COMMISSIONER SIMS** – Yeah this has nothing to do with the church or
5 anything. I think there is an obligation when we have residents right next to a
6 facility that has had growth, which is good and so I work for agency... I wanted to
7 make a couple of points. We have; the agency I work for, we have special
8 events once in a while. When we built our building and we are a public agency,
9 we have prescribed amount of parking for the normal course of business and if it
10 is adequate or not our building was built when it was built, but if we've exceeded
11 that, but we have to get a permit for a special event like we have a garden or
12 plant sale or something like at our district, then the over flow parking is
13 significantly more than what our parking will handle. We have to go to make
14 arrangements.

15
16 Fortunately where we're at there is a shopping center across the way. We go do
17 a temporary arrangement with the landlord of the shopping center and then we
18 make arrangements to have shuttle buses and crossing guards to get people
19 from the parking lot for that specific special event. What we have here is not
20 special events. I have been there for a funeral where there was probably 1500
21 people there. I don't know... there were people outside and there were TV
22 people and it was a big deal, but what is happening here is not special. This
23 happens every Sunday and it happens all the time and so it is kind of a
24 conflicting; it is an exacerbation of an existing problem by approving
25 improvements on this where it is going to attract more and more parishioners to
26 come as a customer to this facility.

27
28 You know, in my world we condition projects and typically there is discretion in
29 the establishment of the phases and the improvements that go within each of the
30 phases. It looks like in phase one and I suppose there was a coordination or a
31 negotiation or what not between Staff and the proponents on what will be
32 included in phase one, but you know usually the phases is how much money do
33 you have; can we afford. Well just me as a single Commissioner I would say that
34 as a good neighbor providing a service to the community, you would first want to
35 set up the boundary conditions around your property and use all your money
36 instead of anything on the interior of your facility to mitigate any of your impacts
37 to the neighbors, so instead of spending money for incense on phase one, a new
38 multi-purpose building or renovating an existing single family residence, build the
39 wall on the east side; build the retention basin, fix the street. Do whatever the
40 stuff is on the boundaries and get that mitigated so that you are a good neighbor
41 and then start working in because if there is a limited amount of dollars,
42 otherwise you'd just do this all in one; there would be just one fell swoop and it
43 would get knocked out. But you know that is my two cents.

44
45 **VICE CHAIR GIBA** – I agree
46

1 **COMMISSIONER LOWELL** – And me too. I had a couple of questions for
 2 Michael. On Cottonwood, it says there are going to be some improvements on
 3 the southern side; the sidewalk, driveways and what not. Is there any way of
 4 getting the church to improve the opposite; the opposing frontage so the
 5 westbound traffic would have more than one lane? That would mitigate a lot of
 6 traffic coming out through St. Christopher if Cottonwood was a little bit more
 7 efficient.

8
 9 **TRANSPORTATION DIVISION ENGINEER LLOYD** – To answer your question
 10 the Traffic Study did not indicate a need for that and so I was in a position and I
 11 understand exactly what you are saying and don't disagree, however I had to
 12 depend on what the Traffic Study was saying from a numbers standpoint and the
 13 numbers didn't bear it out where I felt comfortable requiring the church to do
 14 improvements on the opposite side of the street.

15
 16 **COMMISSIONER LOWELL** – Is there any way that the City would be willing to
 17 do that. I mean it is a pretty busy street on pretty much most days. It is a one
 18 lane road going westbound which kind of bottlenecks right in front of the church.

19
 20 **TRANSPORTATION DIVISION ENGINEER LLOYD** – There was a recent
 21 Capital Improvement Project and put in the second westbound lane across the
 22 vacant lot frontage, so the most closest to the intersection, so it is possible for the
 23 City to do that. It would be just a matter of identifying funding for it and including
 24 it as a part of the CIP that we go through each year. So it has been done to a
 25 certain extent and it is certain could be done in the future.

26
 27 **COMMISSIONER LOWELL** – I have one more question possibly for John or
 28 Julia. If you had to approve the vacant lot to turn into St. Christopher's Church,
 29 what would the parking requirements be? Would it comparable to 391 lots or
 30 parking stalls? Would it be 400 or 500? Do we have idea...?

31
 32 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – So
 33 you're saying if it was built today?

34
 35 **COMMISSIONER LOWELL** – If it was built today, what should the parking be?

36
 37 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Yeah
 38 we would just divide the sanctuary by 35.

39
 40 **ASSOCIATE PLANNER DESCOTEAUX** – By 35... It would still be the same
 41 except there is fixed seating, there is another formula for that and the applicant
 42 actually has the information. He might be able to tell you exactly what that
 43 number is but is division based on linear feet of the pews.

44
 45 **COMMISSIONER LOWELL** – Comparable to what is there now
 46

1 **CHAIR VAN NATTA** – But you are talking about just using the square footage in
 2 the sanctuary; not the sanctuary and the multi-purpose room and the other
 3 meeting room and the other areas that are going to be built and so forth?
 4

5 **ASSOCIATE PLANNER DESCOTEAUX** – That’s correct but...
 6

7 **COMMISSIONER LOWELL** – Back to the Conditional Use Permit limiting usage
 8

9 **ASSOCIATE PLANNER DESCOTEAUX** – Right
 10

11 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Right
 12 and it still would be limited and this is true of any church really that has been
 13 approved in the last 15 years since I’ve been here. It is the parking and by code
 14 is based on the largest assembly area and I can’t recall a church that hasn’t had
 15 that same requirement that you can only use one building at a time.
 16

17 **CHAIR VAN NATTA** – I think every church that I’ve ever gone to, it’s like yes
 18 have the main meeting room and while you are doing that you have Sunday
 19 school classes in another building or you have child care over in another area or
 20 you have a separate class or something going on somewhere else. I don’t think
 21 I’ve ever attended a church where only one building on the facility is being used
 22 at any one time.
 23

24 **COMMISSIONER LOWELL** – Isn’t that the intent of the permit that Sunday
 25 school classes are not in a different building or daycare. You couldn’t provide
 26 those services any more during mass.
 27

28 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Yes,
 29 the idea is that... and I went to church elsewhere where we had Sunday school
 30 and then we went to church with the adults, but so we weren’t using two separate
 31 places at the same time, but yes it is assumes that when the main service occurs
 32 that everybody is in the same place.
 33

34 **COMMISSIONER LOWELL** – That just seems very impractical considering what
 35 Commissioner Van Natta just said that they do offer daycare services and
 36 Sunday school services for children and they don’t go to the main mass in the
 37 assembly building. It is counterintuitive to limit the services.
 38

39 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Well
 40 and it is not to be facetious but people that aren’t in daycare aren’t driving, so...
 41

42 **COMMISSIONER LOWELL** – My kid does
 43

44 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Okay
 45 that’s that. Let me know where you go and I will stay off the roads that day.
 46

1 **CHAIR VAN NATTA** – You know a lot of people are...

2
3 **ASSOCIATE PLANNER DESCOTEAUX** – The applicant may have some
4 additional information on that because their process is a little different where at
5 some other churches the children do leave and go to Sunday school but they
6 come back to church, so whether that is true in this facility, but they wouldn't be
7 needing additional parking because..

8
9 **CHAIR VAN NATTA** – It seems to me we're looking at this as though this is a
10 static church and it is going to stay its size and it's never going to get bigger and
11 they're not going to have any more cars and 35 more spaces is going to be
12 enough, when already it isn't.

13
14 **COMMISSIONER SIMS** – Yeah on thing that kind of caught my ears is when you
15 were explaining when the question was asked what would the parking be today
16 and the answer is well we'd have the same. We need to rethink that then and I
17 would ask Staff to go back and think about looking at our Ordinance or whatever
18 the parking requirement is because that is just perpetuating a problem. We
19 either need to have a linkage because there are... I drive by there quite often on
20 a Sunday sometimes and there is just a lot of... it's great, it's great that people
21 are going on Sunday to church but they don't have a parking spot so they are
22 parking wherever. I would just say that would be something and I'm not being a
23 problem deliverer and not a problem solver at this particular moment, but it would
24 just seem to me if that is not a very good answer if in today's code you'd have the
25 same problem; you'd approve it and have the same problem, that is not a good
26 answer.

27
28 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TEREILL** – Yeah I
29 don't think that was quite the answer that Julia was trying to deliver. The number
30 of parking spaces would be the same regardless of whether this application gets
31 approved or it stays the same as it is. That is unrelated to the amount of parking
32 we would require today because as proposed and that is for you all to feel
33 comfortable with, they are proposing not to expand the capacity and therefore we
34 fall back on their existing non-conforming parking. If you should determine that
35 they can't add any facilities without meeting the current code. That is a whole
36 different discussion.

37
38 **COMMISSIONER SIMS** – So does the Fire Marshall goes through; the Fire
39 Captain go through on a Sunday and it see if there is more people in the
40 sanctuary than if there are more cars. I'm just being simple here. If there are
41 more cars than fit the space as originally approved for the sanctuary and that is
42 where everybody is congregating in the one spot at that time for that service are
43 they exceeding their fire code because one should fit within the other?
44

1 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Well
2 again we are talking about a parking requirement from 1984 which is not the
3 City's current parking requirement.

4
5 **CHAIR VAN NATTA** – But you just said it would be the same

6
7 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – No,
8 sorry, what we said is the number of parking spaces that are there are the same
9 with this application as they are today. That is not the parking requirement, that
10 is the parking on the ground and I apologize for that confusion.

11
12 **COMMISSIONER SIMS** – I was trying to get a comparison

13
14 **CHAIR VAN NATTA** – I think the question he was asking was if somebody were
15 to build that size of sanctuary right now today at today's code, how many parking
16 spaces would we be requiring of them.

17
18 **ASSOCIATE PLANNER DESCOTEAUX** – If the assembly use area is 11,300
19 square feet and we don't use the fixed seating because again that is a different
20 formula, but we divide it by 35, we get 322 parking spaces.

21
22 **COMMISSIONER LOWELL** – That's how many would be required if we built the
23 sanctuary today?

24
25 **ASSOCIATE PLANNER DESCOTEAUX** – That's what be required today if we
26 built the assembly area today with non-fixed seating.

27
28 **CHAIR VAN NATTA** – How does fixed seating change that?

29
30 **ASSOCIATE PLANNER DESCOTEAUX** – There is a different formula. It is 4.5
31 linear feet...

32
33 **COMMISSIONER LOWELL** – Do we know what the fire capacity of the building
34 is? I mean can it handle 321 individuals? Can it handle 600 people?

35
36 **FIRE MARSHALL METZ** – Yes, Randy Metz, Fire Marshall. We have not
37 received any complaints for overcrowding at this place of worship. It is a
38 relatively large sanctuary and I don't have the exact capacity on hand. We'd
39 have to pull the inspection file to see what permit has been issued for occupancy
40 but from the Fire Marshall's perspective the number of cars does not equate the
41 number of people in the sanctuary because you can have one person arriving in
42 a car or you can have a family of six arrive in a car.

43
44 **COMMISSIONER LOWELL** – Correct, but it is safe to assume if you have 600
45 cars there is at least one driver per car, you'd have 600 people as a minimum.

1 **FIRE MARSHALL METZ** – Again we set occupancy based on maximum
 2 occupant load per building. The Fire Department does not regulate which
 3 buildings are being utilized if people are in more than one building as you know
 4 we've talked about being a condition in the new project here, so we would simply
 5 respond reactively at all of our church sites. If we get a complaint on somebody
 6 concerned on overcrowding, we would then follow that up with a response to the
 7 pastor and possibly at that point in time have one of our inspectors show up on a
 8 Sunday to verify what the observation is on occupant load.

9
 10 **COMMISSIONER LOWELL** – Is the occupant load based on square footage of
 11 the building?
 12

13 **FIRE MARSHALL METZ** – It is based on square footage of accessible locations.
 14 There is a very comprehensive formula out of the building code that establishes
 15 how many square feet per person are required in one portion of the building
 16 versus another. For example in the foyer of a church you have a different square
 17 footage rate than in actual seating area of the church, whether you have fixed
 18 seating versus pew seating is a different factor, so there is about 30 different
 19 square footage formulas that we would apply based on the exact uses of that
 20 area.
 21

22 **COMMISSIONER LOWELL** – So if we have a square footage of approximately
 23 11,000 square feet for the sanctuary would it be safe to say that you had an
 24 occupancy load of say three or four hundred?
 25

26 **FIRE MARSHALL METZ** – That is safe to say easily.
 27

28 **COMMISSIONER LOWELL** – Would maybe five or six hundred be an
 29 acceptable number?
 30

31 **FIRE MARSHALL METZ** – It is quite possible. We normally would get for a fixed
 32 seating they base it on seven square feet per person without any tables so to
 33 speak, so you've got in an assembly room you've got a hall with tables and
 34 chairs we'd use a rating factor of 15.
 35

36 **COMMISSIONER LOWELL** – So at that you say seven square feet per person
 37 for one scenario and 15 square feet for another scenario.
 38

39 **FIRE MARSHALL METZ** – Correct
 40

41 **COMMISSIONER LOWELL** – And if you have an 11,000 square feet building
 42 just ball parking it, that building has a capacity of about 1,000 individuals.
 43

44 **FIRE MARSHALL METZ** – That is entirely possible
 45

1 **COMMISSIONER LOWELL** – And we have parking for 361 cars. I doubt every
 2 single car has at least three people in it, which means the parking situation is
 3 dramatically insufficient for what is need and I think that as a general idea for this
 4 project we need to address the parking concern before we address any new
 5 facilities.

6
 7 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** –
 8 Parking for assembly uses and this is all assembly uses like a movie theater or...

9
 10 **CHAIR VAN NATTA** – I’m sorry, I couldn’t hear you

11
 12 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** - Any
 13 assembly use when we talk about parking, the generally accepted practice is that
 14 there are three people; you know one parking space for every three people and
 15 so on this one particular one; yes, three hundred and some parking spaces are
 16 intended to accommodate 1,000 people, so there is rough equivalency between
 17 the Fire Marshall’s discussion and the parking that is required. Again that
 18 doesn’t mean that is today’s reality but I haven’t read any literature that has
 19 changed that factor. Typically you have a variety of people going to an assembly
 20 area. You have everything from an individual going, to a family to a group of
 21 friends, so it is meant to average out and that doesn’t always work on the ground.

22
 23 **COMMISSIONER LOWELL** – Thank you

24
 25 **VICE CHAIR GIBA** – Is it Randy?

26
 27 **FIRE MARSHALL METZ** – Yes sir

28
 29 **VICE CHAIR GIBA** - Yeah don’t call me sir, I work for a living. Not to put you on
 30 the spot or anything but I’ve gone through a lot of these and there are Fire
 31 Marshall issues and everything and I think Commissioner Brian brought up a very
 32 point. Do you or your team ever go and actually kind of make spot checks
 33 because it one thing for the establishment of any kind to say this is what we
 34 intend to do and it is another thing to actually have something different take
 35 place. Have you ever gone there and actually just kind of done a spot check to
 36 see how many people are attending and how many parking spaces as a course
 37 of approving these documents rather than just some formula we use. Have you
 38 physically gone over there and looked at the facility during peak operations and
 39 seen what takes place.

40
 41 **FIRE MARSHALL METZ** – No we don’t normally send my inspectors out on a
 42 Sunday to observe occupant loads, again unless we get a complaint from
 43 somebody on a potential overcrowding issue. We do annual inspections of all of
 44 our churches and places of worship. That is normally done during the week
 45 when our normal operating hours are looking at fire code violations. We remind
 46 them of occupant load requirements are and ensure they are in compliance with

1 the requirements out of the Fire and Building Code for an occupant load that has
 2 been established for them, but unless we get a physical complaint our
 3 assumption has to be that they will remain in compliance with the permit that has
 4 been issued by the Fire Department based on occupant load.

5
 6 **COMMISSIONER LOWELL** – Is there any way that we could get random
 7 Sunday checks instead of doing annual inspections with two weeks' notice
 8 saying hey we are going to come down here and make sure your fire
 9 extinguishers are in place? Could we send an inspector out to churches during
 10 their busiest time of the week as opposed to Monday when there is nobody
 11 there?

12
 13 **VICE CHAIR GIBA** – This isn't a Walmart, though it is not open Monday through
 14 Friday.

15
 16 **COMMISSIONER LOWELL** – I mean it might be open but it is very, very low...

17
 18 **VICE CHAIR GIBA** – It's peak operating hours really are Sunday which are not
 19 normally your working hours, so all I'm suggesting is...

20
 21 **COMMISSIONER LOWELL** – We don't test concrete and steel in buildings when
 22 it is just sitting there on the ground. We test it under max load to see what its
 23 failure rating is, so it seems only obvious that we should go out and inspect a
 24 building like this especially when there is a massive parking issue, which kind of
 25 indicates there is a lot of people in the building, but we only inspect it during the
 26 weekdays 8 to 5. That seems kind of not exactly the best mandate of
 27 approaching the situation.

28
 29 **FIRE MARSHALL METZ** – To answer that, yes inspections could be done. It
 30 would be an operational decision on behalf of the Fire Chief if he wanted to send
 31 out what we would call a non-reactionary inspection process, but that would be
 32 different than how we handle any other night club, restaurant that has high
 33 occupancy numbers. Occupant load checks for the most part in this City have
 34 always been on a response based on complaint and if we don't get a complaint,
 35 our assumption has always been that they are operating within that capacity. I
 36 have not gotten any concerns from people on places of worship on occupant load
 37 issues anywhere in the City in the last few years that I can think of. The only
 38 types of occupancies we've had this situation come up with was a couple of
 39 drinking establishments for after-hours night club operation, which we have
 40 worked in the past after hours late at night to confirm that there in compliance
 41 with their permit requirements. So it would be something we'd have to discuss
 42 with the Fire Chief to bring in inspectors on the weekend to actually perform
 43 these type of duties. Again it is not our intent to be disruptive to any worship
 44 process and that would be the concern that we would have; not having any
 45 actual complaints, how would be a fire inspection process mix with their actual
 46 worship process there.

1 **COMMISSIONER LOWELL** – It would be more just as a silent observer. It's kind
 2 of like a speeding limit; a speed limit. It is perfectly legal to do 85 on the freeway
 3 unless there is a cop around, so if you have an occupancy level of 400 people
 4 and there is nobody that is ever going to inspect it because it is on a Sunday and
 5 we are only open 8 to 5 Monday to Friday, you could cram two or three thousand
 6 people in the building and until somebody complains it is perfectly legal. So you
 7 wouldn't have to go by to do an actual inspection, just have somebody drop by
 8 once to kind of poke your nose around and say this looks like about three or four
 9 hundred people; it seems a little reasonable, but if there is people standing in
 10 every nook and cranny of the building and you can't move, that kind of would
 11 warrant a little further investigation.

12
 13 **COMMISSIONER SIMS** – And it think you have empirical... well I think what you
 14 have here is the City has already been put on notice that there is an issue here
 15 with occupancy, based on the fact that they're addressing the residents on St.
 16 Christopher Lane complaining about having no parking on Sunday's on the south
 17 side of Christopher. That must have been a known act and some kind of a
 18 Traffic Safety Commission or some kind of approval was done and I don't know if
 19 those are done administratively at the City, but somebody must have
 20 complained; the City acknowledged it; the overflow parking and took proactive
 21 steps to address that. That is symptomatic of there is overflow; there is
 22 overcrowding at this thing and so I think there was the need because this is a
 23 special case; I mean we've seen two churches in the last two Planning
 24 Commission Hearings, but it is a rush on churches right now, but anyhow at the
 25 end of the day the City is on note or was on note there is an issue. The street
 26 conditions would tend to say there is an issue that had to be addressed, so I
 27 would go to say that that occupancy thing just doesn't square up with me a little
 28 bit.

29
 30 **CHAIR VAN NATTA** – Actually when you look at it, the fact there is a traffic
 31 problem and a parking problem, doesn't necessarily mean there is an occupancy
 32 problem because if you simply say okay we used to average three people per car
 33 and now we are only averaging two people per car, that is going to give you that
 34 traffic problem and the occupancy and the parking problem where there is an
 35 occupancy issue or not.

36
 37 **COMMISSIONER LOWELL** – We should make it carpool only church.

38
 39 **COMMISSIONER SIMS** – Fair enough

40
 41 **CHAIR VAN NATTA** – Yeah or what was that one where you used to be able...
 42 the Crystal Cathedral where you could park in the parking lot and listen on the
 43 speakers or whatever... Actually I'd kind of like to unless somebody has a
 44 burning question, I'd kind of like to move this along and get the applicant up here
 45 so that we can further pepper them with questions, so I'm going to open the
 46 Public Comment portion of this Hearing and we will start with the Applicant.

1 **APPLICANT LORD** – Good evening. My name is Bennett Lord with Lord
2 Architecture. Interesting crowd tonight. I want to thank you for your deliberation
3 and your time. I want to thank Julia and the Planning Staff and the Engineering
4 Staff and Fire Staff. This has been a three and a half year, very complex road
5 that we've now come to this critical point today. It has also been not only a long
6 journey but a journey of discovery. As we go through the process, we have
7 discovered various things that have to be addressed. At first it all starts out as a
8 wonderful planning exercise and then it gets into the nitty gritty and so we are
9 seeing a lot of that evidence of the nitty gritty unfold here tonight and for the last
10 month or so. I want to explain a little bit about the phases.

11
12 As you can understand, parishes and churches run on the kindness of others and
13 sacrifices of their parishioners and so these phases were developed in
14 incremental chunks that were deemed to be affordable starting very modestly
15 and then moving on to the more elaborate. It helps to build momentum when
16 there is something that can be immediately done. To address a comment earlier
17 about can we do all the infrastructure first, part of the difficulties that we have
18 been made aware of during the discovery process, was that one of the buildings
19 on the campus is currently being used as an office building and it was built and
20 designed and permitted as a residence. Another building was designed as a
21 storage facility and it is being used as an occupied space, so we are under a
22 mandate you know as quickly as possible, i.e. phase one to correct those specific
23 items. That is why the remodeling one building and the creation the little second
24 hall that would be able to then relieve those two problems.

25
26 The other issues that have come up and I'm going to get into parking in a little bit,
27 but I'd like to take care of some other things as well, we have been studying the
28 grading a great deal. There have been issues about grading as it is on the east
29 side of the property and some issues with neighbors in trying to make sure that
30 water doesn't flow in that direction and the basin or the detention basin is going
31 to solve a lot of that. Water will flow from various parts. It all flows to that corner
32 and we are trying to make sure that the grading is adjusted so that it captures
33 that.

34
35 As part of the incremental approach to this whole thing, the east property line as
36 each increment progresses would get a block wall. We would like to continue
37 doing that incremental. I know there has been a request to have the continuous
38 block wall built right away but we don't know what the grading will be specifically
39 in phases four and five, so we don't know whether that block wall will be at the
40 right elevation at that time, so we believe that incrementally following it along will
41 be still the best policy. Parking... we crunched numbers. Julia and I have been
42 going back and forth on numbers in conversations and emails. We recalculated
43 everything and the actual Municipal Code says there are three ways to check for
44 your parking requirements within an assembly space. One is to do it by 35
45 square feet per car if it is unfixed seats. If it is fixed seats or the pews, you count
46 either the linear feet of pews and divide by one car by four and half feet or you do

1 it per one car per three occupants of those seats, which the code says it is 18
 2 inches per person, so that is the same as one in four and half feet, so we ran
 3 those numbers again. We ran the numbers for each of those incremental bits
 4 including the side chapel and including the other assembly areas off to the side
 5 that were built in 1990 and we can up with the numbers that you have. So we do
 6 have 361 parking spaces on site now. That is much more than the original 208.
 7 Also what is being done in the parish right now is that this condition for not using
 8 the other assembly space simultaneously with the church; that is happily being
 9 accepted here. It had been used in the past but the parish has done some
 10 enforcement but also they have added one more mass at 7 o'clock on Sunday. It
 11 has happened within the last month or so and it has proved to alleviate some of
 12 the traffic and/or the traffic as people arrive and leave and also just during
 13 masses themselves.

14
 15 As to the Traffic Study, the reason they counted the cars midday on a Sunday is
 16 that the most heavily attended masses are at 12 and at 2 o'clock, so that is going
 17 to give us the worst case scenario instantaneously. They do have a total of nine
 18 masses. They are spread out over two days so that they trying to mitigate it and
 19 this latest addition will help. One other thing that is important to see in the bigger
 20 picture is that within a relatively good span of time say while this first phase is
 21 under way or being designed, there are plans by the diocese to add a new
 22 sanctuary at St. Patrick's and also to add a 1200 seat sanctuary at St. James in
 23 Perris that will help diminish the load because there a lot of people that come to
 24 St. Christopher that would otherwise would be attending at those other two
 25 parishes. So there is a larger picture here that we would like you to be aware of.
 26 I have here with us tonight our civil engineer; we have a representative from the
 27 diocese; we have members of the parish here, so we have the ability to address
 28 a number of your questions and concerns. Obviously a lot of them have been
 29 put out so far, but we are here to address your questions and issues rather than
 30 me giving another big preamble. Thank you very much.

31
 32 **CHAIR VAN NATTA** – Questions?

33
 34 **VICE CHAIR GIBA** – Sure, you mentioned earlier on about block wall and
 35 elevations later down the road. Why aren't you considering the elevations on the
 36 neighbors' property as your primary concern versus your elevation? To be
 37 honest with you I have walked your location. I've gone out and visited the site
 38 and I have responded and spoken with some of the neighbors in the area and it
 39 does look as if and if you go to the cul-de-sac right there you can see that there
 40 is an elevation increase of over three feet from the original cul-de-sac built, so
 41 you vacant lots are already like three feet higher than the plans that you are
 42 giving us showing the topography; the original topography.

43
 44 **APPLICANT LORD** – And we are required to put that in.
 45

1 **VICE CHAIR GIBA** - So if you were to build a brick wall on your side for instance
2 or you know at a certain height, it would be different than if you'd have had it on
3 the property side of the individual or the neighbors around you. Am I
4 misunderstanding your concern here on that particular issue?
5

6 **APPLICANT LORD** – Okay on the first phase we have to surround the whole
7 southeast corner with a block wall at that time. It is the northern end of it that is
8 coming at later phases and if that grade is higher... let's say it is on the property
9 line of the existing homeowner who is adjacent and it is low and we grade high,
10 then that six foot high wall isn't going to do much good. It is going to be a net
11 three foot or so, so what we are trying to do is figure out where the best balance
12 will be for the future for that full six foot developed height to have its greatest
13 effect. Ultimately I do not know what those final grades will be.
14

15 **COMMISSIONER LOWELL** – But you have a preliminary grading plan that
16 shows some preliminary grades. It seems like it wouldn't be that far of a step to
17 go from a preliminary design to an ultimate design just for the wall's sake.
18

19 **APPLICANT LORD** – Umm... let me think about this for a second. I have been
20 involved with parishes for almost 30 years and the way they incrementally grow
21 by these phases does take time and with each phase the impact that we are
22 showing with each phase for the size of the buildings and the quantities we
23 follow, but not necessarily the design layout and not necessarily the landscaping,
24 not necessarily the ultimate arrangement, the impact is the same but we have to
25 plan for the ability to manipulate. That is why we have no floor plans. We just
26 have blocks showing that and that is why we are conditioned to come back for
27 design review and for conformance review in that future time. That allows us to
28 understand that over the course of time things do change. The dynamic of a
29 parish does change. The way it operates does change. We have no idea in the
30 active diocese here what will be so we are trying to create the framework within
31 which we can create that ultimate goal, but not sufficiently tie it down where we
32 are setting up ourselves for something that may or may not happen at that time.
33 We are creating those sort of pockets or those placeholders that give us that
34 capacity.
35

36 **COMMISSIONER LOWELL** – Understood
37

38 **APPLICANT LORD** – Thank you
39

40 **VICE CHAIR GIBA** – Back to what I was saying about the grading and stuff
41 because like I said I visited the site and maybe you can explain to me why the
42 elevations have gone so high from the original elevations that are showing on
43 your topography and I understand about the catch basin. We'll talk about that
44 probably a little bit later because there is some portions of it I'm sure my
45 engineering friends can explain to me just as well, but just because you have a
46 catch basin doesn't mean that the rain is not going to run off this higher elevation.

1 What I saw was your property is much higher elevated than the surrounding
 2 neighborhood properties. I don't know why it is that way. I don't know why it has
 3 been elevated from the original topography mapping and from the original... if
 4 you saw from the cul-de-sac alone, I don't understand why that was done; why it
 5 has been elevated. But even if you have a catch basin you are still going to have
 6 a tremendous amount of run off from elevated side. In other words your site is
 7 much higher than the surrounding neighbors are and I don't suspect the catch
 8 basin is going to catch all of that run-off in a 100 year storm or whatever, so
 9 maybe you could explain that to me because this not my expertise.

10
 11 **APPLICANT LORD** – I'm not a civil engineer either but we have discussed this
 12 very phenomenon quite a bit and there was dirt. This is one of the things we
 13 have to correct was dirt that was added on there when a piece of ground used by
 14 an individual for heavy equipment and for storage. They have not been there a
 15 year now but they have dirt that was brought out there. They would bring their
 16 spoils, so now we have to make that correction. I believe that our civil engineer
 17 has walked it and he believes that the flow still ultimately goes towards that
 18 basin. He also indicated in a meeting with City Staff a while ago and oh gosh I
 19 can't remember when but if when they are doing the first phase we can make a
 20 pass with a grader to get the water to go into that basin. That's not...that
 21 happened too, but our overall intent and I believe the rest of the design is that the
 22 water will indeed flow into that basin and that has been checked by staff and you
 23 have quite a lot of freeboard to make sure. You also realize that at the end of the
 24 St. Christopher Lane, that dirt that was placed there over time has blocked water
 25 from flowing. That too is going to be corrected at that point. (Microphone goes
 26 off – inaudible) Correct me if I'm wrong. Oh and another issue just that came
 27 up, there have been informal visits by Fire Marshalls during mass and it happens;
 28 not on a frequent basis but it does happen on an occasional basis. I was
 29 reminded by the parishioners when the subject came up.

30
 31 **CHAIR VAN NATTA** – So phase one will address the problem with the drainage
 32 on St. Christopher Lane?

33
 34 **APPLICANT LORD** – The detention basin is designed to pick up that load
 35 coming down; yes. That is the low point for that corner; the low point for the
 36 whole parish property and the street will then flow or water that flows down the
 37 street will then take care of that problem even though it is not on our property, it
 38 will take care of it; yes.

39
 40 **CHAIR VAN NATTA** – I guess what I'm looking for is a very direct answer. Is
 41 that going to correct the flooding problem on St. Christopher?

42
 43 **APPLICANT LORD** – Let me defer to Manny Sanchez, our Civil Engineer.

44
 45 **SPEAKER SANCHEZ** – Good evening Commissioners. My name is Manny
 46 Sanchez. I'm a Civil Engineer, President of Jamus Engineers. We did some of

1 the work on the project, Tentative Parcel Map, the preliminary grading plan, the
 2 drainage study and the preliminary water quality management plan. I heard the
 3 questions with respect to the drainage and if we can put on the screen the
 4 preliminary grading plan, maybe I can explain a little bit of this. Is that possible?

5
 6 **COMMISSIONER LOWELL** – While we're waiting was a hydrology study
 7 officially prepared for the project?

8
 9 **SPEAKER SANCHEZ** – Pardon me?

10
 11 **COMMISSIONER LOWELL** – Has a hydrology study been prepared for the
 12 project?

13
 14 **SPEAKER SANCHEZ** – Yes we prepared the hydrology study.

15
 16 **COMMISSIONER LOWELL** – And all the drainage areas, is that from half of
 17 Perris Boulevard? Does it include all of Cottonwood? What is the boundary?

18
 19 **SPEAKER SANCHEZ** – Well let me explain. Of course we are bounded by
 20 Cottonwood on the north. The flow of water; the direction of flow is to the east.
 21 On Perris on the other street the flow is to the south, so we have flows going
 22 generally in all of that area to the south and to the east. If you remember from
 23 geometry and trigonometry, the vector then is southeast. The flow in the whole
 24 general area is to the south and the east. That's why the catching storm drain is
 25 here. We did not study upstream. There is about a 60 or 70 or 80 inch pipe in
 26 Cottonwood, but that takes care of the water coming in from the north, so we
 27 took from; we assumed that there is no water coming into the site from off site
 28 and it is flowing to the southeast. That is historical flow. It has probably gone
 29 that way for hundreds, if not thousands of years. The whole area out there goes
 30 in that direction, so we took the water on the site; we continued to take it to the
 31 south and to the east. Okay, may I approach? Cottonwood is there and it's not
 32 going to move. Perris is there and it's not going to move. St. Christopher Lane is
 33 there and it's not going to move. St. Christopher flows in this direction. This
 34 flows in this direction and this flows in this direction and part of the site remains
 35 the same, so that is fixed, this is fixed. The cul-de-sac really is fixed, so we call it
 36 constraints. Okay it seems to take the grading through this direction. The
 37 question is about this part of the site. What we did was to build (?). We have a
 38 driveway that goes from the end of St. Christopher Lane and it goes up here to
 39 Cottonwood. What we did is we made... (Microphone goes off – inaudible)

40
 41 **CHAIR VAN NATTA** – Are you talking about that house that's there on
 42 Cottonwood?

43
 44 **SPEAKER SANCHEZ** – Pardon me?
 45

1 **CHAIR VAN NATTA** – Those structures... can we back up just a minute before
2 we get to that because my question has to do with St. Christopher Lane and the
3 flooding problem on St. Christopher Lane.

4
5 **SPEAKER SANCHEZ** – On St. Christopher Lane... (Microphone is off –
6 inaudible).... So the problem here is somebody through grading or whatever has
7 reversed the flow; the normal flow is down here, so the water comes into this
8 vacant lot here and it continues south to the next street and then it goes to the
9 east way down the street and ends up into Kitching. That is where most of the
10 water is going. The water... this is also been graded; this part of the site here is
11 undeveloped and the water here goes south and then it is forced to go uphill so
12 to speak. The natural grade is downstream. The water flows this direction and
13 into here, so what we've done is try to eliminate that issue where the water is
14 going. It is going illegally I guess you could say, but we take our flow into this
15 retention basin. As was stated before, designed for the 100 year storm. It can
16 probably take the 500 year storm. The 500 year storm is not about 5 times
17 bigger than the 100 year storm. A ten year storm; you've heard of the 10 year
18 storm and a 100 year storm is 1.56 times bigger than a 10 year storm, not 10
19 times, so this probably holds about the 500 year storm. Then we have if a bigger
20 storm hits, the water would go further to the east and we would have an
21 emergency overflow and it would flow in the same direction as it historically has
22 gone.

23
24 **COMMISSIONER LOWELL** – Two questions... do you know what the volume of
25 the basin is? Do you know if it is 10 acre feet?

26
27 **SPEAKER SANCHEZ** – Yeah I have those numbers.

28
29 **COMMISSIONER LOWELL** – Two acre feet is the 100 year storm?

30
31 **SPEAKER SANCHEZ** – Yeah the volume is two acre feet.

32
33 **COMMISSIONER LOWELL** – It's kind of small

34
35 **SPEAKER SANCHEZ** – Yeah we used a Riverside County Hydrology Manual
36 and their methodology.

37
38 **COMMISSIONER LOWELL** – And then the emergency overflow, I'm looking at
39 the ortho map that was provided basically the Google earth map. It doesn't show
40 that the emergency overflow actually connects to anything. It just looks like it is
41 going to be surface drainage right along the neighboring properties backyards. It
42 could theoretically wash their houses out. Is there any recourse for managing
43 the downstream of this?

44
45 **SPEAKER SANCHEZ** – At this point drainage law dictates that you don't block
46 upstream flow from coming onto your site, but also that you are allowed to

1 continue downstream flow. You are not allowed to concentrate it or change the
2 location where it goes. This is normally where it goes.

3
4 **COMMISSIONER LOWELL** – Correct, however the existing flow, flows south
5 along the neighboring house and gets collected on Sweetgrass Drive and we are
6 proposing to bypass Sweetgrass Drive and put it behind the houses instead of in
7 front of them, so it seems counterintuitive to what you just said.

8
9 **SPEAKER SANCHEZ** – I'm not understanding what you are saying.

10
11 **COMMISSIONER LOWELL** – See where your pen is pointing to the bottom of
12 that basin; if you look at the Google Earth Map that we were provided, it shows
13 that the water would more than likely flow south to the next neighboring street
14 below the basin to the south. That is what you said earlier.

15
16 **SPEAKER SANCHEZ** – When it rains now; if it rained tomorrow the water would
17 go down here. I've walked all this site. I've been on this site obviously a lot
18 times. Today I walked the County's Maintenance Yard side. All of this flow takes
19 it down to the southeast corner of the County of Riverside's property and then it
20 flows in a little channel way down here to the south like all the water in this area
21 and ends up in Kitching.

22
23 **CHAIR VAN NATTA** – Can I show you a couple of pictures here and ask you to
24 see if you can identify what we are talking about.

25
26 **VICE CHAIR GIBA** – While she is bringing those up, I walked the same site and
27 what we were looking at right now and if you guys can bring that up, then you'd
28 get a better view for us. It is attachment 60 ortho view. I don't know if you have
29 that one available that you could bring it up, but you can see it is a Google map I
30 think Brian mentioned. The houses along that southeast section and I'm not sure
31 there was originally supposed to have been some kind of a run off drain of some
32 kind that over the years has been filled with dirt and mud and there is like a
33 double fence between the properties so that nobody could really get in-between
34 in for all intents and purposes except for that pitbull I saw and it would seem to
35 me like that water is not running anywhere but in the backyards of the people that
36 live there.

37
38 **SPEAKER SANCHEZ** – To tell you the truth, I don't know if you have had any
39 complaints from these people. There is a bit of a barrier; a bit of a berm along
40 here.

41
42 **VICE CHAIR GIBA** – I'm familiar; yes

43
44 **SPEAKER SANCHEZ** – If again the historical drainage came in this direction,
45 this subdivision blocked it. I know it wasn't approved by the City. You didn't exist
46 at that time; it was by the County. Somebody missed the drainage, because the

1 drainage was not handled so that is why it goes along the fence line all the way
2 to the next corner and then on its way.

3
4 **VICE CHAIR GIBA** – Yeah I’m reading LD6 on the measures for it and if the
5 engineers know... and I’m referring to the last month’s one because it is the one I
6 marked up. It said the developer shall protect the downstream properties from
7 damage caused by alteration of drainage patterns i.e. concentration of or
8 diversion of flow, protection shall be provided by the constructing adequate
9 drainage facilities and that is my concern, because I actually went out there and
10 saw it and you can see how this... probably maybe now the folks didn’t come out
11 and speak to out but I did speak to a few of the folks.

12
13 **SPEAKER SANCHEZ** – Well what we are doing is solving that problem by using
14 a retention basin as one of the conditions of approval. We are eliminating the
15 easement so the water would no longer go in this direction.

16
17 **VICE CHAIR GIBA** – I’m talking about the other way.

18
19 **SPEAKER SANCHEZ** – The water would not go in that direction. The water
20 stays in the basin and it is an infiltration basin and our calculations show that
21 during a 100 year storm, the last 24 hours, the deepest it would get is 22 inches
22 less than two feet inside of the retention basin. The retention basin is much
23 deeper so it has a lot more capacity. If you get the 1000 year storm and water
24 coming this direction; yeah that is a historical flow, that is what you are allowed to
25 take, that is where you have to take it.

26
27 **COMMISSIONER LOWELL** – What my point was that the retention basin has an
28 outlet flowing due east and if you at the topography of the site, the site drains
29 naturally to the southwest and it drains into the vacant lot behind the residence
30 on the south side of St. Christopher. It looks like we are diverting it to head east
31 as opposed to...

32
33 **SPEAKER SANCHEZ** – You are correct. The site here and we did some and
34 you may have seen some flow arrows, the site does drain to the west. That is
35 not where you are wrong. That is not the natural flow. The natural flow is in this
36 direction. That is why this storm drain is going down to Kitching. That is why all
37 of this water is going down to Kitching because it is flowing in this direction. As I
38 walked the vacant property that belongs to the church, the neighbors property
39 and the County’s property; you can tell there has been grading done, whether in
40 small increments or whatever but there has been considerable moving of dirt on
41 all of these three properties. It did not help the situation. I don’t know how the
42 water gets down there. We don’t have the topography of you know of the other
43 properties.

44
45 **COMMISSIONER LOWELL** – Well that is my concern is that if we’ve designed
46 the basin for the 100 year, 24 hour storm which is beyond what is required by

1 Riverside County, which I completely appreciate. You can never design for a big
2 enough storm which is why we have emergency outlets. That emergency outlet,
3 if at some point in time; 20 or 30 years down the line it gets used, water will flow
4 out of that concrete spillway and flow easterly along the neighbor's backyard lot
5 line. What protection do they have against any chance of the overflow coming
6 into their yard; washing out their pools; washing out their backyard landscaping
7 and maybe flooding their house?
8

9 **SPEAKER SANCHEZ** – These people here?

10
11 **COMMISSIONER LOWELL** – Correct

12
13 **SPEAKER SANCHEZ** – There is a berm. They have the same chance as they
14 have now.

15
16 **COMMISSIONER LOWELL** – That's what I was asking.

17
18 **SPEAKER SANCHEZ** – They were not catching the water. It is going over there,
19 except for the water is going in this direction.

20
21 **COMMISSIONER LOWELL** – And the reason why that was my concern is
22 because the topography does show the drainage going southwest and we're not
23 telling it is going to go east, which is the way it should go, but has historically for
24 the last 10 or 20 years been diverted southwest. I want to make sure these
25 people that live along Sweetgrass Road aren't going to get a surprise one night
26 in a rain storm that their house is under water when it has normally flowed the
27 opposite direction.

28
29 **SPEAKER SANCHEZ** – In a normal rain storm they wouldn't get any water; any
30 run off. That is what we are designing for and so...

31
32 **COMMISSIONER LOWELL** – I'm making sure that the emergency spillway isn't
33 going to be a negative effect for the people on Sweetgrass.

34
35 **SPEAKER SANCHEZ** – If it at final engineering the City's engineers determine
36 that we should take the overflow in a different direction we would do so. The only
37 other direction would go here and you've got no legal right to cross all these
38 property lines. It doesn't mean you can't obtain them but you'd be taking the
39 water in the wrong direction.

40
41 **CHAIR VAN NATTA** – Okay now back to what I was asking about before we get
42 further on. Okay we have different phases. At what point is this cul-de-sac with
43 the diversion of the water off of this cul-de-sac in what phase is that going to
44 happen.
45

1 **SPEAKER SANCHEZ** – This gets built in the first phase. The retention basin
 2 gets built in the first phase. The extension of the end of Cottonwood probably
 3 from this location to the end of the property gets built in that first phase also.

4
 5 **CHAIR VAN NATTA** – Okay is this going to solve the problem that we were
 6 seeing with St. Christopher Lane, the buildup of water here and into the
 7 driveways and into the houses that was coming from water that was draining off
 8 of St. Christopher's parking area through their drains and into that street. Is that
 9 going to be relieve that problem?

10
 11 **SPEAKER SANCHEZ** – Yes right now the street ends right here. This property
 12 is higher forcing the water to go in this direction. That will not happen. We'll
 13 eliminate the water going in this direction. We'll catch it in a catch basin here and
 14 we'll take that water to the retention basin.

15
 16 **CHAIR VAN NATTA** – So that will take care of the flooding problem on St.
 17 Christopher?

18
 19 **SPEAKER SANCHEZ** – It should; yeah

20
 21 **CHAIR VAN NATTA** – Okay that was the easy question. You guys are asking
 22 the hard questions. I'm asking the easy ones.

23
 24 **SPEAKER SANCHEZ** – Any other questions with respect to drainage or grading.

25
 26 **COMMISSIONER SIMS** – I guess I do have one. Do the properties on the south
 27 side of St. Christopher; do the lots, are they part of the hydrological tributary area
 28 to the drainage into the street? Do they drain north; the street; the lots?

29
 30 **SPEAKER SANCHEZ** – Most of these lots... let's start at this end. The totality of
 31 these lots drain to the south onto the vacant land. As you get down to the end of
 32 the street the fronts of these properties drain to the front. Again with the catch
 33 basin, we've captured not only our water, we've solved we hope, the City's
 34 problem that they've might have had; the issue that was brought by the Chair.

35
 36 **COMMISSIONER SIMS** – Thank you

37
 38 **SPEAKER SANCHEZ** – I would like to go back if I can to the grading in that
 39 phase five... one more phase... we've designed this building to be a little bit
 40 higher than the street so that it wouldn't get flooded at some point some day.
 41 Also we have a driveway here that has curbs and gutters. We've designed these
 42 buildings to be slightly above the curbs and gutters again probably similar to what
 43 all your homes look like, so that is why we raised it to the level that we have. If
 44 we lowered it and the water for some reason topped the curb it would go into the
 45 structures.

1 **VICE CHAIR GIBA** – How is that going to affect the runoff to the east property
2 and to the south? Is the runoff attached to your catch basin from there as well?

3
4 **SPEAKER SANCHEZ** – Yes we're taking all of the runoff to the south and we
5 have catch basins and piping systems that take the water into the structure right
6 here.

7
8 **VICE CHAIR GIBA** – To that basin?

9
10 **SPEAKER SANCHEZ** – Yes all the water from all the site goes to the basin.
11 Nothing goes off site.

12
13 **VICE CHAIR GIBA** – Is that basin going to be there forever? I mean that's
14 there?

15
16 **SPEAKER SANCHEZ** – We hope so.

17
18 **VICE CHAIR GIBA** – I was just curious because I reading that is supposed to be
19 a soccer field later.

20
21 **SPEAKER SANCHEZ** – That would be a dual use.

22
23 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Yeah
24 Commissioner or Vice Chair that is the last phase right there, so what they are
25 doing is showing that there could be a soccer field in the bottom of the basin. It
26 would be a joint use because 99 days out of 100 it is going to be dry and...

27
28 **SPEAKER SANCHEZ** – Then it becomes a playfield.

29
30 **CHAIR VAN NATTA** – During a rain storm it becomes a swimming pool.

31
32 **SPEAKER SANCHEZ** – If during a 100 year storm it is only less than two feet.
33 In a normal storm it is going be that deep.

34
35 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – And
36 partially to answer... I'll go back to phase one... there is phase one, so the basin
37 is in phase one and it is also in phase five, so it is always there. The joint use
38 isn't there and I think the basin gets a little bit larger because there is an existing
39 building that gets taken out in a future phase and Commissioner Sims earlier
40 asked about doing all the perimeter... when we look at phase one they are doing
41 all the perimeter. The only thing they are not including in phase one is a portion
42 of the wall on the east side because that portion of the site isn't being developed.
43 Again that is for Commission discussion but every other thing; the improvements
44 to Cottonwood except for a bus bay and the improvements to St. Christopher
45 Lane and the basin are all part of phase one and the only buildings that are part
46 of phase one are that conversion of that existing residence to a meeting room

1 and a slight small addition to a couple of other structures there and what is the
2 third one...

3
4 **ASSOCIATE PLANNER DESCOTEAUX** – An additional building next to the
5 existing single family.

6
7 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – And
8 they are demolishing something there as well; right?

9
10 **ASSOCIATE PLANNER DESCOTEAUX** – Not in that phase.

11
12 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Not in
13 that phase; okay, so those two buildings south of the sanctuary that is the quote
14 unquote expansion.

15
16 **SPEAKER SANCHEZ** – That is phase one

17
18 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Right,
19 so none of the...

20
21 **SPEAKER LORD** – Plus additional parking

22
23 **CHAIR VAN NATTA** – Where are you going to put the additional parking?

24
25 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – See
26 the shaded area on the east end, that is the additional parking in phase one.

27
28 **SPEAKER LORD** – See the toned area; the toned area is all part of phase one,
29 so we are reorganizing and landscaping and adding this much parking here.

30
31 **COMMISSIONER SIMS** – There was a mention that the wall in its entirety along
32 the east boundary couldn't be built because of the grading. It looks like... I was
33 looking at your preliminary grading plan if you flip on the backside of it, you have
34 a section 44. You've pretty have it dialed in as far as you have deep and floating
35 stem walls or what not where you have proximity of the building to the wall. Why
36 couldn't you just build a wall along that wall and just mitigate entirely; just set the
37 grades up.

38
39 **SPEAKER SANCHEZ** – You could build the wall right now or you could build it
40 with it with first phase and a 600 foot run. I wouldn't advise that because the
41 grading that we've shown for the ultimate build out is a preliminary grading plan.
42 We hope that it would be close to that. There are five structures that go in here.
43 I was mentioning to one of the parishioners earlier, but suppose somebody walks
44 in at that time and says gee I want to build all this for you but I want two
45 buildings; one to name for my daughter and one for my wife and all of sudden
46 five buildings become two buildings or one building and at that time the design

1 may not work. Also we don't know what grading may take place next door, so we
2 don't know what is going to exist here ten years from now or whatever.

3
4 **CHAIR VAN NATTA** – Are there any more questions for the Applicant? Okay
5 thank you very much. You can have a seat and don't go anywhere because I'm
6 sure you might want to have some comments after our other Public Speakers.

7
8 **SPEAKER LORD** – Thank you very much.

9
10 **LAND DEVELOPMENT ENGINEER JIMENEZ** – I have just two comments to
11 add if I may, Chair. I wanted to point out first as far as the public infrastructure all
12 that will be built with phase one and phase two, so we talked about you know
13 trying to get all the public surrounding off site improvements done early on and all
14 of that would be completed by the second phase. Another thing to put things into
15 perspective; if we go to phase five the two buildings just north of the basketball
16 court; the finished floor elevations of those two buildings are the same finished
17 floor elevation of the existing sanctuary. So if you were to just go across the site
18 to the east it would be level, so the finished floor of the two buildings just north of
19 the basketball courts have almost the same finished floor elevation as the
20 existing sanctuary building. I just wanted to point that out.

21
22 **CHAIR VAN NATTA** – Alright, well let's go to our other speakers and the first
23 person I have here is Victoria Miranda. I'd like to remind the speakers we do
24 have a number of people who have asked to speak, so try to contain your
25 comments within the three minute limit.

26
27 **SPEAKER MIRANDA** – Hi, I'm Victoria Miranda and I'm here with my mom who
28 is the last. She owns the property in the last end of the street and yeah the
29 grading that was said that it has from the two sides from the north side of the
30 street and the end; the east side of the street is completely incorrect, so it is three
31 feet or more higher than what the street is and what our property is. So that is a
32 problem and I think it is not really; it wasn't explained well here by the person that
33 was trying to say that and it does flood every year. Every year during the rainy
34 season that street does flood and it is every ten years that it floods horribly and
35 we do call. We have called every year and complained and called the City to
36 come out and a truck has come by and driven down the end of the street and left
37 again, so I heard that person never complains about flooding.

38
39 Every single year we call and complain about the flooding and only one time they
40 did come out was when we had to actually take the lid off of the manhole so it
41 could drain because it just wasn't draining and it was more than 24 hours; more
42 than 48 hours and we were told don't do that because it backs up the flooding; it
43 backs up your plumbing, but we could not access the house and we had to wade
44 through water to just get my mom home, so that has been an ongoing problem
45 annually. The permit parking is still wanting because there is only four parking
46 permits per household on that street, so my brother who comes to see my mom

1 every weekend and my sister comes to care for her every week to give the rest of
 2 us a break during the week and help her out, they have the extra two parking
 3 passes and if there is a function; a family function or something like that, nobody
 4 can go, so it is not just a parking being greedy, we want all the parking, we just
 5 want reasonable parking that every other citizen gets on their street and having
 6 just these limited parking passes and you can't... even though there is the other
 7 side of the street; the north side that is on the church property, that is no parking
 8 at all whether you have a permit or not to park on the south side. There is this...
 9 I don't think any other parishioner has to deal with that once they leave church
 10 after their hour and they go home and they can have family visits or id she is sick
 11 and everyone wants to come see her and see how she is doing, nobody can park
 12 on that street; nobody can come and see her on the weekends. There has to be
 13 another solution to the limited parking passes for family members of property
 14 owners on that street.

15
 16 **CHAIR VAN NATTA** – Thank you very much for your comments. Can there be
 17 more parking... can there be accommodation to that and is it true they can't park
 18 on both sides of the street on St. Christopher?

19
 20 **TRANSPORTATION DIVISION ENGINEER LLOYD** – To answer your second
 21 question first, that is correct. The north side is posted as the resident stated that
 22 there is no parking. The permit parking is allowed along the south side or the
 23 street along the homes frontage.

24
 25 **CHAIR VAN NATTA** – And why could they not with permits, park on the north
 26 side? Is the street too narrow for parking on both sides?

27
 28 **TRANSPORTATION DIVISION ENGINEER LLOYD** – I wasn't involved in the
 29 process of setting up the permit parking, so I don't have answer for you as to why
 30 it wasn't allowed on the north side of the street. I would have to confer with the
 31 City Traffic Engineer to find out the answer on why it was done the way it was
 32 done.

33
 34 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – My
 35 understanding, because I was at the meeting when they discussed it out there on
 36 the street was that because of the existing situation and the traffic related to the
 37 existing situation, when you get to the intersection of someone who is making a
 38 left turn, they block all the other people so as I recall the reason for no parking on
 39 the north side is so that traffic can get to the intersection and make a right turn
 40 and not be congested all the way up the street when people are leaving. So that
 41 was the reason. Can that be changed? I think that is a discussion with the City
 42 Traffic Division.

43
 44 **CHAIR VAN NATTA** – Once that is set to where there is only right in and right
 45 out and there is a cul-de-sac at the end that is wide enough for them to turn
 46 around, would the residents then be allowed to park on both sides of the street?

1 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Again
2 think that is a point of discussion. Could it occur today or in the future or could it
3 occur on a portion of the north and not all of the north side, I think that is a good
4 discussion that could be occurring now separate from this application.
5 The number of parking permits; I don't know if that is guided by ordinance or if
6 that is a point of discussion but obviously if you have... if everybody has four and
7 there are only so many parking spaces, then you have a practical issue about if
8 everyone uses their four passes at the same time there is a problem. Michael do
9 you know whether the ordinance suggests that or is that a point of discussion?

10
11 **TRANSPORTATION DIVISION ENGINEER LLOYD** – I'm sorry I do not have
12 that information. I'd have to report back.

13
14 **CHAIR VAN NATTA** – Maybe it could be looked into at another time to
15 accommodate their needs.

16
17 **COMMISSIONER LOWELL** – Well piggybacking onto that, since the church will
18 be occupying most of the parking on a Sunday and say the residents have a
19 function, could they barter up an agreement with the church to allow them to
20 park; say they have a birthday party and they need twenty parking spaces just to
21 use the parking lot? I mean it would be a private party to private party
22 agreement.

23
24 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** –
25 Correct, yes that would be something that would be between the two parties to see if
26 they agree to do that, but yes nothing prohibits that.

27
28 **COMMISSIONER LOWELL** – And with the improvement on Perris with the
29 median with the right in and right out, can we add that to our vote tonight to
30 remove the restriction of the no parking at all on the north side and change it to a
31 permit parking only just like the south side?

32
33 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – I think
34 it is really something that has to be looked at by... I think you could say
35 consideration, but I think it needs to be reviewed technically by Transportation
36 Staff, but I think certainly it could be added as a point of consideration at that
37 time.

38
39 **COMMISSIONER LOWELL** – I think we should do something along those lines.

40
41 **CHAIR VAN NATTA** – Thank you very much

42
43 **SPEAKER MIRANDA** – Thank you

44
45 **CHAIR VAN NATTA** – The next speaker is Yvonne Robles.
46

1 **SPEAKER ROBLES** – Hi, I've been a resident of St. Christopher Lane for 35
 2 years. I was a parishioner of St. Christopher for 30 years. Due to conflicts, I go
 3 somewhere else now. They didn't care about me or my family so I took my
 4 worship elsewhere. My question about the basin that they are going to make;
 5 currently in that area cars are parking there, so that is going to eliminate parking,
 6 unless they are going to park in the basin full of water. I don't know. Also on the
 7 17th of June we had a meeting at Donna Stevenson's house, another resident.
 8 There were some church members there. It was Emma, Linus and Max and I
 9 don't know their last names and I was told they were there to represent St.
 10 Christopher.

11
 12 We had an agreement and also the City was there to do a trial of closing the exits
 13 that were on St. Christopher; closing two out of the three. The church failed to
 14 comply. They never closed those, so I mean that trial didn't even get... they are
 15 not cooperating. I was told by Jesse Molina that once the father of the priest
 16 found out that was what going to be happening, he said absolutely not and so I
 17 don't why he didn't come to the meeting himself instead sending these other
 18 people who could absolutely do nothing. Twelve and three is the busiest time;
 19 that is during the Spanish mass and I heard they added another mass at seven
 20 o'clock. Unless that is a Spanish mass, that won't help at all, because twelve to
 21 three is the busiest time and because both of those masses are Spanish. I'm
 22 sorry I'm trying to go in the three minutes. Okay, also some of the phases would
 23 close two of the three exits on Cottonwood, so I don't know how that would make
 24 traffic, it would just make more traffic on St. Christopher because those are the
 25 only exits other than Cottonwood. There are going to be putting in a bus lane, so
 26 they'll have to close the first exit and then they'll be closing another one, so that
 27 would only leave one exit on St. Christopher on the parking lot side. Now that is
 28 not including the one exit they currently have that is on the other side where the
 29 dirt is at. The street sweeper comes and pushes all the trash to the end. That is
 30 why it gets built up.

31
 32 Also the parishioners that park there on that side dirt where they are going to put
 33 the basin, there is diapers, corn, cups from snow cones from all the illegal
 34 vendors that are there. The church has no supervision for catechism. I live the
 35 third house from the end. During catechism hours there is kids ditching; they are
 36 smoking weed; they are making out. There was even a time when they had a big
 37 hole; it was like a ten foot hole out there on the side. I kept hearing crying and so
 38 for 45 minutes I kept going back and forth and I said is it cats; it sounds like
 39 somebody is crying. My uncle ended having to jump the fence because at the
 40 time those gates were locked and there was a twelve year old boy with Down
 41 syndrome inside there up to his waist in water. Nobody even knew he was
 42 missing. That is a concern. The lack... I know the church says oh we don't have
 43 money, we don't have money, but if you have this many parishioners and they
 44 are here to support you, then you know they can volunteer and do rounds or
 45 whatever for security for catechism days. Also during catechism, the parents...
 46

1 **CHAIR VAN NATTA** – I’m sorry, your time is up and there are certain things that
 2 we don’t have control over and so those are things that you need to bring up with
 3 the church.

4
 5 **SPEAKER ROBLES** – Okay, thank you

6
 7 **CHAIR VAN NATTA** – Thank you. Okay our next speaker is Donna
 8 Stephenson.

