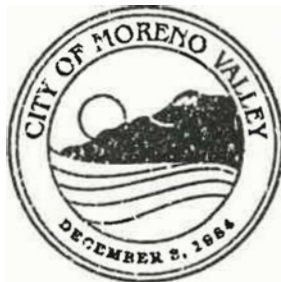


SP 200

TOWNGATE

SPECIFIC PLAN



**City of Moreno Valley
Planning Department**

IV. SPECIFIC DEVELOPMENT PLAN

A. PROJECT DESIGN

1. Goals and Objectives

The Moreno Valley Mixed Use Development is envisioned as a high quality community offering a mix of residential housing opportunities and adjacent commercial development intended to serve the project, as well as the surrounding region. An internal open space greenbelt which includes a pedestrian trail system, will serve as a project amenity, along with two parks, a town center, neighborhood commercial, a school site and attractive common landscaping. The project will be designed to conform with the "City Center" planning concept suggested by the Urban Land Institute. The project will create a high-quality development that provides a cohesive mix of primary commercial, office/employment, residential and recreational uses, focused around a Town Center.

The varied residential use will be complimented by diverse commercial uses. Specifically, the proposal will respond to the rapidly growing retail and shopping center market demand with a strong commercial and office/employment-oriented program, including a major 87.1-acre regional shopping mall, highway, mixed use and community shopping areas, with potential hotel or restaurants to serve the local population.

In addition, the aesthetic and functional open space system responds to site conditions in its configuration and to anticipated user demands of potential project residents. Accessible public recreation and open space opportunities will be offered

on-site, expanding the uses now available in the vicinity. A full-service hospital and a school site will serve the community at large, supported by a medical office complex.

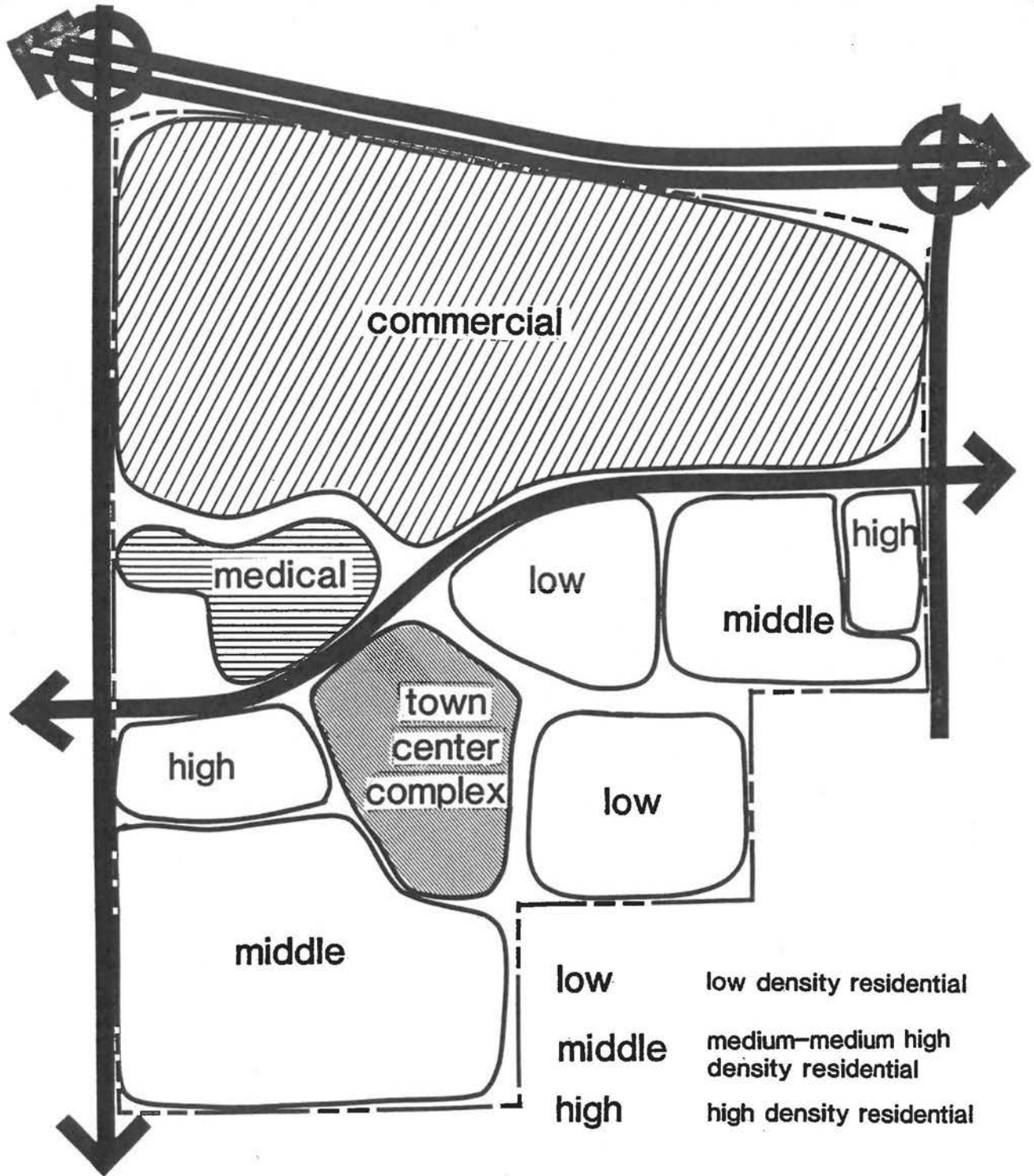
The basic design concept for the project is illustrated in Figure IV-1.

The project's major roadway configuration responds to master planned circulation in the area. The regional mall will be serviced by two new enhanced collectors roadways providing access from both Day and Frederick Streets. Additionally, Eastridge Avenue will be upgraded from a designated secondary to an arterial roadway to accommodate both project traffic as well as to provide a landscaped entry through the project in conjunction with the "town center" and public facilities elements of the project.

The community will be identified and unified through consistent and coordinated applications of the following elements, each of which are described in further detail below:

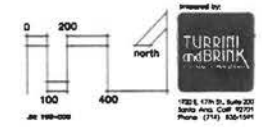
- . Entry and Roadway Hierarchy
- . Streetscape Treatment and Landscape Design
- . Architecture and Signage
- . Energy Conservation

A community identity will be created for the entire project through the control of project design elements such as architecture, landscaping, color, paving, walls, fencing, signage and entry treatments. Physical infrastructural and arterial street systems will be designed to integrate with and extend the local networks, featuring easy access and high visibility for commercial use.



low low density residential
 middle medium-medium high density residential
 high high density residential

project design concept
 moreno valley mixed use
 development



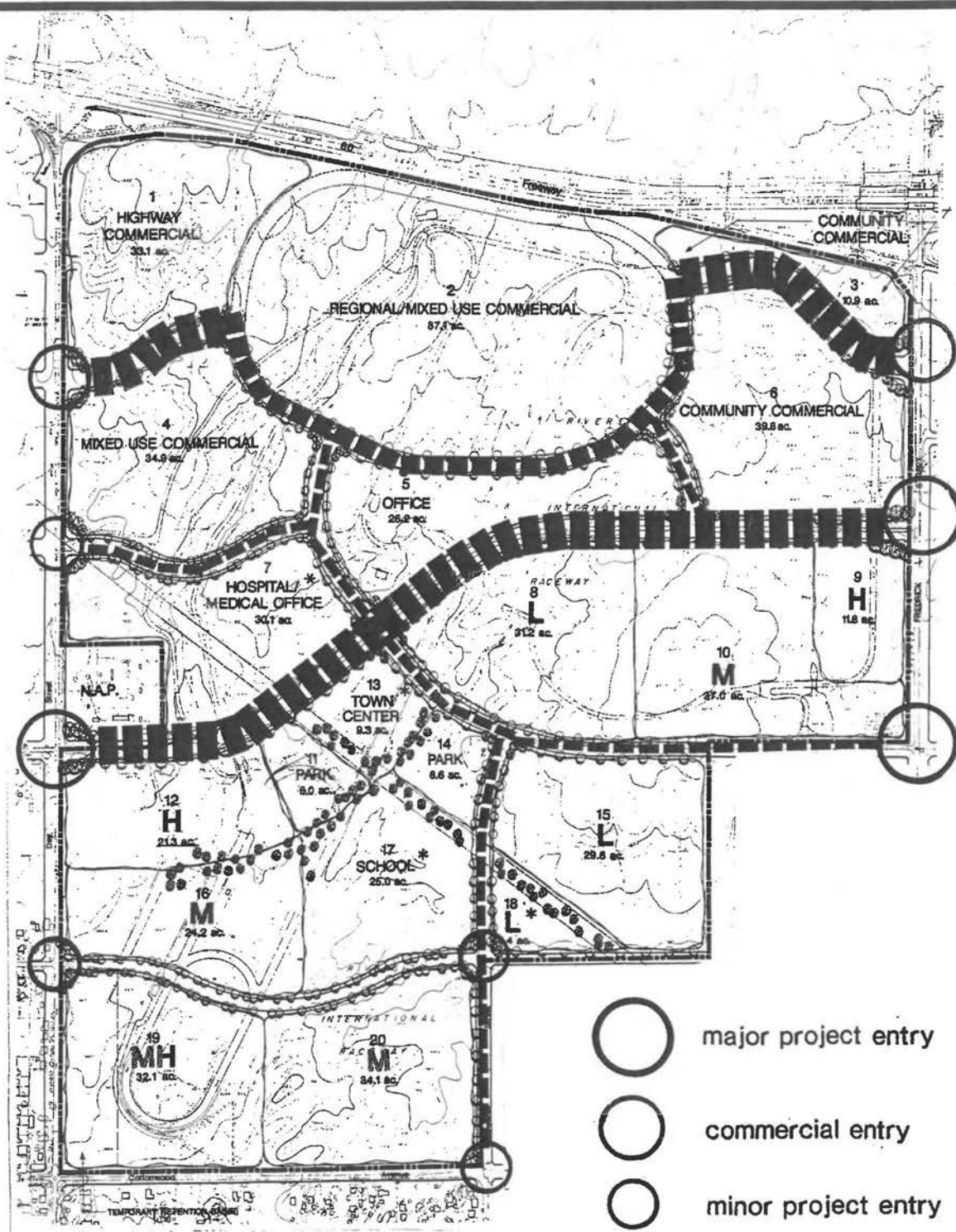
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 13356 Noel Road • 1560, Dallas, TX 75240

figure IV-1

2. Entry and Roadway Hierarchy

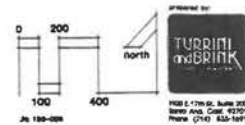
Entry and Roadway Hierarchies have been established that articulate both the entire project and individual development areas as well. This concept is shown in Figure IV-2, Entry/Roadway Hierarchy Plan.

- a. Major project entries (illustrated in Figure IV-3) are located where the main project arterial street (Eucalyptus Avenue) connects with Day and Frederick Streets and also where the southerly extension of Eucalyptus Avenue intersects Frederick Street. The entries will incorporate landscaping, hardscape, signage and community identification to effectively announce one's arrival at the Moreno Valley Mixed Use Development.
- b. Minor project entries (Figure IV-4) are planned at locations where the project's road system intersects the boundary of the project site (except the two main mall entries). These minor entries will also announce arrival at the Moreno Valley Mixed Use Development but will be smaller in scale than the major community entries.
- c. Commercial entry features (shown in Figure IV-2 and illustrated in Figure IV-5) are located where the main entry roads for the regional shopping mall intersect Day and Frederick Streets. These two entries are oriented to the freeway to create a sense of arrival at the mall. The entries will incorporate landscaping, hardscape and signage to effectively identify the community image and to facilitate vehicular access to the commercial development.



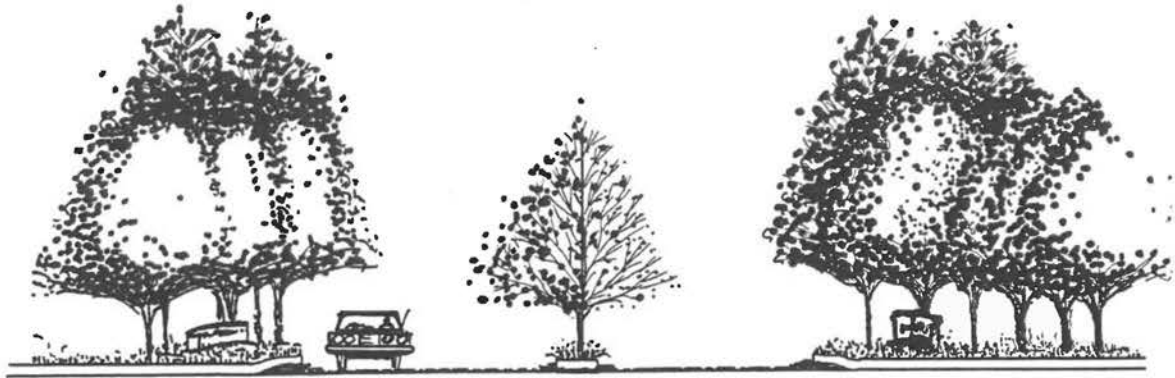
**entry & roadway
hierarchy plan**

**moreno valley mixed use
development**

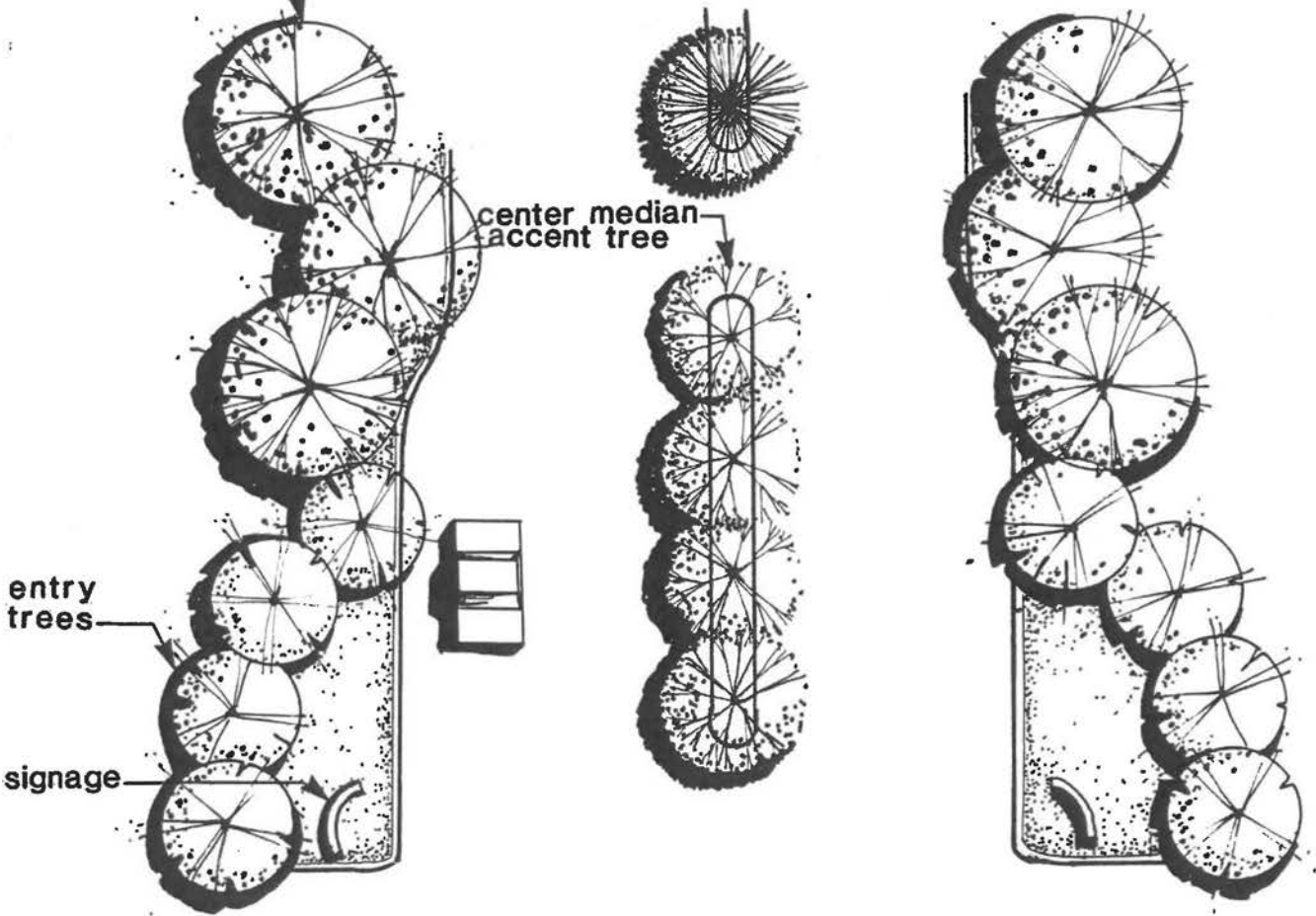


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figure IV-2



informal street tree grouping

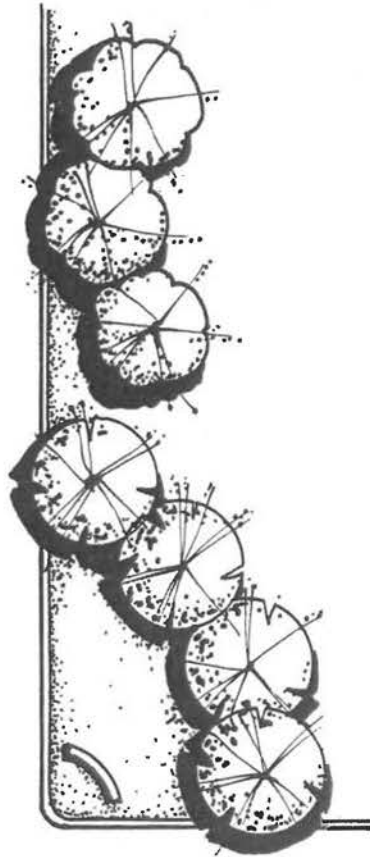
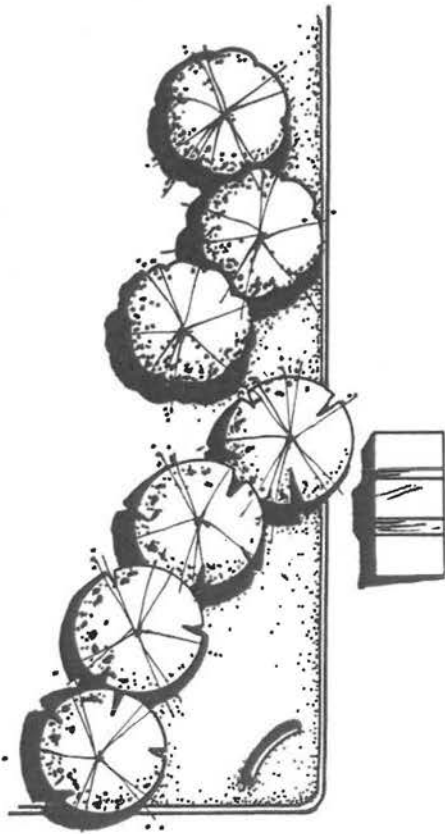
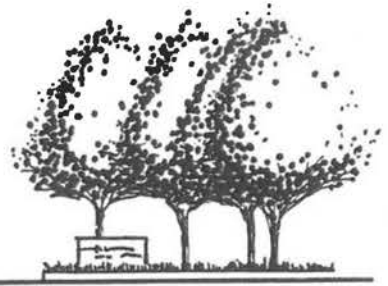
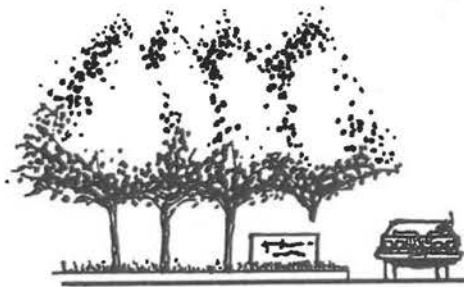


major project entry

moreno valley mixed use development

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figure IV-3

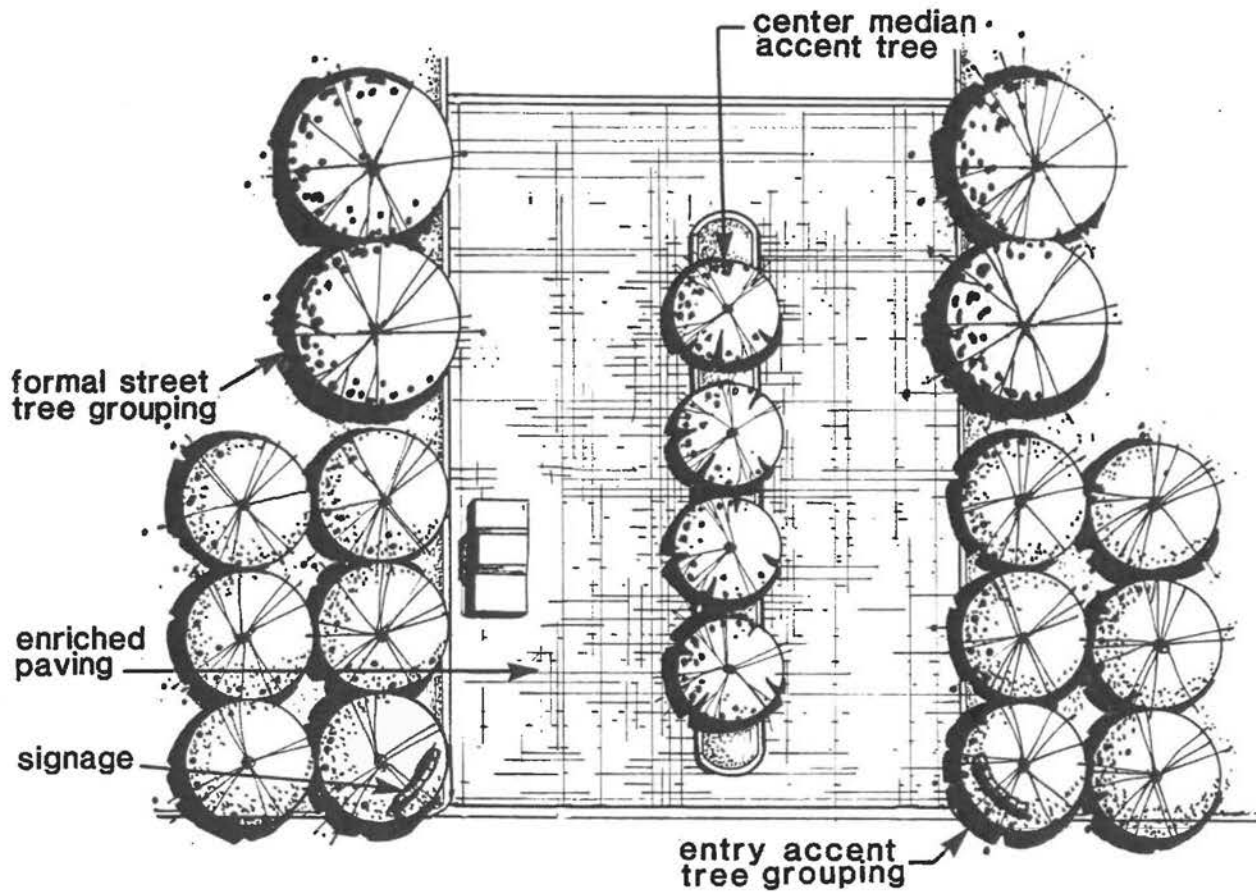


minor project entry

**moreno valley mixed use
development**

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figure IV-4



commercial entry

moreno valley mixed use
development

prepared by FRITZ DUDA COMPANY
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figure IV-5

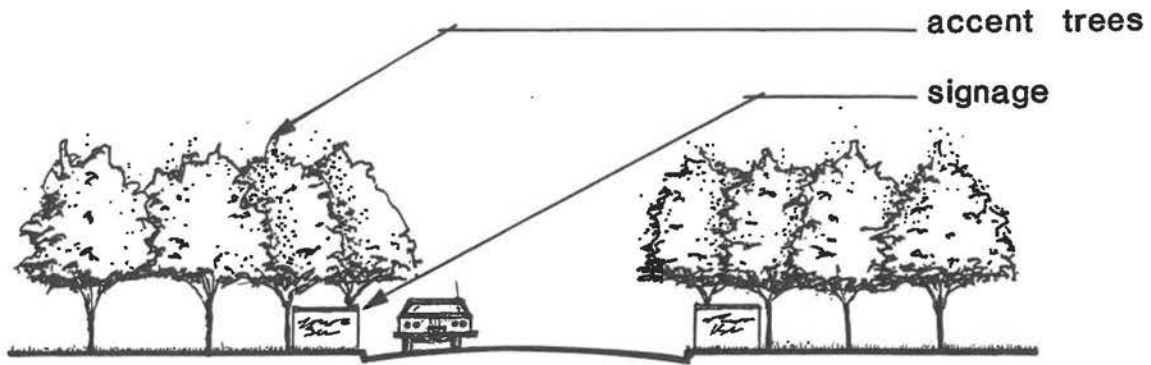
- d. Residential Neighborhood Entries - Entries to the residential neighborhoods, though not specifically located at this level of planning, should utilize certain community design elements (such as community identification, compatible materials and coordinated landscaping) to impart individual neighborhood character. Figure IV-6 demonstrates how a typical neighborhood entry might appear. (Also refer to the discussion of residential land uses in Section IV-B.)

3. Streetscape Treatment and Landscape Design

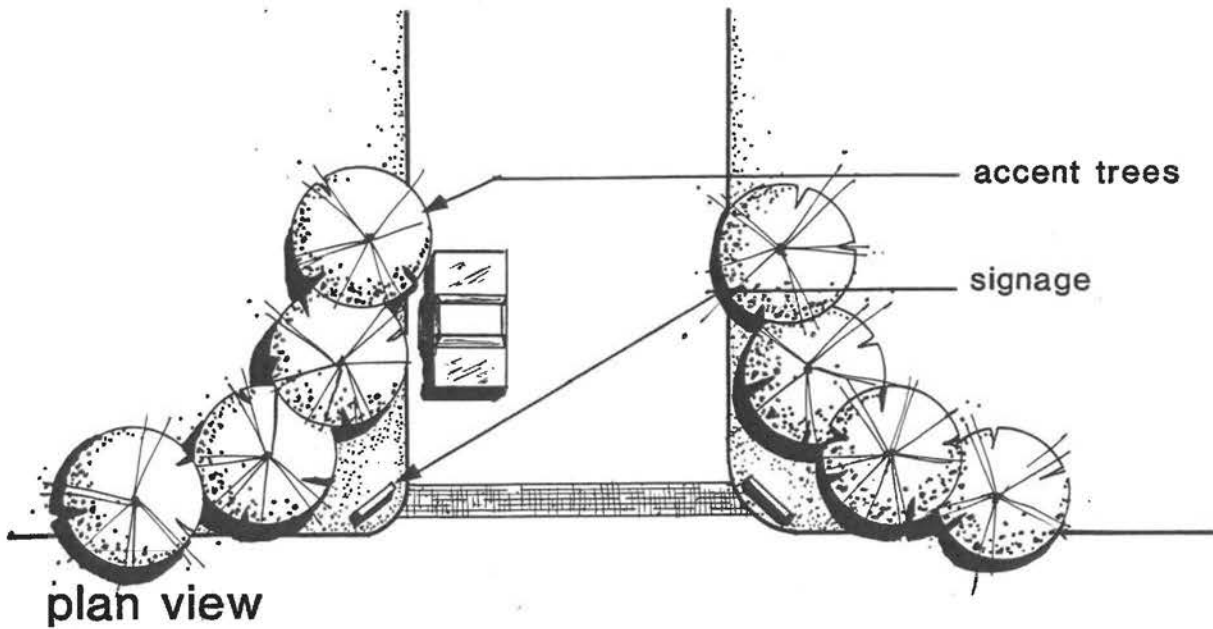
- a. Project Arterial Streets

The main roadways on site are the project arterials. The major project arterial begins at the west end of the property as an extension of Eucalyptus Avenue and is named Eastridge Avenue. It veers to the north before ending at Frederick Street. This roadway is designed as a 114-foot right-of-way street which includes a 14-foot raised center median along with street trees and landscaping which will reinforce the project identity.

A modified collector/secondary roadway enters the project site at the intersection of Eucalyptus Avenue and Frederick Street and crosses into the major project arterial near the center of the project. The roadway is designed as an 88-96 foot right of way street including street trees and landscaping to reinforce project identity. Illustrative cross-sections of the major project streets are shown in Figures IV-7 and IV-8.



section



plan view

typical neighborhood entry

moreno valley mixed use development



1928 E. 17th St., Suite 202
 Santa Ana, Calif. 92704
 Phone: (714) 536-1051

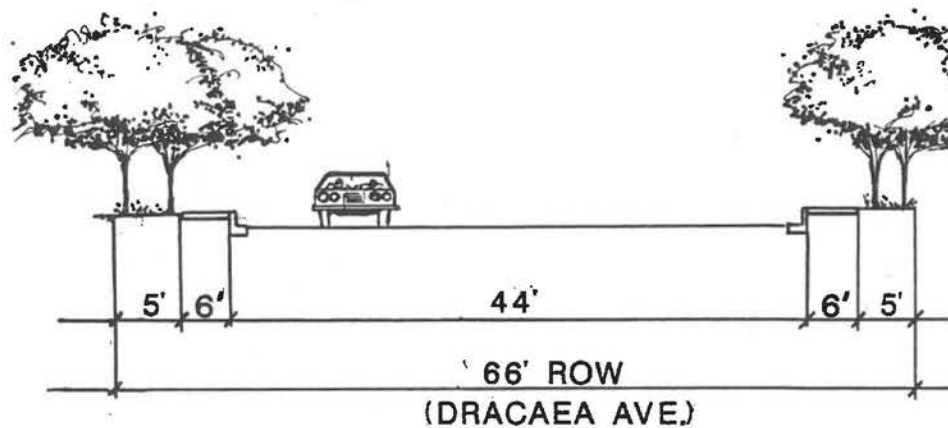
AC 143-024

DATE: 11-8-84

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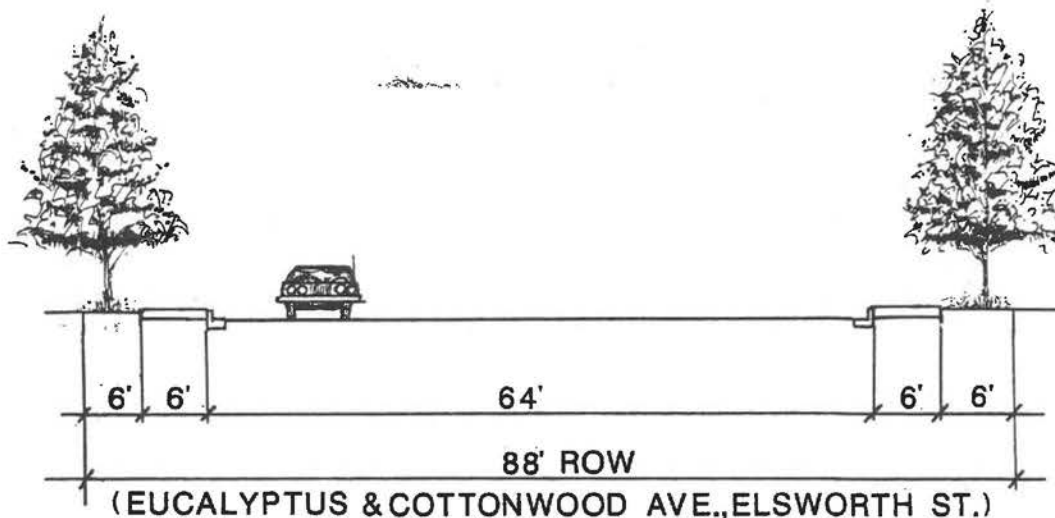
figure IV-6

informal street tree planting
(small spreading evergreen)



typical collector street

formal street tree planting
(medium upright evergreen)

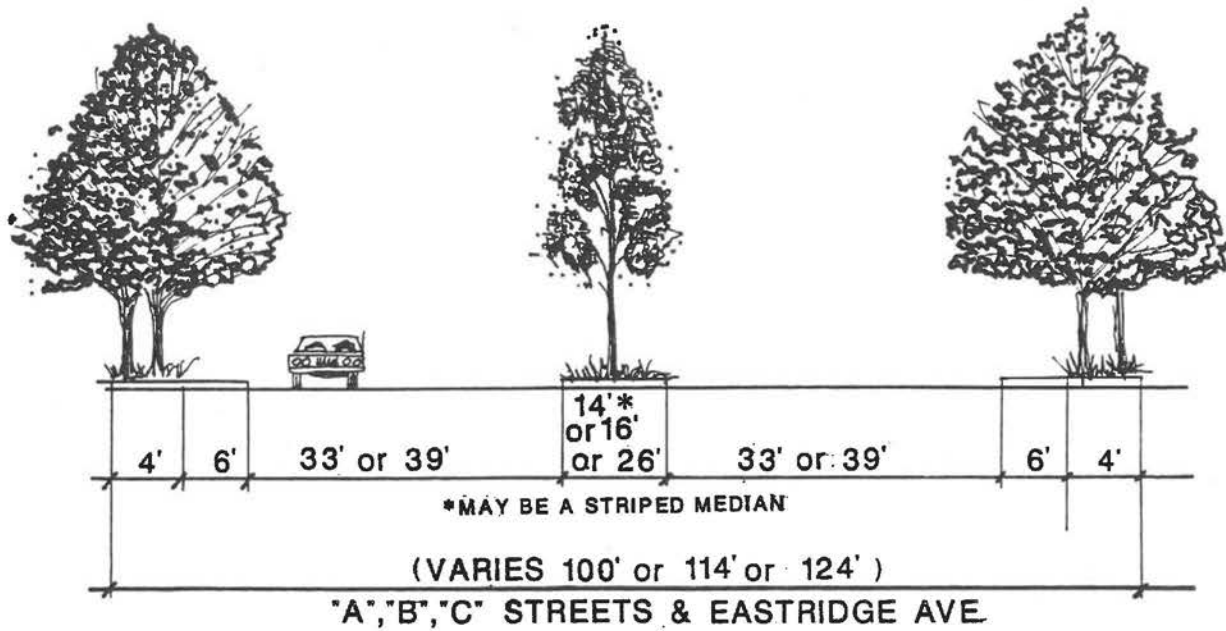


typical secondary street

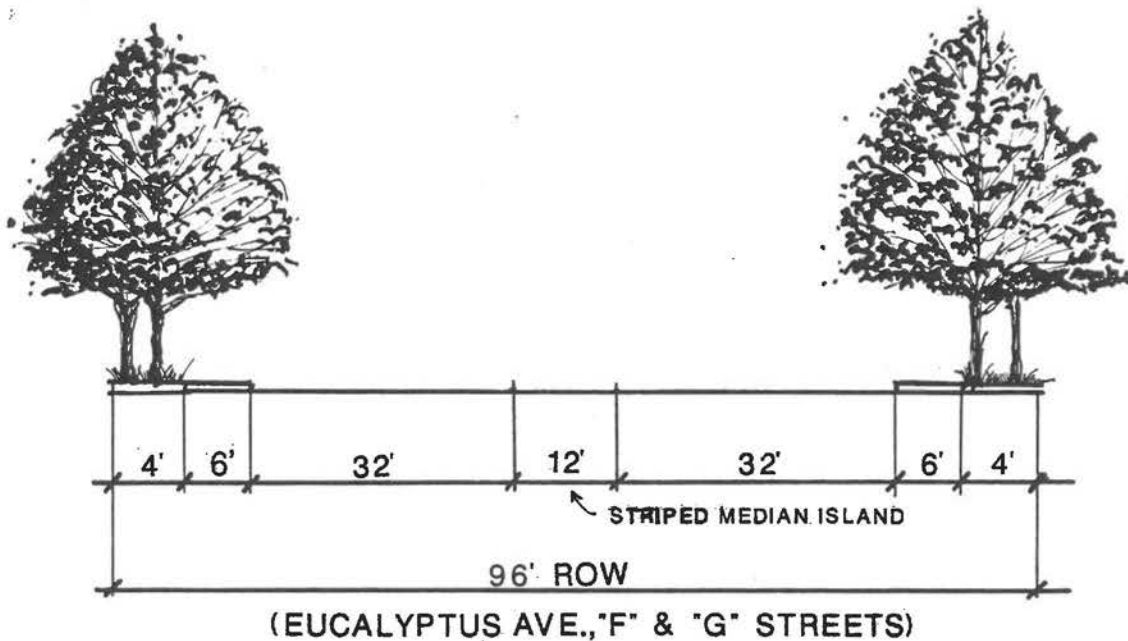
moreno valley mixed use
development

PRESENTED BY FRITZ DUDA COMPANY
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figure IV-7



typical street w/ center median



typical modified collector street

moreno valley mixed use
development

prepared for: FRITZ DUDA COMPANY
13355 Noel Road • 1550, Dallas, TX 75240

figure IV-8

b. Commercial Area Streets

All planned commercial areas are situated north of East-ridge Avenue. These areas, including the regional mall, will be served by a network of high capacity streets. The primary focus of the network is to provide sufficient access to the regional mall and facilitate integration with the satellite commercial areas. This will be accomplished by means of a 100-foot wide major street forming a semi-loop around the mall's southerly side. Connections through to Day and Frederick Streets will take place via two short enhanced collector roadways. The remaining streets, including the two connections to Eastridge Avenue will all be modified collector roadways with 96 feet of right-of-way. (See Figures IV-7 and IV-8 for typical sections.)

4. Architecture and Signage

In order to achieve a consistent overall community theme, architectural standards will be imposed and controlled by the developer through the Moreno Valley Mixed Use Development Design Handbook. The purpose of these architectural guidelines will be to maintain a cohesive and quality project appearance and to ensure compatibility of the individual development elements with the overall community theme. These guidelines will establish design requirements regarding materials, colors, door/window treatments, roof styles, building profiles/massing, landscaping, signage, lighting, and fencing. Some variability of design will be allowed so that individual development tracts, though still identifiable and compatible with the overall community, will be able to establish their own individual identity. Section V of the Specific Plan includes extensive discussion of the pro-

ject's standards and regulations for development as well as establishing the framework for the subsequent (post-approval) addition of a project "Design Handbook".

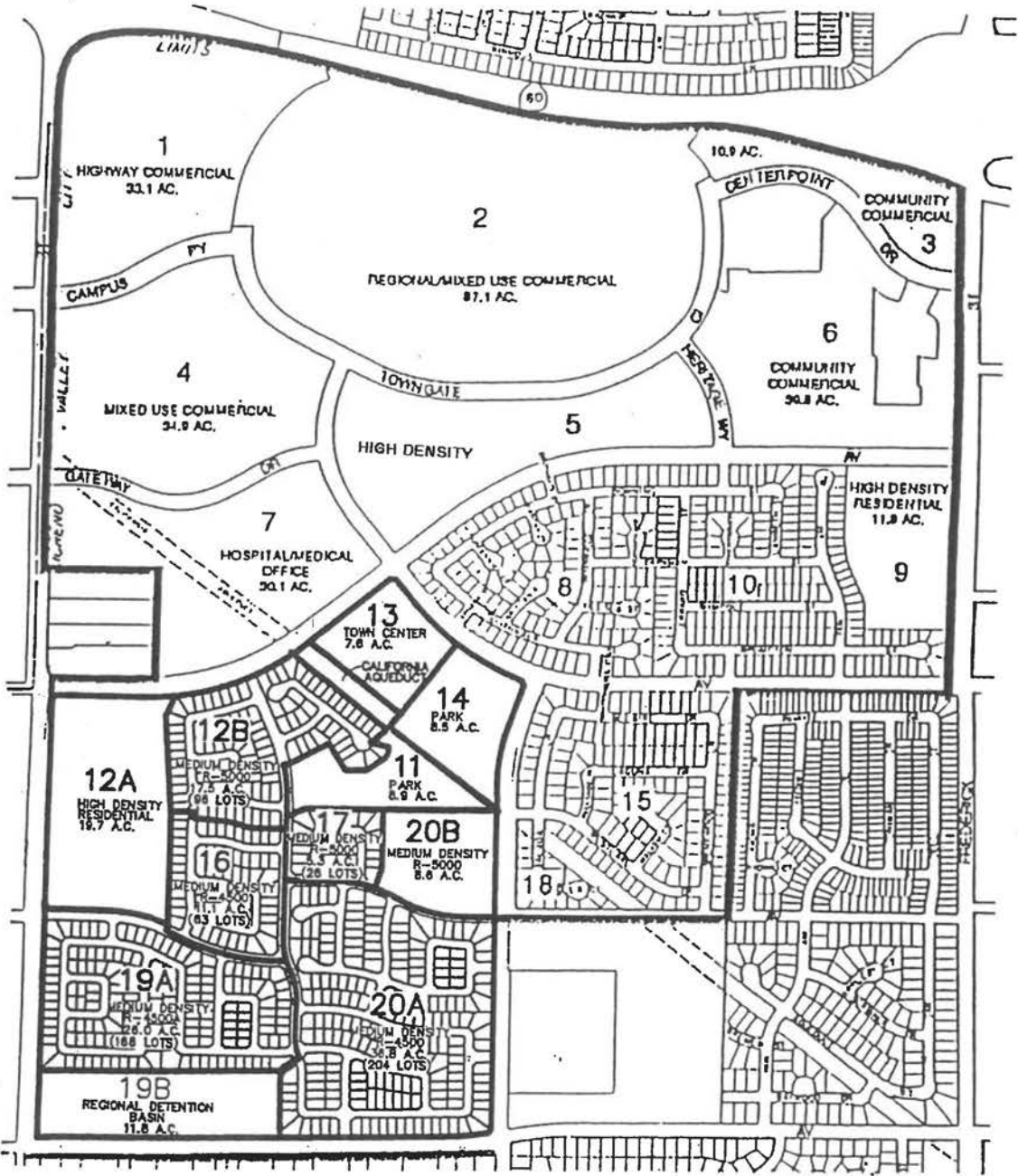
5. Energy Conservation

When planning a community such as the Moreno Valley Mixed Use Development, certain opportunities are presented whereby energy resources can be conserved. The following are features of this project that will increase energy conservation.

- a. Because recreational and commercial uses are planned within the Moreno Valley Mixed Use Development, the need for project residents to drive extensively is reduced.
- b. A system of pedestrian trails is proposed that will extend throughout the project to provide residents with an opportunity for non-vehicular access to the project parks and town center commercial facilities.
- c. Modern construction and insulation techniques will reduce home heating energy needs. Implementation of this Specific Plan will conform to applicable Title 24 State Building Standards.

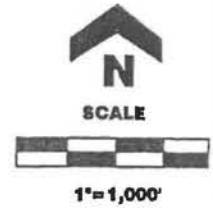
B. LAND USE AND DENSITY

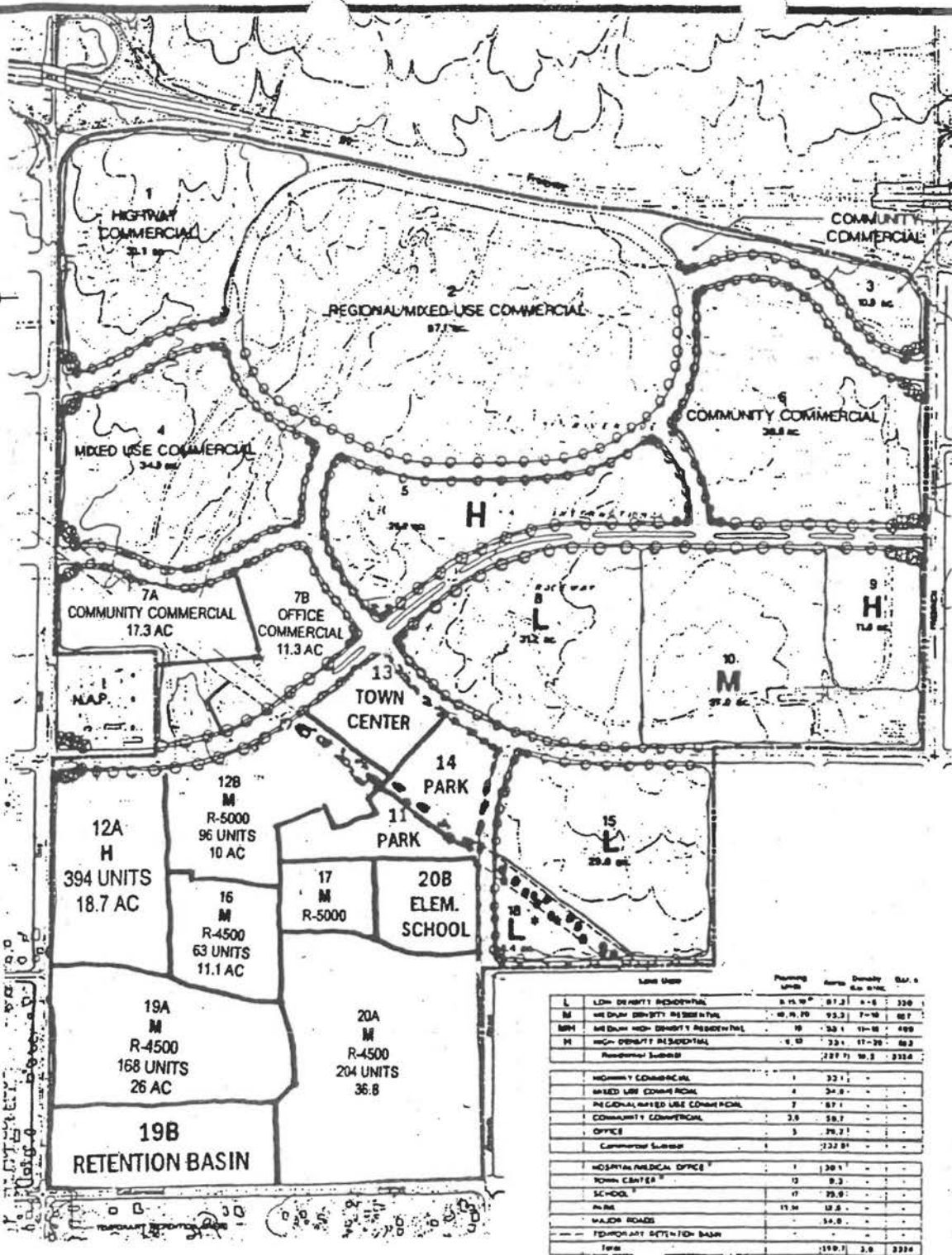
The land use plan for the Moreno Valley Mixed Use Development responds to the development opportunities and constraints as presented in Section III of this document. The plan also implements project design goals which are discussed in Section IV.A above. Proposed land uses include a range of residential uses, various commercial uses, medical offices a hospital, a town center, a school site, parks and open space, and major roads.



LEGEND

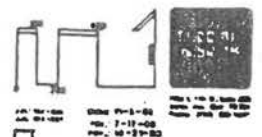
**SPECIFIC PLAN 200, AMENDMENT #4
REVISED LAND USE PLAN**





Land Use	Planning Units	Acres	Density (Units/Acre)	Est. P.
L HIGH DENSITY RESIDENTIAL	8.15	87.1	4-6	330
M MEDIUM DENSITY RESIDENTIAL	49.74	93.3	7-10	427
MH MEDIUM HIGH DENSITY RESIDENTIAL	10	52.1	15-20	490
R SINGLE-FAMILY RESIDENTIAL	6.43	23.1	17-20	662
Residential Subtotal		227.71	10.2	2324
COMMUNITY COMMERCIAL	1	32.1	-	-
MIXED USE COMMERCIAL	4	34.8	-	-
REGIONAL MIXED USE COMMERCIAL	7	87.1	-	-
COMMUNITY COMMERCIAL	3.8	58.7	-	-
OFFICE	3	29.2	-	-
Commercial Subtotal		222.91		
HOSPITAL MEDICAL OFFICE	1	20.1	-	-
TOWN CENTER	13	8.3	-	-
SCHOOL	17	29.0	-	-
PARK	11.34	18.8	-	-
MAJOR ROADS	-	54.0	-	-
EDUCATIONAL RETENTION BASIN	-	-	-	-
Total		519.7	3.0	2324

land use plan moreno valley mixed use development



FRITZ DUDA COMPANY
13004 West Road, P.O. Box, Dallas, TX 75244
figure IV-9

Table IV-1
PROJECT SUMMARY

LAND USES	ACRES	DENSITY RANGE per gross acre	TARGET DU'S
Low Density Residential (L)	67.2	4-6	289
Medium Density Residential (M)	142.28	7-10	754
Medium High Density Residential (MH)	0	11-16	0
High Density Residential (H)	33.1	17-20	662
Planning Area 5 Alternate – High Density Residential (H) (Note 2)	26.2 (33.2 gross)	17-20	561
Unallocated Residential Units (Note 3)			58
Residential Totals	268.8		2,324
Highway Commercial	33.1		
Mixed Use Commercial	34.9		
Regional/Mixed Use Commercial	87.1		
Community Commercial	68.3		
Commercial Subtotal	223.4		
Planning Area 7 Office Commercial	11.3		
Town Center	7.6		
School (Note 1)	(8.5) *		
Park	17.4		
Detention Basin	11.8		
Major Roads	50.4		
Proposed Project Totals	590.7		2,324

** If Planning Unit 20B is not used as school, total units will be 1,898

Note 1 * - Planning Unit 20B is designated for Medium Density Residential Units, but could be used as an elementary school site if the Moreno Valley Unified School District chooses to acquire the site

Note 2 – Planning Area 5 - 561 dwelling units approved under Amendment # 4

Note 3 – Unallocated residential units may be used at a future time (such as PA 20B)

Note 4 - Current Approved and Built Projects:

Planning Area 5		High Density	561 units
Planning Area 8	Tract 21612	Low Density	139 units
Planning Area 15 & 18	Tract 21613	Low Density	150 units
Planning Area 10	Tract 21614	Medium Density	197 units
Planning Area 12, 16, 17, 19a, 20a		Medium Density	557 units

- a. Low Density Residential, which ranges from 4-6 du/ac is proposed in central and southeastern portion of the site. A total of 289 units on 67+ acres are proposed by the plan in this category.
- b. Medium Density residential, with a density range of 7-10 du/ac, is proposed in areas around the town center and as a buffer to the low density development areas. A total of 812 dwelling units on 142.28 acres are proposed by the plan in this category.
- c. High Density Residential Development is proposed on 33± acres along Frederick Street on the eastern edge of the project and along Eucalyptus Avenue adjacent to Day Street. In addition, High Density Residential Development is also proposed on 33+ gross acres (26± net acres) in Planning Area 5 bounded on the south by TownGate Blvd., on the east by Heritage Way, on the north by TownGate Circle (a private street) and on the west by Memorial Way. In both instances, the planned high-density areas will take advantage of proximity to major roadways, proximate shopping and employment opportunities and nearby public facilities. A total of 1,223 High Density Residential units are proposed within this category.

