

**PLANNING DIVISION
CONDITIONS OF APPROVAL**

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- 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, World Logistics Center Specific Plan and the conditions contained herein. Prior to recordation of the final map, all Conditions of approval shall be completed to the satisfaction of the City Planning Official or designee. (MC 9.14.020)
- P4. The developer or the developer's successor of interest shall be responsible for maintaining any undeveloped portions of the site in a manner that provides for the control of weeds, erosion and dust. (MC 9.02.030)
- P5. (R) Prior to final map recordation, subdivision phasing (including any proposed common open space or improvement phasing, if applicable), shall be subject to the Planning Division approval. Any proposed phasing shall provide for adequate vehicular access to all lots in each phase as determined by the City Transportation Engineer or designee and shall substantially conform to all intent and purpose of the subdivision approval. (MC 9.14.080)
- P6. Tentative Parcel Map No. 36457 would grant the approval to subdivide 1,539.2-gross acres into 26 lots for finance and land conveyance purposes only and does not provide any rights for development. No applications for building or grading permits shall be accepted for the parcel or parcels created by this map until a future application for development under the Specific Plan has been approved by the City, or as prescribed by conditions of approval already in place with underlying entitlement approval that govern continued or subsequent development of the property as described on the face of the map per MC 9.14.065 (3d).
- P7. Any submittal requirements which were waived in connection with the financing map in accordance with 9.14.065(3a.) shall be submitted concurrently with the first discretionary application for development of the property covered by the map (i.e. with an application for a future map or plot plan).

PRIOR TO FINAL MAP

- P8. Tentative Tract Map No. 36457 may be acted upon in the manner provided in Government Code Section 66452, except that if the final map is approved, such approval with respect to Parcel 26 shall be conditioned upon annexation of that property to the City of Moreno Valley.

**CITY OF MORENO VALLEY
COMMUNITY & ECONOMIC DEVELOPMENT - LAND DEVELOPMENT DIVISION
CONDITIONS OF APPROVAL
PA12-0015 / TPM 36457 – 26 Parcel Financing Map**

COMMUNITY & ECONOMIC DEVELOPMENT – LAND DEVELOPMENT DIVISION

The following are the Community & Economic Development 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 Community & Economic Development Department – Land Development Division.

General Conditions

- LD1.** The developer shall comply with all applicable City ordinances and resolutions including the City’s Municipal Code (MC) and if subdividing land, the Government Code (GC) of the State of California, specifically Sections 66410 through 66499.58, said sections also referred to as the Subdivision Map Act (SMA). (MC 9.14.010)
- LD2.** If the project involves the subdivision of land, maps may be developed in phases with the approval of the City Engineer. Financial security shall be provided for all improvements associated with each phase of the map. The boundaries of any multiple map increment shall be subject to the approval of the City Engineer. The City Engineer may require the dedication and construction of necessary utilities, streets or other improvements outside the area of any particular map, if the improvements are needed for circulation, parking, access, or for the welfare or safety of the public. (MC 9.14.080, GC 66412 and 66462.5)
- LD3.** It is understood that the [Tentative Parcel Map](#) correctly shows all existing easements, traveled ways, and drainage courses, and that their omission may require the map or plans associated with this application to be resubmitted for further consideration. (MC 9.14.040)
- LD4.** Each parcels of land shall have access from a public road, or public access is both feasible and required for approval of the proposed map (MC 9.14.065)
- LD5.** 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.
- LD6.** 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)

**CITY OF MORENO VALLEY
CONDITIONS OF APPROVAL**

**PA12-0015 (Tentative Parcel Map 36457 for a 26 Parcel Financing Map for the
WLC Project)**

**APNs: 422-070-006, -010, -017, -018, -019, -020-,022, 422-080-001 thru 422-080-004,
422-110-001, 422-130-001 thru 422-130-003, 478-210-054 & -055, 478-230-001 thru -
007, -009 thru -011, -014,-019, -020, 478-240-005 thru -008, -011, -017, -019, -024
thru -030, 488-350-003 thru -010, -015, -019, -021, -023, and -025
05.18.15**

FINANCIAL & MANAGEMENT SERVICES DEPARTMENT

Special Districts Division

Acknowledgement of Conditions

The following items are the Special Districts Division's Conditions of Approval for project **PA12-0015**; this project shall be completed at no cost to any Government Agency. All questions regarding the following 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 Special Districts Division will condition the parcels associated with Tentative Parcel Map 36457 for all special financing districts applicable to the project when an application for development is submitted to the City for review.

**CITY OF MORENO VALLEY
CONDITIONS OF APPROVAL
Case No: PA12-0010, 0011, 0012, 0013, 0014, 0015 & 0016
TTM: 36457
Date: 05-07-2015**

PUBLIC WORKS DEPARTMENT

Moreno Valley Utility

Note: All Special Conditions, Modified Conditions, or Clarification of Conditions are in bold lettering. All other conditions are standard to all or most development projects.

Acknowledgement of Conditions

The following items are Moreno Valley Utility's Conditions of Approval for project PA12-0010, 0011, 0012, 0013, 0014, 0015 & 0016; this project shall be completed at no cost to any Government Agency. All questions regarding Moreno Valley Utility's Conditions including but not limited to, intent, requests for change/modification, variance and/or request for extension of time shall be sought from Moreno Valley Utility (the Electric Utility Division) of the Public Works Department 951.413.3500. The applicant is fully responsible for communicating with Moreno Valley Utility staff regarding their conditions.

PRIOR TO ENERGIZING MVU ELECTRIC UTILITY SYSTEM AND CERTIFICATE OF OCCUPANCY

MVU-1 (R) For single family subdivisions, a three foot easement along each side yard property line shall be shown on the final map and offered for dedication to the City of Moreno Valley for public utility purposes, unless otherwise approved by the City Engineer. If the project is a multi-family development, townhome, condominium, apartment, commercial or industrial project, and it requires the installation of electric distribution facilities within common areas, a non-exclusive easement shall be provided to Moreno Valley Utility to include all such common areas. All easements shall include the rights of ingress and egress for the purpose of operation, maintenance, facility repair, and meter reading.

MVU-2 (BP) **City of Moreno Valley Municipal Utility Service – Electrical Distribution:** Prior to constructing the MVU Electric Utility System, the developer shall submit a detailed engineering plan showing design, location and schematics for the utility system to be approved by the City Engineer. In accordance with Government Code Section 66462, the Developer **shall** execute an agreement with the City providing for the installation, construction, improvement and dedication of the utility system following recordation of final map and concurrent with trenching operations and other subdivision

improvements so long as said agreement incorporates the approved engineering plan and provides financial security to guarantee completion and dedication of the utility system.

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

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

- MVU-3 This project may be subject to a Reimbursement Agreement. The project may be responsible for a proportionate share of costs associated with electrical distribution infrastructure previously installed that directly benefits the project. Payment shall be required prior to issuance of building permits.
- MVU-4 For all new projects, existing Moreno Valley Utility electrical infrastructure shall be preserved in place. The developer will be responsible, at developer expense, for any and all costs associated with the relocation of any of Moreno Valley Utility's underground electrical distribution facilities, as determined by Moreno Valley Utility, which may be in conflict with any developer planned construction on the project site.