9
 10 **SPEAKER STEPHENSON** – Good evening. I sent in my letter earlier today and
 11 I believe you guys all read it, so I’m not going to read it to you again, but my main
 12 purpose is I agree with everything that she just said; Yvonne. My main purpose
 13 is the traffic. I got probably a couple of letters today. The traffic turning right off
 14 Perris Boulevard speeds on our street. I did some measurements myself. The
 15 City wants to put in a bus bay off of Cottonwood which would close the northwest
 16 exit onto Cottonwood. I don’t understand that because then they want to put that
 17 traffic going onto our street. I did measurements. The first house at the corner
 18 has about 27 feet from the east curb lane of Perris to get into their driveway. The
 19 second house on St. Christopher Lane has about; it was like 90 some odd feet
 20 into their driveway. Off of Cottonwood they have 150 feet and from what I was
 21 told that was unsafe; the gates on Cottonwood; the west gates; that was too
 22 close to the street, but our driveways are closer, so it doesn’t make sense to me
 23 that they are going to direct traffic down our street and we’ve got to back out.
 24 The traffic at 25 miles an hour; I believe that is way too fast on our little street of
 25 nine houses. I really see there is going to be a problem that they are directing all
 26 the traffic down to our street. How do we get out? Like she said from twelve to
 27 three you can’t get out of your driveway. Mass... I don’t know how long mass is;
 28 an hour and they will sit there for three hours. There are functions going all day
 29 long, so that is my concern mostly is the traffic and the congestion. Any
 30 questions; no?

31
 32 **CHAIR VAN NATTA** – Thank you. Our next speaker is Roy Bleckert

33
 34 **SPEAKER BLECKERT** – Yes I’m Roy Bleckert. I’m the east end property owner
 35 and I have many concerns with the above project including parking issues,
 36 flooding problems, environmental impacts, land mergers, easterly block wall and
 37 along the lines of good community safety and sensible play. To summarize my
 38 written statement that I delivered this morning, as it would take too long to read
 39 that whole thing, per the plan submitted, 321 parking spaces and approximately
 40 964 assembly in the church. Per the old requirements and 330 to 395 spaces
 41 provided now which is woefully inadequate under the current code per the
 42 capacity and usage in the sanctuary.

43
 44 As in the last three weeks about 680 cars average and over 2,000 assembly in
 45 the church at the 12 o’clock hour and continuing over six services all day Sunday
 46 running, logic would dictate that the building design for about a thousand people

1 is holding 2,000 people and would have been modified from when it was
 2 originally built, plus the plans reflect in addition to the sanctuary building. Both of
 3 these should require the sanctuary to be brought up to the new code which would
 4 be about 600 cars and would be more consistent with the current usage. Plus
 5 the new plans call for shifting two hundred cars that are parked onsite in the field
 6 area over there and that would shift those off-site and we have the adjoining
 7 resident's problem with 40 cars off-site. Does this not create a potential problem
 8 that is five times greater and the required easterly block wall needs to be built
 9 entirely in phase one as we have conflicting property uses as mine and County
 10 are industrial uses and would cause conflicts with the church usage and it needs
 11 to be with the six foot or higher finished grade to provide adequate screening.
 12

13 The project does not allow... does not follow the letter or the intent of the law,
 14 good planning practices and being good neighbors in my view and if we can
 15 address these and other issues in a manner that makes sense, I could support
 16 this project wholeheartedly, but as submitted now, I have to recommend a no
 17 vote at this time and if we do not fix these problems at this time when they are
 18 asking for changes and expansion, when will they ever get dealt with and without
 19 getting into the minutia of the law the merger; if that doesn't pass the project
 20 basically fails and then you have the underground tanks and the concerns with
 21 the obvious being a proposed school site and nearby schools, you could possibly
 22 trigger an EIR with the environmental concerns and we all know flooding can be
 23 catastrophic and with that I will leave it in your capable hands.
 24

25 **CHAIR VAN NATTA** – Thank you Mr. Bleckert. Very well timed. Exactly three
 26 minutes. Our speaker is Guillermo Hernandez.
 27

28 **SPEAKER HERNANDEZ** – Good evening. Let's just say yeah it's said. I can't
 29 believe this about the church; God; please... I just can't believe what is going on;
 30 I mean traffic. I mean we really do need to study more on that exit on St.
 31 Christopher and Perris Boulevard. If you guys put in a median, it is really going
 32 to cause a lot of congestion because of the parking in the very corner of St.
 33 Christopher and Perris Boulevard. Another thing; if you guys are going to make
 34 us come out to make a U-turn when we live so close to the house, imagine if we
 35 had an accident in our residence and we have the Fire Department come and
 36 turn all the way around to just get to one of our homes. It is really sad how we as
 37 brothers and sisters here... I mean raising up that very end of the street where it
 38 gets flooded, because I'm the one who sent in the pictures. I'm the one out there
 39 when it rains. No one from the church helps us. I'm out there trying to help my
 40 house not getting flooded. The grandmother lives at the very end of the street
 41 and it is really sad. I mean I heard what you said Jeff earlier. Instead of all these
 42 other phases, let's really concentrate on getting that fixed and fixing that traffic
 43 because it is really getting out of control. I mean like I said it is really sad that we
 44 have to keep dealing with it over and over. I mean the church just keeps putting
 45 dirt and putting dirt at the very end of that church. What were you guys even
 46 thinking of us? That's really sad and we work on the Lord's home. It's sad. Like

1 they say, let's look at ourselves in the mirror. Let's do the right thing from both
 2 sides. I mean what more can I say. Let's make... I'm happy seeing that the
 3 church has grown; the faith; good job, but come on guys, let's work together on
 4 this. Let's make it work. Thank you. That's all I have.

5
 6 **CHAIR VAN NATTA** – Thank you very much. Our next speaker is Eugene
 7 Renna.

8
 9 **SPEAKER RENNA** – Good evening. My name is Eugene Renna and I'm here to
 10 speak in favor of the proposals. I've lived in Moreno Valley for 27 years. I've
 11 been a parishioner at St. Christopher's for 27 years. The parish; where is it
 12 located is an asset to the community. We provides services for the community.
 13 We have a food bank that serves 150 to 200 families a week. We have a blood
 14 mobile that comes through occasionally. We have health screening. On St.
 15 Christopher Lane there is going to be a big improvement that you'll be able to
 16 turn the trash trucks and fire trucks around at the end of the street, a sidewalk
 17 along the north side along Cottonwood will be a major improvement. Ingress and
 18 outgress on the property will also be improved with wider lanes. The church now
 19 sits on five parcels. Putting us all on one parcel would be an improvement when
 20 it comes time to make changes. The facility has been there for many years I
 21 think starting in the 50's and it is time to be upgraded. With upgrading we should
 22 be able to serve the community better and have a better plan to work with, so I
 23 recommend a vote for. Thank you.

24
 25 **CHAIR VAN NATTA** – Thank you. Our next speaker is Sarah Vargas-Gomez. It
 26 looks like she has already left. We will move on. The next speaker is Raul
 27 Cipres.

28 **SPEAKER CIPRES** – Thank you. My name is Raul Cipres. I'm a parishioner of
 29 St. Christopher's Church. I've been in the city for 19 years and since I've been
 30 going to St. Christopher's it has been an enjoyable pursuit of mine. I've enjoyed
 31 going all these years and since I've been there I haven't seen any improvement
 32 to the property or to the buildings or anything. I'm looking forward to this
 33 situation that has come up to improve the facility and I know it is controversial to
 34 a lot of people; especially to the people on St. Christopher's Lane. I appreciate
 35 how they feel and honestly wouldn't want to be in their position. I know that they
 36 are going through but believe me, I have attended many meetings at the church
 37 when this subject has come up and the feeling towards those people is very,
 38 very; they can't put themselves in that position either. They wonder what to do
 39 and one of the situations that came up that was favorable was the limiting on
 40 parking, which I thought was a good idea myself. I think it addressed the
 41 problem that was existing there and I think it is working very well in my opinion. I
 42 patrol the area quite often.

43
 44 I am a former director of security for a large corporation and I don't see any
 45 problems there. I do see a problem that was brought up tonight about a party;
 46 having a gathering of some type. They don't know where to park and I could see

1 how that could be a problem, but I think the church would more than happy to
 2 accommodate their over excess on parking. I'm sure they won't have 200 people
 3 show up at one time but maybe 20 or 15 people they want to accommodate. I'd
 4 just like to ask the Commission to think about it and be very reasonable. I don't
 5 think they are asking for something exceptionally wild. They are trying to
 6 improve the property; not increase the people that are coming there. Who
 7 knows, the way things are going, people are losing less and less interest in
 8 church and I wish they would come back, but as many as that come back
 9 sometimes, they leave also, so I don't think you'll see an increase in people there
 10 and I think it will be an improvement for the church and for the City itself all
 11 around. I think as the engineer here explained to us on the drainage, I think it will
 12 help with the drainage too. I think some of the drainage problems have been
 13 there for years; even before the church was built. So I ask you for kind
 14 consideration and I thank you.

15
 16 **CHAIR VAN NATTA** – Thank you very much. Our next speaker is Linus
 17 Santiago.

18
 19 **SPEAKER SANTIAGO** – Good evening ladies and gentlemen. My name is
 20 Linus Santiago. I've been a member of St. Christopher's parish since 1975.
 21 When I first started at the church, that property that is in contention with the high
 22 mounds, that was an abandoned property with a broken down house on it and
 23 the drainage back there was not as high as it now and when the people who
 24 purchased that abandoned property, they were going to build a child care center
 25 and they are the ones that filled it up with all that dirt.

26
 27 When the church bought that property, that is when the big rain started back in
 28 1981 I think and that was the 100 year storm and that picture that the lady
 29 showed you or whoever gave you those pictures, I'm the guy that made that
 30 water go away, because I dug a hole from one end of the fence to the other; the
 31 one that you asked that the water is going south; I made it go south. That
 32 property that is on the corner has a wooden fence around it and the person has a
 33 dog kennel there. Every time I dug it out so it would go around into that vacant
 34 property, he'd fill it in. That's is how come the dirt backed up and you have a
 35 flood right now because it is filled in and I put that double fence that you talked
 36 about there because the kids were sneaking in and digging big holes in the
 37 ground and jumping their bicycles. I did it for safety purposes so the kids
 38 wouldn't kill themselves on our property. The lady said that there was a hole in
 39 the ground and the kid was in it. She was right.

40
 41 The very next day, as soon as I found out about it, I made the people that dug
 42 that hole fill it in and the ground was always that high and every time I dig it out,
 43 the people from that street and I'm not saying who, but one of the five families is
 44 drinking beer and throwing tires and whatever and then plugging the holes in the
 45 sidewalk. Those floods are happening because they are not taking care of the
 46 drainage that I put in there for them and right now I dug it out six months ago and

1 right now there is grass growing in there. There is a bunch of garbage there and
 2 this drainage and it will flood again until I dig it out because as you know they
 3 have been complaining to the church that is flooding. I get called out at six or
 4 seven o'clock in the morning on Sunday and I dig it out and it drains out, but I
 5 can't be there 24 hours a day. The people that live on that street have shovels in
 6 their garages too. All they have to do is to dig the mud out and it will drain out
 7 and make sure that that person doesn't fill it in again.

8
 9 **CHAIR VAN NATTA** – Thank you very much for your comments. Our next
 10 speaker is Emma Motte.

11
 12 **SPEAKER MOTTE** – Good evening everyone and I thank Staff and everyone
 13 that has been listening to all of us. It gets a little tiresome sometimes, but I was
 14 at the meeting. Father was not able to be there at that time on St. Christopher
 15 Lane and the result is what happened now; okay, because they didn't want any
 16 parking; any parish parking on St. Christopher Lane, so we've accommodated
 17 them to that extent. Also, Officer Tainter was there. Jesse Molina was there and
 18 I called both of them. Actually I've called them twice and when I spoke to Officer
 19 Tainter he said that they had only issued two citations because with their
 20 presence there, because he drives by there or has someone drive by there on
 21 Sunday, because this started in July, so at that time the residents were in accord
 22 to go ahead and have the limited or what do call it; permit parking. We didn't
 23 realize there was actually not going to be any parking at all on the north side of
 24 the street, but I know for the most part we'd make the announcements every
 25 Sunday and I know that our parishioners have been following that pretty well.

26
 27 As far as traffic goes, we added 7 o'clock mass on Sunday, which is a Spanish
 28 mass to relieve the 12 and 2 o'clock mass. I know that before we had also talked
 29 about maybe adding another mass, but our poor priests are on overload right
 30 now. We have two priests; three priests and we do nine masses on a weekend
 31 and that is aside from all the other work that they do and we also contribute a lot
 32 to the community. As had been stated before we have the food bank, the blood
 33 mobile, the Lestonnac medical clinic that comes the first and third Monday of the
 34 month. We also have various youth programs. You don't have to be a
 35 parishioner to join our youth programs. You don't have to be a parishioner to
 36 attend any of the outreach programs that we have for drug and alcohol abuse, so
 37 we need the improvements. We are not adding to the capacity. We just need to
 38 improve the facilities that we have right now and also do the improvements for
 39 the parking and the grading that has already been addressed and this is why
 40 we've have the architect and the engineer and of course City Staff working with
 41 us. So my request is that you approve this and of course we are always willing to
 42 work with the City and comply with whatever requirements the City may make.
 43 Thank you.

44
 45 **CHAIR VAN NATTA** – Also very well timed. They've got this three minute thing
 46 down. Okay and we have one last speaker; Theresa Archuleta

1 **SPEAKER ARCHULETA** – Good evening everyone. My name is Theresa
 2 Archuleta and I live on Birchwood Drive. Now I've been hearing all night about
 3 phase one; phase two; all these phases. I'm not against anything that St.
 4 Christopher is doing because I also attend St. Christopher's Church also. I
 5 respect St. Christopher's as I wish that my fellow parishioners can respect me. I
 6 live on Birchwood Drive and there is a vacant lot. My backyard sits on three
 7 vacant lots and the problem is overflowing parking and on those three vacant lots
 8 they are always parking there on Sunday from 3 to 5 and big functions that the
 9 church does have, but no one follows what the signs read; No Trespassing; No
 10 Parking; Cars will be towed away. It even has the vehicle civil code on there. No
 11 one follows it and I don't see any traffic controllers come out there to even see
 12 about the overflowing problem that is going on at St. Christopher's.

13
 14 I'm glad our church is thriving, but at the same time they are breaking the law by
 15 parking in those vacant lots with those signs on there saying; No Parking; No
 16 Trespassing. Why is it any different for them? If I was to do it what would
 17 happen to me and my concern is that they come and they park in these vacant
 18 lots and after church lets out they throw trash, they drive... it is a gravel road. It
 19 is not fit for parking and what happens is the dust; the dirt; the clouds of dust
 20 when people leave the church and they throw trash. I pick up two to three large
 21 garbage trash bags of trash every week and why can't my parishioners respect
 22 me and not use that road or to park their cars there and consider me and my
 23 family with all the dust and the debris that is out there and the exhaust from the
 24 cars. That is a health hazard. I have complained to the City numerous times.
 25 I've even gone to traffic control. They only came out one time and I've lived there
 26 three years.

27
 28 **CHAIR VAN NATTA** – Thank you very much for your comments. I don't see any
 29 more Speaker Slips. Does the...

30
 31 **SPEAKER** – I had one filled out

32
 33 **CHAIR VAN NATTA** – You did? I was almost surprised not see your name on
 34 the list

35 **SPEAKER BLECKERT** - Well you probably got the same name twice. That's
 36 because I happen to have the same name as my son.

37
 38 **CHAIR VAN NATTA** – Okay go ahead

39
 40 **SPEAKER BLECKERT** – I've heard all the people talking and they've been here
 41 x amount... well I've been driving that road; Cottonwood when it was dirt in 1953,
 42 so I've been here a long time. The problem is their negative dec is not correct.
 43 You've seen the pictures and what was dug up there. They have no permits to
 44 do it. They've not taken it into consideration; taken all the excess fuel that was in
 45 the tanks or anything else off to the appropriate places. It was all done illegally, if
 46 you want to say they're being nice... but basically there is a problem with flood

1 control. I tried to work with them. They told me they weren't going to do anything
 2 whatever the City required. I tried to work with them on the walls to even get an
 3 easement on our side and grade up to whatever the highest grade is to be there,
 4 they refused to talk to me. Their problem with the flood control is they put it in
 5 there and the City requires 200 feet on each side is all that goes in there, but if
 6 anybody knows how to read plans which are sitting there, that wall goes all the
 7 way around there and it's got a spillway with the a sign. Show me how they are
 8 going to get that out over that six foot wall, because if it does it is going to back
 9 up on either our side of the property and come around and come back down or it
 10 has to go around and come over there where it goes illegally now. Give me an
 11 answer to that one. You have a problem there. The plan wasn't well thought out.
 12

13 The problem with the grading...you heard Linus talk about grading. No, that isn't
 14 correct. That was an old house and I won't mention their names but I'll call the
 15 first property the horse lady, the second property is their construction site that
 16 they had there so many years and were dumping. They hauled in tons and tons
 17 of dirt in there. If you see on the plan prior to that, it shows even the holes where
 18 the kid fell in. They were all over and they were scattering that dirt everywhere.
 19 Before the parking when they first bought the first lot, I know the contractor that
 20 did the paving and he hauled dirt in because he had a job up the street to get rid
 21 of and that is how that got there. That always had a sump hole in there on the
 22 back of horse lady's property ever since that property was there. I've been here
 23 a lot longer than any of them and the problems, so to say it was there when they
 24 bought it is incorrect.
 25

26 Now as far as what is going on... see that project right there where it shows the
 27 shed still in there and they are not building the retention basin correctly. They
 28 are never going to intend on moving that building in my opinion. That is why it is
 29 built that way. That is why they are building it there, so it is not built to its
 30 ultimate then. And as of phase one, it will be phase five when they move that.
 31 They have been working on the school and everything or whatever they have
 32 been trying to do for the last 20 years that I've known them, because I knew both
 33 the properties and they were trying to get the properties and they weren't for sale
 34 and they couldn't move on, but eventually they wind up with them. So to say
 35 they are going to take out the houses is incorrect. If you look at what you doing
 36 there they are running a ditch all the way along these lines. That's why they won't
 37 put the property in because of all the electric lines and everything goes to that
 38 garage back there. They don't want to mess it up because they would down into
 39 that.
 40

41 **CHAIR VAN NATTA** – Thank you Mr. Bleckert.

42
 43 **SPEAKER BLECKERT** – I understand.
 44

45 **CHAIR VAN NATTA** - Do we have any closing comments from the Applicant to
 46 address any of the issues that were brought up by the speakers?

1 **APPLICANT LORD** – I just want to address the issue that was just mentioned
2 about the storage building which is over there adjacent to the basin. In the
3 current plans that building is to be torn down because of uses that are going to
4 be provided elsewhere that would make that obsolete. We don't show it coming
5 down until the fourth phase, but we could move that to the second phase if that
6 would be of help. The detention basin on is based... it meets its full capacity with
7 the design as it is there even with that building standing. When that building
8 comes down, the detention basin increases in a greater capacity, I think we're
9 trying to make provisions for that eventuality.

10
11 **CHAIR VAN NATTA** – There was also a comment that I hadn't heard before
12 about some fuel tanks or something?

13
14 **APPLICANT LORD** – Yes, about two years ago and I forgot which of the
15 properties, not the immediate one from the far east, but adjacent to that, there
16 was the discovery of a couple of old fuel tanks that were taken out without
17 understanding there is a procedural and legal way to do so and so at this
18 moment the diocese and the parish are working and have hired individuals to do
19 the phase one assessment, evaluate the property, get the soils engineer and if
20 need be do a phase two, so what was at the time a kind hearted thing for the
21 neighborhood; for the parishioners to do, they didn't realize there was a
22 regulatory set of circumstances. This came up within the last month and so now
23 the diocese is taking steps to deal with that.

24
25 **CHAIR VAN NATTA** – So there is going to be testing to see if there is any
26 contamination?

27
28 **APPLICANT LORD** – Absolutely, yes ma'am

29
30 **COMMISSIONER LOWELL** – And those tanks; are they in one of these five
31 parcels that being merged?

32
33 **APPLICANT LORD** – They are gone now

34
35 **COMMISSIONER LOWELL** – Is that affecting one of these five parcels here or is
36 it on another adjacent property that is not part of this?

37
38 **APPLICANT LORD** – It is on one of those parcels, yes

39
40 **SPEAKER MYRON** – Good evening Commissioners. My name is David Myron.
41 I'm the Director for Construction Real Estate for the diocese. Yeah we had
42 purchased the property and I'll show you. It is the last parcel right here. We
43 purchased it in 2007 and when we purchased the property we actually had done
44 a search with the... no we'd actually done a search to see if there was any
45 environmental... we didn't do a phase one, but we do a search through the
46 County and it came back that there was no hazardous waste or anything on the

1 property. Myself; the diocese just found out about a week ago when one of the
 2 parishioners told us that in fact that were two tanks there that were removed and
 3 they were removed we think back in 2011, so immediately we hired a company
 4 EIE to do a study for us; to do a phase one and we're sure we are going to do a
 5 phase two because we know that they are going to come back that there were
 6 tanks there, so we are in the process of doing that right now, so we don't know
 7 where the tanks were taken. We don't know where they we taken to, so we
 8 following up with that right now.

9
 10 **CHAIR VAN NATTA** - Is that going to affect any of the phase one
 11 improvements.

12
 13 **SPEAKER MYRON** – Well it won't because if there has to be a cleanup we'll
 14 take care of that immediately, so we are going to address this immediately. So
 15 they'll do the phase one and then from there they'll say yeah there were tanks
 16 and so we'll do phase two which we'll do a sampling in that area and then if there
 17 is immediately we'll cleanup. So we are acting on this right away. We're not
 18 waiting for any phasing to happen. This will be an immediate action.

19
 20 **CHAIR VAN NATTA** – Okay but my question is that's...yeah

21
 22 **VICE CHAIR GIBA** – Is it conditioned already; this issue... is it part of the
 23 conditioning?

24
 25 **COMMISSIONER LOWELL** – And does that affect CEQA in any way, shape or
 26 form?

27
 28 **INTERIM PLANNING OFFICIAL ORMSBY** – Yeah I'll address that. Right now it
 29 is not conditioned. We would need to add a condition of approval in regard to it.
 30 In terms of CEQA, based on our analysis and our research for the State and
 31 Federal data bases, it is not a designated site at this time and so based on our
 32 research and the information we had in putting it into the Initial Study, you know
 33 our conclusion we feel is accurate that there would not be a significant impact in
 34 terms of hazardous material. So right now we don't really have any evident other
 35 than the photos of the tank, which I think we received for the first time today, so
 36 that is why we didn't put something into the conditions on it. But I think there
 37 would definitely need to be a condition of approval, although I think what we've
 38 done with CEQA is still adequate.

39
 40 **CHAIR VAN NATTA** – So the reason it was not addressed and it was not in our
 41 report was you didn't think it was significant?

42
 43 **INTERIM PLANNING OFFICIAL ORMSBY** – We didn't actually have any
 44 evidence of the tanks other than I believe that people had mentioned it in a
 45 meeting verbally, but we didn't have any photos of it until we received the latest
 46 correspondence, which I believe we received today with regard to photos.

1 **VICE CHAIR GIBA** – If Mr. Bleckert hadn't told us about it, would you have said
2 something to us?

3
4 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Well
5 no Vice Chair, if we don't know about something, how can we tell you about it?
6

7 **CHAIR VAN NATTA** – But you knew it before the meeting tonight
8

9 **VICE CHAIR GIBA** – Before this meeting?
10

11 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – But
12 you did too because we provided Mr. Bleckert's letter, which included the photos
13 that we had. But regardless I think the idea is you could add it as a condition of
14 approval, but it is by force of law they to have it address regardless of what the
15 conditions say. So you could put in a condition kind of as a...
16

17 **CHAIR VAN NATTA** – But it is going to be conditioned anyway whether we put it
18 in there or not is what you are saying?
19

20 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – It is
21 going to be required regardless because it is a legal issue related to the removal
22 of existing tanks, so it is kind of parallel but unrelated to this application, but
23 certainly if you want to put a condition of approval that it has to be addressed
24 prior to construction of phase one, that would certainly be possible.
25

26 **CHAIR VAN NATTA** – The thing is it doesn't have to be in here for it still have to
27 be addressed. It is still going to have to be addressed before they do anything
28 with that land?
29

30 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** –
31 Correct
32

33 **SPEAKER MYRON** – We're moving on this rapidly. Again myself, I just found
34 out I think last Friday or the Friday before that and we've already contracted with
35 a company that has been out to the site to do the phase one, so there was no
36 documentation of it, the County didn't have anything and the City has nothing of
37 it. Good will parishioners decided they were going to take of this without letting
38 anybody know and so as soon as we found out we've acted on this.
39

40 **COMMISSIONER LOWELL** – So now this is public knowledge and the phase
41 one report is being drawn up, are there steps involved now or fail safes involved
42 that this has to be taken care of regardless of whether this project goes forward?
43

44 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Yes
45

1 **COMMISSIONER LOWELL** – I love those answers. Yes, perfect, so it is kind of
2 a moot point now. It is going to be take care of regardless of this project.

3
4 **APPLICANT LORD** – When completed, we can provide you with the documents
5 that say it has been done. We can give that to Staff.

6
7 **COMMISSIONER LOWELL** – I would appreciate that.

8
9 **CHAIR VAN NATTA** – Any other comments or responses?

10
11 **SPEAKER MYRON** – I would just like to comment on as far as the project itself,
12 Bennet had explained that the parish has been working on this for about three
13 and half years and during that three and a half years, just coming to this final part
14 here, we have about 182 conditions. Now myself I work with all Riverside and
15 San Bernardino Counties. We have different parishes; about 92 parishes. This
16 is by far the most conditions in any project I have ever seen and we are agreeing
17 to those. We are agreeing to all those conditions. Many of the conditions,
18 especially the water on St. Christopher Lane was not created by the parish. That
19 is a problem through design that we are taking care of and we are taking care of
20 that in phase one and we are trying to alleviate all the water problems there and
21 all of the analysis has gone through Staff reports. The basin itself well exceeds
22 what would be normally be required, so we are trying to address those things to
23 be good neighbors to the people on St. Christopher Lane.

24
25 We've also been trying to work with them as I said through meetings and trying to
26 set up you know how we can either do the permit parking and we'll continue to do
27 that, because we know that is an issue. We know that it is an issue with parking
28 on vacant lots and we've told the people they have to park you know where they
29 can on the streets where it is legal to park. So we do address those issues. We
30 have that problem in a lot of parishes because we are so highly impacted, but we
31 try to address the issues as best we can. As far as the parking, we address it as
32 far as the codes and try to exceed where we can, so all the concerns that you
33 have said, we understand that and we want to be good neighbors and we are
34 trying to address those as far as seating and all those issues.

35
36 **COMMISSIONER LOWELL** – I have a couple of questions for you too while you
37 are still up there. I was looking at the architectural site plan and I noticed that
38 during this meeting that there is a proposed parish hall being proposed in the
39 northwest corner of the lot. Wouldn't it be a better layout if you put it in the
40 southwest corner to eliminate that parking lot to have two driveways on
41 Christopher Lane and three on Cottonwood as opposed to the other way around,
42 putting the most traffic on the larger street?

43
44 **APPLICANT LORD** – Yes, this particular driveway; the one that gets closed
45 off... actually this one gets moved over and there are essentially...
46

1 **COMMISSIONER LOWELL** – Correct, but there is only going to be two on
2 Cottonwood.

3
4 **APPLICANT LORD** – Right because this one currently is in only, because at the
5 moment if this used; unfortunately it gets in the way of stacking of the other two
6 driveways and in the final build out, what we have created are some longer
7 drives, which makes better stacking space, which makes better parking
8 alleviation and having a driveway so close to a corner is really a conflict and
9 engineers just don't like it when they are that close.

10
11 **COMMISSIONER LOWELL** – But there is one parking that just stands by itself
12 that only has one inlet and one outlet. Wouldn't it be a better design or layout if
13 the building that is proposed on the northwest be rotated and put in place of that
14 parking lot, so St. Christopher would only have two driveways? It is kind of...
15 yeah, it would make the neighbors on that street have less traffic by default
16 because there would be no access.

17
18 **APPLICANT LORD** – You know that is one of the scenarios that we looked at
19 long ago, but when we take down this building and put the new one in; actually
20 we're going to create an emphasis on the corner and the idea is to create a big
21 gathering space in between the buildings rather than off to the side, where you
22 do get the fellowship; where you do get the connection between the two
23 structures. When it is isolated here and the front door is there and what happens
24 after mass, everybody runs for their cars and if we can create more of a social
25 aspect, traffic exits on a more predictable and less frantic basis. There is less
26 congestion and we would prefer it in the corner. One is a marker of the parish
27 itself and then two, to create a big social space in between the for a big gathering
28 space.

29
30 **COMMISSIONER LOWELL** – So we're having a gathering space to overlap
31 between services, so we have more people being in attendance an issue?

32
33 **APPLICANT LORD** – It doesn't happen that way. It's just what is most
34 accommodating or perhaps is when there is a wedding or when there is a funeral
35 and you are going to have the reception in the hall afterwards, this makes that
36 comfortable transition space where you are not crossing cars. You are actually
37 going in between the spaces comfortably, so we try to link them up on a campus
38 basis and then the parking becomes less important in terms of the overall
39 circulation. This is a nice little lot that will support on a daily basis the
40 administrative end of things, so to us it made sense to be an isolated element
41 that would serve that day to day to function.

42
43 **COMMISSIONER LOWELL** – Okay

44
45 **APPLICANT LORD** – Thank you
46

1 **CHAIR VAN NATTA** – This closes our Public Comment portion of the meeting
 2 and at this point we are going to into Commissioner Discussion. You can be
 3 last; okay?

4
 5 **VICE CHAIR GIBA** – Okay Meli

6
 7 **COMMISSIONER SIMS** – Okay, I will start this off then. I just want to say I
 8 applaud the St. Christopher’s leadership to deal with... it sounds like there hasn’t
 9 been a lot of improvements being kind of developed over time and the sanctuary
 10 and then you’ve kind of picked off buildings and property as it cobbled together
 11 what you have today, so I do applaud the efforts to deal with the drainage issue.
 12 I think that is part and parcel that comes with improving the property. I am
 13 concerned though about... and I also applaud trying to work on dealing on
 14 improving the traffic circulation on Cottonwood and Perris. I’m not a Traffic
 15 Engineer but a Civil Engineer and not a Traffic Engineer, so you’ve got to trust
 16 the recommendation are the best that would be available to mitigate the traffic
 17 situation that is there, but I am concerned about the lack of parking, but I do
 18 understand that it is what it is; that the current code has allowed this to happen,
 19 so we have an illegal but compliant... is that the term?
 20

21 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – No it
 22 would be the code that was in place was in 1984, but as we’ve gone through this
 23 discussion, even it was coming in today...
 24

25 **COMMISSIONER SIMS** – Brian helped me out... it is legal but not compliant. Is
 26 that what we are saying?
 27

28 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Well I
 29 think... we don’t have the calculation of the pew lengths but based on the square
 30 footage that came if it came today it would be compliant. Through this whole
 31 discussion we’ve had tonight, we’ve run new calculations and it actually does
 32 meet it as far as using only one building at a time. What appears to happen now,
 33 they are using more than one building.
 34

35 **COMMISSIONER SIMS** – Okay I guess my think is I’m trying to get my head
 36 wrapped around all of this and keep my eye on the ball. I understand the Staff
 37 Report. We’re not adding occupancy or capacity to any of the approvals of any
 38 of these recommendations. They are just improving the facility to make it more
 39 user friendly for the parishioners. I get that, so there is no trigger in any of the
 40 actions of these requests for approvals to trigger a condition to say no, you need
 41 to go do 300 new spaces or something like that. I get that, so having said all
 42 that, I like the idea there are improvements for the drainage. I like that it will be
 43 an upgrade for the neighborhood.
 44
 45

1 My personal sticking point in this is no good deed goes unpunished type of rule.
 2 I see the good that is trying to be done here. It still sticks with me though that the
 3 phasing is inappropriate for what we have here to deal with the neighborhood
 4 concerns and that all boundary conditions should be in phase one. There can be
 5 discretion in how to spend money on building improvements internally with the
 6 facility. I think there is a co-existing use with residential and with the church so
 7 that if the church is going to proceed forward and it probably will be there forever
 8 and ever. It is not probably going to go away at any time in the foreseeable
 9 future, so I would suggest the church do a good deed, revise their phasing to
 10 accommodate all the improvements including the easterly wall; make that
 11 improvement and get that done; do the drainage and the street traffic things and
 12 then start working internally.

13
 14 A couple of technical questions that I had for Staff was on this phasing is there a
 15 way to if that is a financially not feasible, is there a way to condition or require
 16 bonding for some of these improvements, because there is a tract map that is
 17 being approved with this. Why couldn't if like there is the wall... well bonding
 18 would only be for the public improvements, so at a minimum I would expect
 19 everything that was in the public right-of-way that is a public improvement would
 20 have to bonded for with the first phase at a minimum; better would be it all
 21 constructed and the other thing that I would request also is that I'm suggesting a
 22 continuance to allow these people to come back and kind of get a sense. I'm
 23 sure my fellow Commissioners will have other things to talk about... is to come
 24 back with more of a specific schedule for when these improvements will be... If
 25 there was bonding it would encourage them because it would cost them a bond
 26 premium every year to keep that in place, so it gives them some incentive to
 27 move and not just not do it. Anyhow, those are my comments. Thank you.

28
 29 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Oh
 30 just to answer your question. Phase one I think includes all the perimeter
 31 improvements except for the bus bay and the easterly wall and the raised
 32 median, so were you anticipating all those or just the easterly wall?

33
 34 **COMMISSIONER SIMS** – I would do every one of those. I would do all of the
 35 east wall. I'd do the median. I would do everything. Right away there should be
 36 a standing good neighborly effort to say yeah... we're not going to... we already
 37 have...there is a pre-existing... if not approving this today is not going to stop the
 38 200 cars that park on Cottonwood in the dirt thing. That is an enforcement thing
 39 or something that the property owner gets tired of having trash on his property or
 40 what not. They can come and deal with that; put up a fence around the property
 41 or do something. Anyhow we're not going to fix that problem with anything we
 42 are doing here today. I'm just saying if there is a problem the church should
 43 recognize it. The first thing they should try to do is to mitigate that.

44
 45 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Right
 46 so if all those... offsite improvements can be bonded for but if they are

1 constructed obviously there is not a need necessarily for bonding but I'll defer to
 2 Clement to answer exactly how that is done. So offsite improvements there can
 3 be a bond or there can be construction, but the assumption with whatever you
 4 include in phase one is that it will be actually be constructed prior to occupancy; it
 5 will actually be there. That is the assumption that all the improvements in phase
 6 one will be there. If they are not there, there is certainly the potential, but we
 7 really use it very sparingly and for very short periods for somebody to get a
 8 temporary Certificate of Occupancy based on bonding, so it can be done. We
 9 can work with the church.

10
 11 If at the time of Certificate of Occupancy and they are not quite there so that can
 12 be done, that is just the way construction operates already, so there is not
 13 special conditions that are required for that. The onsite wall; we don't really have
 14 a way... the only bonds we've done for onsite improvements is a cash bond, so
 15 that obviously makes more sense just to build it then to provide a cash bond,
 16 because that is very expensive, but certainly that is still an option. So I think the
 17 main thing is if you want to require those things, that is something that the parish
 18 would have to consider if they would accept those conditions and whether that
 19 requires a continuance or they are willing to do that tonight. That is a question
 20 for them.

21
 22 **COMMISSIONER SIMS** – Yeah I get the sense in the phasing that a portion of
 23 the 600 feet of the easterly wall is already conditioned in phase one. I don't know
 24 how many linear feet that is, so if somebody could...

25
 26 **ASSOCIATE PLANNER DESCOTEAUX** – It's 200

27
 28 **COMMISSIONER SIMS** – So 200, so you are looking at tripling the cost of that
 29 wall. I'm not talking about dollars. Dollars are dollars. I get it. So I get that and
 30 then I'm not sure what the additional costs are for the bus turnout and I'm not as
 31 concerned about the bus bay myself, but I think the raised median and
 32 completion of all the street improvements and the drainage and closing off the
 33 walls seem to be paramount in my; just closing off the boundary and they can
 34 work internally and do whatever they want.

35
 36 **COMMISSIONER LOWELL** – I appreciate what the parish and the church is
 37 doing proposing these improvements. I think it will be marked improvement for
 38 St. Christopher to put the cul-de-sac in. I think the detention basin or retention
 39 basin will eliminate any concerns that the residents have concerning the flooding.
 40 I do have major concerns about the parking issue as everybody around here
 41 does. Parking is just outrageous. I drive Cottonwood on the weekends going to
 42 and from my family's houses and it is a nightmare driving that street, so anything
 43 the church can do to help to reduce traffic or improve the parking would be
 44 greatly appreciated. We were talking earlier about the Conditional Use Permit
 45 about allowing one building to be occupied or used at a time, however, about 10
 46 or 15 minutes ago when we were talking to the Applicant, they were saying that

1 there is a parish hall that they encourage the people attending the church to go
 2 from the sermon to the parish hall to kind of hang out and congregate, but I'm
 3 assuming and I believe they'll be hanging out longer than the couple of hours
 4 between services, so I have a feeling there is going to be some overlap between
 5 service A and service B or service 1 through service 9. It seems that the intent of
 6 the Conditional Use Permit will eliminate the problem, but the implementation of
 7 the permit might be difficult and the parking situation is only going to get worse.

8
 9 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Yeah
 10 the Applicant can probably clarify that, but I understood that to be when they
 11 what we'd call a special event like a funeral or a wedding where they are in
 12 essence renting both sides. You'd go to the service and then you'd go to the
 13 after or the reception and it is in fact the same people at different times of the
 14 day, so obviously that in essence they would be occupying one building and then
 15 occupying another building, so they wouldn't be occupying both buildings at the
 16 same time. That is the intent of our condition. There is always a practical issue.

17
 18 **COMMISSIONER LOWELL** – There was a couple of other things that I had
 19 questions on. One of the public commenters; Eugene; he mentioned that in his
 20 closing statement that there is going to be a sidewalk proposed on the northerly
 21 side of Cottonwood, but I don't see that anywhere here.

22
 23 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – He
 24 can clarify but I think he meant on the north side of their property.

25
 26 **COMMISSIONER LOWELL** – Just double checking because that would be a
 27 marked improvement but I didn't see that anywhere. I had comments about the
 28 infiltration rate of the basin. Will that in fact draw down in 48 hours? Do we know
 29 what the infiltration rate is?

30
 31 **LAND DEVELOPMENT ENGINEER JIMENEZ** – Yes I'd have to look it up but it
 32 is in the drainage study.

33
 34 **COMMISSIONER LOWELL** – But the math does work out that it will draw down?

35
 36 **LAND DEVELOPMENT ENGINEER JIMENEZ** – Yeah according to the
 37 calculations and there were six test sites; test samples that were taken and the
 38 average was used as the infiltration rate.

39
 40 **COMMISSIONER LOWELL** – Yeah were all six of those within the basin or just
 41 across the whole site?

42
 43 **LAND DEVELOPMENT ENGINEER JIMENEZ** – Within the whole basin

44
 45 **COMMISSIONER LOWELL** – Okay and then the tank; they don't draw a CEQA
 46 problem? I think we addressed that earlier?

1 **INTERIM PLANNING OFFICIAL ORMSBY** – Right, well based on what has
 2 been placed on the record, we don't feel there would be a need to modify CEQA
 3 at this point. Basically it is covered through other State and Federal Regulations.
 4

5 **COMMISSIONER LOWELL** – And there are fail safes involved if something does
 6 come up and the soil is contaminated they'll have to fixed regardless of this
 7 project?
 8

9 **INTERIM PLANNING OFFICIAL ORMSBY** – That's correct
 10

11 **COMMISSIONER LOWELL** – That was pretty much it. I appreciate it. Thank
 12 you very much.
 13

14 **COMMISSIONER BAKER** – This is a monumental project. I was doing some
 15 figures on the total square footage when this builds out. It is 60,187 square feet;
 16 all the buildings. That's a bunch of square footage, but the parking concerns me
 17 a lot and I don't know... I wish I had the magic potion in my back pocket. I guess
 18 there is no chance of buying that property across the street and dedicate that
 19 as... you know the one they're using illegally and that takes money too, so I think
 20 the drainage deal, we've probably got that resolved. It is just the parking deal
 21 that really bothers me a lot. I don't know how to get around that to be honest
 22 with you. It is a big facility. When it builds it is going to be over 60,000 square
 23 feet of buildings there to deal with. That's all I've got on it.
 24

25 **VICE CHAIR GIBA** – I think we've pretty much beat his one up pretty much the
 26 same way I've come out. That's why I've been sitting here quietly listening to
 27 what everyone had to say. I appreciate exactly what they said. It is wonderful
 28 and it is marvelous the church is growing. Churches also have to think ahead of
 29 the community that they are in. If you are already parking on these lots on the
 30 outside, it appears to me that you already have exceeded your parking capability
 31 on that site. That is a big problem to me also. Brian mentioned and it was the
 32 same thing I was looking at. It almost looks as if you are sacrificing St.
 33 Christopher Lane at the expense of Cottonwood with three entrances and exits
 34 versus Cottonwood and those folks are already impacted tremendously by the
 35 traffic coming in and out. Parking and the traffic. I get it.
 36

37 You are doing a marvelous job trying to work as good neighbors but here is my
 38 concern. You may have already exceeded the capacity of the property that you
 39 are sitting on and it may be that what you are trying to do exceeds the ability of
 40 the property that you have to do it. You may have to reconsider; at least
 41 something that I would think, that maybe everything you want to do here at this
 42 site is not necessarily what you can do or should do. I know there are lots of
 43 other churches around Riverside County and eventually what they do when
 44 they've exceeded their area of their parking and everything; they acquire new
 45 land or they have satellite campuses or they build entirely new sanctuaries and
 46 so I am concerned and I didn't do the square footage, but when Commissioner

1 Ray just did that, now it really makes me think. You already have exceeded what
 2 you have and I applaud for all the rest and I know there are concerns about the
 3 drainage and this catch basin, I have to defer to my more knowledgeable
 4 colleagues that if this is really going to work, it is a good plus for the residents in
 5 the area that is true. We have a problem with your parking and we have a
 6 problem with the streets and St. Christopher Lane and I've never seen and I've
 7 been here now for over two years and I have never seen this many people turn to
 8 say I'm concerned about something. When I see that, then I see concern about
 9 something, so you've already said all the... they've already said pretty much the
 10 rest. I'm concerned about the amount of traffic, the amount of parking. You've
 11 got nine services and you are still exceeding your parking capacity. I think that is
 12 something that you really need to look at. That's all I have to say.

13
 14 **CHAIR VAN NATTA** – I'm going to say something a little different. You guys
 15 already said all the negative stuff. I'm looking at this and I'm thinking when you
 16 are looking at it in terms of first do no harm and improve what you can and so
 17 forth, the church is already there. There is already a problem with parking.
 18 There is already a problem with the street flooding and with the people parking
 19 where they shouldn't and the trash and everything else like that and I'm looking
 20 at this in terms of you can make all the plans for all the phases that you want.
 21 The only phase that we are looking at right now that we know could be
 22 completed is going to be completed is phase one. You may never get to phase
 23 two. You may never get to three, four or five. I mean I've seen a lot of plans.

24
 25 Even the church that I go to, there is you know plans for how we're going to
 26 develop the entire campus there and what they're going to put where and where
 27 the gymnasium is going to go and where this is going to go and all that kind of
 28 stuff. It doesn't mean it is going to get done. I think what we have to be careful
 29 about as Planning Commissioners is looking at this in terms of that there are
 30 deep pockets that of course you can do all of these things in the first phase
 31 because after all look at how many people go there. When you are looking at a
 32 church as opposed to a commercial establishment people don't necessarily buy a
 33 ticket to walk in the door. There a lot of people who are being served by the
 34 parish. A lot of people are going there to worship that maybe don't have the
 35 money to contribute towards the upkeep and the expenses and so forth. If they
 36 are struggling financially like a lot of people still are, you know what are they
 37 going to do, make their contribution to the church or buy milk for the kids. You
 38 know it doesn't necessarily mean that because there is a lot of people there, that
 39 there are a lot of funds available to do it.

40
 41 What I see here, just looking at phase one, is something that is a definite
 42 improvement over what they have now, without adding to the capacity of the
 43 number of people that are there. Phase one all on its own is going to take care
 44 of a lot of the problems on St. Christopher Street. It is going to take care of a lot
 45 of the perimeter problems. It is going to take care of the retention basin which is
 46 going to eliminate the flooding problem. There is a lot of improvements there that

1 without adding a single parking spot, although I'd love to see more parking and I
2 think they really, really need it, there is a point at which the sheer volume of
3 people starts to constrict the growth. When people want to go to church and they
4 can't find a parking space, there is going to be a certain number of people that
5 start thinking well maybe I should go across town to the other church or maybe I
6 should go to Perris and as was mentioned earlier, there are plans for expansions
7 at other churches in the area and maybe some of these people will start going
8 there.

9
10 At some point the pressure of the number of people and the amount of parking and
11 everything like that is going to be somewhat self-limiting on its own, but what
12 we're looking at since we are not increasing the capacity of the seating and so
13 forth in phase number one here and it is doing a tremendous amount of
14 improvements to the property, I think we should let it go ahead the way it is. It is
15 not like they just walked in here with a plan and slapped it down in front of us.
16 This is something that has been going through the process for a long time. It's
17 had the Traffic Studies and the Engineering Studies and the soil studies and you
18 know all these other studies done on it. We can't sit here as much as we'd like to
19 and say because we saw that there is a problem with the parking, we want you to
20 have more parking than what would be required of any other building under the
21 code, unless we change the code and say okay now we're going to change the
22 code and we are going to require this much parking for this much square footage.
23 If the square footage; if it meets the codes and they've met the code, you know
24 then yes parking is going to be a problem. It is not going to be more of a problem
25 than it already is and if they address the concerns on St. Christopher Lane; they
26 are going to eliminate the flooding problems; they are going to eliminate the
27 parking problems there.

28
29 The rest of it comes down to the leadership at the church addressing the other
30 problems that come out of just having a lot of people there. You have people
31 who are going to park illegally. That should be dealt with by the church, by the
32 leadership, with their own parishioners and should be policed that way. You
33 mentioned the big church that you go to. I've been there too and they have
34 people out there directing traffic, showing people where to park, and patrolling
35 the parking areas and everything else like that. There is no reason why any
36 church couldn't do the same. If you have a parking problem, address it. That
37 can be an internal issue that can be addressed. Who is it affecting more than
38 anyone else... not just the people out in the neighborhood, but the parishioners,
39 the reputation of the church, the reputation within the neighborhood and
40 everything else like that? If I sound like I'm preaching a little bit, I guess maybe I
41 am. But I think the project itself is a good one and well thought out with as most
42 efficient use of the land that is available. If it gets to the point where that is not
43 enough land, that is going to be a decision of that church or the diocese or
44 whoever makes the decision to say we either buy more land, trade off with the
45 City yard and buy them something someplace else, buy the land across the

1 street for additional parking or we move to someplace where there is more room
2 or whatever it is.

3
4 Actually that is probably one of the least attractive options for this particular
5 church because it is located in the center of town where there is a lot of people
6 who go that probably find it difficult to go across town. There are a lot of people
7 who go there who walk because they live in the neighborhoods nearby, so
8 anyway I think the control of the population, the control of the people who are
9 members of that parish, should rest with the church leadership and I think this is
10 an improvement on what is currently there and should be approved. Are there
11 any other comments? Are we ready to make a motion and take a vote?
12

13 **COMMISSIONER LOWELL** – I did have one question really quick just to John;
14 just two seconds. If we approve tonight; that's phase one, then phase two, three,
15 four and five still have to come back for further review; correct?
16

17 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Well if
18 you approve the project as proposed you are approving all the phases, but there
19 are no buildings actually...there is only footprints, so the buildings would come
20 back. Under the current set of conditions of approval they would be reviewed at
21 Staff level, so that would be a change in the conditions if you wanted them
22 physically to come back to you, but the Master Plan tonight is all the phases as it
23 is currently proposed.
24

25 **COMMISSIONER LOWELL** – Thank you
26

27 **CHAIR VAN NATTA** – And if it is going to change for some reason as they go
28 along and their plans morph and there is going to be something different, then
29 that might need to come back for an approval?
30

31 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Yes,
32 when Master Plans... it has happened in shopping centers a lot more than
33 churches, but it has happened in churches also. When they fundamentally
34 change it; you know they move buildings from one end to the other; they increase
35 the size of the buildings then that would be something that would need to come
36 back to the Planning Commission because that is above and beyond what you've
37 authorized Staff to review.
38

39 **CHAIR VAN NATTA** – And other than that, everything would have to meet
40 whatever the building codes are for whatever they are going to put, including
41 drainage and all that kind of stuff?
42

43 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Right,
44 at the time when they do it.
45

1 **COMMISSIONER SIMS** – I have a little difficult time... I agree with the improved
 2 project with phase one is a good project. I do have an issue approving the
 3 conditions as recommended in the absence of bonding for all public
 4 improvements in all phases. I think we've heard enough complaints from the
 5 area residents around this that there is recognized problems here with the traffic,
 6 the parking and the what-not; the drainage and we need to have some hook to
 7 require that there is bonding for all public improvements with all the phases.

8
 9 **CHAIR VAN NATTA** – Do you not think that the improvements in phase one are
 10 going to address most of what the residents' concerns were other than the fact
 11 that there is just too many cars?
 12

13 **COMMISSIONER SIMS** – I think in phase two when you have improvements on
 14 Cottonwood where there is going to be median; I think that needs to be done.
 15 Any of the improvements on public property should be bonded with initial
 16 bonding. It is just one of those dollars will get spent elsewhere and not get done.
 17 That is just my... I'm sure people have great intentions at the beginning, but you
 18 know things come up and so I can't... I don't know what all these conditions are,
 19 but I would recommend anything that requires work within public right-of-way that
 20 is an improvement with any of the phases be done with the first phase and
 21 bonded for.
 22

23 **VICE CHAIR GIBA** – Can that be made a condition?
 24

25 **CHAIR VAN NATTA** – I think it takes a really big chunk to include everything that
 26 is in phase two though, because that is where they are talking about those things
 27 would not be done until they are building the new parish hall...
 28

29 **COMMISSIONER LOWELL** – Not everything, just the public improvements
 30

31 **COMMISSIONER SIMS** – Just the public improvements
 32

33 **COMMISSIONER LOWELL** – The landscaped median, the bus bay, a couple of
 34 little odds and ends
 35

36 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TEREEL** – Yeah I
 37 guess I've got a question. I'm not quite sure what is gained by bonding for
 38 something, because basically they would just have to pay the bonding fees for a
 39 period of time and they would eventually have to come up with the cash to
 40 actually build it, so...
 41

42 **VICE CHAIR GIBA** – John, can we add those in as conditions to the first phase;
 43 you know that they do all those public improvements? I have a hand back there
 44 so I'm sorry Meli...
 45

1 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Yeah I
2 think the idea is if you want to have them construct it as part of phase one then
3 that is something that the Applicant would have to consider.

4
5 **CHAIR VAN NATTA** – That is going to pretty much stretch out phase one. I
6 mean it's like you can say let's put phase one and phase two together and that
7 becomes the new phase one and then it just takes a lot longer to get it done.

8
9 **APPLICANT LORD** – One of the other improvements that is offsite or a public
10 improvement includes undergrounding the power on Cottonwood, which is a
11 huge chunk. That is a half million bucks and we just can't do that in phase one
12 and it is part and parcel of doing the improvements on Cottonwood, because you
13 can't... it wouldn't be logical to do one without doing the other and so that is why
14 we worked with City Staff to incrementally to be able to accomplish each of these
15 phases in increments that could be affordable. To pile it all on the first phase, it
16 is going to be a near impossibility. All the money we'd spend on the bond fees
17 could be put into doing the project and...

18
19 **CHAIR VAN NATTA** – That was kind of my thought too and I don't know if you
20 want to throw out the baby with the bath water here by just adding so much
21 restrictions to it, that they can't move forward with the improvements that the
22 residents in the area will benefit from, which are the street improvements on St.
23 Christopher Lane and the retention basin and...

24
25 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Just
26 to clarify, the bus bay then requires the undergrounding, so that's where a
27 relatively small public improvement costs a lot more money than we anticipated
28 because obviously the undergrounding is much more expensive than the bus
29 bay. I'm not sure about the median. That is a different issue.

30
31 **CHAIR VAN NATTA** – I think there was a lot of thought into as he said on how
32 these were split into the phases to make them steps that could be taken one at a
33 time, where the entire project would just be too big to bite off all at once.

34
35 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – I'd
36 agree because obviously the phase one is primarily offsite improvements even
37 as it is currently proposed.

38
39 **CHAIR VAN NATTA** – And it also takes care of the issue that I guess you were
40 saying something about there was an issue with using a residential property as
41 office and having to modify that and that was something that the City needed
42 them to do and that is part of phase one.

43
44 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – That's
45 correct

46

1 **VICE CHAIR GIBA** – Is it phase one or two; or what did you say only a partial
2 wall on the east side?

3
4 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – That's
5 correct. It is 200 feet.

6
7 **VICE CHAIR GIBA** – 200 and I think you said it was 600 feet across there. Is it
8 possible that that whole east wall could be completed in phase one? Is that a
9 possibility to satisfy the neighbors concern?

10
11 **CHAIR VAN NATTA** – Commissioner Giba, I think that was really clarified earlier
12 when he was saying that if the plans at some point get changed for the final
13 development in phase four and five on those other buildings that that might
14 change the placement of that wall.

15
16 **VICE CHAIR GIBA** – I heard what he said; yeah

17
18 **COMMISSIONER LOWELL** – Commissioner Van Natta... (Inaudible) take it to a
19 vote?

20
21 **CHAIR VAN NATTA** – Yeah let's go ahead and take it to a vote

22
23 **COMMISSIONER LOWELL** – I would like to place a motion. I'd like to motion to
24 **APPROVE** Resolution No. 2013-21 and thereby:

- 25
26 1. **ADOPT** a Negative Declaration for PA13-0002 Tentative Parcel Map
27 36522 pursuant to the California Environmental Quality Act (CEQA)
28 Guidelines; and,
29
30 2. **APPROVE** PA13-0002 Tentative Parcel Map 36522 subject to the
31 attached conditions of approval included as Exhibit A.

32
33 **CHAIR VAN NATTA** – Do we vote on both of them together?

34
35 **CITY ATTORNEY BRYANT** – You can do them separately

36
37 **CHAIR VAN NATTA** – Or together... let's just do them all together because it is
38 all part of the same thing.

39
40 **COMMISSIONER LOWELL** – Okay then I also recommend **APPROVAL** of
41 Resolution No. 2013-26 and thereby:

- 42
43 1. **ADOPT** a Negative Declaration for P12-051 Master Site Plan, Amended
44 Conditional Use Permit, pursuant to the California Environmental Quality Act
45 CEQA Guidelines; and,
46

1 **2. APPROVE** P12-051 Master Site Plan, Amended Conditional Use Permit,
2 subject to the attached conditions of approval included as Exhibit A.

3
4
5 **CHAIR VAN NATTA** – Do we have a second?

6
7 **CHAIR BAKER** – Second

8
9 **CHAIR VAN NATTA** – It has been moved and seconded and will this be a voice
10 call vote?

11
12 **ASSOCIATE PLANNER DESCOTEAUX** – Could we say as amended with the
13 revised conditions of approval?

14
15 **COMMISSIONER LOWELL** – Oh... also to approve the revised conditions of
16 approval.

17
18 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Yeah,
19 as amended is fine.

20
21 **COMMISSIONER LOWELL** – As amended

22
23 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Is that
24 okay with the second?

25
26 **COMMISSIONER BAKER** – Yes, second

27
28 **CHAIR VAN NATTA** – Okay it has been moved and seconded.

29
30 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – And it
31 is up to you. We can do either voice vote or roll call.

32
33 **CHAIR VAN NATTA** – Let's do a voice vote...excuse me, a roll call vote

34
35 **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Yes

36
37 **COMMISSIONER SIMS** – I am going to vote yes... reluctantly on this one. I
38 think it is inadequately bonded for myself; the conditions.

39
40 **VICE CHAIR GIBA** – Hesitantly; yes

41
42 **CHAIR VAN NATTA** – Yes

43
44 **COMMISSIONER BAKER** – Yes

45
46 **COMMISSIONER LOWELL** – Yes

1 **CHAIR VAN NATTA** – Okay the motion and can we have a wrap up.

2
3 **INTERIM PLANNING OFFICIAL ORMSBY** – Yes the approval will be final
4 unless it is appealed to the City Council within 15 days.

5
6
7
8 **OTHER BUSINESS**

9
10 **CHAIR VAN NATTA** – Okay do we have any Other Business?

11
12 **INTERIM PLANNING OFFICIAL ORMSBY** – There is no Other Business.

13
14
15
16 **ADJOURNMENT**

17
18 **CHAIR VAN NATTA** – Okay if there is no Other Business then I'll entertain a
19 motion to adjourn.

20
21 **COMMISSIONER SIMS** – I'll make that motion.

22
23 **CHAIR VAN NATTA** – Oh when is our next meeting, that's right; sorry?

24
25 **INTERIM PLANNING OFFICIAL ORMSBY** – Yes I was going to mention that
26 under Staff Comments. That was actually the next item, but under Staff
27 Comments, yes; the next meeting is November 14th, 2013. There are three items
28 currently scheduled. One is the review of the Draft State 60 Highway Corridor
29 Study. The second is a Special Plan Amendment at Town Gate Specific Plan,
30 which I mentioned last time which is a very minor amendment to some language
31 pertaining to housing and then finally an eight lot Tentative Tract Map for Habitat
32 for Humanity, which had an event today actually out at the site.

33
34 **CHAIR VAN NATTA** – They had kind of like a ribbon cutting or something today
35 or some sort of dedication.

36
37 **INTERIM PLANNING OFFICIAL ORMSBY** – Yes that's correct. That's
38 concludes Staff's comments.

39
40 **CHAIR VAN NATTA** – Thank you. We are adjourned.

41
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46 **SIGNATURE PAGE FOLLOWS:**

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SIGNATURE PAGE:

Chris Ormsby
Interim Planning Director

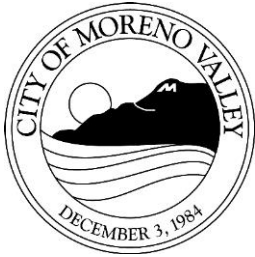
Date

Approved

Meli Van Natta
Chair

Date

Attachment: PC Minutes 10-24-13 (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013,



PLANNING COMMISSION STAFF REPORT

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

Date: October 24, 2013

Applicant: Lord Architecture Inc

Representative: Bennett Lord

Location: SEC Perris/Cottonwood

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

Recommendation: Approval

SUMMARY

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

**Planning Commission Staff Report
Page 2**

PROJECT DESCRIPTION

Project

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

PA13-0002 Tentative Parcel Map 36522

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

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

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

Phase I

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

Phase 2

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

Phase 3

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

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Phase 4

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

Phase 5

Phase 5 includes the construction of two new education buildings.