(revised – SP 200 Amendment #5)

- b. Medium Density residential, with a density range of 7-10 du/ac, is proposed in areas around the town center and as a buffer to the low density development areas. A total of 812 dwelling units on 142.28 acres are proposed by the plan in this category.
- c. High Density Residential Development is proposed on 33± acres along Frederick Street on the eastern edge of the project and along Eucalyptus Avenue adjacent to Day Street. **In addition, High Density Residential Development is also proposed on 33+ gross acres (26+ net acres) in Planning Area 5 bounded on the south by TownGate Blvd., on the east by Heritage Way, on the north by TownGate Circle (a private street) and on the west by Memorial Way.** In both instances, the planned high-density areas will take advantage of proximity to major roadways, proximate shopping and employment opportunities and nearby public facilities. A total of **662 1,223** High Density Residential units are proposed within this category.

2. Commercial Land Uses

It is anticipated that the population generated by the eventual build out of TownGate Specific Plan 200 as well as resident from the surrounding area and region will be served by several levels of commercial development totaling approximately 232 acres. These uses are shown on the Land Use Plan (Figure IV-9) and are more specifically described as follows:

- a. Community Commercial is proposed on 51± acres located adjacent to Frederick Street. This commercial development area is intended to serve the surrounding residential areas in addition to project residents.

(revised – Amendment #4)

Ordinance No. 658
Exhibit B
Adopted Date: March 23, 2004

- b. Highway Commercial uses are proposed in the northwestern portion of the property immediately adjacent to the State Route 60 Freeway on approximately 33 acres. Uses in this area are expected to be highway oriented where high visibility is important. Examples of these types of uses include auto malls, banks, restaurants, office parks, and hotels/motels plus other "freeway-related" uses.
- c. Mixed Use Commercial is proposed along Day Street on the southerly side of the Day Street main mall access road. This area has good freeway access and is located near major commercial entries to the project site as well as the adjoining "Canyon Springs" development. Totalling approximately 35+ acres, this area is expected to serve the surrounding area with a broad base of potential uses. Uses in this category are similar to Highway Commercial with the likely exception of hotels and motels.
- d. Regional/Mixed Use Commercial is the primary focus of Moreno Valley Mixed Use Development's commercial program. This area of approximately 87 acres is planned for development into a regional shopping mall of approximately one million, two hundred fifty thousand square feet (gross leasable area).

A primary consideration is, of course, the mall's relationship to the adjacent "Canyon Springs" development, which also includes approved plans for a regional mall. In the event a Canyon Springs regional mall goes forward prior to Moreno Valley Mixed Use Development's mall, alternative uses are likely to be necessary for this site. In this

case, freeway related office parks, research and development parks and other office and commercial uses are considered the most likely uses to be constructed as part of Master Phase III development.

3. Office/Commercial Land Uses

Community Commercial and Office Commercial uses are proposed on the northerly side of Eastridge Avenue along Day Street. The Community Commercial use will be located adjacent to the commercial uses to the north and west of the site. The Office Commercial use will be located adjacent to the Town Center and residential uses to the east and south of the site.

4. Town Center

A Town center comprising 7.6 acres is proposed along the project's central spine road (Eastridge Avenue). This area the adjacent parks could include public and quasi public facilities, community facilities, and or commercial support services. Examples include a day care center, library, church, commercial recreation facilities, a senior citizens center, a health club, or other related uses.

(revised to SP 200 Amendment # 5)

5. Schools

An 8.5 acre site is available adjacent to the town center and a planned park to accommodate development of an elementary school should the Moreno Valley Unified School District choose to acquire the site. The school site is also designed to be proximate to a significant portion of the project's planned residential uses. This Planning Unit is designated for Medium Density Residential development of 43 lots.

6. Open Space and Recreation

Parks and an open space greenbelt are planned within the project. The parks, which are located southeast and southwest of the town center to maximize the efficiency of these uses, encompass 17.4 acres. The open space greenbelt includes areas within the other land use designations and also utilizes the 100' California Aqueduct Easement which traverses diagonally across the site. The Open Space and Recreation Plan is discussed in Section E below.

C. Housing Program

The TownGate Specific Plan 200 will provide a range of housing types to meet anticipated market demand in the area. Housing types will range from single family lots to apartments within three land use categories (low, medium, high). Each of the three land use categories provides a density range that permits a variety of residential product types as shown on Table IV-2. (A detailed description of each product type is contained in Appendix F, Market Surveys).

**Table IV-2
Land Use, Density and Product Types**

Land Use Category	Density Range	Product Type
Low	4-6 du/ac	Single Family, Residences (min. 6,000 sq. ft. lots) Patio Homes, Duplexes
Medium	7-10 du/ac	Single Family Residences (min. 5,000 sq.ft. lots) (R-5000) Single Family Residences, (minimum 4,500 sq.ft. lots, R-4500) Single Family Detached (Minimum 4,000 sq.ft. lots, average 4,500 sq. ft. lots - R-4500A)
High	17-20 du/ac	Condominiums, Apartments

As the table indicates, the “low” and “medium” categories are most likely to result in conventional single family detached residential products. Lot sizes for these products are expected to vary from an average of 4,500 square feet (minimum of 4,000 square feet), where topography and adjacent land uses permit, to 6000 square feet or larger.

For the smaller lot sizes, special design techniques will be utilized to create distinctive edge conditions, especially in terms of the street scene along the project’s major roadways. These techniques include use of entry medians, increased lot depths, rear dwelling architectural control, varied setbacks, enhanced street parkways, substantial landscaping and meandering walls integrated with adjoining dwelling plottings to create diversity and unity with the street scene.

It will be particularly important to integrate architecture with site layout design and landscape architectural elements to achieve a desirable living environment.

In contrast to the other categories, the medium-high and high density land uses are most likely to reflect attached and clustered residential products. These too will incorporate both siting and design standards to promote harmony and unity in the project's overall development. Detailed regulations and standards for all of the residential land uses are contained in Section V.

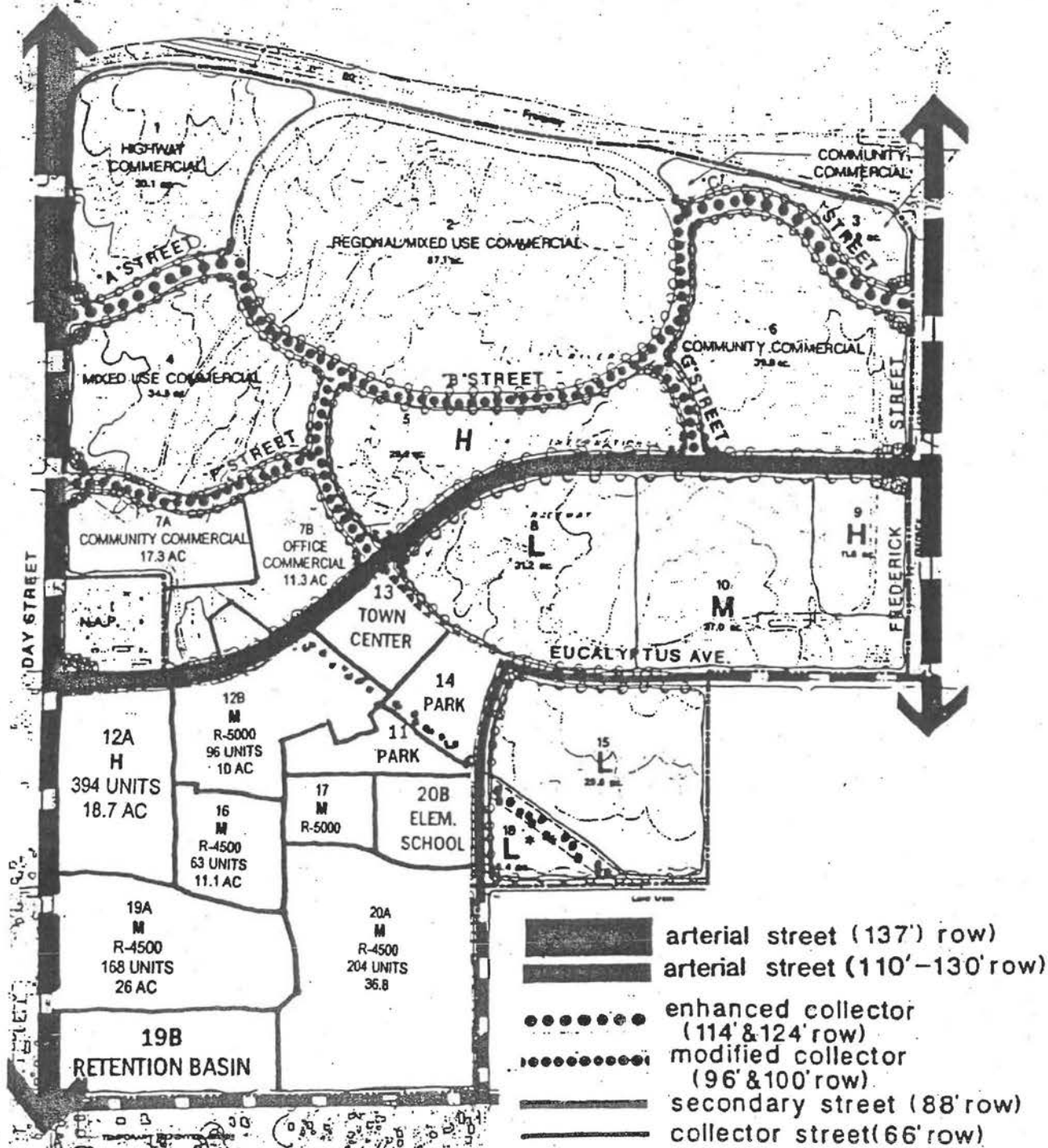
D. MASTER CIRCULATION PLAN

The proposed Master Circulation Plan (Figure IV-10) for the Moreno Valley Mixed Use Development contains roadway widths, alignments and access locations that respond to the traffic service needs of the project as identified by the City Engineer, the County Road Department, and the project traffic consultant.

Immediate access to the project site is provided from Highway 60 via interchanges at Day Street and Frederick Street. Secondary access will also be possible from Elsworth, Eucalyptus and Cottonwood Avenues.

Major roadways on site include several levels of streets. All roads are designed to meet or exceed City and County standards. Cross sections for these proposed project roadways are shown in Figures IV-11 and IV-12.

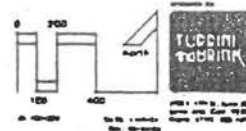
These on-site roadways respond to alignments indicated on Moreno Valley's General Plan of Circulation and adjacent approved projects.



note: dashed lines refer to half-street improvements

master circulation plan

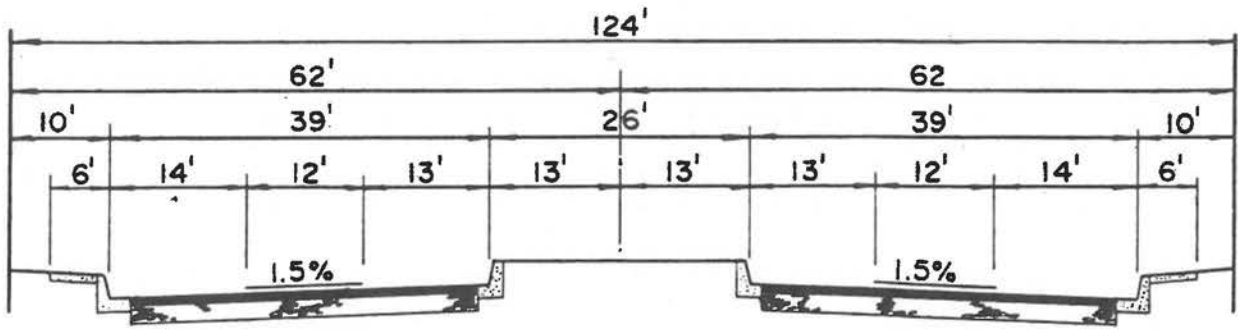
moreno valley mixed use development



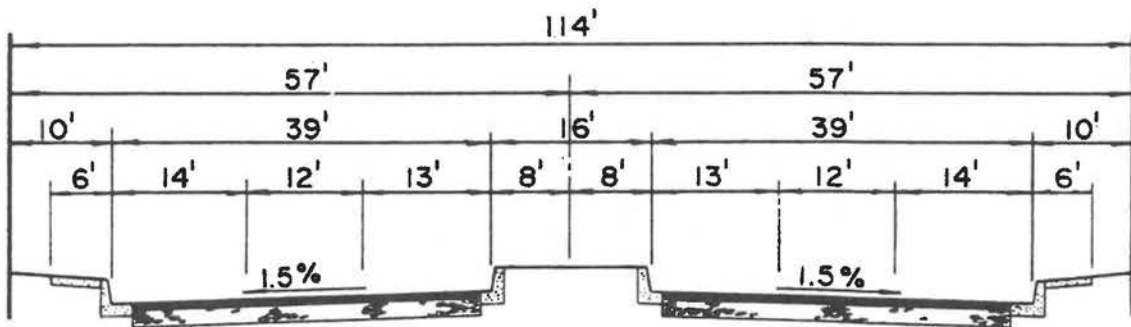
FRITZ DUDA COMPANY
12000 Van Ness • 1000, Dallas, TX 75240

SOURCE G.F.B. ASSOCIATES

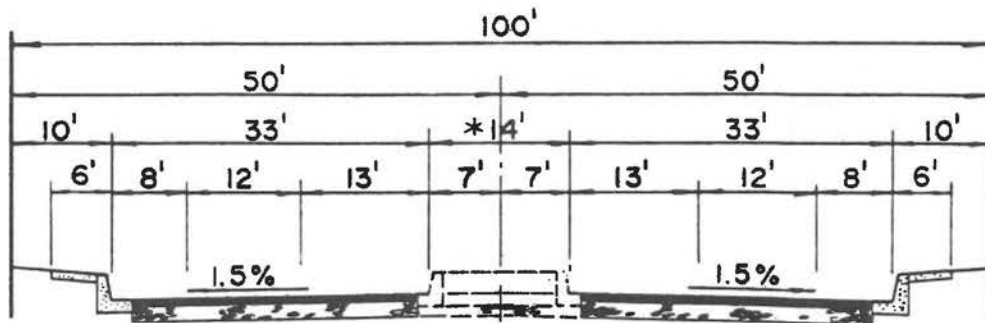
figure IV-10



"A" STREET



"C" STREET • EASTRIDGE AVE.



* - OPTIONAL RAISED OR STRIPED MEDIAN ISLAND

"B" STREET

roadway cross sections

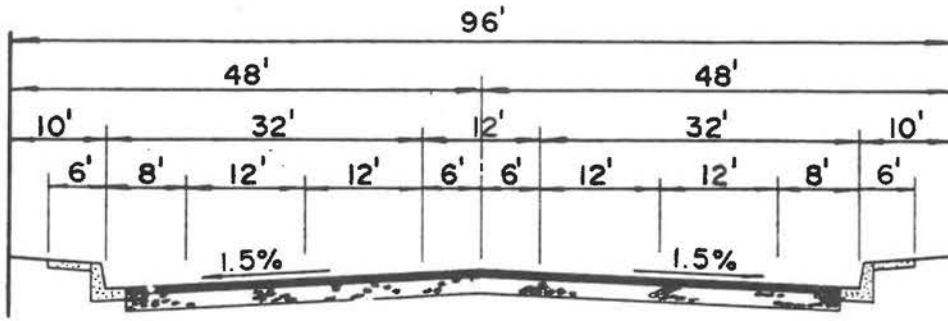
**moreno valley mixed use
development**



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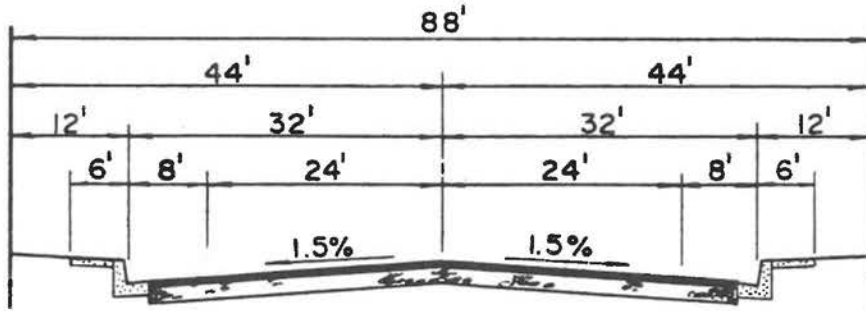
SOURCE G.F.B. ASSOCIATES

figure IV-11

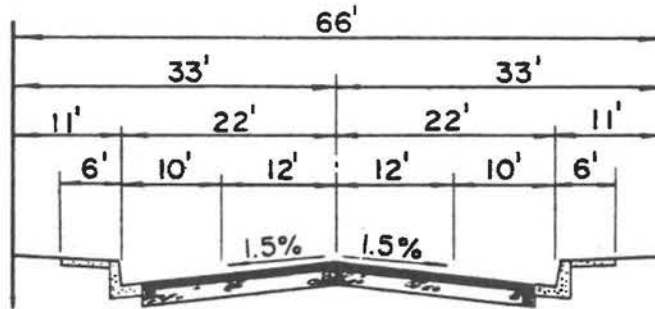


EUCALYPTUS AVE., "F" and "G" STREET

* - EUCALYPTUS AVE. FROM "B" STREET S'LY. TO ELSWORTH STREET



**EUCALYPTUS AVE. • ELSWORTH ST.
COTTONWOOD AVE.**



DRACAEA AVE.

roadway cross sections

moreno valley mixed use
development

SOURCE: G.F.B. ASSOCIATES



JK 112-006

prepared for: FRITZ DUDA COMPANY
13355 Noel Road • 1550, Dallas, TX 75240

figure IV-12

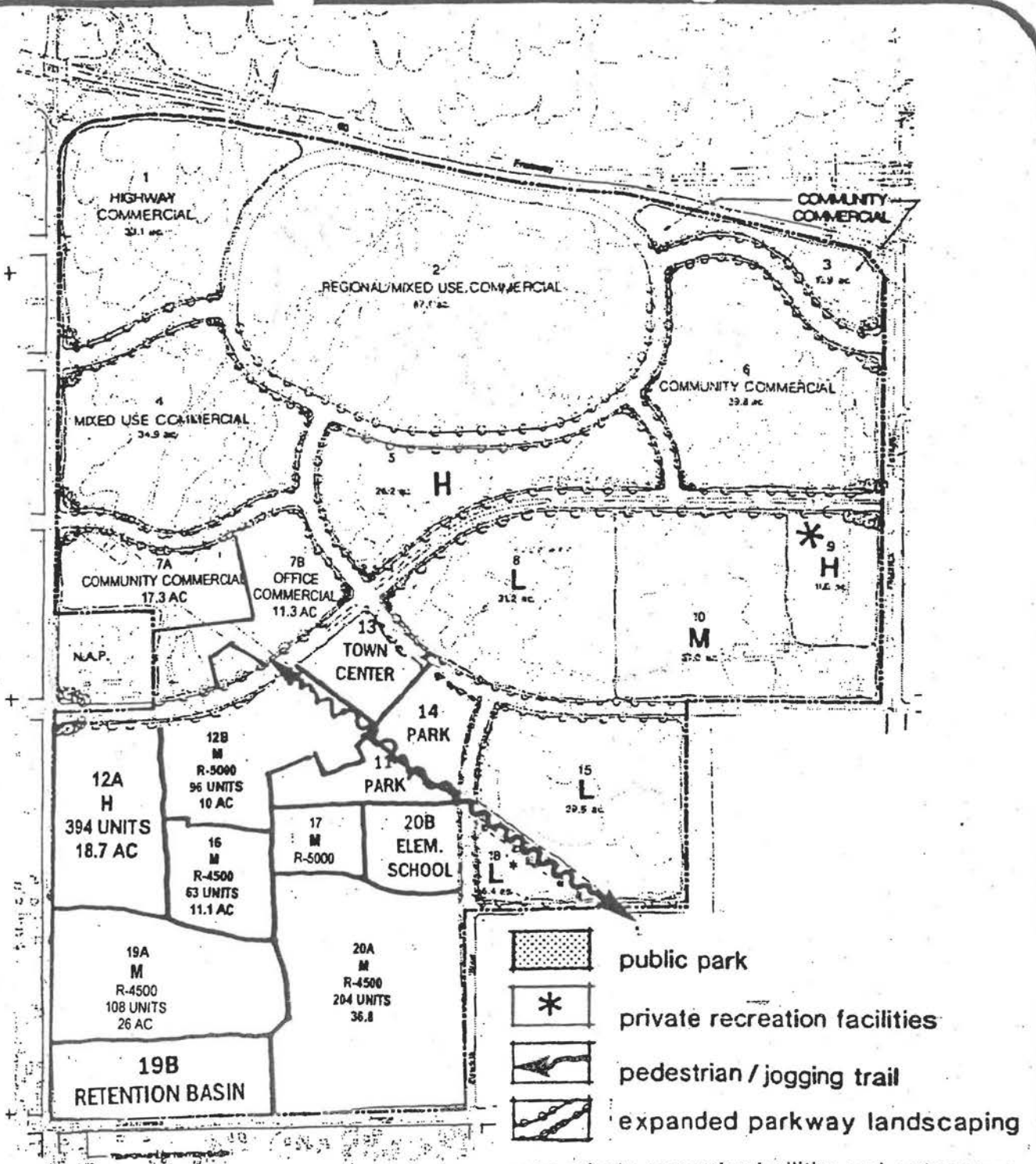
Circulation and access within the project site include Eastridge Avenue, a main project arterial street (114-foot right-of-way) which intersects Day Street at Eucalyptus Avenue and veers to the north before "T"ing into Frederick Street. A modified collector/secondary street (88-96-foot right-of-way) enters the project at the intersection of Eucalyptus Avenue and Frederick Street and crosses into Eastridge Avenue in the vicinity of the Town Center.

A commercial area system of streets serves the northern portion of the project. A semi-loop modified collector roadway (100-foot right-of-way) on the southerly side of the regional mall connects to both Day and Frederick Streets by means of two short enhanced collector roadways (114 and 124-foot right-of-way). These access roads provide direct entry to the commercial portions of the project from the Route 60 Freeway. Two other modified collector level roadways (96 foot right-of-way) will provide access to commercial uses from Eastridge Avenue.

5. OPEN SPACE AND RECREATION PROGRAM

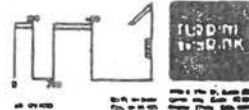
An open space and recreation plan is proposed for the Moreno Valley Mixed Use Development which includes two parks, enhances parkways, open space greenbelt and private recreational facilities. The overall concept is shown in Figure IV-13. Each element of the open space and recreation plan is discussed individually below.

1. Parks which total 17.4 acres are planned in locations central to the surrounding residential development proposed by



open space & recreation plan

moreno valley mixed use development



FRITZ DUDA COMPANY
1320 East River Street, Suite 700, Pasadena, CA 91106

figure IV-13

the project. The parks are sited adjacent to the school and town center to maximize the efficiency of these three uses. The parks will be landscaped and may include such uses as picnic areas, tot lots, exercise courses and playfields. They will be publicly owned and maintained.

2. An open space greenbelt system is proposed within the site. This greenbelt will function as a unifying element and will assist in creating the community identity of the Moreno Valley Mixed Use Development. A linear greenbelt is incorporated into the residential development and also utilizes the California Aqueduct easement which crosses the project. Project streets will feature expanded parkways and enhanced landscaping in many areas.

Pedestrian/jogging trails could be incorporated into these open space greenbelts, providing non-vehicular access from the residential planning areas to the town center core. A linkage is also possible from the Moreno Valley Mixed Use Development to the "Canyon Springs" development, directly west of the project site.

3. Private Recreational Facilities - Where attached housing types are expected to occur, private recreational facilities will be provided as required in addition to the open space greenbelt area described above.

Locations where private recreational facilities are expected to occur are shown conceptually on the Open Space and Recreation Plan Figure IV-13. Private recreational facilities such as pools, spas, cabanas, meeting rooms, wetbars, barbeque and kitchen facilities. Where possible, these facilities will link to the pedestrian, jogging trails.

F. GRADING

The overall grading concept for the project is designed (see Figure IV-14, Conceptual Grading Plan) to respond to existing topography. It is intended that the proposed plan be sensitive to and reflect the natural site landform.

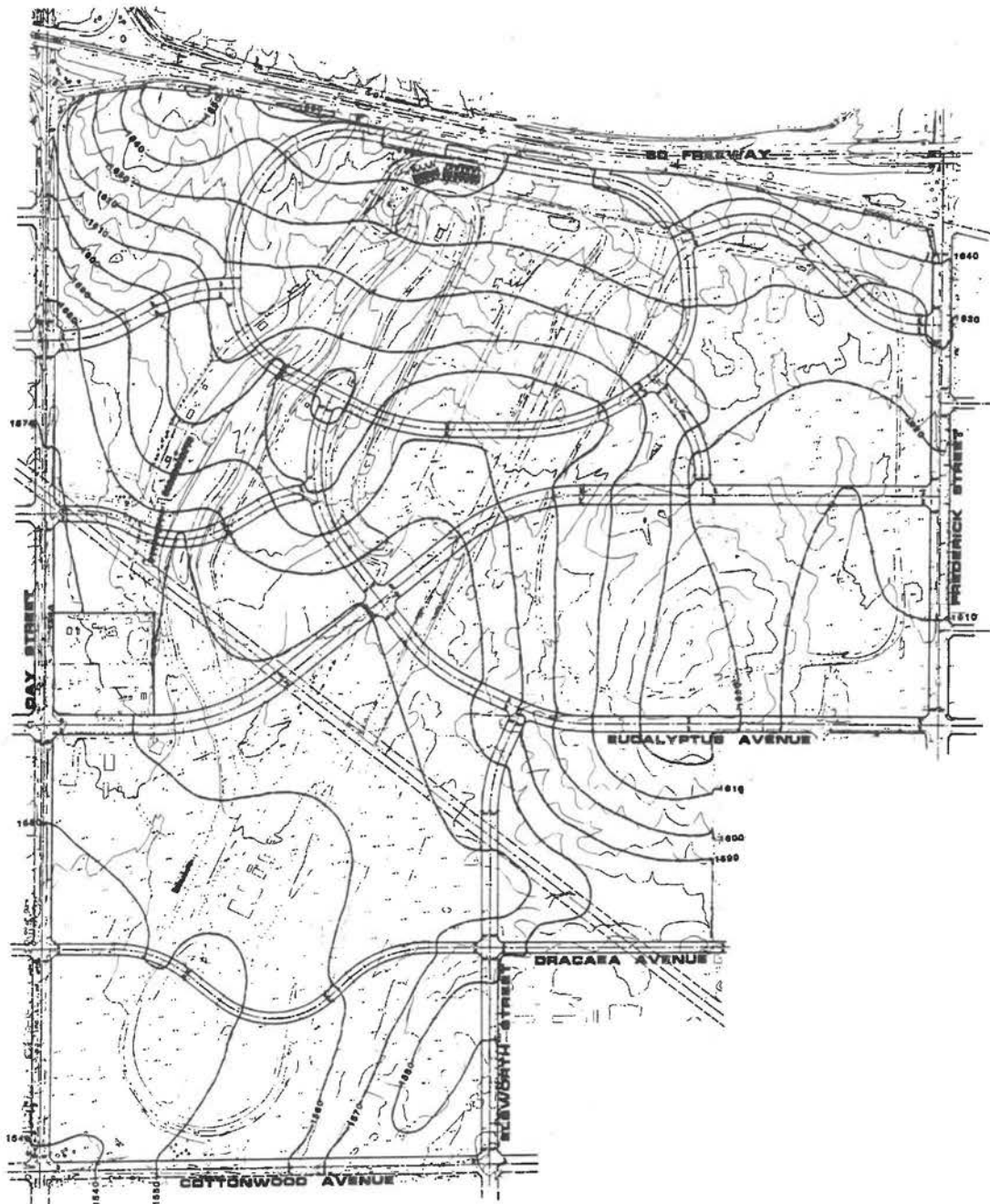
Site grading has been designed for a balanced cut/fill operation, so that no import or export of earth will be required. No significant recontouring is proposed, nor any grading beyond that needed to safely drain the individual planning areas. As proposed, the lowest point on the site is at the southwestern corner (in the medium-high density area), while the highest point occurs in the northwestern corner of the property (on the Highway Commercial site) near the 60 Freeway.

G. PUBLIC FACILITIES AND SERVICES

1. Master Sewer Plan

The project site is in the service area of the Eastern Municipal Water District (EMWD) and all wastewater is transported to EMWD's Sunnymead Regional Water Reclamation Facility located at Kitching Avenue and Mariposa Boulevard (planned for expansion to 5 MGD). The proposed Master Sewer Plan shown on Figure IV-15, is designed to tie into the existing system. Alignments shown are conceptual and may be adjusted at a more detailed site planning stage. A sewage lift station is proposed in the southwestern corner of the project site. A force main will be constructed from this proposed lift station along Cottonwood Avenue to connect with existing gravity flow sewage mains to the east.

Figure IV-16, Regional Sewer System indicates existing and proposed sewer lines that serve the area surrounding the site.

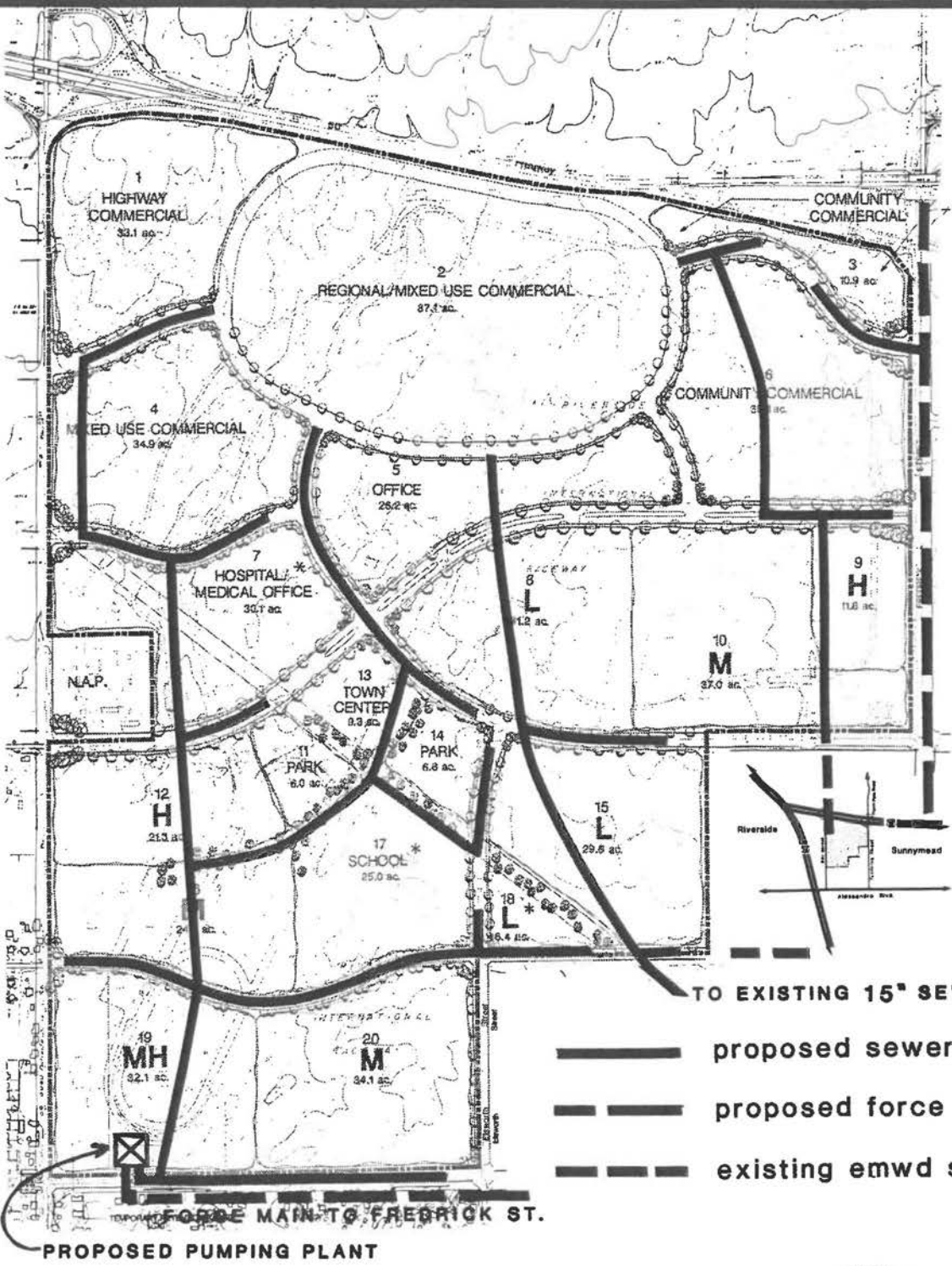


SOURCE: WEBB & ASSOCIATES




conceptual grading plan
 moreno valley mixed use
 development

prepared by FRITZ DUDA COMPANY
 13355 Noel Road • 1860, Dallas, TX 75240

figure IV-14

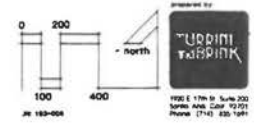


TO EXISTING 15" SEWER

-  proposed sewer
-  proposed force main
-  existing emwd sewer

PROPOSED PUMPING PLANT

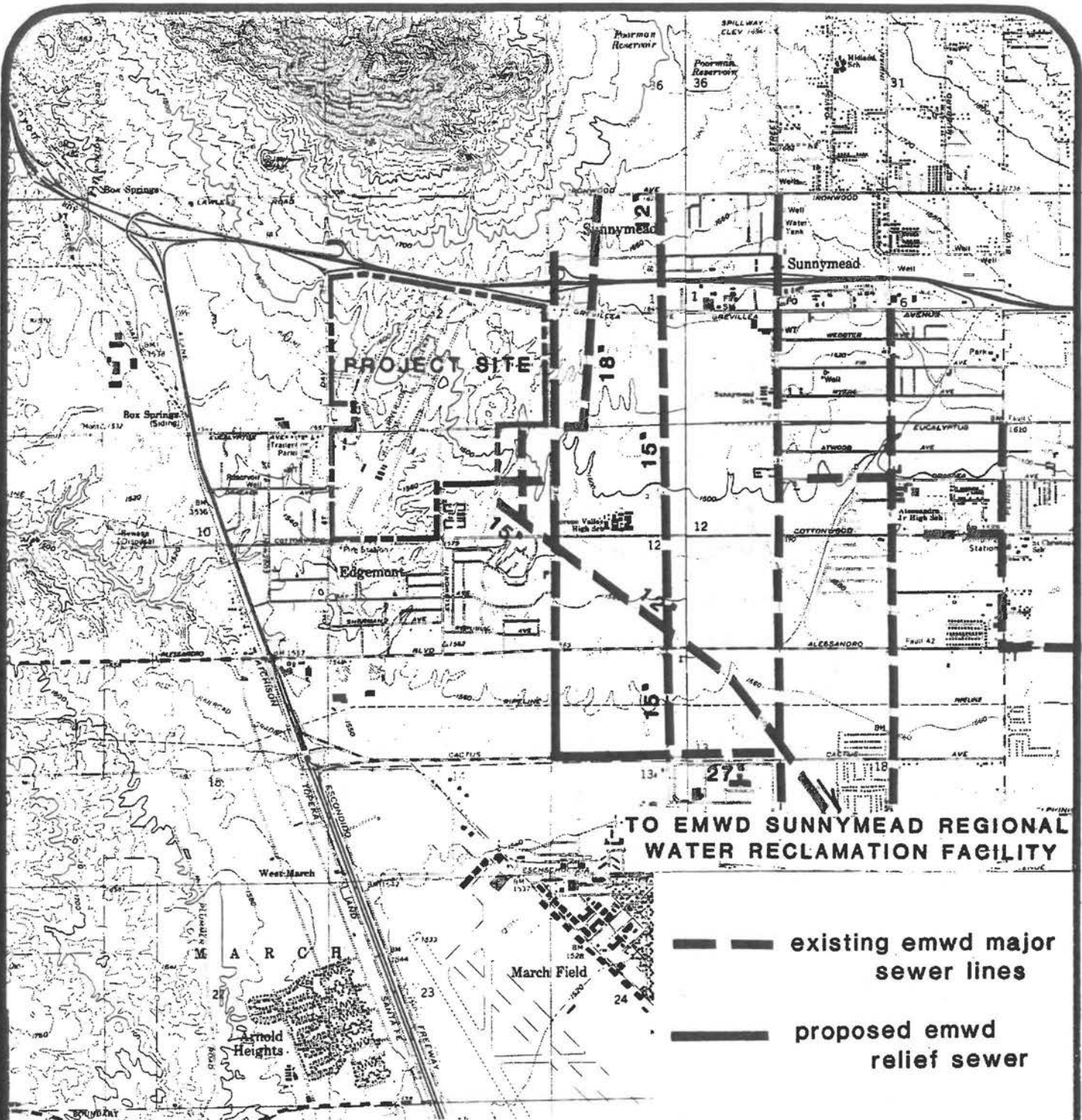
master sewer plan moreno valley mixed use development



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13355 Noel Road # 1550, Dallas, TX 75240

source: albert a. webb associates

figure IV-15



TO EMWD SUNNYMEAD REGIONAL WATER RECLAMATION FACILITY

- — — existing emwd major sewer lines
- — — proposed emwd relief sewer

regional sewer system moreno valley mixed use development



DATE 11-0-88

FRITZ DUDA COMPANY
13368 Road Road #1050, Dallas, TX 75240

prepared by albert a. webb associates

figure IV-16

2. Master Water Plan

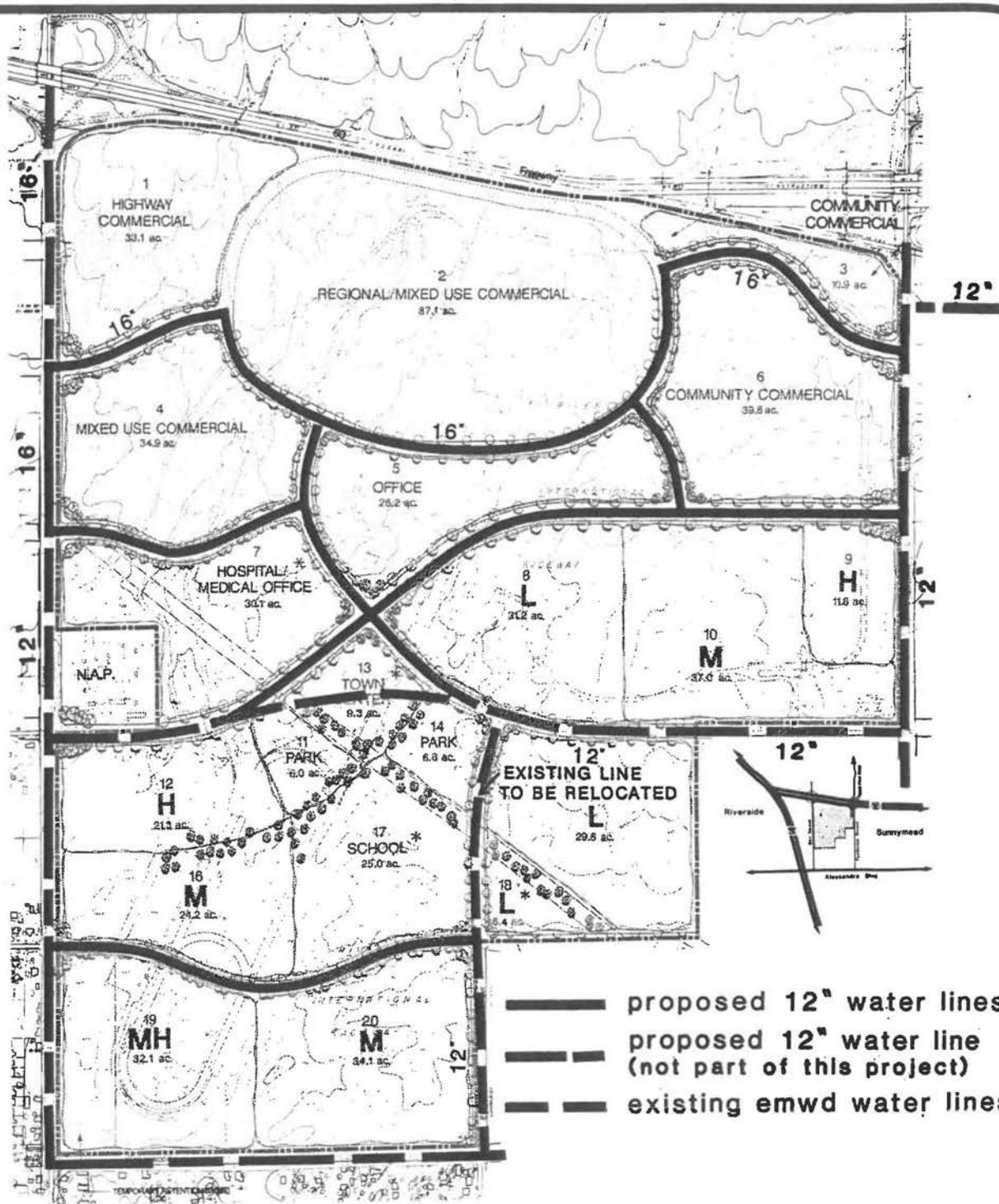
As noted above, the project site is in the service area of EMWD, which receives most of its water supply from the Metropolitan Water District of Southern California (MWD), via the Mills Filtration Plant on Alessandro Boulevard (see Figure IV-18, Regional Water System). The present system meets fire protection and water quality requirements.

The Master Water Plan is designed to tie into the existing system, as shown on Figure IV-17. Proposed alignments and sizes shown are conceptual and may be adjusted at a more detailed site planning stage. The major water supply will be from an existing transmission main in Frederick Street, which forms the eastern site boundary.

The Regional Water System is illustrated in Figure IV-18, which calls out existing and proposed water facilities, including water lines and two pumping plants. The Hemlock plant is located north of the 60 Freeway east of the project site. The Heacock plant, fed by the Perris Feeder line, is located on Cactus Avenue. As noted, a system of 12", 15", 16" and 30" water lines currently serves the region.

3. Master Drainage Plan

The project lies within the jurisdiction of the Riverside County Flood Control and Water Conservation District. The Master Drainage Plan for the project site within this district is depicted on Figure IV-19. It includes a network of proposed storm drains that will accommodate runoff, draining the property from the freeway on the north to the southern end of the



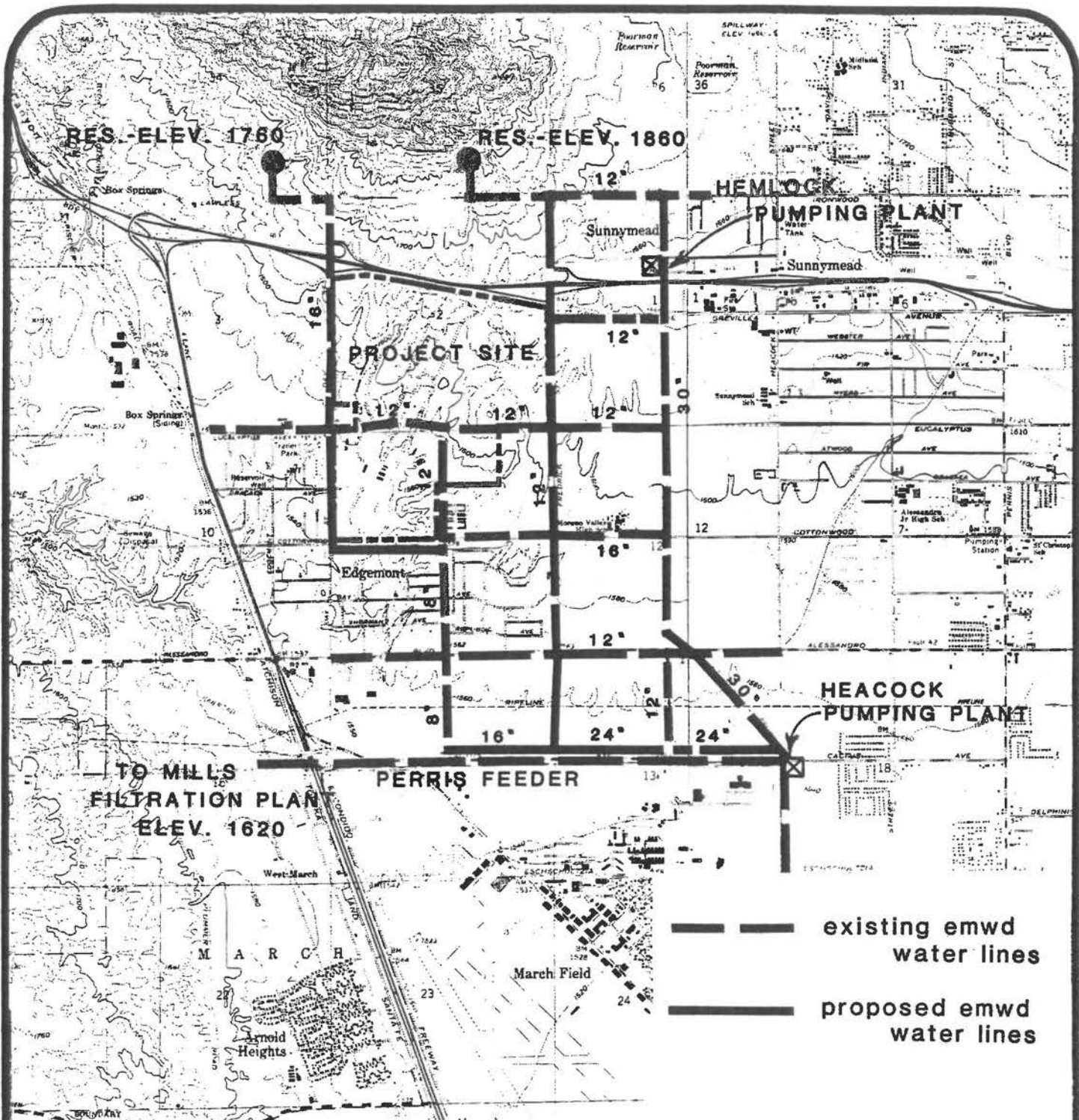
master water plan moreno valley mixed use development

DATE: 11-9-04
 REV: 12-1-04
 12-5-04
 PROJECT: 17th St. Loop 202
 Santa Ana, Calif. 92701
 Phone: (714) 526-1411

prepared by **FRITZ DUDA COMPANY**
 13385 Moss Road • 1550, Dallas, TX 75240

source: **albert a. webb associates**

figure IV-17



regional water system
moreno valley mixed use
development

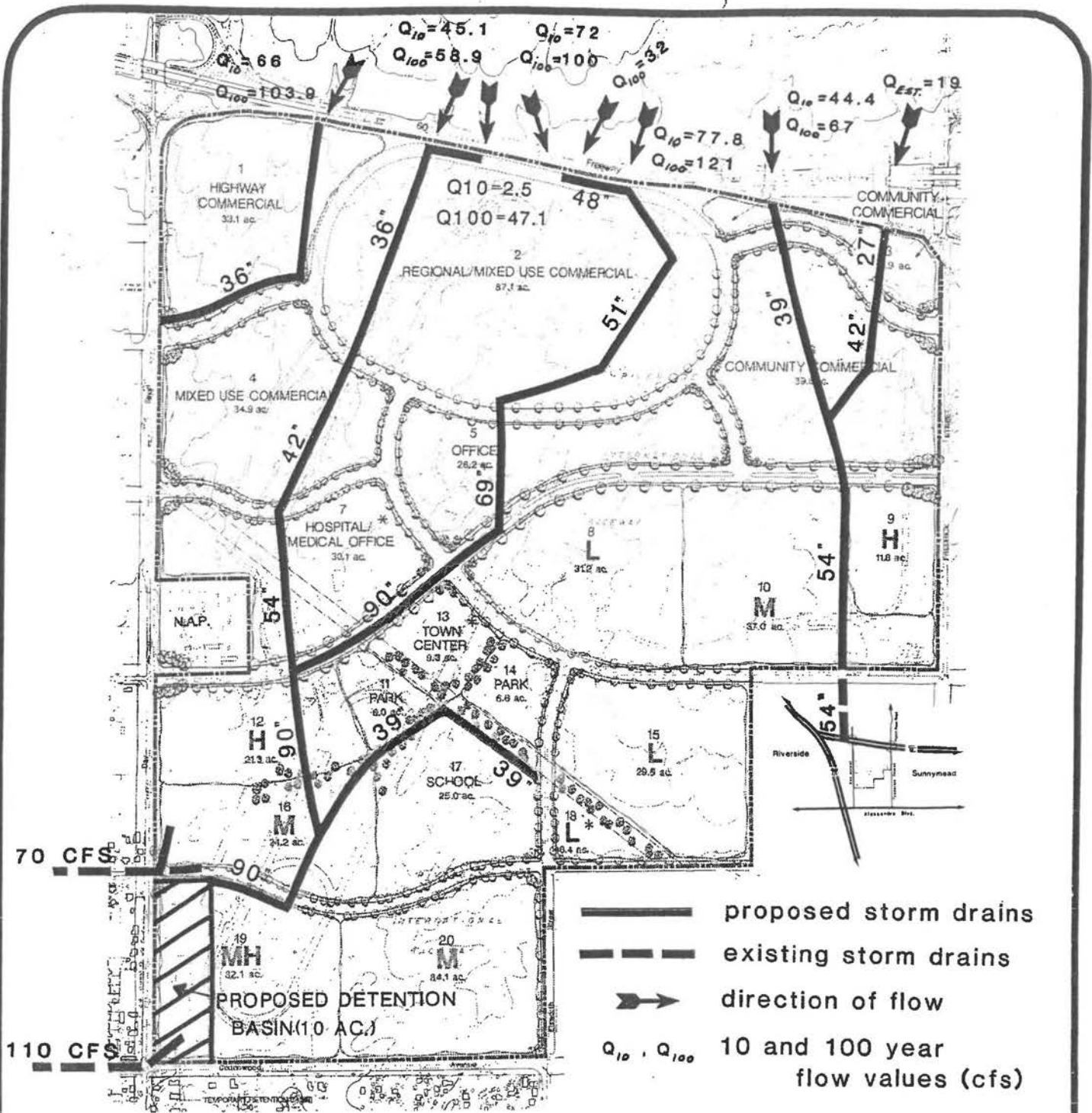


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FRITZ DUDA COMPANY
 13300 Road Road # 1080, Dallas, TX 75240

prepared by **albert a. webb associates**

figure IV-18



master drainage plan moreno valley mixed use development

source: albert a. webb associates

figure IV-19

0 100 200 400
north
TERRILL
and
BRINK
INCORPORATED
DATE: 11-13-04
SCALE: 1"=100'-0"
PROJECT: MORENO VALLEY MIXED USE DEVELOPMENT
DRAWN BY: JLD

FRITZ DUDA COMPANY
13335 Noel Road • 1550, Dallas, TX 75240

site. Existing storm drains crossing Day Street and anticipated 100-year flood flows are also noted. A temporary detention basin is proposed at the southwestern corner of the site to be utilized until the City develops a Master Drainage Plan for the area to determine permanent drainage facilities.