Site

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

Surrounding Area

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

Access/Parking

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

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

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Page 4

Design/Landscaping

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

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

REVIEW PROCESS

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

ENVIRONMENTAL

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

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

NOTIFICATION

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

REVIEW AGENCY COMMENTS

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

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

STAFF RECOMMENDATION

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

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

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

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

Prepared by:

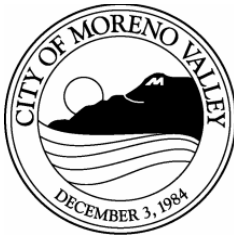
Julia Descoteaux
Associate Planner

Approved by:

Chris Ormsby, AICP
Interim Planning Official

ATTACHMENTS:

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



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

1. Project Title: PA13-0002 Tentative Parcel Map 36522
P12-051 Master Site Plan
2. Lead Agency Name and Address: City of Moreno Valley
14177 Frederick Street
Moreno Valley CA 92553
3. Contact Person and Phone Number: Julia Descoteaux, Associate Planner 951-413-3209
4. Project Location: 25075 Cottonwood Avenue
SEC Perris Boulevard and Cottonwood Avenue
479-200-003, 479-200-033, 034, 037, 038
5. Project Sponsor's Name and Address: St Christopher Catholic Church
The Roman Catholic Bishop of San Bernardino
1201 East Highland Avenue
San Bernardino, CA 92404
6. General Plan Designation: Residential 5/Office (R/O) and Residential 5 (R5)
7. Zoning: Office (O) and Residential 5 (R5)
8. Description of the Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary)

Tentative Parcel Map 36522 to merge six parcels into one 9.51 acre parcel for the existing and future church operations and a Master Site Plan to plan for future uses and incorporate all of the churches activities onto one site.

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

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

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

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

- 10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement).
None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below() would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Greenhouse Gas Emissions	<input type="checkbox"/>	Population/Housing
<input type="checkbox"/>	Agricultural Resources	<input type="checkbox"/>	Hazards & Hazardous Materials	<input type="checkbox"/>	Public Services
<input type="checkbox"/>	Air Quality	<input type="checkbox"/>	Hydrology/Water Quality	<input type="checkbox"/>	Recreation
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Land Use/Planning	<input type="checkbox"/>	Transportation/Traffic
<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Mineral Resources	<input type="checkbox"/>	Utilities/Service Systems
<input type="checkbox"/>	Geology/Soils	<input type="checkbox"/>	Noise	<input type="checkbox"/>	Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	X
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a “potential significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	

Signature Date

Printed Name For

Attachment: Initial Study (1696 : A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S OCTOBER 24, 2013, APPROVAL

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analysis,” as described in (5) below, may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:
 - (a) Earlier Analysis Used. Identify and state where they are available for review.
 - (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - (c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
The site is generally flat and is a developed site with a church sanctuary, parking and several accessory buildings including two single family residences. There will be no effect on a scenic vista.				
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?				X
The site is a developed site with no scenic resources on the site. The original church building will be converted to offices in the future.				
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
The site is currently developed.				
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	
A large portion of the proposed site is developed. All future buildings and parking areas will be required to be consistent with the City's Municipal Code requirements including the glare restrictions adjacent to residential. Light shields and Municipal Code requirements will mitigate the light and glare.				
II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project?				
a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?				X
The project will not convert Prime Farmland as it is a developed site.				
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
There is no existing surrounding agricultural use or sites established under a Williamson Act contract at this site. The site is a mostly developed site.				
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X
There is no immediate surrounding agricultural use.				
III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation.				X
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
(a.through c.) The project is located within the jurisdiction of the South Coast Air Quality Management District. The project is consistent with the General Plan. The project would not obstruct implementation of the South Coast Air Quality Management Plan. The proposed project falls below the threshold of project size identified in the SCAQMD Air Quality Handbook. Threshold Levels for Land Uses. Most of the site is developed.				
d) Expose sensitive receptors to substantial pollutant concentrations?				X
The project will not result in substantial pollutant concentrations, and therefore will not expose people to these concentrations. The nearest sensitive receptors are adjacent existing single-family residences located to the north and south. During construction, the project must comply with Rule 403 of the South Coast Air Quality Management District (SCAQMD). Rule 403 includes numerous provisions and requirements regarding dust control during construction. SCAQMD enforces their rules pertaining to dust impacts.				
e) Create objectionable odors affecting a substantial number of people?				X
The proposed project would not create any source of objectionable odors affecting other people.				
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status				X

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?				
There were no blue line streams or riparian vegetation noted on the site or any USGS Maps reviewed. The site was free from any standing water. The parcel is considered an infill development project, with development occurring on and surrounding the site. The 9.51 acres is mostly developed with multiple buildings including a church sanctuary, two houses and several buildings for church related services. A small portion of the site, 1.26 acres has no structures but has been used as overflow asphalt parking.				
b) Have a substantially adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Wildlife Service?				X
Based on the site visit, no major riparian habitat or other sensitive community was found on the site. The site was free from standing water or condensed riparian vegetation that could warrant a habitat area for sensitive or endangered species. It is not anticipated that the proposed parcel map would have a substantially adverse effect on existing land use conditions on the site.				
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
The project would not have a substantial adverse effect on federally protected wetlands. The site is mostly developed.				
d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
(d. and e.) The proposed project will not conflict with any General Plan or local policies pertaining to the protection of biological resources. The project site is an infill location well removed from hillsides and the San Jacinto Preserve areas that are the focus of local biological resources preservation programs. The project site is an infill location in an urban setting. The project is consistent with the goals and objectives of the General Plan and the Municipal Code related to the commercial land use designation.				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?				X
The proposed project will not conflict with the Stephen's Kangaroo Rat Habitat Conservation Plan (SKR HCP) pertaining to the protection of biological resources or any other known local, regional or state habitat conservation plans. If not previously paid on the undeveloped parcel, the SKR Habitat plan will require a fee of \$500.00 per acre to be paid by the developer to assist in setting aside established protection areas for said habitat. The project site is within the plan area for the Western Riverside Multiple Species Habitat conservation Plan (MSHCP). The project is outside the plan Criteria Area, does not support riparian resources and is not within the special survey areas designated under the plan for narrow endemic plants, small mammals or amphibians. The proposed project will not conflict with the Riverside County Multi-species plan that was recently adopted. If applicable, Multi-species mitigation fees in affect will be collected prior to building permit issuance and support existing MSHCP conservation and management programs.				
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resources pursuant to Section 15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
(a.through c.) Based on the review of the Cultural Resources Inventory for the City of Moreno Valley (October 1987), there are no known archaeological resources on the site nor is the site of historical resources. There are no known paleontological or unique geological features on the site.				
d) Disturb any human remains, including those interred outside of formal cemeteries?				X
There is no known location of archaeological resources or human remains on the site. The standard condition of approval of any future development proposed for the site would be the requirement of work on the project to be terminated in the event that human remains are found on the site.				
VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
The site is not within an Alquist-Priolo zone or other designated vault hazard zone.				
(ii) Strong seismic ground shaking?			X	
The nearest fault system is the San Jacinto fault system, which lies over 3 miles east of the site. The San Andreas fault is more than 25 miles from the site. The active Sierra Madre and San Gabriel fault zones lie roughly 35 and 40 miles respectively to the northwest of the site. The active Elsinore and Newport-Inglewood fault zones lie approximately 20 and 45 miles respectively to the southwest of the site. This faulting is not considered a significant constraint to development on the site with use of development codes.				
(iii) Seismic-related ground failure, including liquefaction?				X
It is anticipated that there will be a low chance of significant impact from surface fault rupture, seismic ground shaking or ground failure.				
(iv) Landslides?				X
Since the site is generally flat, there is no potential hazard related to landslides.				
(b) Result in substantial soil erosion or the loss of topsoil?			X	
In the construction phase of development, exposed soils on the project site may be prone to erosion as a result of exposure to both wind and rain. Established regulatory programs of the South Coast Air Quality Management District (SCAQMD) and the California Regional Water Quality Control Board require implementation of known best management practices during construction. This issue will be addressed as part of standard construction of any proposed project, with such measures as watering to reduce dust and sandbagging, if required, during rainy periods. The Stormwater Pollution Prevention Plan required for compliance with RWQCB regulations details the applicable measure, the location of the application, and the responsibility for monitoring and maintenance of control plans are implemented during construction and that erosion impact during project construction are less than significant. Once completed, the buildings, paving, landscaping and any water quality basins that will occupy the site will establish a condition presenting negligible potential for soil erosion.				
(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
(d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
(c.through d.) According to the information developed as part of the City's General Plan, the project site is not known to be exposed to any unstable geologic or soil conditions. Standard building code requirements establish standards for investigation of potentially stability hazards and engineering design to address any identified stability issues. Established City procedures for plan check, permit issuance, and building inspection ensure incorporation of engineering recommendations in project design.				
(e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
The proposed project will be served by the regional sewer system serviced by Eastern Municipal Water District.				
VII. GREENHOUSE GAS EMISSIONS. Would this project?				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
The project is not expected to change existing traffic and therefore greenhouse gas emissions are not expected to change. In future construction, greenhouse gas will result primarily from fuel used in construction equipment which is expected to be below the South Coast Air Quality Management District thresholds.				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	
The proposed project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The City does not currently have an adopted plan.				
VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project?				
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous				X

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
materials into the environment?				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
(a.through c.) The proposed project will not involve the routine transport, use or disposal of hazardous materials. The proposed project will not create a significant hazard to the public or the environment through the routine transport, or use or disposal of hazardous materials. Since the project will not involve the routine transport, use or disposal of hazardous material, there will not be the potential for significant hazard to the public or environment.				
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?				X
The site is not located on a list of hazardous material sites compiled pursuant to Government Code Section 65962.54.				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
The site is not within an airport land use plan.				
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
There are no private airstrips within the City of Moreno Valley.				
g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
(g and h) The proposed project would not have any direct effect on an adopted emergency response plan, or emergency evacuation plan. The City has an adopted Hazardous Waste Management Plan (January 1991) as part of its General Plan, which addresses emergency response pertaining to hazardous materials. The City's emergency plans are also consistent with the General Plan. Since the proposed project is consistent with the General Plan, the proposed project would not be in conflict in any way with the emergency response or emergency evacuation plans.				
IX. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
(a and b) The project will have a negligible effect on groundwater supply. The future projects will create more impervious surfaces through the construction of hardscape, and structures.				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X
The project will not substantially alter the existing drainage pattern of the site or area, in a manner, which would result in substantial erosion or siltation on or off-site. The project will be required to meet Best Management Practices and participate in water quality practices as required for development. The project design includes a water quality basin and a Preliminary Water Quality Management Plan has been approved. A final Water Quality Management Plan will be required prior to the issuance of a grading permit.				
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or surface runoff in a manner which would result in flooding on- or off site?				X
The project will not substantially alter the existing drainage pattern of the site or area in a manner, which would result in substantial erosion or siltation on or off-site. The site is outside the 500-year flood plain.				
e) Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				X

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Otherwise substantially degrade water quality?				
(e. through f.) The proposed project is consistent with the General Plan. The proposal would be consistent with planned stormwater drainage systems and will not exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff or otherwise substantially degrade water quality.				
g) Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
The proposed project is not within the 100-year flood plain. The Federal Emergency Management (FEMA) maps indicate that the site is in flood zone X which is defined as outside the 500-year flood plan. The project site is Office and Residential 5 and will not be developed with housing.				
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				
(h. through i.) The proposed project is not within the 100-year flood plain. The Federal Emergency Management (FEMA) maps indicate that the site is in flood zone X which is defined as outside the 500-year flood plan. The proposed tentative tract map is an in-fill project which will not expose people or structures to a significant risk of loss or injury or death involving flooding, including flooding as a result of failure of a levee, or dam project.				
j) Inundation by seiche, tsunami, or mudflow?				X
The site is not identified in the General Plan as a location subject to seiche, or mudflow.				
X. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?				
The project will not divide an established community. The proposed project will combine five parcels into one 9.5 acre parcel with a Master Plot Plan for the existing and future church site.				
b) Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
The project lies immediately adjacent to Perris Boulevard and Cottonwood Avenue with a mixture of retail and residential uses in the general vicinity. The project is consistent with the City's General Plan and the Office and Residential 5 zone. The project will not cause conflict with an applicable land use or policy. Church facilities are an allowed use with a Conditional Use Permit within a Residential Zone.				
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
The project is not within a reserve area established under the Stephen's Kangaroo Rat Habitat conservation Plan (SKR HCP) and will not conflict with the SKR Habitat Plan.				
The project site is outside the plan MSHCP Criteria Area, does not support riparian resources and is not within the special survey areas designated under the plan for narrow endemic plants, small mammals or amphibians. The project is in conformance with provisions for the Burrowing Owl.				
XI. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
There are no known mineral resources on the site.				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
There are no known mineral resources on the site. There are no locally important mineral resource recovery sites in proximity to the site.				
XII. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
(a.through c.) The proposed project will not directly result in any noise impacts. With the development of the vacant areas and redesign of the site, the potential exists for an increase in noise levels: however, there will be no substantial permanent increase in ambient noise levels with the proposed project. The potential would exist for both short and long-term impacts on ambient noise levels in the project vicinity. Based on performance standards within the Municipal Code, the use will not exceed a 55 DBA level.				
d) A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
During future construction, there will be limited noise from construction equipment. The City has standard conditions of approval regarding the public nuisance aspect of the construction activities. The construction operations including building related activities and deliveries shall be restricted to Monday through Friday from 6:00am to 8:00P, excluding holidays, and from 7:00AM to 8:00PM on weekends and holidays. As a result, no significant impacts would occur.				
e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
The project is not located within an airport land use plan. The project is not within the 65 CNEL of March Air Reserve Base.				
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
There are no private airstrips in Moreno Valley.				
XIII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
The proposed project would not induce substantial population growth.				
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
The project will not displace any existing housing.				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
The project will not displace any people.				
XIV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?				X
b) Police protection?				X
c) Schools?				X
d) Parks?				X
e) Other public facilities?				
(a.through e.) There will not be an incremental increase in the demand for new or altered public services including library, city hall, and city yard facilities. These facilities would be needed with or without the project.				
XV. RECREATION.				
a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
The project would not have a direct effect on neighborhood or regional parks. The project will be required to pay Development Impact Fees.				
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
The project would not be required to construct or expand recreational facilities.				
XVI. TRANSPORTATION/TRAFFIC. Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of			X	

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

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-----------------------------------	--------------------------------	--	------------------------------	-----------

The needs of the project for solid waste capacity would be negligible. The proposed project is expected to result in the use of utilities similar to the commercial uses in the vicinity. The project will be served by a landfill in the Badlands with sufficient permitted capacity to accommodate the project's solid waste disposal needs per the City's EIR completed for the General Plan update.

g) Comply with federal, state, and local statues and regulations related to solid waste?				X
--	--	--	--	---

The City is complying with State and Federal regulation regarding solid waste. All future projects will comply with current policies regarding solid waste.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			X	
---	--	--	---	--

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

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
--	--	--	---	--

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

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	
---	--	--	---	--

The proposed project is consistent with the General Plan and zoning for the site. The project will not cause substantial adverse effects on human beings, either directly or indirectly.

P12-051jd

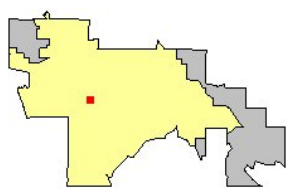
PA13-0002

Legend

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

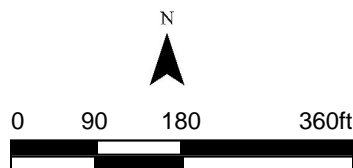


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City of Moreno Valley
 14177 Frederick St
 Moreno Valley, CA 92553

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



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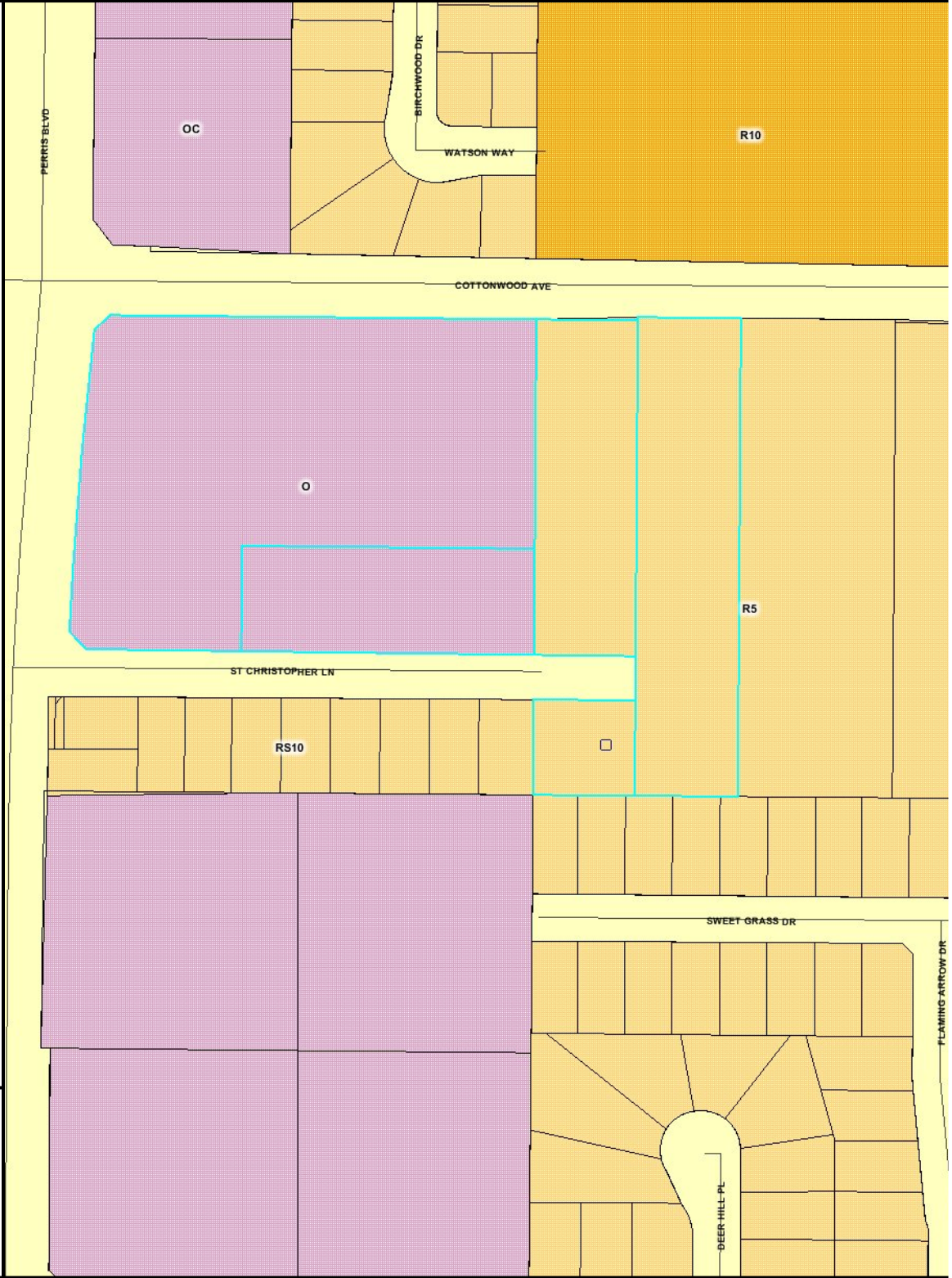


P12-051jd

PA13-0002

Legend

-  Selected Features
-  Highways
-  Parcels
-  Roads
- Zoning**
-  Commercial
-  Industrial/Business Park
-  Large Lot Residential
-  Multi-family
-  Office
-  Open Space/Park
-  Planned Development
-  Public Facilities
-  Residential 2 Dwellings/Acre
-  Residential Agriculture 2 Dwellings/Acre
-  Suburban Residential
-  Waterbodies
- City Boundaries**
-  Calimesa
-  Moreno Valley
-  Perris
-  Riverside

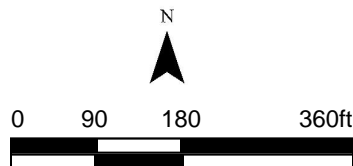


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City of Moreno Valley
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Julia Descoteaux

From: Roy Bleckert
Sent: Monday, November 02, 2015 5:22 PM
To: Richard Sandzimier
Cc: Julia Descoteaux
Subject: St Christopher Mediation & Council Appeal

Hi Rick

Per our phone conversation the St. Christopher officials are now amicable to agreeing with a non binding mediation that was proposed by the City resolve possibly the issues of the appeal of the project & I was willing to explore when it was proposed by the City

As soon as my schedule would permit a mediation hearing would be next week sometime @ the earliest

In light of these new developments, whether the mediation hearing is held or not , I would not have time to properly prepare a case for appeal on Nov. 10 2015 , @ this time the soonest I could be properly prepared for a appeal hearing if needed, would be possibly Dec. 1 2015 or later

Please keep me informed on the latest development pertaining to this matter

Roy Bleckert

Julia Descoteaux

From: Richard Sandzimier
Sent: Tuesday, November 03, 2015 3:44 PM
To: Julia Descoteaux
Subject: FW: Hearing

Here you go

Richard Sandzimier
Planning Official
Community Development
City of Moreno Valley

p: 951 413.3214 | e: richardsa@moval.org w: www.moval.org

14177 Frederick St., Moreno Valley, CA 92553

From: David Meier x305
Sent: Monday, November 02, 2015 6:52 PM
To: Richard Sandzimier
Subject: Hearing

Hi Richard,
St. Christopher's is OK with moving the ouncil hearing to nov. 24th or Dec. 8th.
Thnak you,
David



Report to City Council

TO: Mayor and City Council Acting in its Capacity as President and Members of the Board of Directors of the Moreno Valley Community Services District (CSD)

FROM: Ahmad R. Ansari, P.E., Public Works Director/City Engineer

AGENDA DATE: December 1, 2015

TITLE: PUBLIC HEARING TO ANNEX TENTATIVE TRACT 31592 (LOCATED ON THE EAST SIDE OF PERRIS BLVD. NORTH OF MANZANITA AVE.) TO COMMUNITY FACILITIES DISTRICT NO. 1 (PARK MAINTENANCE)

RECOMMENDED ACTION

Recommendations: That the CSD:

1. Conduct the Public Hearing on the proposed annexation of territory (Tentative Tract No. 31592) to City of Moreno Valley Community Facilities District No. 1 (Park Maintenance).
2. Acting as the legislative body of Community Facilities District No. 1 (Park Maintenance) approve and adopt Resolution No. CSD 2015-34, a Resolution of the Board of Directors of the Moreno Valley Community Services District of the City of Moreno Valley, California, Ordering the Annexation of Territory (Tentative Tract No. 31592) to its Community Facilities District No. 1.

SUMMARY

This report recommends that the City Council, acting as the Board of Directors for the Moreno Valley Community Services District, conduct a Public Hearing and approve the proposed Resolution to annex Tentative Tract No. 31592 into Community Facilities District No. 1 ("CFD No. 1" or "District"). This action only affects one property owner, and not the general citizens and taxpayers of the City.

The City requires new development to mitigate the cost of certain impacts as a condition

of approval of the development. New residential development is required to provide an ongoing funding source to support the cost of maintaining parks. CFD No. 1 was created to provide property owners a financing mechanism to satisfy this condition of approval. After property owners elect to annex into the District and authorize the City to levy a special tax onto the annual property tax bills of their development, the special tax can be applied on the property tax bill. Revenue received from CFD No. 1 special taxes supports the ongoing maintenance and/or repair of parks, trails, park improvements, and all efforts by Park Rangers in CFD No. 1.

CV Communities, the property owner of Tentative Tract No. 31592, (east of Perris Blvd. north of Manzanita Ave.), has requested to annex into CFD No. 1 to satisfy their condition of approval to provide an ongoing funding source for park maintenance. The property is not currently within the future annexation area boundaries ("Future Annexation Area") previously established by the City and requires a Public Hearing before it can be annexed into the District.

DISCUSSION

As a condition of approval for development, property owners of new residential development projects are required to provide an ongoing funding source to support the cost of maintaining parks. On July 8, 2003, the Community Services District (CSD) formed CFD No. 1. The CFD funds the maintenance and/or repair of parks, trails, park improvements, and all efforts by Park Rangers within the District, for those park facilities constructed after the date of its formation. Funding for the District is provided by a special tax applied to the annual property tax bill of those properties included within the District. To satisfy their condition of approval, residential housing Tracts 30924, 30998, and 31050 formed the original boundaries of CFD No. 1. Since formation of the District, the CSD Board has certified and approved an additional 69 property owner requests to annex their residential developments into CFD No. 1.

At the time CFD No. 1 was formed, the CSD Board authorized the Future Annexation Area to provide subsequent developments a simplified process to annex into CFD No. 1, if they elected to do so. When established, the Future Annexation Area mirrored the boundaries of the City at that point in time.

Annexation to the District (Annexation No. 2015-37)

CV Communities (the "Property Owner") has been required to provide an ongoing funding source to support park facilities and services as a condition of development for Tentative Tract 31529. Detailed parcel information for the parcels subject to the conditions of approval is shown in the table below.

Property Owner/Project	Assessor's Parcel Numbers	Location	FY 2015/16 CFD No. 1 Maximum Special Tax
CV Communities Tentative Tract No. 31592 P13-078	474-040-032, 474-490-024, and 474-490-025	east of Perris Blvd., north of Manzanita Ave.	\$158.44/dwelling unit

The Property Owner can 1) annex into CFD No. 1 and authorize the special tax to be levied on the annual Riverside County property tax bill or 2) fund an endowment that will be used to satisfy the annual requirement. The Property Owner has elected to annex into CFD No. 1 and authorize the City to levy the annual special tax on the Riverside County property tax bill.

Assessor's Parcel Number (APN) 474-040-032, one of the parcels associated with Tentative Tract No. 31592, was annexed into the City after the Future Annexation Area for the District was established. A Public Hearing must be conducted before the parcel can be annexed into the CFD. Resolution No. CSD 2015-31 declared the CSD's intent to annex Tentative Tract No. 31592 into the District and set tonight, Tuesday, December 1, 2015 as the date of the Public Hearing.

The Mello-Roos Community Facilities Act of 1982 ("Act") states that if there are fewer than 12 registered voters living within the proposed annexation area, an election of the landowners may be held. On August 13, 2015, the Office of the Riverside County Registrar of Voters confirmed there were no registered voters residing at Assessor's Parcel Numbers 474-040-032, 474-490-024, and 474-490-025 (the "Parcels"), allowing for a special election of the landowners to be conducted.

The Property Owner has submitted a landowner petition requesting the annexation of the parcels associated with Tentative Tract No. 31592 be annexed into CFD No. 1. A copy of the signed petition is included as Attachment 3 to this report. After conducting the Public Hearing and adoption of the proposed Resolution, the parcels associated with Tentative Tract 31592 will be annexed in the District and the condition of approval satisfied.

ALTERNATIVES

1. **Conduct the Public Hearing and approve the proposed Resolution.** This action satisfies the Public Hearing requirement and allows the annexation of Tentative Tract No. 31592 into CFD No. 1. Annexation into the CFD authorizes the special tax to be applied to the annual property tax bills for those properties associated with Tentative Tract No. 31592. This alternative satisfies the condition of approval to provide an ongoing funding source for park maintenance. *Staff recommends this alternative.*
2. **Do not conduct the Public Hearing or approve the proposed Resolution.** This action prohibits the annexation of Tentative Tract No. 31592 into CFD No. 1 and requires the annexation process to start over, which may delay the development of the project or require the Property Owner to satisfy the condition of approval by funding an endowment. *Staff does not recommend this alternative.*
3. **Open the Public Hearing and continue it to a date certain.** Rescheduling the Public Hearing may delay the development of the project. *Staff does not recommend this alternative.*

FISCAL IMPACT

The FY 2015/16 maximum special tax rate is \$158.44 per dwelling unit; however, the special tax applied to the property tax bill is \$124.84 per dwelling unit. The annual special tax is levied on the Riverside County property tax bills. As outlined in the rate and method of apportionment of special taxes (RMA) for CFD No. 1, the maximum special tax is subject to an annual inflation adjustment by the percentage increase for the prior fiscal year in the Consumer Price Index (CPI) or by two percent (2%), whichever is greater. The CSD Board must authorize any proposed CPI increase each year, prior to the special tax being levied on the property tax bills. The annual increase cannot exceed the terms outlined in the RMA without approval of the registered voters within CFD No. 1.

Tentative Tract No. 31592 is conditionally approved to construct 139 residential lots. Based on the FY 2015/16 applied special tax rate, this project will contribute \$17,352.76 in additional revenue for the benefit of CFD No. 1. The use of CFD No. 1 special taxes are restricted to the maintenance and operation of CFD No. 1 park facilities and services and such taxes are only collected on properties where property owners have previously approved the special tax to be levied on their annual property tax bill.

NOTIFICATION

Newspaper advertising for the December 1, 2015, Public Hearing was published in The Press-Enterprise on November 19, 2015 to give any persons interested the opportunity to appear and present any matters relating to the proposed annexation and levy of special taxes within the territory to be annexed into the CFD. Publication in the newspaper satisfies the legal requirement to publish 7 days prior to the date of the Public Hearing.

PREPARATION OF STAFF REPORT

Prepared by:
Jennifer Terry,
Senior Management Analyst

Department Head Approval:
Ahmad Ansari, P.E.,
Public Works Director/City Engineer

Concurred by:
Candace E. Cassel,
Special Districts Division Manager

Concurred by:
Betsy Adams,
Parks & Community Services Director

CITY COUNCIL GOALS

Revenue Diversification and Preservation. Develop a variety of City revenue sources and policies to create a stable revenue base and fiscal policies to support essential City services, regardless of economic climate.

Public Facilities and Capital Projects. Ensure that needed public facilities, roadway improvements, and other infrastructure improvements are constructed and maintained.

ATTACHMENTS

- 1. Resolution Ordering TTM 31592 Annexation to CFD 1
- 2. Recorded CFD 1 Boundary Map 2015-37
- 3. Certificate of Election Official and Completed Petition

APPROVALS

Budget Officer Approval	<u>✓ Approved</u>	
City Attorney Approval	<u>✓ Approved</u>	11/19/15 4:35 PM
City Manager Approval	<u>✓ Approved</u>	11/19/15 4:43 PM

RESOLUTION NO. CSD 2015-34

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MORENO VALLEY COMMUNITY SERVICES DISTRICT OF THE CITY OF MORENO VALLEY, CALIFORNIA, ORDERING THE ANNEXATION OF TERRITORY (TENTATIVE TRACT NO. 31592) TO ITS COMMUNITY FACILITIES DISTRICT NO. 1

WHEREAS, by its Resolution No. CSD 2003-23, the Board of Directors of the Moreno Valley Community Services District (CSD) established the CSD's Community Facilities District No. 1 (the "CFD") pursuant to the Mello-Roos Community Facilities Act of 1982 (Government Code Section 53311 *et seq.*) (the "Act"); and

WHEREAS, by its Ordinance No. 41, the Board of Directors levied an annual special tax against all non-exempt parcels of real property within the CFD (the "Special Tax") to fund parks and park improvements; and

WHEREAS, by its Resolution No. CSD 2003-26, the Board of Directors designated all territory within the City of Moreno Valley to be a Future Annexation Area for the CFD; and

WHEREAS, such designation permits the annexation to the CFD of parcels within the Future Annexation Area via an accelerated process with the unanimous approval of the owner or owners of each parcel or parcels at the time that parcel or those parcels are annexed; and

WHEREAS, a portion of Tentative Tract No. 31592 was annexed to the City of Moreno Valley after the adoption of Resolution No. CSD 2003-26, and therefore was not included in the Future Annexation Area; and

WHEREAS, the landowner of Tentative Tract No. 31592 has requested that the Board of Directors annex Tentative Tract No. 31592 to the CFD; and

WHEREAS, the public convenience and necessity require that Tentative Tract No. 31592 be added to the CFD; and

WHEREAS, by its Resolution No. CSD 2015-31, the Board of Directors declared its intention to annex Tentative Tract No. 31592 to the CFD; and

WHEREAS, on December 1, 2015, at 6:00 PM (or as soon thereafter as practical), in the City Council Chamber located at 14177 Frederick Street, Moreno Valley, California 92553, the Board of Directors held a full and fair public hearing at which it heard and considered the testimony of all interested persons for or against the

1
Resolution No. CSD 2015-34
Date Adopted: December 1, 2015

proposed annexation of territory and the levy of special taxes within the territory proposed to be annexed; and

WHEREAS, the Board of Directors did not receive written protests against the annexation constituting a majority protest pursuant to Section 53339.6 of the Act; and

WHEREAS, the Board of Directors desires to order the proposed annexation.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE MORENO VALLEY COMMUNITY SERVICES DISTRICT OF THE CITY OF MORENO VALLEY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

1. Recitals. The above recitals are all true and correct and are herein incorporated.
2. Annexation Ordered. Having received written unanimous approval of annexation of the owner or owners of each parcel or parcels at shown thereon, the territory on the map titled "Annexation Map No. 2015-37 of Community Facilities District No. 1 of Moreno Valley Community Service District, County of Riverside, California," which is on file in the office of the City Clerk, available for public inspection and incorporated herein by reference (the "Annexation Map") is hereby annexed to the CFD. A reduced copy of the Annexation Map is attached hereto as Exhibit A.
3. Description of Services. The following is a general description of the services provided in the CFD:

The maintenance and/or repair of Parks and Park Improvements including, but not limited to, the planting, replanting, mowing, trimming, irrigation and fertilization of grass, trees, shrubs, and other ornamental plants and vegetation, the operation, maintenance, repair, and replacement of irrigation systems associated with Parks and Park Improvements, and all the effort by Park Rangers that is devoted to the maintenance of the Parks and Park Improvements and public safety. "Parks and Park Improvement" means parks and park improvements which are to be developed, constructed, installed, and maintained within and in the area of the CSD and which will be owned and operated by the CSD for the benefit of the residents of the CFD.

Such maintenance shall include, but not be limited to, the provision of all labor, material, administration, personnel, equipment and utilities necessary to maintain such Parks and Park Improvements.

It is the intention of the Board of Directors to finance all direct, administrative and incidental annual costs and expenses necessary to provide the authorized maintenance and services.

4. Special Tax. Except where funds are otherwise available, special taxes, secured by recordation of a continuing lien against all non-exempt real property in the CFD, are hereby authorized, subject to voter approval, to be levied annually within the amended

2
Resolution No. CSD 2015-34
Date Adopted: December 1, 2015

boundaries of such CFD to finance the services described in Section 3 above. Under no circumstances will the special tax be increased, as a consequence of delinquency or default by the owner of any other parcel or parcels used for private residential purposes, by more than 10 percent. For further particulars as to the rate and method of apportionment of the special tax proposed to be levied within the CFD, reference is made to the attached and incorporated as Exhibit B, which sets forth in sufficient detail the method of apportionment to allow each landowner or resident within the CFD to clearly estimate the maximum amount that such person will have to pay for such services. The special taxes herein authorized shall be collected in the same manner as ad valorem property taxes and shall be subject to the same penalties, procedure, sale and lien priority in any case of delinquency, as applicable for ad valorem taxes; however, as applicable, this legislative body may, by resolution, establish and adopt an alternate or supplemental procedure as necessary. Any special taxes that may not be collected on the County tax roll shall be collected through a direct billing procedure by the Treasurer of the Moreno Valley Community Services District, acting for and on behalf of the CFD.

5. Relationship to Existing Territory. The annexed territory is added to and part of the CFD with full legal effect, and the Board of Directors may levy the special tax within the annexed territory. The annexed territory will be taxed on the same basis as territory within the existing boundaries of the CFD. The services to be funded are the same as in the existing CFD. No change is proposed that will affect any parcels currently located within the CFD.

6. Notice of Annexation. The City Clerk shall record notice of the annexation pursuant to Section 3117.5 of the Streets and Highways Code.

7. Severability. 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.

8. Repeal of Conflicting Resolutions. That all the provisions of any existing resolution as heretofore adopted by the Board of Directors that are in conflict with the provisions of this Resolution are hereby repealed.

9. This Resolution shall be effective immediately upon adoption.

10. The City Clerk shall certify to the adoption of this Resolution, and shall maintain on file as a public record this Resolution.

APPROVED AND ADOPTED this 1st day of December, 2015.

Mayor of the City of Moreno Valley,
Acting in the capacity of President of the
Moreno Valley Community Services District

ATTEST:

City Clerk, acting in the capacity of
Secretary of the Moreno Valley
Community Services District

APPROVED AS TO FORM:

City Attorney, acting in the capacity
of General Counsel of the Moreno
Valley Community Services District

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Resolution No. CSD 2015-34
Date Adopted: December 1, 2015

Attachment: Resolution Ordering TTM 31592 Annexation to CFD 1 [Revision 3] (1751 : PUBLIC HEARING TO ANNEX TENTATIVE TRACT 31592

RESOLUTION JURAT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF MORENO VALLEY)

I, Jane Halstead, Secretary of the Moreno Valley Community Services District, Moreno Valley, California do hereby certify that Resolution No. CSD 2015-34 was duly and regularly adopted by the Board of Directors of the Moreno Valley Community Services District at a regular meeting held on the 1st day of December, 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Boardmembers, Vice-President and President)

SECRETARY

(SEAL)

5
Resolution No. CSD 2015-34
Date Adopted: December 1, 2015

EXHIBIT A

Annexation Map No. 2015-37

City 79/3
SHEET 1 OF 1

**ANNEXATION MAP NO. 2015-37 OF
COMMUNITY FACILITIES DISTRICT NO. 1
OF THE MORENO VALLEY COMMUNITY SERVICES DISTRICT
CITY OF MORENO VALLEY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

MAP REFERENCE NUMBER	ASSESSOR'S PARCEL NUMBER
1	474-040-032
2	474-490-024
3	474-490-025

VICINITY MAP
SITE

FILED IN THE OFFICE OF THE CITY CLERK THIS 29th DAY OF
November 2015
By: *[Signature]*
CITY OF MORENO VALLEY

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF ANNEXATION NO. 2015-37 TO COMMUNITY FACILITIES DISTRICT NO. 1 OF THE MORENO VALLEY COMMUNITY SERVICES DISTRICT CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA IS TRUE AND CORRECT AND REFLECTS THE ACTUAL SITUATION ON THE GROUND AS OF THE DATE OF PREPARATION OF THIS MAP.

FILED THIS 19th DAY OF NOVEMBER 2015
AT THE OFFICE OF THE COUNTY CLERK OF RIVERSIDE COUNTY, CALIFORNIA.
By: *[Signature]*
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

REFERENCE IS MADE TO THAT BOUNDARY MAP OF THE COMMUNITY FACILITIES DISTRICT NO. 1 OF THE MORENO VALLEY COMMUNITY SERVICES DISTRICT CITY OF MORENO VALLEY RECORDED IN THE RIVERSIDE COUNTY RECORDER'S OFFICE ON JULY 17, 2011 IN BOOK 18 OF MAPS OF ASSIGNMENT AND COMMUNITY FACILITIES DISTRICTS, PAGE 48 THROUGH 49 AS INSTRUMENT NO. 2009-00049.

THE LINES AND DIMENSIONS OF PARCELS OR TRACTS SHOWN ON THIS DRAWING SHALL BE THOSE LINES AND DIMENSIONS AS SHOWN ON THE RIVERSIDE COUNTY ASSESSOR'S MAPS FOR THESE PARCELS AS LISTED.

THE RIVERSIDE COUNTY ASSESSOR'S MAPS SHALL GOVERN FOR ALL LEGALS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.

Legend
 MAP REFERENCE NUMBER
 NOT A PART OF ANNEXATION AREA

WILLDAN
Financial Services

Resolution No. CSD 2015-34
Date Adopted: December 1, 2015

Attachment: Resolution Ordering TTM 31592 Annexation to CFD 1 [Revision 3] (1751 : PUBLIC HEARING TO ANNEX TENTATIVE TRACT 31592

EXHIBIT B

Rates and Method of Apportionment of the Special Tax

RATES AND METHOD OF APPORTIONMENT OF SPECIAL TAX FOR COMMUNITY FACILITIES DISTRICT NO. 1 OF THE MORENO VALLEY COMMUNITY SERVICES DISTRICT OF THE CITY OF MORENO VALLEY

A Special Tax (the "Special Tax") shall be levied on and collected from each Parcel (defined below) in Community Facilities District No. 1 (the "District"), in each Fiscal Year, (defined below), commencing in the Fiscal Year beginning July 1, 2003, in an amount determined by the Board of Directors of the Moreno Valley Community Services District of the City of Moreno Valley, acting in its capacity, as the legislative body of the District (hereinafter as the "Board"), by applying the rates and method of apportionment set forth below. All of the real property in the District, unless exempted by law or by the provisions herein, shall be taxed for the purposes, to the extent and in the manner provided herein.

A. DEFINITIONS

"Administrative Expense" means costs and expenses which are expected to be incurred by the District and the Community Services District in the apportioning and levying the Special Tax and providing the Services during each Fiscal Year, including the estimated cost or value of the time of the City's personnel in accomplishing the levy of the Special Tax and providing the Services, costs incurred by the District and the Community Services District for the services of an engineer or a special tax consultant in connection with the apportionment and levy of the Special Tax for each Fiscal Year, costs incurred by the District and the Community Services District for the services of its attorneys in connection with the levy of the Special Tax for each Fiscal Year and any other similar cost or expense which is expected to be incurred by the District or the Community Services District with respect to any Fiscal Year.

"Board" has the meaning set forth in the preamble.

"City" means the City of Moreno Valley.

"Commercial/Industrial Property" means any Parcel that is used for the purpose of the sale, distribution, or manufacture of a product or service.

"Community Services District" has the meaning set forth in the preamble. The Community Services District provides parks and recreation, street lighting and landscaping services to those properties receiving benefit from the services provided. The boundary of the Community Services District is coterminous with the City boundary.

"Contingency Reserve" means a reserve to be established, replenished and maintained for the District in an amount equal to ten percent (10%) of the estimated costs of providing the Services and estimated associated Administrative Expenses for any Fiscal Year to provide for the payment of unexpected costs which may be incurred in the Fiscal Year.

"District" has the meaning set forth in the preamble.

“Dwelling Unit” means a single-family residential lot or the equivalent or a multi-family residential unit or the equivalent. All other property, not classified as Exempt Property, is assigned two (2) Dwelling Units per acre.

“Exempt Property” means all property classified as Commercial/Industrial Property and publicly owned or dedicated property not subject to Special Tax and includes sliver parcels, common lots, open space, or any other property that cannot be developed.

“Fiscal Year” means the period from and including July 1st of any year to and including the following June 30th.

“Land Use Category” means any of the categories contained in Table 1 hereof to which a Parcel is assigned consistent with the land use approvals that have been received or proposed for the Parcel as of March 1 preceding the beginning of a Fiscal Year.

“Maximum Special Tax Rate(s)” means the Maximum Special Tax Rate per Dwelling Unit that can be levied by the Board in any Fiscal Year. The Maximum Special Tax Rate for Fiscal Year 2003-2004 is \$115 per Dwelling Unit. The Maximum Special Tax Rates per Dwelling Unit for Parcels in all Maintenance Categories shall be increased by the percentage increase in the Consumer Price Index (All Items) for Los Angeles – Riverside – Orange County (1982-84 = 100) since the beginning of the preceding Fiscal Year, or by two percent (2%), whichever is greater, on July 1, 2004 for Fiscal Year 2004-05 and on each subsequent July 1 for the Fiscal Year then commencing.

“Multi-family Residential Property” means any Parcel of Residential Property that consists of a building or buildings comprised of attached residential units available for rental, but not purchase, by the general public and under common management.

“Parcel” means a lot or Parcel, any portion of which lies within the boundaries of CFD No. 1, and which is shown on the then current applicable Assessor’s Parcel Map(s) with an assigned parcel number in the Tax Assessment Roll of the County Assessor of the County of Riverside.

“Parks and Park Improvement” means Parks and Park Improvements which are to be developed, constructed, installed, and maintained within and in the area of CFD No. 1 and which will be owned and operated by the District for the benefit of the residents of CFD No. 1.

“Services” means the maintenance and/or repair of Parks and Park Improvements including, but not limited to, the planting, replanting, mowing, trimming, irrigation and fertilization of grass, trees, shrubs, and other ornamental plants and vegetation, the operation, maintenance, repair, and replacement of irrigation systems associated with Parks and Park Improvements, and all the effort by Park Rangers that is devoted to the maintenance of the Parks and Park Improvements and public safety.

“Single-family Residential Property” means any residential property that consists of a building comprised of attached or detached residential units available for purchase or rent by the general public.

“Special Tax(es)” means the Special Tax to be levied in each Fiscal Year on each Parcel of Taxable Property.

B. ASSIGNMENT TO LAND USE CATEGORY

The Special Tax shall be levied upon and collected from a Parcel for each Fiscal Year according to the Land Use Category contained in Table 1 to which the Parcel has been assigned.

**TABLE 1
Land Use Category**

<u>Land Use Category</u>	<u>Description</u>	<u>Dwelling Unit(s)</u>
1	Single-family Residential and Multi-family Residential	One (1) / Residence or Residential Unit
2	All Other Property	Two (2) / Acre

No Special Tax shall be levied on property which, at the time of adoption of the Resolution of Formation for the District, is classified as Commercial/Industrial Property or property that is owned by or dedicated or otherwise conveyed to a public agency, is a common lot, or is dedicated as open space.

C. METHOD OF APPORTIONMENT OF ANNUAL SPECIAL TAX

For each Fiscal Year, the Board shall determine the total amount of the Special Tax to be levied and collected to pay (a) the estimated costs of providing the Services during the Fiscal Year, (b) the amount estimated to be necessary to pay Administrative Expenses during the Fiscal Year, and (c) the amount required to fund or replenish the Contingency Reserve (the “Total Special Tax”), and shall levy the Special Tax on all Parcels in the District (except Parcels of Exempt Property) in an amount per Dwelling Unit, determined by the Land Use Categories to which the Parcels are assigned, which will provide an amount equal to the Total Special Tax; providing that the amount of Special Tax to be levied on any Parcel shall not exceed the amount determined by multiplying the Dwelling Units for the Parcel by the Maximum Special Tax Rate for the Fiscal Year.

D. FUTURE ANNEXATIONS

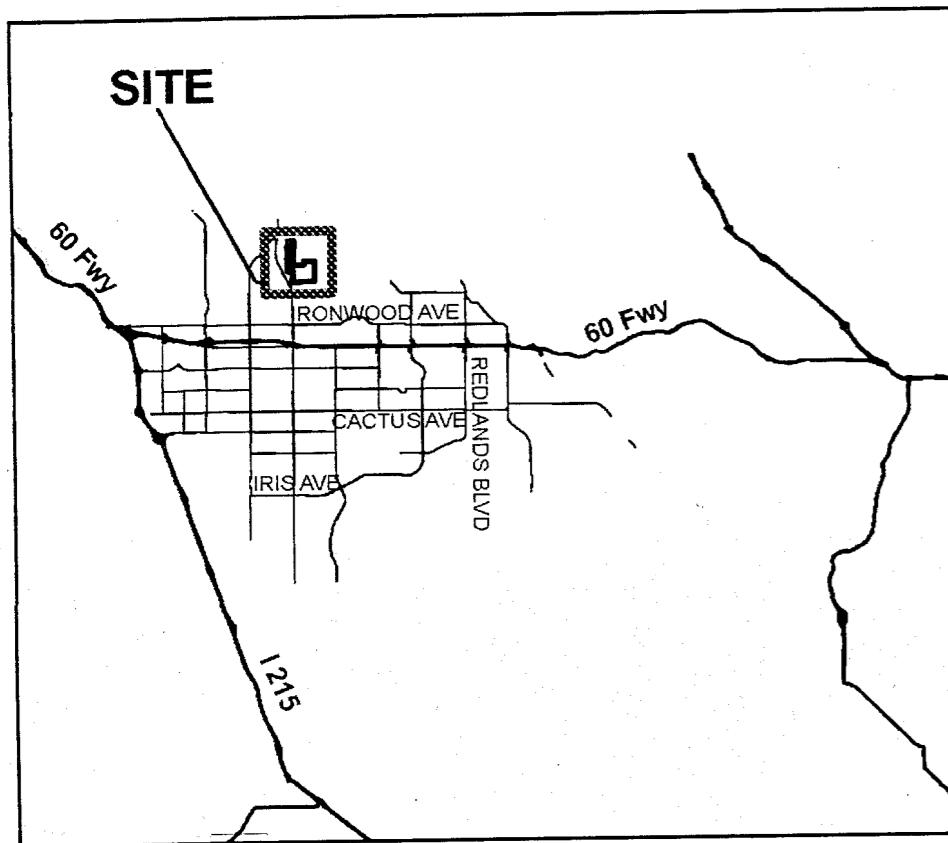
It is anticipated that additional properties will be annexed to the District from time to time. As each annexation is proposed, the property to be annexed will be assigned to the appropriate Land Use Category contained in Table 1.

E. DURATION OF SPECIAL TAX LEVIES

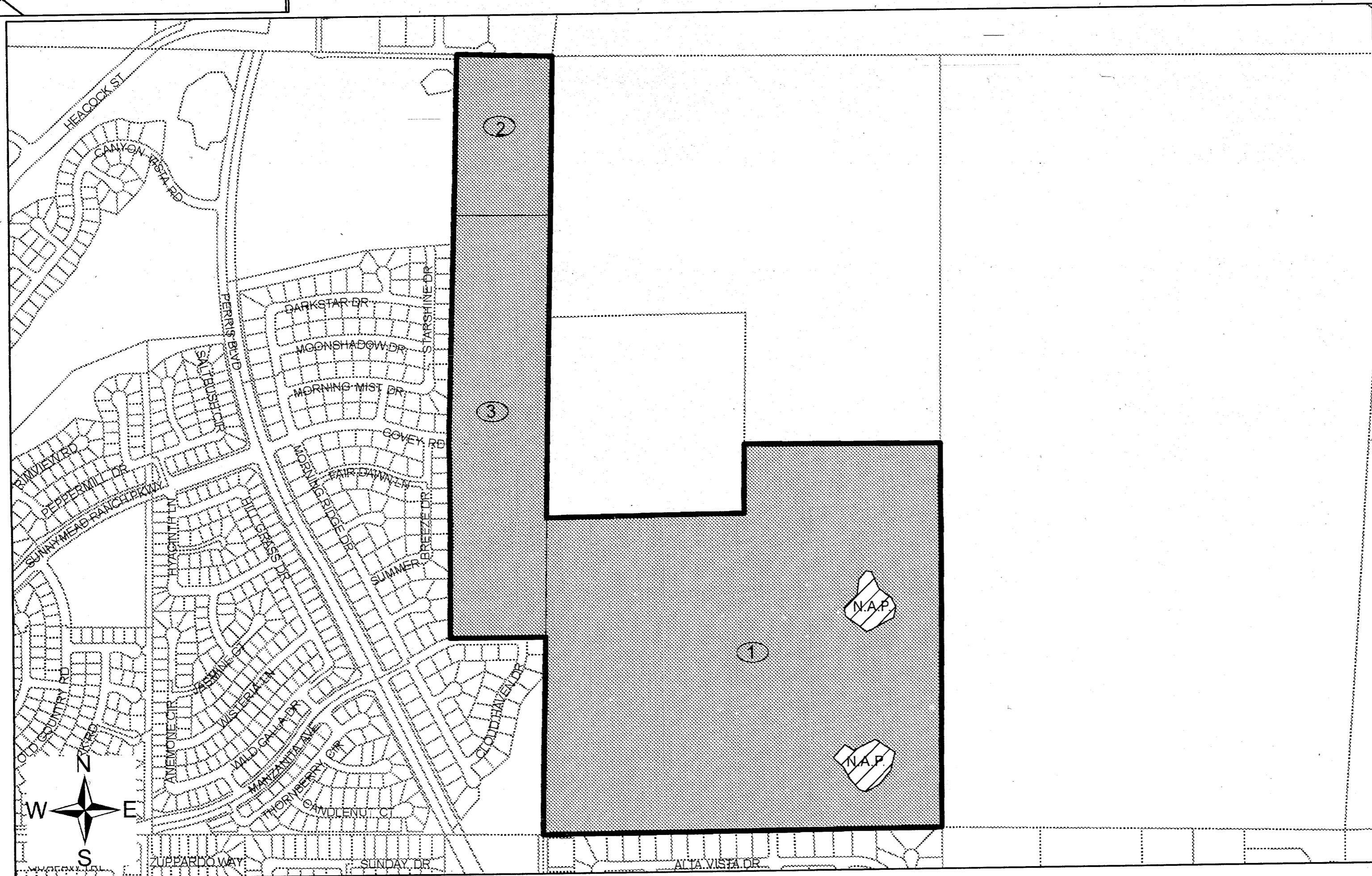
All Parcels of Taxable Property within the District shall continue to be subject to the levy and collection of the Special Tax to satisfy the Special Tax Requirement as long as the District operates and maintains Parks and Park Improvements within and for the benefit of the residents of CFD No. 1.

**ANNEXATION MAP NO. 2015-37 OF
COMMUNITY FACILITIES DISTRICT NO. 1
OF THE MORENO VALLEY COMMUNITY SERVICES DISTRICT
CITY OF MORENO VALLEY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

VICINITY MAP



MAP REFERENCE NUMBER	ASSESSOR'S PARCEL NUMBER
1	474-040-032
2	474-490-024
3	474-490-025



FILED IN THE OFFICE OF THE CITY CLERK THIS 29th DAY OF October, 2015
Jane Halshel
 CITY CLERK
 CITY OF MORENO VALLEY

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF ANNEXATION NO. 2015-37 TO COMMUNITY SERVICES DISTRICT NO. 1 OF THE MORENO VALLEY COMMUNITY SERVICES DISTRICT, CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA WAS APPROVED BY THE BOARD OF DIRECTORS OF THE MORENO VALLEY COMMUNITY SERVICES DISTRICT AT A REGULAR MEETING THEREOF HELD ON THE 23rd DAY OF October, 2015, BY ITS RESOLUTION NO. CSD 2015-31
Jane Halshel
 CITY CLERK
 CITY OF MORENO VALLEY

FILED THIS 4th DAY OF November, 2015, AT THE HOUR OF 10:58 O'CLOCK A.M. IN BOOK 79 PAGE(S) 3 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICT AND INSTRUMENT NO. 2015-048915 IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. Fees: \$10.00
Debra Jay Deputy
 COUNTY RECORDER
 COUNTY OF RIVERSIDE
 STATE OF CALIFORNIA

REFERENCE IS MADE TO THAT BOUNDARY MAP OF THE COMMUNITY FACILITIES DISTRICT NO. 1 OF THE MORENO VALLEY COMMUNITY SERVICES DISTRICT, CITY OF MORENO VALLEY RECORDED WITH THE RIVERSIDE COUNTY RECORDER'S OFFICE ON JULY 17, 2003 IN BOOK 53 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, PAGES 46 THROUGH 48 AS INSTRUMENT NO. 2003-534249.

THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON THIS DIAGRAM SHALL BE THOSE LINES AND DIMENSIONS AS SHOWN ON THE RIVERSIDE COUNTY ASSESSOR'S MAPS FOR THOSE PARCELS LISTED.

THE RIVERSIDE COUNTY ASSESSOR'S MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.

- Legend**
- CFD No. 1, Annexation 2015-37
 - MAP REFERENCE NUMBER
 - N.A.P. = NOT A PART OF ANNEXATION AREA



**CERTIFICATE OF ELECTION OFFICIAL
AND CONFIRMATION OF LANDOWNER PETITION**

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF MORENO VALLEY)

The undersigned, Election Official of the Moreno Valley Community Services District of the City of Moreno Valley, County of Riverside, State of California, Does Hereby Certify that on November 4, 2015, I did verify the completeness of the Landowner Petition for the annexation of property into

COMMUNITY FACILITIES DISTRICT NO. 1 OF THE
MORENO VALLEY COMMUNITY SERVICES DISTRICT
OF THE CITY OF MORENO VALLEY - ANNEXATION NO. 2015-37

WITNESS my hand this 4th day of November, 2015.



SECRETARY OF THE BOARD OF DIRECTORS
ELECTION OFFICIAL
MORENO VALLEY COMMUNITY SERVICES DISTRICT
OF THE CITY OF MORENO VALLEY
STATE OF CALIFORNIA



LANDOWNER PETITION

Requesting and Approving Annexation of Territory to
Community Facilities District No. 1 of the
Moreno Valley Community Services District

Pursuant to the Mello-Roos Community Facilities Act of 1982 (Section 53311 *et seq.* of the California Government Code) (the "Act"), the undersigned ("Landowner") hereby petitions the Board of Directors of the Moreno Valley Community Services District (the "CSD") as follows:

1. Landowner certifies that it is the owner of certain lots and parcels (the "Property"), which lots and parcels are identified at the end of this document.
2. Landowner has received a copy of the District's Resolution No. CSD 2015-31 (the "Resolution of Intention"). Landowner understands that, by adoption of the Resolution of Intention, the Board of Directors has proposed that the Property be annexed to the CSD's Community Facilities District No. 1 ("CFD No. 1").
3. Landowner requests and approves the annexation of the Property to CFD No. 1 as proposed by the Resolution of Intention.
4. Landowner acknowledges receipt of the Rate and Method of Apportionment for CFD No. 1 and acknowledges that, upon annexation, the Property will be subject to an annual special tax to fund the services described in the Resolution of Intention.
5. Landowner understands that, in the absence of a majority protest as set forth in Section 53339.6 of the Mello-Roos Act, it is the intention of the Board of Directors to consider the annexation of the Property following a public hearing scheduled for December 1, 2015. Landowner acknowledges that it has received notice of the public hearing and has the right to submit a protest against the proposed annexation. Landowner understands that, so long as the CSD receives unanimous approval of the annexation by the owners of all land to be annexed, the CSD may order the annexation without further additional hearings or elections. Landowner desires the immediate annexation of the Property to CFD No. 1 following the public hearing, and does not desire an election on such annexation.

The undersigned is the owner of the following parcels, identified below by their legal description or by the Assessor's Parcel Numbers assigned to them by the Riverside County Assessor:

Assessor's Parcel Numbers 474-040-032, 474-490-024, and 474-490-025

The full and complete legal name of the undersigned is as follows:

ADAM SMITH

Landowner Petition
CFD No. 1

The undersigned certifies under penalty of perjury under the laws of the State of California that it is authorized to execute this petition and that the foregoing is true and correct:

Owner Name: CV COMMUNITIES, LLC, a Delaware limited liability company
~~ADAM SMITH~~ [Printed]

By:  [Signature]

ADAM SMITH [Printed Name of Signer]

Its: AUTHORIZED REP [Title]

Date: 11/3/2015 [Date]

Landowner Petition
CFD No. 1

EXHIBIT A

The following map shows the proposed boundaries of Annexation 2015-37.