Additional methods of drainage control will be evaluated by the project applicant and City Engineer at later stages of project design.

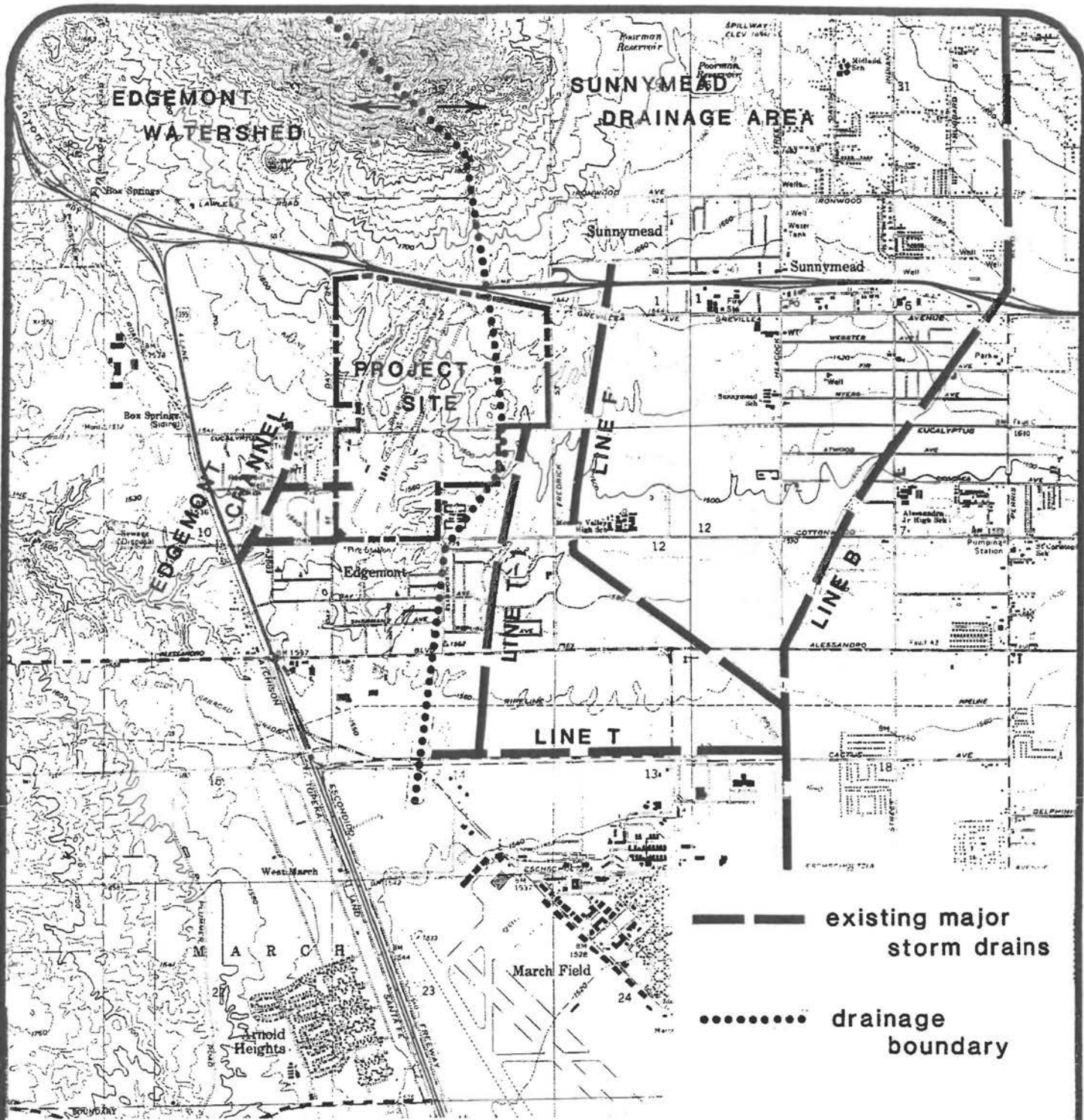
Figure IV-20 identifies the Regional Drainage System surrounding the project site. As noted, the project site lies between two major drainage areas, the West End Area Drainage Plan and the Sunnymead Drainage Area.

The West End Area Drainage Plan is served by one major flood control channel, the Edgemont Channel, and two minor facilities located on Dracaea Street and on Cottonwood Avenue, extending adjacent to the project site.

Line T-1 of the Sunnymead Drainage Area begins at Eucalyptus Avenue at the boundary of the project site. It drains to the south. Line F runs east of Frederick Street, the site's eastern boundary.

4. Schools

The site is located in the Moreno Valley Unified School District. An 8.5 acre school site is available adjacent to the 7.6 -acre Town Center and the 17.4-acre parks. This site could become an elementary school, serving family neighborhoods within the project and in surrounding residential areas if the school district chooses to acquire the site. It is anticipated that the school district will determine timing and use of district school sites, based on overall planning.



regional drainage system moreno valley mixed use development

100 400
DATE: 11-8-84



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prepared by albert a. webb associates

figure IV-20

5. Other Community Services

To enhance the major commercial, office and residential land uses, the proposed includes a Town Center designed as the project hub. This 7.6-acre center will be designed to blend public, quasi-public, community or commercial uses such as a daycare center, library, church or commercial recreation facilities. These community services would complement the proposed hospital to be located north of Eastridge Avenue and the public school and park sites surrounding the Town Center.

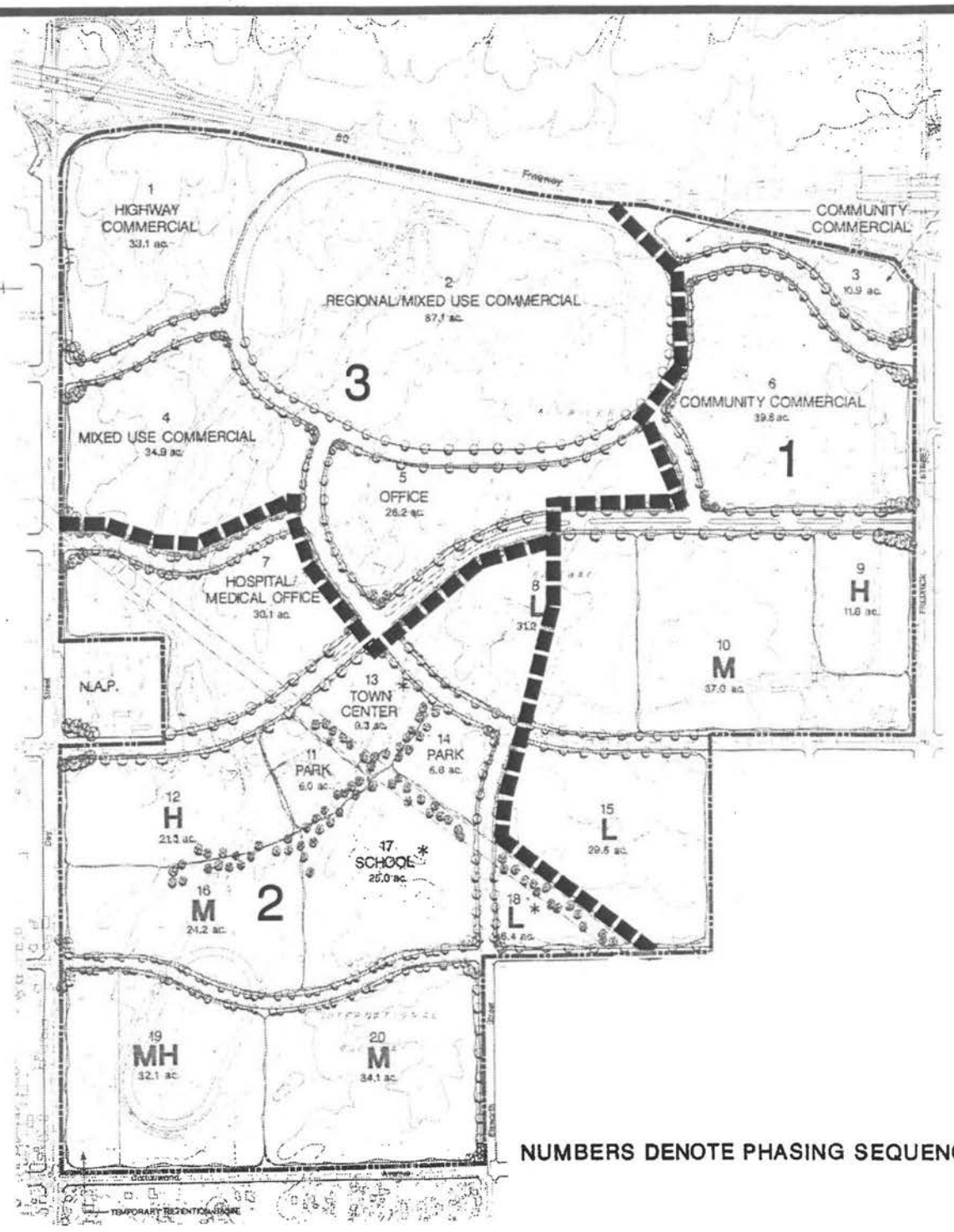
A system of greenbelt/pedestrian trails will enable easy access by the community to this complex of proposed facilities.

8. PHASING

A Moreno Valley Mixed Use Development will be phased over at least fifteen-year period in response to market demands and absorption rates according to a logical and orderly extension of roadways, public utilities and infrastructure on and off-site.

The Master Phasing Plan is illustrated on Figure IV-21, which shows coordinated development of all planning areas, roads and infrastructure. Tables IV-3 through IV-5 provide phase-by-phase summaries of uses, densities, acres and dwelling units.

Development of each phase may overlap with other phases depending on changing economic and market trends. However, major public facility and infrastructure construction will occur concurrent with each phase, according to the City's development requirements. It is anticipated that phasing of commercial areas will generally follow residential use, in response to market demand.



master phasing plan moreno valley mixed use development

J.A. 103-004
A.J. 01-001

DATE: 11-5-85
REV: 7-17-86
REV: 10-21-86
REV: 11-13-88

1700 E. 17th St., Suite 202
Irvine, CA 92714
Phone (714) 83-4444

prepared for: FRITZ CUDDA COMPANY
13355 Noel Road #1550, Dallas, TX 75240

figure IV-21

TABLE IV-3
PHASE ONE SUMMARY

<u>Planning Unit</u>	<u>Land Use</u>	<u>Density</u>	<u>Acres</u>	<u>Dwelling Units</u>
8(Portion)	Low Density Residential	4-6 du/ac	15.4	77
9	High Density Residential	17-20 du/ac	11.8	236
10	Medium Density Residential	11-16 du/ac	37.0	333
15	Low Density Residential	4-6 du/ac	<u>29.6</u>	<u>148</u>
	RESIDENTIAL SUBTOTALS		93.8	794
3,6	Community Commercial		50.7	0
	Major Roads		<u>14.0</u>	<u>-</u>
	PHASE ONE TOTALS		158.5	794

**Table IV-4
Phase Three Summary**

Planning Unit	Land Use	Density	Acres	Dwelling Units
8 (Portion)	Low Density Residential	4-6 du/ac	15.8	79
12A	High Density	17-20 du/as	19.7	355
12B	Medium Density Residential (R-5000)	7-10 du/ac	17.5	96
16	Medium Density Residential (R-4500)	7-10 du/ac	11.1	63
17	Medium Density Residential (R-5000)	7-10 du/ac	5.3	26
18	Low Density Residential	4-6 du/ac	6.4	32
19A	Medium Density Residential (R-4500A)	7-10-du/ac	26.0	168
20A	Medium Density Residential (R-4500)	7-10 du/ac	36.8	204
20B*	Medium Density Residential (R-5000)	7-10 du/ac	8.5	43
	Residential Subtotals		147.1	1,066
7	Hospital/Medical Office		30.1	-
13	Town Center		7.6	-
11, 14	Parks		17.4	-
	Major Roadways		19.0	-
	Phase Two and Three Proposed Totals		221.5	1,066

* Planning Unit 20B will be developed as 43 Medium Density Residential units if not acquired for school construction purposes.

Table IV-5
 PHASE THREE SUMMARY

Planning Unit	Land Use	Density	Acres	Dwelling Units
1	Highway Commercial		33.1	
4	Mixed Use Commercial		34.9	
2	Regional/Mixed Use		87.1	
5	<u>Office or High Density Residential</u>	<u>20 Dwelling per gross acre</u>	26.2 net (33.2 gross)	<u>561</u>
	Major Roads		21	
			202.3	<u>561</u>

(revised – Amendment #4)

Ordinance No. 658
 Exhibit B
 Adopted Date: March 23, 2004

V. PLAN IMPLEMENTATION AND ADMINISTRATION

A. IMPLEMENTATION OVERVIEW

1. Annexation to the City of Moreno Valley

The majority of the Moreno Valley Mixed Use Property is currently located in unincorporated Riverside County between the cities of Riverside and Moreno Valley. In the fall of 1985, the Riverside County Local Agency Formation Commission (LAFCO) approved the sphere of influence for the City of Moreno Valley that includes all of the subject property. The project proponent is supportive of annexation to Moreno Valley and has cooperated in the sphere of influence proceedings.

The City and the applicant are currently working toward annexation through the preparation of this Specific Plan and the creation of a redevelopment area. An annexation and development agreement is being drafted along with the Specific Plan. If the Specific Plan is approved, the City will initiate annexation proceedings with LAFCO. It is expected that the subject property will be annexed to the City by the end of 1987.

2. Applicability and Relationship to Existing City of Moreno Valley Ordinances

The City's Development Code allows provisions for a Specific Plan zone. This Specific Plan will act as the zoning for the subject property. For this reason, detailed regulations and standards, which will govern future development of this site,

are included within this Specific Plan. Unless specifically referenced by these standards, the City's Zoning Code, Articles IV through XVII, inclusive, will not apply to this property. The City's Zoning Code, Articles I, II, III and Articles XVIII through XXIV, inclusive, as from time to time amended, revised or updated shall apply to the property except as expressly modified by the Regulations and Standards for development set forth herein. The subject matter of such articles is as follows:

ARTICLE

I	Riverside County Land Use Ordinance
II	Riverside County General and Specific Plans
III	Zone Classifications
IV	Zoning Districts
V	R-R Zone (Rural Residential)
Va	R-R-0 (Rural-Residential), Outdoor Advertising
VI	R-1 Zone (One-Family Dwellings)
VIa	R-1A Zone (One-Family Dwellings - Mountain Resort)
VIb	R-A Zone (Residential Agricultural)
VII	R-2 Zone (Multiple Family Dwellings)
VIIa	R-2A Zone (Limited Multiple Family Dwellings)
VIII	R-3 Zone (General Residential)
VIIIa	R-3A Zone (General Residential - Mountain Resort)
VIIIb	R-T Zone (Mobilehome Subdivision and Mobilehome Park)
VIIIc	R-T-R Zone (Mobilehome Subdivision - Rural)
VIIId	R-4 Zone (Planned Residential)
VIIIe	R-5 Zone (Open Area Combining Zone - Residential Developments)
VIIIf	R-6 Zone (Residential Incentive)
VIIIg	S-P Zone (Specific Plan)
IX	C-1 and C-P Zone (General Commercial)
IXa	C-T Zone (Tourist Commercial)

IXb	C-P-S Zone (Scenic Highway Commercial)
X	I-P Zone (Industrial Park)
XI	M-SC Zone (Manufacturing - Service Commercial)
XIa	M-M Zone (Manufacturing - Medium)
XII	M-H Zone (Manufacturing - Heavy)
XIIa	M-R Zone (Mineral Resources)
XIIb	M-R-A Zone (Mineral Resources and Related Manufacturing)
XIII	A-1 Zone (Light Agriculture)
XIIIa	A-P Zone (Light Agriculture with Poultry)
XIV	A-2 Zone (Heavy Agriculture)
XIVa	A-D Zone (Agriculture-Dairy)
XV	W-2 Zone (Controlled Development Areas)
XVa	R-D Zone (Regulated Development Areas)
XVb	N-A Zone (Natural Assets)
XVc	W-2-M Zone (Controlled Development Area with Mobilehomes)
XVI	W-1 Zone (Watercourse, Watershed & Conservation Areas)
XVII	W-E Zone (Wind Energy Resource Zone) Intent
XVIII	General Provisions
XIX	Advertising Regulations
XIXa	Temporary Outdoor Events
XIXb	Mobilehomes
XIXc	Mobilehome Parks in Residential Zones
XX	Amendments and Change of Zone
XXI	Definitions
XXII	Enforcement, Legal Procedure and Penalties
XXIII	Validity
XXIV	Authentication

All future tracts implementing this Specific Plan will be subject to the City's Subdivision Ordinance and the provisions of the adopted Specific Plan.

3. Use of Regulations, Standards and Guidelines

The regulations and standards for development (contained below as Section V.B) will be used by the City in reviewing future land use applications for all or portions of the Moreno Valley Mixed Use Development property. These regulations and standards are presented in the format of a typical zoning ordinance so that they can be readily and easily administered by the City.

4. Elements to be Added Following Specific Plan Approval

In keeping with the City's established policy for larger projects, a Moreno Valley Mixed Use Development Design Handbook will be prepared immediately following approval of the Specific Plan and will be reviewed and approved by the City. All future implementing projects will be subject to the standards and guidelines of the Design Handbook. For ease of administration, Section V.D of this Specific Plan has been designated as the Moreno Valley Mixed Use Development Design Handbook so that this section can easily be incorporated when it is completed.

B. Regulations and Standards for Development (SP Zone)

1. Residential Development Standards

a. Low Density Residential

1. Purpose and Intent – “Low Density Residential” areas are designed to provide for individual homes on separate lots, each for the occupancy of one family. The detached dwellings and yards in “Low Density” areas allow for maximum privacy where desired. It is intended that excellence in design be achieved through a complete integration of site planning, subdivision design, and housing development. By integrating building and placement with subdivision design, street scene variety can be achieved. Diversity of design is further enhanced through careful attention to exterior architecture, floor plans, fencing, and landscaping.
2. Applicability – These standards apply to Planning Units 8, 15, and 18, of the Moreno Valley Mixed Use Development Land Use Plan.
3. Principal Uses Permitted: The following uses are permitted provided a plot plan shall have been approved prior to issuance of a building permit pursuant to the of Sec. 18.30 of the City Land Use Ordinance (Ord. #348). Provided, however, i) No fees shall be paid for such plot plan review; ii) No requirement-for notice of property owners within 300

ft. shall be required; iii) No further environmental review and approval shall be required; iv) Failure to disapprove on reasonable grounds within ten (10) days of submittal shall be deemed approved.

- a. One-Family dwellings
- b. Public parks, playgrounds, athletic fields

(4) Temporary Uses Permitted

- a. Christmas tree and Halloween pumpkin sales.
- b. Temporary construction facility during construction.
- c. Model homes and real estate offices serving this site only and during initial sales period only.

(5) Accessory Uses Permitted

(a) All accessory uses customarily incidental to the foregoing permitted uses including but not limited to:

- i. garages
- ii. swimming pools
- iii. fences, walls
- iv. patio covers

(b) Home occupations subject to City permits

(c) Non-commercial keeping of pets readily classifiable as being customarily incidental and accessory to a permitted principle residential use

(d) Pedestrian and bicycle trails.

(e) Any other accessory use or structure which the Director of Developmental Services finds consistent with the purpose and intent of this district.

(6) Density - Development may occur in this district at any density not to exceed a maximum allowable gross density of six (6) dwelling units per gross acre.

(7) Site Development Standards

6,000 Square Foot Lots: Planning Units 8,15, and 18

(a) Minimum lot area shall be 6000 square feet, net.

(b) Minimum average lot depth shall be 90 feet.

(c) Minimum lot width at the front property line shall be 55 feet except lots fronting on knuckles or cul-de-sacs may have a minimum frontage of 35 feet and minimum width at the setback line of 45 feet.

(d) Minimum front setback shall be 20 feet from the front property line.

(e) Minimum side setback shall be 5 feet. Minimum street side setbacks shall be 15 feet.

(f) Minimum rear yard setbacks shall be 10 feet, exclusive or of unusable graded, sloped areas.

(g) Building height shall not exceed 2-1/2 stories with a maximum height of 35 feet.

(h) Parking requirements shall be those set forth in Section V.B.4. of these Regulations and Standards for Development.

(i) Fencing and walls shall be designed according to the standards and guidelines set forth in the Moreno Valley Mixed Use Development Design Handbook.

(j) Signage shall be governed by the standards and guidelines set forth in the Moreno Valley Mixed Use Development Design Handbook.

- (k) Projects shall provide a range of dwelling unit sizes and floor plans developed in concert with the scale and layout of the project and per the requirements of the Moreno Valley Mixed Use Development Design Handbook.
- (l) Projects shall conform to the architectural and landscape design standards and guidelines as set forth in the Moreno Valley Mixed Use Development Design Handbook. A variety of architectural elevations shall be provided commensurate with the scale of the project.

b. Medium Density Residential

- (1) Purpose and Intent - "Medium Density Residential" areas are designed to provide for one-family dwellings on separate lots. Greater flexibility in design is possible through the planning and design of a complete neighborhood incorporating site planning, subdivision design and housing development into the planning process. Innovative and creative small lot designs will enhance outdoor living spaces and the quality of life. Integration of different product types with subdivision design allows for varying street setbacks and enhanced landscaping which contribute greatly to the overall street scene. Diversity of design is enhanced through careful attention to exterior architecture, floor plans, fencing and landscaping.
- (2) Applicability - These standards apply to Planning Units 12B, 16, 17, 19A, 20A and 20B of the TownGate Specific Plan 200 Land Use Plan.
- (3) Principal Uses Permitted: The following uses are permitted provided a plot plan shall have been approved prior to issuance of a building permit pursuant to the provisions of the City of Moreno Valley Municipal Code:
 - (a) One-family dwellings

(c) Public Parks, playground, athletic fields

(4) Temporary Uses Permitted

(a) Christmas tree and Halloween pumpkin sales

(b) Temporary construction facility during construction only.

(c) Model homes and real estate offices serving this site only and during initial sales period only, including sales trailer, subject to review under a model home complex application.

(5) Accessory Uses Permitted

(a) All accessory uses customarily incidental to the foregoing permitted uses including but not limited to:

- i. Garages
- ii. Swimming pools
- iii. Fences, walls
- iv. Patio covers

(b) Home occupations subject to City permits

(c) Non-commercial keeping of pets, is pursuant to regulations established within the City of Moreno Valley Municipal Code.

- (d) Pedestrian and bicycle trails.
 - (e) Any other accessory use or structure which the Director of Developmental Services finds consistent with the purpose and intent of this district.
- (6) Density - Development may occur in this district at any density not to exceed a maximum allowable gross density of ten (10) dwelling units per gross acre.
- (7) Site Development Standards
- (a) Applicability - These standards apply to medium density residential land uses in Phase III.
 - (b) Minimum lot areas shall be 4,500 square feet net, for single family residential units and 3000 square feet, net, per dwelling unit for attached residential units.
 - (c) Minimum average lot depth for single family detached uses shall be 85 feet. Depth of shall be determined during plot plan review.
 - (d) Minimum average lot width for single family detached uses shall be 45 feet. For lots located on cul-de-sacs and knuckles, the minimum lot width shall be 30 feet, as measured tangent to the curve radius at the front property line. Width for multiple family lots shall be determined during the plot plan review.
 - (e) Minimum front setback for garages shall be 18 feet within a tract, garages shall be setback between 18 to 23 feet with an average setback of 20 feet prevailing throughout the tract.
 - (f) Minimum front setback for living areas shall be 18 feet.
 - (g) All garages shall be provided with an automatic garage door opener.

- (h) All units shall maintain a minimum side aggregate setback of ten feet. Minimum street side setbacks shall be 15 feet. Side setback may be reduced to 0 feet for zero lot line applications as long as a minimum 10 foot building separation is maintained.
- (i) Minimum rear yard setback shall be 10 feet, exclusive of unusable, graded slope area.
- (j) Building height shall not exceed 2-1/2 stories with a maximum height of 35 feet.
- (k) A minimum of 40% of each lot's net area shall be designed for usable open space which is defined as those portions of the site not encumbered by a structure (except that decks and patios covers may extend into the usable open space).
- (l) Parking requirements shall be those set forth in Section V.B.4 of these Regulations and Standards for Development.
- (m) Fencing and walls shall be designed in according to the standards and guidelines set forth in the Design Manual for Towngate Specific Plan No. 200.
- (n) Signage, lighting, and refuse disposal areas shall be governed by the standards set forth in the Design Manual for Towngate Specific Plan No. 200.
- (o) Projects shall provide a range of dwelling unit sizes and floor plans developed in concert with the scale of the project. Standards for dwelling unit sizes and numbers of floor plans shall be determined in the Design Manual for Towngate Specific Plan No. 200.
- (p) Projects shall provide a variety of dwelling elevations developed in concert with the scale of the project. Standards for the number of elevations shall be determined in the Design Manual for Towngate Specific Plan No. 200.
- (q) Projects shall conform to the architectural and landscape design standards and guidelines as set forth in the Design Manual for Towngate Specific Plan No. 200.

5,000 Square Foot Lots (R-5000): Planning Units 12B, 17 and 20B

- (a) Lot areas shall be a minimum of 5,000 square feet.
- (b) Minimum lot depth shall be 90 feet, as measured at the midpoint of the front property line.
- (c) Minimum lot width at the front property line shall be 50 feet (as measured at the front setback line), except lots fronting on knuckles or cul-de-sacs which may have a minimum frontage of 30 feet as measured tangent to the curve radius at the front property line and minimum width at the front setback line of 45 feet.
- (d) Minimum front setback shall be 20 feet to the front facing garage and 15 feet from the footprint of living area, including porches as measured from the front property line.
- (e) Minimum side setback shall be 5 feet, exclusive of architectural projections, roof eaves, etc, as provided for within the City of Moreno Valley Municipal Code. Minimum street side setbacks shall be 10 feet.
- (f) Minimum rear yard setbacks shall be 10 feet, exclusive or unusable graded, sloped areas, or easement.
- (g) Minimum building separation shall be 10 feet exclusive of architectural projections, roof eaves, etc, not to exceed 24 inches.
- (h) Building height shall not exceed a maximum height of 35 feet.
- (i) Fencing and walls shall be designed according to the standards and guidelines set forth in the Design Manual for Towngate Specific Plan No. 200.
- (j) Signage shall be governed by the standards and guidelines set forth in Design Manual for Towngate Specific Plan No. 200.
- (k) Parking requirements shall be those set forth in Section V.B.4 of these Regulations and Standards for Development.
- (l) Projects shall provide a range of dwelling unit sizes and floor plans developed in concert with the scale and layout of the project and per the requirements of the Design Manual for Towngate Specific Plan No. 200.
- (m) Projects shall conform to the architectural and landscape design standards and guidelines as set forth in the Design Manual for Towngate Specific Plan No. 200.
- (n) All garages shall be provided with automatic garage door openers.

- (o) Lot Floor Area Ratios shall not exceed 50% for single story dwellings and 75% for two story dwellings.
- (p) Minimum on street parking shall be an aggregate of one space per lot within any Planning Unit.
- (q) Front facing garages shall not exceed 50% of the building frontage width, unless approved by the Director of Community and Economic Development or designee.
- (r) With approval of the Director of Community and Economic Development or designee, three car garages shall be permitted on up to 25% of the lots within a Planning Unit, provided that these units are not located on adjacent lots.
- (s) Corner lots shall be a minimum of 5-feet wider than the required minimum width, as measured at the front setback line.
- (t) A minimum of three floor plans, each with three elevations shall be provided for each Planning Unit.
- (u) Unless otherwise approved by the Director of Community and Economic Development or designee, dwelling units shall feature a front entry area. (Side loaded entries shall be prohibited).
- (v) Each detached dwelling unit shall have a minimum floor area of 1,200 square feet.

4,500 Square Foot Lots (R-4500): Planning Units 16 and 20A

- (a) Lot areas shall be a minimum of 4,500 square feet.
- (b) Minimum lot depth for single family detached uses shall be 85 feet as measured at the midpoint of the front property line.
- (c) Minimum lot width for single family detached uses shall be 50 feet (as measured at the front setback line), except lots fronting on knuckles or cul-de-sacs which may have a minimum frontage of 30 feet as measured tangent to the curve radius at the front setback line, and minimum width at the front setback line of 45 feet.
- (d) Minimum front setback shall be 20 feet to the front facing garage and 10 feet from the footprint of the living space, including porches, as measured from the front property line.
- (e) Minimum side setback shall be 5 feet. Minimum street side setbacks shall be 10 feet. Interior side setback may be reduced to 0 feet for zero lot line applications as long as a 10 foot building separation shall be maintained.

- (f) Minimum rear yard setback shall be 10 feet, exclusive of unusable, graded slope area, or easement.
- (g) Minimum building separation shall be 10 feet exclusive of architectural projections, roof eaves, etc, not to exceed 24 inches.
- (h) Building height shall not exceed a maximum height of 35 feet.
- (i) Fencing and walls shall be designed according to the standards and guidelines set forth in the Design Manual for Towngate Specific Plan No. 200.
- (j) Signage shall be governed by the standards and guidelines set forth in Design Manual for Towngate Specific Plan No. 200.
- (k) Parking requirements shall be those set forth in Section V.B.4 of these Regulations and Standards for Development.
- (l) Projects shall provide a range of dwelling unit sizes and floor plans developed in concert with the scale and layout of the project and per the requirements of the Design Manual for Towngate Specific Plan No. 200.
- (m) Projects shall conform to the architectural and landscape design standards and guidelines as set forth in the Design Manual for Towngate Specific Plan No. 200.
- (n) All garages shall be provided with automatic garage door openers.
- (o) Lot Floor Area Ratios shall not exceed 50% for single story dwellings and 75% for two story dwellings.
- (p) Minimum on street parking shall be an aggregate of one space per lot within any Planning Unit.
- (q) Front facing garages shall not exceed 50% of the building frontage width, unless approved by the Director of Community and Economic Development or designee.
- (r) With approval of the Director of Community and Economic Development or designee, three car garages shall be permitted on up to 25% of the lots within a Planning Unit, provided that these units are not located on adjacent lots.
- (s) Corner lots shall be a minimum of 5-feet wider than the required minimum width, as measured at the front setback line.
- (t) A minimum of three floor plans, each with three elevations shall be provided for each Planning Unit.

- (u) Unless otherwise approved by the Director of Community and Economic Development or designee, dwelling units shall feature a front entry area. (Side loaded entries shall be prohibited).
- (v) Each detached dwelling unit shall have a minimum floor area of 1,200 square feet.

4,000 Square Foot Lots, 4500 average (R-4500 A): Planning Unit 19A

- (a) Lot areas shall be a minimum of 4,000 square feet and the average lot areas within a Planning Unit shall be 4,500 square feet
- (b) Minimum lot depth for single family detached uses shall be 80 feet as measured at the midpoint of the front setback line.
- (c) Minimum lot width for single family detached uses shall be 50 feet (as measured at the front setback line), except lots fronting on cul-de-sacs or knuckles, which may have a minimum frontage of 30 feet, as measured tangent to the curve radius at the front setback line, and a minimum width at the front setback line of 45 feet.
- (d) Minimum front setback for garages shall be 20 feet as measured from the property line, and shall be a minimum of 10 feet to the footprint of living space, including porches.
- (e) Minimum side setback shall be 5 feet. Minimum street side setbacks shall be 10 feet. Interior side setback may be reduced to 0 feet for zero lot line applications as long as a 10 foot building separation shall be maintained, exclusive of architectural projections, roof eaves, etc, not to exceed 24 inches.
- (f) Minimum rear yard setback shall be 10 feet, exclusive of unusable, graded slope area or easements.
- (g) Minimum building separation shall be 10 feet, consistent with the Moreno Valley Municipal Code requirements.
- (h) Building height shall not exceed a maximum height of 35 feet.
- (i) Fencing and walls shall be designed according to the standards and guidelines set forth in the Design Manual for Towngate Specific Plan No. 200.
- (j) Signage shall be governed by the standards and guidelines set forth in Design Manual for Towngate Specific Plan No. 200.
- (k) Parking requirements shall be those set forth in Section V.B.4 of these Regulations and Standards for Development.

- (l) Projects shall provide a range of dwelling unit sizes and floor plans developed in concert with the scale and layout of the project and per the requirements of the Design Manual for Towngate Specific Plan No. 200.
- (m) Projects shall conform to the architectural and landscape design standards and guidelines as set forth in the Design Manual for Towngate Specific Plan No. 200.
- (n) All garages shall be provided with automatic garage door openers.
- (o) Lot Floor Area Ratios shall not exceed 50% for single story dwellings and 75% for two story dwellings.
- (p) Minimum on street parking shall be an aggregate of one space per lot within any Planning Unit.
- (q) Front facing garages shall not exceed 50% of the building frontage width, unless approved by the Director of Community and Economic Development or designee.
- (r) With approval of the Director of Community and Economic Development or designee, three car garages shall be permitted on up to 25% of the lots within a Planning Unit, provided that these units are not located on adjacent lots.
- (s) Corner lots shall be a minimum of 5-feet wider than the required minimum width, as measured at the front setback line.
- (t) A minimum of three floor plans, each with three elevations shall be provided for each Planning Unit.
- (u) Unless otherwise approved by the Director of Community and Economic Development or designee, dwelling units shall feature a front entry area. (Side loaded entries shall be prohibited).
- (v) Each detached dwelling unit shall have a minimum floor area of 1,200 square feet.

d. High Density Residential

- (1) Purpose and Intent – “High Density Residential” areas are designed to provide residential structures or lots containing multiple-family residential uses.
- (2) Applicability – These standards shall apply to Planning Units 5, 9 and 12 of the Moreno Valley Mixed Use Development
- (3) Principal Uses Permitted: The following uses are permitted provided a plot plan shall have been approved prior to issuance of a building permit pursuant to the provisions of the City of Moreno Valley Municipal Code.

(revised – Amendment #4)

Ordinance No. 658
Exhibit B
Adopted Date: March 23, 2004

- (a) One- and two-family dwellings
- (b) Multiple-family dwellings
- (c) Public parks, playgrounds, athletic fields
- (d) Planned residential developments (PRD)
- (e) Senior citizen developments

(4) Temporary Uses Permitted

- (a) Christmas tree and halloween pumpkin sales
- (b) Temporary construction facilities during construction
- (c) Model homes and real estate offices

(5) Accessory Uses Permitted

- (a) All accessory uses customarily incidental to the foregoing permitted uses including, but not limited to:
 - i. Garages or carports
 - ii. Swimming pools
 - iii. Fences, walls
 - iv. Patio covers
 - v. Recreational and health facilities such as tennis courts, exercise rooms, and saunas

- (b) Home occupations subject to City permits
 - (c) Non-commercial keeping of pets readily classifiable as being customarily incidental and accessory to a permitted principal residential use.
 - (d) Pedestrian and bicycle trails.
 - (e) Any other accessory use or structure which the Director of Developmental Services finds consistent with the purpose and intent of this district.
- (6) Density - Development may occur in this district at any density not to exceed a maximum allowable gross density of twenty (20) dwelling units per gross acre.
- (7) Filing Requirements
- (a) Plan showing the placement of buildings, location of usable open space, and delineating proposed setbacks;
 - (b) Building design and architecture;
 - (c) Elevations including examples of proposed materials for exteriors and heights of buildings;
 - (d) Fencing plan including height and details of proposed materials to be used;

(e) Conceptual landscaping and irrigation plan;

(f) Parking design.

(g) Conceptual grading plan.

(8) Site Development Standards

(a) Minimum project site area shall be 2 acres.

(b) Minimum street setback shall be 15 feet from street right-of-way except that an additional 2 feet per story shall be provided for buildings over 2 stories.

(c) Minimum setbacks from project boundary for occupied buildings shall be 10 feet except that an additional 3 feet per story shall be provided for buildings over 2 stories.

(d) Minimum building separation shall be 10 feet for 1- and 2-story buildings and 15 feet for buildings more than 2 stories.

(e) Building height shall not exceed 50 feet in height.

(f) Building coverage on any given lot shall not exceed 60%. Standards for the maximum amount of impervious surfaces to be provided in the Moreno Valley Mixed Use Development Design Handbook.

- (g) Landscaping. Prior to the issuance of any building permits, a complete landscaping plan for the site shall be prepared in conformance with the landscape design standards of the Moreno Valley Mixed Use Development Design Handbook and shall be submitted for Planning Department review and approval.
- (h) Parking requirements shall be those set forth in Section V.B.4. of these Regulations and Standards for Development.
- (i) Fencing, walls, patio covers and other similar accessory structures shall be designed according to the standards and guidelines set forth in the Moreno Valley Mixed Use Development Design Handbook.
- (j) Signage, lighting and refuse disposal areas shall be governed by the standards and guidelines set forth in the Moreno Valley Mixed Use Development Design Handbook.
- (k) Projects shall conform to the architectural design standards and guidelines as set forth in the Moreno Valley Mixed Use Development Design Handbook.

2. Commercial and Office Development Standards

a. Highway, Mixed Use, and Community Commercial

- (1) Purpose and Intent - "Highway Commercial, Mixed Use Commercial, and Community Commercial" areas are designed to provide for the development and maintenance of commercial and other related uses serving the needs of both the surrounding neighborhood and the local community.
- (2) Applicability - These standards apply to Planning Units 1, 3, 4, and 6 of the Moreno Valley Mixed Use Development Land Use Plan.
- (3) Principal Uses Permitted
 - (a) The following uses are permitted, only in enclosed buildings with not more than 200 square feet of outside storage or display of materials appurtenant to such use, provided a plot plan shall have been approved pursuant to the provisions of Section 18.30 of the City's Land Use Ordinance (Ord. #348):
 - (1) Ambulance services
 - (2) Antique shops
 - (3) Appliance stores, household
 - (4) Art supply shops and studios
 - (5) Auction houses
 - (6) Auditoriums and conference rooms
 - (7) Automobile car washes and repair garages, not including body and fender shops or spray painting
 - (8) Automobile parts and supply stores

- (9) Bakery goods distributors
- (10) Bakery shops
- (11) Banks and financial institutions
- (12) Barber and beauty shops
- (13) Billiard and pool halls
- (14) Blueprint and duplicating services
- (15) Bookstores and binders
- (16) Bowling alleys
- (17) Catering services
- (18) Cleaning and dyeing shops
- (19) Clothing stores
- (20) Confectionary or candy stores
- (21) Costume design studios
- (22) Delicatessens
- (23) Department stores
- (24) Drug stores
- (25) Dry goods stores
- (26) Employment agencies
- (27) Feed and grain sales
- (28) Florist shops
- (29) Food markets and frozen food lockers
- (30) Gasoline service stations
- (31) Gift shops
- (32) Hotels, resort hotels and motels
- (33) Household goods sales, including but not limited to, new appliances, furniture, carpets, draperies, lamps, radios, and television sets, including repair thereof
- (34) Hobby shops
- (35) Ice cream shops

- (36) Ice sales, not including ice plants
- (37) Interior decorating shops
- (38) Jewelry stores, including incidental repairs
- (39) Labor temples
- (40) Laboratories, film, dental, medical, research or testing
- (41) Laundries and laundromats
- (42) Leather goods stores
- (43) Liquor stores
- (44) Locksmith shops
- (45) Mail order businesses
- (46) Manufacturer's agent
- (47) Market, food, wholesale or jobber
- (48) Meat markets, not including slaughtering
- (49) Mimeographing and addressograph services
- (50) Mortuaries
- (51) Music stores
- (52) News stores
- (53) Notions or novelty stores
- (54) Offices, including but not limited to business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate
- (55) Paint and wallpaper stores, not including paint contractors
- (56) Pet shops and pet supply shops
- (57) Photography shops and studios and photo engraving
- (58) Plumbing shops, not including plumbing contractors

- (59) Poultry markets, not including slaughtering or live sales
- (60) Printers or publishers
- (61) Produce markets
- (62) Radio and television broadcasting studios.
- (63) Recording studios
- (64) Refreshment stands
- (65) Restaurants and other eating establishments
- (66) Schools, business and professional, including art, barber, beauty, dance, drama, music and swimming
- (67) Shoe stores and repair shops
- (68) Shoeshine stand
- (69) Signs, consistent with Moreno Valley Mixed Use Development Design Handbook
- (70) Sporting goods stores
- (71) Stained glass assembly
- (72) Stationery stores
- (73) Taxidermist
- (74) Tailor shops
- (75) Telephone exchanges
- (76) Theaters, not including drive-ins
- (77) Tire sales and service, not including recapping
- (78) Tobacco shops
- (79) Tourist information centers
- (80) Toy shops
- (81) Travel agencies
- (82) Typewriter sales and rental, including incidental repairs
- (83) Watch repair shops
- (84) Wholesale businesses with samples on the premises but not including storage

(85) Other uses which in the reasonable opinion of the Director of Developmental Services are of a similar nature to the above uses.

(b) The following uses are permitted, together with outside storage and display of materials appurtenant to such use, provided a plot plan has been approved pursuant to the provisions of Section 18.30 of the City's Land Use Ordinance (Ord. #348):

- (1) Automobile sales and rental agencies
- (2) Bicycle sales and rentals
- (3) Boat and other marine sales
- (4) Ceramic sales and manufacturing for on-site sales, provided the total volume of kiln space does not exceed 16 cubic feet
- (5) Electrical substations
- (6) Fishing and casting pools
- (7) Golf cart sales and service
- (8) Home improvement or hardware stores, including not more than 15,000 square feet of outside storage
- (9) Mobilehomes, provided they are kept mobile and licensed pursuant to State law, used for:

- a. Sales office on mobilehome sale lots
- b. Construction offices and caretaker's quarters on construction sites for the duration of a valid building permit, provided they are inconspicuously located
- c. Caretakers or watchmen and their families, provided no rent is paid, where a permitted and existing commercial use is established. Not more than one mobilehome shall be allowed for a parcel of land or a shopping center complex

- (10) Nurseries and garden supply sales
- (11) Parking lots and parking structures
- (12) Sports and recreational facilities, not including motor driven vehicles and riding academies, but including archery ranges, athletic playgrounds, sports arenas, skating rinks, stadiums, and commercial swimming pools
- (13) Trucks and trailers; the rental of trucks not over 19,500 pounds gross vehicle weight, with body not to exceed 22 feet in length from the back of the cab to the end of body; and the rental of trailers not exceeding 6 feet in width or 22 feet in length
- (14) Truck sales and service
- (15) Other uses which in the opinion of the Director of Developmental Services are of a similar nature to the above uses.

(c) The following uses are permitted provided a conditional use permit has been granted pursuant to the provisions of Section 18.28 of the City's Land Use Ordinance (Ord. #348):

- (1) Sale, rental, repair, or demonstration of motorcycles, scooters, and motorbikes
- (2) Heliports
- (3) Tire recapping
- (4) Animal hospitals
- (5) Body and fender shops and spray painting
- (6) All uses permitted in Subsection (a) of this Section that have more than 200 square feet of outside storage or display of materials
- (7) Mini warehouse structures
- (8) Building materials sales yards
- (9) Underground bulk fuel storage in conjunction with a principal permitted use
- (10) Bars and cocktail lounges
- (11) Dance halls
- (12) Health clubs and similar personal service establishments
- (13) Stations, bus, railroad and taxi
- (14) Liquid petroleum(l.p.g.) service stations, provided the total capacity of all tanks shall not exceed 10,000 gallons
- (15) Mobilehome sales, trailer sales and rental of house trailers

(4) Accessory Uses Permitted - An accessory use to a permitted use is allowed provided the accessory use is incidental to, and does not alter the character of, the principal permitted use, including, but not limited to:

(a) Limited manufacturing, fabricating, processing, packaging, treating and incidental storage related thereto, provided any such activity shall be in the same line of merchandise or service as the trade or service business conducted on the premises and provided any such activity does not exceed any of the following restrictions:

i. The maximum gross floor area of the building permitted to be devoted to such accessory use shall be 25 percent.

ii. The accessory use shall be so conducted that noise, vibration, dust, odor, and all other objectionable factors shall be reduced to the extent that there will be no annoyance to persons outside the premises. Such accessory use shall be located not nearer than 50 feet to any residential zone.

iii. Accessory uses shall be conducted wholly within a completely enclosed building

(5) Site Development Standards

- (a) There are no height limits in this zone.
- (b) There are no yard requirements for buildings which do not exceed 35 feet in height. Any portion of a building which exceeds 35 feet in height shall be set back from the front, rear and side lot lines not less than 2 feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from the proposed street line as shown in the Moreno Valley Mixed Use Specific Plan. The rear setback shall be measured from the existing rear lot line if the rear line adjoins a street, the rear setback requirements shall be the same as required for a front setback. Each side setback shall be measured from the side lot line, or from an existing adjacent street line unless a specific plan has been adopted, in which case it will be measured from the specific plan street line.
- (c) Automobile storage space and parking shall be provided as required by Section V.B.4. of these Regulations and Standards for Development.
- (d) All roof-mounted mechanical equipment shall be screened from surrounding ground elevation views in accordance with the Moreno Valley Mixed Use Development Design Handbook. Those uses located adjacent to Highway 60 shall also screen roof-mounted mechanical equipment so as not to be visible from the freeway.