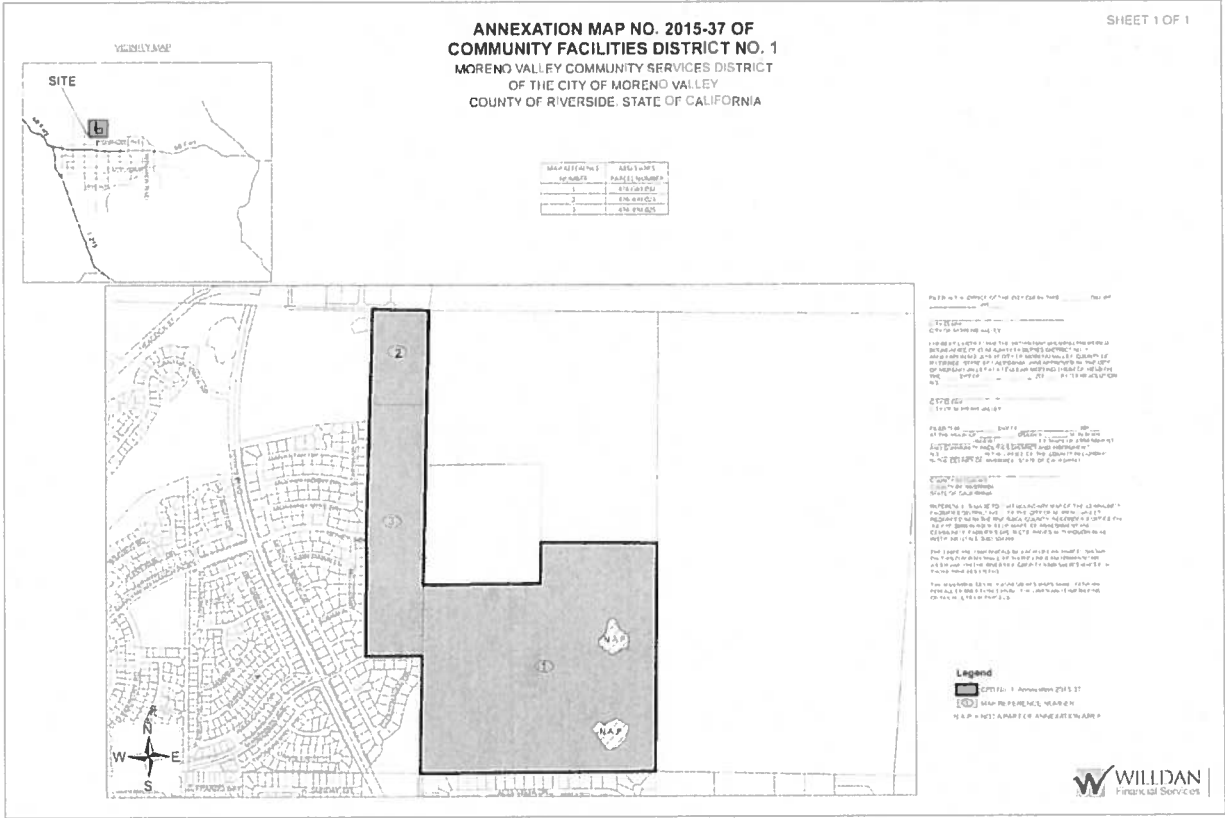


EXHIBIT B**RATES AND METHOD OF APPORTIONMENT OF SPECIAL TAX FOR
COMMUNITY FACILITIES DISTRICT NO. 1
OF THE MORENO VALLEY COMMUNITY SERVICES DISTRICT
OF THE CITY OF MORENO VALLEY**

A Special Tax (the "Special Tax") shall be levied on and collected from each Parcel (defined below) in Community Facilities District No. 1 (the "District"), in each Fiscal Year, (defined below), commencing in the Fiscal Year beginning July 1, 2003, in an amount determined by the Board of Directors of the Moreno Valley Community Services District of the City of Moreno Valley, acting in its capacity, as the legislative body of the District (hereinafter as the "Board"), by applying the rates and method of apportionment set forth below. All of the real property in the District, unless exempted by law or by the provisions herein, shall be taxed for the purposes, to the extent and in the manner provided herein.

A. DEFINITIONS

"Administrative Expense" means costs and expenses which are expected to be incurred by the District and the Community Services District in the apportioning and levying the Special Tax and providing the Services during each Fiscal Year, including the estimated cost or value of the time of the City's personnel in accomplishing the levy of the Special Tax and providing the Services, costs incurred by the District and the Community Services District for the services of an engineer or a special tax consultant in connection with the apportionment and levy of the Special Tax for each Fiscal Year, costs incurred by the District and the Community Services District for the services of its attorneys in connection with the levy of the Special Tax for each Fiscal Year and any other similar cost or expense which is expected to be incurred by the District or the Community Services District with respect to any Fiscal Year.

"Board" has the meaning set forth in the preamble.

"City" means the City of Moreno Valley.

"Commercial/Industrial Property" means any Parcel that is used for the purpose of the sale, distribution, or manufacture of a product or service.

"Community Services District" has the meaning set forth in the preamble. The Community Services District provides parks and recreation, street lighting and landscaping services to those properties receiving benefit from the services provided. The boundary of the Community Services District is coterminous with the City boundary.

"Contingency Reserve" means a reserve to be established, replenished and maintained for the District in an amount equal to ten percent (10%) of the estimated costs of providing the Services and estimated associated Administrative Expenses for any Fiscal Year to provide for the payment of unexpected costs which may be incurred in the Fiscal Year.

"District" has the meaning set forth in the preamble.

Landowner Petition
CFD No. 1

“Dwelling Unit” means a single-family residential lot or the equivalent or a multi-family residential unit or the equivalent. All other property, not classified as Exempt Property, is assigned two (2) Dwelling Units per acre.

“Exempt Property” means all property classified as Commercial/Industrial Property and publicly owned or dedicated property not subject to Special Tax and includes sliver parcels, common lots, open space, or any other property that cannot be developed.

“Fiscal Year” means the period from and including July 1st of any year to and including the following June 30th.

“Land Use Category” means any of the categories contained in Table 1 hereof to which a Parcel is assigned consistent with the land use approvals that have been received or proposed for the Parcel as of March 1 preceding the beginning of a Fiscal Year.

“Maximum Special Tax Rate(s)” means the Maximum Special Tax Rate per Dwelling Unit that can be levied by the Board in any Fiscal Year. The Maximum Special Tax Rate for Fiscal Year 2003-2004 is \$115 per Dwelling Unit. The Maximum Special Tax Rates per Dwelling Unit for Parcels in all Maintenance Categories shall be increased by the percentage increase in the Consumer Price Index (All Items) for Los Angeles – Riverside – Orange County (1982-84 = 100) since the beginning of the preceding Fiscal Year, or by two percent (2%), whichever is greater, on July 1, 2004 for Fiscal Year 2004-05 and on each subsequent July 1 for the Fiscal Year then commencing.

“Multi-family Residential Property” means any Parcel of Residential Property that consists of a building or buildings comprised of attached residential units available for rental, but not purchase, by the general public and under common management.

“Parcel” means a lot or Parcel, any portion of which lies within the boundaries of CFD No. 1, and which is shown on the then current applicable Assessor’s Parcel Map(s) with an assigned parcel number in the Tax Assessment Roll of the County Assessor of the County of Riverside.

“Parks and Park Improvement” means Parks and Park Improvements which are to be developed, constructed, installed, and maintained within and in the area of CFD No. 1 and which will be owned and operated by the District for the benefit of the residents of CFD No. 1.

“Services” means the maintenance and/or repair of Parks and Park Improvements including, but not limited to, the planting, replanting, mowing, trimming, irrigation and fertilization of grass, trees, shrubs, and other ornamental plants and vegetation, the operation, maintenance, repair, and replacement of irrigation systems associated with Parks and Park Improvements, and all the effort by Park Rangers that is devoted to the maintenance of the Parks and Park Improvements and public safety.

“Single-family Residential Property” means any residential property that consists of a building comprised of attached or detached residential units available for purchase or rent by the general public.

Landowner Petition
CFD No. 1

“Special Tax(es)” means the Special Tax to be levied in each Fiscal Year on each Parcel of Taxable Property.

B. ASSIGNMENT TO LAND USE CATEGORY

The Special Tax shall be levied upon and collected from a Parcel for each Fiscal Year according to the Land Use Category contained in Table 1 to which the Parcel has been assigned.

TABLE 1
Land Use Category

<u>Land Use Category</u>	<u>Description</u>	<u>Dwelling Unit(s)</u>
1	Single-family Residential and Multi-family Residential	One (1) / Residence or Residential Unit
2	All Other Property	Two (2) / Acre

No Special Tax shall be levied on property which, at the time of adoption of the Resolution of Formation for the District, is classified as Commercial/Industrial Property or property that is owned by or dedicated or otherwise conveyed to a public agency, is a common lot, or is dedicated as open space.

C. METHOD OF APPORTIONMENT OF ANNUAL SPECIAL TAX

For each Fiscal Year, the Board shall determine the total amount of the Special Tax to be levied and collected to pay (a) the estimated costs of providing the Services during the Fiscal Year, (b) the amount estimated to be necessary to pay Administrative Expenses during the Fiscal Year, and (c) the amount required to fund or replenish the Contingency Reserve (the “Total Special Tax”), and shall levy the Special Tax on all Parcels in the District (except Parcels of Exempt Property) in an amount per Dwelling Unit, determined by the Land Use Categories to which the Parcels are assigned, which will provide an amount equal to the Total Special Tax; providing that the amount of Special Tax to be levied on any Parcel shall not exceed the amount determined by multiplying the Dwelling Units for the Parcel by the Maximum Special Tax Rate for the Fiscal Year.

D. FUTURE ANNEXATIONS

It is anticipated that additional properties will be annexed to the District from time to time. As each annexation is proposed, the property to be annexed will be assigned to the appropriate Land Use Category contained in Table 1.

Landowner Petition
CFD No. 1

E. DURATION OF SPECIAL TAX LEVIES

All Parcels of Taxable Property within the District shall continue to be subject to the levy and collection of the Special Tax to satisfy the Special Tax Requirement as long as the District operates and maintains Parks and Park Improvements within and for the benefit of the residents of CFD No. 1.



Report to City Council

TO: Mayor and City Council

FROM: Jane Halstead, City Clerk
Steve Quintanilla, Interim City Attorney

AGENDA DATE: December 1, 2015

TITLE: CITY COUNCIL REORGANIZATION – SELECTION OF
MAYOR AND MAYOR PRO TEM

RECOMMENDED ACTION

Recommendations: That the City Council:

1. Conduct the reorganization of the City Council by selecting two Council Members to serve one-year terms respectively as Mayor and Mayor Pro Tem.

The City Council's Rules of Procedure provide that the City Council meet annually at its first regular meeting in December of each year to choose one of its members as Mayor and another of its members as Mayor Pro Tem. The Rules of Procedure also provide that the new Mayor and Mayor Pro Tem be installed and sworn in during a special ceremonial meeting on the first Tuesday of January (January 5, 2016) and that they assume their offices at the regular City Council meeting on the second Tuesday of January (January 19, 2016). However, in light of the recent change made to the City Council's regular meeting schedule, staff suggests that the City Council consider the following schedule:

December 1, 2015 – Tuesday (<i>New Regular Meeting Date</i>):	Selection	of
Mayor/Mayor Pro Tem		
December 29, 2015 - Tuesday (<i>5th Tuesday of Month</i>):	Installation/Searing	
In		
January 4, 2016 – Tuesday (<i>New Regular Meeting Date</i>):	Mayor/Mayor	Pro Tem
Assume Offices		

DISCUSSION

Section 4.2.3 of the Rules of Procedure provides that nominations for the office of Mayor and Mayor Pro Tem may be made by any member of the City Council and need

not be seconded in order to be effective. Each selection shall be by three or more affirmative votes. In the event that no person receives three or more votes in the selection process for one or both offices, the selection process shall be repeated immediately; provided, however, that the two persons receiving the highest number of votes in the preceding selection process shall be the only nominees for the office to be filled. If, upon, repeating the selection process for Mayor or Mayor Pro Tem, no person has yet received three affirmative votes for such office, the City Council may either repeat the selection process until the officer has been duly selected or may continue the selection to the next regular meeting of the City Council.

Voting in the selection of Mayor and Mayor Pro Tem shall be by voice vote – since the Brown Act prohibits any form of secret balloting on this matter.

The new Mayor Pro Tem, shall serve until the next meeting scheduled for selection of the Mayor Pro Tem in December 2016. The new Mayor, however, will serve until such time the November 8, 2016 election of a Directly Elected Mayor is certified.

ALTERNATIVES

1. Conduct the reorganization of the City Council by selecting a new Mayor and Mayor Pro Tem.
2. Continue the selection to the next regular meeting of the City Council if upon repeating the selection process, no person receives three affirmative votes for either Mayor or Mayor Pro Tem.

FISCAL IMPACT

There is no fiscal impact associated with the recommended action

NOTIFICATION

Publication of the Agenda

PREPARATION OF STAFF REPORT

Prepared By:
Jane Halstead
City Clerk

Department Head Approval:
Jane Halstead
City Clerk

Concurred by:
Steve Quintanilla
Interim City Attorney

CITY COUNCIL GOALS

Positive Environment. Create a positive environment for the development of Moreno Valley's future.

ATTACHMENTS

None

APPROVALS

Budget Officer Approval	<u>✓ Approved</u>	11/17/15 8:28 AM
City Attorney Approval	<u>✓ Approved</u>	11/16/15 10:22 AM
City Manager Approval	<u>✓ Approved</u>	11/17/15 6:07 PM

CITY COUNCIL GOALS

Positive Environment. Create a positive environment for the development of Moreno Valley's future.

ATTACHMENTS

None

APPROVALS

Budget Officer Approval	<u>✓ Approved</u>	11/17/15 8:28 AM
City Attorney Approval	<u>✓ Approved</u>	11/16/15 10:22 AM
City Manager Approval	<u>✓ Approved</u>	11/17/15 6:07 PM



Report to City Council

TO: Mayor and City Council

FROM: Abdul Ahmad, Fire Chief

AGENDA DATE: December 1, 2015

TITLE: RECOMMENDED APPROPRIATIONS FOR EL NIÑO PREPAREDNESS ACTIVITIES

RECOMMENDED ACTION

Recommendations: That the City Council:

1. Ratify and appropriate \$35,045 for additional department expenditures outside of the previously approved appropriation; and
2. Appropriate \$35,000 for additional El Niño preparedness efforts including:
 - a. Public Outreach - \$8,000
 - b. Sandbags - \$20,000
 - c. Additional Equipment - \$7,000

SUMMARY

This report recommends ratification and appropriation of \$35,045 for additional departmental expenditures outside the approved appropriation of \$325,000, and the appropriation of \$35,000 for additional preparedness expenses to further support the City's commitment to be fully prepared for the predicted storm season.

These recommendations were reviewed and recommended for Council approval by the Public Safety Subcommittee on November 19, 2015. The discussion led to modifications to enhance the program while reducing costs. During the Subcommittee's deliberation, it was pointed out that the Council could defer appropriations to address overtime expenses to a later point in the fiscal year.

DISCUSSION

El Niño is a disruption of the ocean-atmosphere system in the Tropical Pacific having important consequences for weather and climate around the globe. The National

Oceanic Atmospheric Administration (NOAA) reported that the El Niño storm of 1997-98 brought 13.68 inches of rain to the Los Angeles area in February 1998. The previous record February rainfall, standing since 1884, was 13.37 inches. Current NOAA projections indicate a 95% chance that a strong El Niño will continue through winter 2015-16.

Per the City Manager's direction that Moreno Valley be the California city best prepared for the El Niño season, staff members from various City departments have developed and implemented an extensive, multi-phased approach to prepare for, and respond to, predicted storm events.

Several interdepartmental actions have occurred in preparation for the predicted events including: storm drain system and catch basin clearing; private parcel inspection and assessment; material purchasing and staging; and pre-filled sandbag acquisition. The completion of these actions has resulted in departmental expenses above the approved appropriation. These expenditures total \$35,045 and include:

- Abatement of 14 large channel basins;
- Purchase and distribution of approximately 25,000 pre-filled sandbags to prepare residential properties for storm events;
- Equipment rental.

Additionally, an estimated \$35,000 is needed to further support additional preparedness efforts, including:

- Public outreach;
- Additional pre-filled sandbags;
- Riprap and K-Rail.

ALTERNATIVES

1. Ratify the current additional departmental expenditures of \$35,045; and authorize appropriation of \$35,000 for El Niño related storm preparation. *This will allow the City to adequately prepare for an effective response to the multiple storm events anticipated with the upcoming El Niño season.*
2. Do not approve the recommended actions. *This would preclude the City from enhancing its ability to prepare for multiple storm events anticipated with the upcoming El Niño season.*

FISCAL IMPACT

Additional departmental expenditures outside of the approved appropriation are \$35,045 and projections are for an additional \$35,000. Subsequent appropriations for the response phase will be brought to Council for action/ratification as a budget adjustment.

The 2015-16 El Niño storm season is a non-routine event and consequently no funds have been previously budgeted during the City's current budget cycle. The City currently maintains a General Fund balance, which may be used to address certain

emergency events, as needed.

Additional Department Expenditures To-Date

	Budget Appropriation	Expenditures to Date
Staff OT	\$0	\$18,183
Handcrews	\$0	\$2,056
Materials	\$0	\$8,394
Notice/Mailings	\$0	\$882
Equipment Rentals	\$0	\$5,530
		\$35,045

Additional Expenditure Authorization

	Budget Appropriation	Projected Costs
Public Outreach	\$0	\$8,000
Sandbags	\$0	\$20,000
Additional Equipment (riprap/signs)	\$0	\$7,000
		\$35,000

Current Proposed Budget Adjustments

Fund	GL Account No.	Type (Rev/Exp)	FY 15/16 Budget	Proposed Adjustments	FY 15/16 Amended Budget
Gen Fund	1010-70-78-45311-xxxxxx	Exp	\$697,822	\$62,045	\$759,867
Gen Fund	1010-40-47-30310-xxxxxx	Exp	\$436,241	\$8,000	\$444,241
				Total:	
				\$70,045	

Costs related to the El Niño season events shall be additionally tracked through the use of project accounts. If an El Niño related event becomes eligible for reimbursement through the Federal Emergency Management Agency (FEMA), California Office of Emergency Services (Cal OES), or another available source, this process shall help facilitate any potential request for reimbursement. If any funds are received in the future, such funds may be applied to reimburse the General Fund.

NOTIFICATION

Listed on the City Council Agenda.

PREPARATION OF STAFF REPORT

Prepared By:
Alia Rodriguez, Emergency Management Program Manager

Department Head Approval:
Abdul Ahmad, Fire Chief

Concurred By:
Marshall Eyerman
Financial Resources Division Manager

Concurred By:
Ahmad Ansari
Public Works Director/City Engineer

CITY COUNCIL GOALS

Public Safety. Provide a safe and secure environment for people and property in the community, control the number and severity of fire and hazardous material incidents, and provide protection for citizens who live, work and visit the City of Moreno Valley.

Positive Environment. Create a positive environment for the development of Moreno Valley's future.

ATTACHMENTS

None

APPROVALS

Budget Officer Approval	<u>✓ Approved</u>	11/18/15 3:05 PM
City Attorney Approval	<u>✓ Approved</u>	11/18/15 3:09 PM
City Manager Approval	<u>✓ Approved</u>	11/19/15 9:55 AM



Report to City Council

TO: Mayor and City Council

FROM: Richard Teichert, Chief Financial Officer

AGENDA DATE: December 1, 2015

TITLE: FISCAL YEAR 2015/16 FIRST QUARTER BUDGET REVIEW AND APPROVAL OF THE REVISED BUDGET

RECOMMENDED ACTION

Recommendations: That the City Council:

1. Receive and file the Fiscal Year 2015/16 First Quarter Budget Review.
2. Adopt Resolution No. 2015-78. A resolution of the City Council of the City of Moreno Valley, California, adopting the revised operating budgets for fiscal years 2015/16 and 2016/17.
3. Approve the new position of Animal Rescue Coordinator; reclassification of two existing positions to Assistant City Attorney and Paralegal, and the associated job classifications.
4. Approve the Position Control Roster. Specific position changes are discussed within this staff report and listed on the Position Control Roster. (Attachment 8)
5. Approve and ratify purchase orders totaling \$180,325 with Moss Bros. Auto Group for the purchase of six replacement vehicles.
6. Approve Procurement Policy #318, Section V.A.7 delegating approval of purchase orders exceeding \$100,000 to the City Manager for purchases of preowned vehicles approved in the Approved Annual Budget.
7. Approve the addition of a Tier 4 cafeteria benefit level of \$18,000 annually for department heads hired on or after November 1, 2015.

SUMMARY

This First Quarter Budget Report updates the Mayor and City Council regarding current year financial trends and provides the Fiscal Year 2015/16 First Quarter Budget Review through September 30, 2015; requests the approval of certain FY 2015/16 revenue and expenditure appropriations; and requests position control adjustments in the way of reclassifications to three existing positions and one new job classification. These items were presented to the Finance Subcommittee on November 23rd for review and discussion.

DISCUSSION

On June 23, 2015, the City Council adopted the Two-Year Operating Budget for Fiscal Years 2015/16 – 2016/17. The budget included all component units of the City, including the General Fund, Community Services District and Successor Agency. During the two-year budget period, the City Council will be kept informed of the City's financial condition through the process of First Quarter and Mid-Year Budget Reviews. These reports are typically provided to the City Council in December and March, respectively. This ongoing process ensures a forum to review expenditure and revenue changes from the estimates made in the budget document. Additionally, any significant changes in projected revenue or unanticipated expenditures will be shared with the City Council should they occur.

This report will provide a FY 2015/16 First Quarter Review for the first three months of FY 2015/16, July through September. The first quarter budget review will focus primarily on the City's General Fund. The General Fund represents the greatest impacts as well as the most budget adjustments that are necessary for the remainder of the year. This review will also present three-month operational results from other key funds.

The City Council's direction of "Maintain a Balanced General Fund Budget" continues to be the goal regarding the fiscal status of City operations. Changes were considered where necessary to adjust for expenditure needs that could not be absorbed within current approved appropriations and to correct some one-time requirements in some funds. This report identifies the budget adjustments as recommended by the City Manager.

This item was scheduled to be reviewed by the Finance Subcommittee on November 23.

FISCAL YEARS 2015/16 FIRST QUARTER:

This First Quarter Report updates the Mayor and City Council regarding current year financial trends and provides the opportunity for the City Council to review the recommended actions as they relate to revenues and expenditures.

General Fund Revenue Update

Revenue receipts do not follow an even schedule. Although 25% of the fiscal year has elapsed, based on historic trends revenues are estimated to be at approximately 10% of the budgeted amount. Actual revenues received are currently 10% of budget. Revenue amounts continue to be stable. Although there will be variances in some of the amounts budgeted, the total is expected to remain within 1% of the amended budget for the year. Total General Fund revenue is estimated to be \$92.4 million. It should be noted that this lag in timing of revenue receipts is one reason an operating cash reserve is necessary.

General Fund Expenditure Update

Although not all expenditures follow a straight-line spending pattern, operating expenditures should track close to within 25% of budget for the year at the end of the first three months. As of September 30, 2015 total General Fund expenditures were at 25.5%. This pace is within expectations for most activities in the General Fund.

FISCAL YEAR 2015/16-2016/17 BUDGET ADJUSTMENTS

Based on economic activity and revenue collections through September 2015, staff is not anticipating that total revenues will produce any significant increases over the amounts originally budgeted. Although there are some increases noted by revised estimates, there are offsetting adjustments that negate these impacts. The increase to the FY 2015/16 General Fund revenues is \$471,832 to approx. \$92.4 million as presented on Exhibit A. For FY 2016/17, the increase to the General Fund revenues is \$16,768 to approximately \$95.4 million as presented on Exhibit A.

The FY 2015/16 General Fund expenditures budget, as currently amended, totals approximately \$91.5 million. The recommended first quarter budget changes increase expenditures by \$531,338 to \$92.0 million. The fund continues to be structurally balanced, without the use of fund balance. The majority of the recommended expenditure increases are represented by increased costs for the State Controller's Office repayment (one interest payment of \$298,513 made per the terms of the Conference and Recreation Center promissory note was deemed unallowable) and foreclosure registration costs which shall be offset with additional revenues. The specific budget adjustments for the General Fund are summarized in Exhibit A attached to the City Council Resolution recommended for approval. For FY 2016/17, the increase to the General Fund expenditures is \$94,716 to approximately \$94.5 million as presented in Exhibit A.

Position Control Actions

The first quarter adjustments also contain position control changes that are requested to better align workloads. The cost of these changes total approximately \$58,000 annually.

The Position Control Roster as amended by the City Council serves as an important internal control tool for the City Council to establish authorized positions for the City

while enabling staff to manage within the authorized and funded approved positions. Position Control addresses career authorized positions and does not include temporary positions. As a result of operational changes, some positions are being requested to be adjusted based on current and projected demands for those positions.

As a follow up to the September 15, 2015 Study Session on the Animal Control Division, the Administrative Services Department is requesting an Animal Rescue Coordinator position. The position will enhance the Animal Services Division's ability to promote a greater number of positive outcomes for homeless pets thereby further reducing the shelter's euthanasia rate. This position will be dedicated to work closely with 501(c)3 non-profit animal rescue organizations and individuals both locally and nationally to facilitate the adoption of homeless pets.

Staff recommends updating the Position Control Roster to reflect an adjustment to the Sr. Financial Analyst within the Moreno Valley Utility to a Financial Analyst. The Sr. Financial Analyst position is currently being underfilled by a Financial Analyst and this action will bring the position title in line with the duties currently being performed by this position.

The Legal Secretary position in the City Attorney's office is classified to provide administrative support functions to the City Attorney's Office. Over time, and with changes to the City Attorney's Office structure, this position has been relied on to perform more analytical and paralegal functions. Current operational needs in the City Attorney's Office include the continued need to have a position classified to perform Paralegal functions, including research, legal drafting, case management and analysis. The reclassification of the position from Legal Secretary to Paralegal allows the office to meet operational needs without paying for additional attorney time. Administrative support functions will continue to be provided by the office's Executive Assistant position.

Similarly, changes in the office structure over the past few years have resulted in the necessity to have an attorney classification capable of supervising and evaluating the City Attorney Department's staff, planning and managing the City Attorney's Department budget, developing, managing, monitoring and reviewing the City Attorney's Departments goals and policies, coordinating with outside legal counsel, paying and processing the City Attorney's Departments invoices. The reclassification of the current Deputy City Attorney III position to Assistant City Attorney will allow for these increased responsibilities not covered by the Deputy City Attorney III classification and continue to provide support directly to the City Attorney.

The following table provides a summary of all position changes:

Department / Position Title		FY 2015/16 Adj.	Budget Impacts
<u>Administrative Services</u>			
Animal Rescue Coordinator	FT	1	\$58,000
<u>Financial & Management Services</u>			
Financial Analyst	FT	1	*
Sr. Financial Analyst	FT	(1)	
<u>City Attorney</u>			
Assistant City Attorney	FT	1	**
Deputy City Attorney III	FT	(1)	
Paralegal	FT	1	**
Legal Secretary	FT	(1)	

* The current budget is based on the current filled position.

** Additional cost shall be absorbed within the current budget.

Procurement Policy Update

The City Council discussed the City's vehicle replacement policy and practice during the FY 2015/16 two-year budget review. As discussed in the budget process, staff outlined a pilot program for "Good Quality" pre-owned vehicles to maximize value for taxpayer dollars. This program will allow the City to capture the value of initial depreciation over the first 1-2 years, while acquiring low-mileage units with the remaining factory warranty, verified history with Carfax and safety inspection. To maximize maintenance efficiencies, staff examined vehicle options that would allow the City to standardize a vehicle brand for each type: sedan, small truck, and medium/heavy duty truck. Due to reliability, consumer reviews, cost effectiveness and availability of two Certified Dodge Master Mechanics on staff, the Dodge brand was selected to replace aging units in the City's vehicle fleet. Based on the City Council's review, staff is proposing a modification to the procurement policy to effectuate this concept.

Following budget approval, staff moved forward to make the initial vehicle purchases under this program. To retain sales tax dollars within our City, staff contacted the local Dodge dealer and negotiated a pricing structure of \$500 over invoice. Additional costs for safety inspection, Carfax history, delivery, DMV, detailing and extra keys were also negotiated on a flat-rate basis.

Six units have been identified for purchase totaling \$180,000. The total cost for low mileage pre-owned units provides the City with an overall savings of just over 30% (equating to nearly \$80,000 on the initial six-vehicle purchase). With significant value obtained through the initial six-unit purchase, staff is recommending Council approval of updates to the Purchasing Policy to support this pilot program while requiring that procurements comply with Council-approved spending limits and ensuring full

transparency for these transactions. Key features of recommended updates to the Procurement Policy (presented as an attachment to this report) include:

- **Approval Authority:** Purchase order approval for all pre-owned vehicles is limited only to those vehicle acquisitions approved by the Council as part of the adopted budget for the current fiscal year.
- **Shop MoVal:** Whenever possible and most cost efficient, purchases will be made from an auto dealer in the City of Moreno Valley to support local jobs and the return of sales tax revenues to the City.
- **Price Verification:** Although the process for purchasing used vehicles is unique (the City must complete the transaction quickly after the dealer locates the specified used vehicle), the City must always validate the purchase price. To do so, the Purchasing Division Manager will compare the offered pricing with at least three used vehicles of similar make, model, age and mileage to verify the pricing is reasonable – before approving the transaction.
- **Transparency:** To provide proper internal control, disclosure and transparency to these purchases, the City Manager will provide a report of all used vehicles purchased with each quarterly budget update report to the City Council. This report will report the budgeted amount for each vehicle, the actual cost of the vehicle purchased and a comparative estimated price had the vehicle been purchased new.

Based upon the savings garnered from the initial six-vehicle purchase, staff believes that the Council's approval of this program in the adopted budget has already generated significant value for the City of Moreno Valley. Council approval of the recommended Purchasing Policy updates will ensure that the pilot program continues to move forward with all appropriate fiscal controls and full disclosures.

Cafeteria Benefit Level

As a future cost control measure, this report recommends establishing a new level of cafeteria benefits for Executive Managers hired on or after November 1, 2015. As proposed, Tier 4 would provide newly hired employees in this category with a level of benefits comparable to those earned by existing employees placed in Tier 3 based upon their hire date. The new Tier would, however, reduce the City's long-term costs by establishing a flat amount to replace the current benefit which is indexed to employee salaries.

This new fourth tier would apply only to department heads (executives) hired after the approval of the change. Any proposed changes to benefits for other groups would have to be negotiated through the meet and confer process; Memoranda of Understanding with employee groups are in place through June 30, 2017.

The City's existing annual cafeteria benefit tiers for department heads are as follows:

Tier I (hired prior to 7/1/09)	Tier II (hired on or after 7/1/09)	Tier III (hired on or after 9/30/11)
\$14,229 + 6% of salary	\$12,600 + 6% of salary	\$9,450 + 4.5% of salary

Notes:

- Figures above reflect annual contributions.
- All City employees in Tier I and Tier II with family medical coverage receive an additional monthly benefit of \$200.
- All City employees in Tier III with family medical coverage receive an additional monthly benefit of \$150.

The benefit dollars in the cafeteria plan are used by the employees to cover medical, dental, vision and other insurance coverage. Any additional costs over and above the cafeteria contributions must be paid by the employee. The average annual cost for family medical, dental and vision plans for the 2016 calendar year is \$21,558.

The proposed Tier IV cafeteria benefit would be set at a flat annual amount of \$18,000. This amount is nearly equal the existing benefit for department heads hired after 9/30/11 but would be fixed and could not be increased without City Council action. Staff recommends that the Tier IV benefit also continue to include the additional \$150 per month for those with family medical coverage as currently provided for all City employees at Tier III.

With the current recruitments of two new department heads due to retirements, approval of the proposed Tier IV would allow the City to realize future cost savings associated with a single flat rate contribution to employee benefits.

Summaries of Other Major Funds

The following provides a summary of some of the proposed budget adjustments to other major funds. A complete list of all changes is identified in Exhibit B to the Resolutions.

Gas Tax (Fund 2000)

There is a budget adjustment recommended for the first quarter that increases expenditures by \$300,354 for FY 2015/16 and by \$193,354 for FY 2016/17 primarily for personnel costs which are being moved from Measure A and to adjust for additional project costs.

Measure A (Fund 2001)

There is a budget adjustment recommended for the first quarter that reduces expenditures by \$203,954 for both fiscal years primarily for personnel costs which are being moved to Gas Tax.

Workers Compensation (Fund 7110)

Fund balances between the General Liability and Workers Compensation are routinely reviewed and balanced to provide funding for eligible costs.

Equipment Maintenance/Fleet Operations

As part of the adoption of the FY 2015/16 budget, \$2,482,909 was appropriated from vehicle replacement reserves for the purchase/replacement of existing vehicle inventory. The Purchasing and Fleet Operations Divisions have been working with Moss Bros. Auto Group to identify and acquire used vehicles which may provide a cost effective replacement rather than the purchase of new vehicles. At this point in time, the City has created purchase orders for \$180,325 for the potential purchase of six vehicles plus taxes and licensing fees. Since these individual vehicle purchases exceed \$100,000, the cumulative purchase amount is being presented to City Council for ratification.

ALTERNATIVES

1. Recommend approval of proposed resolution adopting the revised operating budgets for fiscal years 2015/16 and 2016/17; and approval of the City Manager recommended actions. The approval of these items will allow the City to modify budgets and operations as necessary through this quarterly review. *Staff recommends this alternative.*
2. Do not recommend approval of proposed resolution adopting the revised operating budgets for fiscal years 2015/16 and 2016/17; or recommended actions. *Staff does not recommend this alternative.*

FISCAL IMPACT

The City's Operating and Capital Budgets provide the funding and expenditure plan for all funds. As such, they serve as the City's financial plan for the fiscal year. The fiscal impacts for the proposed budget amendments are identified in Exhibits A and B to the Resolutions.

COMMITTEES

The proposed First Quarter review and budget amendments were presented to the Finance Subcommittee on November 23, 2015 for discussion.

NOTIFICATION

Publication of the agenda.

PREPARATION OF STAFF REPORT

Prepared By:

Department Head Approval:

Marshall Eyerman
Financial Resources Division Manager

Richard Teichert
Chief Financial Officer

CITY COUNCIL GOALS

Revenue Diversification and Preservation. Develop a variety of City revenue sources and policies to create a stable revenue base and fiscal policies to support essential City services, regardless of economic climate.

ATTACHMENTS

1. FY 2015-16 First Quarter Financial Report
2. Resolution No. 2015-78
3. Exhibit A - General Fund
4. Exhibit B - Non-General Fund
5. Animal Rescue Coordinator - Class Specification
6. Assistant City Attorney - Class Specification
7. Paralegal - Class Specification
8. Position Control Roster
9. Procurement Policy - Redline

APPROVALS

Budget Officer Approval	<u>✓ Approved</u>	11/17/15 10:06 AM
City Attorney Approval	<u>✓ Approved</u>	11/17/15 10:16 AM
City Manager Approval	<u>✓ Approved</u>	11/19/15 9:48 AM



City of Moreno Valley

Fiscal Year 2015/16

First Quarter Financial Summary

TO: Mayor and City Council

FROM: Richard Teichert, Chief Financial Officer

DATE: November 24, 2015

INTRODUCTION

On June 23, 2015, the City Council adopted the Two-Year Operating Budget for Fiscal Years (FY) 2015/16 – 2016/17. During the two-year budget period the City Council will be kept apprised of the City's financial condition through the process of First Quarter and Mid-Year Budget Reviews. This ongoing process ensures a forum to look at expenditure and revenue deviations from the estimates made in the budget document. Additionally, any significant variances in projected revenue or unanticipated expenditures will be shared with the City Council should they occur.

This report provides a review of the unaudited financial results for the completed FY 2015/16 First Quarter (July 2015 – September 2015, 25% of the fiscal year).

CITYWIDE OPERATING EXPENDITURE SUMMARY

The following table contains a summary of the adopted budget, amended budget and the First Quarter expenditures. The totals represent each major fund type and component unit of the City.

Table 1. Citywide Operating Expenditures

	FY 2015/16 Adopted Budget	FY 2015/16 Amended Budget	Actuals as of 9/30/2015 (unaudited)	% of Amended Budget
Fund/Component Unit				
General Fund	\$ 90,909,226	\$ 91,458,226	\$ 23,347,732	25.5%
Community Services District (CSD)	19,313,385	19,313,385	3,651,844	18.9%
Successor Agency	5,394,517	5,394,517	1,510,337	28.0%
Housing Fund	72,000	72,000	1,509	2.1%
Special Revenue Funds	27,817,559	45,163,464	5,877,843	13.0%
Capital Projects Funds	2,391,884	15,704,465	2,532,039	16.1%
Electric Utility Funds	23,688,897	23,718,897	3,530,451	14.9%
Internal Service Funds	20,106,545	21,150,980	10,668,169	50.4%
Debt Service Funds	6,237,300	6,237,300	46,909	0.8%
Total	\$ 195,931,313	\$ 228,213,234	\$ 51,166,833	22.4%

Actions taken by the City Council subsequent to the June 23, 2015 adoption of the two-year budget and included in the Amended Budget are:

- On May 26, 2015, the City Council approved the Capital Improvement Plan including approx. \$29.3 million (\$24,000 General Fund) of one-time carryovers from FY 2014/15.
- On September 22, 2015, the City Council approved the first phase of the City's El Niño Storm Preparation Strategy and the expenditure of \$325,000 for preparation and response.
- On October 13, 2015, the City Council approved the appropriation of \$200,000 for planning and design efforts of the Hubbard Street Storm Drain to fast track the project. These funds may be reimbursed by the Riverside County Flood Control and Water Conservation District.
- On November 10, 2015, the city Council approved one-time carryovers from FY 2014/15 with a net impact to the General Fund of \$389,734.
- Throughout the fiscal year there are also budget amendments to reflect the acceptance of grants and adjustments to contractual services and material/supplies. The individual amendments are reviewed as part of separate City Council agenda items.

The majority of this quarterly update will focus on the General Fund, as it supports all basic services provided to City residents. Highlights for other key component funds will be discussed at a summary level as well.

GENERAL FUND OPERATING

Table 2. General Fund Operations

	FY 2015/16 Adopted Budget	FY 2015/16 Amended Budget	Actuals as of 9/30/2015 (unaudited)	% of Amended Budget
Revenues:				
Taxes:				
Property Tax	\$ 12,072,224	\$ 12,072,224	\$ 429,907	3.6%
Property Tax in-lieu	15,732,303	15,732,303	-	0.0%
Utility Users Tax	15,912,000	15,912,000	3,075,676	19.3%
Sales Tax	19,269,321	19,269,321	1,231,407	6.4%
Other Taxes	9,155,250	9,155,250	645,452	7.1%
Licenses & Permits	2,090,930	2,090,930	536,893	25.7%
Intergovernmental	230,000	230,000	440,158	191.4%
Charges for Services	10,733,409	10,733,409	2,511,441	23.4%
Use of Money & Property	3,469,962	3,469,962	(146,739)	-4.2%
Fines & Forfeitures	623,760	623,760	111,674	17.9%
Miscellaneous	103,400	103,400	29,359	28.4%
Total Revenues	\$ 89,392,559	\$ 89,392,559	\$ 8,865,228	9.9%
Expenditures:				
Personnel Services	18,446,109	18,446,109	3,647,268	19.8%
Contractual Services	61,100,017	61,405,017	16,862,634	27.5%
Material & Supplies	3,614,989	3,634,989	311,385	8.6%
General Government	-	-	-	-
Debt Service	-	-	-	-
Fixed Charges	4,298,728	4,298,728	1,378,086	32.1%
Fixed Assets	50,000	274,000	-	0.0%
Total Expenditures	\$ 87,509,843	\$ 88,058,843	\$ 22,199,373	25.2%
<i>Excess (Deficiency) of Revenues Over (Under) Expenditures</i>	1,882,716	1,333,716	(13,334,145)	
Transfers:				
Transfers In	2,492,842	2,492,842	-	0.0%
Transfers Out	3,399,383	3,399,383	1,148,359	33.8%
Net Transfers	\$ (906,541)	\$ (906,541)	\$ (1,148,359)	
Total Revenues & Transfers In	91,885,401	91,885,401	8,865,228	9.6%
Total Expenditures & Transfers Out	90,909,226	91,458,226	23,347,732	25.5%
Net Change of Fund Balance	\$ 976,175	\$ 427,175	\$ (14,482,504)	

General Fund Operating Revenues

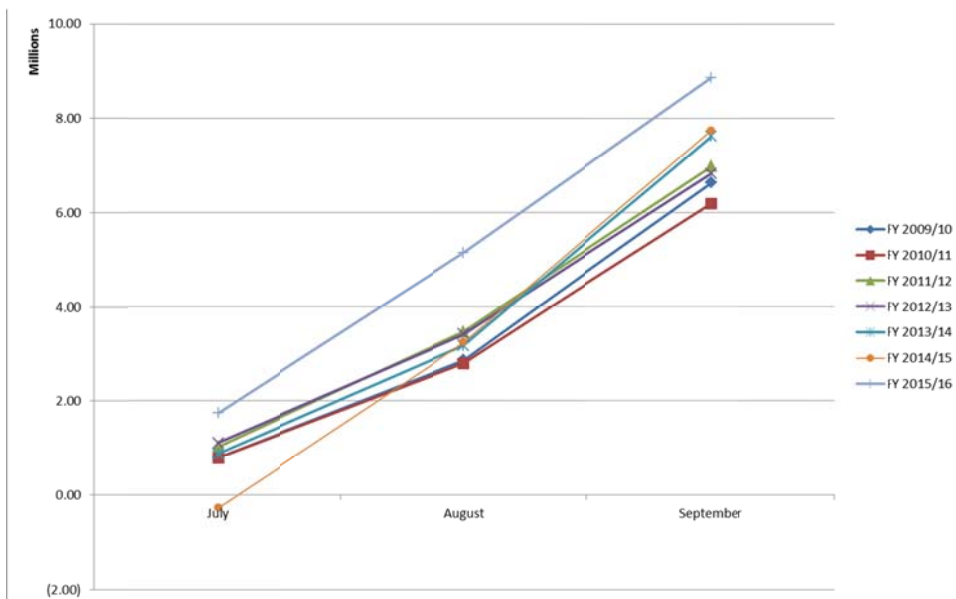
The General Fund is comprised of several revenue types. However, the main sources include property tax, utility users tax, and sales tax. Each of these are affected by different economic activity cycles and pressures.

Table 3. General Fund Operating Revenues

	FY 2015/16 Adopted Budget	FY 2015/16 Amended Budget	Actuals as of 9/30/2015 (unaudited)	% of Amended Budget
Revenues:				
Taxes:				
Property Tax	\$ 12,072,224	\$ 12,072,224	\$ 429,907	3.6%
Property Tax in-lieu	15,732,303	15,732,303	-	0.0%
Utility Users Tax	15,912,000	15,912,000	3,075,676	19.3%
Sales Tax	19,269,321	19,269,321	1,231,407	6.4%
Other Taxes	9,155,250	9,155,250	645,452	7.1%
Licenses & Permits	2,090,930	2,090,930	536,893	25.7%
Intergovernmental	230,000	230,000	440,158	191.4%
Charges for Services	10,733,409	10,733,409	2,511,441	23.4%
Use of Money & Property	3,469,962	3,469,962	(146,739)	-4.2%
Fines & Forfeitures	623,760	623,760	111,674	17.9%
Miscellaneous	103,400	103,400	29,359	28.4%
Total Revenues	\$ 89,392,559	\$ 89,392,559	\$ 8,865,228	9.9%

The following chart represents a graphical representation comparing total General Fund revenue collections through the first quarter, over a seven year period.

Chart 1. General Fund Revenue Trends



Property Taxes/Property Taxes In-Lieu

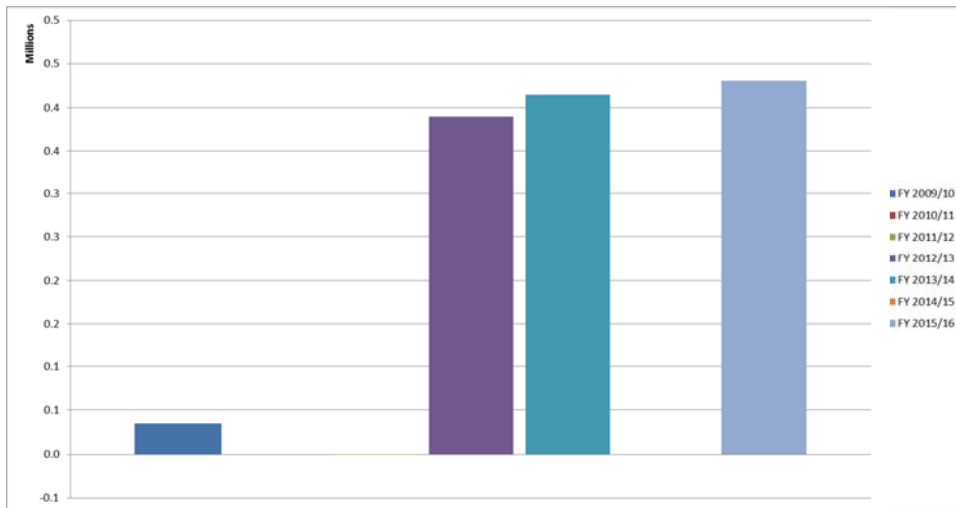
Property taxes were budgeted to increase by 7% from the FY 2014/15 Amended Budget. The annual schedule of property tax payments from the County of Riverside will provide payments to the City based on the following estimated schedule:

Secured Property Tax Payment Dates

Settlement 1	January
Settlement 2	May
Settlement 3	August
Teeter Settlement	October

Based on historical averages of actual receipts, the City is estimated to receive 2% of the budgeted property tax revenue within the first quarter. The City has currently received 2% during the first quarter. Property taxes will continue to be monitored as property valuations may adjust through the year based on property sales and assessment appeals filed with the County.

Chart 2. General Fund First Quarter Revenue Trend – Property Taxes



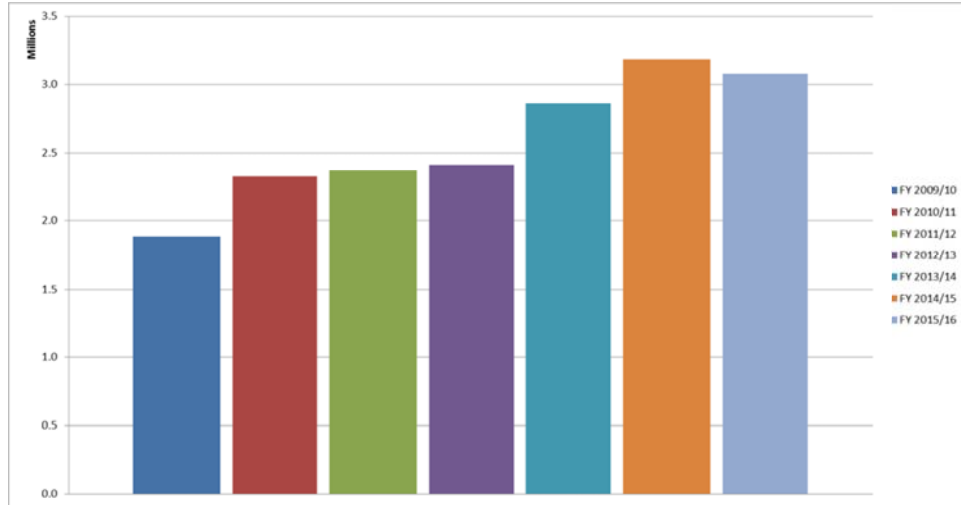
Note: FYs 2010/11, 2011/12 and 2014/15 did not receive any property tax revenues in the first quarter.

Utility Users Tax

Utility Users taxes were budgeted to remain flat from the FY 2014/15 Amended Budget. This projection is primarily due to competitive forces within the communications markets. Both the wireless and wired markets experienced downturns year over year. Based on our discussions with utility tax experts, there are a couple of causes for this trend. First is competition and bundling practices within the market as more small players continue to join the market. Second is the migration of customers from contract plans to prepaid plans. Currently there is no method within the State to capture UUT related to prepaid wireless plans. There is currently legislation in Sacramento trying to address this and close that gap.

Based on historical averages of actual receipts, the City is estimated to receive 13% of the budgeted utility users tax revenue within the first quarter. The City has currently received 19.3% during the first quarter.

Chart 3. General Fund First Quarter Revenue Trend – Utility Users Taxes

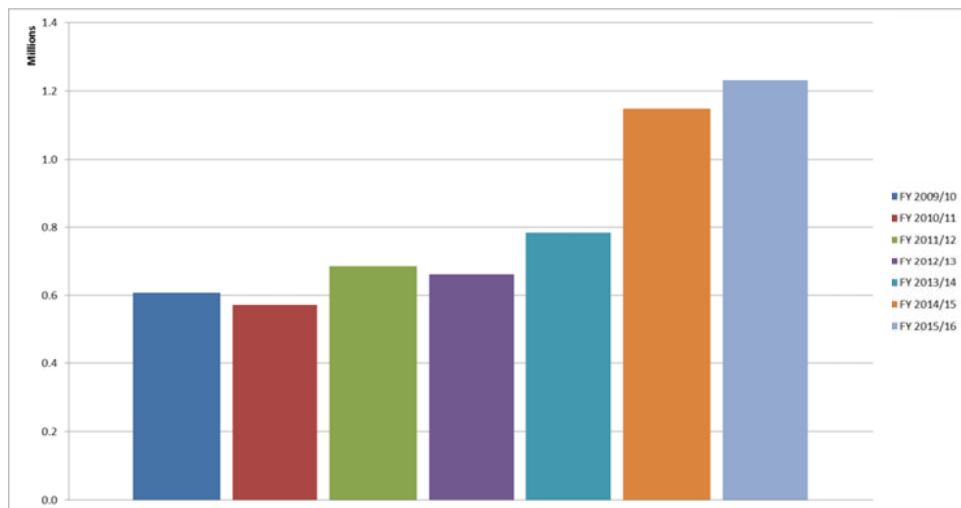


Sales Taxes

Based on the recovering economy and new businesses that began operating in the City, the FY 2015/16 sales tax budget was increased by 9.2%. Sales tax receipts will need to be continually monitored through the year to determine if current trends begin to plateau or begin to decrease.

Based on historical averages of actual receipts, the City is estimated to receive 6% of the budgeted sales tax revenue within the first quarter. The City has currently received 6.4% during the first quarter.

Chart 4. General Fund First Quarter Revenue Trend – Sales Taxes

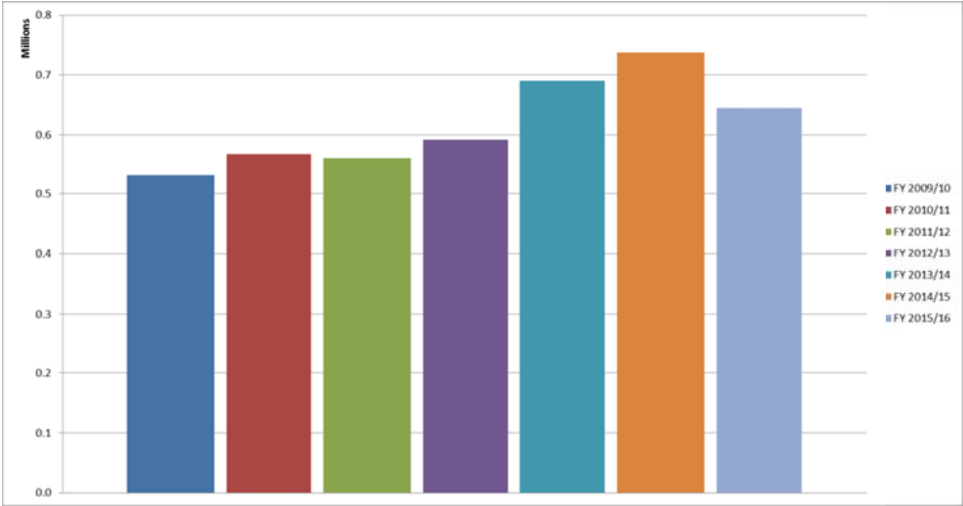


Other Taxes

Other taxes are primarily composed of Business Gross Receipts, Transient Occupancy Tax, Documentary Transfer Tax, and Franchise Fees. Collectively, other taxes were budgeted to increase 10.8% from the FY 2014/15 Amended Budget.

Based on historical averages of actual receipts, the City is estimated to receive 8% of the budgeted Other Taxes revenue within the first quarter. The City has currently received 7.1% during the first quarter.

Chart 5. General Fund First Quarter Revenue Trend – Other Taxes

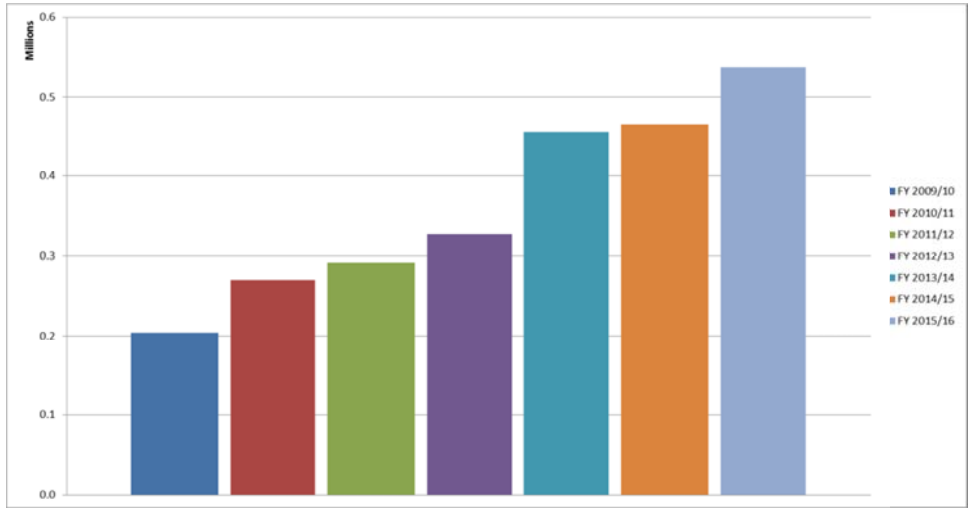


Licenses & Permits

Licenses & Permits are primarily composed of Business and Animal Licenses, along with Building, Electrical, Mechanical, Plumbing and other permits. Collectively, Licenses & Permits were budgeted to increase 37.6% from the FY 2014/15 Amended Budget.

Based on historical averages of actual receipts, the City is estimated to receive 26% of the budgeted Licenses & Permits revenue within the first quarter. The City has currently received 25.7% during the first quarter.

Chart 6. General Fund First Quarter Revenue Trend – Licenses & Permits

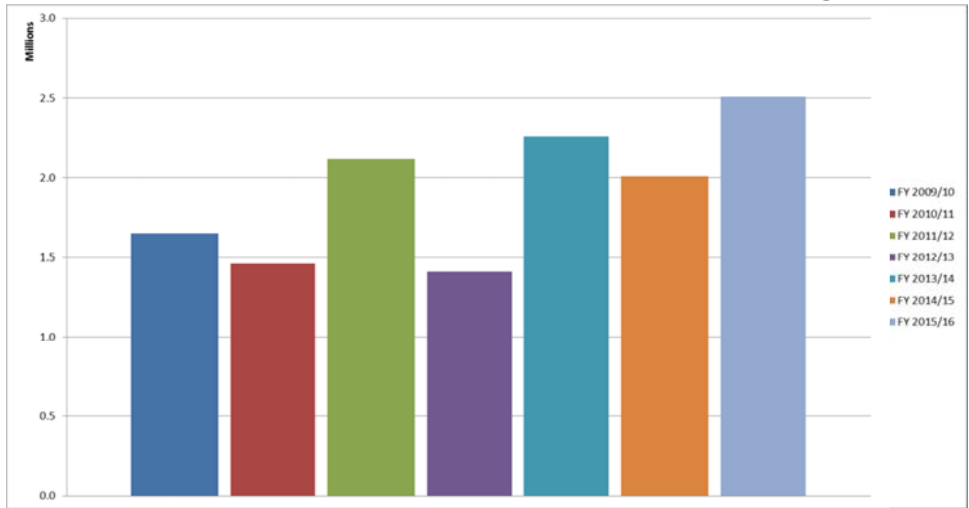


Charges for Services

Charges for Services are primarily composed of Plan Check Fees, Inspection Fees, Administrative Charges to other funds, and Parking Control Fines. Collectively, Charges for Services were budgeted to increase 15.6% from the FY 2014/15 Amended Budget.

Based on historical averages of actual receipts, the City is estimated to receive 22% of the budgeted Charges for Services revenue within the first quarter. The City has currently received 23.4% during the first quarter.

Chart 7. General Fund First Quarter Revenue Trend – Charges for Services



Use of Money and Property

Investment income continues to remain low due to extremely low rates of return for fixed income investments. The investments managed by Chandler Asset Management totaled \$82,154,547 at par and achieved a Yield to Maturity (YTM) for September 2015 of 1.41%. This compares to

a YTM in June 2015 of 1.38% and a YTM in September 2014 of 1.42%. The investments managed by Cutwater Asset Management totaled \$54,180,338 at par and achieved a Yield to Maturity (YTM) for September 2015 of 1.08%. Since Cutwater was assigned a portion of the portfolio in December, the comparative metrics we have available are from June 2015 with a YTM of 1.08% and March 2015 with a YTM of 1.07%. In addition, the City maintained \$17,626,318 in the State Local Agency Investment Fund Pool (LAIF) with a YTM of .34%. This is a very low rate of return compared to historical experience, but is indicative of how investment income is performing everywhere. As the market begins to move upward, there will be less opportunity for these trading gains.

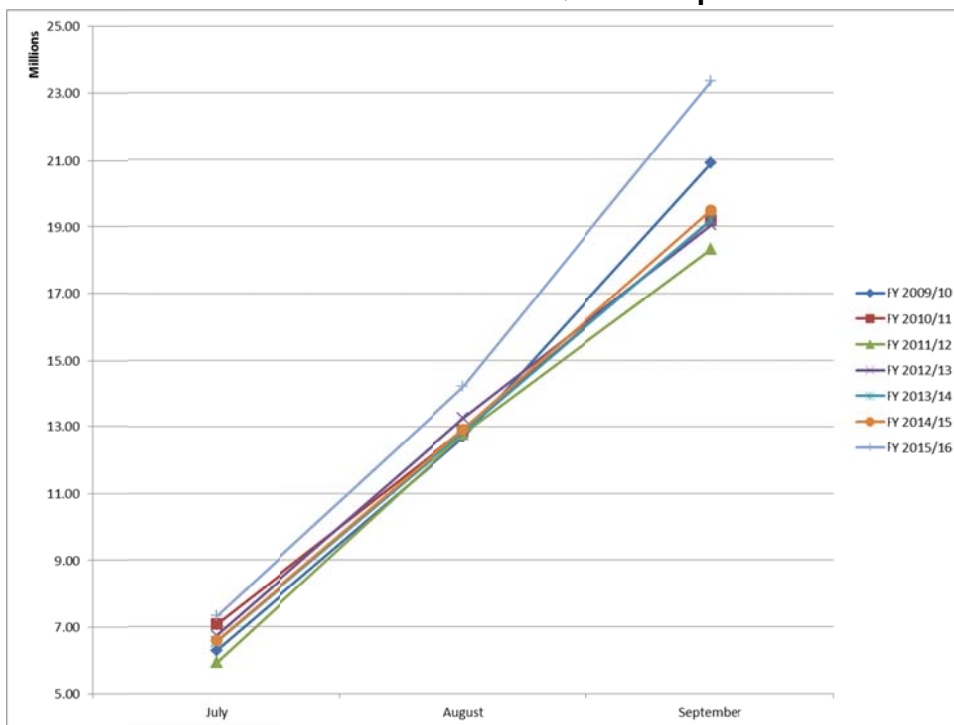
General Fund Expenditures

Expenditures are being spent in-line with prior year expenditures. Each Department's activities will be monitored throughout the year as they may be impacted by different economic activity cycles and pressures.

Table 4. General Fund Expenditures

	FY 2015/16 Adopted Budget	FY 2015/16 Amended Budget	Actuals as of 9/30/2015 (unaudited)	% of Amended Budget
Department				
City Council	\$ 621,116	\$ 805,346	\$ 148,656	18.5%
City Clerk	512,583	512,583	115,019	22.4%
City Manager	1,640,137	1,307,362	265,602	20.3%
City Attorney	723,542	723,542	65,064	9.0%
Community Development	5,624,400	5,624,400	976,446	17.4%
Economic Development	1,129,753	1,129,753	173,816	15.4%
Financial & Management Services	7,496,505	7,645,050	1,477,941	19.3%
Administrative Services	3,938,047	3,938,047	807,533	20.5%
Public Works	7,884,460	8,433,460	1,053,632	12.5%
Non-Departmental	3,973,383	3,973,383	2,247,014	56.6%
Non-Public Safety Subtotal	33,543,926	34,092,926	7,330,723	21.5%
Public Safety				
Police	39,309,484	39,309,484	11,534,779	29.3%
Fire	18,055,816	18,055,816	4,482,230	24.8%
Public Safety Subtotal	57,365,300	57,365,300	16,017,009	27.9%
Total	\$ 90,909,226	\$ 91,458,226	\$ 23,347,732	

Chart 8. General Fund First Quarter Expense Trends



CONTINUED CHALLENGES AND ITEMS OF NOTE

Preserving a balanced City budget over the next several years will require the same level of vigilance and strategic planning which produced the budget. While focusing significant energy to attract and retain local businesses, the City will also contend with fiscal pressures associated with:

- A General Fund subsidy for street lights, along with the impacts of future SCE rate increases;
- Continued cost increases levied by the County for contract law enforcement services;
- Projected cost increases for contract Fire protection;
- Anticipated pension cost increases, exacerbated by revisions to CalPERS rate methodology which had previously smoothed rate increases over longer periods;
- With the dissolution of the prior Redevelopment Agency, there are continued risks that the payment of certain agreements may not be approved by the California Department of Finance, which will impact the General Fund.
- The General Fund's obligation to guarantee debt service payments on the police and fire facilities;
- The restoration of funding for deferred infrastructure maintenance and vehicle replacements during the fiscal downturn.
- The continuation of the existing Utility User Tax.

The City Council's resolve as demonstrated during the budget cycle, along with engaged managers throughout the City organization and a collaborative relationship with our employees should continue to serve us well to successfully address these challenges ahead.

OTHER KEY FUNDS

The following summaries describe other major funds in the City.

Moreno Valley Community Services District

The Moreno Valley Community Services District (CSD) was formed by the voters in 1984 to collect fees and certain taxes to provide an array of services including parks, recreation and community services, streetlights, landscaping and ongoing maintenance. The CSD provides these services through separate "zones" that define the services that are provided.

For certain zones, the primary revenue source used to provide services to properties is parcel fees or taxes levied on properties via their annual tax bill. Proposition 218, passed by California voters in November 1996, has posed a serious challenge to managing the future operation of the CSD zones. Prop. 218 requires any revenue increase to be addressed through a voting process by affected property owners. For a period following the initial implementation of Prop. 218, the CSD was successful in receiving approval for some new or increased revenues. There were also revenue increases due to the growth of developed parcels within the zones. However, due to cost increases that exceed any offsetting increases in the revenues over the past years, and the recent economic downturn slowing new parcel growth, property owners have been resistant to efforts to fully fund service levels.

Table 5. CSD Operations

	FY 2015/16 Adopted Budget	FY 2015/16 Amended Budget	Actuals as of 9/30/2015 (unaudited)	% of Amended Budget
Revenues:				
Taxes:				
Property Tax	\$ 4,045,429	\$ 4,045,429	\$ 146,528	3.6%
Other Taxes	6,392,300	6,392,300	-	0.0%
Charges for Services	6,162,347	6,162,347	370,159	6.0%
Use of Money & Property	743,900	743,900	159,653	21.5%
Fines & Forfeitures	50,000	50,000	8,933	17.9%
Miscellaneous	9,150	9,150	1,369	15.0%
Transfers In	1,560,375	1,560,375	390,093	25.0%
Total Revenues	18,963,501	18,963,501	1,076,734	5.7%
Expenditures:				
Library Services Fund (5010)	\$ 1,747,334	\$ 1,747,334	\$ 435,449	24.9%
Zone A Parks Fund (5011)	9,068,071	9,068,071	1,991,811	22.0%
LMD 2014-01 Residential Street Lighting Fund (5012)	1,700,769	1,700,769	258,929	15.2%
Zone C Arterial Street Lighting Fund (5110)	1,005,200	1,005,200	140,596	14.0%
Zone D Standard Landscaping Fund (5111)	1,228,678	1,228,678	175,956	14.3%
Zone E Extensive Landscaping Fund (5013)	527,795	527,795	34,941	6.6%
5014 LMD 2014-02	2,326,393	2,326,393	320,248	13.8%
5015 CFD 2014-01	-	-	-	#DIV/0!
Zone M Median Fund (5112)	195,126	195,126	24,936	12.8%
CFD No. 1 (5113)	1,410,481	1,410,481	262,231	18.6%
Zone S (5114)	53,346	53,346	6,747	12.6%
5211 ZONE A PARKS - RESTRICTED ASSETS	50,192	50,192	-	0.0%
Total Expenditures	19,313,385	19,313,385	3,651,844	18.9%
Net Change or				
Adopted Use of Fund Balance	\$ (349,884)	\$ (349,884)	\$ (2,575,110)	

Community Services District Zone A – Parks & Community Services

The largest Zone within the CSD is Zone A. It accounts for the administration and maintenance of the Parks & Community Services facilities and programs. Funding sources for these services come from a combination of property taxes, fees for service and smaller amounts from other City funds.

Table 6. CSD Zone A Operations

	FY 2015/16 Adopted Budget	FY 2015/16 Amended Budget	Actuals as of 9/30/2015 (unaudited)	% of Amended Budget
Revenues:				
Taxes:				
Property Tax	\$ 2,133,544	\$ 2,133,544	\$ 75,665	3.5%
Other Taxes	4,930,000	4,930,000	-	0.0%
Charges for Services	1,075,350	1,075,350	340,651	31.7%
Use of Money & Property	671,200	671,200	171,554	25.6%
Miscellaneous	7,150	7,150	648	9.1%
Transfers In	521,021	521,021	130,254	25.0%
Total Revenues	9,338,265	9,338,265	718,772	7.7%
Expenditures:				
35010 Parks & Comm Svcs - Admin	\$ 496,229	\$ 496,229	\$ 93,454	18.8%
35210 Park Maintenance - General	3,362,922	3,362,922	714,950	21.3%
35211 Contract Park Maintenance	485,131	485,131	76,826	15.8%
35212 Park Ranger Program	379,377	379,377	72,730	19.2%
35213 Golf Course Program	271,857	271,857	70,952	26.1%
35214 Parks Projects	205,777	205,777	43,437	21.1%
35310 Senior Program	564,102	564,102	120,866	21.4%
35311 Community Services	188,893	188,893	44,904	23.8%
35312 Community Events	82,767	82,767	21,969	26.5%
35313 Conf & Rec Cntr	486,736	486,736	116,945	24.0%
35314 Conf & Rec Cntr - Banquet	342,162	342,162	80,053	23.4%
35315 Recreation Programs	1,333,706	1,333,706	326,712	24.5%
35317 July 4th Celebration	134,054	134,054	53,036	39.6%
35318 Sports Programs	666,855	666,855	134,568	20.2%
35319 Towngate Community Center	67,503	67,503	13,197	19.6%
95011 Non-Dept Zone A Parks	-	-	7,214	#DIV/0!
Total Expenditures	9,068,071	9,068,071	1,991,811	22.0%
Net Change or Adopted Use of Fund Balance	\$ 270,194	\$ 270,194	\$ (1,273,039)	

Electric Utility

The Moreno Valley Utility (MVU) manages the operation, maintenance and business planning of the City's electric utility. MVU's basic purpose is to purchase and distribute electricity to customers in newly developed areas of the City. The City began serving new customers in February 2004, and now serves more than 5,600 customers. As it reaches fiscal and operational maturity, MVU will continue to be a key component of the City's economic development strategy. The City Council has established special tiered rates for electric utility customers based upon factors such as the number of jobs created.

The main revenue source for this fund is derived from charges for services. The customer base includes residential, commercial and industrial customers. The growth in customer base will continue to provide for the ability to create rate stabilization and replacement reserve funding.

Table 7. MVU Operations

	FY 2015/16 Adopted Budget	FY 2015/16 Amended Budget	Actuals as of 9/30/2015 (unaudited)	% of Amended Budget
Revenues:				
Charges for Services	\$ 27,153,398	\$ 27,153,398	\$ 9,961,877	36.7%
Use of Money & Property	80,500	80,500	5,161	6.4%
Miscellaneous	81,721	81,721	29,558	36.2%
Total Revenues	27,315,619	27,315,619	9,996,596	36.6%
Expenditures:				
45510 Electric Utility - General	\$ 18,809,614	\$ 18,809,614	\$ 3,303,910	17.6%
45511 Public Purpose Program	2,740,147	2,740,147	225,932	8.2%
45520 2007 Taxable Lease Rev Bonds	1,831,700	1,831,700	-	0.0%
45530 2005 Lease Revenue Bonds	-	-	-	#DIV/0!
96031 Non-Dept 2013 Refunding 05 LRB	-	-	190	
Total Expenditures	23,381,461	23,381,461	3,530,033	15.1%
Net Change or Adopted Use of Fund Balance	\$ 3,934,158	\$ 3,934,158	\$ 6,466,563	

MVU's revenues and expenses will fluctuate annually based on energy demands.

Chart 9. MVU First Quarter Revenue Trends

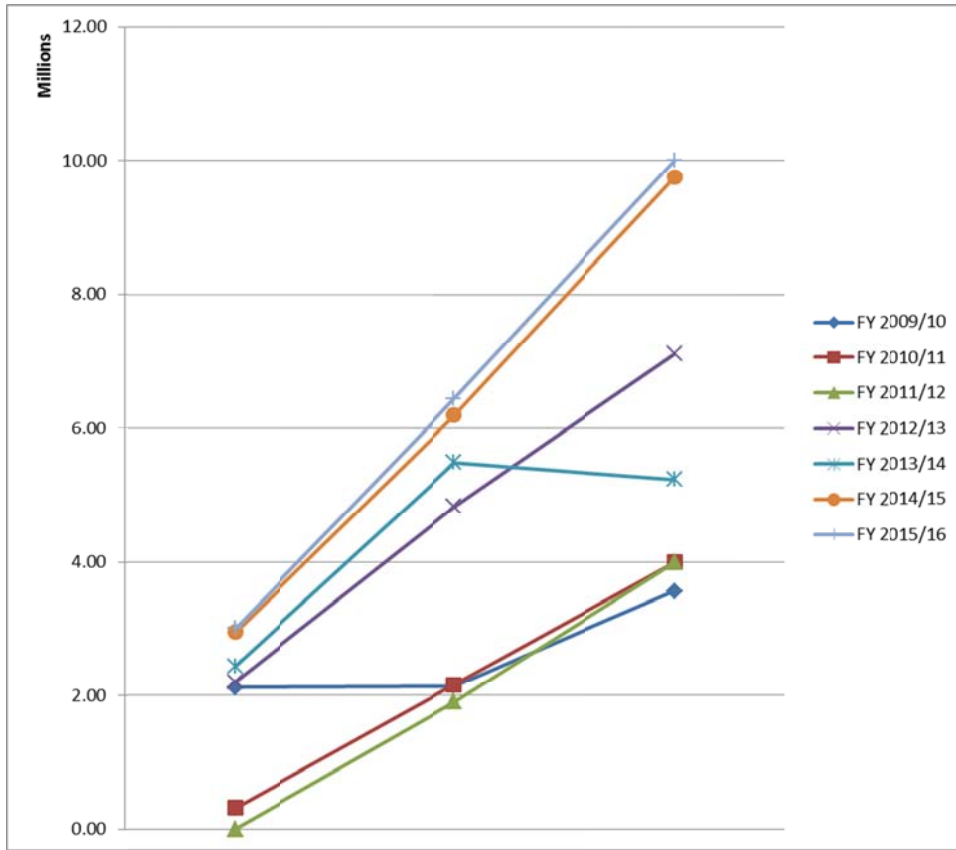
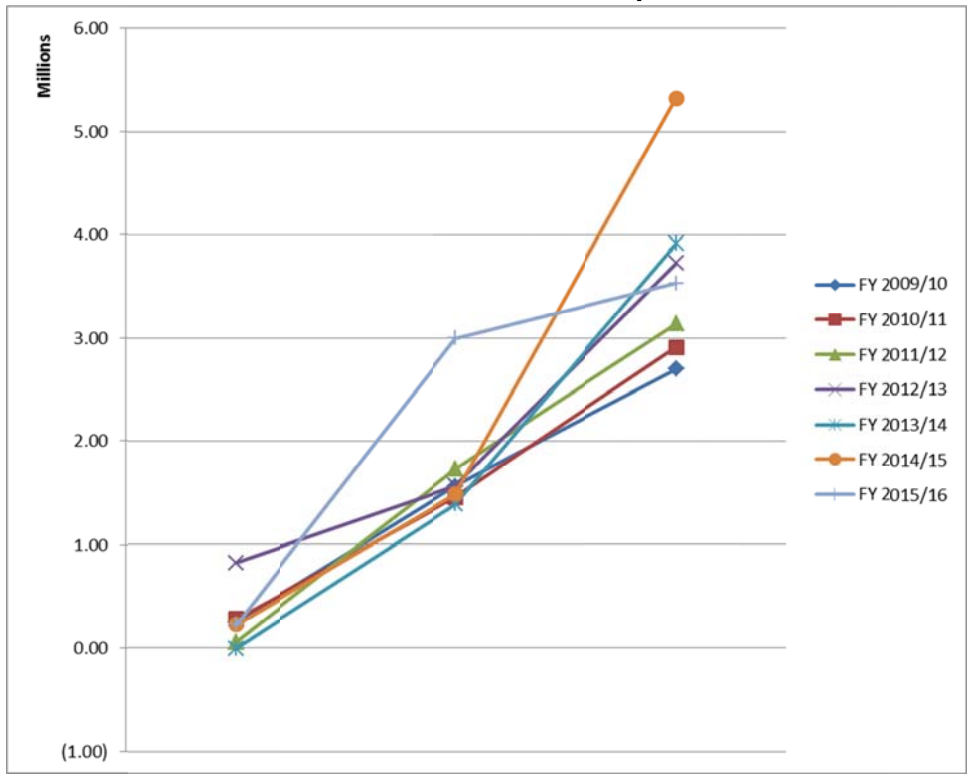


Chart 10. MVU First Quarter Expense Trends



SUMMARY

The City of Moreno Valley is experienced certain levels of recovery following the Great Recession and continues to maintain a balanced Budget without the use of reserves.

Although the City has experienced positive results in some areas through FY 2014/15 and the first quarter of FY 2015/16, the City should remain cautiously optimistic as we proceed though the fiscal year.

As positive fund balances begin to grow, we will bring back to the City Council for discussion options to address the other challenges and unfunded liabilities, as well as examining the reserve fund balances held by the City.

RESOLUTION NO. 2015-78

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, ADOPTING THE REVISED BUDGET FOR FISCAL YEARS 2015/16 – 2016/17

WHEREAS, the City Council approved the Operating Budget for the City for Fiscal Years 2015/16 – 2016/17, a copy of which, as may have been amended by the City Council, is on file in the Office of the City Clerk and is available for public inspection; and

WHEREAS, the City Manager has heretofore submitted to the City Council proposed amendments to the Budgets for the City for Fiscal Years 2015/16 – 2016/17, a copy of which, as may have been amended by the City Council, is on file in the Office of the City Clerk and is available for public inspection; and

WHEREAS, the said proposed amendments to the Budgets contain estimates of the services, activities and projects comprising the budget, and contain expenditure requirements and the resources available to the City; and

WHEREAS, the said proposed amendments to the Budgets contain the estimates of uses of fund balance, if required, to stabilize the delivery of City services during periods of operational deficits; and

WHEREAS, the amended Budgets, as herein approved, will enable the City Council to make adequate financial plans and will ensure that City officers can administer their respective functions in accordance with such plans.

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

1. The Proposed Amendments to the Budgets, as shown on Exhibits A and B to this Resolution and as on file in the Office of the City Clerk, and as may have been amended by the City Council, is hereby approved and adopted as part of the Budgets of the City of Moreno Valley for Fiscal Years 2015/16 – 2016/17.
2. The Proposed Amendments to Position Control included within the staff report and contained in the Position Control Roster attached as Attachment 5 and on file in the Office of the City Clerk, and as may have been amended by the City Council, is hereby adopted as part of the Approved Position Control of the City of Moreno Valley for Fiscal Years 2015/16 – 2016/17.

1
Resolution No. 2015-78
Date Adopted: December 1, 2015

- 3. The amounts of proposed expenditures, which may include the uses of fund balance specified in the approved budget, are hereby appropriated for the various budget programs and units for said fiscal years.
- 4. Within fifteen (15) days after the adoption of this Resolution, the City Clerk shall certify to the adoption hereof and, as so certified, cause a copy to be posted in at least three (3) public places within the City.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED this 1st day of December, 2015.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

2
Resolution No. 2015-78
Date Adopted: December 1, 2015

Attachment: Resolution No. 2015-78 [Revision 2] (1762 : FISCAL YEAR 2015/16 FIRST QUARTER BUDGET REVIEW AND APPROVAL OF THE

RESOLUTION JURAT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF MORENO VALLEY)

I, Jane Halstead, City Clerk of the City of Moreno Valley, California, do hereby certify that Resolution No. 2015-78 was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting thereof held on the 1st day of December, 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem and Mayor)

CITY CLERK

(SEAL)

3
Resolution No. 2015-78
Date Adopted: December 1, 2015

CITY OF MORENO VALLEY
GENERAL FUND
FY 2015/16 Proposed Amendments

EXHIBIT A

Department	Fund	Account Description	GL Account	FY 2015/16 Amended Budget	Proposed Amendment	Revised Budget	Description - Proposed Adjustment
Community Development	1010	Foreclosure Registration Fees	1010-20-26-20110-525080	\$ -	\$ 150,000	\$ 150,000	New revenue/expense for foreclosure registrations
Admin. Services	1010	Animal Services - Perris Shelter	1010-18-38-18210-500410	81,600	(67,720)	13,880	Loss of revenue from the City of Perris revenue
Financial & Management Svcs	1010	T & M Reimbursed Costs	1010-30-33-25020-583010	50,000	(50,000)	-	Reduce revenue acct 1010-30-33-25020-583010 (T&M Reimbursed Costs). Savings will be reflected in acct 611510 (Reimbursed Salaries In & Out)
Financial & Management Svcs	1010	SB90 State Mandated Costs	1010-99-99-91010-480170	-	435,000	435,000	Recognize one-time SB 90 revenues received from the State
Financial & Management Svcs	1010	Transfer In	1010-99-99-91010-802914	-	4,552	4,552	Final transfer of \$4,552 for DIF study costs
TOTAL REVENUES					\$ 471,832		
Admin. Services	1010	Salaries, Regular	1010-18-38-18210-611110	\$ 970,404	\$ 38,043	\$ 1,008,447	Animal Rescue Coordinator C11, Step C
Admin. Services	1010	Benefits - Bank	1010-18-38-18210-612120	286,137	19,782	305,919	Animal Rescue Coordinator C11, Step C
Admin. Services	1010	Oper Mfrs - Furn & Equip	1010-18-38-18210-630330	48,000	60,000	108,000	Carryover from FY 14/15. for the construction of a Healthy Dog Intake Area at the Moreno Valley Animal Shelter.
Community Development	1010	Professional Svcs - Other	1010-20-26-20110-620299	-	120,000	120,000	New revenue/expense for foreclosure registrations
Financial & Management Svcs	1010	Salaries, Reimbursable (In/Out)	1010-30-33-25020-611510	-	(25,000)	(25,000)	Reduce revenue acct 1010-30-33-25020-583010 (T&M Reimbursed Costs) and reduce expense acct 611510 (Reimbursed Salaries In & Out). based on the last 12 months, the actual reimbursement may be \$25,000 for the year
Financial & Management Svcs	1010	Maint & Repair - Machine Equip	1010-30-39-16210-620930	-	20,000	20,000	Adjustment to cover anticipated maintenance on Machine Repair/Equipment
Financial & Management Svcs	1010	Transfers to SUCCESSORY AGENCY ADMIN FUND	1010-99-99-91010-904800	-	298,513	298,513	Based on an audit of the State Controller's Office the Gen. Fund shall return funds to the Succ. Agency
City Attorney	1010	Professional Svcs - Legal Svcs	1010-14-10-14010-620230	250,000	(20,000)	230,000	Reclassification of employees funded through reduction to contractual services
City Attorney	1010	Salaries, Regular	1010-14-10-14010-611110	236,727	20,000	256,727	Reclassification of employees funded through reduction to contractual services
TOTAL EXPENSES					\$ 531,338		

CITY OF MORENO VALLEY
GENERAL FUND
FY 2016/17 Proposed Amendments

EXHIBIT A

Department	Fund	Account Description	GL Account	FY 2015/16 Amended Budget	Proposed Amendment	Revised Budget	Description - Proposed Adjustment
Admin. Services	1010	Animal Services - Perris Shelter	1010-18-38-18210-500410	\$ 83,232	\$ (83,232)	\$ -	Loss of revenue from the City of Perris revenue
Community Development	1010	Foreclosure Registration Fees	1010-20-26-20110-525080	-	150,000	150,000	New revenue/expense for foreclosure registrations
Financial & Management Svcs	1010	T & M Reimbursed Costs	1010-30-33-25020-583010	50,000	(50,000)	-	Reduce revenue acct 1010-30-33-25020-583010 (T&M Reimbursed Costs). Savings will be reflected in acct 611510 (Reimbursed Salaries In & Out)
TOTAL REVENUES					\$ 16,768		
Admin. Services	1010	Salaries, Regular	1010-18-38-18210-611110	970,404	39,945	1,010,349	Animal Rescue Coordinator C11, Step C
Admin. Services	1010	Benefits - Bank	1010-18-38-18210-612120	286,137	20,771	306,908	Animal Rescue Coordinator C11, Step C
Community Development	1010	Professional Svcs - Other	1010-20-26-20110-620299	-	120,000	120,000	New revenue/expense for foreclosure registrations
City Attorney	1010	Professional Svcs - Legal Svcs	1010-14-10-14010-620230	250,000	(21,000)	229,000	Reclassification of employees funded through reduction to contractual services
City Attorney	1010	Salaries, Regular	1010-14-10-14010-611110	236,727	21,000	257,727	Reclassification of employees funded through reduction to contractual services
Financial & Management Svcs	1010	Salaries, Reimbursable (In/Out)	1010-30-33-25020-611510	-	(25,000)	(25,000)	Reduce revenue acct 1010-30-33-25020-583010 (T&M Reimbursed Costs) and reduce expense acct 611510 (Reimbursed Salaries In & Out). based on the last 12 months, the actual reimbursement may be \$25,000 for the year
Financial & Management Svcs	1010	Maint & Repair - Machine Equip	1010-30-39-16210-620930	-	20,000	20,000	Adjustment to cover anticipated maintenance on Machine Repair/Equipment
Financial & Management Svcs	1010	Agency Svcs - State	1010-99-99-91010-620310	906,000	(81,000)	825,000	For FY 16/17, the projected expenditure of \$906k will be reduced to \$825k based on updated estimates
TOTAL EXPENSES					\$ 94,716		

Attachment: Exhibit A - General Fund (1762 : FISCAL YEAR 2015/16 FIRST QUARTER BUDGET REVIEW

CITY OF MORENO VALLEY
NON - GENERAL FUND
FY 2015/16 Proposed Amendments

EXHIBIT B

Department	Fund	Account Description	GL Account	FY 2015/16 Amended Budget	Proposed Amendment	Revised Budget	Description - Proposed Adjustment
Financial & Management Svcs	3001	Reimbursements - Other Govts	3001-99-99-93001-483010	\$ -	\$ 1,000,000	\$ 1,000,000	These funds are being segregated from the other reimbursement funding that would be captured in Fund 3008 and to easily identify for future Library construction.
Financial & Management Svcs	3008	Reimbursements - Other Govts	3008-99-99-93008-483010	1,000,000	(1,000,000)	-	These funds are being segregated from the other reimbursement funding that would be captured in Fund 3008 and to easily identify for future Library construction.
Public Works	3005	Transfer In	3005-99-99-93005-802903	-	15,500	15,500	Transfer of fund balances between two Fire capital funds
Financial & Management Svcs	4800	Interest Income - Other	4800-30-33-20820-460200	3,150	(1,575)	1,575	Payment of MVU loan to Successor Agency
Financial & Management Svcs	4800	Principal Repayment	4800-30-33-20820-461000	31,500	31,500	63,000	Payment of MVU loan to Successor Agency
Financial & Management Svcs	4800	Transfers in - from GENERAL FUND	4800-99-99-94800-801010	-	298,513	298,513	Based on an audit of the State Controller's Office the Gen. Fund shall return funds to the Succ. Agency
Financial & Management Svcs	7010	Transfer In	7010-99-99-97010-807110	-	600,000	600,000	Transfer to balance the two ISF funds based on actual performance and actuarial valuation
TOTAL REVENUES					\$ 943,938		
Public Works	2000	Salaries, Reimbursable (In/Out)	2000-70-77-45220-611510	\$ (1,790,626)	\$ 107,000	\$ (1,683,626)	Adjusted to reflect a reduction of other project funding sources
Public Works	2000	Salaries, Reimbursable (In/Out)	2000-70-77-45220-611510	(1,790,626)	193,354	(1,597,272)	Move traffic engineer cost to sign/stripping in Measure A
Public Works	2001	Salaries, Reimbursable (In/Out)	2001-70-76-45122-611510	-	(193,354)	(193,354)	Move traffic engineer cost to sign/stripping in Measure A
Public Works	2001	Interest Expense	2001-99-99-92001-670410	10,600	(10,600)	-	Adjusting interest payments to reflect the loan being paid off.
Public Works	2903	Transfer Out	2903-99-95-92903-903005	-	15,500	15,500	Transfer of fund balances between two Fire capital funds
Financial & Management Svcs	2914	Transfer Out	2914-99-95-92914-901010	-	4,552	4,552	Transfer for DIF study costs
Financial & Management Svcs	7110	Transfer Out	7110-99-99-97110-907010	-	600,000	600,000	Transfer to balance the two ISF funds based on actual performance and actuarial valuation
Financial & Management Svcs	7220	CIP Other	7220-30-39-80003-720199	469,285	119,579	588,864	Box Springs Communication Site 803-0011-30-39. Carryover of budget from Radio Repeater System 803-0012-30-39
TOTAL					\$ 836,031		

CITY OF MORENO VALLEY
NON - GENERAL FUND
FY 2016/17 Proposed Amendments

EXHIBIT B

Department	Fund	Account Description	GL Account	FY 2015/16 Amended Budget	Proposed Amendment	Revised Budget	Description - Proposed Adjustment
Financial & Management Svcs	3001	Reimbursements - Other Govts	3001-99-99-93001-483010	-	1,000,000	1,000,000	These funds are being segregated from the other reimbursement funding that would be captured in Fund 3008 and to easily identify for future Library construction.
Financial & Management Svcs	3008	Reimbursements - Other Govts	3008-99-99-93008-483010	1,000,000	(1,000,000)	-	These funds are being segregated from the other reimbursement funding that would be captured in Fund 3008 and to easily identify for future Library construction.
Financial & Management Svcs	4800	Interest Income - Other	4800-30-33-20820-460200	1,575	(1,575)	-	Payment of MVU loan to Successor Agency
Financial & Management Svcs	4800	Principal Repayment	4800-30-33-20820-461000	31,500	(31,500)	-	Payment of MVU loan to Successor Agency
TOTAL REVENUES					\$ (33,075)		
Public Works	2000	Salaries, Reimbursable (In/Out)	2000-70-77-45220-611510	\$ (1,843,144)	\$ 193,354	\$ (1,649,790)	Move traffic engineer cost to sign/stripping in Measure A
Public Works	2001	Salaries, Reimbursable (In/Out)	2001-70-76-45122-611510	-	(193,354)	(193,354)	Move traffic engineer cost to sign/stripping in Measure A
Public Works	2001	Interest Expense	2001-99-99-92001-670410	10,600	(10,600)	-	Adjusting interest payments to reflect the loan being paid off.
TOTAL					\$ (10,600)		

City of Moreno Valley

Date Council Approved _____

Date Effective _____

CLASS SPECIFICATION
Animal Rescue Coordinator

GENERAL PURPOSE

Under general supervision, performs a variety of duties necessary for the evaluation and marketing of animals for adoption, development of rescue contacts and transfer of animals to rescue organizations and creates and maintains an active volunteer program that will reduce the number of animals euthanized. Promotes humane care of animals through education and humane, pro-active animal service programs committed to preventing the suffering of animals and ending pet overpopulation while recognizing the value of animal rescue groups to help place companion animals into new homes. May perform other related duties as assigned.

DISTINGUISHING CHARACTERISTICS

Animal Rescue Coordinators showcase and promote animals using social media, videos and photographs, while networking and relationship building with animal rescue groups. Incumbents may perform intake activities including inputting animal data into the department records system, performing vaccinations, conducting preliminary health examinations and animal assessments. Incumbents interact with the public during adoption events, out-processing of fostered, adopted or recovered animals. Work requires contact with sick, injured, unruly and/or vicious animals in accordance with law and City policy and procedure.

Animal Rescue Coordinator is distinguished from Lead Animal Care Technician in that incumbents in the latter class provide lead work direction in addition to performing animal care or rescue duties.

ESSENTIAL DUTIES AND RESPONSIBILITIES

The duties listed below are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to this class.

1. Development and implementation of animal marketing strategies to increase adoption rates and educational programs relating to animal welfare.
2. Make contacts, develop relationships and serve as the primary point of contact for animal rescue groups and organizations, in order to effectively increase the animal live release rate through the transferring of animals to these groups.
3. Manage, monitor, and promote an effective animal fostering program with outside groups.
4. Conduct initial and annual inspections and background checks as needed to rescue and foster homes that work with agency.
5. Participates regularly in or plans, schedules, set up and assists with animal adoption outreach events that frequently occur on weekends; coordinates spay/neutering of animals in anticipation of outreach activities.

Animal Rescue Coordinator

6. Conducts training sessions for animal adoption program and other staff or volunteers on the proper handling, evaluation and adoption of shelter animals.
7. Organize for or transports animals to groomers, veterinarians, adoption outreaches or other locations as needed.
8. Will video and photograph animals to email for breed specific and general interest groups.
9. Maintains records of rescued animals and communications made in attempt to get an animal placed.
10. Provides assistance to the public with contacting individual rescue groups.
11. Stays current with available shelter animals to assess for rescue, and able to follow through with policy and procedures to partner with groups.
12. Assists individuals seeking lost animals or adoptable animals; assists customers in making pet selections; responds to public inquiries regarding care and treatment of animals.
13. Advises public of legal rights and interprets appropriate laws, regulations and policy as they relate to the adoption of animals or transfer of animals to adoption partners; tactfully handle complaints, trying to remedy the problems, gathering evidence and issuing denials, as necessary.
14. Assist in the preparation and completion of grant applications related to reducing pet over-population and increasing positive outcomes for shelter animals.
15. Performs office clerical and administrative duties as assigned.

OTHER DUTIES

1. Treat all animals humanely, with compassion and concern, both on and off the job and transmit these values to others.
2. Assist in the office with preparation of required paperwork and assist in the kennel with the care of animals.
3. Provides microchip services to residents impounded animals, including scanning and implanting chips.
4. Assists as needed with the euthanasia and disposal of animals, as required by City policy and procedures.

QUALIFICATIONS

Knowledge of:

1. Techniques and procedures for the safe, humane and efficient handling of animals.
2. Methods, practices and procedures in the handling, care and feeding of animals, including practices and techniques for handling unruly and/or vicious animals.
3. Basic state, county and local law, ordinances and regulations applicable to the licensing, control, care and protection of animals.

4. Animal behaviors and proper animal handling techniques.
5. Common breeds of domestic animals, their characteristics and behavior patterns.
6. Infectious and contagious diseases of animals and their symptoms.
7. Safe operation of cleaning equipment and chemicals used in the cleaning process.
8. Microchip implantation and scanning techniques.
9. Excellent communication (written & verbal) and public relations skills.

Ability to:

1. Clearly explain animal services to the public and rescue groups.
2. Safely and confidently handle animals of all sizes and temperaments in a humane manner.
3. Learn and follow appropriate procedures for administering medications and vaccinations as directed by a veterinarian.
4. Use computer programs to track history and outcomes while utilizing the existing database.
5. Ability to create and manage an Adoption Partner network.
6. Proficiently maintain records needed to participate in the rescue program.
7. Work independently, be self-motivated and have ability to multi-task while following direction.
8. Demonstrate working in professional manner with others in a fast pace, complex and changing environment.
9. Understand and follow oral and written instructions.
10. Communicate effectively (written & verbal) with the public and provide effective customer service.
11. Apply sound independent judgment in a variety of situations in accordance with established policies and procedures.
12. Exercise tact and good judgment to establish and maintain effective working relationships with other staff, volunteers, rescue groups, the public and others encountered in the course of work.
13. Demonstrate knowledge and ability to euthanize animals.

Education, Training and Experience:

A typical way of obtaining the knowledge, skills and abilities outlined above is graduation from high school or G.E.D. equivalent, and two years of work experience that include working with animals; or an equivalent combination of training and experience.

Licenses; Certificates; Special Requirements:

A valid California driver's license and the ability to main insurability under the City's vehicle insurance policy.

Ability to obtain a P.C. 832 certification and pass a breed identification and symptoms of disease test within one year of employment.

PHYSICAL AND MENTAL DEMANDS

The physical and mental demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this class. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

Physical Demands

While performing the duties of this job, employees are regularly required to use hands to finger, handle, feel or operate objects, tools or control; and reach with hands and arms. The employee is regularly required to stand, walk or sit; talk or hear; stoop, bend, kneel, crouch or crawl. The employee must regularly lift and/or move animals or objects up to 50 pounds and frequently over 100 pounds.

Specific vision abilities required by this job include close vision, distance vision, color vision, peripheral vision, depth perception and the ability to adjust focus.

Mental Demands

While performing the duties of this class, incumbents are regularly required to use written and oral communication skills; read and interpret data, information and documents; analyze and solve animal care and shelter maintenance problems; use basic mathematics; observe and interpret situations; work with regular interruptions; and interact with other staff, the public and others encountered in the course of work. The employee is occasionally required to deal with dissatisfied or quarrelsome individuals.

WORK ENVIRONMENT

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this class. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

Employees regularly work on slippery and uneven surfaces and are exposed to loud noise, odors and dirt. Employees are routinely exposed to dangerous, injured or diseased animals; fecal matter, blood and other hazards; and to various cleaning chemicals.

Animal Rescue Coordinator

City of Moreno Valley

Date Council Approved March 13, 2007

Date Effective April 6, 2007

**CLASS SPECIFICATION
Assistant City Attorney**

GENERAL PURPOSE

Under general direction, assists in managing operations of the City Attorney's Office and performs a wide range of legal services of a complex nature in representing the City and providing advice and counsel to City staff, the City Council and official City boards and commissions; conducts legal research and drafts legal documents; represents the City and its employees in federal and state litigation and administrative hearings; and performs related duties as assigned.

DISTINGUISHING CHARACTERISTICS

Assistant City Attorney is responsible for providing legal services and counsel on a wide range of highly complex and sensitive legal issues confronting City departments, elected officials, City management, employees and official City boards and commissions. An incumbent is also responsible for assisting the City Attorney in the management and supervision of the City Attorney's Office. Overall assignments are typically complex, require particularized skills and political sensitivity and involve significant risk and consequences for the City. Duties and responsibilities are carried out with considerable independence within the framework of established policies, procedures and guidelines.

Assistant City Attorney is distinguished from Deputy City Attorney in that an incumbent in the former class is responsible for assisting in the management of the City Attorney's Office and is responsible for the more complex cases involving a higher degree of sensitivity and greater risk and consequences for the City.

ESSENTIAL DUTIES AND RESPONSIBILITIES

The duties listed below are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to this class.

1. Assists in planning, organizing, supervising and evaluating work the City Attorney's Office; with staff, develops, implements and monitors work plans to achieve assigned goals and objectives; contributes to development of and monitoring of performance against the annual Office budget; participates in developing, implementing and evaluating work programs, plans, processes, systems and procedures to achieve Office and City goals, objectives and performance measures consistent with the City's quality and service expectations; assists in planning and evaluating the performance of Office staff.
2. Provides legal advice to City executives and managers on a wide range of law and regulations, including employment, environment, real estate, right of way, construction, tort liability, public records, Brown Act, conflicts of interest and public agency powers, obligations and limitations; conducts research and provides opinions and advice regarding the duties, powers, functions and

obligations of City departments and related bodies; provides risk assessments and advice to elected officials and City staff on current legal issues; provides advice and direction to ensure City compliance with legal requirements; reviews documents for legality; determines priorities and timelines for the resolution of numerous competing legal issues.

3. Prepares and litigates or oversees private counsel in litigating City cases in all areas of law and commercial, business and construction disputes, including the review, analysis and investigation of claims made against the City and its employees; represents the City and its employees in state and federal litigation; prepares for trial by investigating and mastering non-legal information and facts, legal provisions, statutes, case law and City Code; investigates claims and defenses raised by claimants; interviews witnesses; conducts document discovery; investigates and locates evidentiary materials; performs legal research; tries cases; drafts appellate briefs and oral arguments before state and federal appellate courts; participates in negotiations and settlement discussions; prepares cost/benefit analyses of pursuing litigation versus other forms of resolution; prepares and takes depositions; selects expert witnesses; files pre-trial pleadings and motions; drafts hearing briefs; handles appeals.
4. Researches legal issues and statutory and case law; drafts and reviews opinions, ordinances, resolutions, Code amendments, contracts, leases, deeds and other legal documents and instruments; drafts and approves ordinances, resolutions and contracts as to form and legality; prepares oral and written legal opinions for City departments and staff; drafts, reviews and finalizes legal documents; reviews and approves contracts; drafts explanatory memoranda on legal implications of complex issues; reviews department documents for legal sufficiency.
5. Attends meetings of and provides advice to the City Council and other official boards and commissions as requested by the City Attorney; represents the City in administrative hearings before City bodies and state and federal agencies; represents the City in negotiations to resolve issues involving litigation risk.
6. Reviews proposed legislation for policy and fiscal impacts on the City; advises City staff on legal and policy issues; monitors and prepares comments on proposed federal and state legislation and regulation; recommends changes in City policies and practices in order to comply with legal requirements..
7. Responds to complex public records requests; provides interpretations of City Code provisions to citizen and public official requests.

OTHER DUTIES

1. Keeps abreast of City functions, programs and operations and monitors changes in law and regulations for impacts.
2. Assists other attorneys in all phases of legal work on complex litigation.
3. Answers correspondence and public inquiries on legal matters related to City business.

QUALIFICATIONS

Knowledge of:

1. Principles and practices of civil and administrative law, especially as they relate to municipal governments.
2. State and federal court procedures and rules of evidence.
3. Interview techniques and methods and strategies for case preparation.
4. Pleadings and effective practices and techniques in the presentation of court cases.
5. Principles, methods and techniques of legal research and investigation.
6. City Council procedures, filing requirements and deadlines, as well as parliamentary procedures found in Code provisions that govern Council proceedings.
7. Municipal Code, state and federal law and regulation, court decisions and other legal requirements applicable to municipal government functions, operations and staff.
8. The Brown Act, the Fair Political Practices Act, the Public Records Act and other state laws and court cases applicable to municipalities and public bodies.
9. Principles and practices of legal communication.
10. Responsibilities and obligations of public officials and administrative agencies in the State of California.
11. Principles and practices of effective supervision.
12. City human resources policies and procedures and labor contract provisions.

Ability to:

1. Prepare legal briefs and other legal documents and instruments.
2. Define issues, perform legal research, analyze problems, evaluate alternatives and develop sound conclusions and recommendations.
3. Present statements of fact, law and argument clearly, logically and persuasively.
4. Exercise sound, independent judgment within general policy guidelines and legal parameters.
5. Interpret state and federal laws, regulations, legislation and constitutional provisions affecting municipal operations.
6. Develop sound litigation strategy and represent the City effectively in hearings, courts of law and meetings.
7. Prepare clear, concise and comprehensive correspondence, reports and other written materials.
8. Use effective written and oral communication skills, including explaining complex and unfamiliar principles to non-technical audiences.

9. Advocate for the City in presenting statements of fact, law and argument clearly, logically and persuasively.
10. Objectively and neutrally evaluate witnesses, legal materials and evidence.
11. Organize, set priorities and exercise sound independent judgment within areas of responsibility.
12. Remain neutral on issues where there are competing political agendas.
13. Conduct computer assisted legal research and investigation.
14. Use a high degree of tact, discretion and diplomacy in dealing with sensitive situations and concerned or upset individuals.
15. Develop and maintain effective working relationships with elected officials, City management and staff, officers of the court, litigants and their attorneys, complainants, representatives of other public agencies, business and community leaders, media representatives, City residents, the public and others encountered in the course of work.

Education, Training and Experience:

A typical way of obtaining the knowledges, skills and abilities outlined above is graduation from a four-year college or university; graduation with a juris doctor degree from an accredited law school; and at least seven years of progressively responsible experience in the practice of civil law and civil litigation defense in a municipal setting.

Licenses; Certificates; Special Requirements:

Admission to the Bar of the State of California and admission to practice law before State of California and federal courts.

A valid California driver's license and the ability to maintain insurability under the City's vehicle insurance policy.

PHYSICAL AND MENTAL DEMANDS

The physical and mental demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this class. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

Physical Demands

While performing the duties of this job, the employee is regularly required to sit; talk or hear, both in person and by telephone; use hands to finger, handle and feel computers and standard business equipment; and reach with hands and arms. The employee is frequently required to stand and walk.

Specific vision abilities required by this job include close vision and the ability to adjust focus.

Mental Demands

While performing the duties of this class, the incumbent is regularly required to use written and oral communication skills; read and interpret complex data, information and documents; analyze and solve complex problems; use math/mathematical reasoning; perform highly detailed work under changing, intensive deadlines, on multiple concurrent tasks; work with constant interruptions, and interact with elected officials, City management and staff, officers of the court, litigants and their attorneys, complainants, representatives of other public agencies, business and community leaders, media representatives, City residents, the public and others encountered in the course of work.

WORK ENVIRONMENT

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this class. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

The employee works under typical office conditions, and the noise level is usually quiet.

City of Moreno Valley

Date Council Approved _____

Date Effective _____

CLASS SPECIFICATION**Paralegal****GENERAL PURPOSE**

Under general supervision, performs a wide range of legal support work in conjunction with the City Attorney's Office; conducts legal research, including state and federal case law, statutes and legislation; prepares legal documents, including all court filings and litigation related correspondence; assists attorneys in litigation of civil and criminal cases; reviews and prepares contracts, agreements and citations for attorney approval; and performs a wide range of paralegal and legal secretarial duties as assigned.

DISTINGUISHING CHARACTERISTICS

Paralegal is distinguished from Legal Secretary by their responsibilities of conducting factual or legal research; analyzing situations and recommending an effective course of action; working with a substantially greater degree of skill and independence; communicating effectively both orally and in writing; reading and understanding statutes, court decisions, and legal documents; and obtaining data through interviewing clients.

ESSENTIAL DUTIES AND RESPONSIBILITIES

The duties listed below are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to this class.

1. Performs legal research; prepares documents for civil litigation and code enforcement; and organizes and maintains litigation and litigation form files.
2. Composes, types and compiles pleadings, including answers, complaints, motions, appellate and trial briefs, affidavits, discovery and other legal documents and related correspondence, case memoranda, reports, and exhibits.
3. Supports in-house staff as needed in coordinating legal activities, such as, assist with depositions, trials and other legal events; inform attorneys of pertinent activities; schedules and arranges meetings for attorneys, calendar, organize, monitors and retrieves all court dates, legal deadlines, meetings and other important dates; arrange, contacts and coordinates investigators and experts; requests subpoenas of records and/or witnesses and review documents; and maintains telephone contact with courts, witnesses and outside counsel.
4. Prepares ordinances and resolutions as assigned. Prepares and maintains a variety of records, reports and files related to the City Attorney's office.
5. Reviews and processes finished materials for completeness, accuracy, format, compliance with local, state and federal rules and policy procedures, and appropriate English usage; reviews contracts and

agreements for compliance with standardized forms; reviews citations of case law, statutes, and City codes.

6. Perform secretarial duties; answering phones, filing, etc.
7. Formulates and implements new and revised office procedures and forms.
8. Participates in budget preparation and administration; Monitors and controls expenditures.
9. Reviews contracts, bonds and insurance certifications.
10. Maintains law library.
11. Perform other duties as assigned.

QUALIFICATIONS

Knowledge of:

1. Legal terminology, procedures and the format for legal documents.
2. Standard office administrative and secretarial practices and procedures as well as local court rules and procedures, pleading practices and litigation protocol.
3. Computer applications used in the course of work, such as, legal research databases, word-processing, spreadsheet and graphical presentation.
4. Correct English grammar, spelling and usage.
5. Basic business arithmetic.
6. Organization, functions and activities of the City Attorney's office and municipal government.
7. Legal office and secretarial procedures and requirements.
8. Federal and State Court rules and procedures.
9. Criminal and civil law functions of the legal office.
10. Modern office practices, procedures and equipment.
11. Interpersonal skills using tact, patience and courtesy.
12. City and department organization, operations, policies and objectives.
13. Proper telephone techniques and etiquette.

Ability to:

1. Perform a variety of responsible paraprofessional and legal secretarial duties in support of attorneys.
2. Research and analyze case law, statutes, regulations and legislation.

3. Properly interpret, apply, explain and make recommendations in accordance with laws, regulations, policies, codes and procedures.
4. Operate a computer to enter data, maintain records and generate reports; and utilize software applications, such as, legal research databases, word-processing, legal calendar and file management, spreadsheet, and graphics presentation as required by the duties of the job.
5. Analyze and resolve office administrative situations and problems.
6. Maintain accurate records and files, and calendar court dates and calculate litigation deadlines.
7. Organize work, set priorities, meet critical deadlines.
8. Perform work with minimal supervision.
9. Provide excellent customer service skills, including phone reception and direction.
10. Communication effectively both orally and in writing.
11. Maintain sensitive and confidential information.
12. Establish and maintain highly effective working relationships with City officials, staff, outside legal staff, litigants and claimants and others encountered in the course of work.

Education, Training and Experience:

A typical way of obtaining the knowledge, skills and abilities outlined above is graduation from high school or G.E.D. equivalent, and three years of progressively responsible experience performing journey level paralegal and legal secretarial work in a law office or municipal setting; or an equivalent combination of training and experience.

Licenses; Certificates; Special Requirements:

A valid California driver's license and the ability to maintain insurability under the City's vehicle insurance policy.

Possession of a certificate from an approved Paralegal Certification Program.

PHYSICAL AND MENTAL DEMANDS

The physical and mental demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this class. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

Physical Demands

While performing the duties of this class, employees are regularly required to sit; talk or hear, both in person and by telephone; and use hands to operate, finger, handle or feel office equipment; and reach with hands and arms. The employee is frequently required to stand and walk and lift up to 10 pounds. Specific vision abilities required by this job include close vision and the ability to adjust focus.

Mental Demands

While performing the duties of this class, employees are regularly required to use written and oral communication skills; read and interpret data; analyze and solve problems; learn and apply new information; perform highly detailed work on multiple, concurrent tasks; meet intensive and changing deadlines and interact with City officials, staff, outside legal staff, litigants and claimants, the public and others encountered in the course of work.

WORK ENVIRONMENT

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this class. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions. An employee works under typical office conditions, and the noise level is usually quiet.

City of Moreno Valley
 FY 2015/16 - 2016/17
 City Position Summary

Position Title	FY	FY	FY	FY	FY	FY	FY	FY	FY	FY
	2010/11 No.	2011/12 No.	2012/13 No.	2013/14 No.	2014/15 Adj.	2014/15 No.	2015/16 Adj.	2015/16 No.	2016/17 Adj.	2016/17 No.
Accountant I	2	2	2	2	-	2	(1)	1	-	1
Accountant II	-	-	-	-	1	1	-	1	-	1
Accounting Asst	5	3	3	3	-	3	-	3	-	3
Accounting Technician	4	4	4	3	-	3	(1)	2	-	2
Accounts Payable Supervisor	1	1	1	1	-	1	-	1	-	1
Administrative Asst	5	5	5	8	(1)	7	-	7	-	7
Administrative Services Dir	1	1	1	1	-	1	-	1	-	1
After School Prog Coordinator	4	-	-	-	-	-	-	-	-	-
After School Prog Specialist	8	-	-	-	-	-	-	-	-	-
After School Prog Supervisor	1	-	-	-	-	-	-	-	-	-
Animal Care Technician	4	4	4	4	-	4	1	5	-	5
Animal Control Officer	7	7	7	7	-	7	-	7	-	7
Animal Rescue Coordinator	-	-	-	-	-	-	1	1	-	1
Animal Services Asst	2	2	2	2	-	2	2	4	-	4
Animal Svcs Dispatcher	2	1	1	2	-	2	(1)	1	-	1
Animal Svcs Division Manager	1	1	1	1	-	1	-	1	-	1
Animal Svcs Field Supervisor	1	1	1	1	-	1	-	1	-	1
Animal Svcs License Inspector	1	1	1	1	-	1	-	1	-	1
Animal Svcs Office Supervisor	1	1	1	1	-	1	-	1	-	1
Applications & DB Admin	1	1	1	1	-	1	-	1	-	1
Applications Analyst	1	1	1	1	-	1	-	1	-	1
Assistant City Attorney	-	-	-	-	-	-	1	1	-	1
Assistant City Clerk	-	-	-	-	-	-	-	-	-	-
Assoc Environmental Engineer	1	1	1	1	-	1	-	1	-	1
Associate Engineer	6	5	5	5	-	5	(1)	4	-	4
Associate Planner	4	4	4	4	-	4	-	4	-	4
Asst Buyer	2	2	2	2	-	2	-	2	-	2
Asst City Manager	1	1	1	1	-	1	-	1	-	1
Asst Crossing Guard Spvr	1	1	1	1	-	1	-	1	-	1
Asst Network Administrator	1	1	1	1	-	1	-	1	-	1
Asst to the City Manager	1	1	1	1	-	1	(1)	-	-	-
Asst. Applications Analyst	-	-	-	-	-	-	-	-	-	-
Banquet Facility Rep	1	1	1	1	-	1	-	1	-	1
Budget Officer	1	-	1	-	-	-	-	-	-	-
Building & Neighborhood Services Div Mgr	-	-	-	1	-	1	(1)	-	-	-
Building Safety Supervisor	-	-	-	-	-	-	1	1	-	1
Building Div Mgr / Official	1	1	1	-	-	-	-	-	-	-
Building Inspector I I	4	4	4	4	-	4	-	4	-	4
Business License Liaison	-	-	-	-	-	-	1	1	-	1
Bus. Support & Neigh Prog Admin	1	1	1	-	-	-	-	-	-	-
Cable TV Producer	2	2	2	2	-	2	-	2	-	2
Chief Financial Officer/City Treas	1	1	1	1	-	1	-	1	-	1
Child Care Asst	5	5	5	4	-	4	-	4	-	4
Child Care Instructor I I	5	5	5	4	-	4	-	4	-	4
Child Care Program Manager	1	1	1	1	-	1	-	1	-	1
Child Care Site Supervisor	5	5	5	4	-	4	-	4	-	4
City Attorney	1	1	1	1	-	1	-	1	-	1
City Clerk	1	1	1	1	-	1	-	1	-	1
City Manager	1	1	1	1	-	1	-	1	-	1
Code & Neigh Svcs Official	1	1	1	-	-	-	-	-	-	-
Code Compliance Field Sup.	-	-	-	1	-	1	-	1	-	1
Code Compliance Officer I/I I	5	5	5	6	-	6	-	6	-	6
Code Supervisor	-	-	-	-	-	-	-	-	-	-
Comm & Economic Dev Director	1	1	1	1	(1)	-	-	-	-	-
Community Dev Director	1	-	-	-	1	1	-	1	-	1
Community Svcs Supervisor	1	1	1	1	-	1	-	1	-	1
Construction Inspector	4	5	5	5	-	5	-	5	-	5
Crossing Guard	35	35	35	35	-	35	-	35	-	35
Crossing Guard Supervisor	1	1	1	1	-	1	-	1	-	1

City of Moreno Valley
 FY 2015/16 - 2016/17
 City Position Summary

Position Title	FY	FY	FY	FY	FY	FY	FY	FY	FY	FY
	2010/11	2011/12	2012/13	2013/14	2014/15	2014/15	2015/16	2015/16	2016/17	2016/17
	No.	No.	No.	No.	Adj.	No.	Adj.	No.	Adj.	No.
Customer Service Asst	1	1	1	-	-	-	-	-	-	-
Dep PW Dir /Asst City Engineer	1	1	1	1	-	1	-	1	-	1
Deputy City Attorney I I I	2	2	2	-	1	1	(1)	-	-	-
Deputy City Clerk	1	1	1	1	-	1	-	1	-	1
Deputy City Manager	-	-	-	-	-	-	-	-	-	-
Dep. Comm & Economic Dev Director	-	-	-	-	-	-	-	-	-	-
Development Svcs Coordinator	1	1	-	-	-	-	-	-	-	-
Economic Dev Director	-	-	-	-	1	1	-	1	-	1
Economic Dev Mgr	-	-	-	-	-	-	1	1	-	1
Electric Utility Division Mgr	1	1	1	1	-	1	-	1	-	1
Electric Utility Program Coord	1	1	1	1	-	1	-	1	-	1
Emerg Mgmt & Vol Svc Prog Spec	2	1	1	1	-	1	-	1	-	1
Emerg Mgmt & Vol Svcs Prog Mgr	1	1	1	1	-	1	-	1	-	1
Engineering Division Manager	1	1	1	1	-	1	-	1	-	1
Engineering Technician I I	1	1	1	1	-	1	-	1	-	1
Enterprise Systems Admin	1	1	1	1	-	1	-	1	-	1
Environmental Analyst	1	1	1	1	-	1	-	1	-	1
Equipment Operator	4	4	4	4	-	4	-	4	-	4
Exec Asst to Mayor / City Council	1	1	1	1	-	1	-	1	-	1
Exec. Assistant to the City Manager	-	-	-	-	-	-	-	-	-	-
Executive Asst I	7	7	9	9	-	9	(1)	8	-	8
Executive Asst I I	1	1	1	1	-	1	-	1	-	1
Facilities Maint Mechanic	1	1	1	1	-	1	-	1	-	1
Facilities Maint Worker	3	3	3	3	(1)	2	1	3	-	3
Facilities Maintenance Spvr	1	-	-	-	-	-	-	-	-	-
Financial Analyst	-	-	-	-	-	-	1	1	-	1
Financial Operations Div Mgr	1	1	1	1	-	1	-	1	-	1
Financial Resources Div Mgr	-	-	-	1	-	1	-	1	-	1
Fire Inspector I	-	-	-	2	-	2	(2)	-	-	-
Fire Inspector I I	2	2	2	2	(1)	1	(1)	-	-	-
Fire Marshall	1	1	1	1	(1)	-	-	-	-	-
Fire Safety Specialist	1	1	1	2	(1)	1	(1)	-	-	-
Fleet Supervisor	-	-	-	-	-	-	1	1	-	1
GIS Administrator	1	1	1	1	(1)	-	-	-	-	-
GIS Specialist	1	1	1	1	-	1	-	1	-	1
GIS Technician	1	1	-	-	1	1	-	1	-	1
Housing Program Coordinator	1	1	1	1	-	1	-	1	-	1
Housing Program Specialist	3	3	3	-	-	-	-	-	-	-
Human Resources Analyst	1	1	1	1	-	1	-	1	-	1
Human Resources Technician	2	1	-	-	-	-	-	-	-	-
Info Technology Technician	2	2	2	2	-	2	-	2	-	2
Landscape Development Coord	1	1	-	-	-	-	-	-	-	-
Landscape Irrigation Tech	1	1	1	1	-	1	-	1	-	1
Landscape Svcs Inspector	7	5	3	2	-	2	-	2	-	2
Landscape Svcs Supervisor	-	-	-	-	1	1	-	1	-	1
Lead Animal Care Technician	1	1	1	1	-	1	-	1	-	1
Lead Facilities Maint Worker	-	-	-	-	1	1	-	1	-	1
Lead Maintenance Worker	3	3	3	3	-	3	1	4	-	4
Lead Parks Maint Worker	5	5	5	5	-	5	1	6	-	6
Lead Traffic Sign/Marking Tech	2	2	2	2	-	2	-	2	-	2
Lead Vehicle / Equip Tech	1	1	1	1	-	1	(1)	-	-	-
Legal Secretary	1	1	1	1	-	1	(1)	-	-	-
Lib Serv Div Mgr	1	1	1	-	-	-	-	-	-	-
Librarian	4	4	4	-	-	-	-	-	-	-
Library Asst	13	13	13	-	-	-	-	-	-	-
Library Circulation Supervisor	1	1	1	-	-	-	-	-	-	-
Maint & Operations Div Mgr	1	1	1	1	-	1	-	1	-	1
Maintenance Worker I	-	-	-	7	(7)	-	-	-	-	-
Maintenance Worker II	1	1	1	1	(1)	-	-	-	-	-

Attachment: Position Control Roster [Revision 1] (1762 : FISCAL YEAR 2015/16 FIRST QUARTER BUDGET REVIEW AND APPROVAL OF THE

City of Moreno Valley
 FY 2015/16 - 2016/17
 City Position Summary

Position Title	FY	FY	FY	FY	FY	FY	FY	FY	FY	FY
	2010/11	2011/12	2012/13	2013/14	2014/15	2014/15	2015/16	2015/16	2016/17	2016/17
	No.	No.	No.	No.	Adj.	No.	Adj.	No.	Adj.	No.
Maintenance Worker I/II	12	12	12	12	6	18	-	18	-	18
Management Aide	-	-	-	-	1	1	1	2	-	2
Management Analyst	11	11	14	12	(1)	11	(1)	10	-	10
Management Asst	3	3	3	4	1	5	(1)	4	-	4
Media & Production Supervisor	1	1	1	1	-	1	-	1	-	1
Network Administrator	1	1	1	1	-	1	-	1	-	1
Office Asst	1	1	1	1	(1)	-	-	-	-	-
Paralegal	-	-	-	-	-	-	1	1	-	1
Park Ranger	3	3	3	3	-	3	-	3	-	3
Parking Control Officer	2	2	2	2	-	2	-	2	-	2
Parks & Comm Svcs Director	1	1	1	1	-	1	-	1	-	1
Parks & Comm Svcs Div Mgr	-	-	1	1	-	1	-	1	-	1
Parks Maint Division Manager	1	1	-	-	-	-	-	-	-	-
Parks Maint Supervisor	2	2	2	2	-	2	-	2	-	2
Parks Maint Worker	13	13	13	13	-	13	(1)	12	-	12
Parks Projects Coordinator	1	1	1	1	-	1	-	1	-	1
Payroll Supervisor	1	1	1	1	-	1	-	1	-	1
Permit Technician	6	6	6	5	-	5	-	5	-	5
Planning Commissioner	7	7	7	7	-	7	-	7	-	7
Planning Div Mgr / Official	1	1	1	1	-	1	-	1	-	1
Principal Accountant	1	1	1	1	-	1	-	1	-	1
Purch & Facilities Div Mgr	1	1	1	1	-	1	-	1	-	1
PW Director / City Engineer	1	1	1	1	-	1	-	1	-	1
PW Program Manager	-	-	-	-	-	-	-	-	-	-
Recreation Program Coord	2	2	1	1	-	1	1	2	-	2
Recreation Program Leader	7	7	7	7	-	7	-	7	-	7
Recreation Supervisor	-	-	1	1	-	1	(1)	-	-	-
Recycling Specialist	-	-	-	1	-	1	-	1	-	1
Resource Analyst	-	-	-	-	-	-	-	-	-	-
Risk Division Manager	1	1	-	-	-	-	-	-	-	-
Security Guard	3	2	2	2	-	2	-	2	-	2
Spec Dist Budg & Accting Spvr	1	-	-	-	-	-	-	-	-	-
Spec Districts Div Mgr	1	1	1	1	-	1	-	1	-	1
Special Districts Prog Mgr	1	1	1	1	-	1	(1)	-	-	-
Sr Accountant	1	1	1	1	-	1	1	2	-	2
Sr Administrative Asst	19	14	16	14	3	17	1	18	-	18
Sr Applications Analyst	-	-	-	-	1	1	-	1	-	1
Sr Citizens Center Coord	1	1	1	1	-	1	-	1	-	1
Sr Code Compliance Officer	1	-	-	-	-	-	-	-	-	-
Sr Customer Service Asst	3	3	3	3	-	3	-	3	-	3
Sr Deputy Clerk	-	-	-	-	-	-	-	-	-	-
Sr Electrical Engineer	1	1	1	1	-	1	-	1	-	1
Sr Engineer, P.E.	11	9	9	9	-	9	(2)	7	-	7
Sr Engineering Technician	1	1	1	1	-	1	-	1	-	1
Sr Equipment Operator	1	1	1	1	-	1	-	1	-	1
Sr Financial Analyst	2	2	2	2	(1)	1	(1)	-	-	-
Sr GIS Analyst	1	1	1	1	-	1	-	1	-	1
Sr Graphics Designer	1	1	1	1	-	1	-	1	-	1
Sr Human Resources Analyst	1	1	1	1	-	1	-	1	-	1
Sr IT Technician	-	-	-	-	-	-	-	-	-	-
Sr Landscape Svcs Inspector	1	1	1	1	(1)	-	-	-	-	-
Sr Management Analyst	2	2	2	2	1	3	1	4	-	4
Sr Office Asst	6	5	5	4	(1)	3	-	3	-	3
Sr Park Ranger	1	-	-	-	-	-	-	-	-	-
Sr Parking Control Officer	1	1	1	1	-	1	-	1	-	1
Sr Parks Maint Technician	1	1	2	2	-	2	-	2	-	2
Sr Payroll Technician	1	1	1	1	-	1	-	1	-	1
Sr Permit Technician	2	2	2	2	-	2	-	2	-	2
Sr Planner	2	2	2	2	-	2	-	2	-	2

City of Moreno Valley
 FY 2015/16 - 2016/17
 City Position Summary

Position Title	FY	FY	FY	FY	FY	FY	FY	FY	FY	FY
	2010/11 No.	2011/12 No.	2012/13 No.	2013/14 No.	2014/15 Adj.	2014/15 No.	2015/16 Adj.	2015/16 No.	2016/17 Adj.	2016/17 No.
Sr Recreation Program Leader	2	2	2	2	-	2	-	2	-	2
Sr Telecomm Technician	1	1	1	1	-	1	-	1	-	1
Sr Traffic Engineer	1	1	1	1	-	1	(1)	-	-	-
Sr Traffic Signal Technician	1	1	1	1	-	1	-	1	-	1
Storekeeper	1	1	1	1	-	1	-	1	-	1
Storm Water Prog Mgr	1	1	1	1	-	1	-	1	-	1
Street Maintenance Supervisor	2	2	2	2	-	2	-	2	-	2
Sustainability & Intergovernmental Prog Mgr	-	-	-	1	-	1	-	1	-	1
Technology Services Div Mgr	1	1	1	1	-	1	-	1	-	1
Telecomm Engineer / Admin	1	1	1	1	-	1	-	1	-	1
Telecomm Technician	1	1	1	1	-	1	-	1	-	1
Traffic Operations Supervisor	1	1	1	1	-	1	-	1	-	1
Traffic Sign / Marking Tech I	1	1	1	1	-	1	-	1	-	1
Traffic Sign/Marking Tech II	2	2	2	2	-	2	-	2	-	2
Traffic Signal Technician	2	2	2	2	-	2	-	2	-	2
Trans Div Mgr / City Traf Engr	1	1	1	1	-	1	-	1	-	1
Treasury Operations Div Mgr	1	1	1	1	-	1	-	1	-	1
Tree Trimmer	1	1	1	1	-	1	(1)	-	-	-
Vehicle / Equipment Technician	2	2	2	3	-	3	-	3	-	3
Total	411	376	378	360	-	360	(5)	355	-	355

* Excludes City Council Members and temporary positions

CITY OF MORENO VALLEY

FISCAL
Policy # 3.18
1 of 23

PROCUREMENT POLICY

PURPOSE: To establish the manner by which all City procurement is to be conducted as well as to ensure City compliance with applicable laws relating to the expenditure of public funds.