- (e) Fencing and walls shall be designed according to the standards and guidelines set forth in the Moreno Valley Mixed Use Development Design Handbook.
- (f) Standards for the screening of outside storage and loading areas shall be as provided in the Moreno Valley Mixed Use Development Design Handbook.
- (g) Signage, lighting and refuse disposal areas shall be governed by the standards and guidelines set forth in the Moreno Valley Mixed Use Development Design Handbook.
- (h) Projects shall conform to the architectural and landscape design standards and guidelines as set forth in the Moreno Valley Mixed Use Development Design Handbook.

b. Regional/Mixed Use Commercial

- (1) Purpose and Intent - "Regional/Mixed Use Commercial" areas are designed to provide for development and maintenance of commercial and other related uses serving the needs of both the surrounding neighborhood, the community, and the region.
- (2) Applicability - These standards shall apply to Planning Unit 2 of the Moreno Valley Mixed Use Development Land Use Plan.

(3) Principal Uses Permitted: The following uses are permitted provided a plot plan shall have been approved prior to issuance of a building permit pursuant to the provisions of Section 18.30 of the City's Land Use Ordinance (Ord. #348):

(a) Regional Shopping Centers

(b) Uses specified under "Highway, Mixed Use, and Community Commercial"

(4) Uses prohibited: Notwithstanding any other provision hereof to the contrary, the following uses are prohibited in this zone:

(a) Automobile fender and body repair and paint shops

(b) Automobile wrecking, junk and salvage yards

(c) Beverage bottling plants

(d) Cleaning, dyeing, and laundry plants

(e) Ice production

(f) Hospitals

(g) Rental and sales agencies for agricultural, industrial and construction equipment

(h) Residential uses other than hotels and motels

(i) Tire recapping

(j) Warehouses, contractors' storage yards, and work and fabricating areas

(k) Welding shops

(5) Accessory Uses Permitted - An accessory use to a permitted use is allowed provided the accessory use is incidental to and does not alter the character of, the principal permitted use, including, but not limited to:

(a) Limited manufacturing, fabricating, processing, packaging, treating and incidental storage related thereto, provided any such activity shall be in the same line of merchandise or service as the trade or service business conducted on the premises and provided any such activity does not exceed any of the following restrictions:

- i. The maximum gross floor area of the building permitted to be devoted to such accessory use shall be 25 percent.
- ii. The maximum total horsepower of all electric motors used in connection with such accessory use shall be 5 horsepower.
- iii. The accessory use shall be so conducted that noise, vibration, dust, odor, and all other objectionable factors shall be reduced to the extent that there will be no annoyance to persons outside the premises. Such accessory use shall be located not nearer than 50 feet to any residential zone.
- iv. Accessory uses shall be conducted wholly within a completely enclosed building.

(b) Bicycle paths and trails

(6) Site Development Standards

- (a) There are no height limits in this zone.
- (b) There are no yard requirements for buildings which do not exceed 35 feet in height. Any portion of a building which exceeds 35 feet in height shall be set back from the front, rear and side lot lines not less than 2 feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from the proposed street line as shown in the Moreno Valley Mixed Use Specific Plan. The rear setback shall be measured from the existing rear lot line if the rear line adjoins a street, the rear setback requirements shall be the same as required for a front setback. Each side setback shall be measured from the side lot line, or from an existing adjacent street line unless a specific plan has been adopted, in which case it will be measured from the specific plan street line.
- (c) Automobile storage space and parking shall be provided as required by Section V.B.4. of these Regulations and Standards for Development.
- (d) All roof-mounted mechanical equipment shall be screened from surrounding ground elevation views as provided in the Moreno Valley Mixed Use Development Design Handbook. Those uses located

adjacent to Highway 60 shall also screen roof-mounted mechanical equipment so as not to be visible from the freeway.

- (e) Fencing, and walls, shall be designed according to the standards and guidelines set forth in the Moreno Valley Mixed Use Development Design Handbook.
- (f) Standards for the screening of outside storage and loading areas shall be as provided in the Moreno Valley Mixed Use Development Design Handbook.
- (g) Signage, lighting and refuse disposal areas shall be governed by the standards and guidelines set forth in the Moreno Valley Mixed Use Development Design Handbook.
- (h) Projects shall conform to the architectural and landscape design standards and guidelines as set forth in the Moreno Valley Mixed Use Development Design Handbook.

c. Office

- (1) Purpose and Intent - "Office" areas are designed to provide for development and maintenance of business, professional, and municipal offices and certain allied services normally associated with such offices.

(2) Applicability - These standards apply to Planning Unit 5 of the Moreno Valley Mixed Use Development Land Use Plan.

(3) Principal Uses Permitted

(a) The following uses are permitted provided a plot plan shall have been approved pursuant to the provisions of Section 18.30 of the City's Land Use Ordinance (Ord. #348):

- (1) Automobile parking lots
- (2) Business and professional office uses. Such uses may include accountants, advertising agencies, architects, attorneys, contractors, doctors, engineers, financial institutions, insurance agencies, photographers, real estate brokers, securities brokers, surveyors and graphic artists.
- (3) Advertising, secretarial and telephone answering services.
- (4) Business machine sales display and service
- (5) Civic and government uses
- (6) Day nurseries
- (7) Drafting and blueprint services
- (8) Electronic data processing, tabulating and record keeping services
- (9) Medical appliance sales
- (10) Medical, dental, biological and x-ray laboratories
- (11) Office furniture and equipment sales

- (12) Pharmacies
- (13) Private clubs, fraternal organizations and lodges
- (14) Restaurants and other eating establishments
- (15) Travel bureaus
- (16) Other uses which in the opinion of the Director of Developmental Services are of a similar nature to the above uses.

(4) Temporary Uses Permitted

- (a) Christmas tree and halloween pumpkin sales
- (b) Temporary construction facilities during construction.

(5) Accessory Uses Permitted

- (a) All accessory uses customarily incidental to the foregoing permitted uses.
- (b) Pedestrian and bicycle trails.

(6) Site Development Standards

- (a) Minimum street setback shall be 15 feet from street right-of-way.

- (b) Minimum side setback shall be 5 feet except that an additional 3 feet per story shall be provided for buildings over 2 stories. Street side setbacks shall be equivalent to front setbacks.
- (c) Minimum rear yard setbacks shall be 15 feet except that an additional 3 feet per story shall be provided for buildings over 2 stories. If the rear lot line adjoins a street, the rear setback requirement shall be the same as required for a front setback.
- (d) Minimum building separation shall be 10 feet for 1- and 2-story buildings and 15 feet for buildings with more than 2 stories
- (e) Building coverage on any given lot shall not exceed 50% on interior lots and 60% on corner lots. Standards for the maximum amount of impervious surfaces to be provided in the Moreno Valley Mixed Use Development Design Handbook.
- (f) Landscaping. Prior to the issuance of any building permits, a complete landscaping plan for the site shall be prepared in conformance with the landscape design standards of the Moreno Valley Mixed Use Development Design Handbook and shall be submitted for Planning Department review and approval.

- (g) Parking requirements shall be those set forth in Section V.B.4. of these Regulations and Standards for Development.
- (h) Fencing, walls, patio covers and other similar accessory structures shall be designed according to the standards and guidelines set forth in the Moreno Valley Mixed Use Development Design Handbook.
- (i) Signage, lighting and refuse disposal areas shall be governed by the standards and guidelines set forth in the Moreno Valley Mixed Use Development Design Handbook.
- (j) Standards for the screening of outside storage and loading areas shall be as provided in the Moreno Valley Mixed Use Development Design Handbook.
- (k) All roof-mounted mechanical equipment shall be screened from surrounding ground elevation views as provided in the Moreno Valley Mixed Use Development Design Handbook.
- (l) Projects shall conform to the architectural design standards and guidelines as set forth in the Moreno Valley Mixed Use Development Design Handbook.

d. Planning Unit 7

(1) Community Commercial

(a) Purpose and Intent- The primary purpose of the Community Commercial (CC) district is to satisfy the daily shopping needs of Moreno Valley residents by providing construction of conveniently located neighborhood centers which provide limited retail commercial services. These centers must be compatible with the surrounding residential communities.

(b) Applicability- These standards shall apply to Planning Unit 7 of the TownGate Specific Plan 200; Parcels 1, 2, 3, 10, 11 & 12.

(c) Permitted uses- Uses under this section shall be the same pursuant to the provisions of the Specific Plan 200, Section V.B.2 Commercial and Office Development Standards.

(d) Temporary Uses Permitted- Uses under this section shall be the same pursuant to the provisions of the Specific Plan 200, Section V.B.2 Commercial and Office Development Standards.

(2) Office Commercial

(a) Purpose and Intent - "Office Commercial" areas are designed to provide for development and maintenance of business, professional, and municipal offices and certain allied services normally associated with such offices. In addition, community commercial uses are allowed with a Conditional Use Permit. The commercial office areas are designed to allow flexibility to permit both office and retail uses in a mixed-use setting. The intent of this land use district is to limit intrusive commercial uses and allow the creation of diverse and professional office complexes.

(b) Applicability - These standards apply to Planning Unit 7 of the TownGate Specific Plan 200, Parcels 4, 5, 6, 7, 8 & 9.

(revised to SP 200 Amendment #5)

(c) Principal Uses Permitted- The following uses are permitted provided a plot plan shall have be approved pursuant to the provisions of Title 9, Chapter 9.04 of the Moreno Valley Municipal Code:

(i) Business and professional office uses. Such uses may include accountants, advertising agencies, architects, attorneys, contractors, chiropractic dental, doctors, engineers, financial institutions, banks, savings and loans, credit unions, insurance agencies, photographers, real estate brokers, securities brokers, surveyors, and graphic artists.

(ii) Advertising, secretarial and telephone answering services.

(iii) Business machine sales display and service
Civic and government uses

(iv) Day nurseries

(v) Drafting and blueprint services, duplicating services, electronic data processing, tabulating and record keeping services

(vi) Medical, dental, biological and radiology laboratories

(vii) Office furniture and equipment sales

(viii) Pharmacies/drug stores

(ix) Private clubs, fraternal organizations and lodges

(x) Restaurants and other eating establishments without a drive through

(xi) Travel bureaus

(xii) Other uses which in the opinion of the Director of developmental Services are of a similar nature to the above uses

(d) Principal Uses Allowed under Conditional Use Permit- The following uses are permitted, only in enclosed buildings with not more than 200 square feet of outside storage or display of materials appurtenant to such use, provided a Conditional Use Permit shall have been approved pursuant to the provisions of Section 18.30 of the City's Land Use Ordinance (Ord. #348):

(i) All principal uses as allowed with a conditional use permit under the provisions of Neighborhood Commercial as set forth in the Moreno Valley Municipal Code Title 9, Chapter 9.04.020

- (e) Site Development Standards
- (i) There are no yard requirements for buildings which do not exceed 35 feet in height. Any portion of a building which exceeds 35 feet in height shall be set back from the front, rear and side lot lines not less than 2 feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from the proposed street line as shown in the Specific Plan 200. The rear setback shall be measured from the existing rear lot line if the rear line adjoins a street, the rear setback requirements shall be the same as required for a front setback. Each side setback shall be measured from the the side lot line, or from an adjacent street line unless a specific plan has been adopted, in which case it will be measured from the specific plan street line.
 - (ii) Building coverage on any given lot shall not exceed 50% on interior lots, and 60% on corner lots. Standards for the maximum amount of impervious surfaces to be provided in the Town Gate Specific Plan 200, Volume 5 Design Manual.
 - (vi) Landscaping - Prior to the issuance of any building permits, a complete landscaping plan for the site shall be prepared in conformance with the landscape design standards of the Town Gate Specific Plan 200, Volume 5 Design Manual and shall be submitted for Planning department review and approval.
 - (vii) Parking requirements shall be those set forth in Section V.B.4. of these Regulations and Standards for Development.
 - (viii) Fencing, walls, patio covers and other similar accessory structures shall be designed according to the standards and guidelines set forth in the Town Gate Specific Plan 200, Volume 5 Design Manual.
 - (ix) Signage, lighting and refuse disposal areas shall be governed by the standards and guidelines set forth in the Town Gate Specific Plan 200, Volume 5 Design Manual.
 - (x) Standards for screening of outside storage and loading areas shall be as provided in the Town Gate Specific Plan 200, Volume 5 Design Manual.
 - (xi) All roof-mounted mechanical equipment shall be screened from surrounding ground elevation views as provided in the Town Gate Specific Plan 200, Volume 5 Design Manual.
 - (xii) Projects shall conform to the architectural design standards and guidelines as set forth in the Town Gate Specific Plan 200, Volume 5 Design Manual.

(revised to SP 200 Amendment #5)

(f) Accessory Uses Permitted -

An accessory use to a permitted use is allowed provided the accessory use is incidental to, and does not alter the character of, the principal permitted use, including, but not limited to:

(i) Accessory uses shall be conducted wholly within a completely enclosed building.

(g) Temporary Uses Permitted

(i) Christmas tree and Halloween pumpkin sales

(ii) Temporary construction facilities during construction

(revised to SP 200 Amendment #5)

(4) Temporary Uses Permitted

(a) Christmas tree and halloween pumpkin sales

(b) Mobile home construction offices

(5) Accessory Uses Permitted

(a) All accessory uses customarily incidental to the foregoing permitted uses.

(b) Pedestrian and bicycle trails.

(6) Site Development Standards

(a) Minimum street setback shall be 35 feet from street right-of-way.

(b) Minimum side setback shall be 5 feet except that an additional 3 feet per story shall be provided for buildings over 2 stories. Street side setbacks shall be equivalent to front setbacks.

(c) Minimum rear yard setbacks shall be 15 feet except that an additional 3 feet per story shall be provided for buildings over 2 stories. If the rear lot line adjoins a street, the rear setback requirement shall be the same as required for a front setback.

e. Town Center

- (1) Purpose and Intent - The "Town Center" area is designed to provide for development of public, quasi-public, community and neighborhood-serving commercial uses.
- (2) Applicability - These standards shall apply to Planning Unit 13 of the Moreno Valley Mixed Use Development Land Use Plan.

(3) Principal Uses Permitted

The following uses are permitted, together with outside storage and display of materials appurtenant to such use, provided a plot plan has been approved pursuant to the provisions of Section 18.30 of the City's Land Use Ordinance (Ord. #348):

- (a) Churches, temples and other places of worship
- (b) Community pools, tennis courts, health clubs and community-oriented recreation facilities
- (c) Convention and conference centers
- (d) Day care nurseries
- (e) Educational institutions
- (f) Governmental uses
- (g) Libraries, museums, observatories, aquariums, art galleries, theaters, arboretums and other similar educational or cultural facilities
- (h) Parks and playgrounds
- (i) Recreational uses and structures
- (j) Restaurants, not including drive-thru restaurants

(k) Other uses which in the opinion of the Director of Developmental Services are of a similar nature to the above uses

(4) The following uses are permitted provided a conditional use permit has been granted pursuant to the provisions of Section 18.28 of the City's Land Use Ordinance (Ord. #348).

(1) Retail and service business serving neighborhood commercial and office needs, including but not limited to:

- (a) Apparel shops
- (b) Book stores
- (c) Business and professional offices
- (d) Bakeries
- (e) Barber and beauty shops
- (f) Drug stores
- (g) Dry cleaning and laundry (including self service) establishments
- (h) Florists
- (i) Food stores
- (j) Hardware stores
- (k) Hobby Stores
- (l) Jewelry shops
- (m) Plant nurseries
- (n) Paint and wallpaper shops
- (o) Radio, television and home appliance repair shops
- (p) Shoe stores
- (q) Shoe repair

- (r) Stationers
- (s) Art, dance and music studios
- (t) Variety stores

(5) Temporary Uses Permitted

- (a) Christmas tree and halloween pumpkin sales
- (b) Temporary construction facilities

(6) Accessory Uses Permitted

- (a) All accessory uses customarily incidental to the foregoing permitted uses.
- (b) Pedestrian and bicycle trails.

(7) Site Development Standards

- (a) Minimum project site area shall be one (1) acre minimum except that upon plot plan approval one or more legal parcels may be created.
- (b) Minimum front setback shall be 15 feet except that an additional 3 feet per story shall be provided for buildings over 2 stories.
- (c) Minimum side setback shall be 5 feet except that an additional 3 feet per story shall be provided for buildings over 2 stories. Street

side setbacks shall be equivalent to front setbacks.

- (d) Minimum rear yard setbacks shall be 15 feet except that an additional 3 feet per story shall be provided for buildings over 2 stories. If the rear lot line adjoins a street, the rear setback requirement shall be the same as required for a front setback.
- (e) Minimum building separation shall be 10 feet for 1- and 2-story buildings and 15 feet for buildings with more than 2 stories.
- (f) Building height shall not exceed 50 feet in height.
- (g) Building coverage on any given lot shall not exceed 50% on interior lots and 60% on corner lots.
- (h) Landscaping. Prior to the issuance of any building permits, a complete landscaping plan for the site shall be prepared in conformance with the landscape design standards of the Moreno Valley Mixed Use Development Design Handbook and shall be submitted for Planning Department review and approval.

- (i) Parking requirements shall be those set forth in Section V.B.4. of these Regulations and Standards for Development.
- (j) All roof-mounted mechanical equipment shall be screened from surrounding ground elevation views as provided in the Moreno Valley Mixed Use Development Design Handbook.
- (k) Fencing, walls, patio covers and other similar accessory structures shall be designed according to the standards and guidelines set forth in the Moreno Valley Mixed Use Development Design Handbook.
- (l) Signage, lighting and refuse storage areas shall be governed by the standards and guidelines set forth in the Moreno Valley Mixed Use Development Design Handbook.
- (m) Standards for the screening of outside storage and loading areas shall be as provided in the Moreno Valley Mixed Use Development Design Handbook.
- (n) Projects shall conform to the architectural design standards and guidelines as set forth in the Moreno Valley Mixed Use Development Design Handbook.

3. School and Park Development Standards

a. School and Park

(1) Purpose and Intent - "School and Park" areas are designed to provide for development of school, parks and other related used and facilities.

(2) Applicability - These standards shall apply to Planning Unit 11, 14 and 20B of the Towngate Specific Plan 200 Land Use Plan.

Note: If the school district does not acquire Planning Unit 20B for the purpose of constructing a school site, the permitted use of Planning Unit 20B shall be Medium Density Residential (R-5000) and development of the site shall be as required by the regulations pertaining to Medium Density Residential development contained in this document.

(3) Principal Uses Permitted

The following uses are permitted, provided a plot plan has been approved pursuant to provisions included within the City of Moreno Valley Municipal Code.

(a) Schools, public and private

(b) Parks and playgrounds

(c) Pedestrian and bicycle trails

(4) Temporary Uses Permitted

(a) Christmas trees and Halloween pumpkin sales

(b) Mobile home construction offices

(c) Model homes and real estate offices serving this site only and during initial sales period only, including sales trailer, subject to review under a model home complex application.

(5) Accessory Uses Permitted

- (a) All accessory uses customarily incidental to the foregoing permitted uses.

(6) Site Development Standards

- (a) Building height shall not exceed fifty (50) feet in height.
- (b) Fencing, and walls shall be designed according to the standards and guidelines set forth in the Moreno Valley Mixed Use Development Design Handbook.
- (c) All roof-mounted mechanical equipment shall be screened from surrounding ground elevation views as provided in the Moreno Valley Mixed Use Development Design Handbook.
- (d) Signage, lighting and refuse storage areas shall be governed by the standards and guidelines set forth in the Moreno Valley Mixed Use Development Design Handbook.
- (e) Standards for the screening of outside storage and loading areas shall be as provided in the Moreno Valley Mixed Use Development Design Handbook.

- (f) Projects shall conform to the architectural and landscape design standards and guidelines as set forth in the Moreno Valley Mixed Use Development Design Handbook.

4. Parking Regulations

Off-street vehicle parking shall be provided in accordance with this section when the subject building or structure is constructed or the use is established.

a. Change or Increase in Uses or Intensity of Uses

Additional off-street parking shall be provided in accordance with this section when the subject building is altered, or dwelling units, apartments or guest rooms are added, or a use is intensified by the addition of floor space or seating capacity, or there is a change of use, at the time of such alteration, addition, intensification or change of use.

b. Location of Off-Street Parking Facilities

The required parking spaces shall be located on the same site with and within 200 feet of the main residential use or building; on premises contiguous thereto; or in a non-residential district on a parcel across an alley if the nearest boundary of the parking facilities is not more than 300 feet from the use it is to serve; or in a location, and developed in accordance with a plan approved by the Director of Developmental Services.

c. Development Standards for Off-Street Parking Facilities

(1) Size -

(a) Each parking space shall be not less than nine (9) feet wide by nineteen (19) feet long.

(b) Parking for mid-size and compact cars may be provided if shown and approved on a plot plan according to the following standards:

(i) A maximum of twenty-five (25) percent of the required spaces in non-residential areas and twenty-five (25) percent of the required spaces in residential parking areas may be reduced from the standard size to a minimum of eight and one-half (8-1/2) feet wide by seventeen (17) feet deep.

(ii) Such spaces shall be clearly identified for mid-or compact-sized cars.

(2) Access Drives

(a) One-way access drives leading to aisles within a parking area shall be a minimum of twelve (12) feet.

(b) Where two-way traffic is desired, aisle widths and maneuvering areas shall be a minimum width of twenty-four (24) feet.

(3) Aisle widths

- (a) Minimum aisle width for two-way traffic shall be twenty-four (24) feet.
- (b) Minimum aisle widths for one-way traffic shall be as follows:

<u>Parking Angle</u>	<u>Aisle Width</u>
.0 deg. (parallel parking)	12 ft.
45 deg.	14 ft.
60 deg.	18 ft.
90 deg.	24 ft.

(4) Surfacing

- (a) One-family and two-family residential uses - All parking areas and driveways for one family and two family residences shall be paved with concrete, brick, or equal surfacing to the specifications of the City Engineer.
- (b) All Other Uses - All parking areas shall be paved with concrete surfacing with a minimum thickness of 3-1/2 inches and shall include expansion joints or asphaltic concrete surfacing compacted to a minimum thickness of two inches and/or to the specifications of the City Engineer.

- (5) Striping - All individual parking stalls in multi-family, commercial, office, hospital, park and school areas shall be clearly striped and permanently maintained with white paint or other easily distinguishable material. Arrows painted on paving shall indicate direction of traffic flow.
- (6) Grading - All parking areas and driveways shall be graded to prevent ponding and to minimize drainage runoff from entering adjoining property without the permission of the owner of the adjoining property.
- (7) Lighting - All lights provided to illuminate parking areas shall be so arranged as to reflect the light away from adjoining residential premises and public thoroughfares.
- (8) Walls - All paved parking areas, other than those required for residential uses, which adjoins residentially zoned property shall have a six-foot-high wall which conforms to the standards of the Moreno Valley Mixed Use Development Design Handbook, installed in such a manner as to preclude a view of the parking area from such adjoining property. Any walls within 10 feet of any street or alley shall be no more than 30 inches tall.
- (9) Landscaping
 - (a) Whenever any parking area, except that provided for single family dwellings, adjoins a street

right-of-way, a twenty-foot wide planting strip between the right-of-way and the parking area shall be established, and continuously maintained and landscaped. Any planting within 10 feet of any entry or exit driveway shall not be permitted to grow higher than 30 inches.

- (b) In addition, where more than 4 automobile spaces are required on a lot or a parcel of land, not less than 10 percent of the net interior parking lot area (exclusive of building area, loading docks and sidewalks) shall be landscaped, not including parking lots located in enclosed structures. Planting along the exterior 20 foot perimeter of a parking lot will not be considered as a part of the 10 percent interior landscaping requirement. At least one five-gallon size tree for every 10 spaces or major fraction thereof shall be included in the development of the landscaping program. All open areas between any curbs, walls, and the property line shall be permanently landscaped with suitable materials and maintained.

- (c) All landscape planter beds in interior parking areas shall be not less than 4 feet in width and bordered by a concrete curb not less than 6 inches or more than 8 inches in height adjacent to the parking surface.

(d) Landscaped areas shall be distributed throughout the entire parking area as evenly as is appropriate in the design of the parking facility.

(e) A sprinkler system shall be installed in all landscaped areas to insure the proper maintenance of plant materials. Hose bibs shall be placed at intervals of not less than 200 feet.

(f) Where specimen trees already exist, the parking lot shall be designed to make the best use of this existing growth and shade. Where practical, existing trees may be relocated within the site.

(g) Landscaping shall include shrubs, trees, vines, ground covers, hedges, flowers, bark, chips, decorating cinders, gravel, and similar material which will improve the appearance of parking areas.

(10) Circulation and Parking Space Layout - For all uses other than one-family and two-family dwellings, the parking layout shall be arranged so as to permit vehicles to move out of the parking area without backing onto a street. For all uses other than one-family and two-family dwellings, driveways shall be a minimum of 40 feet long measured from the face of curb. For all uses other than one family and two

family dwelling, driveways which are more than 100 feet long or which lead to parking areas with more than 10 parking spaces shall be not less than 24 feet wide. All other driveways shall be not less than 10 feet wide.

d. Number of Spaces Required

The minimum number of off-street parking spaces to be provided is established as follows:

- (1) One-family dwellings, two family dwelling units, two enclosed spaces for each family units.
- (2) Multiple-family dwellings and apartment houses, one and one-half spaces for each unit plus one guest space for each 4 units. One space per unit must be covered.
- (3) Hotels, motels, clubs, guest ranches, and similar uses, one space for each guest room or apartment.
- (4) Churches, auditoriums, stadiums, nightclubs, school multipurpose rooms, and other places of public assembly, 8 spaces for each 1000 sq. ft. of building area.
- (5) Hospitals, one space for each three beds and one space for each staff member and employee on the largest shift.
- (6) Homes for the aged, sanitariums, and convalescent homes, one space for each three beds.
- (7) General retail commercial, 4.75 spaces for each 1000 square feet of building area.

- (8) Theaters, when an independent use, 8 spaces for each 1000 square feet of building area. If contained within an integrated retail-service shopping center larger than six acres, the parking standard for general retail commercial shall take precedence.
- (9) Furniture and appliance stores, one space for each 500 square feet of building area.
- (10) Automobile, boat, mobilehome or trailer sales or rental; retail nurseries and other commercial uses not in a building or structure, one space for each 2000 square feet of display area.
- (11) Bowling alleys, 5 spaces for each alley.
- (12) (a) Offices, business and professional (excluding medical or dental offices), 3.5 spaces for each 1000 square feet of floor area, in the building.
(b) Medical and dental offices and medical clinics, 5-1/2 spaces for each 1000 square feet of floor area in the building.
- (13) Dining rooms, bars, taverns, restaurants, cafes, and similar uses involving the seating and serving of the public, 10 parking spaces for each 1000 square feet of building area. When any such use is contained within an integrated retail-service shopping center larger than 6 acres, the parking standard for "general retail commercial" shall take precedence.
- (14) Drive-in restaurants, 10 spaces for each 1000 square feet of gross floor area in the building. Vehicular storage shall be provided for 8 vehicles at 25 feet per vehicle prior to the order pick up location. When any such use is contained within an integrated re-

tail-service shopping center larger than 6 acres, the parking standard for "general retail commercial" shall take precedence.

- (15) Industrial uses, one space for each two employees on the largest shift, plus one space for each vehicle kept in connection with the use. However, if the number of workers cannot be determined, the required parking shall include: One (1) space for every 250 square feet of office area, one (1) space for every 500 square feet of fabrication area, one (1) space for every 1,000 square feet of storage area, and one space for every 500 square feet of floor plan which is uncommitted to any type of use.
- (16) Day child care centers, one space for each two employees, plus one space for each five children the facility is designed to accommodate.
- (17) Schools, Elementary and Intermediate: One (1) space for each classroom or one (1) space for every three (3) seats in the auditorium or multipurpose room, whichever is greater, plus off-street loading space for at least two school buses.
- (18) Business, professional and trade schools, one space for each two students which the facility is designed to accommodate.
- (19) A minimum of one parking space for commercial, industrial institutional and public uses shall be provided for the physically handicapped in parking lots and in parking structures containing up to one hundred (100) additional parking spaces or fraction thereof. Additional spaces shall be provided where usage indicates a greater need or where a higher than

normal percentage of handicapped persons is anticipated to use the parking facility. Physically handicapped parking spaces shall be located as near as practical to a primary entrance to a single building or shall be located to provide for safety and optimum proximity to the entrances of the greatest incidence of use, when more than one building is served by the parking lot. Such spaces shall be 12 feet wide and shall be located so that a handicapped individual is not compelled to wheel or walk behind parked cars other than his own. Pedestrian ways which are accessible to the physically handicapped shall be provided from each such parking space to related facilities, including curb cuts or ramps as needed. Ramps shall not encroach into any parking space except that a ramp located at the front of a physically handicapped parking space may encroach into the length of the space by not more than sixty (60) inches nor more than thirty-six (36) inches as measured from the contact edge of the vehicle wheel bumper, where applicable.

End of SP Zone Regulations and Standards for Development

C. DEVELOPMENT APPROVAL PROCESS

1. Subdivision Map Filing and Review

Following approval of this Specific Plan, subsequent subdivision maps will need to be filed, reviewed and approved by the City. The City's process of reviewing these maps is facilitated by inclusion of development standards within the Specific Plan.

2. Site Plan Procedures for Commercial Development

The City typically requires plot plan approval of proposed commercial development. In addition, specific plans are typically required if the commercial parcel exceeds 15 acres in size. Because the commercial development proposed for this site is already covered by this Specific Plan, no further commercial specific plans will be required. Commercial plot plans are required to be filed, reviewed and approved by the City to determine compliance with the standards of this Specific Plan and the Design Handbook. Plot plans shall be reviewed by the City Design Review Board and Planning Commission.

3. Design Review

All projects shall be subject to the City's design review process. Design review criteria are contained in this Specific Plan within the two sections entitled "Regulations and Standards for Development" and "Design Guidelines Handbook." These criteria have been specifically designed to achieve the design objectives of the Moreno Valley Mixed Use Development to produce a high-

quality project. Upon approval, the Specific Plan and the Design Handbook become the basis for design review for future implementing submittals for the project site.

D. DESIGN GUIDELINES HANDBOOK

The Moreno Valley Mixed Use Development Design Handbook for the Moreno Valley Mixed Use Development will be completed immediately following approval of the Specific Plan and prior to recordation of tract maps, parcel maps or finalization of any plot plans. All future implementing projects will be subject to the design guidelines and standards of the Handbook. Upon adoption by the City through Ordinance, the Design Guidelines Handbook will be incorporated into this Specific Plan document as Section V.D.

E. REDEVELOPMENT PARTICIPATION

The Moreno Valley Mixed Use Development site is part of a larger proposed redevelopment area. The City has already formed its redevelopment agency and has agreed through a Memorandum of Understanding, contingent upon subsequent legal entitlement processes, to provide funding for certain infrastructure needs and fees of the project. The exact details and terms of the Redevelopment Agency participation in this project are subject to execution of an Owner Participation Agreement between the City and the Developer.

F. MAINTENANCE DISTRICTS AND ASSOCIATIONS

It is anticipated that maintenance districts will be formed or expanded for maintenance of public facilities that provide project-wide benefits subject to the terms and conditions of the Development Agreement described in "G" below". Included are parkway and entry landscaping, park and open space improvements, lighting, trails, community pool, and other community facilities. Within the medium-high and high density residential use categories, private common open space and recreational facilities will be provided. These areas will be maintained by the property owners or through homeowners' associations.

G. DEVELOPMENT AGREEMENT

An annexation and development agreement is being prepared concurrent with the Specific Plan to assure that upon annexation, the site will be developed according to the program as set forth in the Specific Plan and other related documents. This Agreement will define the development and servicing responsibilities of the Developer and the City of Moreno Valley. It is anticipated the Development Agreement will eventually be incorporated into the all-encompassing Owner Participation Agreement to be prepared following approval of the Specific Plan.

DESIGN MANUAL

DESIGN AND DEVELOPMENT GUIDELINES FOR TOWNGATE A MASTER PLANNED COMMUNITY MORENO VALLEY, CALIFORNIA

PREPARED FOR:



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Revised: Amendment #1, Ordinance 141
 Amendment #2, Ordinance 570
 Amendment #3, Ordinance 589
 Amendment #4, Ordinance 658
 Amendment #5, Ordinance 679

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INTRODUCTION

I. INTRODUCTION

A. Purpose of the Design Manual

The purpose of the TownGate "Design Manual" document is to provide a comprehensive description of specific guidelines for development within the TownGate community. The intention is to implement specific design criteria for development of various parcels within TownGate. Conformance with the Design Manual will create a desirable living environment and enhance the community's overall image and value. Under the direction of the Fritz Duda Company ("the Master Developer"), the Design Manual will be used by the Master Developer and governmental agencies to review each individual Parcel Developer's ("the Parcel Developer") proposal for conformance with the overall community design objectives.

The TownGate Design Manual is to be used in conjunction with the implementation of the Moreno Valley Mixed Use Development Plan ("Specific Plan No. 200").

Parcel Developers and their design consultants are required to examine the entire document to understand the relationship of each Planning Unit to the overall TownGate community and to incorporate the guidelines into their specific project submittals.

B. Development Concepts

COMMUNITY CONCEPT

The underlying design concept for TownGate incorporates a central town center theme and provides for overall unifying elements in each Planning Unit. TownGate's residential components focus on the school, the park, and open space elements as their core. The project's vehicular and pedestrian circulation corridors, landscaping and entry elements, and project-wide design theme will provide the unifying characteristics. Additionally, the project will create a community identity through control of elements such as architecture, landscaping, color pallet of building materials, paving, walls, fencing, signage, and entry treatments.

TownGate's development plan establishes a strong, positive image for this key entry into the west side of the new City of Moreno Valley, implements a harmonious pattern of land uses, provides an aesthetic and functional open space system that responds to site conditions, and creates a community identity for the entire project.

LANDSCAPE CONCEPT

Landscaping plays a significant role in establishing TownGate's character. The landscape features will create unique community elements by enhancing major project entries. Neighborhood entries, commercial entries, and parkway landscaping will enhance the street circulation pattern and intersections in order to establish "a sense of place" within TownGate. This

will be accomplished through the use of trees, shrubs, groundcover and other plant materials combined for their use of form and color, and their function for framing and screening views.

ARCHITECTURAL CONCEPT

In order to achieve a consistent overall community theme, general architectural guidelines will provide parameters that protect and enhance the natural quality of the site, but allow diversity of interpretation and expression. It should be noted that these guidelines consider not only the project area, but also the geographical location and climate of TownGate and the City of Moreno Valley's desire to create a strong positive community image and character.

The variety and range of architectural styles will establish a unique identity for TownGate. This identity is preserved by a selection of architectural styles as standards for the design of adjacent structures to insure compatibility and to create a harmonious blend of varying architecture throughout TownGate.

C. Organization of the Design Manual

FORMAT

The Design Manual is organized into the following sections:

1. Site Planning Guidelines/Standards.
2. Design Elements.
3. Landscape Architecture Guidelines/Standards.
4. Architecture Guidelines/Standards.
5. Special Conditions.

These sections are presented in the format of textual guidelines and standards, graphic concepts and illustrations. Varying conditions are addressed through a discussion of typical situations that may be treated similarly within the project. In other cases, a particular condition relating to a unique location is described and specific design criteria are presented.

APPROACH

A prospective Parcel Developer will be required to first become familiar with the Specific Plan No. 200. A brief summary of the approved Specific Plan is contained later within this introduction. Specific Plan No. 200 has been divided into Planning Units which are indicated on the Land Use Plan. Each Planning Unit is defined as to use, size and density range. The Specific Plan No. 200's conditions of approval should also be reviewed since all future submittals must comply with these conditions.

The Parcel Developer/design consultants, after reviewing the specific criteria applicable to their proposed projects, can then prepare plans and submittal documents that require governmental processing as described below under "TownGate Development Approval Process". It should be noted that, with the exception of a few specific situations, this Design Manual should be used as "guidelines" which allow the individual project design a range of interpretation and character.

D. TownGate Development Approval Process

Various governmental agencies are required to issue approvals on design criteria before construction of an individual project can commence within TownGate.

SPECIFIC PLAN APPROVAL

The first step, approval of Specific Plan No. 200 by the City of Moreno Valley, has been completed. Each Parcel Developer within TownGate is responsible for understanding and complying with the criteria, standards, and conditions of approval established by Specific Plan No. 200.

DESIGN REVIEW BY THE MASTER DEVELOPER

The Master Developer will review all proposed plans for development prepared pursuant to Specific Plan No. 200 prior to their submission to the City. The purpose of this initial plan review is to insure compliance with the Design Manual, and the overall TownGate Master Plan.

Design review by the Master Developer will be a required element of all Purchase Agreements entered into by the Master Developer and each Parcel Developer and represents a contractual obligation. The Design Manual should be reviewed carefully by each Parcel Developer with regard to site planning, development of grading plans, landscape design, signage and graphics, architectural design, and the review process. Outside professionals who are employed by the Parcel Developer to assist in the implementation of the programs listed above should also be provided with a copy of this Design Manual. The Master Developer will provide to each Parcel Developer a copy of the approved Design Manual.

CITY APPROVALS

The Moreno Valley Planning Commission has reviewed and approved the final Design Manual. Each Parcel Developer is responsible for submittal and processing of all plans and permits required by the City prior to commencement of construction. This processing includes, but may not be limited to, tentative tract maps, rezoning, design review, grading, building permits, etc.

Once initial feedback is received by the City Planning Department on the initial proposal, the plans shall be submitted to the Architectural Review Committee for comments. This committee is responsible for making recommendations to the Planning Commission after reviewing proposals involving new

construction or major renovations of existing developments. The Design Manual will serve as a guide for the decision making process of the Architectural Review Committee.

HOMEOWNER'S ASSOCIATION

Private homeowner's associations may cover selected private residential and recreational portions of Towngate. Conditions, Covenants, and Restrictions (CC & R's) will guide and limit selected uses, actions and construction within these specific areas.

5. Specific Plan Summary

Towngate encompasses 590.7 acres on a site located in the City of Moreno Valley. The property is situated between Day Street (the western boundary), Frederick Street (the eastern boundary), State Route 60/Pomona Freeway, (the northern boundary) and Cottonwood Avenue (the southern boundary).

The proposed Land Use Plan combines regional and community-oriented commercial uses with diverse residential housing, open space and public service uses. It is designed to respond to the residential, employment and community service needs of the growing regional population and to blend with existing and future surrounding uses within the Cities of Riverside and Moreno Valley.

This comprehensive project is designed around a central "Town Center" and a major arterial route, Eastridge Avenue, bisecting commercial and medical/office uses adjacent to the State Route 60 freeway from low, medium and high density residential uses in the southern half of the site. Extensive recreational opportunities area also proposed within and between the commercial and residential uses, to meet the needs of local residents.

The project will be distinguished by a community theme and identified by unifying elements in project design. Design amenities such as architectural treatments, landscaping setbacks, enhanced paving, perimeter walls/fencing, signage, special entry treatments, and a landscaping program (including entry and roadway hierarchy, streetscape, perimeter landscaping, community park and pedestrian trail system) will be incorporated into the project to tie together the various land uses into a unified whole.

Residential land uses are proposed for 1,860 dwelling units of low, medium, medium-high and high density residential uses on 242.58 acres. The average residential density is calculated at 7.7 du/ac.

Residential use is concentrated around the proposed Town Center, south of Eastridge Avenue, the key traffic arterial serving the project. High and medium densities are proposed adjacent to Day and Frederick Streets, which frame the site, while lower densities are planned for the interior core of the project. Attached and detached units (single family residences, patio homes, duplexes, townhomes, condominiums or apartments) will also be provided. High and medium-high density neighborhoods will have private recreation facilities for use by residents within each project.

The Town Center forms the hub of the residential area, blending the public, quasi-public, community and commercial uses (including potential daycare, senior center, library, church and/or community recreation facilities). The Town Center is positioned adjacent to a 17.4-acre community park (open space, picnic, and recreation areas) and a 8.5-acre elementary/middle school site, if acquired by the Moreno Valley Unified School District.

A 30.1 acre site for an acute-care-hospital and medical office facility is planned northwesterly across Eastridge Avenue from the Town Center focal point. In addition to the hospital and medical offices, out patient care facilities, laboratories, and medical research facilities are anticipated to be developed within this Planning Unit.

Pedestrian and jogging trails will extend between the school, park and Town Center, projecting into residential neighborhoods. This system will also be planned along Eastridge Avenue and on access routes within the commercial portion of the project.

Commercial land uses total approximately 232 acres, including highway commercial, regional/mixed use and community commercial areas, adjacent to State Route 60, and accessible from Day and Frederick Streets. A major feature of this commercial complex is the proposed regional shopping mall located just south of the freeway. This mall is designed to provide retail services for project community residents, for persons employed at on-site commercial and office areas, and for the regional population as a whole.

Office uses are also proposed north of Eastridge Avenue, south of the regional shopping center in Planning Unit 5. The City's proposed new Civic Center offices may be located within this office area.

Towngate is highly visible and accessible from State Route 60 via Day and Frederick Streets. Access is also available from Interstate 215 at Eastridge Avenue. Eastridge Avenue will serve as the major east-west backbone route accessing all major land uses. Key arterial, major, secondary, and collector access routes serving commercial, office and residential uses will branch off from Eastridge, Day and Frederick Streets into Planning Units. All major roadways will be designed to meet or exceed Riverside County and Moreno Valley General Plan Circulation Element standards.

Site grading has been designed as a balanced cut/fill operation, responding to the existing topography and natural drainage courses on-site.

Several exhibits in this Design Manual show improvements outside the boundary of this project. These off-site improvements are shown only for the purpose of suggesting coordinated additions by adjacent property owners at some future date.

No improvements are proposed outside of the project boundary except, as specifically required by the Specific Plan Conditions of Approval.

SITE PLANNING GUIDELINES AND STANDARDS

II. SITE PLANNING GUIDELINES AND STANDARDS

This section outlines the site planning guidelines and standards that will apply to the TownGate development.

Site planning concepts are presented in both a textual and graphic format. Key maps are used throughout this section to identify the location of each type of land use. Concept and Site Plans are also used to further clarify the intent of the design guidelines as they relate to the land uses.

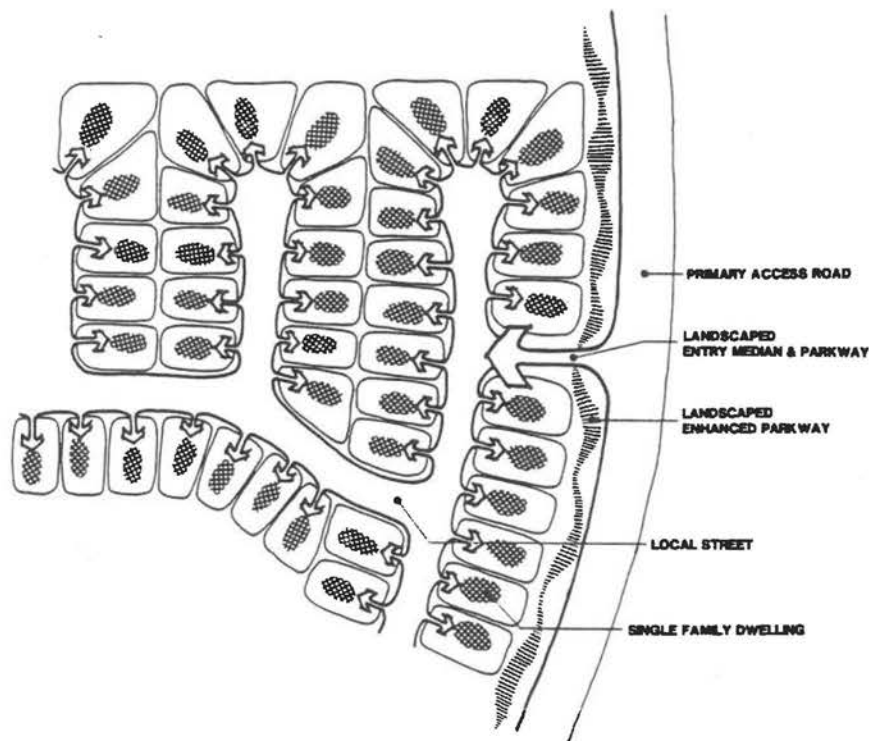
It should be noted that implementation of these design guidelines and standards will not diminish any applicable subdivision and zoning requirement of the City of Moreno Valley, and, in many cases, these requirements will be enhanced or exceeded.

A. Residential Development

1. Low Density Residential

CONCEPT

Low density residential Planning Units are designed to provide for individual detached homes on separate lots, each for the occupancy by a single family. These low density areas, designed with detached dwellings, side and rear yards, allow for a maximum of privacy. Homes in these areas are oriented away from major streets to achieve the sense of privacy, yet centralized within the project core to attain convenient access to the various supporting land uses. Building design, site planning, and street scene variety are used to promote a feeling of openness, a sense of neighborhood, and to achieve a desirable living environment.



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CONCEPTUAL PLAN



map revised 1/26/94 per Amendment #1 approved May 11, 1993

STANDARDS

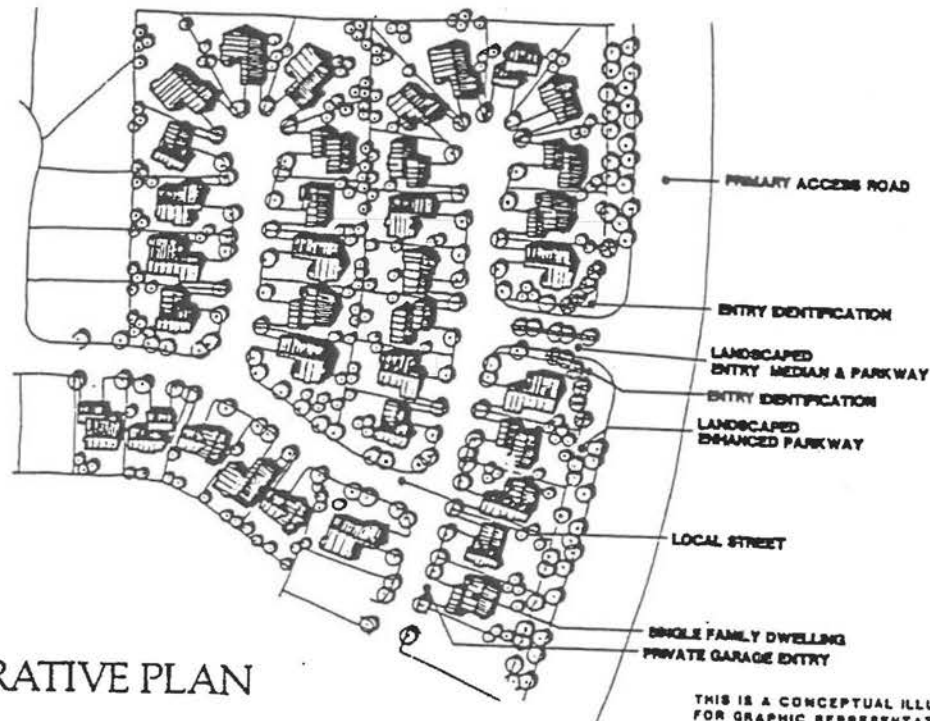
Density Range: Maximum of 6 dwelling units per gross Acre

Unit Types: Single Family Detached

Planning Units: Planning Units 8, 15, and 18

Special Standards:

- (a) Each detached dwelling unit shall have a minimum floor area of 1,200 square feet.
- (b) A minimum of three floor plans shall be provided within each Planning Unit.
- (c) Lot size shall be a minimum 6,000 square foot net.
- (d) Front yard setbacks shall be a minimum of 20 feet from the front property line.
- (e) Side yard setbacks shall be a minimum of 5 feet on interior lots and minimum of 10 feet on corner lots. (15 feet on corner lots at tract entries.)
- (f) Rear yard setbacks shall be a minimum of 10 feet, exclusive of unusable graded, slope areas.
- (g) Entry medians and enhanced entry parkways shall be provided at major residential entries to provide a quality entrance experience.
- (h) Curvilinear streets and cul-de-sacs will be encouraged to promote privacy, safety and a varied streetscape.
- (i) Fencing and walls shall be designed according to the standards and guidelines set forth in Section III.H Community Theme Walls and Fences.
- (j) To add variety to the streetscape, side-on garage entries shall be encouraged on selected lots.
- (k) Architectural elevations shall be provided according to Section V.A Architectural Guidelines and Standards-Residential.



ILLUSTRATIVE PLAN

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2. Medium Density Residential

CONCEPT

Medium density residential Planning Units are designed to provide for attached and detached dwellings on separate lots or in planned unit developments. These areas serve as a transition from higher density Planning Units to the lower density Planning Units. Flexibility in design is possible through utilization of site planning and subdivision design techniques. Integration of different architectural designs allows for varying street setbacks and enhanced landscaping which contribute greatly to an enhanced street scene. Diversity of design is achieved by careful attention to such details as architecture, floor plans, fencing, landscaping, and streetscaping.



KEY MAP

map revised 1/26/94 per Amendment #1 approved May 11, 1993

Standards

Density Range: Maximum of 10 Dwelling Units per Gross Acre

Planning Units: Planning Units 12B, 16, 17, 19A and 20A.

A. R-5000 - 5,000 Square Foot Lots

Planning Units: Planning Units 12B and 17

Unit Types: Single Family Detached

Special Standards:

- (a) Each detached dwelling unit shall have a minimum floor area of 1,200 square feet.
- (b) A minimum of three floor plans each with three elevations shall be provided within each Planning Unit.
- (c) Minimum lot size within an individual Planning Unit shall be 5,000 square feet, with a minimum lot width of 50 feet (as measured at the front setback line), except for lots located on cul-de-sacs and knuckles the minimum lot width shall be 30 feet, as measured tangent to the curve radius at the front property line and a minimum width at the front setback line of 45 feet.
- (d) Minimum lot depth shall be 90 feet, as measured at the midpoint of the front property line.
- (e) Front yard setbacks shall be a minimum of 20 feet to the front facing garage and 15 feet to the footprint of living area, including porches.
- (f) All units shall maintain a minimum side aggregate setback of ten feet. Minimum street side setbacks shall be 10 feet. Side setback may be reduced to 0 feet for zero lot line applications as long as a minimum of 10 foot building separation is maintained.
- (g) Rear yard setbacks shall be a minimum of 10 feet, exclusive of unusable graded, slope areas or easements.
- (h) Entry landscaped medians shall be provided at major residential entries to provide a quality entrance experience.
- (i) Curvilinear streets and cul-de-sacs will be encouraged to promote privacy, safety and a varied streetscape.
- (j) Fencing and walls shall be designed according to the standards and guidelines set forth in Section III.H Community Theme Walls and Fences.
- (k) To add variety to the streetscape, side-on garage entries shall be encouraged on selected lots.
- (l) Architectural elevations shall be provided according to Section V.A Architectural Guidelines and Standards-Residential.
- (m) All setbacks identified in this section are exclusive of overhanging eaves, fireplaces and other building or architectural projections, not to exceed 24 inches in depth.
- (n) Lot Floor Area Ratio shall not exceed 50% for single story dwellings and 75% for two story dwellings.
- (o) Minimum on street parking shall be an aggregate of one space per lot within any planning unit.
- (p) Varied setbacks shall be included to enhance the viewscape from the street.

STANDARDS

Density Range: Maximum of 10 Dwelling Units per Gross Acre

Planning Units: Planning Units 10, 12B, 16 and 17

A. 4,500 SF Lots (EXCLUSIVE OF PLANNING UNIT 10)

Special Criteria:

- (a) Minimum lot area shall be 4,500 square feet with a minimum lot width of 45 feet.
- (b) A minimum of three floor plans, each with three elevations shall be provided within each Planning Unit featuring narrow, deep lots
- (c) A minimum of 40% of each lot's net area shall be designed for usable open space, not covered by impervious surfaces including driveways and hardscape areas. Usable open space is defined as those portions of the site not encumbered by a structure (except that decks and patio covers may extend into the usable open space).
- (d) The minimum front setback for the living area of each dwelling shall be 20 feet.
- (e) Varied garage setbacks of 18 to 23 feet shall be provided to break up monotonous streetscapes. The minimum average garage setback shall be 20 feet for each tract within the Planning Area.
- (f) All units shall maintain a minimum aggregate side setback of 10 feet, with no side closer than five feet. Minimum street side setbacks shall be 15 feet. Side setbacks may be reduced to 0 feet for zero lot line applications as long as a minimum ten foot building separation is maintained.
- (g) Automatic garage door openers shall be provided for all dwelling units to encourage the use of the garage for resident parking. Also, this will allow the driveway apron to be used for guest parking.
- (h) Each detached dwelling unit shall have a minimum floor area of 1,000 feet.
- (i) All rectilinear building sites shall be designed so that a minimum of 22 feet of unencumbered street frontage is available in front of each dwelling for the "on-street" parking of motor vehicles.
- (j) All dwelling units shall feature a front entry. Side loaded entries shall be prohibited.
- (k) Three-car garages are not permitted without approval of the Community Development Director and the Design Review Board.
- (l) The design of the housing products shall incorporate design features to minimize the "canyon effect", including varied roof heights and formats, single story plate lines along front and side elevations in two-story plans and vertical and horizontal stepping in elevation.
- (m) All setbacks identified in this section are exclusive of overhanging eaves, fireplaces, and other building projections.

Planning areas 12B, 17 and Section A added 1/26/94 per
Amendment #1, approved May 11, 1993

B. OTHER

Unit types: Single-Family Detached (standard or zero lot line), patio homes, duplexes, townhomes or PRD clusters

Special Criteria:

- o Minimum lot area shall be 5,200 square feet, for detached units and 3,000 square feet for attached units.
- o A minimum of three floor plans and six elevations shall be provided within each Planning Unit where a single family detached product is built.
- o A minimum of 40% of each lot's new area in a single-family development shall be designed for usable open space not covered by impervious surfaces. Usable open space is defined as those portions of the site not encumbered by a structure (excepting that decks and patio covers may extend into the usable open space.
- o Varied front garage setbacks of 5 feet or 18 feet shall be provided along local streets to create interest.
- o Entry medians and enhanced entry parkways shall be provided at major residential entries to promote a quality entrance experience.
- o Curvilinear streets and cul-de-sacs will be encouraged to promote privacy, safety and a varied streetscape.
- o Fencing and walls shall be designed according to the standards and guidelines set forth in Section III, H. Community Theme Walls and Fences.
- o Each detached dwelling unit shall have a minimum floor area of 1,000 square feet.
- o To add variety to the streetscape, side-on garage entries shall be encouraged on selected lots.
- o Any auto court provided for attached residential developments in the Medium Density category shall be for guest parking only.
- o Side-yard setbacks shall be a minimum of 5 feet on interior lines. Side setbacks may be reduced to 0 feet for zero lot line applications as long as a 10 foot building separation shall be maintained.
- o Architectural elevations shall be provided according to Section V, A. Architectural Guidelines and Standards - Residential.

- (n) Lot Floor Area Ratio shall not exceed 50% for single story dwellings and 75% for two story dwellings.
- (o) Minimum on street parking shall be an aggregate of one space per lot within any planning unit.
- (p) Varied setbacks shall be included to enhance the viewscape from the street.
- (q) Front facing garages shall not exceed 50% of the building frontage width, unless approved by the Community and Economic Development Director or designee.
- (r) With the approval of the Community and Economic Development Director or designee, three car garages shall be permitted on up to 25% of the lots within a Planning Unit, provided that these units are not located on adjacent lots.
- (s) Corner lots shall be a minimum of 5-feet wider than the required minimum width, as measured at the front setback line.
- (t) Unless otherwise approved by the Community and Economic Development Director or designee, dwelling units shall feature a front entry area. (Side loaded entries shall be prohibited).
- (u) Parking requirements shall be those set forth in section V.B.4 of these regulations and standards of development.

R-4500A - SINGLE FAMILY DWELLINGS

PLANNING UNIT 19A

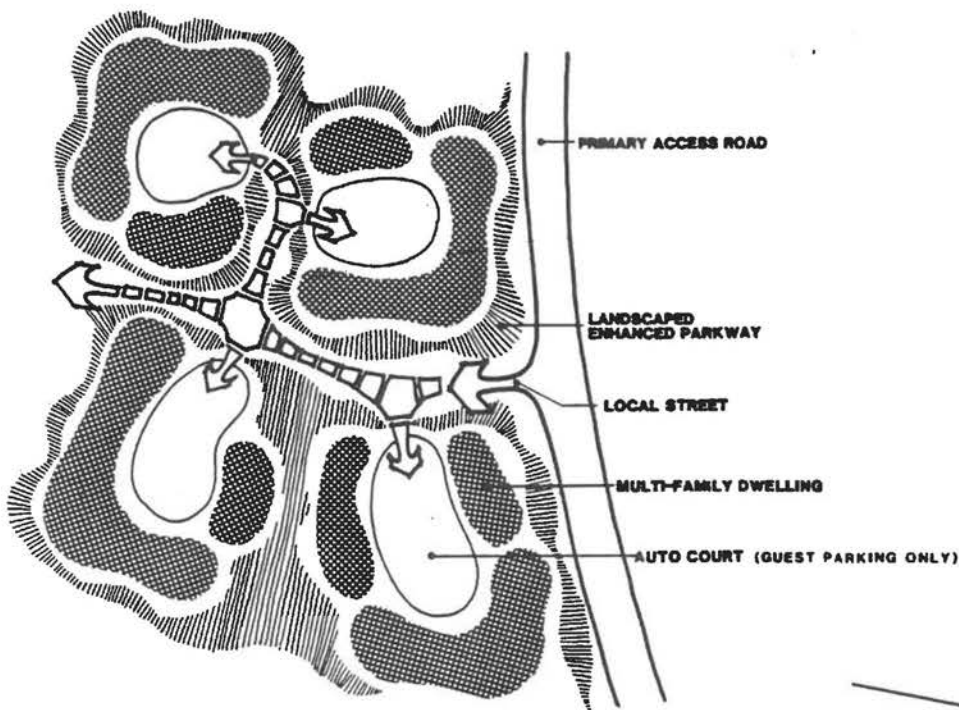
SPECIAL STANDARDS:

- (a) These standards shall apply to Single Family Detached products in Planning Area 19A (Medium Density Residential).
- (b) Each detached dwelling unit shall have a minimum floor area of 1,200 square feet.
- (c) A minimum of three floor plans each with three elevations shall be provided within each Planning Unit.
- (d) Minimum average lot size for single family detached residential units within an individual Planning Unit shall be 4,500 square feet with a minimum lot size of 4,000 square feet.
- (e) Minimum lot width for single family detached uses shall be 50 feet (as measured at the front setback line), except for lots located on cul-de-sacs- and knuckles the minimum lot width shall be 30 feet, as measured tangent to the curve radius at the front property line and a minimum width at the front setback line of 45 feet.
- (f) Minimum lot depth shall be 80 feet, as measured at the midpoint of the front property line.
- (g) Front yard setbacks shall be a minimum of 20 feet to the front facing garage and 10 feet to the footprint of living area, including porches.
- (h) All units shall maintain a minimum side aggregate setback of ten feet. Minimum street side setbacks shall be 10 feet. Side setback may be reduced to 0 feet for zero lot line applications as long as a minimum of 10 foot building separation is maintained.
- (i) Rear yard setbacks shall be a minimum of 10 feet, exclusive of unusable graded, slope areas or easements.
- (j) Entry landscaped medians shall be provided at major residential entries to provide a quality entrance experience.
- (k) Curvilinear streets and cul-de-sacs will be encouraged to promote privacy, safety and a varied streetscape.
- (l) Fencing and walls shall be designed according to the standards and guidelines set forth in Section III.H Community Theme Walls and Fences.
- (m) To add variety to the streetscape, side-on garage entries shall be encouraged on selected lots.
- (n) Architectural elevations shall be provided according to Section V.A Architectural Guidelines and

3. Medium High Density Residential

CONCEPTS

Medium-high density residential Planning Units are designed to provide for the development of multiple family residential projects at up to 16 units per acre. These buildings are clustered into Planned Residential Development (PRD) patterns that provide maximum usable open space, and the ability to develop private recreation areas within each cluster.



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CONCEPTUAL PLAN



map revised 1/26/94 per Amendment #1 approved May 11, 1993

STANDARDS

Density: Maximum of 16 Dwelling Units per Acre

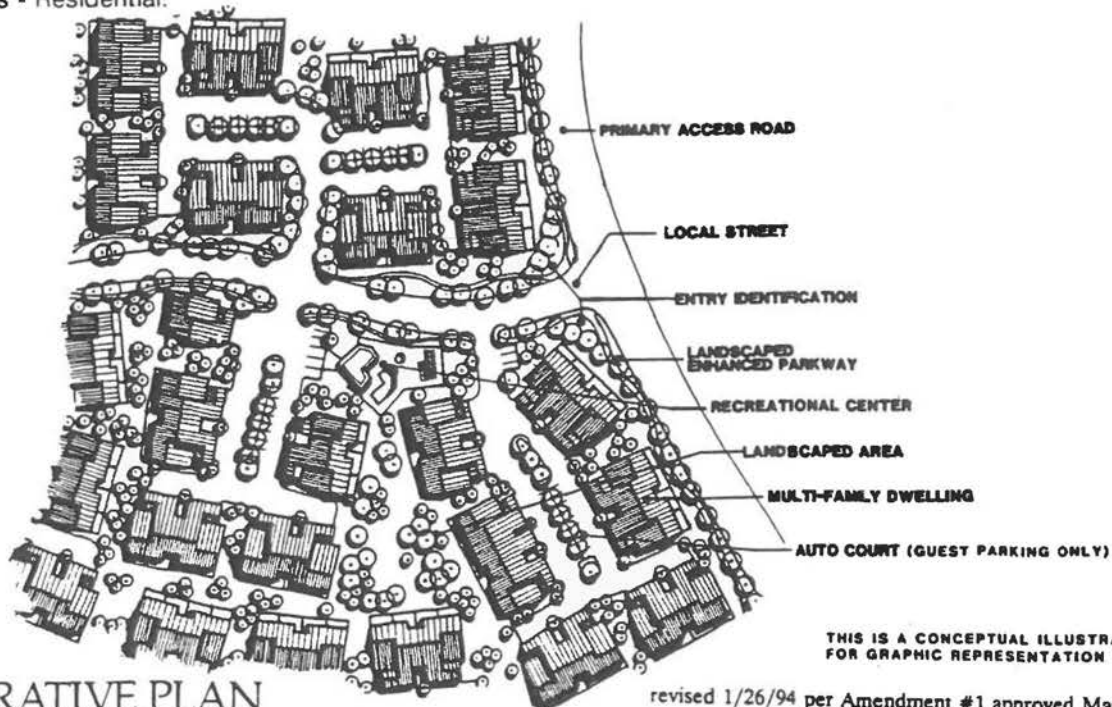
Planning Units: Planning Unit 20 A

A. MULTIPLE FAMILY DWELLINGS

Unit Types: Townhomes, Multiple Story Apartments, Planned Residential Development

Special Criteria:

- (a) Minimum project site area shall be 2 acres.
- (b) A minimum of 30% of any given lot shall be designed for usable open space not covered by impervious surfaces.
- (c) Parking areas shall be landscaped to create a desirable living environment, and, where applicable, screened from roads by a combination of berms and landscaping.
- (d) Buildings shall be arranged to create usable common open space and/or private recreation areas, and avoid monotonous appearances.
- (e) Building setbacks shall vary to create interest.
- (f) Entry medians and enhanced parkways shall be provided at major residential entries to promote a quality entrance experience.
- (g) Curvilinear streets and cul-de-sacs will be encouraged to promote privacy, safety and a varied streetscape.
- (h) Fencing and walls shall be designed according to the standards and guidelines set forth in Section III, H, Community Theme Walls and Fences.
Common open space shall be distributed within the PRD site such that it is within a reasonable distance from each dwelling unit.
- (j) The parking design concept for attached residential projects may utilize both interior and perimeter parking areas.
- (k) Building coverage shall not exceed 60 percent of the gross land area of the site.
- (l) Architectural elevations shall be provided according to Section V, A. Architectural Guidelines and Standards - Residential.



ILLUSTRATIVE PLAN

revised 1/26/94 per Amendment #1 approved May 11, 1993

B. SINGLE-FAMILY DWELLINGS

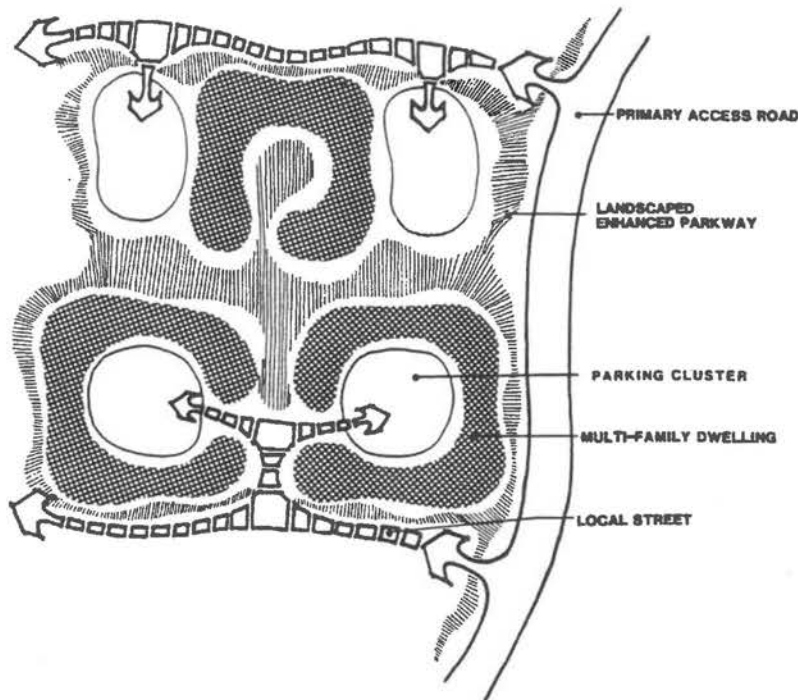
- (a) These standards shall apply to Single Family Detached products in Planning Area 20A (Medium High Density Residential).
- (b) Minimum lot areas shall be 4,500 square feet for single family detached residential units and 3,000 square feet, net, per dwelling unit for attached residential units.
- (c) Minimum average lot depth shall be 85 feet. Depth of multi-family lots shall be as determined during plot plan review.
- (d) Minimum lot width for single family detached uses shall be 45 feet. For lots located on cul-de-sacs and knuckles the minimum lot width shall be 30 feet, as measured tangent to the curve radius at the front property line. Width of multi-family lots shall be determined during plot plan review.
- (e) Minimum front setbacks for garages shall be 18 feet. Within a tract, garages shall be setback between 18 to 23 feet, with an average setback of 20 feet prevailing throughout the tract.
- (f) Minimum front setbacks for the living area of the dwelling shall be 18 feet.
- (g) All garages shall be provided with an automatic garage door opener.
- (h) All units shall maintain a minimum aggregate side setback of 10 feet, with no side closer than five feet. Minimum street side setbacks shall be 15 feet. Side setbacks may be reduced to 0 (zero) feet for zero lot line applications as long as a minimum ten foot building separation is maintained.
- (i) Minimum rear yard setback shall be 10 feet, exclusive of unusable graded slope areas.
- (j) Building height shall not exceed 2 1/2 stories with a maximum height of 35 feet.
- (k) A minimum of 40% of each lot's net area shall be designed for usable open space which is defined as those portions of the site not encumbered by a structure (expecting that decks and patio covers may extend into the usable open space).
- (l) Parking requirements shall be those set forth in Section V.B. 4 of these regulations and standards for Development.
- (m) Fencing and walls shall be designed according to the standards and guidelines set forth in the Moreno Valley Mixed Use Development Design Handbook.
- (n) Signage, lighting, and refuse disposal areas shall be governed by the standards and guidelines set forth in the Moreno Valley Mixed Use Development Design Handbook.
- (o) Projects shall provide a range of dwelling units sizes and floor plans developed in concert with the scale of the project. Standards for dwelling unit sizes and numbers of floor plans shall be determined in the Moreno Valley Mixed Use Development Design Handbook.
- (p) Projects shall provide a variety of dwelling elevations developed in concert with the scale of the project. Standards for dwelling unit sizes and numbers of floor plans shall be determined in the Moreno Valley Mixed Use Development Design Handbook.
- (q) Projects shall conform to the architectural and landscape design standards and guidelines set forth in Moreno Valley Mixed Use Development Design Handbook.
- (r) All setbacks identified in this section are exclusive of overhanging eaves, fireplaces, and other building projections.

Section B added 1/26/94 per Amendment #1, approved May 11, 1993

4. High Density Residential

CONCEPT

High density residential Planning Units are designed to provide for the development of multiple family residential projects at up to 20 units per acre. These planned high density areas will take advantage of access to major roadways, nearby shopping areas, various employment opportunities, and public facilities. The internal open space system will link with the community greenbelts and major roadways, providing pedestrian and bicycle access to commercial areas, the Town Center, and other community facilities.



CONCEPTUAL PLAN

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map revised 1/26/94 per Amendment #1 approved May 11, 1993

STANDARDS

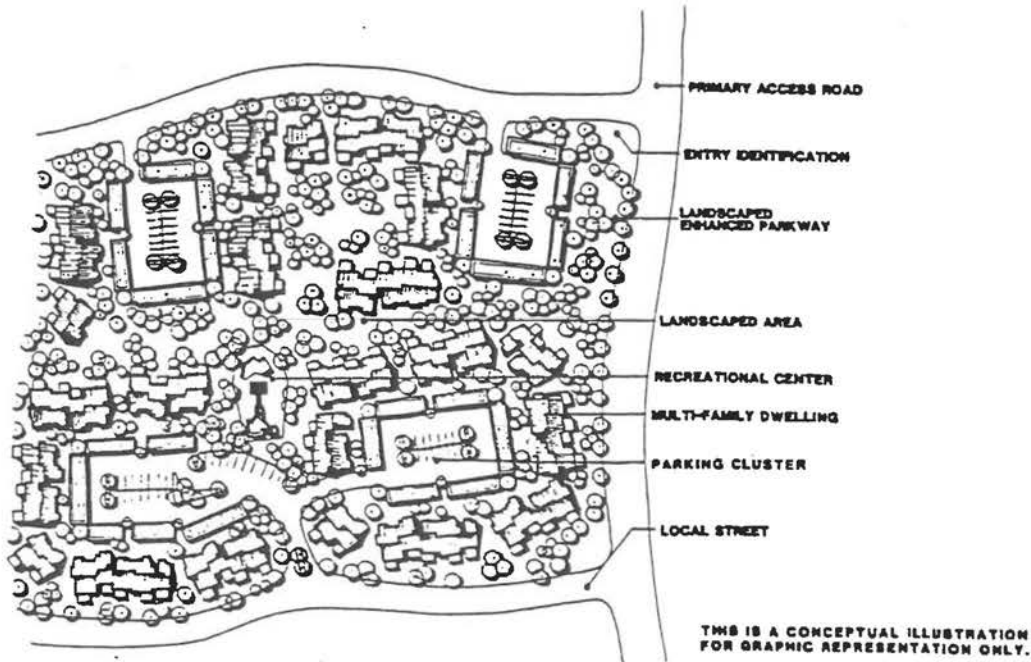
Density Range: Maximum of 20 Dwelling Units per Acre

Planning Units: Planning Units 9 and 12

Unit Types: Condominiums, Apartments

Special Criteria:

- o Minimum project site area shall be 2 acres.
- o Parking areas shall be screened from roads, and other public spaces. Parking areas shall also be suitably landscaped to achieve a desirable living environment.
- o Buildings shall be arranged to create usable common open space, and/or private recreation areas, and to create individual identities for each structure.
- o Entry medians and enhanced parkways shall be provided at major residential entries to promote a quality entrance experience.
- o A minimum of 20% on any given lot shall be designed as usable open space not covered by impervious surfaces. Usable open space is defined as those portions of the site not encumbered by a structure (excepting that decks and patio covers may extend into the usable open space).
- o Common open space shall be distributed within the PRD site such that it is within a reasonable distance from each dwelling unit.
- o The parking design concept for attached residential projects may utilize both interior and perimeter parking areas.
- o Building coverage shall not exceed 60 percent of the gross land area of the site.



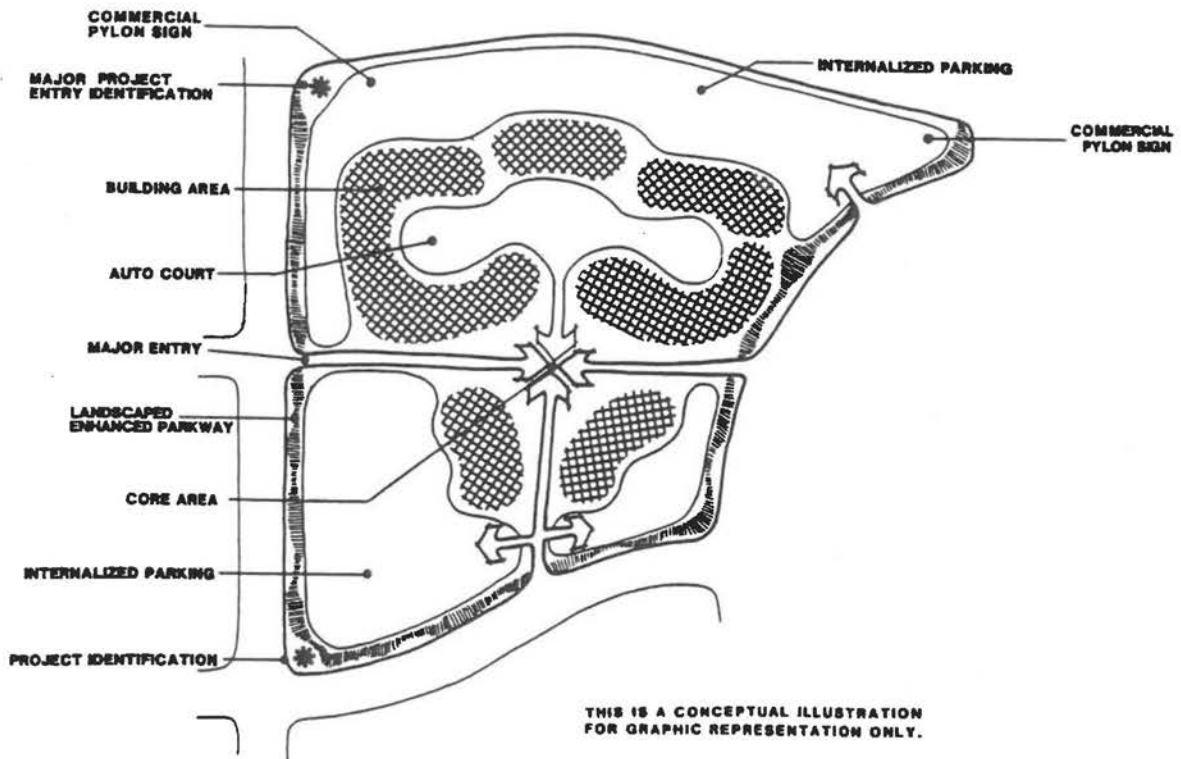
ILLUSTRATIVE PLAN

B. Commercial Development

1. Highway, Mixed Use, and Community Commercial

CONCEPT

The Highway, Mixed Use, and Community Commercial Planning Units are designed to provide for the development of commercial and other related uses serving the needs of the surrounding neighborhood, the local community, and the regional population. These areas may include such commercial uses as banks, restaurants, office parks, hotels/motels, and freeway oriented commercial business uses.

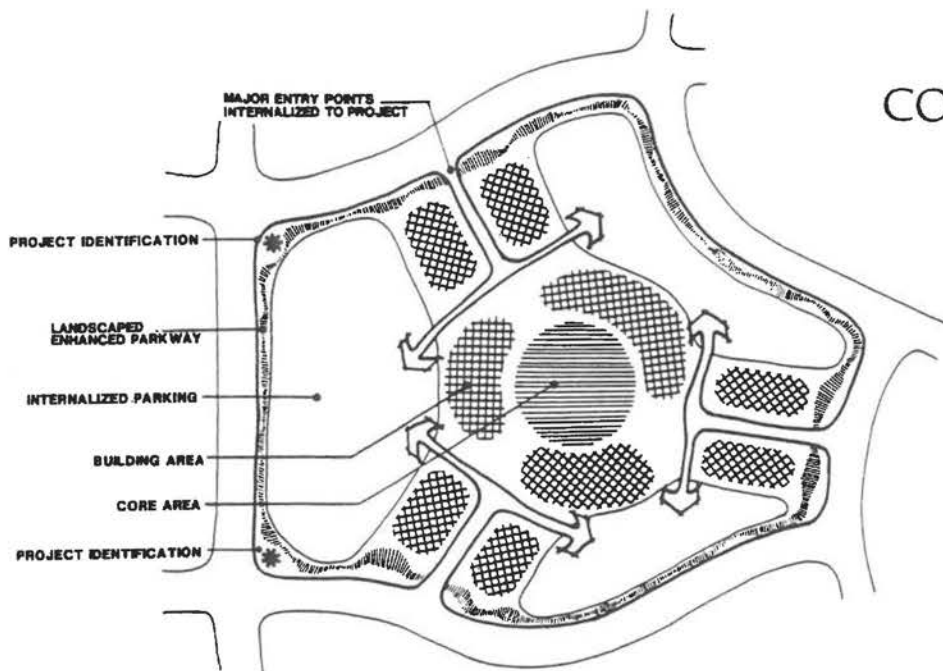


HIGHWAY CONCEPTUAL PLAN



map revised 1/26/94 per Amendment #1 approved May 11, 1993

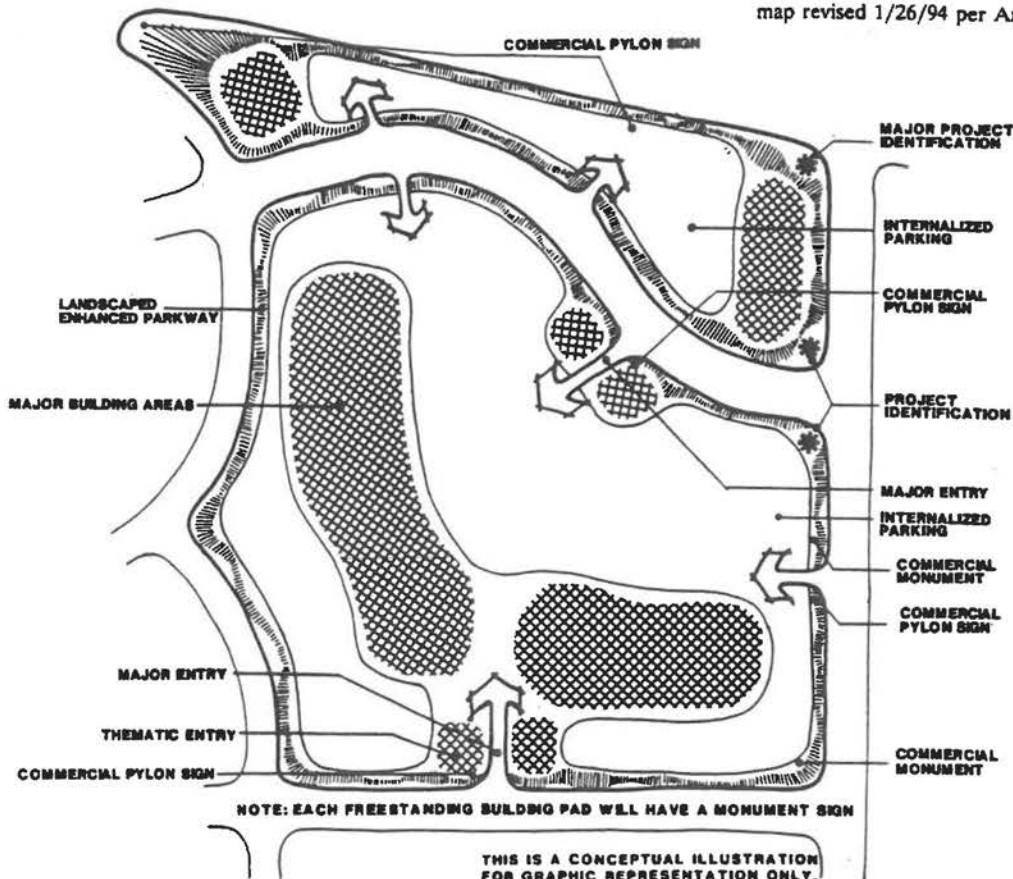
MIXED USE CONCEPTUAL PLAN



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map revised 1/26/94 per Amendment #1 approved May 11, 1993



map revised 1/26/94 per Amendment #1 approved May 11, 1993

COMMUNITY COMMERCIAL CONCEPTUAL PLAN

TOWNGATE

STANDARDS

Planning Units:

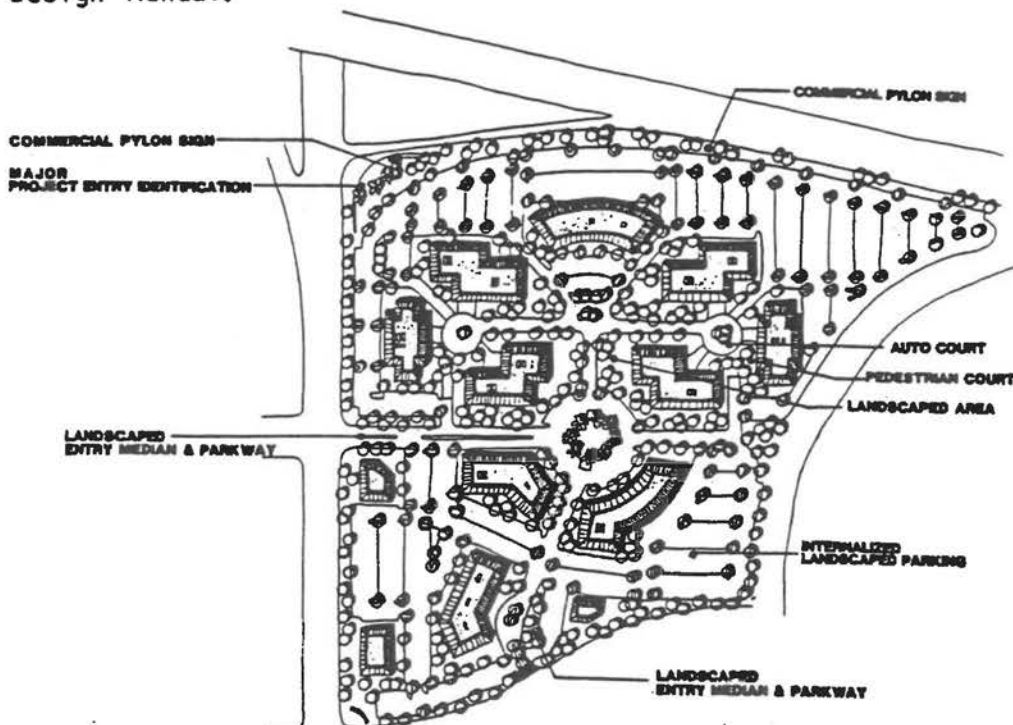
Highway Commercial: Planning Unit 1

Mixed Use Commercial: Planning Unit 4

Community Commercial: Planning Units 3 and 6

Special Criteria:

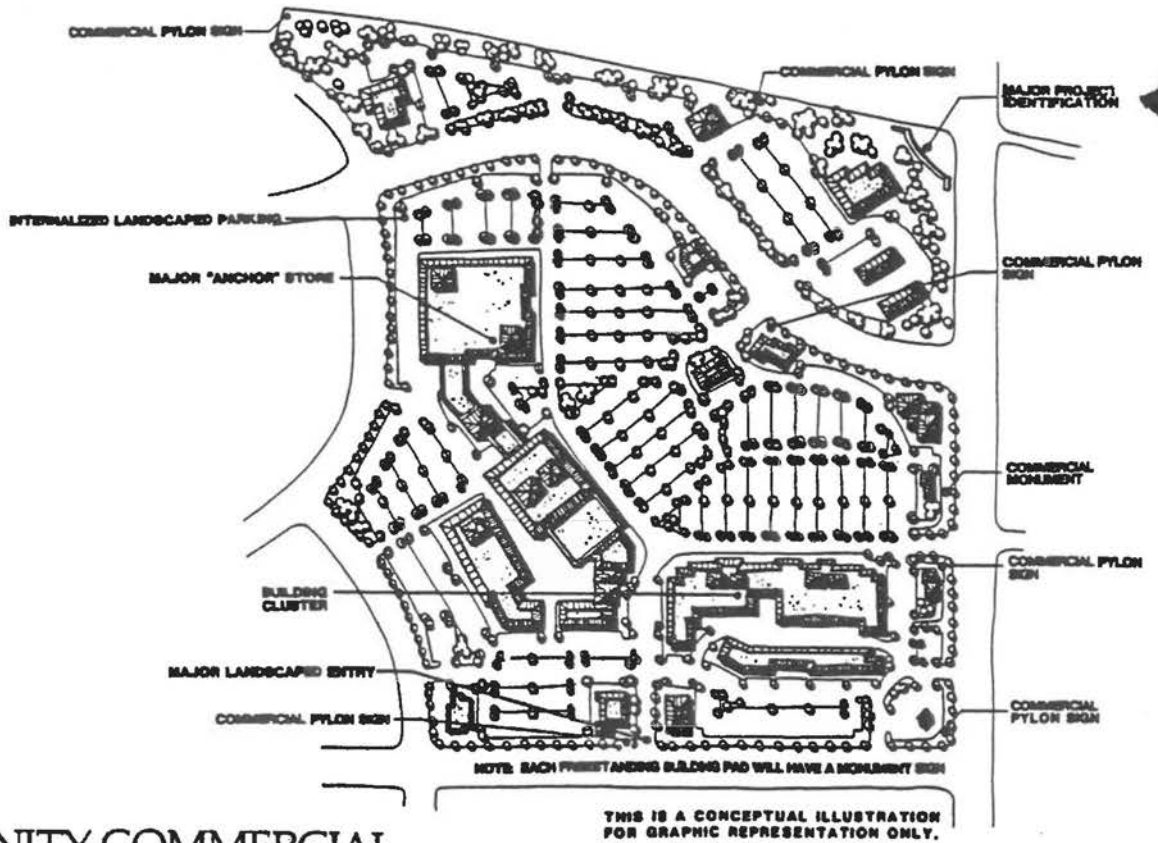
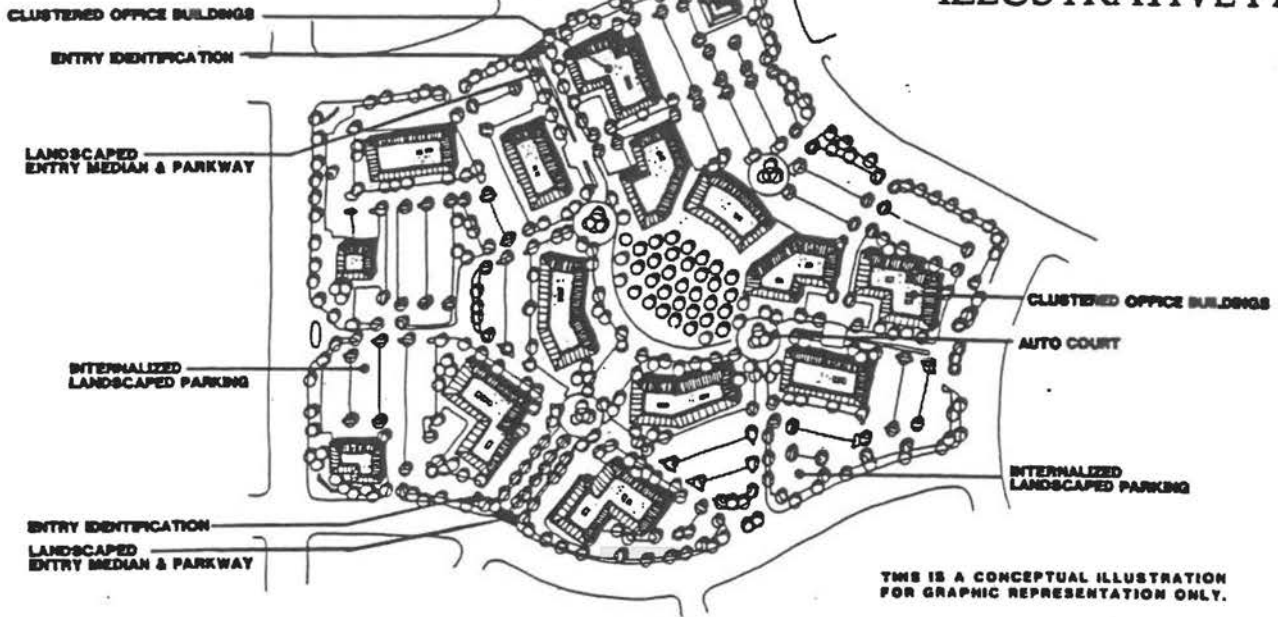
- o Development should be oriented toward pedestrians, with buildings sited to create a human-scale environment with easy access to parking areas.
- o Loading areas shall be provided and oriented away from street side elevations whenever possible, or screened from public view with walls and/or landscaping.
- o Trash enclosures will be provided in central locations in conformance with Section V, Architectural Guidelines.
- o Roof-mounted mechanical equipment shall be screened from surrounding ground elevation by using screening architecturally integrated with the building design.
- o Commercial plot plans are required to be filed, reviewed and approved by the Architectural Review Committee, Planning Commission and City Council to determine compliance with the standards of Specific Plan No. 200 and this Design Manual.



HIGHWAY
ILLUSTRATIVE PLAN

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MIXED USE ILLUSTRATIVE PLAN

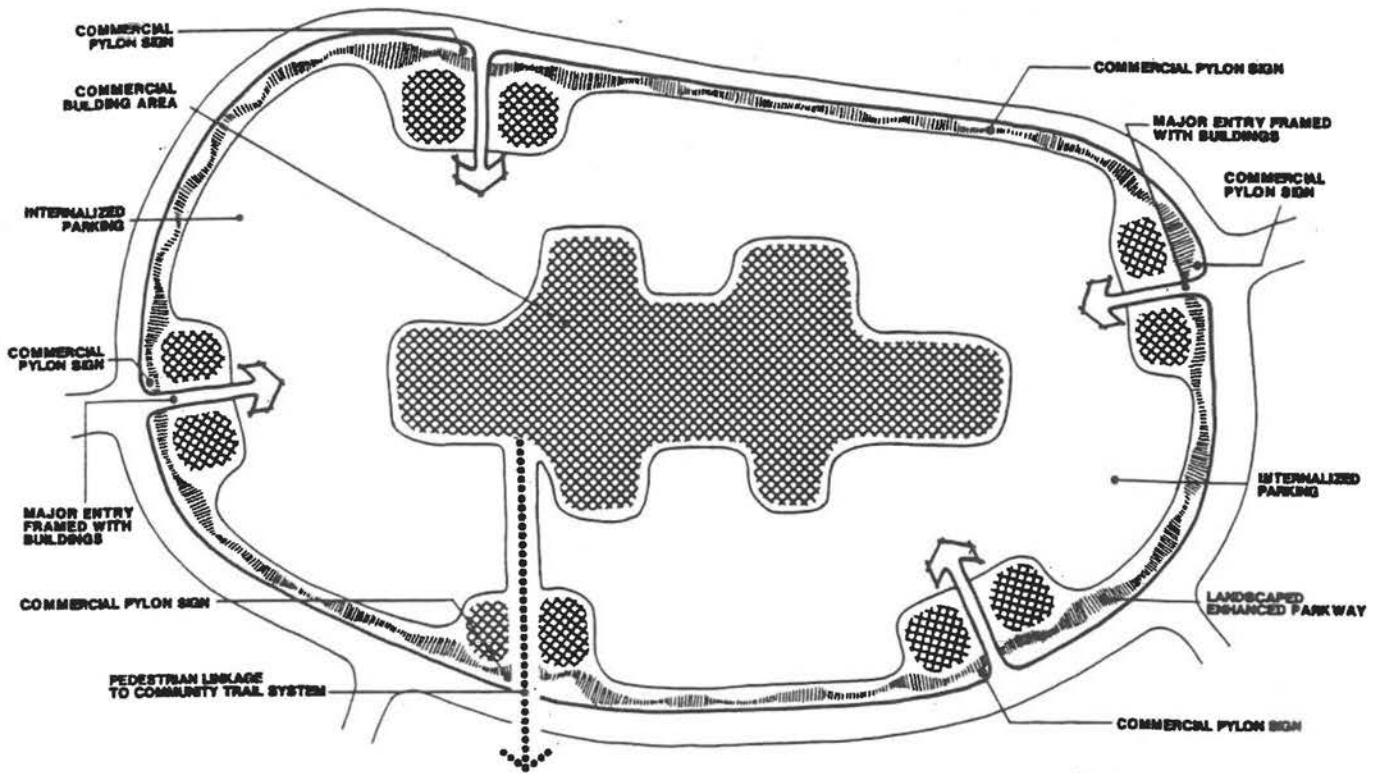


COMMUNITY COMMERCIAL ILLUSTRATIVE PLAN

2. Regional/Mixed Use Commercial

CONCEPT

The Regional/Mixed Use Commercial Planning Unit is designed to provide for the commercial needs of the region, as well as the neighborhood and community. (This use is the primary focus of the TownGate commercial concept in conjunction with the surrounding office, hotel, and commercial uses.) The development of an enclosed regional shopping mall encompassing over one million square feet of leasable space is planned for this parcel. The regional mall will provide a wide variety of shopping activities, visible from the 60 Freeway with convenient access via Day and/or Frederick Streets. The Regional/Mixed Use Commercial area serves as a focal point of the community trail system connecting the proposed Civic Center, Town Center and residential uses. Alternative uses permitted other than a regional shopping center are uses specified under "Highway, Mixed Use, and Community Commercial" (B,1.) and "Office" (B,3.).



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CONCEPTUAL PLAN



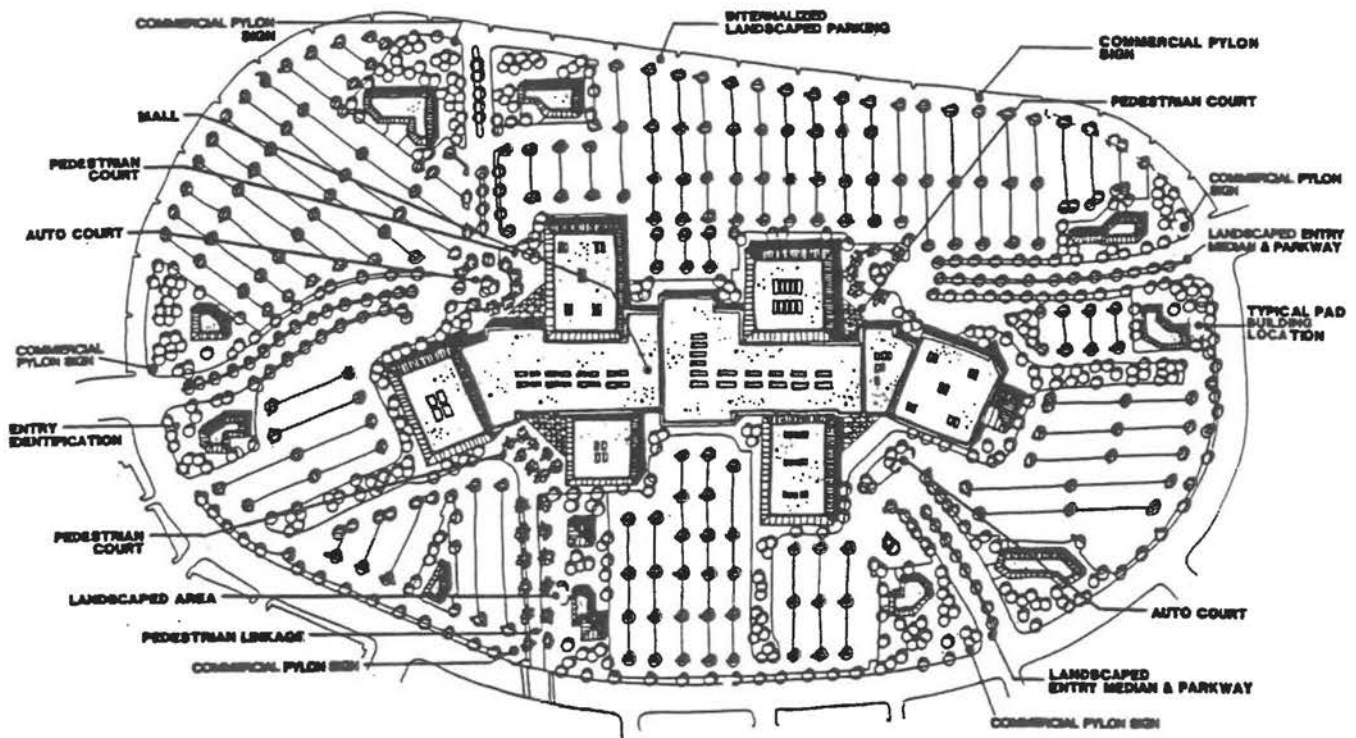
map revised 1/26/94 per Amendment #1 approved May 11, 1993

STANDARDS

Planning Units: Planning Unit 2

Special Criteria:

- o Loading areas shall be oriented away from street side elevations whenever possible and screened from public view with walls and/or landscaping.
- o Trash enclosures will be provided in central locations in conformance with Section V, Architectural Guidelines.
- o Roof-mounted mechanical equipment shall be screened from surrounding ground elevation by using screening architecturally integrated with the building design.
- o Building design shall reflect a function of use and shall have a contemporary design concept.
- o Identification signage shall be provided along the commercial property frontage.
- o Site plan requires Architectural Review Committee, Planning Commission and City Council approval.