POLICY: When authorized to procure material or service, all City employees shall follow this policy to correctly and ethically process a procurement need and ensure the efficient use of public funds. Public works projects are processed by the Public Works Department and follow state and federal guidelines. All City rules, regulations, laws, resolutions and the City Purchasing Ordinance are incorporated herein by reference (see Chapter 3.12 of the Municipal Code). *For an explanation of terms, see the Definitions starting on page 19 of this document.*

I. Overview

The City's Purchasing Ordinance and Procurement Policy are in place as your guideline to ensure materials and services are purchased in a legal and cost-effective manner. Keep in mind that services generally have some risk associated with them and typically require additionally insured documentation and/or a City Agreement. There are four ways to encumber and/or expend City funds for products and services:

1. Purchase Order
2. Procurement Card (CAL-Card)
3. Direct Pay
4. Petty Cash

Important to our procurement process is the system of encumbrance accounting, which helps departments (and Financial & Administrative Services) control department spending by knowing what amounts have been committed prior to the actual invoicing and payment of services. When a department makes a verbal commitment with a vendor and does not issue a purchase requisition and a purchase order is not created, it circumvents the entire budgetary control process. Verbal commitments with a vendor and the absence of a purchase order is not an acceptable practice. Obtaining a purchase order from the Purchasing Division is the main method of encumbering City funds. Exceptions to this rule are:

1. Purchase of material under \$5,000 (use of a procurement card)
2. Purchase of material on contract and paid for with a procurement card
3. Use of a Direct Pay Form for only the reasons listed in this Procurement Policy, 3.18 VII (A)

Accounts Payable will pay approved vendor invoices with an appropriate and valid purchase order number issued from the Purchasing Division.

If a purchase order number was not issued prior to procurement, the department will be required to submit a Direct Pay Form directly to Accounts Payable (not to the Purchasing Division), however, **a Direct Pay Form submitted for any reason other than those listed in section VII (A) of this Procurement Policy (3.18), must be specifically approved by the Department Head. The Department Head shall explain in writing to the Financial & Administrative Services Director the circumstances regarding the need for payment without a City issued Purchase Order.**

Because Direct Pay Forms sent directly to Accounts Payable do not allow Purchasing the opportunity to review the procurement for policy adherence prior to committing City funds, the responsibility of following all ordinances and policies will rest solely on the ordering department.

II. Signature Authority

- A. Levels of procurement signature authority are determined by City Council Resolution No. 2008-115, or as amended from time to time. Current signature authority is as follows:

Note: This new policy supercedes 3.16.

Approved by: City Manager
05/24/06
Revised: 05/25/06; 11/13/08; 5/6/09

PROCUREMENT POLICY

<i>Authorized Signer</i>	<i>Amount to be Procured</i>
Division Manager:	up to \$15,000
Department Head:	up to \$30,000
Financial & Administrative Services Director:	up to \$50,000
City Manager (or designee):	up to \$100,000
Mayor: (upon Council approval)	over \$100,000

1. Approval signatures are to be obtained prior to processing the applicable document (e.g. requisition, direct pay).
 2. Route documents through each appropriate management level based on the above chart.
 3. Signature levels may be amended from time to time per Council Resolution.
 4. Electronic signatures and/or approvals are accepted.
- B. Exceptions to Signature Authority
1. Minor procurement needs, as defined in this policy, may be processed by using an authorized City issued procurement card, however, any item(s) purchased on a procurement card valued over \$5,000 shall include an e-mail or wet signature from an individual with the appropriate signature authority, prior to making the purchase.
 2. Emergency purchases (see Chapter 3.12 of the Municipal Code).
 3. An individual with signature authority may give (in writing) signature authority to a subordinate supervisor during his or her absence.
 - a. Notify Accounts Payable, Payroll and all Department Heads and Division Managers.
 4. The City Manager may authorize exceptions to this signature authority.
- C. Payment Authorization Signature Authority
1. Signature authority to authorize a **payment** against a purchase order is administratively given to employees classified as Professional/Administrative/Management (PAM) and above.
 - a. At the beginning of each fiscal year, each department will complete the Invoice Payment Authority Designation with original signatures and initials and forward it to the Financial & Administrative Services Director. When changes to the Invoice Payment Authority Designation occur during the fiscal year, the department will send in a subsequent addendum with any necessary original signatures and initials and forward it to the Financial & Administrative Services Director.
 - b. For vendor invoices that are authorized to be paid by the Direct Pay process, please refer to the **procurement** signature authority levels for authorization on the Direct Pay Form.
 2. Where the expenditure is for another division (i.e. Public Works project for CDD, or Facilities Project for the Library) approving signatures or documentation are required from each responsible division (the one who validates the work or product and the responsible budget division).

Note: This new policy supersedes 3.16.

Approved by: City Manager
05/24/06
Revised: 05/25/06; 11/13/08; 5/6/09

CITY OF MORENO VALLEY

FISCAL
Policy # 3.18
3 of 23**PROCUREMENT POLICY**

- a. The only required signature from the servicing division would be that of the project manager, regardless of the amount. The budget owner shall obtain authorizations to pay based on the chart below.
3. The authorized invoice payment signature levels for purchase order invoices are as follows:

<i>Authorized Signer</i>	<i>Amount To Be Paid</i>
Professional/Administrative/Management (PAM)	up to \$15,000
Division Manager:	up to \$50,000
Department Head:	up to \$100,000
Financial & Administrative Services Director:	N/A
City Manager:	over \$100,000

4. Authorized payment signatures are to be on the “Authorized Payment for Purchase Order Form” (See addendum “B”) or the “Green Stamp”.
- a. The Green Stamp criteria are:
- i. Must have no more than two account numbers
 - ii. Must have no more than two signatures/initials of approval
 - iii. Must have no more than two purchase order numbers
- b. The “Authorization for Payment Form” criteria are:
- i. More than two account numbers to be charged
 - ii. More than two signatures
 - iii. The payment is reduced by a retention amount
- c. Attach the “Authorized Payment for Purchase Order Form” to the invoice.
- d. Send completed form with the invoice to Accounts Payable.

III. Circumventing the Signature or Spending Authority (Splitting of Purchases)

- A. Defined as: Intentional splitting of a purchase into two or more smaller orders for the purpose of evading a policy rule or bidding law.
1. Purchases of the same or related items in a manner that evades or appears to evade limitations of a predefined limit such as a procurement card purchase limit, signature limit, or bid limit are strictly prohibited.

IV. Procurement/Payment Methods

- A. Procurement/Payment methods available.

Note: This new policy supersedes 3.16.

Approved by: City Manager
05/24/06
Revised: 05/25/06; 11/13/08; 5/6/09

PROCUREMENT POLICY

1. Purchase Order
 - a. The Financial & Administrative Services Department has designated the purchase order as the primary and preferable procurement and payment method.
 - b. The Purchase Order (PO) is the main source of encumbering and procuring services and material. The PO is used to communicate to a vendor the City's terms and conditions, authorizes an encumbrance of City funds and is a contractual agreement to order goods and some services. The PO is used to process payment and track expenditures in the financial system.
 - c. Most services and projects will require a standard City agreement which can be found on the City's Intranet. Each agreement must be approved as to form by the City Attorney's Office.
 - i. Contact the Risk Division Manager's office if you are in doubt as to whether or not you need a City agreement. If waived, provide an e-mail from the Risk Division Manager stating such.
 2. Credit and Procurement Card
 - a. A purchase and payment method used to procure budgeted low value items, typically up to \$5,000. It may be used for higher value purchases on an approved basis. Cardholder and cardholder's manager are responsible for proper use of the credit or procurement card. The Cardholder's manager is to designate original and subsequent spending limits and types of authorized purchases.
 3. Direct Pay
 - a. A limited use payment method that is typically used for refunds, one-time payments for emergency orders and other payments as further outlined in this policy. See Section VII in this document for acceptable uses. Is not to be used for payment of services or routine/re-occurring payment of goods.
 4. Petty Cash
 - a. For reimbursements under \$100 or as amended from time-to-time.
 5. Electronic Funds Transfer
 - a. A limited use payment method that is typically used for transactions with large dollar amounts which are time sensitive. Types of payments which are routinely processed by means of a wire are debt service payments, the purchase of securities or homeowner assistance loans.
- B. The Purchasing Division will determine the best method of procurement for varying procurement needs based on all applicable laws, ordinances and policies. Your procurement/payment method decision will be reviewed for appropriateness.
- C. See Addendum "A" for a sample of payment methods.

Note: This new policy supercedes 3.16.

Approved by: City Manager
05/24/06
Revised: 05/25/06; 11/13/08; 5/6/09

PROCUREMENT POLICY

- D. Refunds of any sort should be issued as a credit to the City and/or a credit to the appropriate procurement card. Store credit shall not be accepted from the vendor. Please contact the Purchasing Division Manager if you have a vendor that will only issue a store credit voucher/card.

V. **Purchase Orders**

- A. To issue a purchase order, the following conditions shall be met:
1. The requestor shall obtain all appropriate signature(s) on a requisition for the level of expenditure.
 - a. When utilizing an approved City agreement, an appropriate signature, as defined by Signature Authority Resolution 2008-115, or as amended from time-to-time, will satisfy the signature authority requirement; therefore, signature authority per the limits prescribed is not required on the requisition, however, the requisition must be signed by the Division Manager to acknowledge the purchase. A purchase order will be issued based on the requisition description, authorized signature and City Attorney approval as to form.
 2. In the event Purchasing grants permission to process a RFP, RFQ, or Bid, by the requesting Division, all ordinances, policies and procedures must be adhered to. Prior to creating an agreement with a vendor, Purchasing will need to review the results. Once approved, you will need to send the following documents with the purchase requisition to Purchasing for award:
 - a. A copy of the RFP, RFQ, Bid document
 - b. The scope of work and approved agreement
 - c. The worksheet and/or analysis describing the vendor selected showing the quotes
 - d. A listing of all vendors who were invited and replied
 3. When a RFP, RFQ or Bid is to be processed by the Purchasing Division:
 - a. Send an e-mail or a memo initialed off from the Division Manager to Purchasing to start the process. Include:
 - i. Account number(s)
 - ii. Requested due date
 - iii. Send the scope of work and/or specifications
 4. The Risk Division Manager shall approve insurance required by the City. Approved copies of insurance documents shall be attached to the requisition and/or on file in the Purchasing Office (see Risk Management Administrative Policy No. 6.12 for insurance requirements).
 - a. When an agreement is approved "as to form" by the City Attorney (insurance has been verified), the executed agreement is sufficient to show insurance is in place and approved.

Note: This new policy supercedes 3.16.

Approved by: City Manager
05/24/06
Revised: 05/25/06; 11/13/08; 5/6/09

PROCUREMENT POLICY

- b. It is the responsibility of the requesting division/department to keep all required insurance and agreement documentation up to date and on file.
- 5. Capital expenditures require approval in the budget process. Such expenditures, whether new or carried over from a prior fiscal year, shall be listed on a capital expenditure budget sheet.
 - a. A copy of the Green Sheet Budget Form shall be attached to the requisition. Funding in the budget must be sufficient to cover the project.
 - b. If additional funds were required and approved by City Council, a copy of the staff report shall be attached to the requisition. A Budget Appropriation Form shall be completed and forwarded to the Financial & Administrative Services Department. A Purchase order will be issued once the transfer is completed.
- 6. When an expenditure is approved by City Council, apart from the formal budget process, a copy of the staff report shall be attached to the requisition.
- 7. Purchase of Used Vehicles: The purchase of used vehicles is preferred when, based on the determination of the City Manager, there is more efficiency and value to the City from buying a well maintained preowned vehicle rather than paying retail price (or government contract price if such pricing is available) for a new vehicle. This portion of the purchasing policy was approved by City Council on November 24, 2015.
 - a. City Council delegates the purchase order approval for all preowned vehicles, provided that the vehicle purchased is included in the approved budget for the current fiscal year. This specifically applies to aggregate purchases of vehicles that exceed the \$100,000 limit for City Manager approval authority from a single vendor. Whenever possible and most cost efficient, purchases will be made from an auto dealer in the City of Moreno Valley to support local jobs and the return of the sales tax to the City.
 - b. This policy change reflects that the process for purchasing used vehicles is unique in that the auto dealer is provided detailed specifications and then must search for that particular unit in the used vehicle market. Once the vehicle meeting the specifications is found, the City must move quickly to complete the purchase due to limited availability. The Purchasing Division Manager will compare the offered pricing with at least three used vehicles of similar make, model, age and mileage to verify the pricing is reasonable. Once the pricing is verified, the Purchasing Division Manager will give the dealer the approval to proceed with the vehicle purchase.
 - c. To provide proper internal control, disclosure and transparency to the purchases completed under this portion of the procurement policy, the City Manager will provide a report of all used vehicles purchased with each quarterly budget update report to City Council. This report will report the budgeted amount for each vehicle, the actual cost of the vehicle purchased and a comparative estimated price had the vehicle been purchased new.
- 7.8. Fixed asset expenditures that exceed the approved budgeted amount will be permitted up to 10% over the original approved amount budgeted for the item. The funds must be available in the budget and will require written certification by the requesting department Division Manager or Department Head.

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Note: This new policy supercedes 3.16.

Approved by: City Manager
05/24/06
Revised: 05/25/06; 11/13/08; 5/6/09

Attachment: Procurement Policy - Redline (1762 : FISCAL YEAR 2015/16 FIRST QUARTER BUDGET REVIEW AND APPROVAL OF THE

CITY OF MORENO VALLEY

FISCAL
Policy # 3.18
7 of 23**PROCUREMENT POLICY**

- a. When applicable, a Budget Appropriation Adjustment (BAA) form, to transfer additional required funds, shall be completed and forwarded to the Financial & Administrative Services Department.
- ~~8.9.~~ When requesting a single or sole source a written explanation shall be attached to the requisition and addressed to the Purchasing Division Manager for approval:
- a. When the material or **general non-professional service (see definition of professional service in #9a below)** is valued at an amount over \$5,000 where:
- i. A single or sole source purchase is requested
 - ii. When fewer than three quotes are obtained
 - iii. Give details as to why you believe your item cannot be supplied by another source. The Purchasing Division Manager will review your explanation and approve or deny the request.
- ~~9.10.~~ A professional service (non public works) is exempt from the multiple-quote requirement, however, a single or sole source request shall accompany the requisition.
- a. A professional service is defined as: architectural, construction management, construction surveys, material testing, inspection services, appraising, ad campaigns, engineering, environmental, finance, fine arts, insurance, land surveying, landscape architectural, legal management consultants, management information consultants, janitorial, medical, document processing services, municipal program implementation, performing arts, personnel, psychological, sports and underwriting or any other professional service as deemed appropriate by the Purchasing Division Manager.

Note: This new policy supercedes 3.16.

Approved by: City Manager
05/24/06
Revised: 05/25/06; 11/13/08; 5/6/09

PROCUREMENT POLICY

~~40.11.~~ Per the California Contract Code, a single or sole source for a Public Works Project requires a finding and approval by the City Engineer or appropriate Department Head.

B. Annual Purchase Orders, Contracts and Agreements

1. Annual purchase orders for materials or services may be requested where funding in the budget is sufficient to cover the expenditure.
 - a. The **total fiscal annual value** of expenditure involved with a single or group of like or associated items shall dictate the proper signature authority required.
 - b. Annual expenditures of an item, or group of like items that go together, that exceed \$5,000, require competitive quotations. Examples:
 - i. Janitorial supplies over \$5,000 annually require competitive quotation.
 - ii. Miscellaneous one time or annual supply needs under \$5,000 do not require additional quotations.
 - c. When applicable, annual requisitions should list City personnel who have been given the authority to procure items against the resulting annual purchase order.
 - d. Write in account numbers, phone numbers, and any applicable information to be listed on the purchase order.
2. Annual purchase orders, or agreements that extend to a subsequent fiscal year are subject to the appropriation of funds through the annual budget process and must include the clause shown in section "a" below. This clause must also be included in any agreement that covers multiple fiscal years.
 - a. "It should be noted that multi-year agreements may be continued each fiscal year only after funding appropriations and program approvals have been granted by the City Council. In the event that the City Council does not grant necessary funding appropriation and/or program approval, then the affected multi-year agreement becomes null and void, effective July 1st of the fiscal year for which such approvals have been denied."
3. Annual purchase orders or agreements may be extended for four additional fiscal years pending funding approval in the new year's budget.
 - a. The City Manager, or designee, may authorize deviations from this policy as deemed necessary.

C. Change Orders to an Original Purchase Order

1. Change order approvals are to be authorized by signature authority as defined in this policy.
2. Amount to be approved is the total of the original purchase order plus all subsequent change orders. Show all subsequent amounts approved on the Change Order Form, the new amount requested and the cumulative total.

Note: This new policy supercedes 3.16.

Approved by: City Manager
05/24/06
Revised: 05/25/06; 11/13/08; 5/6/09

PROCUREMENT POLICY

3. Unless deemed necessary, non public works change orders are not required to be presented to Council for approval, regardless of the cumulative amount.

Example

Original Base Purchase Order Amount	Change Order #1	Change Order #2	Total for Approval	Signature Required
\$8,500	\$500		\$9,000	Division Manager
\$28,000	\$1,000		\$29,000	Department Head
\$46,000	\$1,500	\$500	\$48,000	Financial & Administrative Services Director
\$48,000	\$6,000		\$54,000	City Manager
\$91,000	\$8,000	\$6,000	\$105,000	City Manager

- D. Urgent needs shall be handled in the following manner:
1. When there is an urgent request to procure a product or service, it may be in relation to an ongoing project.
 - a. Example #1: If a vendor has been issued a PO to trim 10 trees and wind damage creates the need for additional work, a verbal approval to the vendor will suffice and a change order shall be created and sent to the Purchasing Division Manager to add the additional work.
 - b. Example #2: A PO has been issued to install an electrical conduit between two buildings. During excavation, a water main is found that was not on the plans. The water main must be modified to allow the job to continue. City staff should contract with an appropriate vendor who has the required expertise. If current insurance or City agreement documentation is not on file for an appropriate vendor, the City staff member shall notify the Risk Division Manager for approval to move forward. Once approved and the job is complete attach the Risk Division Managers approval letter to the requisition. Send the requisition and the vendor's invoice to the Purchasing Division Manager for the creation of a Purchase order. Purchasing staff will forward the original signed invoice to Accounts Payable along with the newly created purchase order.

VI. Procurement Card Method (aka: CAL-Card)

- A. Avoiding Interest Charges on Procurement Card Purchases
 1. It is in the City's best interest to pay the credit/procurement card billing in a timely manner and avoid any interest expense. When cardholders render a timely accounting of their purchases the matching of the itemized billing to the cardholders records is a time-saving process, which can minimize the amount of time spent administering the account.
- B. Recipients of a procurement or credit card are required to attend a cardholder training session and sign the Cardholder User Agreement.
- D. Use of Procurement Cards
 1. Personalized Cards

Note: This new policy supercedes 3.16.

Approved by: City Manager
05/24/06
Revised: 05/25/06; 11/13/08; 5/6/09

PROCUREMENT POLICY

- a. A Division Manager or Department Head shall determine which City staff members are to be assigned personalized procurement or credit card.
 - b. The procurement or credit card may only be used for budgeted City-related business expenses.
 - c. Original and subsequent single and monthly transaction limits are to be authorized by the cardholder's manager.
 - d. The cardholder's manager (Approving Official) may require prior approval before each use or may give blanket purchasing authority based on the cardholder's predefined limits.
 - e. Once such cards are assigned, staff shall abide by the policy set forth herein.
 - f. Purchasing policies and procedures shall be adhered to.
2. Purchases of Services
- a. Services are typically not to be paid for with a procurement card.
 - b. On-site service related needs are not authorized to be ordered and paid for utilizing a procurement card. Any variance from this rule must be in writing from the Purchasing Division Manager.
 - c. Off site minor service purchases, such as printing, blade sharpening, picture framing, etc. are permitted **AS LONG AS THE VENDOR IS INCORPORATED**.
 - i. Non-Incorporated service vendors will require the use of a Purchase Order.
- E. Program Management
1. The Financial & Administrative Services Director will assign the following Procurement Card program management staff:
 - a. Program Coordinator
 - b. Accounts Payable Contact
 - c. Dispute Monitor
 - d. Approving Officials (Department Heads/Division Managers)
- F. Approving Officials Cardholder Set-Up Responsibilities
1. Assign transaction and monthly spending limits.
 2. Assign merchant category restrictions.
 3. Approve spending limit and merchant activity type changes for subordinate cardholders.
- G. Back Up Coverage
- Program Management staff will train and provide back up coverage for their duties related to the procurement card program.
- H. Authorized and Unauthorized Purchases
1. Use of the City's procurement card for any reason, including travel shall be restricted to City-related business only.
 - a. Cardholder must sign a Cardholder Agreement before being issued a procurement card.

Note: This new policy supercedes 3.16.

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- b. The cardholder named on the City procurement card is the only authorized person to procure business-related items with his/her individual procurement card.
 - i. A manager's card may be used by administrative staff to purchase low value miscellaneous items including travel and training arrangements. The manager shall be responsible for all purchases made on the procurement card account.
 - c. With prior approval, the procurement card may be used for travel related expenses including airfare, fuel, lodging, car rentals and other miscellaneous travel expenses.
 - d. When Per Diem is granted for approved travel, the procurement card should not be used to pay for meals or incidentals that are to be covered under the Per Diem amount given.
2. Unauthorized Use of the City's Procurement Card
- a. No cardholder shall loan the procurement card or give out the procurement card number for use by any other individual (see exception in VI,H,1,b,i).
 - b. **Transactions should not be intentionally split to go beyond a cardholders transaction limit.** Splitting an order with another card holder to go beyond a cardholders transaction limit is prohibited.
 - i. Transactions that are of such a high value that go beyond the vendors bank authorized transaction amount may be split with the Purchasing Division Manager's written approval.
4. Unauthorized purchases can result in the suspension of cardholder privileges and possible disciplinary action up to and including dismissal.
- I. Cardholder Responsibilities and Procedures
1. Accounting for Procurement Cards:
- a. A cardholder is responsible for each purchase and must provide a receipt and log for all purchase activity. The cardholder is responsible for properly coding each purchase for accounting purposes.
 - b. Cardholders must submit the reconciled statement and all attachments, including the log, invoices, disputes, credits and any requisitions required to verify the purchase, to their Approving Official (Manager) for approval.
 - c. The Cardholder is responsible to ensure the approved procurement card package is submitted to the Purchasing Division by the 10th business day after receipt of the official bank statement.
 - d. Lost or Stolen Procurement Cards
 - i. In case of a lost or stolen card, it is the responsibility of the cardholder to immediately notify the issuing bank and record the date, time and name of the individual contacted at the issuing bank.
 - ii. The cardholder must immediately inform his or her Approving Official.
- J. Approving Official Duties
1. Approving Officials shall review and approve the reconciled cardholder statements and attachments, including invoices, logs (both electronic and a hard copy), disputes, credits, and requisitions.

Note: This new policy supercedes 3.16.

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2. The Approving Official shall be sure the cardholder submits to Purchasing the approved procurement card package no later than ten (10) business days after receipt of the official bank statement.
3. Non-Compliance with Policy
 - a. Improper use and/or abuse of the procurement or credit card policy will result in disciplinary action including, but not limited to, an employee performance issue, removal from the procurement card program or, for proven fraud, termination from City employment.
 - b. Failure on the part of cardholders to render a timely accounting can result in the suspension of their card use privilege.

VII. Direct Pay

- A. The Direct Pay signature authority shall follow the procurement signature authority table as outlined in I,A above. The use of a Direct Pay shall be limited to the following areas:
 1. Direct Pay requests are allowed for non-service items that are valued up to \$5,000.
 - a. Use of a procurement card or purchase order is encouraged as a first payment method.
 2. Employee reimbursement (*in most cases the use of petty cash is the preferred payment method when the amount is under \$100*).
 3. Benefit payments.
 4. To pay for an in-store purchasing card purchase at a contracted vendor (i.e. Office Depot).
 5. Emergency purchases (see Chapter 3.12 of the Municipal Code).
 6. Refunds, i.e. Business License, canceled classes, False Alarm, Planning Fees, Etc.
 7. Utility payments, e.g. Electricity, Gas, Water, Sewer, Communication expenses.
 8. Debt Service payments.
 9. Financial management activities, e.g. Investments, Payments to Bond Trustees, Paying Agents.
 10. Payment of Retention (the following items must be submitted):
 - a. Vendor's original invoice, appropriately signed.
 - b. Copy of the staff report that shows submittal of the Notice of Completion and recommendation to release the retention to City Council.
 - c. Confirmation that City Council approved the release of retention (e.g., minutes of the meeting or affirmation memo/e-mail from City Clerk).

Note: This new policy supercedes 3.16.

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- d. Copy of the recorded Notice of Completion.
 - e. Incomplete packets will be returned and may delay the processing of the payment.
 - f. At project completion, packets should be submitted to Accounts Payable in time to meet the payment requirement date.
11. Other direct payment needs, not described in number one through ten above, must be authorized by the Financial & Administrative Services Director or his/her designee. An e-mail explaining the circumstances will most likely be sufficient. The Purchasing Division Manager and Accounts Payable Supervisor should be copied on the request.
- a. The Financial & Administrative Services Director will notify all parties of the decision to approve or disapprove the Direct Pay request.
- B. Direct Pay requests that do not meet the criteria of 1-11 above will be returned with a request to process a requisition for a purchase order.
- 1. Direct Pay Forms submitted for any reason other than those listed in section VII (A) of this Procurement Policy (3.18), shall be specifically approved by the Department Head. The Department Head shall explain in writing to the Financial & Administrative Services Director the circumstances regarding the need for payment without a City-issued purchase order.

VIII. Electronic Fund Transfers

- A. The use of an Electronic Fund Transfer shall be limited to the following areas:
 - 1. Financial Management activities, e.g. Investments, Payments to Bond Trustees, Paying Agent.
 - 2. Monthly Procurement Card statements.
 - 3. Debt Service payments.
 - 4. Homeowner Assistance loans.
 - 5. Payments for services under City agreements.
 - 6. Payroll benefits and deductions
- B. All Electronic Fund Transfers must be pre-approved by the Financial & Administrative Services Director.
- C. Payments must be submitted on the Electronic Funds Transfer Form and require the following supporting documentation:
 - 1. Vendor's original invoice or trade ticket appropriately signed.
 - 2. Copy of the staff report recommending action.
 - 3. Copy of the confirmation that City Council has approved action.

Note: This new policy supercedes 3.16.

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4. Copy of signed agreement.
- D. Processing of the Electronic Fund Transfer will be coordinated and performed by the Treasury Operations Division Manager/Assistant City Treasurer, or his/her designee.
- E. Confirmation will be provided back to the requesting department.

Note: Since Electronic Fund Transfers generally involve large dollar amounts, at least one day's prior notice is required to ensure that funds are made available.

IX. Minor Purchase

- A. Minor purchases do not require competitive quotes. The value of a minor purchase is \$5,000 or less. This value represents a one-time per fiscal year purchase or the total value of multiple purchases of the same item or group of similar items throughout the fiscal year.
Minor Purchase Example:
 1. One Air Compressor @ \$4,200
 - a. A minor purchase may be a single item or a group of like items that relate to one another, e.g. sprinkler bodies and sprinkler heads, misc. promotional items, etc.
- B. Agreements to purchase, on an annual basis, (annual purchase order or other form of agreement) of an item or group of items that relate to one another, fall into two categories
 1. An annual fiscal year total value for the product or non-professional service of \$5,000 or less will be considered a minor purchase.
 2. An annual fiscal year total value for the product or non-professional service exceeding \$5,000 will require competitive quotes for award and are **not** considered minor purchases.

X. RFOs, RFPs and Bids (non public works projects)

- A. Methods and determination
 1. The anticipated level of expenditure shall determine the method selected to secure the best value for the City. Approved budgeted capital expenditures and fixed assets typically will require a formal R.F.Q. R.F.P. or BID. See the chart below in selecting the most appropriate method.

Note: This new policy supercedes 3.16.

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Up to \$5,000	>\$5,000 - \$25,000	>\$25,000 - \$50,000	>\$50,000 - \$100,000	>\$100,000
No competitive quotes required.	Informal Quotes	Informal R.F.Q., R.F.P., or Bid	Semi-Formal R.F.Q. R.F.P., or Bid	Formal R.F.Q. R.F.P., or Bid
<ul style="list-style-type: none"> No quotes required Use your best judgment 	<ul style="list-style-type: none"> Minimum of three quotes May be verbal quotes that you keep notes of Submit quote notes with purchase paperwork 	<ul style="list-style-type: none"> Minimum of three quotes on vendor's letterhead. Faxed, e-mailed or Internet quotes are acceptable and are to be attached to the requisition. Attach approved insurance and single or sole source letter if applicable. (See Single & Sole Source requirements, Section IV, #A8-A10) 	<ul style="list-style-type: none"> Minimum three quotes. R.F.Q. has opening date & time. No negotiation or discussion. R.F.P. has closing date & time and allows for negotiation. If single or sole source, attach letter. (See Sole Source requirements, Section IV, #A7 & A8) 	<ul style="list-style-type: none"> Formal legal advertising. Opening & recording by City Clerk. Award by City Council. Staff report, proof of Council award and a valid signed agreement are to be attached to the requisition.

- B. Advertising requirements for formal bids
 - 2. Materials, supplies and equipment shall be advertised pursuant to Chapter 3.12 of the Municipal Code.
 - 3. Public projects shall be processed and awarded in accordance with all state and federal codes, acts and laws as described in Chapter 3.12 of the Municipal Code.
- C. Exceptions
 - 1. Professional Services are as follows:
 - a. Professional services are services rendered by members of a recognized profession or possessing a special skill. Such services are generally acquired to obtain information, advice, training or direct assistance. Any type of professional service that may be lawfully rendered but does not include public projects.
 - b. A professional service is defined as: Architectural, construction management, construction surveys, material testing, inspection services, appraising, ad campaigns, engineering, environmental, finance, fine arts, insurance, land surveying, landscape architectural, legal management consultants, management information consultants, janitorial, medical, document processing services, municipal program implementation, performing arts, personnel, psychological, sports and underwriting or any other professional service as deemed appropriate by the Purchasing Division Manager.
 - 2. Library Circulation Materials

Note: This new policy supercedes 3.16.

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- a. Competitive quotations are not required to purchase library books, tapes, periodicals, and other information delivery formats (such as microfilm, CD-ROM, online information) in accordance with the budget approved by the City Council, as long as sufficient unencumbered funds exist to pay the expense.

XI. RFQs, RFPs and Bids (public works projects)

- A. The City's Public Works Department is the main group that processes RFQs, RFPs and Bids for Public Works Projects.
- B. Purchasing reviews award criteria and lets the Purchase Order prior to issuing the Notice-To-Proceed.
- C. Uniform Public Construction Cost Accounting Act (UPCCA)
1. The City utilizes the UPCCA which provides for alternative bidding procedures when an agency performs public project work by contract.
 2. Public projects of \$30,000 or less may be performed by negotiated contract or by purchase order (PCC 22032(a)). This value may be adjusted from time-to-time by the State of California.
 3. Public projects of \$125,000 or less may be let to contract by the informal procedures set forth in the Act (PCC 22032(b)). This value may be adjusted from time-to-time by the State of California.
 4. Public projects of more than \$125,000 shall be let to contract by formal bidding procedures (PCC 22032(c)). This value may be adjusted from time-to-time by the State of California.
- D. On-Call Professional Service Consultants
1. The Capital Projects Division of Public Works maintains a list of qualified professional service consultants for use on a rotational or short list basis. See the Capital Projects Division Policy 2008-01 for details.

XII. Cooperative or "Piggybacking" Agreements

- A. An optional method used to procure material or service that has been awarded by another public agency, either by competitive award, volume pricing or negotiated best value. Eliminates the full RFP/RFQ or Bid process when the below requirements are met.
- B. Documentation Requirements:
1. A copy of the originating agency's documentation showing an award based on the above criteria.
 2. The original award that the City is "piggybacking" on must have been awarded within the past 24 months.
- C. Slight modifications to the product that do not alter the major operation or intention for use of the equipment are permitted.

Note: This new policy supercedes 3.16.

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XIII. City Agreement and Insurance Requirements

- A. A City agreement is typically required for most service needs and is the responsibility of the end user division to prepare and maintain.
1. City agreement templates are found on the Intranet under the City Attorney's section here: <http://edinburgh/newsite/forms/legal.shtml>
 2. Contact the Risk Division Manager's office to see if your situation warrants a waiver of this requirement.
 3. A copy of a waiver note (e-mail) shall be attached to the requisition.
- B. Multiple types of insurance are required to protect the City against loss. It is the responsibility of the requesting division to secure the proper insurance, regardless of the method chosen for procurement. See: [\zurich\shared\InterDept\AdminPolicyPDF\612.pdf](\\zurich\shared\InterDept\AdminPolicyPDF\612.pdf)
- C. See the Risk Management Administrative Policy 6.12 through 6.15 here: <http://edinburgh/newsite/policies/admin.shtml>
1. Insurance coverage must be current and applicable to the service being performed.
 2. The Risk Division Manager, or designee, must approve all insurance documents.
 3. Insurance must be in place prior to the beginning of work.
 4. Approved insurance and endorsement documents must be attached to the purchasing requisition in order for a purchase order to be issued.
 - a. When a City agreement is used, the signature page showing the City Attorney's "Approved as to Form" signature will designate that the insurance requirement has been met.

XIV. Local Vendor

- A. Local vendor is a firm, individual, partnership, association, corporation or other legal entity that regularly maintains a place of business and transacts business in, or maintains an inventory of materials, supplies or equipment for sales in, and is licensed by, or pays business taxes to the city.

XV. Central Stores Pre-Printed Forms

- A. Approval Requirements:
1. Approval for ordering Central Stores inventoried, pre-printed forms is based on each division's or department's criteria. A Central Stores requisition shall be turned in to the Purchasing Division with the appropriate signatures, as outlined in the signature authority limits in section I of this policy.
 2. Blank stationery items, stocked in Central Stores, are pre-printed with the city logo and motto as determined by the Media and Communications Division.

Note: This new policy supercedes 3.16.

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3. The formatting of City stationery/logo is standardized. The Media and Communications Division must approve any changes to the format prior to submission to the Purchasing Division.
4. Printed and personalized stationery is not stored in Central Stores and must be ordered using a regular requisition. Attach to a Stationery Order Form.

XVI. Purchases of Recycled Material

- A. Where all things are equal, the purchasing of recycled material is encouraged.
 1. Prior to purchase, get verification from the appropriate Division for the use of recycled material. i.e. Toner Cartridges (Tech. Services), Copy Paper (Purchasing).

Note: This new policy supercedes 3.16.

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DEFINITIONS

ANNUAL PURCHASE ORDER: A purchaser's written document to a vendor allowing for the purchase of a variety of materials and supplies, by authorized personnel, during a specified period of time. Issued for a specific amount of consideration that is drawn from throughout the specified time frame for payment of invoices related to the annual purchase order.

ARCHITECTURAL AND ENGINEERING SERVICES: Professional services within the scope of the practice of architecture and professional engineering, as defined by the jurisdiction, usually involving research, design, development, construction, alteration or repair of real property. Includes those professional services of an architectural, landscape architectural, engineering, environmental, geotechnical or land surveying nature as well as incidental services that members of these professions and those in their employ may logically or justifiably perform.

BEST AND FINAL OFFER: (BAFO). In competitive negotiation, the final proposal submitted after negotiations are completed, that contains the vendor's most favorable terms for price and service of products to be delivered. Used in the Request for Proposal (RFP) and Multi-step bidding process.

BID FOR PUBLIC PROJECT: (See Competitive Sealed Bid and Competitive Sealed Proposal). Any proposal submitted to the City of Moreno Valley, the Community Redevelopment Agency of the City of Moreno Valley, and the Moreno Valley Community Services District in competitive bidding for the construction, alteration, demolition, repair, maintenance, or improvement of any structure, building, road, property, or other improvement of any kind.

BID SPLITTING: It is unlawful to split or separate procurement into smaller work orders or projects for any public work project for the purpose of evading the provisions of Article 4, Division 2, Section 20163 of the Public Contract Code, requiring public work to be done by contract after competitive bidding. Every person who willfully violates this provision of this section is guilty of a misdemeanor.

BLANKET PURCHASE ORDER: A purchaser's written document to a vendor formalizing all the terms, conditions and fixed, firm pricing for a specific commodity. Fixed pricing is established first through an agreement and releases/deliveries are requested from the vendor as required by the purchasing entity.

CAL-CARD: A Visa® Procurement card sponsored by the State of California. Used by state and local governments to procure low value items. See Procurement Card definition below.

CAPITAL ASSET: An asset with a life of more than one year, either tangible or intangible, with a value above a certain minimum amount set by an agency.

CAPITAL EXPENDITURE: Money spent for the acquisition of an item, inclusive of all costs, relating to assets that add to long-term net worth. Can be used for the acquisition of hardware, equipment, real property, buildings or permanent improvements to existing assets. Must meet certain level of criteria and/or expense set by purchasing agency.

COMPETITIVE NEGOTIATION: A method for acquiring goods, services and construction for public use. Discussions or negotiations may be conducted with responsible offerors who submit proposals in the competitive range. (See request for proposal, best and final offers, award). Also called competitive sealed proposal. (Compare with competitive sealed bidding).

COMPETITIVE QUOTE: A statement of price, terms of sale and description of goods or services offered by a vendor to a prospective purchaser. Used by the purchaser to evaluate and compare quotes from competing sources.

Note: This new policy supercedes 3.16.

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COMPETITIVE SEALED BID: Also referred to as a Formal Bid. An offer submitted by a prospective vendor in response to an invitation to bid issued by a purchasing authority; becomes a contract upon acceptance by the buyer. Differs from a Competitive Sealed Proposal as follows.

- a. Public opening (versus closing time and place). Read prices, items bid, discounts offered, delivery terms, etc. No discussion with bidders. Responses evaluated against specifications. Award made to lowest responsive and responsible bidder. Once the City Clerk has received a bid, no changes may be made. Entire record is public after award. (See Competitive Sealed Proposals).

COMPETITIVE SEALED BIDDING: Preferred method for acquiring goods, services, and construction for public use in which award is made to the lowest responsive and responsible bidder, based solely on the response to the criteria set forth in the invitation to bid. Does not include discussions or negotiations with bidders.

COMPETITIVE SEALED PROPOSAL: Also referred to as Request for Proposal (R.F.P). A method for acquiring goods, services and construction services for public use from responsible offerors who submit proposals in the competitive range. Differs from a Competitive Sealed Bid as follows:

- a. Public closing (versus opening). Set time and place. Read only vendors (proposer) names. Discussion with proposers is permitted after evaluation, even encouraged. Evaluate responses against evaluation criteria and competing proposals. Proposal most advantageous to entity is awarded. Negotiations on price, terms and other factors are allowed. Only awarded contract is public.

CREDIT CARD: A credit card is one that only has a maximum spending limit. Is typically issued to Directors or the City Manager only. Differs than a "Procurement Card" in that the procurement card has built in transaction limitations.

DESIGN-BUILD: Where a single source has absolute accountability for both design and construction. The design-build approach may be used, but is not limited to use, when it is anticipated that it will: reduce project cost, expedite project completion, or provide design features not achievable through the design-bid-build method. May award the project using best value. Specific local agencies must be granted authority by the state legislature to use the design-build method.

DIRECT PAY: A limited use payment method. Typically used for refunds, one-time payments for emergency orders and other payments as further outlined in this policy. Not for routine payment of goods and services.

FIXED ASSET: An economic resource that is physical in nature such as property, buildings and equipment. Must meet level of expense set by purchasing agency. Fixed assets may be purchased as new or replacement items.

FUNDING OUT CLAUSE: An agreement whereby multi-year contracts may be continued each fiscal year only after funding appropriations and program approvals have been granted by the City Council. In the event that the City Council does not grant necessary funding appropriation and/or program approval, then the affected multi-year contract becomes null and void, effective July 1st of the fiscal year for which such approvals have been denied.

GREEN SHEET: Used for budget preparation to convey the need for a new or replacement fixed asset or a capital project request. Although this document is no longer "green", it is now in electronic form and is found on the Intranet in the budget preparation area.

MULTI-STEP BIDDING: (Also referred to as Two-step Process). A source selection method involving at least two competitive steps, combining the elements of both competitive sealed bids (formal bids) and competitive sealed proposals. The first step requires the submission of un-priced, technical proposals. In the second step, bidders with acceptable technical proposals are asked to submit sealed bid prices. A percentage (weighted average) is typically assigned to each element of the proposal to help analyze and determine the award.

Note: This new policy supercedes 3.16.

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OPEN MARKET PURCHASE: The procurement of materials, supplies or equipment, usually of a limited monetary amount, from any available and reliable source. Open market purchases shall be made when feasible and when in the best interest of the City utilizing the methods prescribed herein.

PIGGYBACK: A form of intergovernmental cooperative purchasing in which an agency purchaser requests competitive sealed bids, enters into a contract and arranges, as part of the contract, for other public purchasing agencies to purchase from the selected vendor under the same terms and conditions as itself.

PROCUREMENT: Purchasing, renting, leasing, or otherwise acquiring any supplies, services, or construction; includes all functions that pertain to the acquisition, including description or requirements, selection and solicitation or sources, preparation and award of contract, and all phases of contract administration. It also pertains to the combined functions of purchasing, inventory control, traffic and transportation, receiving, receiving inspection, storekeeping, and salvage and disposal operations.

PROCUREMENT CARD: A purchase and payment method used to procure budgeted low value items, May be used for higher value purchases on an approved basis. Cardholder and manager are responsible for proper use of the procurement card. Cardholder's manager to designate spending limits and types of authorized purchases. Differs from a "Credit Card" as the Procurement Card has built in transaction limitations. Controlled and audited by the Purchasing Division.

PROFESSIONAL SERVICES: Services rendered by members of a recognized profession or possessing a special skill. Such services are generally acquired to obtain information, advice, training or direct assistance. For purposes of this document, the following are, but not limited to, professional services:

- a. Architectural, construction management, construction surveys, material testing, inspection services, appraising, ad campaigns, engineering, environmental, finance, fine arts, insurance, land surveying, landscape architectural, legal management consultants, management information consultants, janitorial, medical, document processing services, municipal program implementation, performing arts, personnel, psychological, sports and underwriting. Providers of such services are hereinafter referred to individually as "consultant" or collectively as "consultants".

PROPOSAL: In competitive negotiations, the document submitted by the offeror in response to the RFP to be used as the basis for negotiations to enter into a contract.

PUBLIC WORKS PROJECT: As pertains to bidding on public contracts and as defined in Section 22002 of the Public Contract Code, "public project" means any of the following:

- a. Construction, reconstruction, erection, alteration, renovation, improvement, demolition, and repair work involving any publicly owned, leased, or operated facility.
- b. Painting or repainting of any publicly owned, leased, or operated facility.
- c. In the case of a publicly owned utility system, "public project" shall include only the construction, erection, improvement, or repair of dams, reservoirs, power plants, and electrical transmission lines of 230,000 volts and higher.
- d. "Public project" does not include maintenance work. For purposes of this section, "maintenance work" includes all of the following:
 1. Routine, recurring, and usual work for the preservation or protection of any publicly owned or publicly operated facility for its intended purposes.
 2. Minor repainting.

Note: This new policy supercedes 3.16.

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3. Resurfacing of streets and highways at less than one inch.
4. Landscape maintenance, including mowing, watering, trimming, pruning, planting, replacement of plants, and servicing of irrigation and sprinkler systems.
5. Work performed to keep, operate, and maintain publicly owned water, power, or waste disposal systems, including, but not limited to, dams, reservoirs, power plants, and electrical transmission lines of 230,000 volts and higher.

For purposes of this section, "facility" means any plant, building, structure, ground facility, real property, streets and highways, utility system (subject to the limitation found in "c" above), or other public work improvement.

PURCHASE ORDER: The primary procurement method. Used to communicate to a vendor the City's terms and conditions, authorizes an encumbrance of City funds and is a contractual agreement to pay for acceptable goods or services received. Used to process payment and track an expenditure in the financial system.

REQUEST FOR PROPOSAL (R.F.P): All documents, whether attached or incorporated by reference, utilized for soliciting competitive proposals. (See Competitive Sealed Proposal).

RETENTION: The withholding of a part of the payment due, until final acceptance of the purchase by the purchaser, in accordance with the contract terms.

REQUEST FOR QUOTE (FORMAL R.F.Q.): Three competitive quotes required through a more formal process than competitive quotes as described above, following administrative policies and procedures for signature authority and approved level of expenditure. Process duplicates the formal bid process by requiring a written document with an R.F.Q. number assigned, scope and/or specifications, issued to a list of potential bidders, has a final receiving date and time, but is received by the requestor, not the city clerk. Analyzed and awarded to the most responsive and responsible bidder meeting all requirements and criteria set forth in the R.F.Q. The names of the bidders involved may be announced, however the quotes received are confidential until after award. No negotiation is permitted.

REQUISITION: A written document used to communicate a need to the Purchasing Division. Unless otherwise noted in this policy, the requisition requires appropriate signatures as outlined in the signature authority section. At least one business unit and expenditure code must be designated for the purchase. Indicate a description of the item or service to be purchased and include any pertinent documentation, i.e. insurance documentation, contracts, quotes received, etc.

SINGLE SOURCE: A contract for the purchase of goods or services entered into after soliciting and negotiating only with one source, usually because of the technology required or uniqueness of the product or service provided. (Compare to Sole Source).

SOLE SOURCE: When only one vendor possesses the unique and singularly available capability to meet the requirement of the solicitation, such as technical qualifications, matching to currently owned equipment or supplies, the ability to deliver at a particular time, or services from a public utility. (Compare to Single Source).

UNIFORM PUBLIC CONSTRUCTION COST ACCOUNTING ACT: A program created in 1983 which allows local agencies to perform public project work up to \$30,000 with its own work force if the agency elects to follow the cost accounting procedures set forth in the Cost Accounting Policies and Procedures Manual of the California Uniform Construction Cost Accounting Commission (Commission). The Act is enacted under Public Contracts Code Section 22000 through 22045 (hereafter abbreviated as PCC 22000-22045). In addition, the Act provides for alternative bidding procedures when an agency performs public project work by contract. (a) Public projects of \$30,000 or less may be performed by negotiated contract or by purchase order (PCC 22032(a)). (b) Public projects of \$125,000 or less may be let to contract by the informal procedures set forth in the Act (PCC 22032(b)). (c) Public projects of more than \$125,000 shall be let to contract by formal bidding procedures (PCC 22032(c)).

Note: This new policy supercedes 3.16.

Approved by: City Manager
05/24/06
Revised: 05/25/06; 11/13/08; 5/6/09

CITY OF MORENO VALLEY

FISCAL
Policy # 3.18
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PROCUREMENT POLICY

ADDENDUM "A"EXAMPLES OF WHEN TO USE THE
FIVE PAYMENT METHODS

<i>Expense Item</i>	<i>Purchase Order</i>	<i>Procurement Card (CAL-Card)</i>	<i>Direct Pay</i>	<i>Petty Cash</i>	<i>Wire Transfer</i>
Cab Fare Reimbursement (\$15)				X	
So. Cal. Edison Pole Move Request			X		
Bond Payment					X
Office Chair	X				
Desk Calculator		X	X		
Fee Refund of Cancelled Event (>\$100)			X		
Riding Lawn Mower	X				
Office Depot Store Card Purchase			X		
Office Supplies		X			
Plan Copies from Riverside Blueprint*	X				
Copies at PIP or Office Depot		X			
Tree Trimming Service	X				
Purchase of Truck	X				
Hire of Temporary Worker	X				
Professional Memberships**	X	X	X		

*Service order from a non-incorporated vendor

** First choice would be the CAL-Card. If unacceptable, then a Purchase order or Direct Pay is appropriate.

*Note: This new policy supercedes 3.16.*Approved by: City Manager
05/24/06
Revised: 05/25/06; 11/13/08; 5/6/09

Addendum 'B'

AUTHORIZATION FOR PAYMENT ON PURCHASE ORDER

Please fill in the information below and attach this document to your invoice. Once all required payment approval signatures are in place, route the invoice with this form to Accounting. If the payment amount is higher than your authorized signature limit, the next level must also sign.

Where the expenditure is for another division (i.e. Public Works project for CDD, or Parks and Facilities Project for the Library) approving signatures are required from both responsible divisions (the one who validates that the work or product is satisfactory and the budget owner). The only required signature from the servicing division would be that of the project manager, regardless of the amount. The budget owner shall obtain authorizations to pay based on the chart below. You may allocate your invoice up to five business units and expenditure codes.

Payment Signature Authority is as follows:

	Professional/Admin./Mgmt. (PAM)	up to \$15,000	Purchase Order Number:	
	Division Manager:	up to \$50,000	Vendor Name:	
	Department Head:	up to \$100,000	Invoice Number:	
	City Manager:	over \$100,000	Invoice Date:	
			Total Invoice Amount:	

Retention Information							Total Net Payment Amount
3-Digit Fund No.	5-Digit Business Unit	Expenditure Code and Sub-Code	Gross Allocated Dollars	Retention Allocated Dollars	3-Digit Fund No.	3-Digit Business Unit	
							\$0.00
							\$0.00
							\$0.00
							\$0.00
							\$0.00
Gross Payment Total>			\$0.00	\$0.00	<Retention Dollars		Net Payment Amount> \$0.00

Signature Section

Type or Print Name	Signature	Date

Note: This new policy supercedes 3.16.

Approved by: City Manager

05/24/06
Revised: 05/25/06; 11/13/08; 5/6/09



Report to City Council

TO: Mayor and City Council

FROM: Richard Teichert, Chief Financial Officer

AGENDA DATE: December 1, 2015

TITLE: APPROVE A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, TO AMEND THE ELECTRIC RATES FOR MORENO VALLEY UTILITY (MVU)

RECOMMENDED ACTION

Recommendation:

1. Approve Resolution No. 2015-79. A Resolution of the City Council of the City of Moreno Valley, California, to Amend the Electric Rates for Moreno Valley Utility (MVU) and adding the Family Electric Rate Assistance Program for low income families.

SUMMARY

This report recommends approval of a resolution that would amend Moreno Valley Utility rates to maintain rate parity with Southern California Edison. The rates will be effective on November 25, 2015 subsequent to City Council approval. The resolution also establishes a new discount program to assist Moreno Valley families.

The proposed adjustments were presented to and approved by the Utilities Commission on October 16, 2015.

DISCUSSION

Staff recommends approval of the resolution that will amend the electric rates for the Moreno Valley Utility (MVU) to keep them generally the same as the rates charged by Southern California Edison (SCE). Since the inception of MVU, City Council policy has been to maintain parity with SCE electric rates. Resolution 2006-112 approved implementing a schedule to adjust MVU's rates to reflect the same rate schedule as SCE, keeping all electric customers in the city at generally the same rates. This policy

is also incorporated within the Professional Services Agreement with ENCO Utility Services Moreno Valley, LLC, which requires that MVU adjusts its electric rates to maintain rate parity with those charged by SCE. In addition, Resolution 2015-32, adopted by the City Council on May 12, 2015, approved the adjustment of MVU rates two times per year to provide rate stability to its customers.

Resolution No. 2015-79 adjusts the following items:

1. Amends the electric rates for MVU to correspond with SCE rates that became effective on October 1, 2015. The new MVU rates will be effective November 25, 2015, following City Council approval.
2. Approves a new Family Electric Rate Assistance (FERA) discount program for residential customers, supplementing the existing Low Income Assistance Program.

Rate Adjustments: Effective October 1, 2015, SCE implemented rate adjustments as referenced in the table below. The recommended adjustments ensure compliance with past Council resolutions and current policies.

As with all electric utilities, Moreno Valley Utility’s service year is divided into two categories: Winter (October to June) and Summer (June to October). Adjusting rates to maintain rate parity with SCE rates as presented in this report will generally increase MVU’s rate schedules for both the summer season and the winter season.

Rates are structured to reflect usage; the table below shows the typical monthly impact to a customer by customer classification during the summer season and winter season.

Average Residential Usage	SUMMER		WINTER	
808 kWh	\$1.39	0.90%		
454 kWh			\$2.35	3.00%

Average Small Commercial Usage	SUMMER		WINTER	
800 kWh	\$0.41	0.22%	\$0.41	0.26%

Average Large Commercial Usage	SUMMER		WINTER	
26,500 kWh, Demand of 90 kW	\$13.45	0.21%	\$13.45	0.34%

Average Large Commercial, TOU	SUMMER		WINTER	
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Usage				
386,896 kWh, Demand of 865 kW	\$95.63	0.12%		
392,333 kWh, Demand of 666 kW			\$199.15	0.47%

Average Traffic Controller Usage	SUMMER		WINTER	
364 kWh	\$0.18	0.26%	\$0.18	0.26%

Average Streetlight	SUMMER		WINTER	
Schedule SL-1 9,500 Lumen (967 lights)	\$30.49	0.24%	\$30.49	0.24%
Schedule SL-1 22,000 Lumen (514 lights)	\$22.25	0.23%	\$22.25	0.23%
Schedule SL-1 LED 14,700 Lumen (48 lights)	\$2.89	0.28%	\$2.89	0.28%
Schedule SL-3 (per account)	\$6.57	0.28%	\$6.57	0.28%

Family Electric Rate Assistance Program: MVU currently offers residential customers the Low Income Assistance Program (similar to SCE's CARE program) which provides a 20% discount on the monthly energy charges. To qualify for this discount program, the household income cannot be more than 200% of the Federal Poverty Guidelines. For example, a residential customer with a total of 4 persons in their household, earning no more than \$48,500 per year, qualifies for the 20% discount.

Staff is proposing a new Family Electric Rate Assistance (FERA) program will provide eligible residential customers whose household income exceeds 200% but is less than 250% of Federal Poverty Guidelines a 12% discount on the monthly energy charges. Customers will only qualify for one of the discount programs. Under the FERA program, there must be a minimum of three persons in the household. SCE recently began offering this new program to their customers. The current Federal Poverty Guideline table is as follows:

Persons in family/household	Poverty guideline
3	\$20,090
4	\$24,250
5	\$28,410
6	\$32,570
7	\$36,730
8	\$40,890

For families/households with more than 8 persons, add \$4,160

Persons in family/household**Poverty guideline**

for each additional person.

ALTERNATIVES

1. Approve the proposed Resolution No. 2015-79 to amend the Electric Rates and Rules for Moreno Valley Utility, and approve the Family Electric Rate Assistance Program. *Staff recommends this alternative as the proposed amended electric rates will allow the City's utility to comply with established Council-adopted policies and practices and will be in accordance with the approved revenue budget for the current Fiscal Year. Additionally, the proposed Family Electric Rate Assistance program will provide discounted rates to low-income families.*
2. Do not approve the proposed Resolution No. 2015-79 to amend the Electric Rates for Moreno Valley Utility, and do not approve the Family Electric Rate Assistance Program. *Staff does not recommend this alternative because the resolution is needed to keep the Utility in compliance with established Council-adopted policies and practices and would result in the Utility's revenues not being in accordance with the budget for the current Fiscal Year. Additionally, the newly proposed Family Electric Rate Assistance program would not be established.*

FISCAL IMPACT

The proposed rate increase is estimated to increase revenue by an average of \$21,308 per month. Staff has planned for rate increases in the approved revenue budget for FY 2015/16.

NOTIFICATION

Publication of the Agenda.

PREPARATION OF STAFF REPORT

Prepared By:
Jeannette Olko
Electric Utility Division Manager

Department Head Approval:
Richard Teichert
Chief Financial Officer

CITY COUNCIL GOALS

Revenue Diversification and Preservation. Develop a variety of City revenue sources and policies to create a stable revenue base and fiscal policies to support essential City services, regardless of economic climate.

Public Facilities and Capital Projects. Ensure that needed public facilities, roadway improvements, and other infrastructure improvements are constructed and maintained.

ATTACHMENTS

- 1. Resolution No. 2015-79
- 2. Proposed MVU Rates

APPROVALS

Budget Officer Approval	<u>✓ Approved</u>	
City Attorney Approval	<u>✓ Approved</u>	11/04/15 12:52 PM
City Manager Approval	<u>✓ Approved</u>	11/05/15 3:36 PM

RESOLUTION NO. 2015-79

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MORENO VALLEY, CALIFORNIA, TO AMEND THE
ELECTRIC RATES FOR MORENO VALLEY UTILITY

WHEREAS, the City of Moreno Valley (the "City"), a municipal corporation, is authorized pursuant to Article XI, Section 9(a) of the California Constitution to establish, purchase, and operate public works to furnish its inhabitants with light, water, power, heat, transportation, or means of communication; and

WHEREAS, on June 26, 2001, the City Council of the City of Moreno Valley approved Resolution No. 2001-33 and, as amended by Resolution 2002-46, authorized the formation of a municipally owned utility for the purpose of providing electrical power, storm water, telephone telecommunications, cable TV, water, natural gas, and sanitary sewer; and

WHEREAS, on July 8, 2003, the City Council approved Resolution No. 2003-58 adopting the Electric Service Rules, Fees and Charges document for Moreno Valley Utility which states, in part, that the rates to be charged by and paid to the City for electric service will be the rates legally in effect and on file with the City Council; and

WHEREAS, on January 13, 2004, the City Council approved Resolution No. 2004-05 establishing the electric rates for Moreno Valley Utility; and

WHEREAS, on September 26, 2006, the City Council approved Resolution No. 2006-112 implementing a schedule to adjust Moreno Valley Utility electric rates to reflect the same schedule as Southern California Edison; and

WHEREAS, there are sections of the Electric Service Rules, Fees and Charges document that contain rules which define the terms and conditions under which electric service will be provided to the customer; and

WHEREAS, there are rules, fees, charges, and rates associated with providing the services identified in these documents. These rules, fees, charges, and rates are deemed necessary and equitable for services rendered and are required to fund in whole or in part, all of the services required to facilitate the delivery of electric distribution pursuant to the rules; and

WHEREAS, Urgency Ordinance No. 651 was adopted by the City Council on December 9, 2003, allowing for the adoption of rates by resolution.

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

1
Resolution No. 2015-79
Date Adopted: December 1, 2015

1. The City Council hereby adopts the amended Moreno Valley Utility Rates, attached hereto as Exhibit A and incorporated herein, and on file in the Financial and Management Services Department.

APPROVED AND ADOPTED this 1st day of December, 2015.

 Mayor of the City of Moreno Valley

ATTEST:

 City Clerk

APPROVED AS TO FORM:

 City Attorney

2
 Resolution No. 2015-79
 Date Adopted: December 1, 2015

Attachment: Resolution No. 2015-79 [Revision 2] (1689 : APPROVE A RESOLUTION OF THE CITY OF MORENO VALLEY, CALIFORNIA TO

RESOLUTION JURAT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF MORENO VALLEY)

I, Jane Halstead, City Clerk of the City of Moreno Valley, California, do hereby certify that Resolution No. 2015-79 was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting thereof held on the 1st day of December 2015 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem and Mayor)

CITY CLERK

(SEAL)

Resolution No. 2015-79 ³
Date Adopted: December 1, 2015

Moreno Valley Utility
Electric Rates

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SCHEDULE A – RESIDENTIAL SERVICE

Applicability

Applicable to electric service for residential uses.

Territory

Within the designated areas served by the Moreno Valley Utility.

Rates

Basic Charge - \$/Day:

Single-Family Residence	\$ 0.031
Multi-Family Residence	\$ 0.024

Energy Usage Charge - \$/kWh:

Summer:

Tier 1 -Baseline Quantities, all kWh, per kWh	\$ 0.14316
Tier 2 – 101% to 130% of Baseline	\$ 0.20132
Tier 3 – 131% to 200% of Baseline	\$ 0.23560
Tier 4 – All excess kWh, per kwh201% to 300% of Baseline	\$ 0.29480

Winter:

Tier 1 -Baseline Quantities, all kWh, per kWh	\$ 0.14316
Tier 2 – 101% to 130% of Baseline	\$ 0.20132
Tier 3 – 131% to 200% of Baseline	\$ 0.23560
Tier 4 – All excess kWh, per kWh	\$ 0.29480

Public Purpose Programs:

All kWh per kWh	\$ 0.00744
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Monthly Minimum Charge:

Monthly Minimum Charge	\$ 10.00
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Energy Cost Adjustment

1. The energy charge may be adjusted each month based upon the percentage of the energy being provided by the Department of Water Resources to the investor owned utility on the billing date monthly. These adjustments could result in slight decreases or increases in the energy charge.

Special Conditions

1. **Baseline Rates:** Baseline rates are applicable only to separately metered residential use.
2. **Baseline Quantities:** The residential allocation shall be 15.5 kWhs per day in the Summer season and 11.0 kWhs per day in the Winter season.
3. **Summer and Winter Seasons** are defined as follows: The Summer season begins at 12:00 a.m. on June 1 and will continue until 12:00 a.m. on October 1 each year. The Winter season begins at 12:00 a.m. on October 1 and continues until 12:00 a.m. on June 1 of the following year.
4. **Voltage:** Service will be supplied at one standard voltage.
5. For the purposes of applying the Basic Charge, the following definitions shall be used:

Single-Family Residence - A building of single occupancy which does not share common walls, floors, or ceilings with other residential dwelling units.

Multi-Family Residence - Apartments, mobile homes, condominiums, townhouses, or a building of multiple occupancy which shares common walls and /or floors and ceilings with other residential dwelling units.

6. **Medical Baseline Allocation:** Upon application and acceptance of a certification from a medical doctor or osteopath licensed to practice medicine in California, eligible residential customers are provided a standard year-round medical baseline allocation of 15.5 kWh per day in addition to the applicable baseline allocation for the season.

	Regular Baseline Daily kWh Allocation	Additional Medical Baseline Daily kWh Allocation	Total Baseline Daily kWh Allocation
Summer	15.5	15.5	31.0
Winter	11.0	15.5	26.5

Medical Baseline Allocation Eligibility:

- a) Regular use in the customer's home of one or more medical life-support devices essential to maintain the life of a full-time resident of the household; and/or
- b) A full-time resident of the household is: a paraplegic, hemiplegic, quadriplegic, multiple sclerosis or scleroderma patient, being treated for life-threatening illness, and/or has a compromised immune system.

Life support devices are those devices or equipment that utilize mechanical or artificial means to sustain, restore or supplant a vital function, or mechanical equipment relied upon for mobility both within and outside of buildings.

Life-support devices include:

Aerosol Tent	Ultrasonic Nebulizer
Pressure Pad	Electrostatic Nebulizer
Apnea Monitor	Inhalation Pulmonary Pressure
Pressure Pump	Breather Machine (IPPB)
Compressor	Iron Lung
Concentrator	Dialysis Machine
Respirator (all types)	Hemodialysis Machine
Electronic Nerve Stimulator	Motorized Wheelchair
Suction Machine	Oxygen Generator

Applying for the Medical Baseline Allocation:

1. Request application from Moreno Valley Utility by telephone, mail or in person
2. Complete application.
3. The patient's physician will need to fill out the required information on the application and sign it certifying the medical need.
4. The customer can mail or bring the application to Moreno Valley Utility's offices
5. Once the application is reviewed and approved, the Medical Baseline Allocation will be effective on the next regular electric billing.
6. Applications must be renewed every two years.

-
7. Low Income Program - A low-income assistance discount program is offered under this standard residential rate. To be considered for this discount, an application must be filed with Moreno Valley Utility. To be eligible for this discount, the income of the customer, including all members of the household, must meet the income levels of the program and can be no more than 200% of Federal Poverty Guidelines. Under this program a discount for qualified low-income residents of 20% is provided on monthly energy charges. Discount applies to energy charges only. The customer charge, public purpose charge, service fees and all taxes are calculated at the standard rates.

 8. Family Electric Rate Assistance (FERA) Program: The FERA discount program is offered under the standard residential rate. To be considered for this discount, an application must be filed with Moreno Valley Utility. To be eligible for this discount the household must consist of three or more persons where the total gross income from all sources is no more than 250% of Federal Poverty Guidelines. Under this program a discount for qualified FERA households of 12% is provided on monthly energy charges. Discount applies to energy charges only. The customer charge, public purpose charge, service fees and all taxes are calculated at the standard rates.

SCHEDULE B – GENERAL SERVICE

Applicability

Applicable to nonresidential electric service for all types of uses including lighting and power. Customers whose monthly maximum demand is expected to exceed 20 kW, or has exceeded 20 kW in any three months during the preceding 12 months, are ineligible for service under this schedule.

Territory

Within the designated areas served by the Moreno Valley Utility.

Rates

Customer Charge - \$/Day:

Single-Phase Service	\$ 0.836
Polyphase Service	\$ 0.060

Energy Usage Charge - \$/kWh:

Summer, all kWh, per kWh	\$ 0.17714
Winter, all kWh, per kWh	\$ 0.14317

Public Purpose Programs:

All kWh per kWh	\$ 0.01160
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Monthly Minimum Charge:

Monthly Minimum Charge	\$ 10.00
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Energy Cost Adjustment

- The energy charge may be adjusted each month based upon the percentage of the energy being provided by the Department of Water Resources to the investor owned utility on the billing date monthly. These adjustments could result in slight decreases or increases in the energy charge.

Special Conditions

- Summer and Winter Seasons are defined as follows: The Summer season begins at 12:00 a.m. on June 1 and will continue until 12:00 a.m. on October 1 each year. The Winter season begins at 12:00 a.m. on October 1 and continues until 12:00 a.m. on June 1 of the following year.
- Voltage: Service will be supplied at one standard voltage.



8
Resolution No. 2015-79
Date Adopted: December 1, 2015

Attachment: Proposed MVU Rates [Revision 1] (1689 : APPROVE A RESOLUTION OF THE CITY OF MORENO VALLEY, CALIFORNIA TO AMEND

SCHEDULE C – LARGE GENERAL SERVICE

Applicability

Applicable to nonresidential electric service for all types of uses including lighting and power where the customer's monthly maximum demand is expected to exceed 20 kW or has exceeded 20 kW in any of the 3 months during the preceding 12 months.

Territory

Within the designated areas served by the Moreno Valley Utility.

Rates

Customer Charge - \$/Meter/Month:

Single Phase	\$ 198.79
Polyphase	\$ 186.00

Energy Usage Charge - \$/kWh:

Summer, all kWh, per kWh	\$ 0.08097
Winter, all kWh, per kWh	\$ 0.07146

Demand Charge - \$/kW:

	<u>Summer</u>	<u>Winter</u>
Facilities Related Demand Charge, per kW	\$ 13.20	\$ 13.20
Time Related Demand Charge, per kW	\$ 21.83	\$ 0.00

Public Purpose Programs:

All kWh per kWh	\$ 0.01084
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Monthly Minimum Charge:

Monthly Minimum Charge	\$ 10.00
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Energy Cost Adjustment

- The energy charge may be adjusted each month based upon the percentage of the energy being provided by the Department of Water Resources to the investor owned utility on the billing date monthly. These adjustments could result in slight decreases or increases in the energy charge.

Special Conditions

1. Summer and Winter Seasons are defined as follows:

The Summer season begins at 12:00 a.m. on June 1 and will continue until 12:00 a.m. on October 1 each year. The Winter season begins at 12:00 a.m. on October 1 and continues until 12:00 a.m. on June 1 of the following year.

2. Voltage: Service will be supplied at one standard voltage.
3. Billing Demand: The Billing Demand shall be the kilowatts of Maximum Demand, determined to the nearest kW. The Billing Demand shall be the greater of the kilowatts of Maximum Demand recorded (or established for) the monthly billing period or 50% of the highest Maximum Demand established in the preceding eleven months (Ratcheted Demand).
4. Maximum Demand: The maximum demand in any month shall be the measured maximum average kilowatt input, indicated or recorded by instruments to be supplied by the City, during any 15-minute metered interval in the month.
5. Voltage Discount: The monthly Facilities Related Demand Charge will be reduced by 23.3% for service delivered and metered at voltages of 4 kV through 12 kV. The energy charge will be reduced by \$.00074 per kWh for service delivered and metered at voltages of 2 kV through 12 kV.
6. Excess Transformer Capacity: Excess Transformer Capacity is the amount of transformer capacity requested by a customer in excess of that which the City would normally install to serve the customer's Maximum Demand. Excess Transformer Capacity shall be billed at the amount shown in the rates section above.
7. Power Factor Adjustment: When Maximum Demand has exceeded 200 kW for three consecutive months, kilovar metering will be installed as soon as practical, and thereafter, until the Maximum Demand has been less than 150 kW for twelve consecutive months, the billing will be adjusted each month for power factor.
 - a. Adjustment Rate:
 - i. For service delivered and metered at voltages 12 kV or less, the billing will be increased by \$0.51 per kilovar of maximum reactive demand.

b. Determining the Reactive Demand:

- i. Service delivered and metered at voltages of 4 kV or greater:
 1. The maximum reactive demand shall be the highest measured maximum average kilovar demand indicated or recorded by metering during any 15-minute metered interval in the month. The kilovars shall be determined to the nearest unit. A device will be installed on each kilovar meter to prevent reverse operation of the meter.
- ii. Services delivered and metered at voltages less than 4 kV:
 1. For customers with metering used for billing that measures reactive demand, the maximum reactive demand shall be the highest measured maximum average kilovar demand indicated or recorded by metering during any 15-minute metered interval in the month. The kilovars shall be determined to the nearest unit. A device will be installed on each kilovar meter to prevent reverse operation of the meter.
 2. For customers with metering used for billing that measures kilovar-hours instead of reactive demand, the kilovars of reactive demand shall be calculated by multiplying the kilowatts of measured maximum demand by the ratio of the kilovar-hours to the kilowatt-hours. Demands in kilowatts and kilovars shall be determined to the nearest unit. A ratchet device will be installed on the kilovar-hour meter to prevent its reverse operation on leading power factors.

SCHEDULE SL – STREET LIGHTING SERVICE MVU OWNED SYSTEM

Applicability

Applicable to un-metered service for the lighting of streets and highways where MVU owns and maintains the street lighting equipment and associated facilities included under this schedule.

Territory

Within the designated areas served by the Moreno Valley Utility.

Rates

Energy Usage Charge - High Pressure Sodium Vapor Lamps

Basic Charge:

<u>Initial Lumens</u>	<u>Wattage</u>	<u>All Night Service kWhs/Month</u>	<u>\$/Lamp/Month</u>	<u>\$/Lamp/Month Public Purpose Programs</u>
9,500	100	40	\$11.77	\$0.27
16,000	150	67	\$14.20	\$0.45
22,000	200	85	\$15.98	\$0.58
27,500	250	108	\$17.53	\$0.73

Energy Usage Charge – Light Emitting Diode (LED) Lamps

Basic Charge:

<u>Initial Lumens</u>	<u>Wattage</u>	<u>All Night Service kWhs/Month</u>	<u>\$/Lamp/Month</u>	<u>\$/Lamp/Month Public Purpose Programs</u>
14,700	173	75	19.77	\$0.53

Energy Cost Adjustment

- The energy charge may be adjusted each month based upon the percentage of the energy being provided by the Department of Water Resources to the investor owned utility on the billing date monthly. These adjustments could result in slight decreases or increases in the energy charge.

Special Conditions

1. Maintenance shall include periodic inspection, renewal of lamps, cleaning of glassware, replacement of damaged glassware and lamps, and minor repairs to wiring and electrical appurtenances.
2. Hours of Service: Under MVU's standard all night operating schedule, approximately 4,140 hours of service will be furnished.
3. The developer shall install streetlights that will be served from MVU's underground system. These streetlights must be installed in accordance with MVU's specifications and the developer will deed such facilities to MVU.
4. Requirements and Restrictions:
 - a. The applicant for street light service shall specify the lamp size and location of streetlights.
 - b. Service shall not be furnished under this schedule where location, mounting height, or other considerations are unacceptable to the MVU.
 - c. The installation of street lighting equipment and facilities hereunder is contingent upon the MVU obtaining easements, rights of way, and highway permits satisfactory to the MVU for the required poles, equipment, and facilities.
 - d. In accordance with Rule No. 4, a written contract for a term of not less than one year is required in order to receive street light service under the provisions of this schedule.
 - e. Should the applicant not commence using the street lighting in a bona fide manner within ninety (90) days after date of completion and installation of a street light or street lighting system requested by the applicant, the MVU will bill, and the applicant shall pay, the applicable lamp charge(s).
5. Liability of Utility: MVU shall not, by taking action pursuant to its tariffs, be liable for any loss, damage, or injury, established or alleged, which may result, or be claimed to result, therefrom.

**SCHEDULE SL2 – STREET LIGHTING SERVICE
CUSTOMER OWNED AND MAINTAINED SYSTEM SCHEDULE
(UNMETERED)**

Applicability

Applicable to service for un-metered lighting of streets, highways, and directional highway signs served in conjunction with street and highway lighting, and other publicly operated automobile parking lots which are open to the general public, where the customer owns and maintains the street lighting equipment operated within the period from dusk to dawn.

Territory

Within the designated areas served by the Moreno Valley Utility.

Rates

Energy Usage Charge - High Pressure Sodium Vapor Lamps

Basic Charge:

<u>Initial Lumens</u>	<u>Wattage</u>	<u>All Night Service kWhs/Month</u>	<u>\$/Lamp/Month</u>	<u>\$/Lamp/Month Public Purpose Programs</u>
9,500	100	40	\$ 5.43	\$0.27
16,000	150	67	\$ 7.36	\$0.45
22,000	200	85	\$ 8.70	\$0.58
27,500	250	108	\$ 10.39	\$0.73

Energy Cost Adjustment

- The energy charge may be adjusted each month based upon the percentage of the energy being provided by the Department of Water Resources to the investor owned utility on the billing date monthly. These adjustments could result in slight decreases or increases in the energy charge.

Special Conditions

1. Voltage: Service will be supplied at one standard voltage.
2. Requirements and Restrictions:
 - a. The applicant for street light service shall specify the lamp size and location of streetlights.
 - b. Service shall not be furnished under this schedule where location, mounting height, or other considerations are unacceptable to the MVU.
 - c. The installation of street lighting equipment and facilities hereunder is contingent upon the MVU obtaining easements, rights of way, and highway permits satisfactory to the MVU for the required poles, equipment, and facilities.
3. Liability of Utility: MVU shall not, by taking action pursuant to its tariffs, be liable for any loss, damage, or injury, established or alleged, which may result, or be claimed to result, therefrom.

**SCHEDULE SL3 – STREET LIGHTING SERVICE
CUSTOMER OWNED SYSTEM SCHEDULE
(METERED)**

Applicability

Applicable to service for metered lighting service of streets, highways, and directional highway signs served in conjunction with street and highway lighting, and other publicly operated automobile parking lots which are open to the general public, where the customer owns the street lighting equipment operated within the period from dusk to dawn.

Territory

Within the designated areas served by the Moreno Valley Utility.

Rates

Customer Charge – Per Meter Per Month:	\$ 15.41
Energy Usage Charge - \$/kWh:	
All Year - all kWh, per kWh	\$ 0.06596
Public Purpose Programs:	
All kWh, per kWh	\$ 0.00678

Energy Cost Adjustment

1. The energy charge may be adjusted each month based upon the percentage of the energy being provided by the Department of Water Resources to the investor owned utility on the billing date monthly. These adjustments could result in slight decreases or increases in the energy charge.

Special Conditions

1. Voltage: Service will be supplied at one standard voltage.
2. The customer will furnish and maintain all equipment beyond the meter.

SCHEDULE TC-1 – TRAFFIC CONTROL SERVICE

Applicability

Applicable to service for traffic directional sign or signal lighting service owned by governmental agencies and located on streets, highways and other publicly dedicated outdoor ways and places.

Territory

Within the designated areas served by the Moreno Valley Utility.

Rates

Customer Charge – Per Meter Per Day:

Single-Phase Service	\$ 0.579
Polyphase Service	\$ 0.036

Energy Usage Charge - \$/kWh:

All kWh per kWh	\$ 0.12443
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Public Purpose Programs:

All kWh per kWh	\$ 0.01106
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Energy Cost Adjustment

- The energy charge may be adjusted each month based upon the percentage of the energy being provided by the Department of Water Resources to the investor owned utility on the billing date monthly. These adjustments could result in slight decreases or increases in the energy charge.

Special Conditions

- Voltage: Service will be supplied at one standard voltage.

SCHEDULE TOU-LGS – TIME OF USE – LARGE GENERAL SERVICE

Applicability

Applicable to nonresidential electric service for all types of uses including lighting and power where the customer’s monthly maximum demand is expected to exceed 500 kW or has exceeded 500 kW in any of the 3 months during the preceding 12 months.

Territory

Within the designated areas served by the Moreno Valley Utility.

Rates – Primary Voltage

Customer Charge:

\$/Meter/Month \$ 319.47

Energy Usage Charge - \$/kWh:

Summer

On-Peak \$ 0.12825

Mid-Peak \$ 0.07422

Off-Peak \$ 0.05052

Winter

Mid-Peak \$ 0.07601

Off-Peak \$ 0.05587

Demand Charge - \$/kW:

Facilities Related Demand Charge, per kW Summer Winter
\$14.88 \$14.88

Time Related Demand Charge, per kW

On-Peak \$23.74 \$0.00

Mid-Peak \$6.55 \$0.00

Off-Peak \$0.00 \$0.00

Public Purpose Programs:

All kWh per kWh \$0.00934

Minimum Monthly Charge See Conditions #4

Rates – Secondary Voltage

Customer Charge:

\$/Meter/Month \$ 609.78

Energy Usage Charge - \$/kWh:

Summer

On-Peak \$ 0.13223

Mid-Peak \$ 0.07770

Off-Peak \$ 0.05309

Winter

Mid-Peak \$ 0.07920

Off-Peak \$ 0.05831

Demand Charge - \$/kW:

	<u>Summer</u>	<u>Winter</u>
Facilities Related Demand Charge, per kW	\$15.57	\$15.57
Time Related Demand Charge, per kW:		
On-Peak	\$22.95	\$0.00
Mid-Peak	\$6.49	\$0.00
Off-Peak	\$0.00	\$0.00

Public Purpose Programs:

All kWh per kWh \$ 0.00982

Minimum Monthly Charge:

Minimum Monthly Charge See Condition #4

Energy Cost Adjustment

- The energy charge may be adjusted each month based upon the percentage of the energy being provided by the Department of Water Resources to the investor owned utility on the billing date monthly. These adjustments could result in slight decreases or increases in the energy charge.

Special Conditions

- Time periods are defined as follows:

On-Peak: Noon to 6:00 p.m. Summer weekdays except holidays

Mid-Peak: 8:00 a.m. to Noon and 6:00 p.m. to 11 p.m. Summer weekdays except holidays; 8 a.m. to 9 p.m. Winter weekdays except holidays

Off-Peak: All other hours

Holidays are defined as New Year's Day (January 1), Martin Luther King's Birthday (third Monday in January), Washington's Birthday (third Monday in February), Memorial Day (last Monday in May), Independence Day (July 4), Labor Day (first Monday in September), Veterans Day (November 11), Thanksgiving Day (fourth Thursday in November), and Christmas Day (December 25).

When any holiday listed above falls on Sunday, the following Monday will be recognized as an off-peak period. No change will be made for holidays falling on Saturday.

2. Summer and Winter Seasons are defined as follows: The Summer season begins at 12:00 a.m. on June 1 and will continue until 12:00 a.m. on October 1 each year. The Winter season begins at 12:00 a.m. on October 1 and continues until 12:00 a.m. on June 1 of the following year.
3. Voltage: Service will be supplied at one standard voltage.
4. Billing Demand: The Billing Demand shall be the kilowatts of Maximum Demand, determined to the nearest kW. The Billing Demand shall be the greater of the kilowatts of Maximum Demand recorded (or established for) the monthly billing period or 50% of the highest Maximum Demand established in the preceding eleven months (Ratcheted Demand).
5. Maximum Demand: The maximum demand in any month shall be the measured maximum average kilowatt input, indicated or recorded by instruments to be supplied by the City, during any 15-minute metered interval in the month.
6. Excess Transformer Capacity: Transformer Capacity is the amount of transformer capacity requested by a customer in excess of that which the City would normally install to serve the customer's Maximum Demand. Excess Transformer Capacity shall be billed at the amount shown in the rates section above.
7. Power Factor Adjustment: The billing will be adjusted each month for power factor.
 - a. Adjustment Rate: The customer's bill will be increased each month for the power factor \$0.51 per kilovar of maximum reactive demand.
 - b. The maximum reactive demand shall be the highest measured maximum average kilovar demand indicated or recorded by

metering during any 15 minute metered interval in the month. For customers with metering used for billing that measures kilovar-hours instead of reactive demand, the kilovars of reactive demand shall be calculated by multiplying the kilowatts of measured maximum demand by the ratio of the kilovar-hours to the kilowatt-hours. Demands in kilowatts and kilovars shall be determined to the nearest unit. A device will be installed on the kilovar-hour meter to prevent its reverse operation on leading power factors.

SCHEDULE SE - SERVICE ESTABLISHMENT CHARGE

Applicability

Applicable to general service and domestic service customers.

Territory

Within the entire territory served by Moreno Valley Utility.

Rate

For each establishment of electric service, a charge will apply.

Special Conditions

1. The service establishment charge is in addition to the charges calculated on the applicable rate schedule and will be made each time an account is established.
2. Establishment means each time an account is opened, including a turn on of electric service or a change of name that requires a meter reading.
3. If the customer requests electric service be established on the same day as his request or outside regular business hours, an additional charge will apply.

SCHEDULE NEM – NET ENERGY METERING

Applicability

Applicable to general service and domestic service customers who have eligible renewable energy generation systems connected to MVU's system (interconnected) and meet program requirements.

Territory

Within the entire territory served by Moreno Valley Utility.

Net Surplus Compensation Rate

The net surplus compensation rate shall be \$0.08979 per kWh applied to any net surplus energy remaining at the end of the customer's twelve (12) month billing period ("relevant period").

Special Conditions

1. NEM customers will receive a credit for the surplus electricity supplied to MVU's system.
2. This credit will be applied to the customer's energy bill, to offset all or part of the costs associated with the energy that is consumed each month.
3. Residential accounts are billed once a year for "net" energy consumed or generated over the previous 12 months, if any.
4. Small business accounts served under the General Service Rate also qualify for annual billing.
5. Large business NEM accounts under the Large General Service Rate are billed monthly for their energy usage.
6. Net surplus energy is the amount of generated kilowatt-hours (kWh) energy that is exported to MVU's system that exceeds the amount that is received from MVU.
7. Any net surplus energy remaining at the end of the 12-month billing period (also called the "relevant period") will be given a monetary value known as the Net Surplus Compensation Rate (NSCR).
8. The NSCR value is established by MVU to reflect the costs MVU avoids in procuring power during the time period net surplus generators are likely to produce excess power.

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9. Customers may choose to either roll over the monetary value of any net surplus energy to the next billing cycle, or receive payment for any net surplus energy at the end of your 12-month relevant period.
 10. Customers will be billed monthly for nominal non-energy-related charges such as taxes.

SCHEDULE ED – ECONOMIC DEVELOPMENT (“ED”) RATE

Applicability

Commercial or industrial end-use customers that would otherwise receive service under Electric Rate Schedule TOU-LGS (Time of Use-Large General Service) and meet certain criteria as established and adopted by resolution of the City Council of the City of Moreno Valley may take advantage of the ED rate as a New Customer or Expanded Load Customer. This ED rate is applicable to all or part of the services provided to New Customers and Expanded Load Customers, as such terms are defined herein.

1. A New Customer shall be a customer seeking to locate a new business or relocate an existing business (not currently located within the territory served by Moreno Valley Utility) within Moreno Valley Utility’s service territory.

2. An Expanded Load Customer shall be an existing Moreno Valley Utility TOU-LGS customer that is adding new load to Moreno Valley by a minimum of 200 kW based upon the customer’s past electrical demand as determined by Moreno Valley Utility. The expanded load can be at the customer’s current site, or at a new site within the Moreno Valley Utility service territory. The ED rate will only be applied to the expanded load as determined in Section 5 below.

3. A New Customer shall meet the following criteria:
 - a. Targeted industries
 - i. Logistics/Distribution
 - ii. Medical/Healthcare
 - iii. Auto Dealerships

 - b. Job Creation

i. Tier 1 Discount Rate	150 – 499 jobs
ii. Tier 2 Discount Rate	500 – 999 jobs
iii. Tier 3 Discount Rate	greater than 1000 jobs
iv. Tier 4 Discount Rate	350 jobs minimum
v. Tier 5 Discount Rate	200 jobs minimum

 - c. City Revenue Producer – either sales tax or use tax generation

- i. Tier 1a Discount Rate
- ii. Tier 4 Discount Rate - minimum \$40,000 annual sales tax revenue to the City

Territory

Within the entire territory served by Moreno Valley Utility.

Character of Service

The service provided hereunder shall be alternating current with regulated frequency of 60 hertz, three-phase, or a combination single and three-phase served through one meter, at a standard voltage not to exceed 480 volts, or as may be specified by the Electric Division. To be eligible to participate all customers must have a demand meter.

Rates

Except as provided herein, or in the Economic Development Rate Agreement, all charges and provisions of the customer's otherwise applicable rate schedule shall apply. The applicable Energy Charge and Demand Charge under the customer's otherwise applicable rate schedule will be reduced as follows:

	Tier 1/Tier 1a	Tier 2	Tier 3	Tier 4
Year 1	19.00%	21.50%	24.00%	26.50%
Year 2	16.00%	18.50%	21.00%	23.50%
Year 3	13.00%	15.50%	18.00%	20.50%
Year 4	10.00%	12.50%	15.00%	17.50%
Year 5	7.00%	9.50%	12.00%	14.50%

	Tier 5
Years 1 – 4	20.00%
Years 5 – 8	15.00%
Years 9 – 12	10.00%
Years 13 - 16	5.00%

Special Conditions

1. **Term**: Economic Development Rate Agreements entered into under this Schedule shall be for a single five-year term, except for Tier 5, which shall be for a single sixteen-year term.
2. **Approval**: Application of this Rate Schedule shall be subject to the approval of the City Manager or his designee, based on meeting the eligibility criteria outlined herein.
3. **Agreement**: The customer must sign a standard Moreno Valley Economic Development Rate Agreement in order for the rates under this Schedule to be applicable. In addition to the other terms of this Schedule, the Economic Development Rate Agreement shall require the customer to reimburse Moreno Valley for all rate reductions received under this Schedule, if the customer fails to maintain the required minimum load during the applicable term of the Agreement.
4. **Minimum Load**: Customers qualifying under this Schedule as a New Customer with a projected minimum monthly electric demand of at least 500 kW or as an Expanded Load Customer under Applicability Sections 1 and 2 above, respectively, must agree to maintain a minimum level of load for five years for Tiers 1 through 4 and sixteen years for Tier 5 from the date service is first rendered under this Schedule as set forth in the Economic Development Rate Agreement.
5. **Jobs**: Job as prescribed in Section 3c above is defined as Full Time Equivalent that is working at least 1750 hours per year. The Customer retains authority in making individual hiring decisions. This program does not require the Customer to hire any person who does not have the experience and ability to qualify such persons for a job.
6. **Local Hiring Incentive**: The Local Hiring Incentive is available for Tier 1 through Tier 5. Customers who qualify under Tiers 1 – 4 and voluntarily hire at least 20% of Full Time Equivalent (FTE) employees that are City of Moreno Valley residents will receive an additional discount of 2%; those Customers who hire at least 40% of Full Time Equivalent (FTE) employees that are City of Moreno Valley residents will receive an additional discount of 4%. For Customers eligible for the Tier 5 discount, the Local Hiring Incentive is an additional 1% discount for Customers who voluntarily hire at least 20% of FTE employees that are City of Moreno Valley residents. The additional 1% discount will be applied to the first five years of the sixteen-year term. Any additional discounts will apply to the Energy Charge and Demand Charge.

Customers must certify the local hire percentage each year to remain eligible for the additional discount.

7. Base Period Usage: Base Period Usage shall be established and agreed to in the Economic Development Rate Agreement for Expanded Load Customers. Base Period Usage shall be the average monthly energy use and demand for the customer during the last three years of service to the customer, from the date ending the last payment period before the date of the Agreement. Expanded Load qualifying for the rate under this Schedule shall be measured as the difference between the new monthly, meter documented energy use and demand, and the Base Period Usage.
8. State Mandated Public Purpose Program Charge: All bills rendered under this Schedule shall be subject to the Public Purpose Program Charge as established by the City Council.
9. Miscellaneous Fees and Charges: Rates charged pursuant to this Schedule shall be subject to any Energy Users Taxes, Utility Users Taxes, and any other governmental taxes, duties, or fees which are applicable to Electric Service provided to Customer by the City of Moreno Valley. Rates are also subject to adjustment, as established by the City of Moreno Valley City Council in response to federal or state climate change laws, renewable portfolio standard or other mandated legislation. These adjustments may include but are not limited to charges to mitigate the impacts of greenhouse gas emissions or “green power” premiums.
10. Expanded Load: Expanded Load customers applying for this rate must demonstrate to the satisfaction of the Utility that the expanded load is new to Moreno Valley.
11. Effective Date: The effective date of the Economic Development Rate Agreement shall commence within 12 months from the date of the City’s approval, or the Agreement becomes null and void. The Agreement becomes effective upon execution by the parties, and the Economic Development Rate commences upon written notice by customer, and coincides with the customer’s normal billing cycle.
12. Reapplication: Customers who have received service under the Economic Development Rate are eligible to reapply for the rate as an Expanded Load Customer 12 months after their current Economic Development Rate Agreement has expired, if they meet the criteria therefore.

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13. Restrictions: Residential customers and federal, state or local government agencies are not eligible to apply for service under this Schedule.
 14. City Manager: The City Manager or his/her designee may offer to customers an Economic Development Rate and term based upon the actual cost to serve the customer. The customer must sign a Moreno Valley Economic Development Rate Agreement, and such Agreement shall be approved by the City Council. All other terms and conditions under this rate schedule shall apply.

SCHEDULE ED-BR - ECONOMIC DEVELOPMENT- BUSINESS RETENTION RATE

Applicability

This Schedule is applicable to the anchor stores at Stoneridge Towne Centre and Moreno Beach Plaza, whose building size is 25,000 square feet or larger and have 30 or more employees.

1. The Customer must demonstrate to the satisfaction of the City that relocation of its entire operation to a site outside of Moreno Valley Utility's service territory is a viable alternative or that the threat of closure of the Customer's existing facilities is otherwise imminent.
2. The Customer must provide:
 - a. An affidavit that "but for" the economic development retention rate incentives, in combination with other city-sponsored incentives, such customer would relocate outside of the City's electric service territory, and
 - b. Substantial evidence demonstrating the business has considered viable locations outside of Moreno Valley's service territory including but not limited to incentive offer letters from competing states, local jurisdictions and economic development organizations and/or real estate sale and lease agreements for competing sites, or
 - c. Substantial evidence documenting the imminent threat of facility closure, including but not limited to letters from business owners or appropriate corporate officers documenting the circumstances which have led to this imminent threat and why the Business Retention Rate is necessary to retain the business within Moreno Valley Utility's service territory.
3. The Customer must agree to maintain a minimum level of load for five years from the date service is first rendered as set forth in the Economic Development Rate Agreement for Business Retention.

Territory

Within the entire territory served by Moreno Valley Utility.

Rates

Except as provided herein, or in the Economic Development Business Retention Rate Agreement, all charges and provisions of the customer's otherwise applicable rate schedule shall apply. The applicable Energy Charge and Demand Charge under the customer's otherwise applicable rate schedule will be reduced as follows:

- Year 1 20%
- Year 2 20%
- Year 3 20%
- Year 4 0%
- Year 5 0%

Special Conditions

1. Term: Economic Development Rate Agreement for Business Retention entered into under this Schedule shall be for a single five-year term.
2. Approval: Application of this Rate Schedule shall be subject to the approval of the Public Works Director or his designee, based on meeting the eligibility criteria outlined herein.
3. Agreement: The customer must sign a standard Moreno Valley Economic Development Rate Agreement for Business Retention in order for the rates under this Schedule to be applicable. In addition to the terms of this Schedule, the Economic Development Rate Agreement for Business Retention shall require the customer to reimburse Moreno Valley for all rate reductions received under this Schedule, if the customer fails to maintain the required minimum load during the five-year term of the Agreement.
4. Minimum Load: All customers must agree to maintain a minimum level of load for five years from the date service is first rendered under this Schedule as set forth in the Economic Development Rate Agreement for Business Retention.
5. State Mandated Public Purpose Charge: All bills rendered under this Schedule shall be subject to the Public Purpose Charge as established by the City Council.
6. Miscellaneous Fees and Charges: Rates charged pursuant to this Schedule shall be subject to any Energy Users Taxes, Utility Users Taxes, and any other governmental taxes, duties, or fees which are applicable to Electric Service provided to Customer by the City of Moreno Valley. Rates are also subject to adjustment, as established

by the City of Moreno Valley City Council in response to federal or state climate change laws, renewable portfolio standard or other mandated legislation. These adjustments may include but are not limited to charges to mitigate the impacts of greenhouse gas emissions or “green power” premiums.

7. Effective Date: The Agreement becomes effective upon execution by the parties, and the Economic Development Business Retention Rate commences with the customer’s normal billing cycle following execution of the Agreement by both parties.
8. Restrictions: Residential customers, small commercial customers, and federal, state or local government agencies are not eligible to apply for service under this Schedule.



Report to City Council

TO: Mayor and City Council

FROM: Steve Quintanilla, Interim City Attorney
City Attorney,

AGENDA DATE: December 1, 2015

TITLE: ORDINANCE NO. 908. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY REVISING TITLE 11 (PEACE, MORALS AND SAFETY) OF THE MORENO VALLEY MUNICIPAL CODE BY REPEALING CHAPTER 11.06 IN ITS ENTIRETY, AND ADDING CHAPTERS 11.95 AND 11.96 IN RESPONSE TO NEW STATE LAWS (REPORT OF CITY ATTORNEY)

RECOMMENDED ACTION

Recommendations: That the City Council:

1. Adopt Ordinance No. 908. An Ordinance An Ordinance Of The City Council Of The City Of Moreno Valley Revising Title 11 (Peace, Morals And Safety) Of The Moreno Valley Municipal Code By Repealing Chapter 11.06 In Its Entirety, And Adding Chapters 11.95 And 11.96 In Response To New State Law

CITY COUNCIL GOALS

None

ATTACHMENTS

1. Ordinance

APPROVALS

Budget Officer Approval	<u>✓ Approved</u>	11/19/15 11:23 AM
City Attorney Approval	<u>✓ Approved</u>	11/19/15 11:23 AM
City Manager Approval	<u>✓ Approved</u>	11/19/15 11:23 AM

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY REVISING TITLE 11 (PEACE, MORALS AND SAFETY) OF THE MORENO VALLEY MUNICIPAL CODE BY REPEALING CHAPTER 11.06 IN ITS ENTIRETY, AND ADDING CHAPTERS 11.95 AND 11.96 IN RESPONSE TO NEW STATE LAWS

WHEREAS, in September 2014, Assembly Bill 1147 ("AB 1147") was signed into law, which permits the City to regulate massage businesses through the exercise of its regulatory and land-use authority; and

WHEREAS, prior to enactment of AB 1147, state law pre-empted the City's ability to regulate massage therapists or massage businesses by prohibiting the City from imposing any ordinance, regulation, rule, requirement, restriction, or land use regulation on certified therapists and businesses who employ only certified massage therapists unless those regulations were also applied uniformly to other businesses that provide professional services, leaving the City without the ability to regulate certified therapists who engage in illegal activities, such as prostitution, or certified-only massage establishments that allow illicit activities; and

WHEREAS, as a result of AB 1147 titled the "Massage Therapy Act" (the "Act") and codified at Business and Professions Code §§460 and 4600-4621 and Government Code §51034, the City may now regulate the business of providing massage through land use and business licensing requirements; and

WHEREAS, repeal of Chapter 11.06 (Massage) of Title 11 of the City's Municipal Code is necessary as that Chapter contains regulations that conflict with state law; and

WHEREAS, adding Chapter 11.95 (Massage Therapists) is necessary in order to require independent massage therapists to obtain business licenses and to delineate the requirements for a massage therapist business license and the grounds for denial of such license; and

WHEREAS, adding Chapter 11.96 (Spa Facilities) is necessary in order to require owners of spa facilities (i.e., massage establishments) to obtain a business license, to impose reasonable health and safety regulations on such facilities, and to delineate the requirements for a massage establishment business license and the grounds for denial of such license; and

WHEREAS, the City Council has determined that the adoption of this Ordinance is in the best interests of the City.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF MORENO VALLEY DOES ORDAIN AS FOLLOWS:

SECTION 1. RECITALS

That the above recitals are true and correct and are incorporated as though fully set forth herein.

SECTION 2. CHAPTER 11.06 MESSAGE IS HEREBY REPEALED IN ITS ENTIRETY

That Chapter 11.06 of the Moreno Valley Municipal Code, as set forth in Exhibit A, is hereby repealed in its entirety.

SECTION 3. AMENDMENT OF TITLE 11 PEACE, MORALS AND SAFETY OF THE MORENO VALLEY MUNICIPAL CODE ADDING CHAPTER 11.95 MASSAGE THERAPISTS

That Title 11 Peace, Morals and Safety of the Moreno Valley Municipal Code is hereby amended by adding Chapter 11.95 Massage Therapists, as follows:

Chapter 11.95

Massage Therapists

11.95.010 Business license required.

A. Massage therapist business license. Any person engaged in the business of massage as defined in the Massage Therapy Act, commencing with Section 4600 of Division 2 of the California Business and Professions Code (the "Act") and licensed or certified by the state pursuant to the provisions of the Act, if they are sole providers as defined in Section 4601 of the Act or working as an independent contractor, shall obtain a business license pursuant to this chapter prior to providing any massage services within the city.

B. Bona fide employees. Notwithstanding the foregoing, if a massage therapist provides their services solely through an employer licensed pursuant to Chapter 11.96, then no business license shall be required of the massage therapist.

11.95.020 Business license application.

A. A massage therapist applicant shall, in addition to providing the information required for the business license application, provide the following:

1. The age of applicant;
2. Proof that applicant is certified or licensed by the state pursuant to the Massage Therapy Act; and

3. A certified statement under penalty of perjury that the applicant has not been convicted of any of the offenses that are grounds for denial of the subject business license application, as set forth in this chapter.

11.95.030 Grounds for denial.

A. Criminal convictions. A business license application under this chapter shall be denied upon:

1. Proof that the applicant has been convicted of a violation of Section 266i, 315, 316, 318, or subdivision (b) of Section 647 of the Penal Code or proof that the applicant has been convicted in any other state of any offense which, if committed or attempted in this state, would have been punishable as one or more of the above-mentioned offenses of the aforementioned Penal Code sections; or

2. Proof that the applicant has been convicted of any felony offense involving the sale of a controlled substance specified in Section 11054, 11055, 11056, 11057, or 11058 of the Health and Safety Code or proof that the applicant has been convicted in any other state of any offense which, if committed or attempted in this state, would have been punishable as one or more of the above-mentioned offenses of the aforementioned Health & Safety Code sections.

B. Sex offender registration. A business license application under this chapter shall be denied upon proof that the applicant is required to register under the provisions of Section 290 of the Penal Code.

C. Incomplete application. A business license application under this chapter shall be denied upon a showing by the city that the applicant has not submitted a complete business license application and all the additional information required of an applicant for a business license.

D. False information. A business license application under this chapter shall be denied upon a showing by the city that the applicant has submitted false information in the business license application or in the additional information required by this chapter.

11.95.040 Violations.

A. Public Nuisance. Any violation of the provisions of this chapter is unlawful and a public nuisance.

B. Misdemeanor. Any violation of the provisions of this chapter shall constitute a misdemeanor violation and upon conviction thereof any violation shall be punishable by a fine not to exceed one thousand dollars (\$1,000.00), or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

Each day a violation is committed or permitted to continue shall constitute a separate offense.

C. Administrative Citation. In lieu of issuing a misdemeanor citation, the city may issue an administrative citation, and/or assess an administrative fine pursuant to the procedures set forth in Title 1 of the Moreno Valley Municipal Code.

D. Additional Remedies. The remedies provided herein are not to be construed as exclusive remedies and, in the event of violation, the city may pursue any proceedings or remedies otherwise provided by law.

SECTION 4. AMENDMENT OF TITLE 11 PEACE, MORALS AND SAFETY OF THE MORENO VALLEY MUNICIPAL CODE ADDING CHAPTER 11.96 SPA FACILITIES

That Title 11 Peace, Morals and Safety of the Moreno Valley Municipal Code is hereby amended by adding Chapter 11.96 Spa Facilities, as follows:

Chapter 11.96

SPA FACILITIES

11.96.010 Business license required.

A. Spa facility business license. The owner or owners of a spa facility business, which means a “massage establishment” or “establishment” as defined by the Massage Therapy Act, commencing with Section 4600 of Division 2 of the California Business and Professions Code (the “Act”), whether operated by a sole provider as defined in Section 4601 of the Act or through the use of employees and/or independent contractors shall be required to obtain a business license pursuant to this chapter prior to operating a spa facility within the city.

B. Supplemental business license. A supplemental business license shall be required for all spa facilities operating in existing hotels.

11.96.020 Business license application.

An applicant who intends to operate a spa facility shall, in addition to providing the information required for a business license application, provide the following:

1. The name of applicant and all applicant’s current and prospective employees and independent contractors who will be providing massage services;
2. The business name, proposed business address of the spa facility and its telephone number;

3. Proof that all applicant's employees are certified or licensed by the state pursuant to the Massage Therapy Act, commencing with Section 4600 of Division 2 of the California Business and Professions Code;

4. The proposed hours of operation of the applicant's business;

5. Whether any food or beverages will be served at applicant's business;

6. Whether any non-massage business activities will be conducted on the premises of applicant's business; and

7. A certified statement under penalty of perjury that the applicant and none of the applicant's current or prospective employees, independent contractors and/or operators have been convicted of any of the offenses that are grounds for denial of the subject business license application.

11.96.030 Business license expiration.

A business license issued under this chapter shall expire on December 31st of the calendar year for which it was issued, but may be renewed for the subsequent year upon the submittal and approval of a business license renewal application for the subsequent calendar year through December 31st of that year.

11.96.040 Definitions.

All words, terms and phrases used or referenced herein that are defined in the Massage Therapy Act shall have the same meanings ascribed to them in the Act.

11.96.050 Grounds for denial.

A. Criminal convictions. A business license application under this chapter shall be denied by the city upon:

1. Proof that the applicant or any of its employees, independent contractors or operators have been convicted of a violation of Section 266i, 315, 316, 318, or subdivision (b) of Section 647 of the Penal Code or proof that the same have been convicted in any other state of any offense which, if committed or attempted in this state, would have been punishable as one or more of the above-mentioned offenses of the aforementioned Penal Code sections; or

2. Proof that the applicant or any of its employees, independent contractors or operators have been convicted of any felony offense involving the sale of a controlled substance specified in Section 11054, 11055, 11056, 11057, or 11058 of the Health and Safety Code or proof that the same have been convicted in any other state of any offense which, if committed or attempted in this state, would have been punishable as

one or more of the above-mentioned offenses of the aforementioned Health & Safety Code sections.

B. Sex offender registration. A business license application under this chapter shall be denied upon a showing by the city upon proof that the applicant or any of its employees, independent contractors or operators are required to register under the provisions of Section 290 of the Penal Code.

C. Incomplete application. A business license application under this chapter shall be denied upon a showing by the city that the applicant has not submitted a complete business license application and all the additional information required by this chapter.

D. False information. A business license application under this chapter shall be denied upon a showing by the city that the applicant submitted false information in the business license application or in the additional information required of business license applicants as required by this chapter.

E. Non-permitted use. A business license application under this chapter shall be denied upon a showing by the city that the proposed massage activities set forth in the applicant's business license application are not permitted under Title 9 of the Moreno Valley Municipal Code.

11.96.060 CAMTC certification required.

It shall be unlawful for a spa facility to provide massage for compensation unless all individuals employed by the spa facility to perform massage, whether as an employee, independent contractor, or sole provider, are CAMTC-certified massage professionals.

11.96.070 Hours of operation.

A spa facility may operate only between the hours of 6:00 a.m. to 9:00 p.m.

11.96.080 Alcohol prohibited.

No spa facility shall provide or offer any alcoholic beverage to a patron during the course of providing or offering to provide any massage therapy service.

11.96.090 Disinfecting of Instruments.

All spa facilities shall maintain adequate equipment for disinfecting and sterilizing nondisposable instruments and materials used in administering massages. Such nondisposable instruments and materials shall be disinfected after use on each patron.

11.96.100 Facility maintenance.

All spa facilities shall maintain walls, ceilings, floors, pools, showers, bathtubs, water basins, toilets, wet and dry heat rooms, steam or vapor rooms and cabinets and all other facilities in good repair and in a clean and sanitary condition. Showers, water basins, toilets, wet and dry heat rooms, steam or vapor rooms, and cabinets and compartments shall be thoroughly cleaned at least once each day the spa facility is in operation. Bathtubs shall be thoroughly cleaned after each use.

11.96.110 Towels, sheets and linens.

All spa facilities shall provide clean and sanitary towels, sheets and linens for each patron. No common usage of towels, sheets and linens shall be permitted. Towels, sheets and linens shall be provided in sufficient quantity and shall not be used by more than one person unless such towels, sheets and linens have been re-laundered. Heavy white paper may be substituted for sheets; provided, however, that such paper is used only for one person and then discarded into a sanitary receptacle. Separate closed cabinets or containers shall be provided for the storage of clean and soiled towels, sheets and linens, and such cabinets or containers shall be plainly marked: clean linen and soiled linen. In addition, cover pads used on massage tables shall be made of durable, washable plastic or other waterproof material.

11.96.120 List of services display.

All spa facilities shall post a list of services available, described in readily understandable language, and the cost of such services in a conspicuous place on the premises.

11.96.130 Inspections.

The police or the code compliance division shall from time to time make inspection of each spa facility for the purposes of determining that the provisions of this chapter are fully complied with. It is unlawful for any applicant under this chapter to fail to allow such inspection officer access to the premises or hinder such officer in any manner.

11.96.140 Notifications.

A spa facility shall immediately report to the business license department any of the following:

1. Arrest of any employees or owners of the spa facility for an offense other than a misdemeanor traffic offense;
2. Resignations, terminations, or transfers of massage professionals employed by the spa facility; and

3. The occurrence of any event involving the spa facility or the massage professionals employed therein that constitutes a violation of this Chapter, Chapter 11.95 or any state or federal law.

11.96.150 Violations.

A. Public Nuisance. Any violation of the provisions of this chapter is unlawful and a public nuisance.

B. Misdemeanor. Any violation of the provisions of this chapter shall constitute a misdemeanor violation and upon conviction thereof any violation shall be punishable by a fine not to exceed one thousand dollars (\$1,000.00), or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment. Each day a violation is committed or permitted to continue shall constitute a separate offense.

C. Administrative Citation. In lieu of issuing a misdemeanor citation, the city may issue an administrative citation, and/or assess an administrative fine pursuant to the procedures set forth in Title 1 of the Moreno Valley Municipal Code.

D. Additional Remedies. The remedies provided herein are not to be construed as exclusive remedies and, in the event of violation, the city may pursue any proceedings or remedies otherwise provided by law.

SECTION 5. CEQA FINDING

That the City Council hereby finds that this ordinance is exempt from the requirements of CEQA pursuant to Title 14 of the California Code of Regulations Section 15061(b)(3) because the proposed business license scheme and operational regulations set forth herein would not have the potential for causing a significant effect on the environment. The City Council, therefore, directs that a Notice of Exemption be filed with the County Clerk of the County of Riverside in accordance with CEQA Guidelines.

SECTION 6. SEVERABILITY

That the City Council declares that, should any provision, section, paragraph, sentence or word of this ordinance 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 ordinance as hereby adopted shall remain in full force and effect.

SECTION 7. REPEAL OF CONFLICTING PROVISIONS

That all the provisions of the Municipal Code as heretofore adopted by the City of Moreno Valley that are in conflict with the provisions of this ordinance are hereby repealed.

SECTION 8. EFFECTIVE DATE

That this ordinance shall take effect thirty (30) days after its second reading.

SECTION 9. CERTIFICATION

That the City Clerk shall certify to the adoption of this ordinance and cause the same to be published according to law.

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APPROVED AND ADOPTED this ___nd day of November, 2015.

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

Attachment: Ordinance (1787 : AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY REVISING TITLE 11 (PEACE,

ORDINANCE JURAT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF MORENO VALLEY)

I, Jane Halstead, City Clerk of the City of Moreno Valley, California, do hereby certify that Ordinance No. ____ had its first reading on _____, 2015 and had its second reading on ____, and was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting thereof held on the __ day of _____, 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem and Mayor)

CITY CLERK

(SEAL)

Attachment: Ordinance (1787 : AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY REVISING TITLE 11 (PEACE,

Exhibit A

REPEALED

CHAPTER 11.06 (MASSAGE)

Pursuant to the attached Ordinance, Chapter 11.06 of the Moreno Valley Municipal Code is hereby repealed in its entirety.

~~11.06.010 Findings and purpose.~~

~~—The city council finds and declares as follows:~~

~~—A. The permit requirements and restrictions imposed by this chapter are reasonably necessary to protect the health, safety and welfare of the citizens of the city of Moreno Valley.~~

~~—B. The city of Moreno Valley is authorized, by virtue of the State Constitution and Section 51030 of the California Government Code, to regulate massage establishments and off-premises massage services by imposing reasonable standards relative to the skill and experience of massage operators and massage technicians and reasonable conditions on the operation of a massage establishment or off-premises massage service.~~

~~—C. There is risk of injury to massage clients by improperly trained and/or educated massage technicians and this chapter provides reasonable safeguards against injury and economic loss.~~

~~—D. There is opportunity for acts of prostitution and other unlawful sexual activity to occur in massage establishments and at off-premises massage locations. Courts have long recognized massage as a pervasively regulated activity and that massage establishments are often brothels in disguise. The establishment of reasonable standards for issuance of licenses and restrictions on operations would serve to reduce the risk of illegal activity.~~

~~—E. The restrictions and requirements contained in this chapter reduce the burdens on the police department and permit the deployment of police personnel in such a manner that more serious crime may be prevented and more serious laws enforced.~~

~~—F. The regulations and restrictions contained in this chapter tend to discourage massage establishments from degenerating into houses of prostitution and the means utilized in this chapter bear a reasonable and rational relationship to the goals sought to be achieved. (Ord. 552 § 1.2, 1999)~~

~~11.06.020 Definitions.~~

~~—For the purposes of this chapter, the following words, items and phrases shall have the meaning given herein:~~

~~—“Chief of police” means the police chief of the city of Moreno Valley or his or her designee.~~

~~—“City” means the city of Moreno Valley, California.~~

~~—“City council” means the city council of the city of Moreno Valley.~~

~~—“City manager” means the city manager of the city of Moreno Valley or his or her designee.~~

~~—“Convicted” or “conviction” means a plea or verdict of guilty, or a conviction following a plea of nolo contendere.~~

~~—“Employee” means any and all persons employed by the massage establishment or off-premises massage service who may render any service at, to, for, or in behalf of the massage establishment or off-premises massage service. “Employee” shall include independent contractors who provide massage services at, to, for, or in behalf of a massage establishment or off-premises massage service.~~

~~—“Health department” means the county of Riverside health services agency, department of public health.~~

~~—“License” means the license required by the provisions of this chapter to operate a massage establishment or off-premises massage service, and/or to engage in the administration of massage as a massage technician.~~

~~—“Manager” means any person authorized by a massage operator to act as a manager of a massage establishment or off-premises massage service at all times the massage establishment or off-premises massage service is open for business.~~

~~—“Massage” means any method of treating the external parts of the body for health, hygiene, relaxation, or any other reason or purpose, by pressure on, friction against, stroking, kneading, tapping, pounding, vibrating, rubbing, or any other manner of touching the external parts of the body by manual or mechanical means, with or without the aid of mechanical or electrical apparatus or appliances such as vibrators, infrared heat, sun lamps, external baths, or other similar apparatus or appliances commonly used in the practice of massage, with or without supplementary aids such as rubbing alcohol, liniment, antiseptic, oil, powders, creams, ointment, or other similar preparations commonly used in the practice of massage. The definition of massage also includes the practice of acupressure.~~

~~—“Massage establishment” means and includes any business conducted at a fixed location within the city where any person, firm, association, partnership, corporation or any other entity engages in, conducts, carries on or permits to be engaged in, conducted or carried on, the administration of massage, as defined in this chapter, of the human body for consideration of any kind. “Massage establishment” shall not include within its meaning the classes of individuals or businesses set forth in Section 11.06.050 while engaged in the performance of their duties.~~

~~—“Massage technician” means any person who practices or administers in the art of body massage, either by hands or with a mechanical or vibrating apparatus or appliance for the purpose of body massaging, reducing or contouring, or the use of oil rubs, heat lamps, hot and cold packs, tub, shower or cabinet baths, and who has made a study of the underlying principles of anatomy and physiology as generally included in a regular course of study by a recognized and approved school of massage. Massage technicians shall not diagnose or treat classified diseases, nor practice spinal or other joint manipulations, nor prescribe medicines or drugs. “Massage technician” includes the terms “massage therapist,” “massage practitioner,” “acupressurist” and “acupressure technician” within its definition.~~

~~—“Off-premises massage service” means and includes the practice of massage at any location within the city other than a massage establishment where any person, firm, association, partnership, corporation or any other entity engages in, conducts, operates or carries on, or~~

permits to be engaged in, conducted, operated or carried on, the administration of massage, as defined in this chapter, of the human body for consideration of any kind.