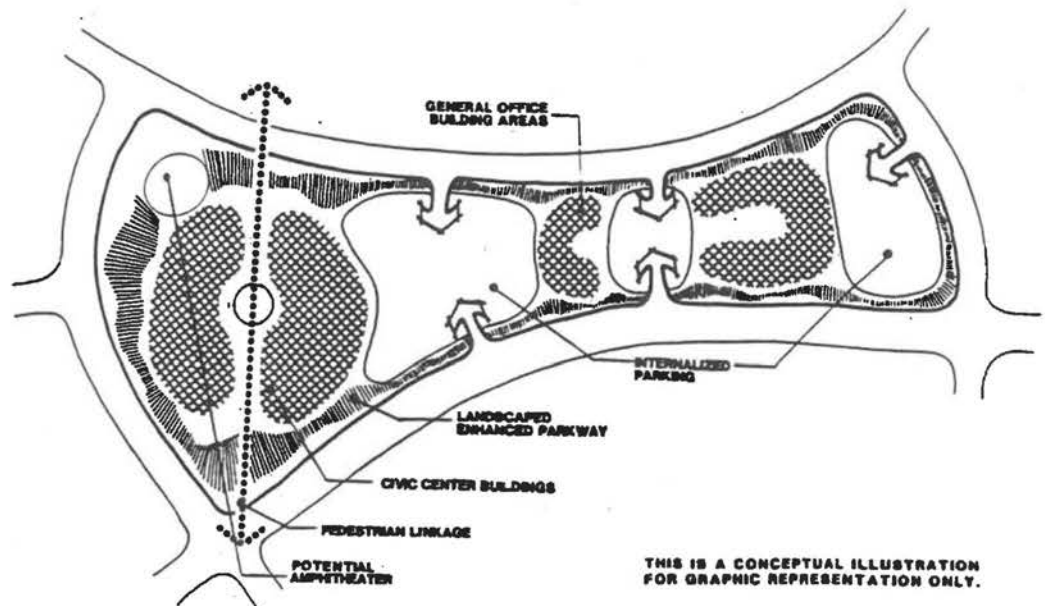
ILLUSTRATIVE PLAN

THIS IS A CONCEPTUAL ILLUSTRATION
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3. Office

CONCEPT

The Office Planning Unit is designed to provide for development of business, professional, civic offices and related services. The Office area is located between the regional mall site and Eastridge Avenue. This Office area provides an opportunity for the future location of the City of Moreno Valley civic offices to be located within TownGate, thus establishing community wide services for commercial, business and civic uses.



CONCEPTUAL PLAN



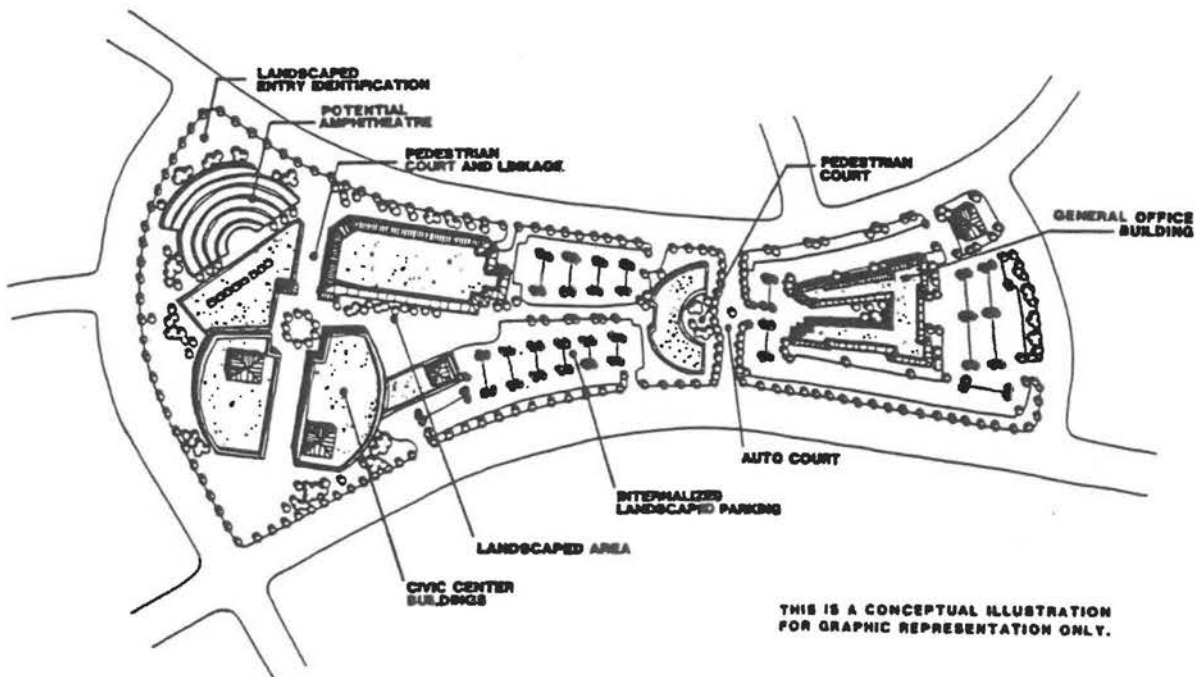
map revised 1/26/94 per Amendment #1 approved May 11, 1993

STANDARDS

Planning Unit: Planning Unit 5

Special Criteria:

- o Multiple building clusters will reduce apparent bulk and facilitate the creation of courtyards and pedestrian spaces linking people/office areas to the community trail system.
- o Loading areas shall be provided and oriented away from street side elevations whenever possible, or shall be screened from public view with walls and/or landscaping.
- o Trash enclosures will be provided in central locations in conformance with Section V, Architectural Guidelines.
- o Roof-mounted mechanical equipment shall be screened from surrounding ground elevation by using screening architecturally integrated with the building design.
- o Site plan requires Architectural Review Committee, Planning Commission and City Council approval.

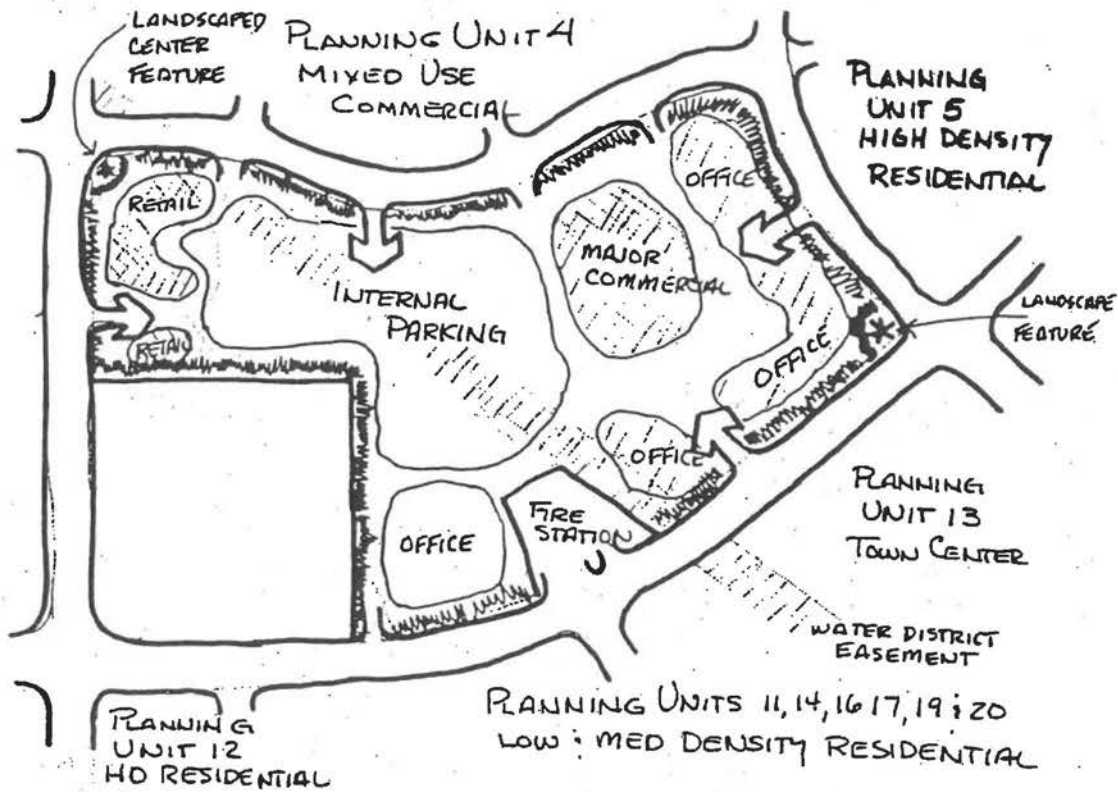


ILLUSTRATIVE PLAN

4. Planning Unit 7

CONCEPT

Mixed-Use Office Commercial planning units are designed to provide for development of professional/medical offices and other related office and research/development uses along with neighborhood related commercial uses. The office units are planned on the east and south sections of Planning Unit 7 adjacent to residential planning units. Commercial units are planned to the north and west sections of Planning Unit 7 adjacent to mixed use commercial planning units.



CONCEPTUAL PLAN

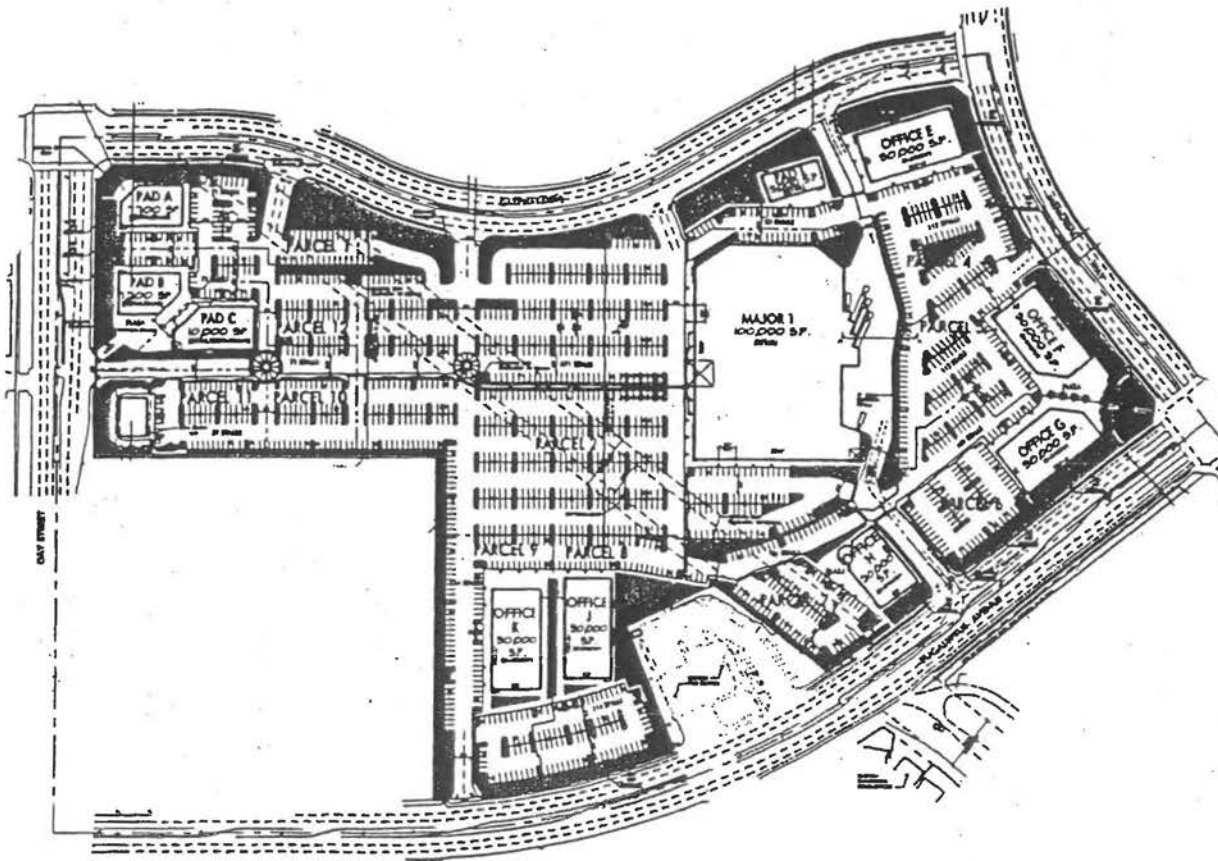


STANDARDS

Planning Unit: Planning Unit 7

Special Criteria:

- o Buildings will be arranged to enhance pedestrian spaces. Building forms should be varied to create a desirable architectural appearance, and to provide identity.
- o Loading areas, storage yards, equipment areas and other similar uses shall be internalized or screened from public view.
- o Roof-mounted mechanical equipment shall be screened from surrounding ground elevation by using screening architecturally integrated with the building design.



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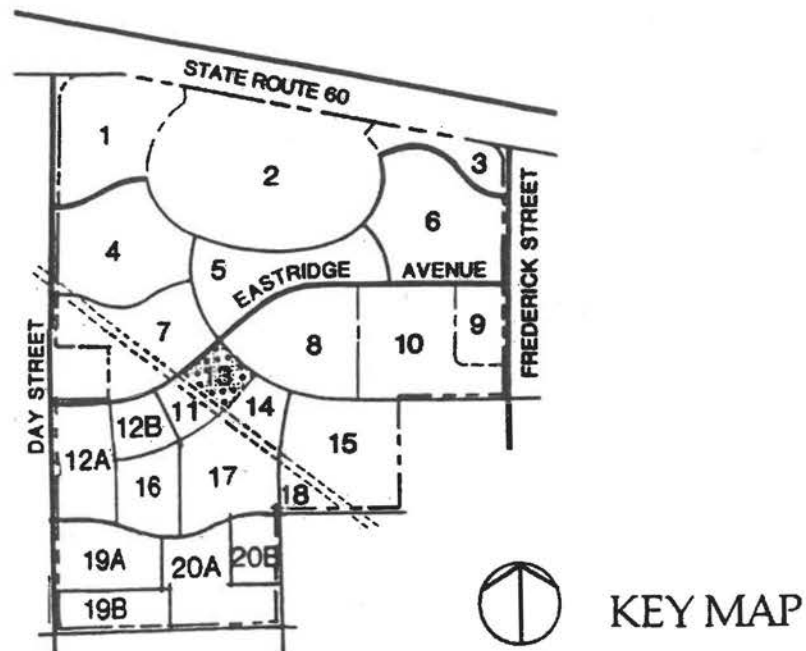
ILLUSTRATIVE PLAN

5. Town Center

CONCEPT

The Town Center Planning Unit and adjacent parks are designed to provide public and quasi-public facilities, community facilities, and/or commercial support services. Examples include a day care center, library, church, commercial recreation facilities, a senior citizens center, a health club, and limited commercial activities.

The Town Center is located in the central portion of the TownGate development and serves as its focal point, surrounded by a cohesive mix of primary commercial, office/employment, residential and recreational uses. This location also allows the Town Center to act as a major link in the community trail system.



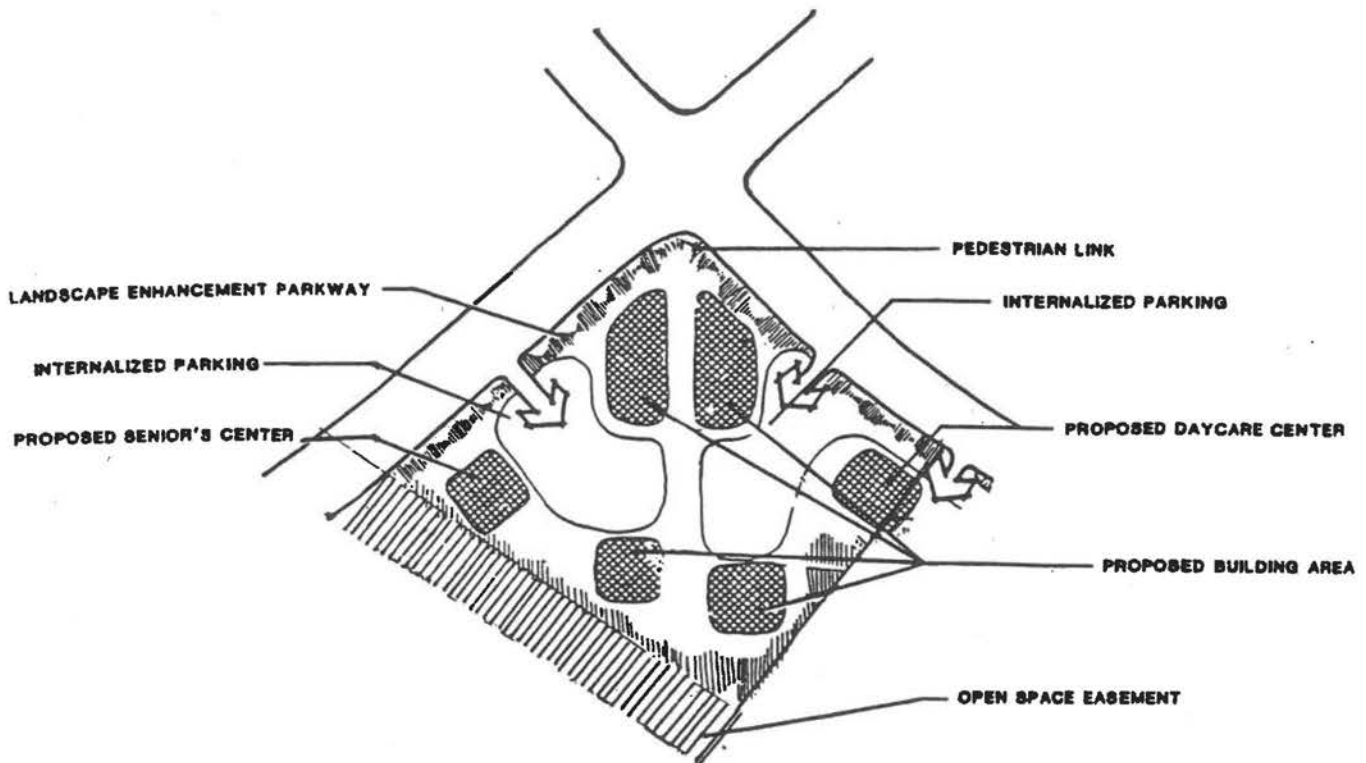
map revised 1/26/94 per Amendment #1 approved May 11, 1993

STANDARDS

Planning Unit: Planning Unit 13

Special Criteria:

- o The Town Center design will reflect the TownGate architectural image while creating a strong sense of arrival at the center of the community.
- o Parking facilities may be shared among various uses to reduce paved areas.
- o Minimum project site shall be 1 acre.
- o A link with the community trail system shall be provided through the Town Center and adjacent parks.



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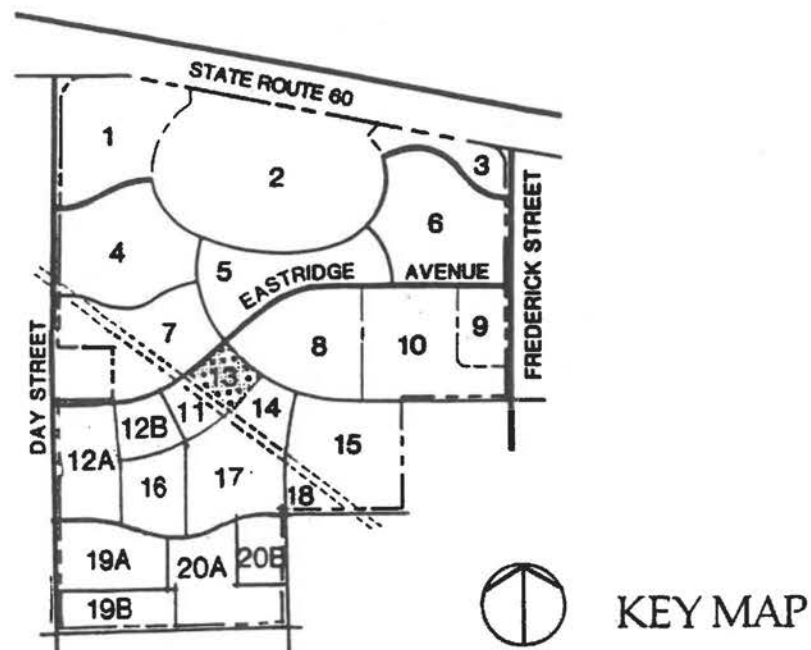
CONCEPTUAL PLAN

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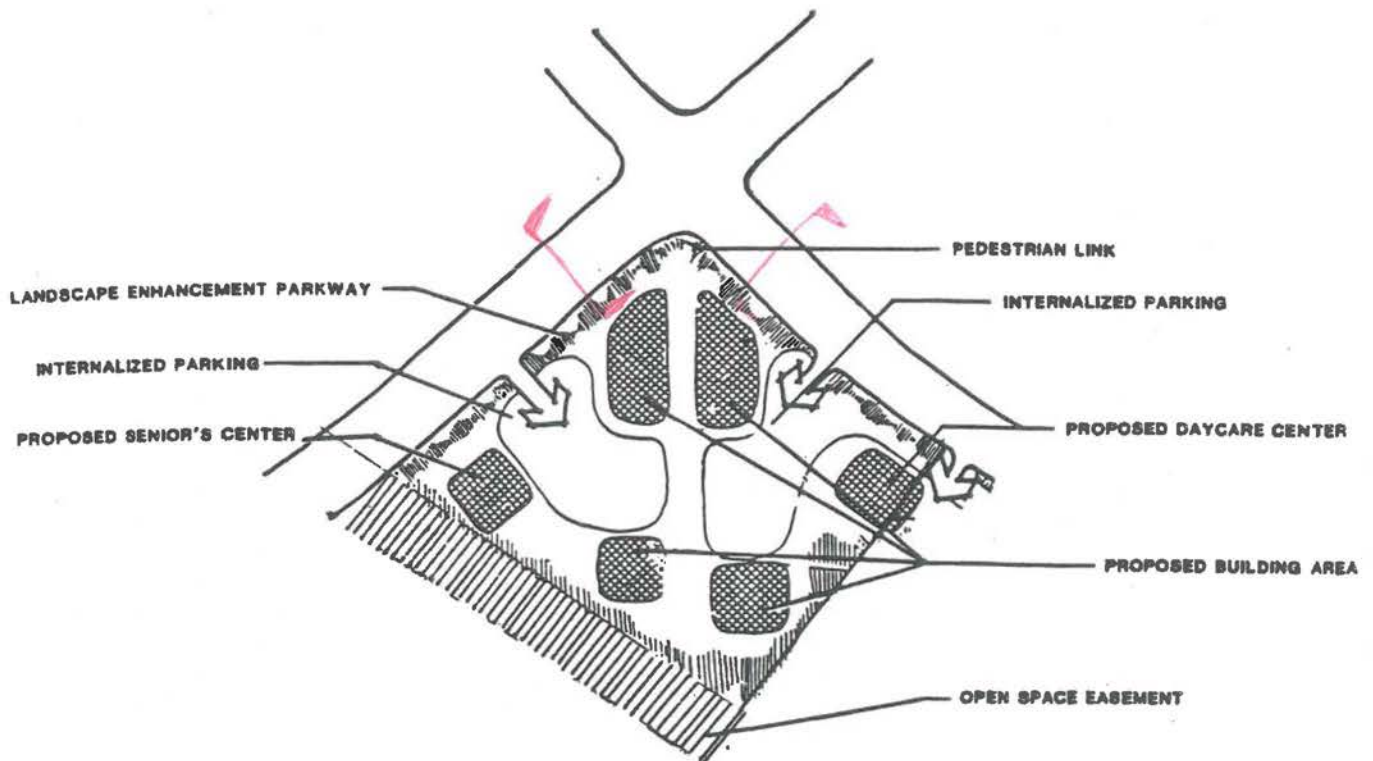
map revised 1/26/94 per Amendment #1 approved May 11, 1993

STANDARDS

Planning Unit: Planning Unit 13

Special Criteria:

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CONCEPTUAL PLAN

LANDSCAPE ARCHITECTURAL
DESIGN ELEMENTS

III. LANDSCAPE ARCHITECTURAL DESIGN ELEMENTS

A. Introduction

The purpose of the Landscape Design Criteria for TownGate is to establish comprehensive landscape standards by defining requirements for plant and wall materials. Installation specifications, maintenance guidelines, and the definitions of areas of responsibility are also outlined so that each participant in the development will understand and conform to the overall landscape concept. The proper selection of plant and wall materials will serve to reinforce the overall unifying community identity of TownGate.

B. Landscape Intent ¹

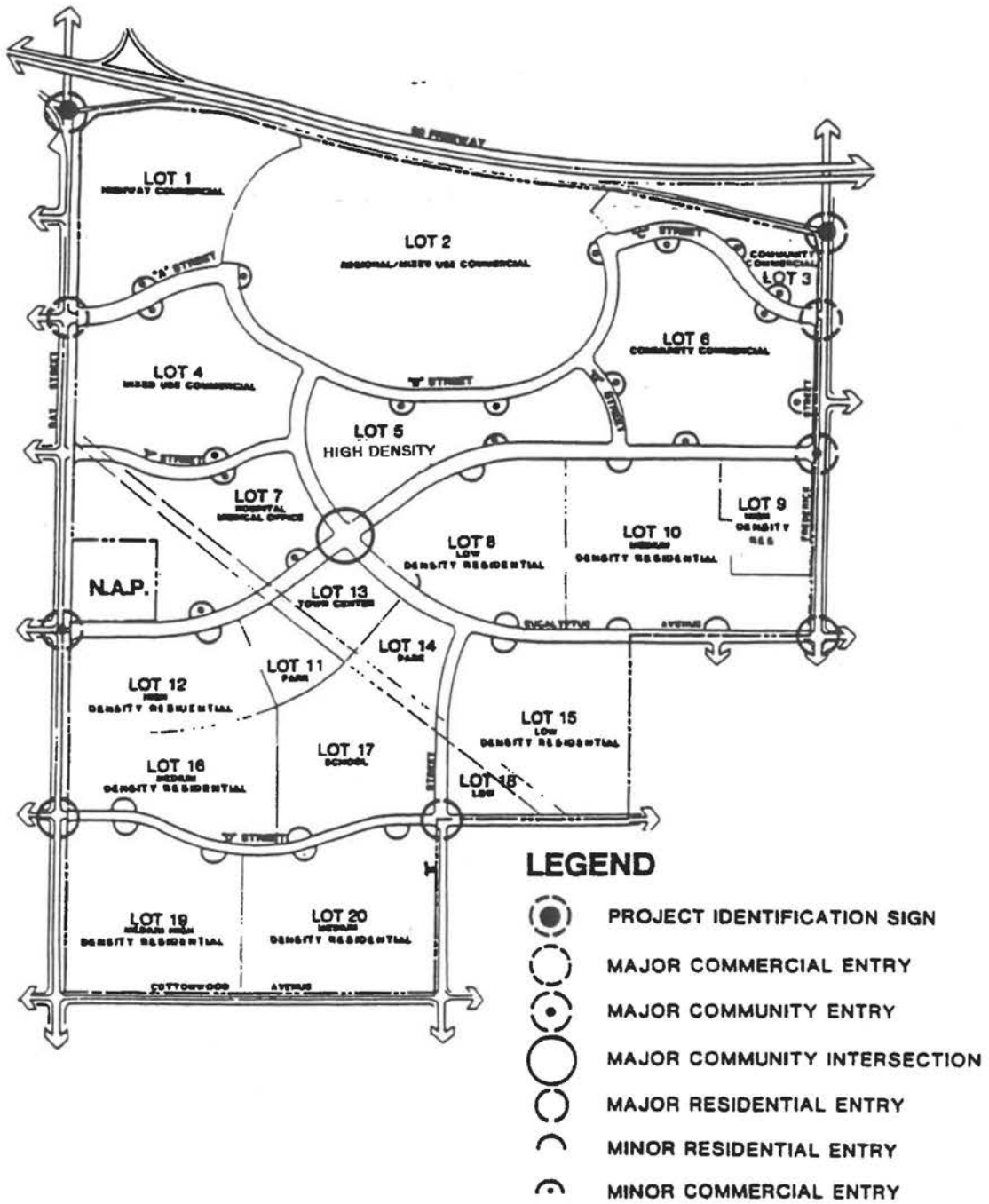
The landscape design for TownGate addresses three functions: 1) to unify the development with the City of Moreno Valley; 2) to provide enhanced entries, intersections, and circulation patterns; and, 3) to provide each Parcel Developer the opportunity to create an individualized project identity within the overall project framework.

C. Responsibility for Installation and Maintenance

The installation and maintenance of all landscape elements including plantings, walls, signage, irrigation systems, etc. is initially the responsibility of either the Master Developer or the individual Parcel Developer.

The Master Developer is responsible for the installation and maintenance of the landscaping in the public rights of way, the park, and common openspace. Initially, the Master Developer will retain responsibility for the maintenance of these areas. After this initial period, maintenance responsibility for these areas will be relinquished to the Moreno Valley Community Services District pursuant to the agreements to be arranged between the Master Developer and the Community Services District. The Parcel Developer is responsible for the installation of landscaping in the following areas: 1) residential front yard landscaping; 2) private common areas; 3) commercial and office parking areas. The landscaping in these areas is to be maintained by the respective property owners.

See also: *Section K. Page 87A & Section L Page 87B revised 6/27/00*



COMMUNITY ENTRY PLAN

III. LANDSCAPE ARCHITECTURAL DESIGN ELEMENTS

A. Introduction

The purpose of the Landscape Design Criteria for TownGate is to establish comprehensive landscape standards by defining requirements for plant and wall materials. Installation specifications, maintenance guidelines, and the definitions of areas of responsibility are also outlined so that each participant in the development will understand and conform to the overall landscape concept. The proper selection of plant and wall materials will serve to reinforce the overall unifying community identity of TownGate.

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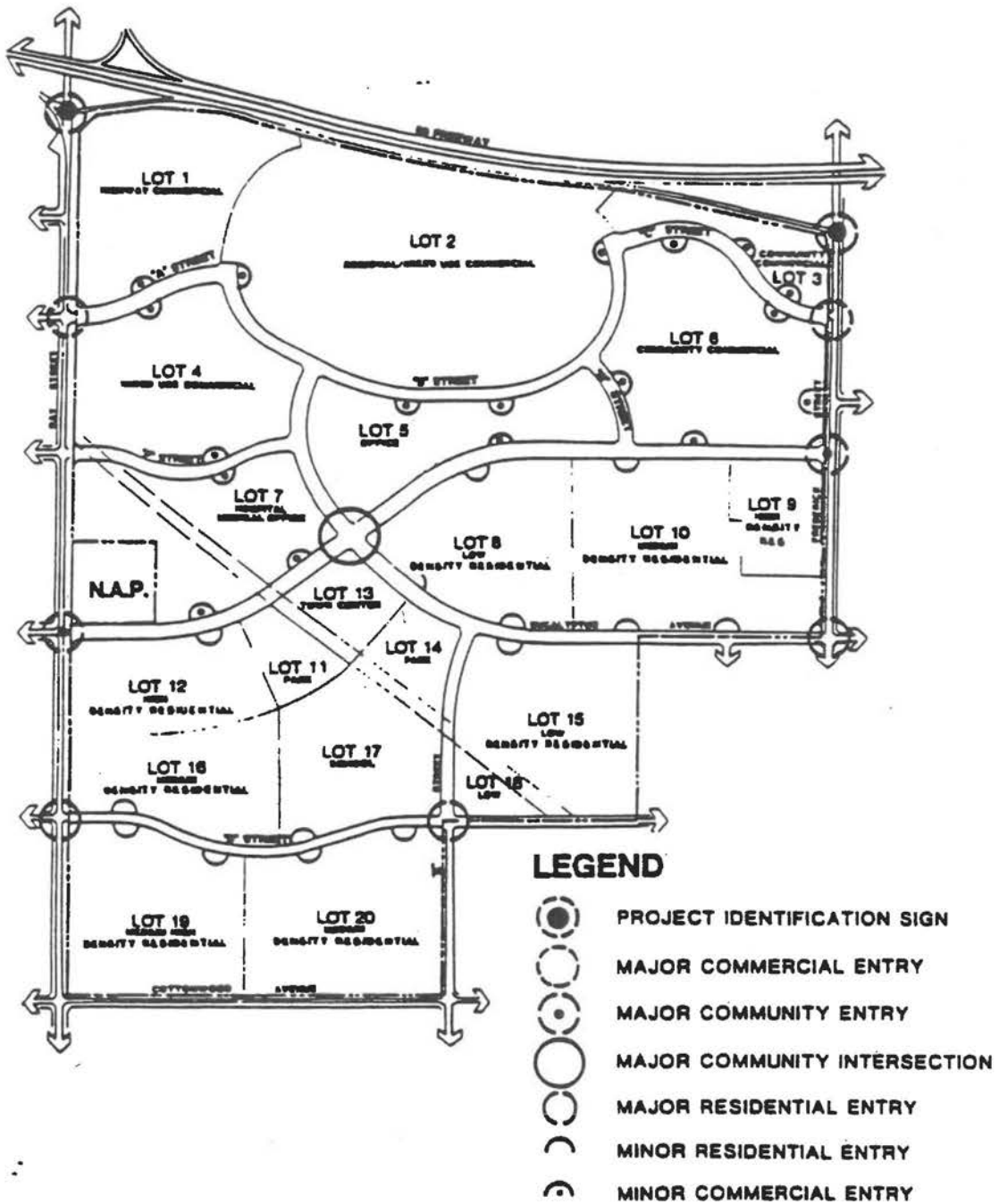
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See also: *Section K. Page 87A & Section L Page 87B*



COMMUNITY ENTRY PLAN

D. Entry Monumentation Concepts

1. Major Commercial Entries

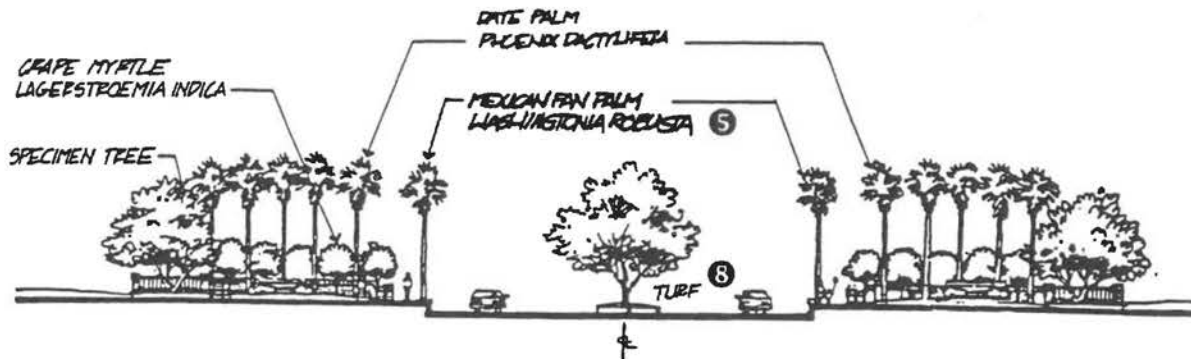
The Master Developer is responsible for the installation of the major commercial entries.

a. Landscape Concept Design Criteria:

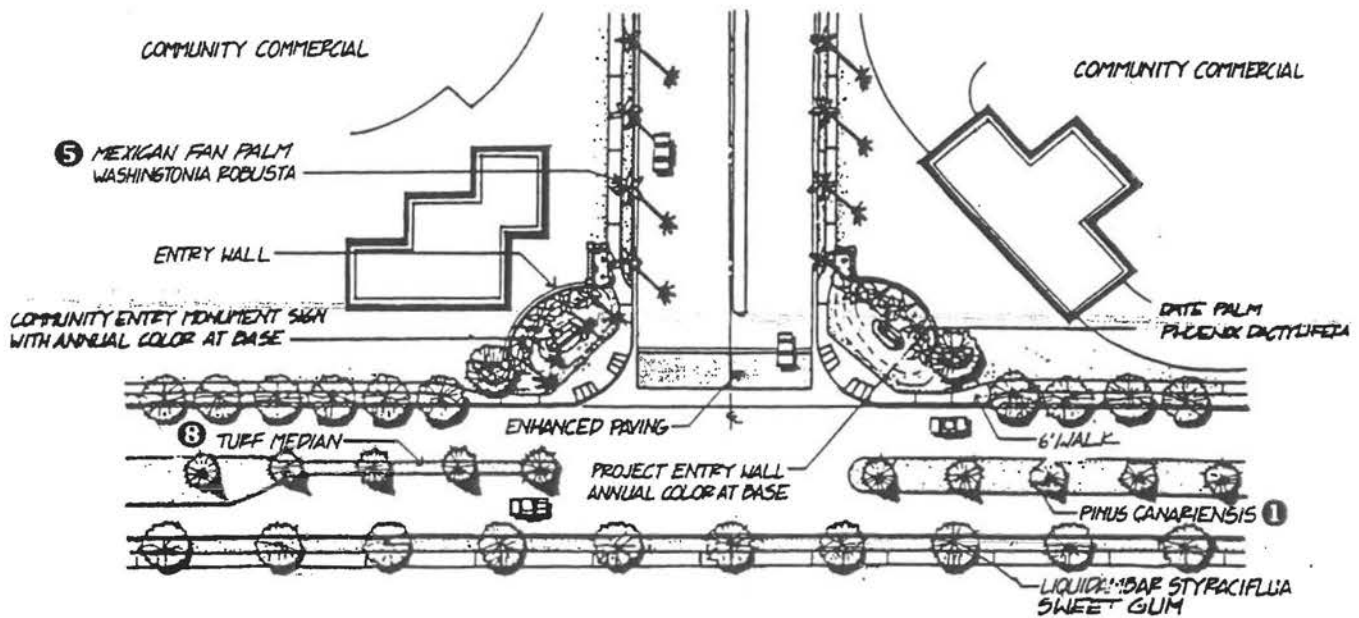
- o These two entries, one located at "A" Street and Day Street and the other at "C" and Frederick Streets, provide the major entry identification to the commercial area. Each will have a semi-circular planting of a tall, vertical tree defining a bermed, open turf area which accentuates the free-standing project identification sign.
- o The character of these tall vertical trees, which will continue along the entry drives to the commercial area, provides a highly visible element from the freeway, while allowing visual penetration to the commercial projects.
- o Small flowering trees alternating with the tall vertical trees soften their vertical nature and create visual interest on a human scale.
- o Low and medium height shrubs planted in conjunction with the entry walls will complement, enhance, and soften the transition from the turf to the entry walls.
- o Annual flower color will accentuate the project identification sign.
- o A specimen flowering tree located inside an integral planter will accentuate each entry wall.

b. Plant Material Sizes:

- o Plant material will be installed in the following sizes: palms will have a 12'-25' trunk height; specimen trees will be 24" to 36" boxes; small flowering trees will be 15 gallon to 24" boxes; shrubs will be one to five gallon containers; and, turf will be sodded or seeded. Final determination of the sizes and types of plant materials to be installed shall be subject to the Architectural Review Process described on Page 3 of this Manual.



ENTRY ELEVATION



PLAN

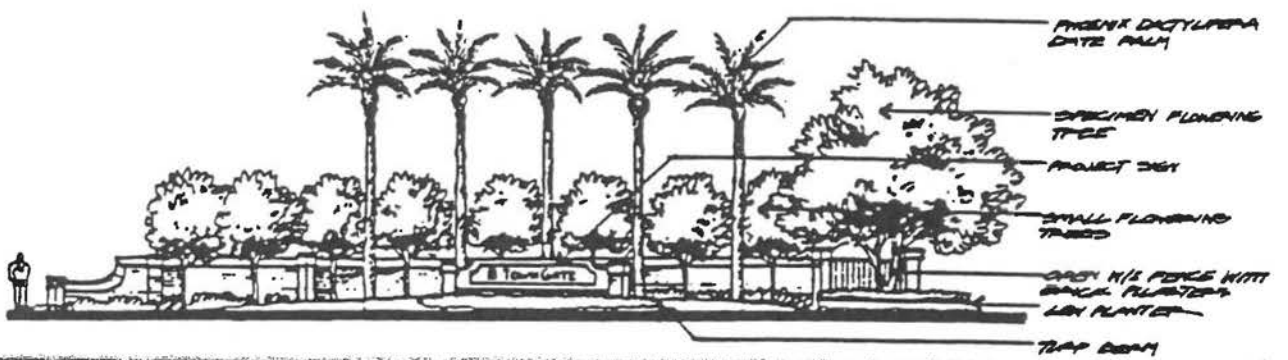
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MAJOR COMMERCIAL ENTRY

5 See: Section K.1, Page 87B

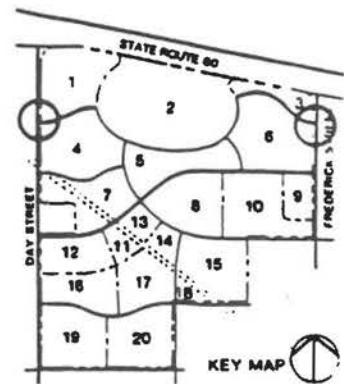
1 See: Section K.1, Page 87A

8 See: Section L.1.A, Page 87C



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MAJOR COMMERCIAL ENTRY



2. Major Community Entries

The Master Developer is responsible for the installation of the major community entries.

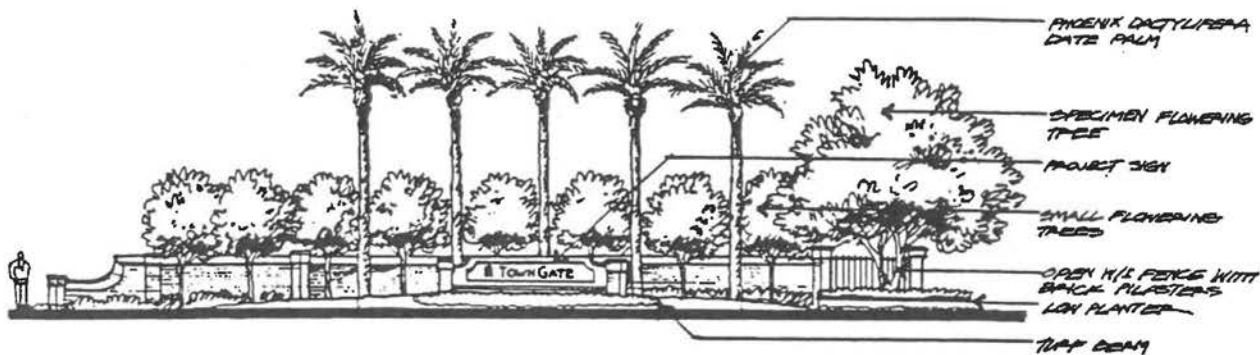
Located at Eastridge Avenue and its intersection with Day Street to the west and with Frederick Street to the east, these entries signal the major arrival to TownGate.

a. Landscape Concept Design Criteria:

- o The typical treatment will feature a bold, semi-circular planting of palm trees (in front of the entry wall), of a height to make them a dominant feature in the landscape. Within the palm planting will be a bermed turf area accentuating the freestanding project identification sign.
- o Low and medium height shrubs are to be planted at the base of the palms to further define the forms and to soften the transition from the turf to the entry walls.
- o A low, semi-circular planter facing the major arterial streets will contain a specimen flowering tree. Underplantings will be low shrubs and annual flowers.

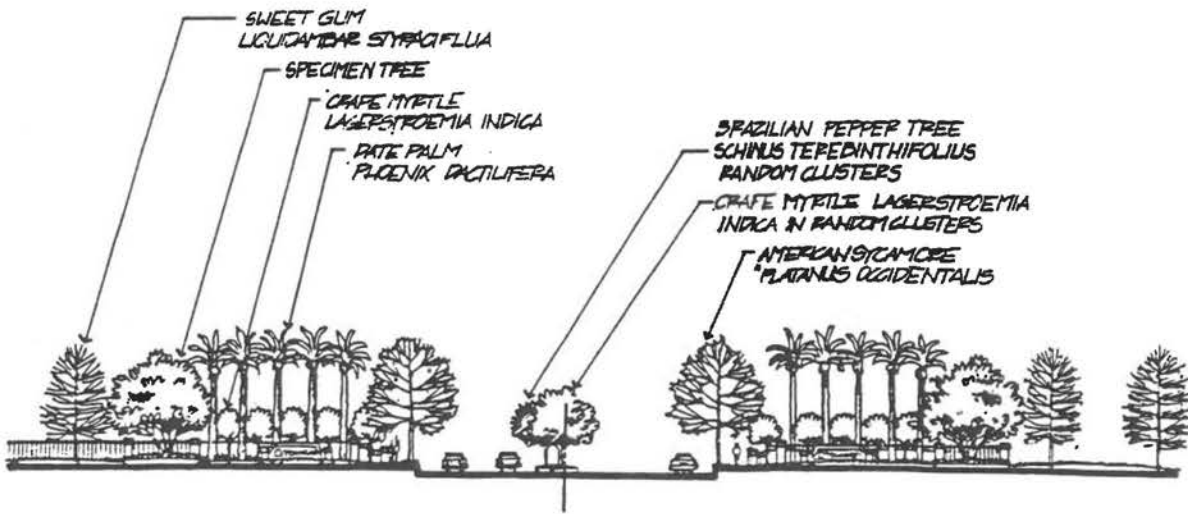
b. Plant Material Sizes:

Plant materials will be installed in the following sizes: palms will be a minimum height of 12'-25'; specimen trees will be 24"-36" boxes; small flowering trees will be 15 gallon to 24" boxes; shrubs will be one to five gallon containers; and, turf will be sodded or seeded. Final determination of the sizes and types of plant materials to be installed shall be subject to the Architectural Review Process described on Page 3 of this Manual.

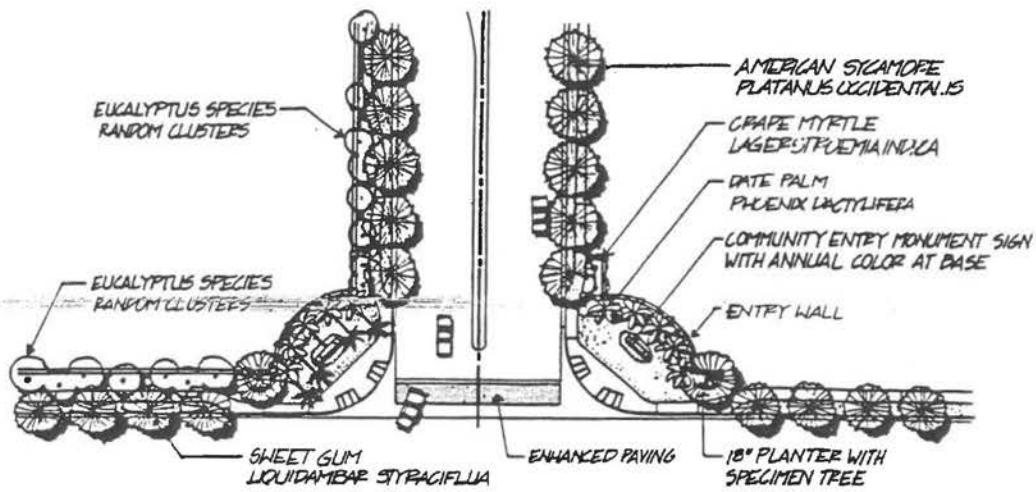


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MAJOR COMMUNITY ENTRY



ENTRY ELEVATION

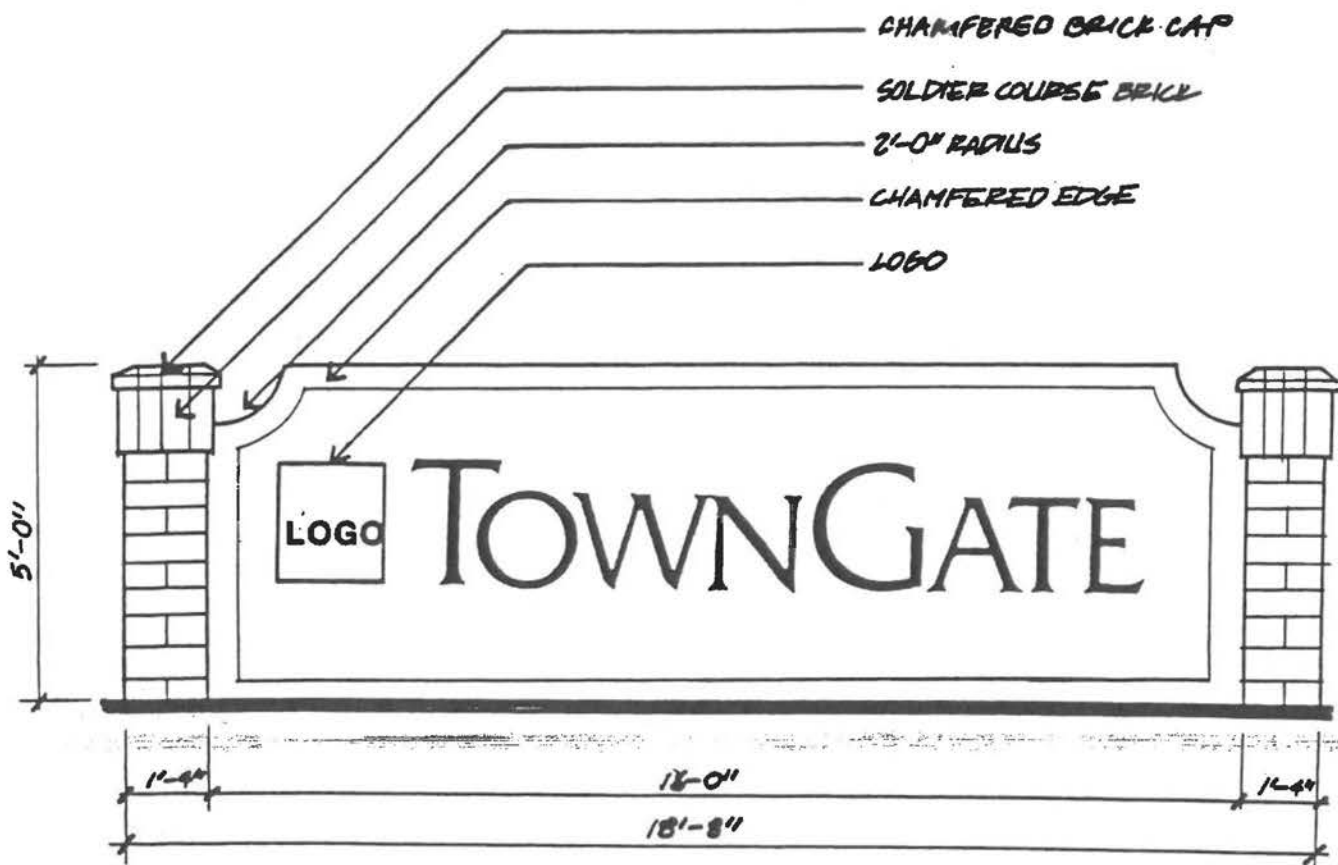


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PLAN



MAJOR COMMUNITY ENTRY



FOR GRAPHIC REPRESENTATION ONLY
 DIMENSIONS MAY VARY

MAJOR COMMUNITY ENTRY

4. Minor Residential Entries

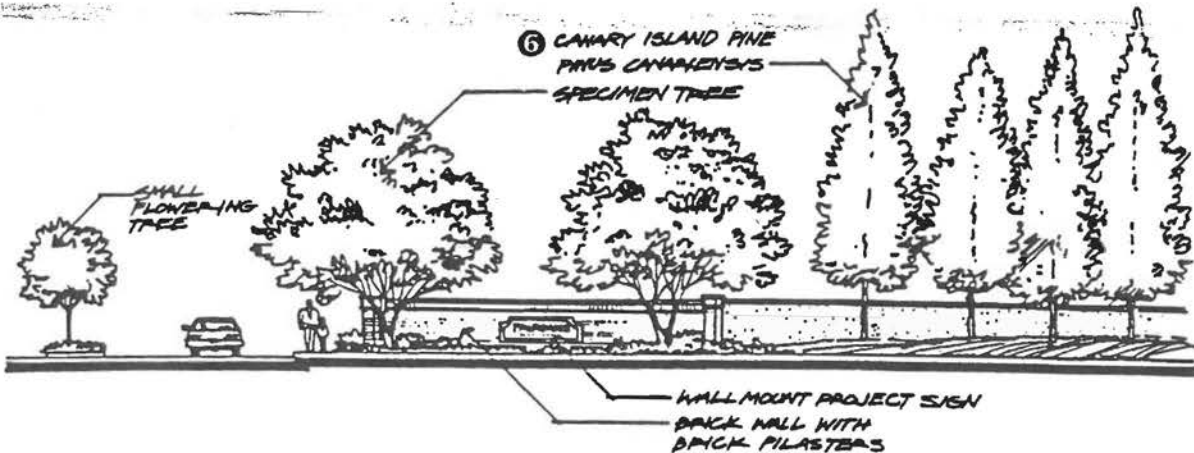
The Parcel Developer is responsible for the installation of the minor residential entries.

a. Landscape Concept Design Criteria:

- o Proper selection and use of materials, while emphasizing an individual project character, must also be consistent with the overall community identity.
- o Each entry will use only building materials, plant materials, and entry designs as approved by the Master Developer.
- o The planting design will relate to the planting theme along adjacent streets.
- o The planting materials selected shall follow recommended plant palettes for designated use areas.