~~“Operator” or “massage operator” means any person, firm, association partnership, corporation or any other entity who has an ownership interest in a massage establishment or off-premises massage service and/or who manages or is responsible for the day to day operations of such business.~~

~~“Person” means any individual, association, partnership, joint venture corporation or any other legal entity.~~

~~“Practice of massage” means the performance of massage for compensation either at or away from the place of business.~~

~~“Recognized school” means a state of California approved private post-secondary educational institution as defined in Education Code Section 94302 which has for its purpose the teaching of the theory, method, profession, ethics, anatomical and physiological knowledge, and practice of a massage technician, and which school requires a resident course of study of the minimum standards prescribed by the state for graduation from such school or institution of learning showing the successful completion of such course of study. Schools offering a correspondence course not requiring actual attendance shall not be deemed a recognized school. (Ord. 552 § 1.2, 1999)~~

11.06.030 ~~Massage operator and/or massage technician license required.~~

~~A. No person shall engage in, conduct, operate or carry on, or permit to be engaged in, conducted, operated or carried on, in or upon any premises within the city a massage establishment, off-premises massage service, or the function of a massage technician without first obtaining and maintaining in effect a massage operator and/or massage technician license as required by this chapter.~~

~~B. No license shall be issued to any person who is not at least eighteen (18) years of age. (Ord. 552 § 1.2, 1999)~~

11.06.040 ~~Business license and home occupation permit required.~~

~~A. A massage establishment and off-premises massage service shall obtain and maintain a business license and pay the required business license fee for such business and occupation.~~

~~B. A massage technician that is an independent contractor shall obtain and maintain a business license and pay the required business license fee for such business and occupation.~~

~~C. In addition to a business license, any off-premises massage service that is operated as a home occupation shall obtain and maintain a home occupation permit as required by Section 9.02.130 of this code, as amended from time to time, and pay the required home occupation permit fee for such home occupation. No massage establishment may operate as a home occupation. (Ord. 552 § 1.2, 1999)~~

~~11.06.050 Massage operator and/or massage technician license not required.~~

~~—The provisions of this chapter shall not apply to the following classes of individuals or businesses while engaged in the performance of their duties:~~

~~—A. Physicians, surgeons, chiropractors, osteopaths, nurses or any physical therapists who are duly licensed to practice their respective professions in the state of California, and persons working directly under the supervision of such licensed persons. “Working directly under the supervision” means that the person is an employee or independent contractor of the licensed person, is working at the same location as the licensed person, his or her work is checked and monitored by the licensed person, and the licensed person is physically on the premises where the massage services are being provided.~~

~~—B. Barbers, beauticians and cosmetologists who are duly licensed under the laws of the state of California while engaging in practices within the scope of their licenses, except that this provision applies solely to the massaging of the neck, face and/or scalp of customers.~~

~~—C. Hospitals, nursing homes, sanitariums or any other health care facility duly licensed by the state of California.~~

~~—D. Accredited high schools, junior colleges, colleges or universities whose coaches and trainers are acting within the scope of their employment.~~

~~—E. Trainers of amateur, semiprofessional or professional athletes or athletic teams while engaging in their training responsibilities for and with athletes; and trainers working in conjunction with a specific athletic event such as an outdoor road or bike race. (Ord. 552 § 1.2, 1999)~~

~~11.06.060 Fees.~~

~~—A. The city council shall establish by resolution, from time to time amended, the fees for the administration of this chapter. The city shall include in this resolution a health services fee schedule prescribing annual fees to be paid by the operator of a massage establishment or off-premises massage service, such fees to be paid directly to the health department and retained by the health department as reimbursement for services related to this chapter.~~

~~—B. Licenses and fees required under this chapter shall be in addition to any other license, permit or fee required under any other chapter of the Moreno Valley Municipal Code, or under any other local, county, state or federal law. (Ord. 552 § 1.2, 1999)~~

~~11.06.070 Massage operator license application contents.~~

~~—A. Any person desiring to obtain a license to operate a massage establishment or off-premises massage service shall apply to the chief of police. Such application shall be on forms provided by the chief of police, and shall be accompanied by a nonrefundable application fee in such amounts as may be established from time to time by resolution of the city council. The application shall be signed by the applicant under penalty of perjury that the information provided is true and correct. Those who are permitted to sign the application include the~~

~~applicant, if an individual; at least one general partner, if a partnership; at least one officer or director, if a corporation; or at least one participant, if a joint venture or association. The chief of police shall not be required to act upon any application until such time as a completed application signed under penalty of perjury and the required application fee are submitted. Each applicant for a massage operator license shall submit all of the following information:~~

- ~~—1. The full and true name under which the business will be conducted;~~
- ~~—2. The present or proposed address where or out of which the business is to be conducted or operated;~~
- ~~—3. The following personal information concerning the applicant (as used in this subsection, the word “applicant” shall include not only the individual applicant signing on his or her own behalf, but also any other person authorized by this chapter to sign the application on behalf of the applicant):~~
 - ~~— a. The full and complete name of the applicant, including all aliases, nicknames, and any other name by which the applicant has been known,~~
 - ~~— b. The applicant’s current complete residence address and telephone number, including all residential addresses of the applicant for the eight years immediately preceding the date of the application,~~
 - ~~— c. The applicant’s California drivers license number or California identification card number,~~
 - ~~— d. The applicant’s social security number, unless otherwise prohibited by law,~~
 - ~~— e. The applicant’s gender, height, weight, hair color and eye color,~~
 - ~~— f. Two front faced color portrait photographs of the applicant at least two inches by two inches,~~
 - ~~— g. A complete set of fingerprints taken by the police department,~~
 - ~~— h. All criminal convictions, including pleas of nolo contendere, within the ten (10) years immediately preceding the application date, including those convictions dismissed or expunged pursuant to Penal Code Section 1203.4, but excluding minor traffic violations. Any traffic offense that is designated as a felony shall not be construed as a minor traffic offense. All injunctions for nuisances under Penal Code Section 1225 or similar laws shall also be listed. Each criminal conviction shall be listed by date and place of conviction, the nature of the offense committed, and the sentence therefor,~~
 - ~~— i. The complete massage operator and/or massage technician permit or license history of the applicant; whether such person has ever held any permit or license issued by any agency, board, city, county, territory, state or any other governmental or regulatory entity; the date of issuance of such permit or license; and whether the permit or license was denied, revoked or suspended and the reason therefor,~~
 - ~~— j. The complete business, occupation, and employment history of the applicant, including business addresses and telephone numbers, for the ten (10) years immediately preceding the date of the application, including but not limited to, the massage or similar business history and experience of the applicant,~~
 - ~~— k. Acceptable written proof that the applicant is at least eighteen (18) years of age;~~

- ~~—4. A complete list and definition of all massage and other services to be provided at the massage establishment, or through the off-premises massage service;~~
- ~~—5. A complete and current list of each massage technician or employee who is or will be providing massage services or otherwise employed at the massage establishment or off-premises massage service, including their name, current residence address, and current residence telephone number. A complete and current list of the managers or managing employees who are or will be principally in charge of and responsible for the operation of the massage establishment or off-premises massage service, including their name, current residence address, and current residence telephone number;~~
- ~~—6. If the applicant is a corporation, the name of the corporation shall be set forth exactly as shown in its articles of incorporation or charter together with the state and date of incorporation and the names and residence addresses of each of its current officers, directors, and each stockholder holding more than five percent of that corporation;~~
- ~~—7. If the applicant is a partnership, the application shall set forth the names and residence address of each of the partners, including limited partners. If the applicant is a limited partnership, it shall furnish a copy of its certificate of limited partnership as filed with the county clerk. If one or more of the partners is a corporation, the provisions of this subsection pertaining to corporate applicants shall apply to the corporate partner;~~
- ~~—8. The applicant, if a corporation or partnership, shall designate one of its officers or general partners to act as its responsible managing officer/employee. Such person shall complete and sign all application forms required of an applicant under this chapter. The corporation's or partnership's responsible managing officer/employee must, at all times, meet all of the requirements of an applicant as set forth by this chapter, or the corporation or partnership license shall be suspended until a responsible managing officer/employee who meets such requirements is designated. If no such person is found within ninety (90) days of the date the application is filed, or the managing officer/employee no longer meets such requirements, whichever is later, the corporation or partnership application is deemed withdrawn and/or the license is deemed revoked and a new application for license must be filed;~~
- ~~—9. A description of any other business to be operated on the same premises, or on adjoining premises, that is owned, operated, controlled or managed by the applicant;~~
- ~~—10. The name and address of the owner and lessor of the real property upon, in or out of which the business is to be conducted. In the event the applicant is not the legal owner of the property, the application must be accompanied by a copy of the lease and a notarized acknowledgment from the owner of the property that a massage establishment or off-premises massage service will be located on his or her property;~~
- ~~—11. Proof of massage practice professional liability insurance as required by this chapter;~~
- ~~—12. A certificate of compliance from the community economic development department director which certifies that the premises of the massage establishment and/or off-premises massage service meets all applicable codes and regulations must be submitted prior to application approval. Any required inspection fees shall be the responsibility of the applicant and are separate and not included within the application fee;~~
- ~~—13. A valid one year massage operator certificate obtained from the health department;~~

~~—14. Such other information and identification as the chief of police may require in order to discover the truth of the matters herein specified and as required to be set forth in the application.~~

~~—B. The applicant shall authorize the chief of police, the police department, the city, and their agents and employees, to seek information and to conduct an investigation into the truth of the statements set forth in the application and into the background of the applicant and the responsible managing officer/employee.~~

~~—C. The applicant shall submit in writing any change of address or fact that may occur during the process of applying for a massage operator license within fifteen (15) days of such occurrence.~~

~~—D. Each massage operator license issued pursuant to this chapter shall expire one year from the date of issuance. (Ord. 552 § 1.2, 1999)~~

11.06.080 Massage operator license issuance or denial.

~~—A. Upon receipt of a completed written application for a massage operator license, the chief of police shall have up to sixty (60) days to investigate the application and the background of the applicant. However, information made available to the chief of police after the sixty (60) day period indicating either failure of the applicant to meet the license requirements of this chapter, the omission of relevant information by the applicant or the inclusion of false or misleading information on the application may be used for purposes of suspension or revocation of, or denial of renewal of, any license granted.~~

~~—B. Upon the completion of the investigation, the chief of police shall grant the license, with or without conditions, if the chief of police finds all of the following:~~

~~—1. The required fee has been paid;~~

~~—2. The application conforms in all respects to the provisions of this chapter and to other applicable laws;~~

~~—3. The applicant has not made a misrepresentation of any fact contained in the application;~~

~~—4. The applicant; the corporate stockholders, officers and directors; the general partners of the partnership; and the managing responsible officer/employee, has/have not been convicted within ten (10) years preceding the date of the application of a violation of California Penal Code Sections 266h, 266l, 314, 315, 316, 318, subsections (a) or (b) of Penal Code Section 647, or any other provision of law pursuant to which a person is required to register under the provisions of Penal Code Section 290, or where the court accepted a guilty or nolo contendere plea to a charge of a violation of Penal Code Section 415 or any lesser included or lesser related offense in satisfaction of, or as a substitute for, any of the previously listed crimes; and has/have not been convicted within ten (10) years immediately preceding the date of the application of a violation of Health and Safety Code Section 11550 or any offense involving the illegal sale, distribution or possession of a controlled substance specified in Health and Safety Code Sections 11054, 11055, 11056, 11057 or 11058; and has/have not been subjected to a permanent injunction against the conducting or maintaining of a nuisance pursuant to Penal~~

~~Code Sections 11225 through and including 11235, or any similar provisions of law in a jurisdiction outside of the state of California, within ten (10) years immediately preceding the date of the application. Convictions under the laws of other states for similar offenses shall be considered for purposes of this chapter;~~

~~—5. Within five years preceding the date of the application, the applicant or managing responsible officer/employee has not had a massage operator, massage technician, or other similar permit or license revoked or suspended by the city, or any other governmental or regulatory entity; and has not engaged in or operated a massage or similar establishment, or off-premises massage service, in a manner that would be grounds for revocation of a massage operator and/or massage technician license under this chapter; and has not owned or managed a massage or similar establishment, or off-premises massage service, where persons required to be licensed were allowed to work without the required licenses;~~

~~—6. The applicant is at least eighteen (18) years of age;~~

~~—7. The license would comply with all applicable laws, including, but not limited to, health, zoning, fire and safety requirements and standards;~~

~~—8. The applicant has submitted a valid one year massage operator certificate obtained from the health department;~~

~~—9. The applicant has not engaged in conduct that would constitute a violation of any of the provisions of this chapter within the two years immediately preceding the date of the application.~~

~~—C. If, following investigation of the applicant, the chief of police fails to make the findings stated in this section, the chief of police shall deny the application by written and dated notice to the applicant setting forth the reason(s) for the denial; advising the applicant of his or her right to appeal the decision pursuant to Section 11.06.240 of this chapter within ten (10) days of the date of the written notice of the action taken by the chief of police; and that the decision of the chief of police shall be final unless a timely appeal is filed.~~

~~—D. Each massage operator license issued pursuant to this chapter shall expire one year from the date of issuance. (Ord. 552 § 1.2, 1999)~~

~~11.06.090 Massage establishment and off-premises massage service operating requirements.~~

~~—A. No license to operate a massage establishment or off-premises massage service, or renewal thereof, including the renewal of a license issued prior to the adoption of this chapter, shall be issued unless an inspection by the chief of police or an authorized employee of the police department reveals that all operators and managers are in full compliance with all of the following conditions, and any and all other conditions specified by the chief of police in approving an application for an operator license:~~

~~—1. Each person employed or acting as a massage technician shall have a valid massage technician license issued by the chief of police which shall be clearly displayed and visible on the massage technician while on the premises of the massage establishment, or while otherwise engaged in the practice of massage. It is unlawful for any owner, manager, operator or responsible managing officer/employee to employ or permit a person to act as a massage~~

~~technician who is not in possession of a current valid massage technician license issued pursuant to this chapter. Every operator and/or manager of a massage establishment or off-premises massage service shall report to the chief of police any change of massage technicians, whether by new or renewed employment, discharge or termination on the form and in the manner required by the chief of police. The report shall include the name, address, and telephone number of the massage technician and the date of hire or termination. The report shall be made within fifteen (15) days of the change in employment status.~~

~~—2. The possession of a valid massage operator license does not authorize the possessor or any other person to perform work for which a massage technician license is required. No massage establishment shall be open for business without having at least one massage technician holding a current valid massage technician license on-duty at all times when such massage establishment is open for business. No off-premises massage service shall provide massage services by anyone who does not hold a current valid massage technician license.~~

~~—3. Massage services shall be provided or given only between the hours of six a.m. and ten-thirty p.m. No massage establishment shall be open, and no customer shall be in the establishment, between ten-thirty p.m. and six a.m. No off-premises massage services shall be provided or given before six a.m. or after ten-thirty p.m.~~

~~—4. A list of services available and the cost of such services shall be posted in an open and conspicuous public place within the premises lobby, and shall be described in readily understandable English language. A written list of services available and the cost of such services shall be provided to each patron of an off-premises massage service prior to any massage services being provided and shall be described in readily understandable English language. No owner, manager, operator, responsible managing officer/employee or massage technician shall permit, allow, offer or perform any service other than those posted or listed as required by this chapter.~~

~~—5. The massage operator license and a copy of the license of each and every massage technician employed at the massage establishment, whether on-duty or not, shall be displayed in an open and conspicuous public place within the premises lobby. A copy of the massage operator license of every off-premises massage service shall be on the person of every licensed massage technician and shall be displayed upon demand.~~

~~—6. No person granted a massage operator license or massage technician license pursuant to this chapter shall use any name, or conduct business under any designation, not specified on the license.~~

~~—7. Except to the extent required, in writing, by a California licensed medical practitioner, no massage technician, or any other person, shall massage the genitals or anal area of any patron, or the breast(s) of any female patron, nor shall any operator or manager of a massage establishment or off-premises massage service allow or permit any such massage or touching. No massage operator, manager, massage technician, or any other person shall be present in any room with another person unless the person's genitals, gluteal crease, anus and, in the case of female patrons, the breasts are fully covered.~~

~~—8. All massage establishments licensed pursuant to this chapter shall have a manager on the premises at all times the massage establishment is open. All off-premises massage services~~

~~shall have a manager available by telephone at all times that massage services are being provided. The massage operator shall file a statement, in writing, with the chief of police, designating the person(s) with authority to act as a manager within fifteen (15) days of hire, rehire, appointment or reappointment. Every massage operator, massage establishment manager and off-premises massage service manager shall certify under penalty of perjury that the massage operator, and every manager listed in the statement, has read, understands and agrees to comply with the provisions of this chapter.~~

~~—9. An operator and/or on-duty manager of any massage establishment or off-premises massage service shall be personally responsible for the conduct of all employees and massage technicians while they are on the premises of the massage establishment and/or providing massage services. Any act or omission of any employee or massage technician constituting a violation of this chapter shall be deemed an act or omission of the operator and/or on-duty manager for purposes of determining whether the massage operator license shall be suspended, revoked, denied or renewed.~~

~~—10. Every massage establishment and off-premises massage service shall keep a written record of the date and hour of each service provided; the name of each patron, and the service received; and the name of the massage technician providing the service. Such records shall be open to inspection by city officials charged with enforcement of this chapter, including the police department and the city attorney; the operator and/or manager of a massage establishment or off-premises massage service shall not use these records for any purpose other than as records of services provided and may not provide such records to other parties. Such records shall be retained on the premises of the massage establishment and at the business office of the off-premises massage service for a period of two years.~~

~~—11. Massage establishments shall, at all times, be equipped with an adequate supply of clean sanitary towels, coverings and linens. Clean towels, coverings and linens shall be stored in enclosed cabinets. Towels, coverings and linens shall not be used on more than one patron, unless they have first been laundered and disinfected. Disposable towels and coverings shall not be used on more than one patron. Soiled linens and disposable products shall be deposited in separate receptacles approved by the city. Each massage establishment shall provide to all patrons clean, sanitary and nontransparent coverings capable of covering the genital area, gluteal crease, anal area and female breasts. Off-premises massage services shall, at all times, have available at the site where massage services are being provided an adequate supply of clean sanitary towels, coverings and linens. Towels, coverings and linens shall not be used on more than one patron, unless they have first been laundered and disinfected. Disposable towels and coverings shall not be used on more than one patron. Soiled linens and disposable products shall be removed from the location where massage services are provided by the massage technician and deposited in separate receptacles approved by the city. Each off-premises massage service shall provide to all patrons clean, sanitary and nontransparent coverings capable of covering the genital area, gluteal crease, anal area and female breasts.~~

~~—12. Wet and dry heat rooms, steam or vapor rooms or cabinets, toilet rooms, shower and bath rooms, tanning booths, whirlpool baths and pools shall be thoroughly cleaned and disinfected as needed, and at least once each day the premises are open, with a disinfectant approved by the health department. Bathtubs shall be thoroughly cleaned after each use with a~~

disinfectant approved by the health department. All walls, ceilings, floors, and other physical facilities of the establishment must be in good repair and maintained in a clean and sanitary condition.

~~—13. Instruments utilized in performing massage shall not be used on more than one patron unless they have been sterilized, using sterilization methods approved by the health department.~~

~~—14. All employees, including massage technicians, shall wear clean, nontransparent outer garments. Such garments shall not expose the wearer's genitals, pubic areas, buttocks, or breasts.~~

~~—15. A massage table with a pad or mat not exceeding three inches in thickness shall be used for massage in all massage establishments and by all off-premises massage services. No bed or mattress shall be used for massage services, or placed on the floor in a massage establishment.~~

~~—16. No person shall engage in, conduct, operate or carry on the business of a massage establishment or off-premises massage service unless there is on file with the chief of police, and in full force and effect at all times, a certificate of insurance issued by an insurance company authorized to do business in the state of California evidencing that the massage operator is insured under a massage practice professional liability insurance policy as required by this chapter. Such certificate of insurance shall be provided to the chief of police at the time of filing the application for issuance or renewal of a massage operator license.~~

~~—17. If male and female patrons are treated at the same time at the massage establishment, separate massage rooms shall be provided for male and female patrons.~~

~~—18. No person shall be allowed to live inside the massage establishment at any time. All living quarters shall be separate from the massage establishment. No food of any kind shall be prepared or sold at the massage establishment unless an appropriate food vending permit is first obtained.~~

~~—19. No person shall enter, be in or remain in any part of a massage establishment licensed under this chapter while in possession of, consuming, using or under the influence of any alcoholic beverage or controlled substance. The operator and/or manager shall be responsible to ensure that no such person shall enter or remain on the premises of the massage establishment. Service of alcoholic beverages shall not be permitted upon the premises of the massage establishment, or by any massage technician or employee of a massage establishment or off-premises massage service.~~

~~—20. No electrical, mechanical or other device shall be used by the operator, manager, employee, or massage technician of the massage establishment or off-premises massage service for audio and/or video recording or for monitoring the performance of a massage, or the conversation or other sounds in the massage rooms without the knowledge and written consent of the patron. No massage cubicle, booth, room or other massage area of a massage establishment may be fitted with a two-way mirror, audio recording equipment, video recording equipment, or any other recording, eavesdropping or monitoring devices or equipment.~~

~~—21. The operator and/or on-duty manager of the massage establishment and off-premises massage service shall keep a complete and current list of the names and residence addresses~~

~~of all managers, employees and massage technicians of the massage establishment or off-premises massage service. This list shall be kept on the premises of the massage establishment or at the business office of the off-premises massage service and shall be available for inspection by the city's building and safety officials, code compliance officers, fire department and police department, the health department, and any other official charged with enforcement of this chapter.~~

~~—22. All massage establishments shall comply with all state and federal laws and regulations for handicapped patrons.~~

~~—23. All interior, reception, hallway and front exterior doors (except separate office doors, and side or back exterior doors used solely for employee entrance and exit from the massage establishment) shall be unlocked during business hours, except as may be permitted by applicable law. No massage service may be provided within any cubicle, booth, room or other area within a massage establishment which is fitted with a lock of any kind (e.g., locking door knob, padlock, dead bolt, sliding bar or other locking device), unless the door is an exterior door permitted to be locked during business hours.~~

~~—24. The chief of police may require that the following notice be posted in the event that any operator, manager, employee, or massage technician of the massage establishment or any person who has been aided and abetted by any operator, manager, employee, or massage technician of the massage establishment has been found to have committed any of the offenses listed in Sections 11.06.080(B)(4), 11.06.090(A)(7) or (A)(20), 11.06.160(B)(4) or (B)(6), 11.06.170(A), (B), (C), (F) or (H), or 11.06.220 of this chapter, after full hearing by administrative proceeding or state court:~~

~~—NOTICE TO ALL PATRONS~~

~~—THIS MESSAGE ESTABLISHMENT AND THE MESSAGE ROOMS DO NOT PROVIDE COMPLETE PRIVACY AND ARE SUBJECT TO INSPECTION BY THE MORENO VALLEY POLICE DEPARTMENT WITHOUT PRIOR NOTICE.~~

~~—a. The notice set forth above shall be prepared and issued by the chief of police.~~

~~—b. The notice shall be conspicuously posted in a location within the massage establishment lobby that is easily visible to any person entering the massage establishment premises, and in each massage cubicle, booth, room or other massage area. The notice shall remain posted for twelve (12) months following the date it is first posted.~~

~~—c. The requirement for posting the notice described in this section is cumulative and in addition to any and all other remedies, violations, and penalties set forth in this chapter, or in other applicable state and federal law, or in the Moreno Valley Municipal Code. (Ord. 552 § 1.2, 1999)~~

11.06.100 Massage establishment facilities regulations.

~~—Every massage establishment shall maintain facilities that comply with all of the following requirements:~~

~~—A. A recognizable and legible sign shall be posted at the main entrance identifying the business as a massage establishment, which sign shall comply with the provisions of Title 9 of the Moreno Valley Municipal Code.~~

~~—B. Minimum lighting shall be provided in accordance with the Uniform Building Code and the National Electrical Code; and, in addition, at least one artificial light of not less than twenty-five (25) watts shall be provided in each room or enclosure where massage services are performed on patrons and shall conform to minimum standards set forth by the health department.~~

~~—C. Minimum ventilation shall be provided in accordance with the Uniform Building Code.~~

~~—D. Adequate equipment for disinfecting and sterilizing instruments used in providing massage services shall be provided.~~

~~—E. Closed cabinets shall be provided for the storage of clean linens.~~

~~—F. Adequate dressing, locker and toilet facilities shall be provided for patrons.~~

~~—G. A minimum of one wash basin for employees with hot and cold running water and soap or detergent shall be provided at all times. The basin shall be located within, or as close as practicable to, the area devoted to the performing of massage services. Sanitary towels shall also be provided at each basin.~~

~~—H. Pads used on massage tables shall be covered with material acceptable to the health department.~~

~~—I. Proof of compliance with all applicable provisions of the Moreno Valley Municipal Code shall be provided prior to the issuance of any license.~~

~~—J. Off-premises Massage Service. Any massage technician who provides massage at any hotel or motel, shall first notify the owner, manager or person in charge of the hotel or motel that such massage technician intends to provide massage to a person or persons registered at the hotel or motel and give such owner, manager or person in charge the name on his or her massage technician license. (Ord. 552 § 1.2, 1999)~~

11.06.110 Inspection by officials.

~~—Upon the issuance of a massage operator license and/or massage technician license, the operator, manager and/or massage technician consents to the inspection of the massage establishment by the city's building and safety officials, code compliance officers, fire department and police department and the health department, for the purpose of determining that the provisions of this chapter, and all other applicable laws or regulations, are being met, including, but not limited to, building and safety, fire, electrical, plumbing, and health and welfare. The operator, manager and/or massage technician further consents to the inspection of the occupied massage rooms by the police department for the purpose of determining that the provisions of this chapter, and all other applicable laws or regulations, are being met upon occurrence of any of the conditions of this chapter which would require a posting of a notice to all patrons. No more than two such routine inspections shall occur in a twelve (12) month period~~

~~unless violations are found or complaints are received. Criminal investigations may be conducted as directed by the chief of police. During an inspection, the police department may verify the identity of persons on the premises of the massage establishment, including managers, employees and massage technicians. All inspections of the massage establishment shall be conducted during business hours. An operator, manager and/or massage technician is in violation of this section if they refuse to permit a lawful inspection of the premises as set forth herein. (Ord. 552 § 1.2, 1999)~~

11.06.120 Licenses not assignable.

~~—No massage operator or massage technician license may be sold, transferred or assigned by the licensee, or by operation of law, to any other person or persons; any such sale, transfer or assignment, or attempted sale, transfer or assignment shall be deemed to constitute a voluntary surrender of such license and such license shall thereafter be deemed terminated and void; provided and excepting, however, that if the holder of a massage operator license is a partnership and one or more of the partners should die, one (1) or more of the surviving partners may acquire, by purchase or otherwise, the interest of the deceased partner or partners without effecting a surrender or termination of such massage operator license and in each case the massage operator licensee shall thereafter be deemed to belong to the surviving partner(s). If the massage operator license is issued to a corporation, stock may be sold, transferred, issued or assigned to stockholders who have been named on the application. If any stock is sold, transferred, issued or assigned to a person not listed on the application as a stockholder, the massage operator license shall be deemed terminated and void unless the new stockholders are identified within fifteen (15) days of transfer and they meet all requirements under this chapter for stockholders. (Ord. 552 § 1.2, 1999)~~

11.06.130 Change of location or name.

~~—A change of location of a massage establishment or off-premises massage service may be approved by the city; provided, all city ordinances and other regulations are complied with. No massage operator licensee shall engage in, conduct, operate or carry on any massage establishment or off-premises massage service under any name or other designation not specified on the issued license. Any application for an expansion of a building or other place of business of a massage establishment or off-premises massage service shall require compliance with this chapter and any other applicable laws or provisions of the Moreno Valley Municipal Code. No expansion of a nonconforming location shall be permitted. (Ord. 552 § 1.2, 1999)~~

11.06.140 Massage technician—License required.

~~—No person shall engage in the business of massage or act as a massage technician unless the person holds a current valid massage technician license issued by the chief of police. Each massage technician license holder shall be issued a photo identification badge that will also serve as a massage technician license. The license holder shall display the massage technician~~

license on his or her person at all times while on the premises of the massage establishment, or while otherwise engaged in the practice of massage. (Ord. 552 § 1.2, 1999)

11.06.150 ~~Massage technician license application contents.~~

~~—A. Any person desiring to obtain a massage technician license shall apply to the chief of police. Such application shall be on forms provided by the chief of police, and shall be accompanied by a nonrefundable application fee in such amounts as may be established from time to time by resolution of the city council. The application shall be signed by the applicant under penalty of perjury that the information provided is true and correct. The chief of police shall not be required to act upon any application until such time as a completed application signed under penalty of perjury and the required application fee are submitted. Each applicant for a massage technician license shall submit all of the following information:~~

- ~~—1. The full and complete name of the applicant, including all aliases and nicknames, and any other name by which the applicant has been known;~~
- ~~—2. The applicant's current complete residence address and telephone number, including all residential addresses of the applicant for the ten (10) years immediately preceding the date of the application;~~
- ~~—3. The applicant's California driver's license number or California identification card number;~~
- ~~—4. The applicant's social security number, unless otherwise prohibited by law;~~
- ~~—5. The applicant's gender, height, weight, hair color and eye color;~~
- ~~—6. Two front faced color portrait photographs of the applicant at least two inches by two inches;~~
- ~~—7. A complete set of fingerprints taken by the police department;~~
- ~~—8. All criminal convictions, including pleas of nolo contendere, within the ten (10) years immediately preceding the application date, including those convictions dismissed or expunged pursuant to Penal Code Section 1203.4, but excluding minor traffic violations. Any traffic offense that is designated as a felony shall not be construed as a minor traffic offense. All injunctions for nuisances under Penal Code Section 1225 or similar laws shall also be listed. Each criminal conviction shall be listed by date and place of conviction, the nature of the offense committed, and the sentence therefor;~~
- ~~—9. The complete massage operator and/or massage technician permit or license history of the applicant; whether such person has ever held any such permit or license issued by any agency, board, city, county, territory or state; the date of issuance of such permit or license; and whether such permit or license was denied, revoked or suspended, and the reason therefor;~~
- ~~—10. The complete business, occupation and employment history of the applicant, including business addresses and telephone numbers, for the eight years immediately preceding the date of the application, including but not limited to, the massage or similar business history and experience of the applicant;~~
- ~~—11. Acceptable written proof that the applicant is at least eighteen (18) years of age;~~

- ~~—12. Proof of massage practice professional liability insurance as required by this chapter;~~
- ~~—13. Such other information and identification as the chief of police may require in order to discover the truth of the matters herein specified and as required to be set forth in the application.~~
- ~~—B. The applicant shall authorize, in writing, the chief of police, or his or her authorized agent, employees of the police department, and the city and its agents and employees to seek information and to conduct an investigation into the truth of the statements set forth in the application and into the background of the applicant.~~
- ~~—C. The applicant must furnish either:~~
- ~~—1. A diploma or certificate of graduation from a recognized school wherein the theory, method, profession, ethics, anatomical and physiological knowledge, and practice of massage is taught, as approved by the California state Department of Education, together with a certified transcript of the applicant's school records showing completion of a course of at least five hundred (500) hours; or~~
- ~~—2. A diploma or certificate of graduation from an existing school or institution of learning outside the state of California, together with a certified transcript of the applicant's school records showing completion of at least five hundred (500) hours wherein the theory, method, profession, ethics, anatomical and physiological knowledge, and practice of massage is taught, and a copy of the school's approval by its state Department of Education.~~
- ~~—D. The applicant must furnish a valid one year massage technician certificate obtained from the health department.~~
- ~~—E. The applicant must furnish any other certificates and/or permits required by city, county, state and federal laws or regulations.~~
- ~~—F. The applicant must provide the massage establishment's or off-premises massage service's full name, address, and telephone number if the massage technician will be employed at an existing massage business. In the event the applicant seeks to commence a new massage business, an additional massage operator license application must be submitted.~~
- ~~—G. The applicant must furnish a certificate from a medical doctor licensed to practice in the state of California stating that the applicant has, within thirty (30) days immediately preceding the date of the application, been examined and found to be free of any contagious or communicable disease. Pursuant to Health and Safety Code Section 120975, and unless otherwise required by state or federal law, nothing in this chapter shall require testing or disclosure as to whether an applicant is infected with the human immunodeficiency virus (HIV). (Ord. 552 § 1.2, 1999)~~

~~11.06.160 Massage technician license issuance or denial.~~

- ~~—A. Upon receipt of a completed written application for a massage technician license, the chief of police shall have up to sixty (60) days to investigate the application and the background of the applicant.~~

~~—B. Upon the completion of the investigation, the chief of police shall grant the license, with or without conditions, if the chief of police finds all of the following:~~

~~—1. The required fee has been paid;~~

~~—2. The application conforms in all respects to the provisions of this chapter and to other applicable laws;~~

~~—3. The applicant has not made a misrepresentation of any fact contained in the application;~~

~~—4. The applicant has not been convicted within ten (10) years preceding the date of the application of a violation of California Penal Code Sections 266h, 266l, 314, 315, 316, 318, subsections (a) or (b) of Penal Code Section 647, or any other provision of law pursuant to which a person is required to register under the provisions of Penal Code Section 290, or where the court accepted a guilty or nolo contendere plea to a charge of a violation of Penal Code Section 415 or any lesser included or lesser related offense in satisfaction of, or as a substitute for, any of the previously listed crimes; and has not been convicted within ten (10) years immediately preceding the date of the application of a violation of Health and Safety Code Section 11550 or any offense involving the illegal sale, distribution, or possession of a controlled substance specified in Health and Safety Code Sections 11054, 11055, 11056, 11057 or 11058; and has not been subjected to a permanent injunction against the conducting or maintaining of a nuisance pursuant to Penal Code Sections 11225 through and including 11235, or any similar provisions of law in a jurisdiction outside of the state of California, within ten (10) years immediately preceding the date of the application. Convictions under the laws of other states for similar offenses shall be considered for purposes of this chapter;~~

~~—5. Within five years preceding the date of the application, the applicant has not had a massage operator, massage technician, or other similar permit or license revoked or suspended by the city, or any other state or local agency; and has not engaged in or operated a massage or similar establishment, or off-premises massage service, in a manner that would be grounds for revocation of a massage operator and/or massage technician license under this chapter; and has not owned or managed a massage or similar establishment, or off-premises massage service, where persons required to be licensed were allowed to work without the required licenses;~~

~~—6. The applicant has not been convicted of an act involving dishonesty, fraud, deceit, moral turpitude or an act of violence, which act or acts are substantially related to the qualifications, functions, or duties of a massage technician;~~

~~—7. Within five years immediately preceding the date of the application, the applicant has not engaged in conduct which would constitute a violation of any of the provisions of this chapter;~~

~~—8. The applicant is at least eighteen (18) years of age;~~

~~—9. The applicant has furnished either:~~

~~—a. A diploma or certificate of graduation from a recognized school wherein the theory, method, profession, ethics, anatomical and physiological knowledge, and practice of massage is taught, as approved by the California State Department of Education, together with a certified transcript of the applicant's school records showing completion of a course of at least five hundred (500) hours, or~~

~~— b. A diploma or certificate of graduation from an existing school or institution of learning outside the state of California, together with a certified transcript of the applicant's school records showing completion of at least five hundred (500) hours wherein the theory, method, profession, ethics, anatomical and physiological knowledge, and practice of massage is taught, and a copy of the school's approval by its state Department of Education;~~

~~— 10. The applicant has submitted a valid one year massage technician certificate obtained from the health department;~~

~~— C. If, following investigation of the applicant, the chief of police cannot reasonably make the findings required in this section, the chief of police shall deny the application by written and dated notice to the applicant setting forth the reason(s) for the denial; advising the applicant of his or her right to appeal the decision pursuant to Section 11.06.240 of this chapter within fifteen (15) days of the date of the written notice of the action taken by the chief of police; and that the decision of the chief of police shall be final unless a timely appeal is filed.~~

~~— D. Each massage technician license issued pursuant to this chapter shall expire one year from the date of issuance. (Ord. 552 § 1.2, 1999)~~

11.06.170 Massage technician requirements.

~~— Every massage technician shall comply with all of the following requirements, and any other requirement or condition specified by the chief of police, upon issuance of a massage technician license:~~

~~— A. Except to the extent required, in writing, by a California licensed medical practitioner, no massage technician or other person shall massage the genitals or anal area of any patron, or the breast(s) of any female patron. No massage technician or other person, while performing any task or service associated with the massage business, shall be present in any room with another person unless the person's genitals, gluteal crease, anus, or in the case of female patrons, the breasts are fully covered.~~

~~— B. No massage technician or other person shall massage any patron unless the person's genitals, gluteal crease, anus, and in the case of female patrons, the breasts are fully covered at all times while the technician or other person is present in the same room as the patron.~~

~~— C. The massage technician shall wear, at all times when present in the massage establishment or while otherwise providing massage services, the photo identification license issued and prepared by the chief of police. Such photo identification license shall be provided upon demand to any employee of the police department or city charged with the enforcement of any provision of this chapter.~~

~~— D. Within fifteen (15) days of a change in employment, a change in the name of a massage establishment or off-premises massage service where the massage technician is employed, a change in the business address, or a change of home address, the massage technician shall:~~

~~— 1. Notify the chief of police, in writing, of such change;~~

~~— 2. Provide the police department with a current photo meeting the requirements of this chapter; and~~

- ~~—3. Obtain a new photo identification license setting forth the current correct information.~~
- ~~—E. No massage technician shall provide massage services at any massage establishment not specified on the massage technician license, for any off-premises massage service not specified on the massage technician license, or at an off-premises location not booked by an operator or manager of a licensed off-premises massage service specified on the massage technician license.~~
- ~~—F. While on the premises of a massage establishment or while otherwise performing massage services, a massage technician shall not use or give as their own any name other than that specified on the massage technician license.~~
- ~~—G. Massage technicians shall be fully clothed at all times while on the premises of a massage establishment or while otherwise performing massage services. Clothing shall be of a fully opaque, nontransparent material and provide complete covering of the genitals, pubic area, buttocks, gluteal crease, anus and breasts.~~
- ~~—H. No massage technician shall offer or perform any service that is not posted in an open and conspicuous public place within the lobby of a massage establishment or contained on a written list of services available provided by the off-premises massage service as required by this chapter.~~
- ~~—I. Every massage technician who provides massage services for an off-premises massage service shall, in addition to their massage technician license, carry with them on their person a copy of the massage operator license of the off-premises massage service and produce it upon demand.~~
- ~~—J. No person shall provide massage services, or engage in or practice as a massage technician, unless there is on file with the chief of police, and in full force and effect at all times, a certificate of insurance issued by an insurance company authorized to do business in the state of California evidencing that the massage technician is insured under a massage practice professional liability insurance policy as required by this chapter. Such certificate of insurance shall be provided to the chief of police at the time of filing the application for issuance or renewal of a massage operator license. (Ord. 552 § 1.2, 1999)~~

~~11.06.180 Insurance required.~~

- ~~—A. No person, association, partnership, corporation or other entity shall engage in, conduct, operate or carry on, or permit to be engaged in, conducted, operated or carried on, in or upon any premises within the city a massage establishment, off-premises massage service, or the function of a massage technician without first obtaining and maintaining in full force and effect at all times, a massage practice professional liability insurance policy issued by an insurance carrier licensed to do business in the state of California with minimum coverage of five hundred thousand dollars (\$500,000.00) for injury or death to any one person arising out of the operation of any massage establishment, off-premises massage service, and/or the provision of massage services.~~
- ~~—B. Licensed massage technicians may satisfy this requirement by being named as an additional insured under any such massage practice professional liability policy issued to the~~

~~massage establishment and/or off-premises massage service where they are licensed to provide massage services.~~

~~—C. Every massage operator and massage technician licensed pursuant to this chapter shall submit a certificate of insurance issued by an insurance carrier licensed to do business in the state of California evidencing proof of massage practice professional liability insurance prior to the issuance or renewal of a massage operator and/or massage technician license under this chapter. (Ord. 552 § 1.2, 1999)~~

11.06.190 New massage technicians—Notification.

~~—The operator and/or manager of a massage establishment or off-premises massage service shall notify the chief of police, in writing, of the name, address and telephone number of each person employed as a massage technician at such business within fifteen (15) days of the person first being employed. The requirements of this section are in addition to the other provisions of this chapter, and nothing contained herein shall relieve the operator and/or manager of a massage establishment or off-premises massage service of the responsibility of ascertaining, prior to employment, that said person has a current valid massage technician license. (Ord. 552 § 1.2, 1999)~~

11.06.200 Renewal of licenses.

~~—A. A then-current massage operator and/or massage technician license issued pursuant to this chapter may be renewed each year for one year; provided that, each of the following is found to be true by the chief of police:~~

~~—1. The current license has not been revoked, is not currently suspended and is not subject to a notice of violation, suspension or revocation;~~

~~—2. The licensee is in compliance with all requirements of federal, state and local law pertaining to the license and the operation and place of the business;~~

~~—3. The licensee files a written renewal application with the chief of police, on forms provided by the chief of police, and accompanied by a nonrefundable renewal fee in such amounts as may be established from time to time by resolution of the city council. The application shall be signed under penalty of perjury that the information provided in the renewal application is true, complete and correct by the applicant, if an individual; at least one general partner, if a partnership; at least one officer or director, if a corporation; or at least one participant, if a joint venture or association. The chief of police shall not be required to act upon any renewal application until such time as a completed and signed renewal application and renewal application fee are submitted;~~

~~—4. The licensee shall disclose any change in any information required for the chapter, and shall provide all other information requested by the chief of police in order to determine the truth of the matters set forth in the renewal application; and~~

~~—5. The renewal application is filed and complete in all respects, including the accompanying fee prior to the expiration of the license sought to be renewed.~~

~~—B. If an application for renewal of a massage operator and/or massage technician license is not received by the chief of police prior to expiration of the license sought to be renewed, the license is expired and no right or privilege to operate a massage establishment or off-premises massage service, or to provide massage services shall exist after expiration of the license. The licensee shall have no right to renew a massage operator and/or massage technician license after the expiration of the current license and the licensee must complete a new application for a license and meet all of the conditions and requirements for the issuance of a new license.~~

~~—C. Upon timely and complete filing of a renewal application, the current license shall be extended until such time as the chief of police completes any necessary investigation and background check and notifies the licensee of a decision to grant or deny the renewal. The extension of the current license shall not exceed sixty (60) days after the original date of expiration. If the chief of police has not denied the renewal within such sixty (60) day period, the renewal shall be deemed granted, subject to the outcome of any unfinished investigation or background check. A decision to grant the renewal license, with or without conditions, shall be based upon whether the chief of police can reasonably make all of the findings required in Sections 11.06.080 and/or 11.06.160 of this chapter in light of all known facts, considering the application information, investigation and background check. When granted, a license renewal shall be effective for one year from and after the date of expiration of the license sought to be renewed. If the chief of police cannot reasonably make the required findings, the chief of police shall deny the renewal application by written dated notice to the applicant setting forth the reason(s) for the denial; advising the applicant of his or her right to appeal the decision pursuant to Section 11.06.240 of this chapter within ten (10) days of the date of the written notice of the action taken by the chief of police; and that the decision of the chief of police shall be final unless a timely appeal is filed. (Ord. 552 § 1.2, 1999)~~

~~11.06.210 Application of regulations to existing massage establishments, off-premises massage services and massage technicians.~~

~~—A. The provisions of this chapter shall be applicable to all persons and businesses whether or not the business was established before or after the effective date of this chapter.~~

~~—B. Existing massage operator and massage technician licenses shall continue in effect until expiration. All existing massage technician licensees shall have an additional twenty-four (24) months from the effective date of this chapter to meet and comply with the five hundred (500) hour training requirement only.~~

~~—C. All legally existing massage establishments as of the effective date of this chapter shall be allowed to remain at their present locations as legal nonconforming uses pursuant to the provisions of Section 9.02.180 of the Moreno Valley Municipal Code, as from time to time amended.~~

~~—D. Commencing on the effective date of this chapter, all operator and massage technician licenses are to be issued in accordance with the provisions of this chapter except as provided in this section. (Ord. 552 § 1.2, 1999)~~

11.06.220 Prohibited conduct.

—A. The following specific conduct is unlawful and shall constitute a misdemeanor:

—1. It is unlawful for any person to operate or manage a massage establishment or off-premises massage service without first obtaining all licenses and permits as required by this chapter and other applicable state and federal laws, and/or provisions of the Moreno Valley Municipal Code.

—2. It is unlawful for any person to provide massage services without first obtaining all licenses and permits as required by this chapter and other applicable state and federal laws, and/or provisions of the Moreno Valley Municipal Code.

—3. It is unlawful for a massage technician to provide any massage services independently, or at any massage establishment or in behalf of any off-premises massage service not specified on the massage technician license. It is unlawful for a massage technician to provide any massage services at an off-premises location unless approval for off-premises massage services is clearly indicated on the massage technician license. It is unlawful for any massage technician to provide massage services at any off-premises location within the city that is not booked by the off-premises massage service listed on the massage technician license.

—4. If during the life of a massage operator and/or massage technician license there is any change in information concerning the original application, notification must be made to the chief of police, in writing, within fifteen (15) days of the change. Failure to notify the chief of police of such changes is unlawful.

—5. It is unlawful for any operator or manager of a massage establishment or off-premises massage service to allow or permit massage services to be provided by any person who does not have a current valid massage technician license.

—6. It is unlawful for any massage establishment to be open for business without having at least one massage technician holding a current valid massage technician license on duty at all times when such massage establishment is open for business.

—7. It is unlawful for any operator or manager of a massage establishment or off-premises massage service, or for a massage technician, to provide, or allow to be provided, any massage services between the hours of ten-thirty p.m. and six a.m., or for a massage establishment to be open and/or allow customers to be present on the premises of a massage establishment between the hours of ten-thirty p.m. and six a.m.

—8. It is unlawful for any person to use any name, or conduct business under any designation, not specified on the massage operator or massage technician license.

—9. It is unlawful, except to the extent required, in writing, by a California licensed medical practitioner, for any massage technician, or any other person, to massage the genitals or anal area of any patron, or the breast(s) of any female patron, or for any operator or manager of a massage establishment or off-premises massage service to allow or permit any such massage or touching. It is unlawful for any massage operator, manager, massage technician, or any other person to be present in any room with another person unless the person's genitals, gluteal crease, anus and, in the case of female patrons, the breasts are fully covered.

~~—10. It is unlawful for any operator, manager or employee of a massage establishment or off-premises massage service, or massage technician, to be other than fully clothed in clean, nontransparent outer garments. It is unlawful for such garments to expose the wearer's genitals, pubic areas, buttocks or breasts.~~

~~—11. It is unlawful for any operator or manager of a massage establishment to allow any person to live inside the massage establishment at any time. It is unlawful for any operator or manager of a massage establishment to allow food of any kind to be prepared or sold at the establishment unless an appropriate food-vending permit is first obtained.~~

~~—12. It is unlawful for any operator or manager of a massage establishment to allow any person to enter, be in or remain in any part of a massage establishment licensed under this chapter while in possession of, consuming, using or under the influence of any alcoholic beverage or controlled substance. It is unlawful for any operator or manager of a massage establishment or off-premises massage service, massage technician, or any other person to serve, or allow or permit to be served, any alcoholic beverages or controlled substances on the premises of the massage establishment or to any patron or other person receiving massage services.~~

~~—13. It is unlawful to keep condoms in a massage establishment at any time, or on the person of a massage technician at all times while on the premises of a massage establishment or while otherwise providing massage services booked by an off-premises massage service.~~

~~—14. It is unlawful for any operator or manager of a massage establishment, or massage technician, to provide, or allow to be provided, any massage services within any cubicle, booth, room or other area within a massage establishment which is fitted with a lock of any kind (e.g., locking door knob, padlock, dead bolt, sliding bar, or other locking device), unless the door is an exterior door permitted to be locked during business hours.~~

~~—15. It is unlawful for any operator or manager of a massage establishment or off-premises massage service, or a massage technician, to offer or perform, or allow to be offered or performed, any service that is not posted in an open and conspicuous public place within the lobby of a massage establishment or contained on a written list of services available provided by the off-premises massage service as required by this chapter.~~

~~—16. It is unlawful for any operator or manager to allow any massage establishment or off-premises massage service to operate as a school of massage, or for the facilities of the massage establishment or off-premises massage service to be used as a school of massage.~~

~~—17. It is unlawful for any operator or manager of a massage establishment or off-premises massage service, and/or massage technician, to place, publish or distribute, or allow or cause to be placed, published or distributed any advertising matter that depicts any portion of the human body for which massage services are not permitted under this chapter. It is unlawful for any operator or manager of a massage establishment or off-premises massage service, and/or a massage technician, to use, or allow or cause to be used, any language in the text of any advertising matter that suggests that any services may be available other than those massage services permitted by this chapter.~~

~~—18. It is unlawful for any operator or manager of a massage establishment or off-premises massage service, and/or massage technician, to provide, or allow or cause to be provided, any~~

~~massage services within any cubicle, booth, room or other area which is fitted with two-way mirrors, video recording devices or equipment, or audio recording devices or equipment. It is unlawful for any operator or manager of a massage establishment or off-premises massage service, and/or massage technician, to record, or allow or cause to be recorded, any sounds or images of any patron without first obtaining the written permission of such patron.~~

~~—B. All other violations of the provisions of this chapter shall constitute an infraction. (Ord. 552 § 1.2, 1999)~~

~~11.06.230 Suspension or revocation—Grounds—Hearing.~~

~~A. The chief of police may suspend a massage operator license, or massage technician license, if any of the following grounds are found to exist:~~

~~1. The licensee has provided incomplete information on the application or renewal application for a license under this chapter; or~~

~~2. The licensee, operator, manager or massage technician is in violation of, or fails to comply with, any provision in the license conditions or other conditions, requirements and/or provisions of this chapter that do not constitute a misdemeanor unless otherwise indicated in subsection C of this section.~~

~~B. A suspension of any license issued pursuant to this chapter by the chief of police shall be for a period of thirty (30) days. If the licensee fails to correct the violations leading to the suspension before the expiration of the suspension period, the chief of police shall revoke the license. Suspension shall commence immediately upon expiration of the time for an appeal of the decision to suspend the license by the chief of police or his or her designee. Written notification of the decision to suspend the license shall be given by certified mail, return receipt requested, or by personal delivery to the licensee at the home or business address listed on the license. Written notification shall be dated and include the effective date of the suspension, the specific ground(s) for the suspension, the termination date of the suspension, a statement that the licensee has the right to appeal the suspension within fifteen (15) days of the date of the suspension pursuant to Section 11.06.240 of this chapter, that the decision to suspend the license shall be final if no timely appeal is filed, and that the licensee is required to surrender the suspended license to the police department within fifteen (15) days of the date of the notification if no appeal is filed. If, however, during the time the licensee has to appeal the decision to suspend the license, the licensee presents proof acceptable to the chief of police or his or her designee that the licensee has corrected the violation(s), the chief of police shall immediately withdraw the notice of suspension.~~

~~—C. The chief of police may revoke any massage operator license, or massage technician license, if any of the following grounds are found to exist:~~

~~—1. The licensee, operator, manager or massage technician fails to correct the violations leading to the suspension of the license before the expiration of the suspension period;~~

~~—2. The licensee fails to surrender a suspended license when required to do so pursuant to this chapter or court order;~~

- ~~—3. The licensee has two or more suspensions within a twenty-four (24) month period;~~
 - ~~—4. The licensee or other person signing the application in behalf of the licensee has provided inaccurate, misleading or false information in the application or renewal application for a license under this chapter;~~
 - ~~—5. The licensee fails to obtain, or maintain as current and in full force and effect, any and all other licenses, permits or insurance required under the provisions of this chapter;~~
 - ~~—6. The licensee, operator, manager or massage technician is convicted in a court of competent jurisdiction of any felony, or a misdemeanor involving moral turpitude;~~
 - ~~—7. The licensee, operator, manager or massage technician provides, or otherwise allows or causes to be provided, including solicitation, any massage services that tend to arouse, appeal to, or gratify the lust, passions or sexual desires of any person;~~
 - ~~—8. The licensee, operator, manager or massage technician impersonates another person of like or different name;~~
 - ~~—9. The licensee, operator, manager or massage technician allows, or otherwise causes, an unlicensed person to provide massage services in the massage establishment or at an off-premises location booked by the off-premises massage service;~~
 - ~~—10. The licensee does not possess the qualifications for a license as required by this chapter;~~
 - ~~—11. The licensee, operator or manager engages in or operates the massage establishment or off-premises massage service in a manner which violates or has violated any of the provisions of this chapter that constitute a misdemeanor, or any of the laws which would have been grounds for denial of the license. The licensee, operator, manager or massage technician provides, or allows or causes to be provided, any massage services that violates or has violated any of the provisions of this chapter that constitute a misdemeanor, or any of the laws which would have been grounds for denial of the license.~~
- ~~—D. A revocation of any license issued pursuant to this chapter by the chief of police shall commence immediately upon expiration of the time for an appeal of the decision to revoke the license by the chief of police or his or her designee. Written notification of the decision to revoke the license shall be given by certified mail, return receipt requested, or by personal delivery to the licensee at the home or business address listed on the license. Written notification shall be dated and include the effective date of the revocation, the specific ground(s) for the revocation, a statement that the licensee has the right to appeal the revocation within fifteen (15) days of the date of the revocation pursuant to Section 11.06.240 of this chapter, that the decision to revoke the license shall be final if no timely appeal is filed, and that the licensee is required to surrender the revoked license to the police department within fifteen (15) days of the date of the notification if no appeal is filed. (Ord. 552 § 1.2, 1999)~~

~~11.06.240 Appeal procedure.~~

- ~~—A. Any applicant or licensee aggrieved by any action of the chief of police in refusing to issue or renew any massage operator and/or massage technician license, or in suspending or revoking any such license already issued pursuant to this chapter, shall have the right of appeal~~

~~to the city council. The decision of the chief of police shall be final and conclusive if no timely appeal is filed. Such appeal shall be taken by filing a written notice of appeal; paying the fee for appeal as established by resolution of the city council as from time to time amended; and submitting a written statement under penalty of perjury setting forth in detail the grounds for the appeal. All appeals shall be taken within ten (10) days after the date of the written notice of the action taken by the chief of police. The notice of appeal shall include a physical address within the city or the county of Riverside where the applicant wants to receive the notices required by this section.~~

~~—B. In the event a notice of appeal is timely filed, the suspension or revocation shall not be effective until a final decision has been rendered by the city council. If no notice of appeal is filed, the suspension or revocation shall become effective upon expiration of the time for filing such notice of appeal.~~

~~—C. The city council may preside over the hearing of the appeal or, alternatively, may either refer the matter to an appeals board created by the city council by resolution, or refer the matter to a hearing officer appointed by the city manager. The city council shall render its decision within forty-five (45) days from the date of the hearing, or, in the event that the hearing is referred to and heard by either an appeals board or hearing officer, within forty-five (45) days from the date the city council receives the findings and recommendations of the appeals board or hearing officer. The decision of the city council shall be final. The applicant or licensee shall be given notice of the city council's decision in writing.~~

~~—D. The city clerk shall set the hearing for a regularly scheduled or special city council meeting, or before an appeals board or hearing officer, no later than thirty (30) days after the filing of any notice of appeal; or, with the written consent or agreement of the applicant or licensee, at a regularly scheduled or special city council meeting, or before an appeals board or hearing officer, more than thirty (30) days after the filing of the notice of appeal. Notice of the date, time and place of such hearing of the appeal shall be given in writing at least ten (10) days prior to the date of the hearing by certified mail, return receipt requested, at the address given in the notice of appeal.~~

~~—E. The following rules shall apply to the hearing:~~

~~—1. Oral evidence shall be taken only under oath or affirmation. The appeals board or hearing officer shall have authority to administer oaths, and to receive and rule on the admissibility of evidence;~~

~~—2. Each party shall have the right to call and examine witnesses, to introduce exhibits and to cross-examine opposing witnesses who have testified under direct examination. The city council, appeals board or hearing officer may call and examine any witness;~~

~~—3. Technical rules relating to evidence and witnesses shall not apply to hearings provided for in this chapter. Any relevant evidence may be admitted if it is material and is evidence customarily relied upon by responsible persons in the conduct of their affairs regardless of the existence of any common law or statutory rule which might make admission of such evidence improper over objection in a civil action in a court of law. Hearsay testimony may be admissible and used for the purpose of supplementing or explaining any evidence given in direct examination, but shall not be sufficient in and of itself to support a finding unless such testimony~~

would be admissible over objection in a civil action in a court of law. The rules of privilege shall be applicable to the extent they are now, or are hereafter, permitted in a civil action in a court of law. Irrelevant collateral, undue and repetitious testimony shall be excluded. (Ord. 552 § 1.2, 1999)

~~11.06.250 Burden of proof.~~

~~—Unless otherwise specifically prohibited by law, the burden of proof at any hearing or proceeding is on the applicant or licensee noticing the appeal to establish, by a preponderance of the evidence, that the action taken by the chief of police is in violation of the criteria set forth in Sections 11.06.080, 11.06.160 or 11.06.230 of this chapter. (Ord. 552 § 1.2, 1999)~~

~~11.06.260 Penalty for violation.~~

~~—A. Any person who violates any of the provisions of this chapter, upon conviction thereof, shall be punished in accordance with the provisions of Sections 1.01.200 through 1.01.230 of the Moreno Valley Municipal Code.~~

~~—B. Any massage establishment or off-premises massage service operated, conducted or maintained contrary to the provisions of this chapter shall be, and the same is declared to be, unlawful and a public nuisance, and the city may, in addition to or in lieu of prosecuting a criminal action hereunder, commence an action or actions, proceeding or proceedings, for the abatement, removal and enjoinder thereof, in the manner provided by law, and shall take such other steps and shall apply to such court or courts as may have jurisdiction to grant such relief as will abate or remove such massage establishment or off-premises massage service and restrain and enjoin any person from operating, conducting or maintaining a massage establishment or off-premises massage service contrary to the provisions of this chapter. (Ord. 552 § 1.2, 1999)~~

~~11.06.270 Severability.~~

~~—If any section, subsection, sentence, clause or phrase of this chapter is for any reason held to be invalid or unconstitutional by a final determination of a court of competent jurisdiction, such determination shall not affect the validity of the remaining portions of this chapter. The city council declares it would have enacted this chapter, and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases might be declared invalid or unconstitutional. (Ord. 552 § 1.2, 1999)~~