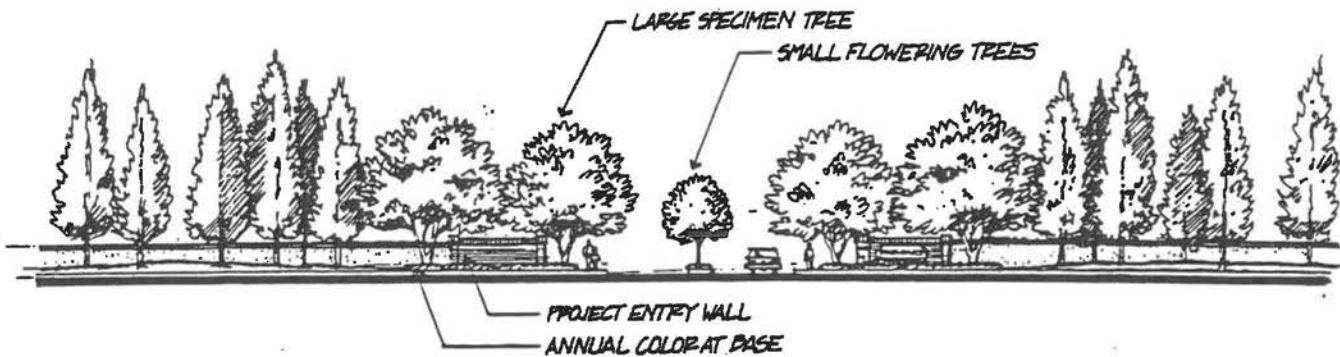
b. Plant Material Sizes:

- o Plant materials will be installed in the following sizes: specimen flowering trees will be 24" to 36" boxes; small flowering trees will be 15 gallon to 24" boxes; shrubs will be one to five gallon containers; and, turf will be sodded or seeded. Final determination of the sizes and types of plant materials to be installed shall be subject to the Architectural Review Process described on Page 3 of this manual.

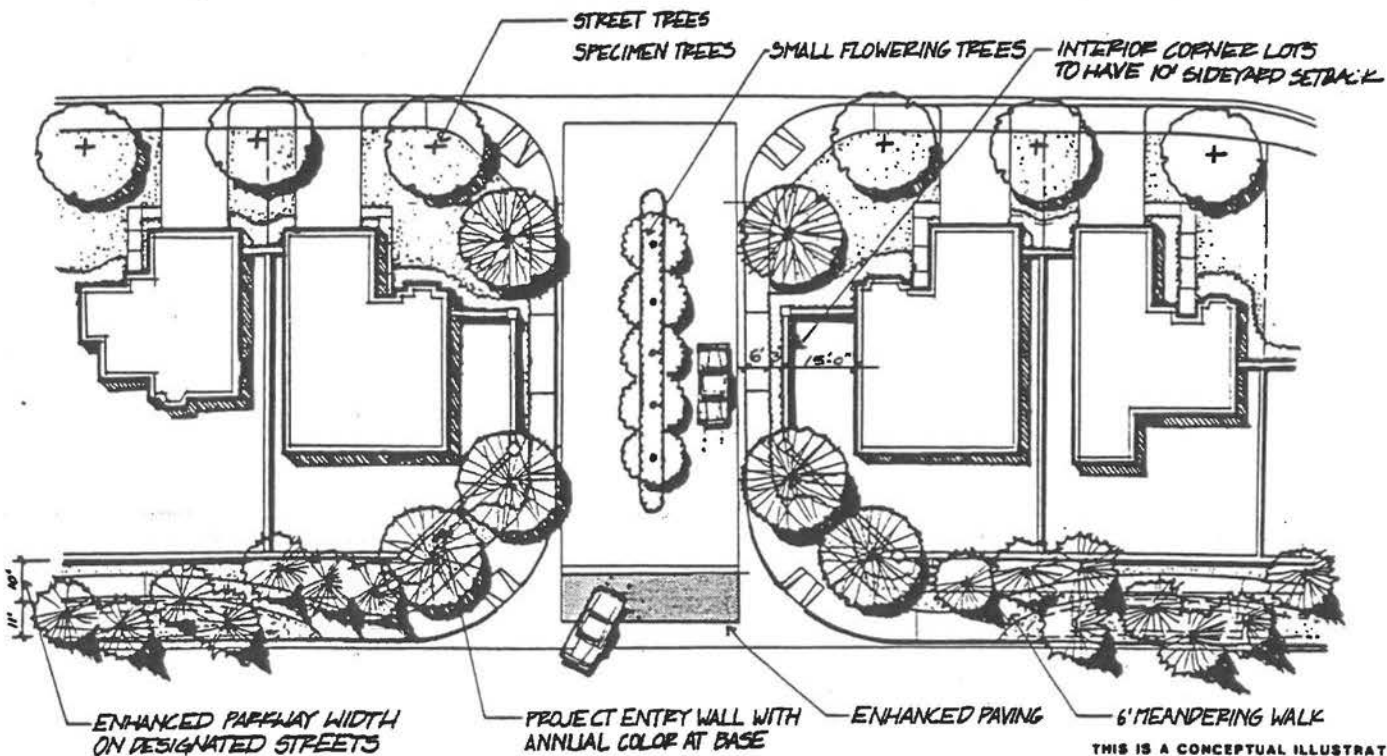


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MINOR RESIDENTIAL ENTRY



ENTRY ELEVATION



PLAN

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KEY MAP

MINOR RESIDENTIAL ENTRY

3. Major Residential Entries

The Master Developer is responsible for the installation of the major residential entries.

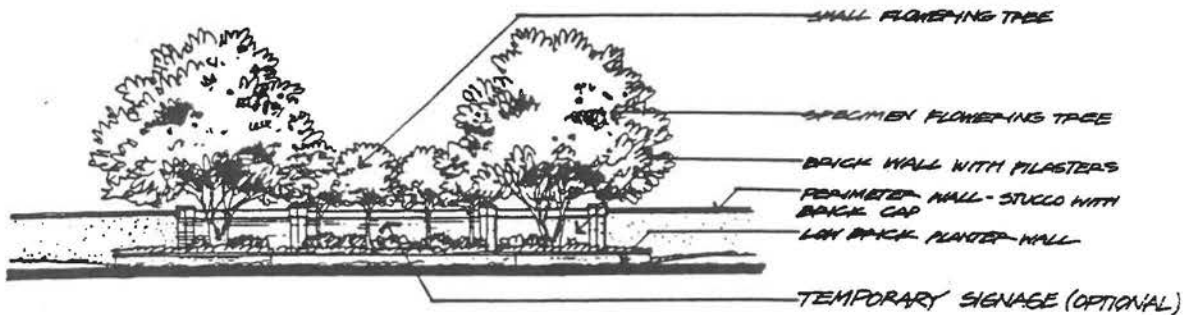
There are three of these entries to the residential communities: at the intersection of "D" Street with Day Street, at "D" Street and Elsworth Street, and at Eucalyptus Avenue and Frederick Street.

a. Landscape Concept Design Criteria:

- o The front side of the entry signage walls will be planted with small flowering trees to provide a background accent.
- o The signage walls will be anchored on each end with a semi-circular planter containing a specimen flowering tree.
- o The front of the project entry walls will be planted with flowering shrubs to accent and highlight the walls.

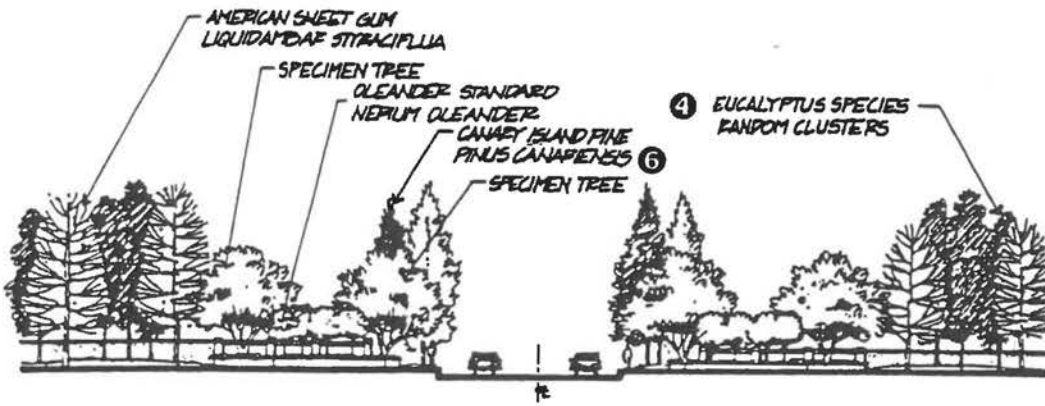
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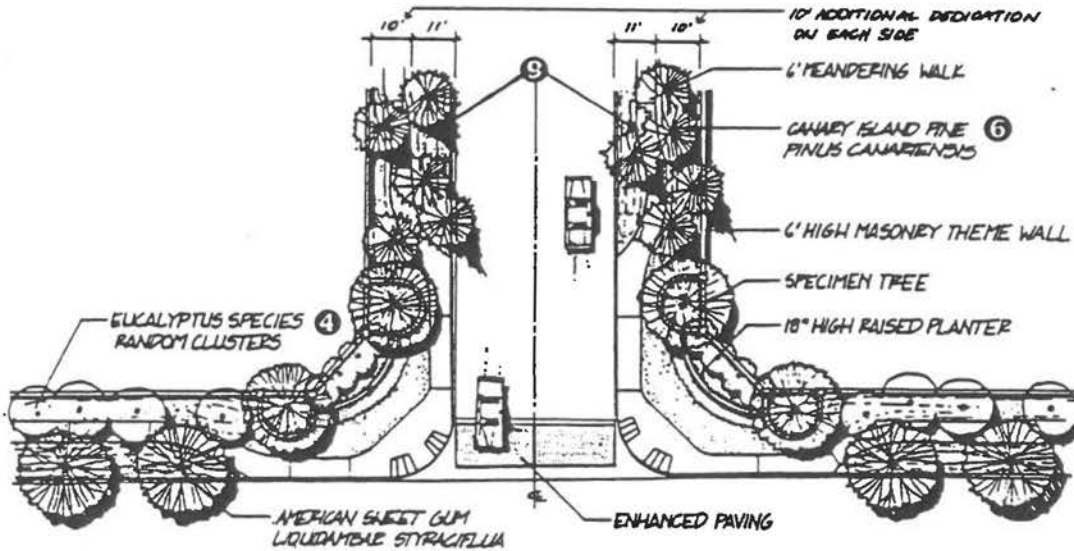


MAJOR RESIDENTIAL ENTRY

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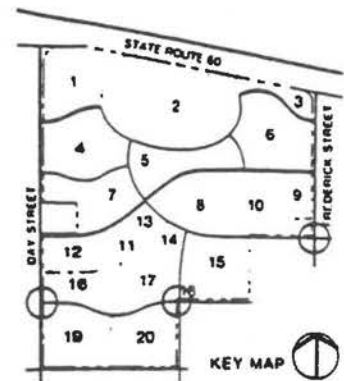
ENTRY ELEVATION



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PLAN

MAJOR RESIDENTIAL ENTRY



4 See: Section K.1, Page 87B

9 See: Section L.1.B, Page 87C

6 See Section K.1, Page 87B

4. Minor Residential Entries

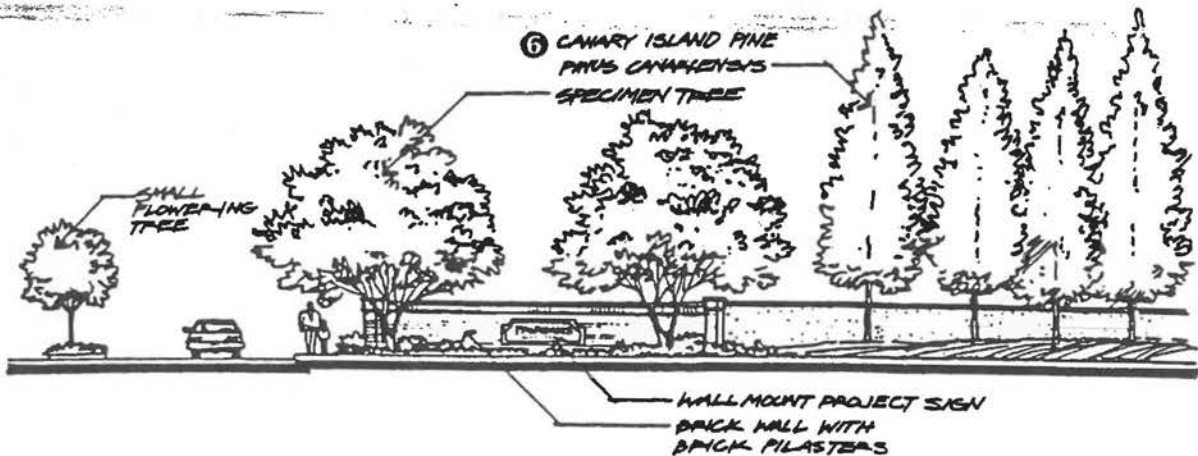
The Parcel Developer is responsible for the installation of the minor residential entries.

a. Landscape Concept Design Criteria:

- o Proper selection and use of materials, while emphasizing an individual project character, must also be consistent with the overall community identity.
- o Each entry will use only building materials, plant materials, and entry designs as approved by the Master Developer.
- o The planting design will relate to the planting theme along adjacent streets.
- o The planting materials selected shall follow recommended plant palettes for designated use areas.

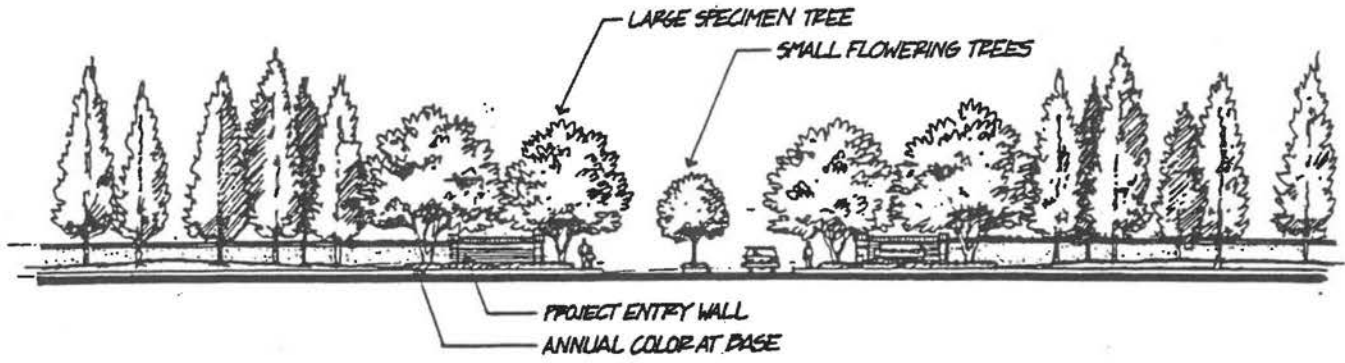
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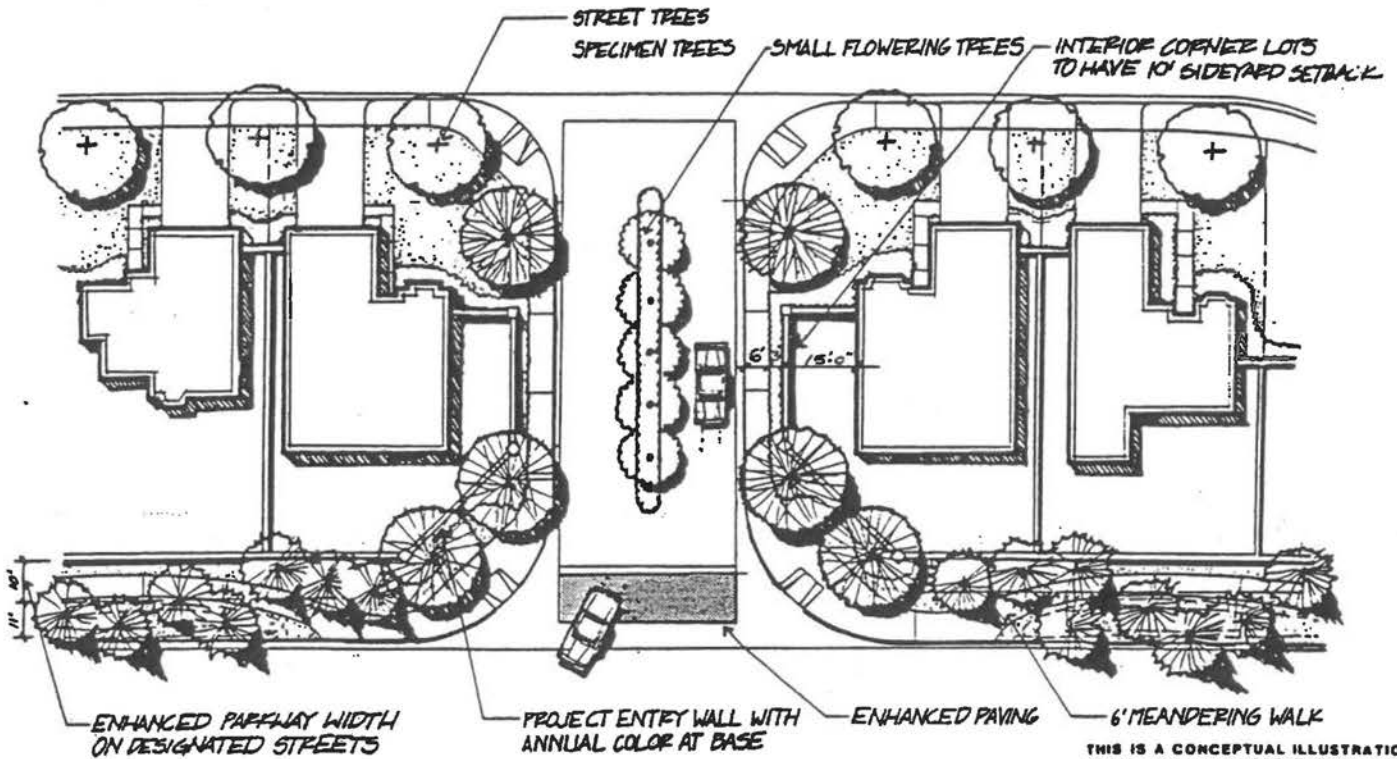


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MINOR RESIDENTIAL ENTRY



ENTRY ELEVATION

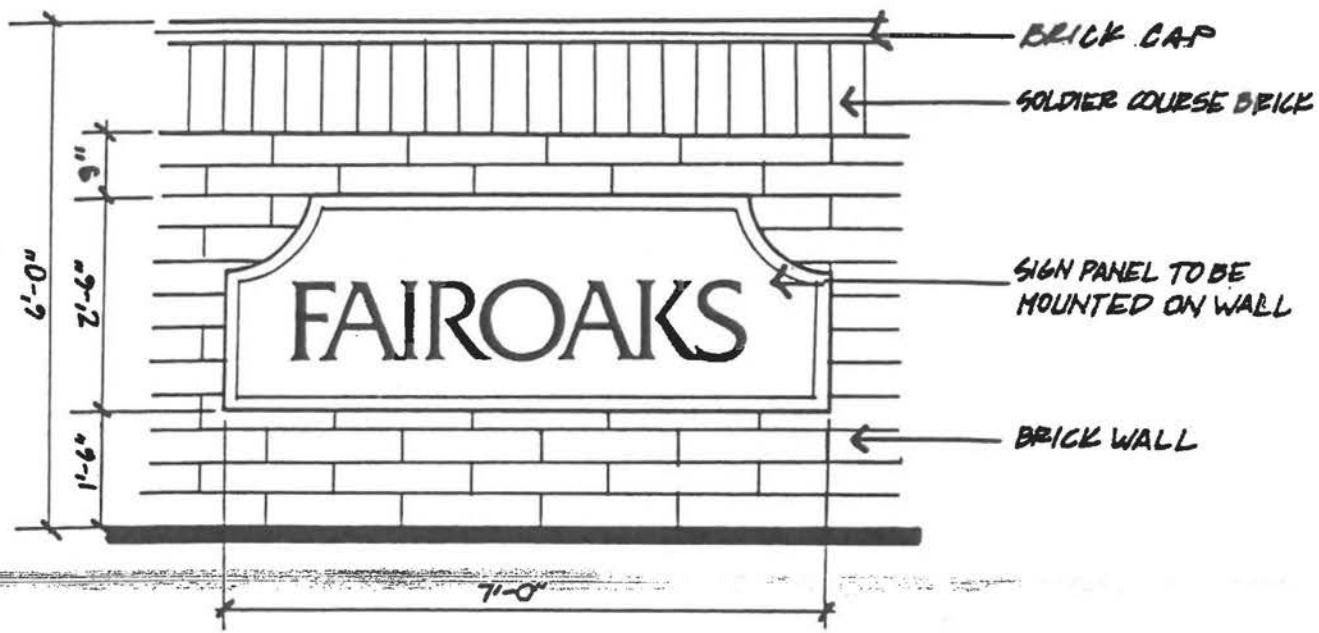


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MINOR RESIDENTIAL ENTRY





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DIMENSIONS MAY VARY

MINOR RESIDENTIAL ENTRY

E. Major Community Intersection Concept

The Master Developer is responsible for the installation of the major community intersection.

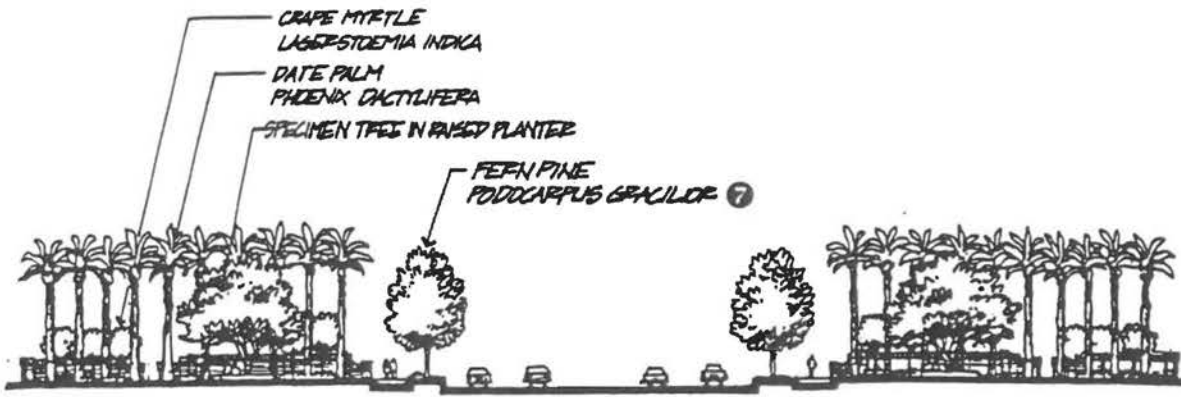
The intersection of TownGate and Eucalyptus Avenues lies at the heart of TownGate. TownGate Avenue, which is the major east-west connector, separates the commercial area from the residential neighborhoods.

a. Landscape Concept Design Criteria:

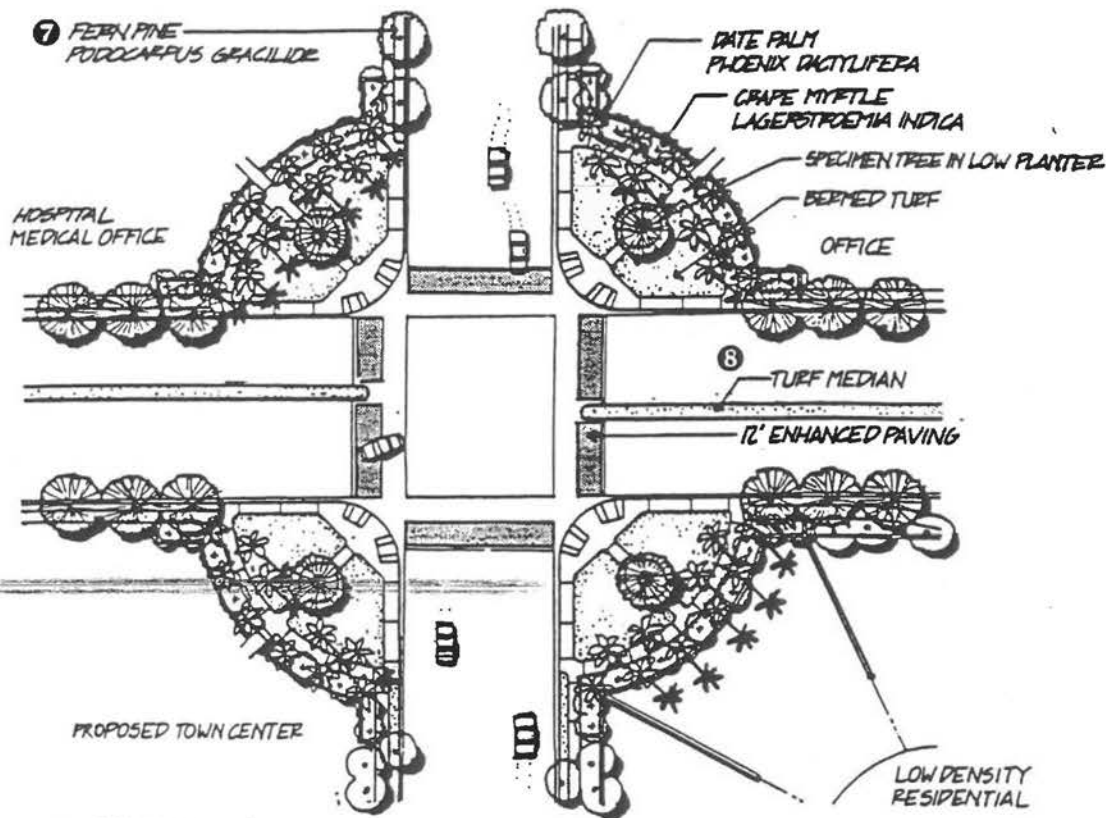
- o The entire intersection will be encircled with palm trees placed to provide a bold, vertical identity.
- o Beneath the back row of palms will be small flowering trees to accent and help enclose the space.
- o Centering in each corner's landscaped area will be a large specimen tree inside a circular planter. The specimen tree at each corner will provide a dynamic focus with the palm trees behind.
- o The circular planter at each corner will be designed as a seating wall. This intersection is an important north-south pedestrian corridor and will serve as a resting spot.

b. Plant Material Sizes:

Plant material will be installed in the following sizes: palms will have a 12'-25' trunk height; specimen trees will be 24" to 36" boxes; small flowering trees will be 15 gallon to 24" boxes; shrubs will be one to five gallon containers; and, turf will be sodded or seeded. Final determination of the sizes and types of plant materials to be installed shall be subject to the Architectural Review Process described on Page 3 of this Manual.



ELEVATION



THIS IS A CONCEPTUAL ILLUSTRATION FOR GRAPHIC REPRESENTATION ONLY.

PLAN

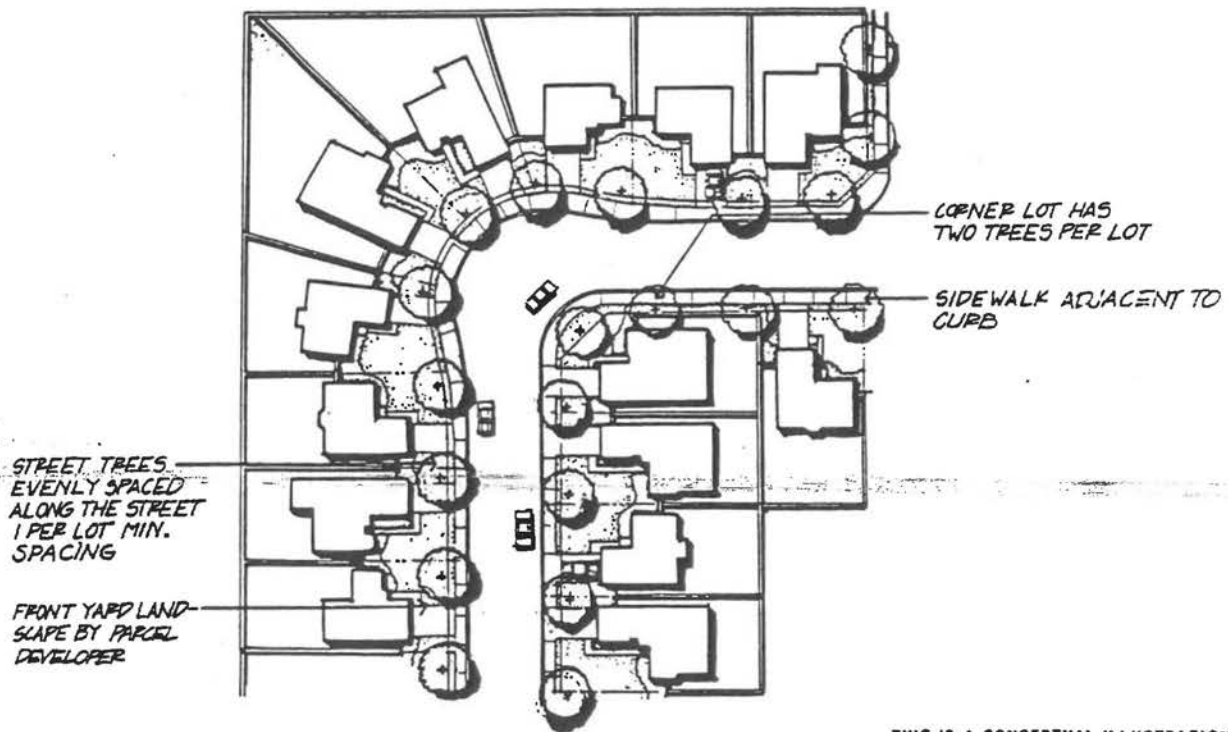


MAJOR COMMUNITY INTERSECTION

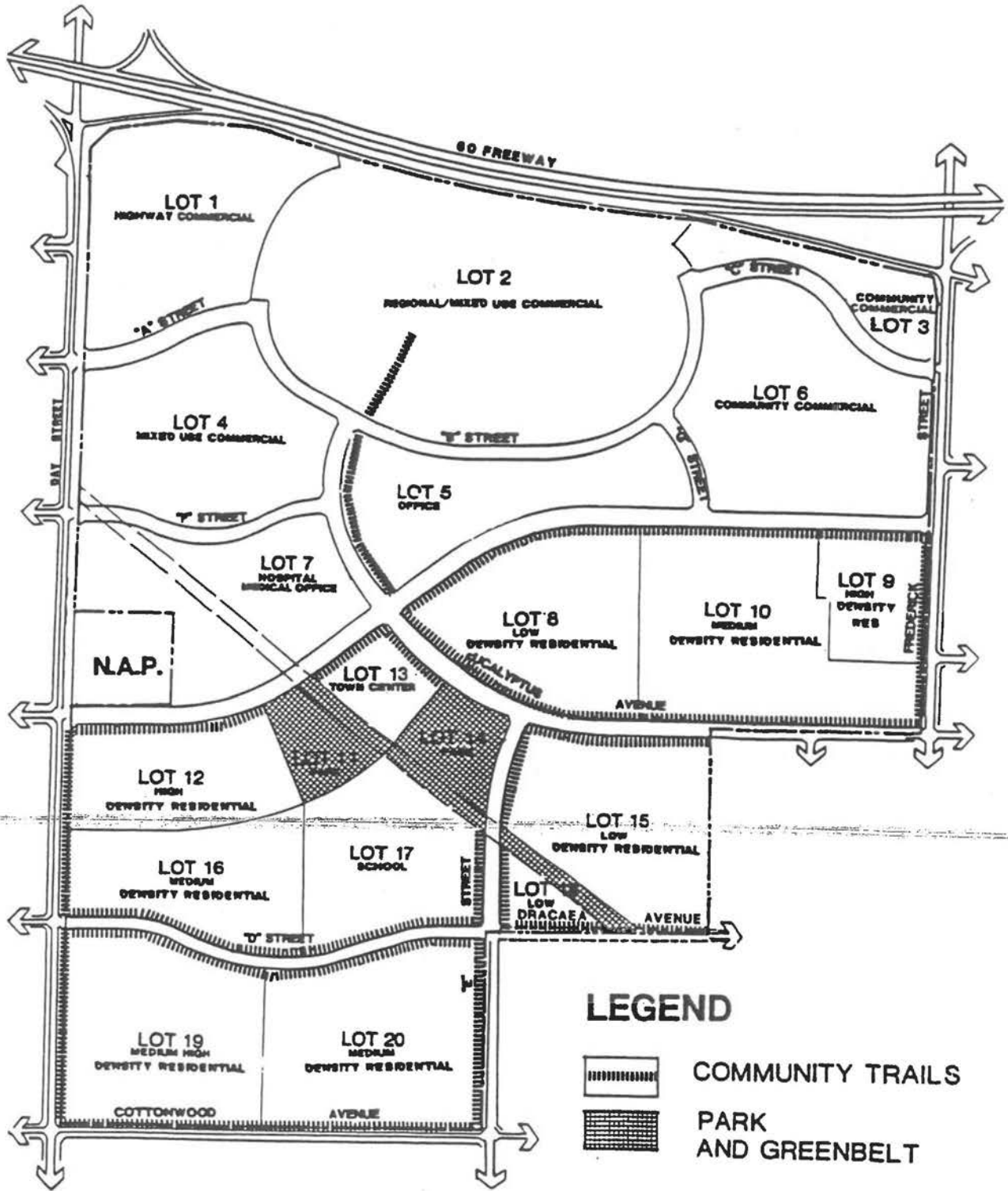
F. Streetscape and Community Trails Concept

The streetscapes for TownGate have been carefully designed to provide identity for not only the project as a whole, but for each Planning Unit of the project. In general, the residential streets have been designed to have their own unique character. Each of these design concepts will be discussed individually.

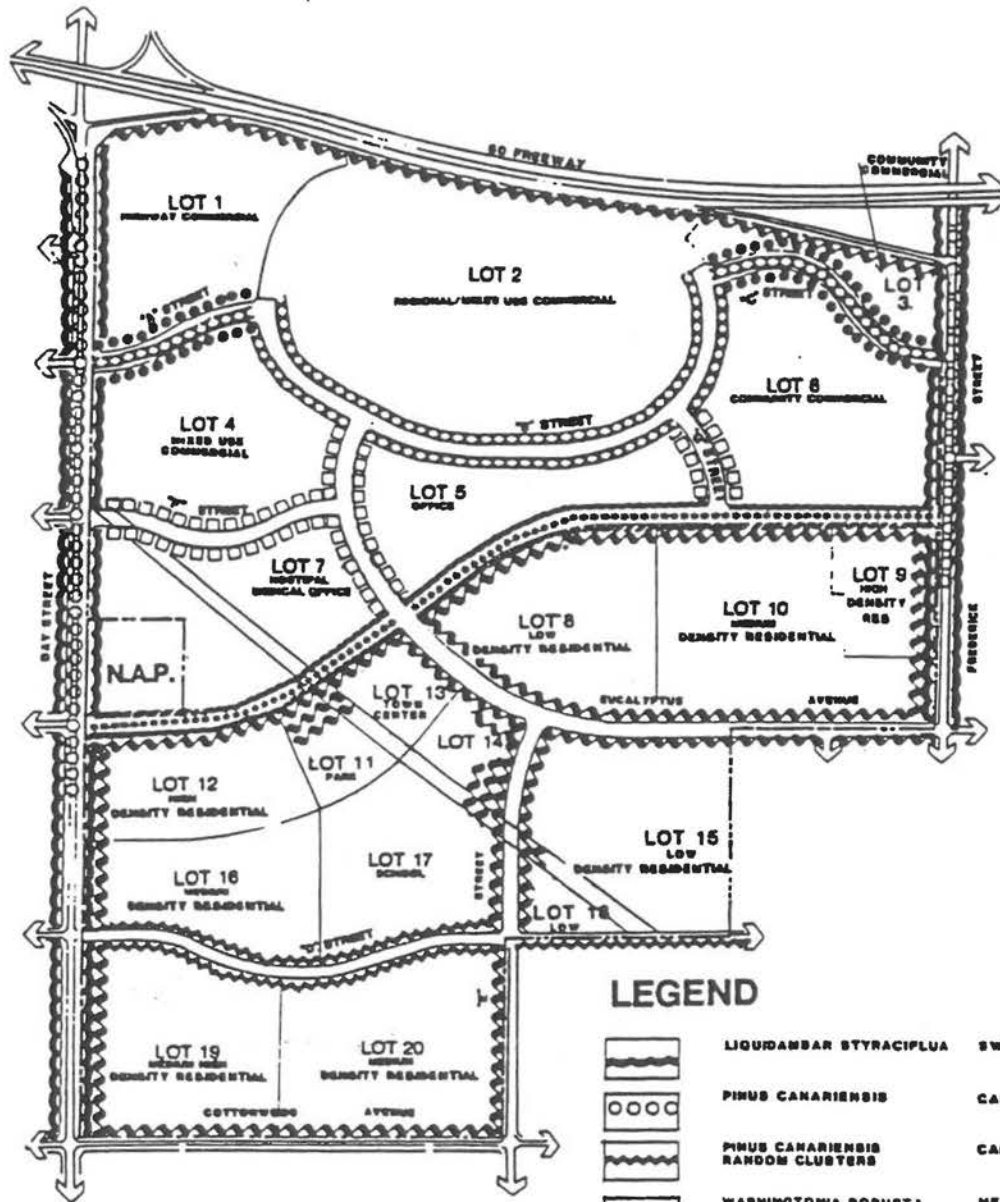
It is important to note that each street may have more than one character, in which case, there may be multiple graphics for the same street, illustrating varying conditions.



RESIDENTIAL NEIGHBORHOOD STREETSCAPE



COMMUNITY TRAILS CONCEPT



LEGEND

	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	
	PINUS CANARIENSIS	CANARY ISLAND PINE	①
	PINUS CANARIENSIS RANDOM CLUSTERS	CANARY ISLAND PINE	⑥
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	⑤
	MAGNOLIA GRANDIFLORA OR CINNAMOMUM CAMPHORA	SOUTHERN MAGNOLIA OR CAMPHOR TREE	
	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	③
	SCHINUS TEREBINTHIFOLIUS RANDOM CLUSTERS	BRAZILIAN PEPPER	①
	EUCALYPTUS SPECMS GROVE PLANTING	EUCALYPTUS	④
	PODOCARPUS GRACILIOR	FERN PINE	⑦

MAJOR COMMUNITY STREET PLANTINGS

① See: Section K.1, Page 87A
 ③ See: Section K.1, Page 87A
 ④ See: Section K.1, Page 87B

⑤ See: Section K.1, Page 87B
 ⑥ See: Section K.1, Page 87B
 ⑦ See: Section K.1, Page 87B

2. Day and Frederick Streets

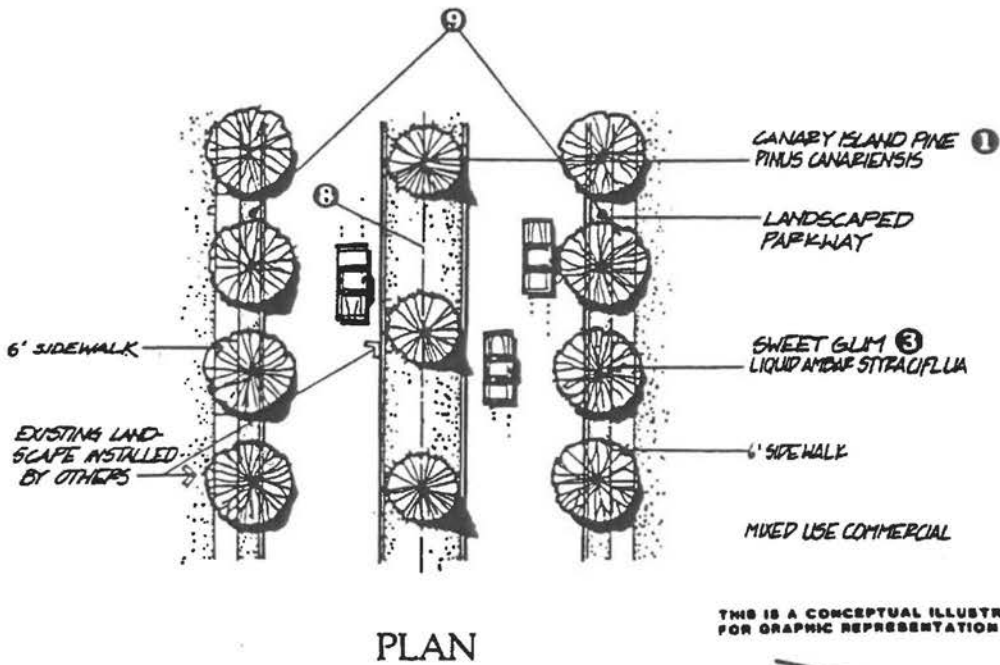
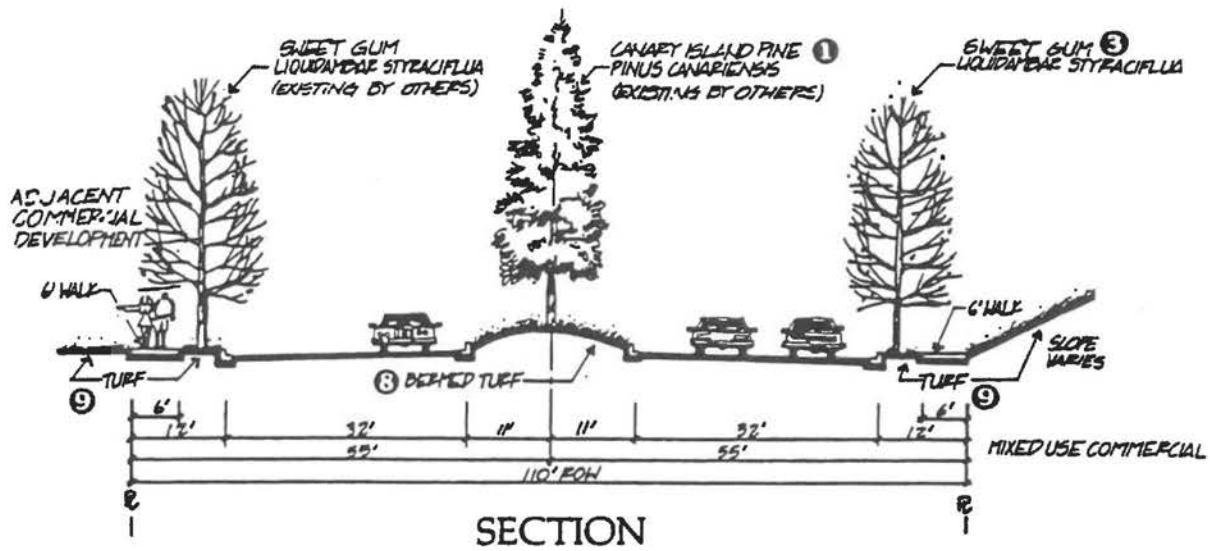
Day Street is the western edge of TownGate. The planting theme has been established, in part, by existing conditions. Frederick Street will reflect a similar design as Day Street.

a. Landscape Design Criteria:

- A formal planting of *Liquidambar styraciflua* (Sweet Gum) will border each side of Day and Frederick Streets.¹
- The median will be planted with a single staggered row of *Pinus canariensis* (Canary Island Pine) on bermed turf.²
- Adjacent to the residential portion of TownGate (Planning Areas 12, 16, and 19), the street trees will be backed with random clusters of *Eucalyptus*.¹

¹ See also: *Section K, Page 87A* revised 6/27/00

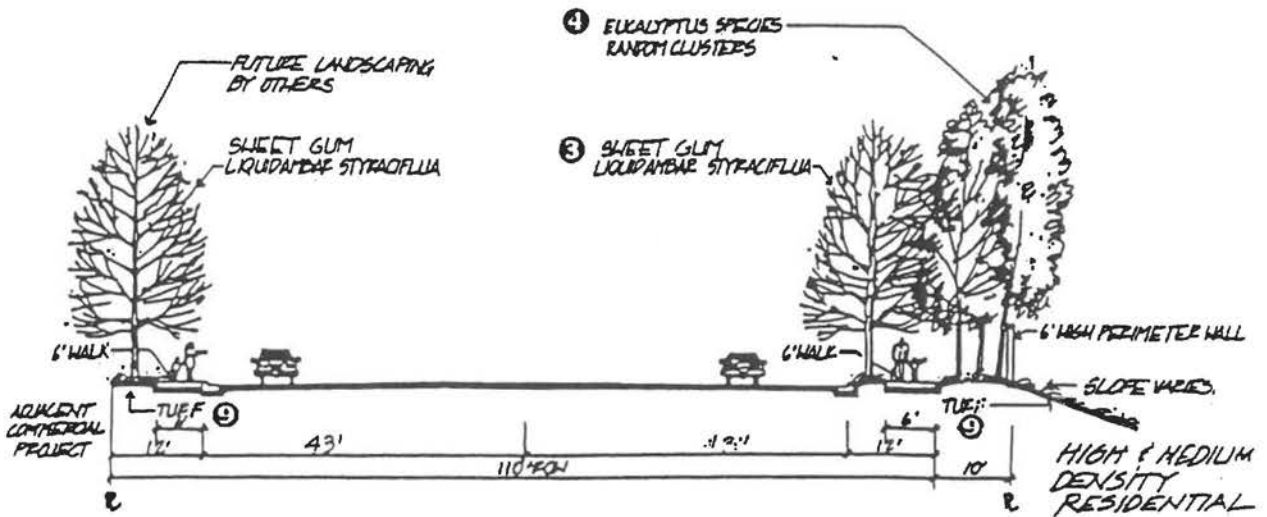
² See also: *Section K, Page 87A & Section L Page 87B* revised 6/27/00



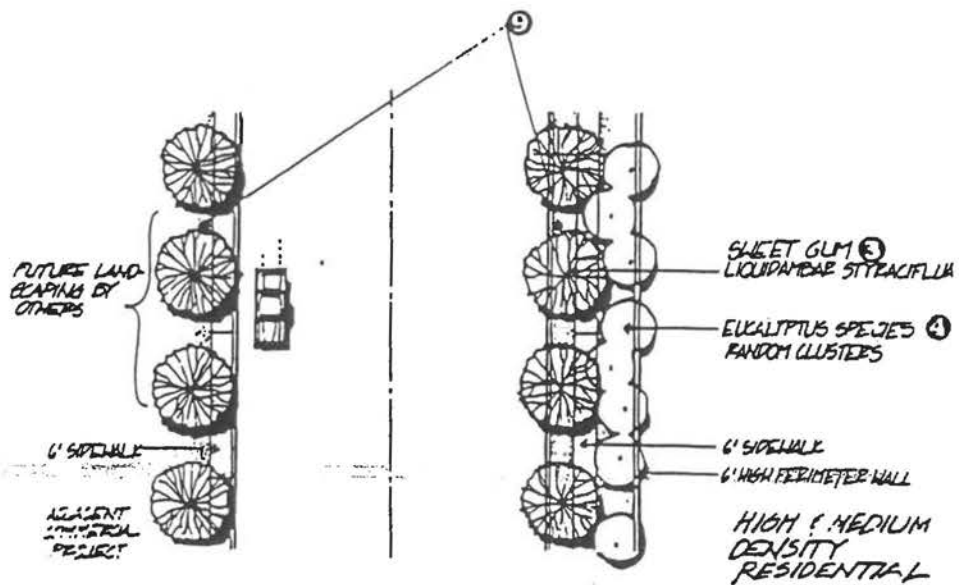
THIS IS A CONCEPTUAL ILLUSTRATION
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DAY STREET (Freeway 60 to "B" Street)



SECTION



PLAN

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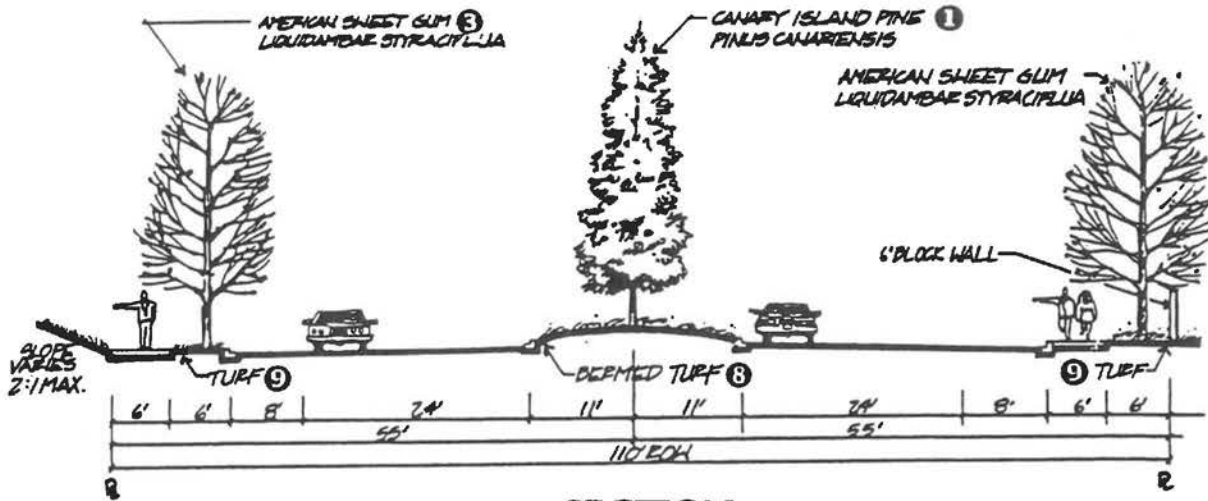
DAY STREET
(Eucalyptus to Cottonwood)



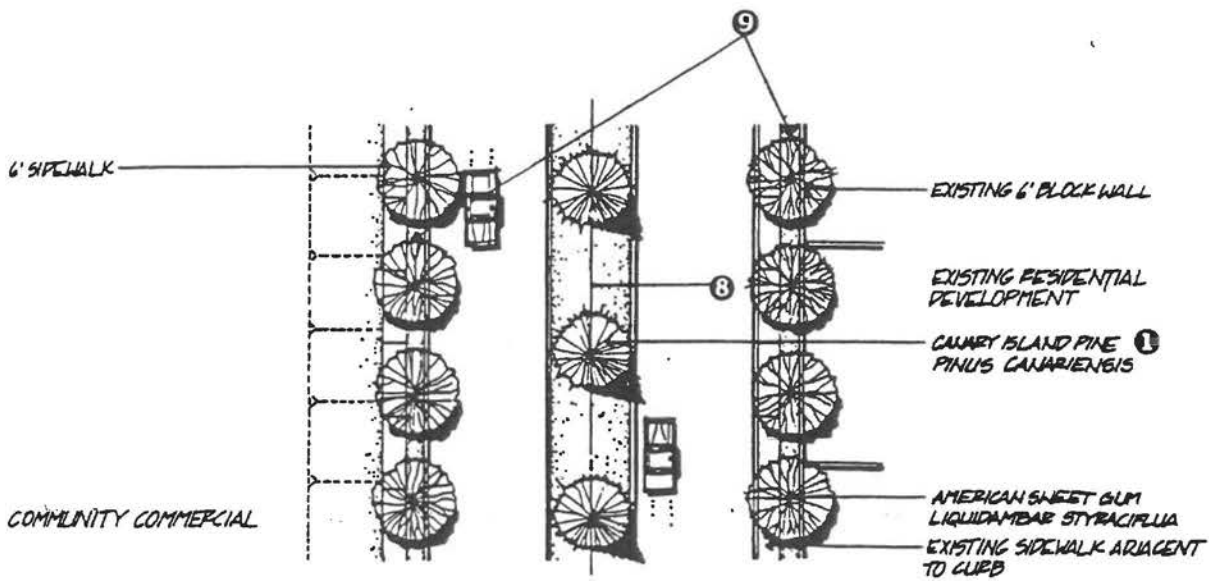
③ See: Section K.1, Page 87A

④ See: Section L.1.B, Page 87C

④ See: Section K.1, Page 87B



SECTION



PLAN

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FREDERICK STREET
("C" Street to TownGate)



- ① See: Section K.1, Page 87A
- ② See: Section L.1.A, Page 87C
- ③ See: Section K.1, Page 87A
- ④ See: Section L.1.B, Page 87C

3. Eucalyptus Avenue / Memorial Way

Eucalyptus Avenue is unique within TownGate in that it traverses residential neighborhoods to the south of TownGate Avenue and then becomes a major access to the commercial center north of TownGate Avenue.

a. Landscape Concept Design Criteria:

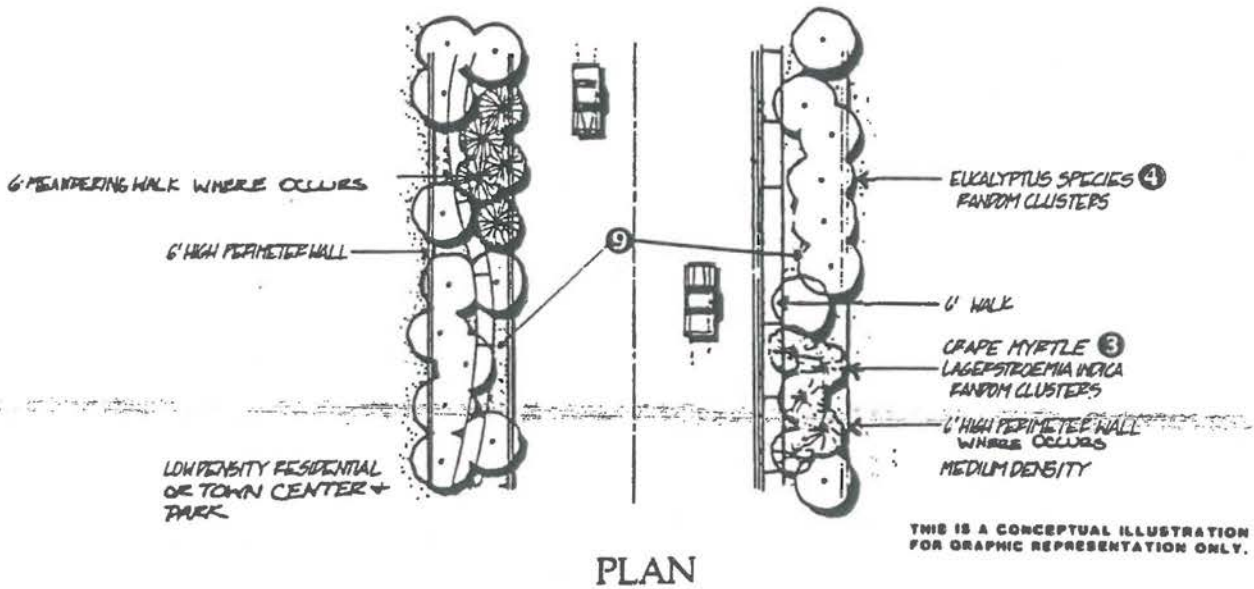
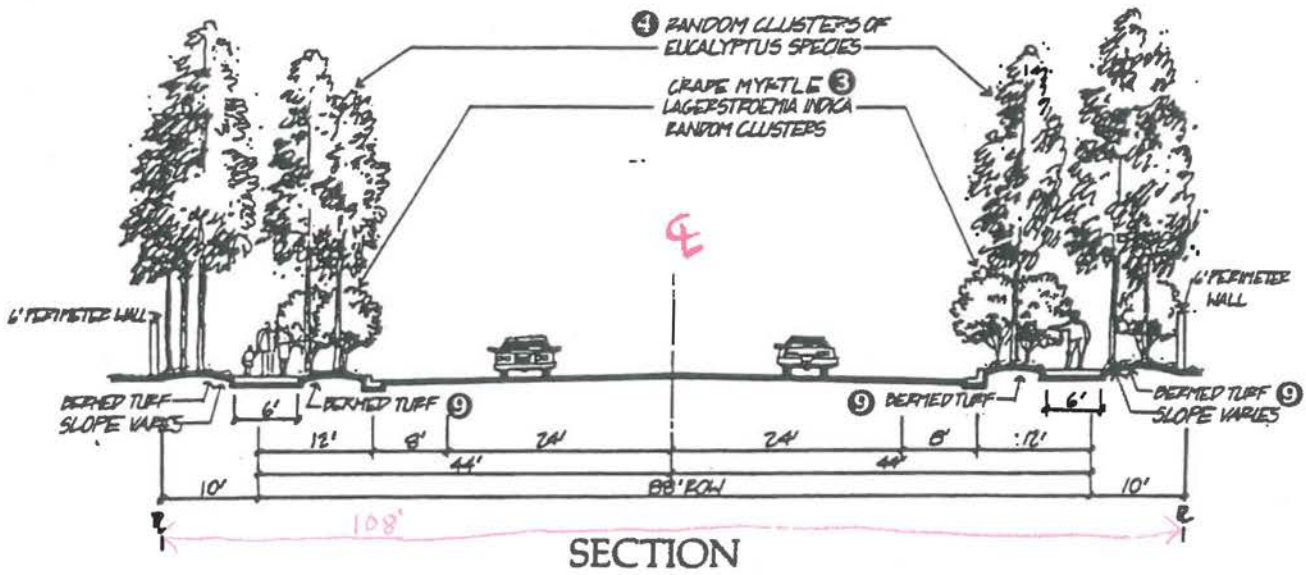
South of TownGate Avenue/Residential:

- Here Eucalyptus Avenue continues the theme reflected by its name. Random clusters of Eucalyptus provide the dominant character.¹
- Clusters of *Lagerstroemia indica* (Crape Myrtle) will accent and provide a more human scale to the street and walks.¹
- Portions of the streetscape will be enclosed and defined by six-foot high perimeter walls at both edges, which serve to separate the residential units from the street.

Memorial Way/Commercial:

- Here Memorial Way is bordered with simple, formal rows of *Podocarpus gracilior* (Fern Pine) framing the street, while allowing good visual access to adjacent commercial developments.¹

¹ See also: *Section K. Page 87A*

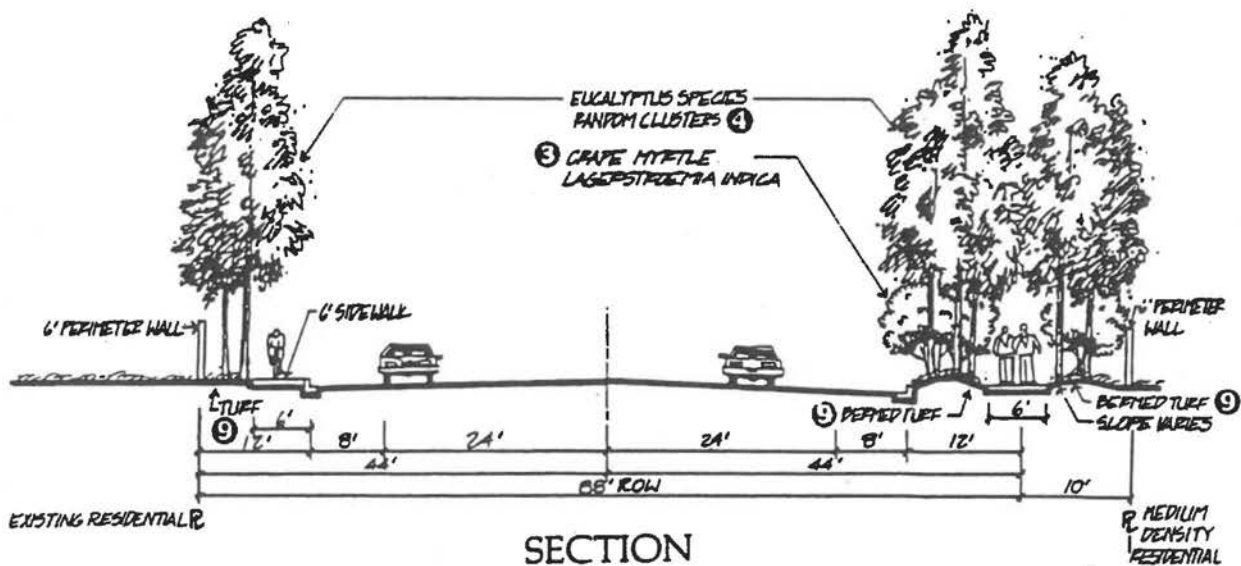


EUCALYPTUS AVENUE

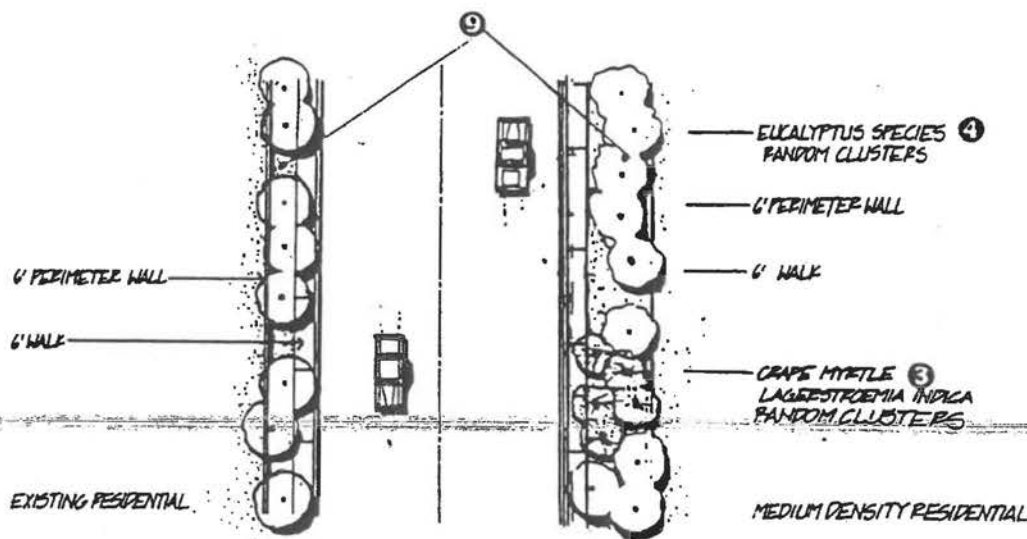


3 See: Section K.1, Page 87A
4 See: Section K.1, Page 87B

9 See: Section L.1.B, Page 87C



SECTION



PLAN

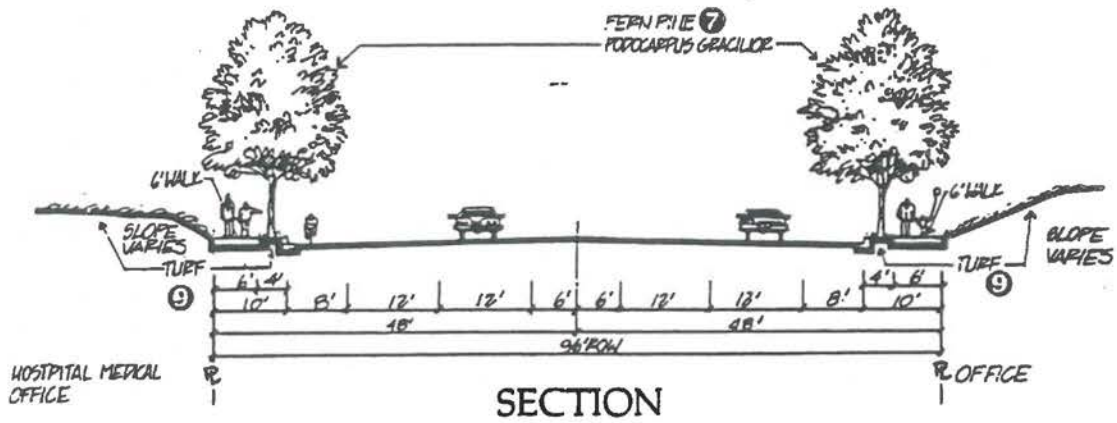
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EUCALYPTUS AVENUE

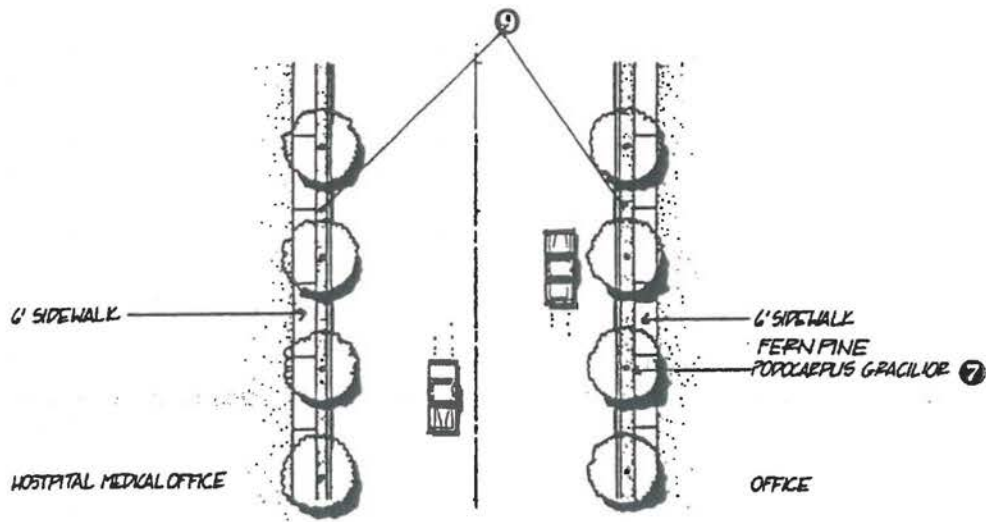


3 See: Section K.I, Page 87A
 4 See: Section K.I, Page 87B

9 See: Section L.I.B, Page 87C



SECTION



PLAN

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MEMORIAL WY
 EUCALYPTUS AVENUE
 (TownGate to "F" Street)



7 See Section K.I. Page 87B

9 See: Section L.I.B, Page 87C

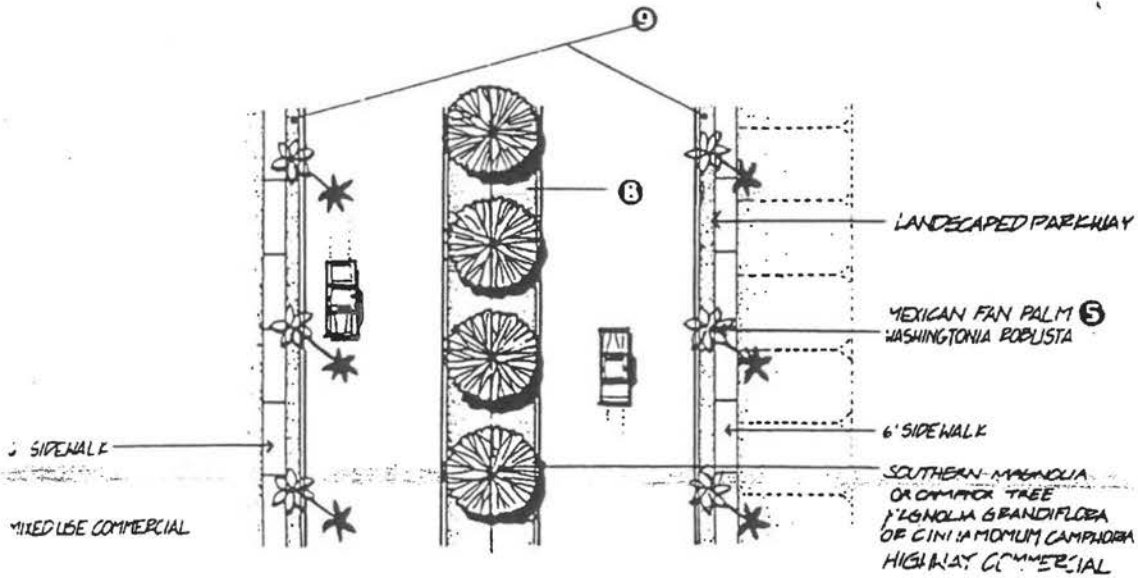
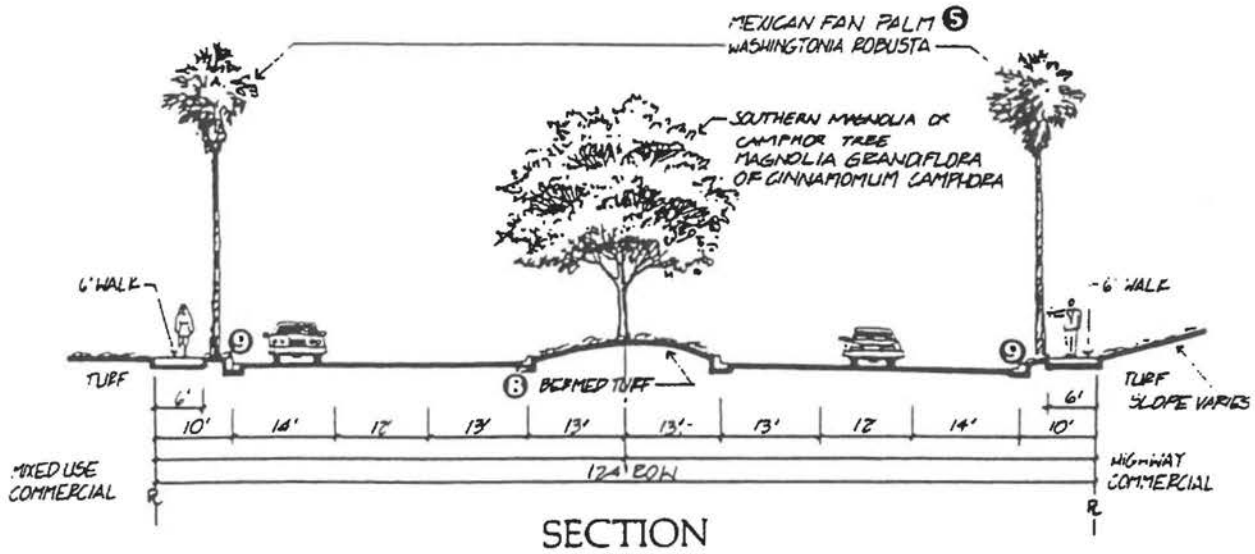
4. "A" Street and "C" Street

"A Street and "C" Street provide major access to the commercial areas from Day and Frederick Streets, respectively.

a. Landscape Concept Design Criteria:

- A single row of tall, vertical trees will line each side of these streets, providing regional identity for the commercial area. Species to be determined by the Master Developer and submitted to the City Planning Department with the landscape plans.
- A row of *Magnolia grandiflora* (Southern Magnolia), or *Cinnamomum camphora* (Camphor Tree) in the median will provide a lower canopy and a delicate texture.
- Simple bermed turf plantings in the medians will provide a green, manicured appearance.¹

¹ See also: *Section L. Page 87B revised 6/27/00*



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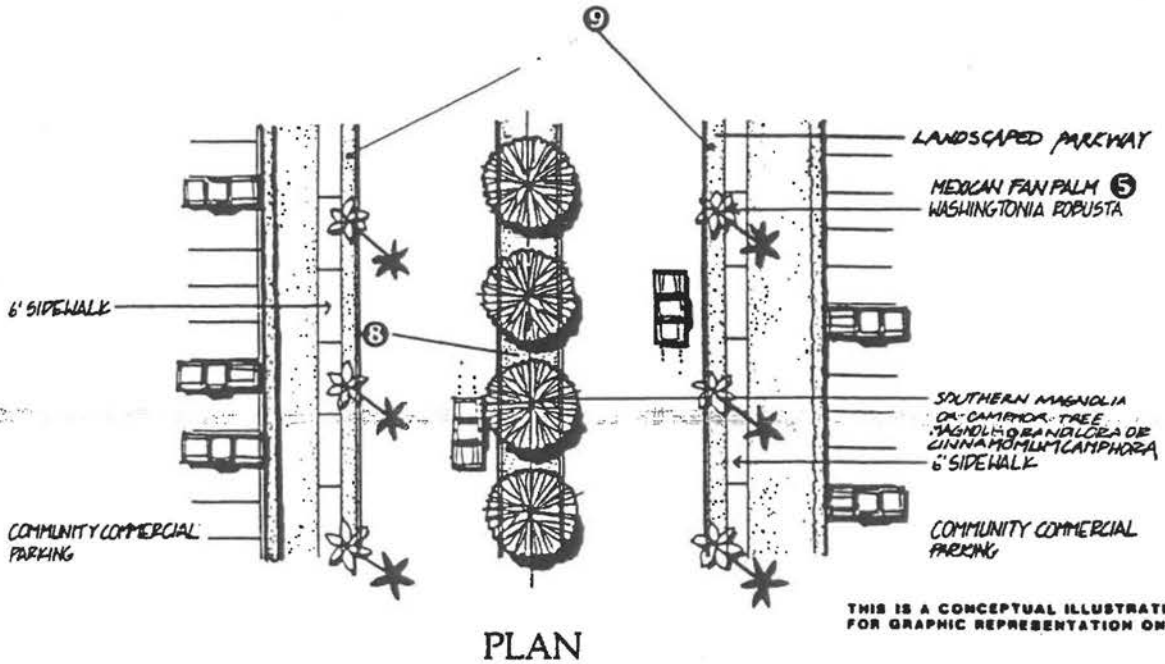
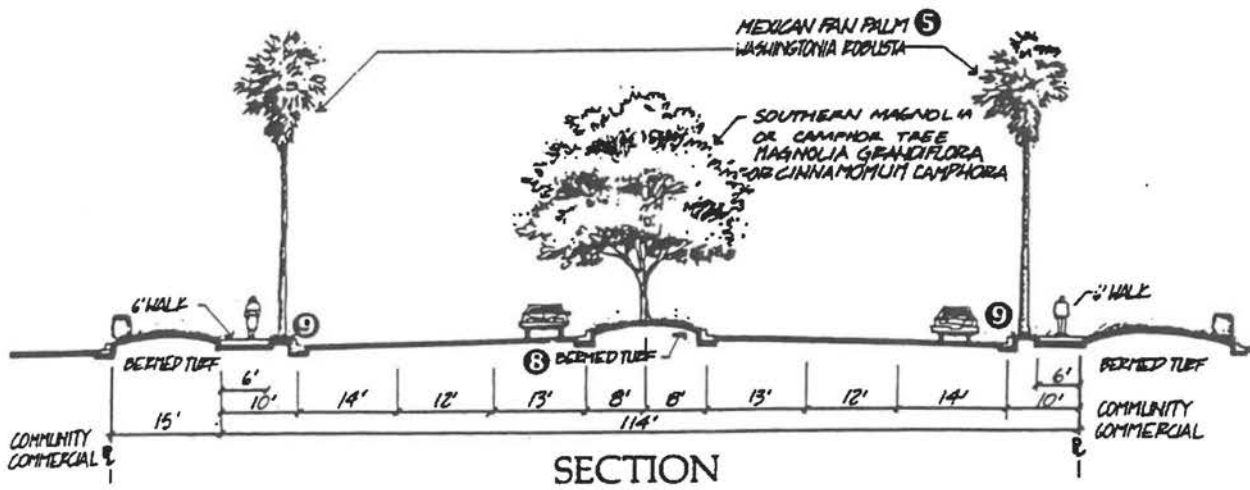
"A" STREET
(Day Street to "B" Street)



⑤ See: Section K.I., Page 87B

⑨ See: Section L.I.B., Page 87C

⑧ See: Section L.I.A., Page 87C



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"C" STREET
(Frederick to "B" Street)



⑤ See: Section K.I, Page 87B

⑨ See: Section L.I.B, Page 87C

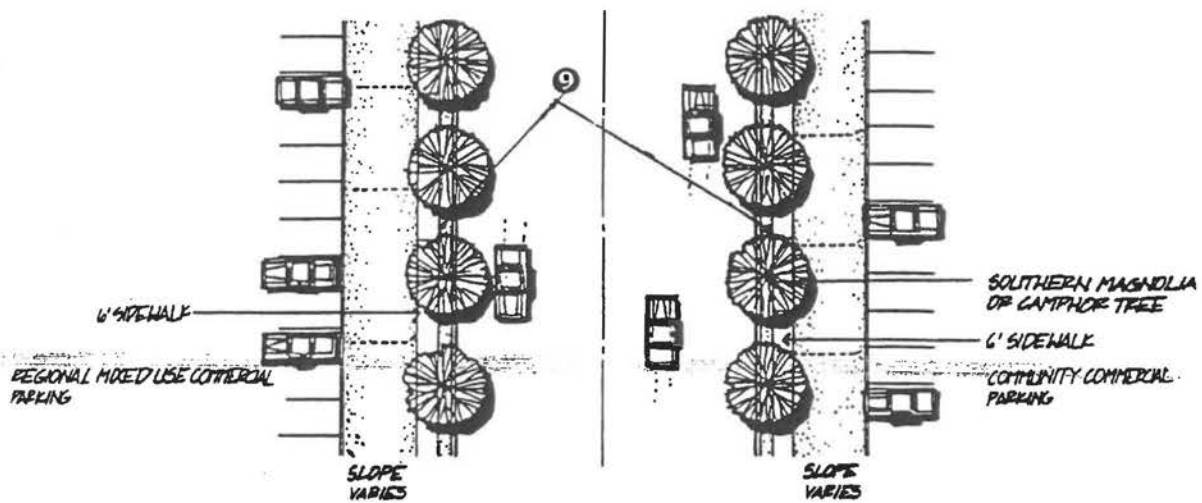
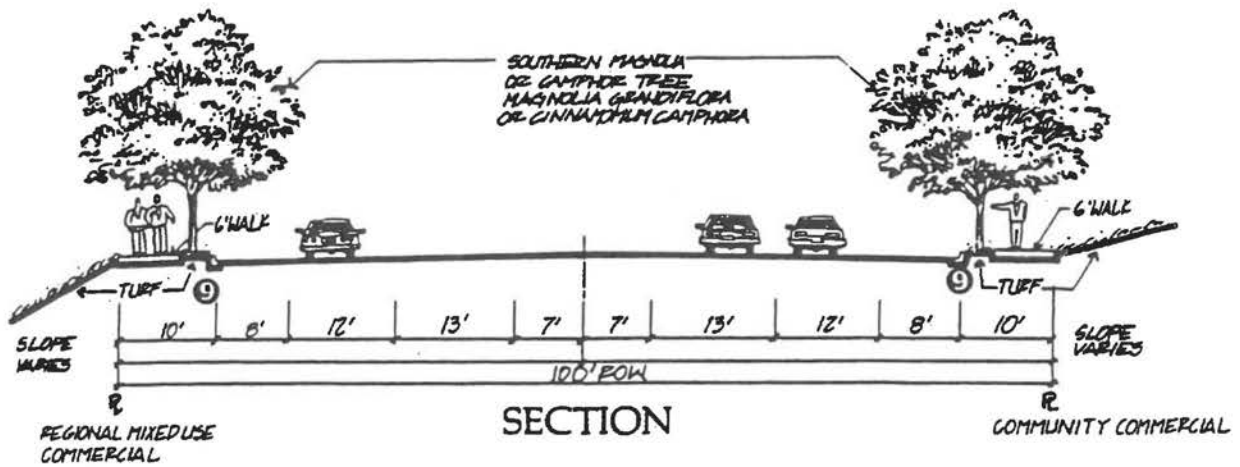
⑧ See: Section L.I.A, Page 87C

5. "B" Street

"B" Street wraps around the southern edge of the regional/mixed use commercial center, connecting "A" Street and "C" Street.

a. Landscape Concept Design Criteria:

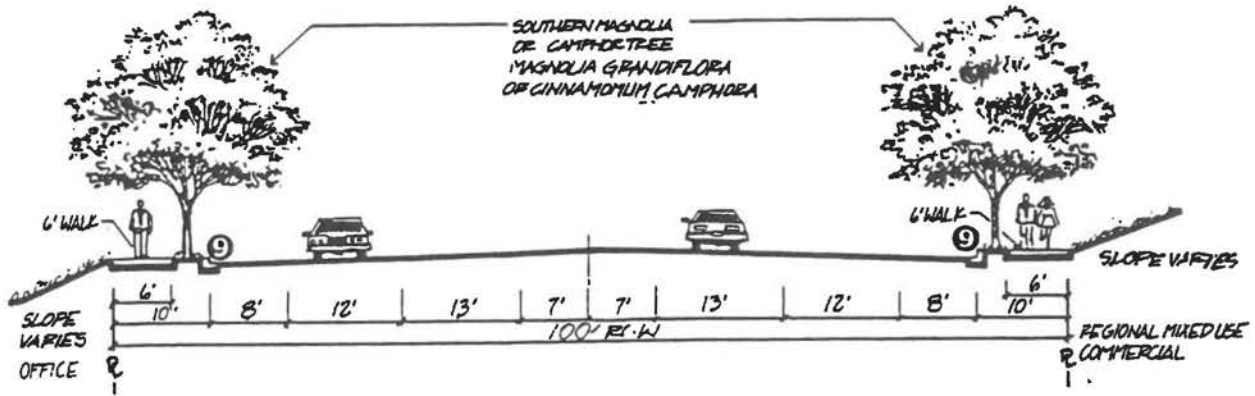
- Magnolia grandiflora (Southern Magnolia) or Cinnamomum camphora (Camphor Tree) will line both sides of "B" Street, providing visual continuity to the commercial area, as a repetition of the median tree along "A" Street and "C" Street.
- These trees will provide excellent visual penetration to the commercial developments.



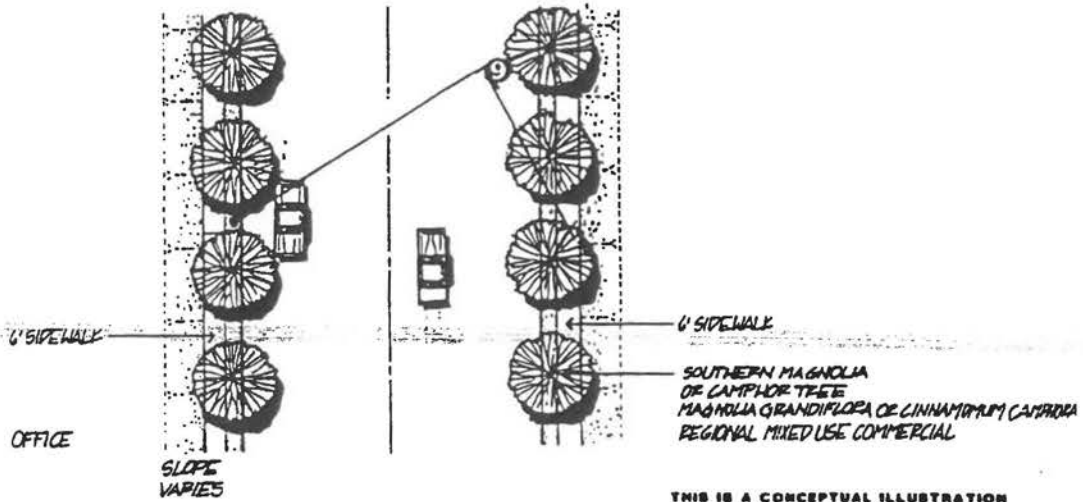
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"B" STREET
("C" Street to "G" Street)





SECTION



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PLAN

"B" STREET
("G" Street to Eucalyptus)

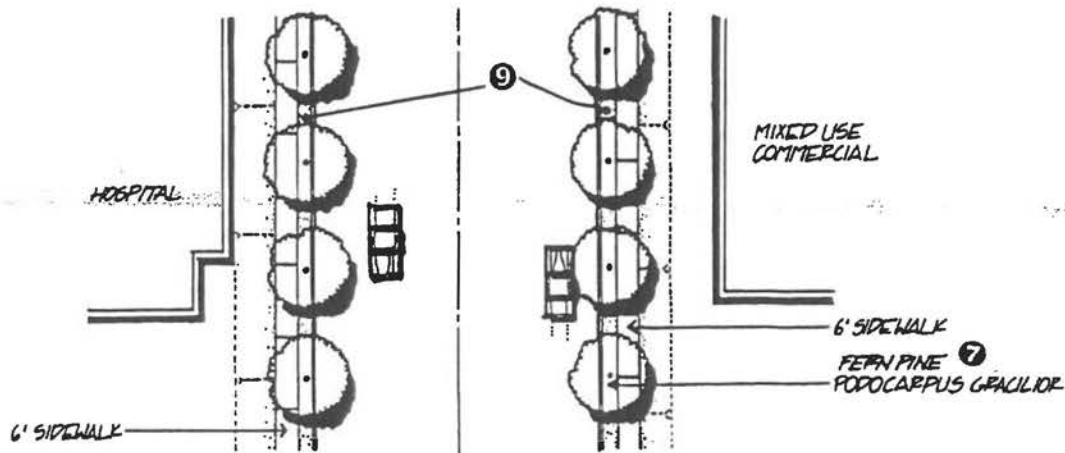
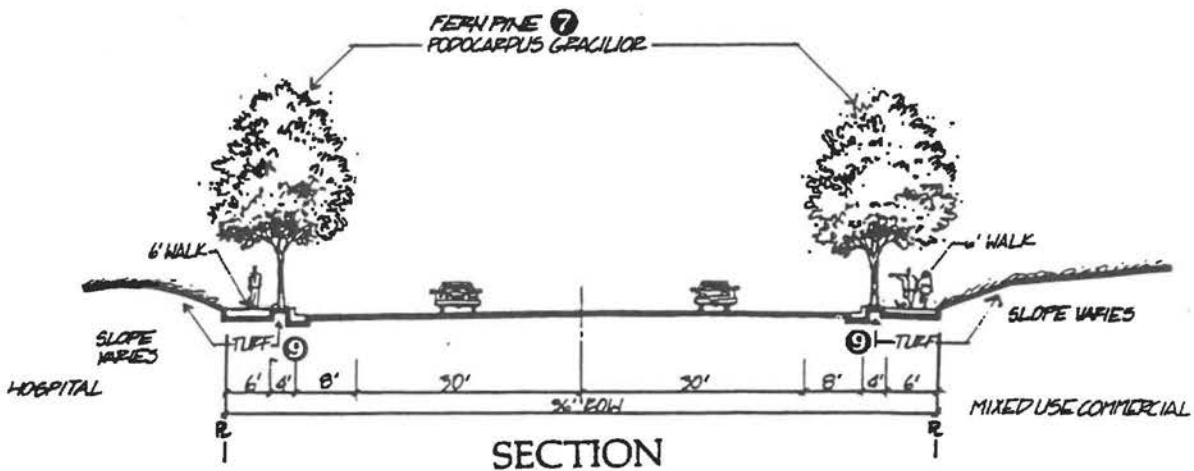


6. "F" Street and "G" Street

These provide secondary access to the commercial area.

a. Landscape Concept Design Criteria:

- o Simple, formal rows of Podocarpus gracilior (Fern Pine) enframe "F" Street and "G" Street. Good views are offered through the landscaping to the commercial developments beyond.



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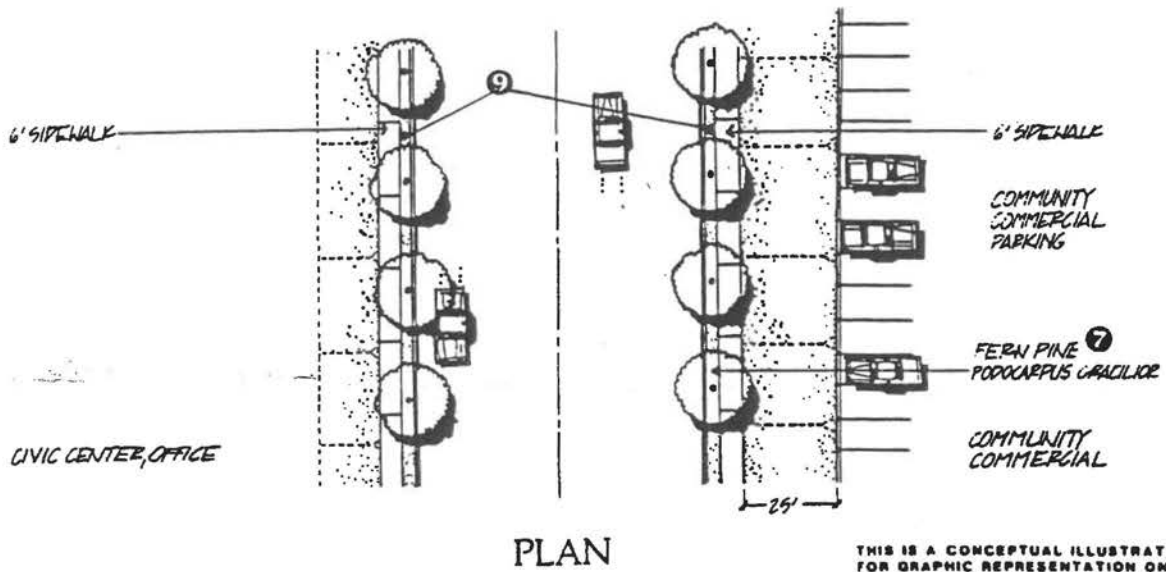
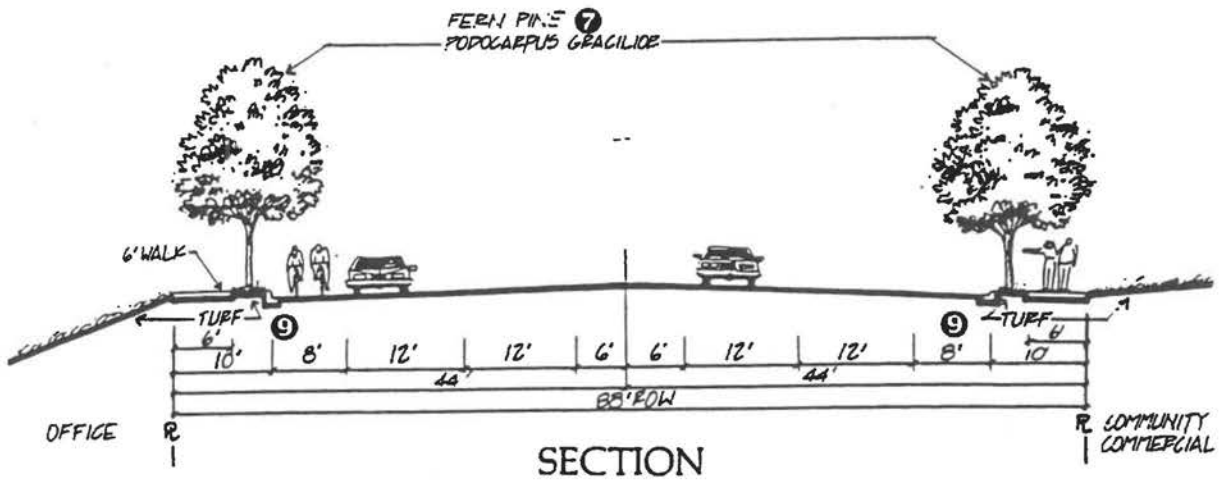
PLAN

"F" STREET
(Day Street / Memorial Way)



7 See Section K.I, Page 87B

9 See: Section L.I.B, Page 87C



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"G" STREET
("B" Street to Eucalyptus)

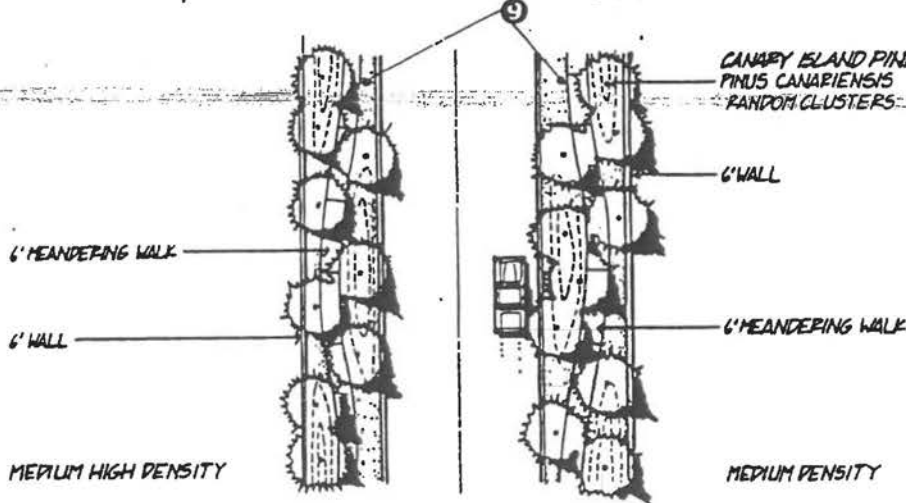
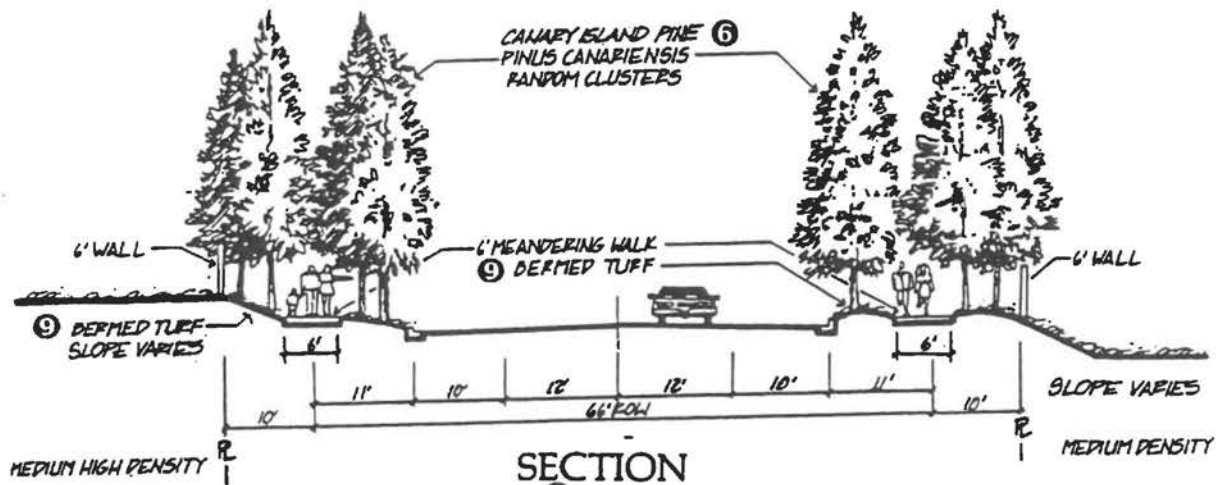


7. "D" Street and "E" Street

"D" Street and "E" Street are corridors through the residential area. The southern portion of "E" Street lies along the project boundary and is controlled on the west side only.

a. Landscape Concept Design Criteria:

- o The major residential area theme of Eucalyptus tree plantings is continued along these corridors with random clusters of Eucalyptus. ①
- o The Eucalyptus trees are clustered along both sides except at the south end of "E" Street. Here, the Eucalyptus trees continue along the property boundary. ①



PLAN

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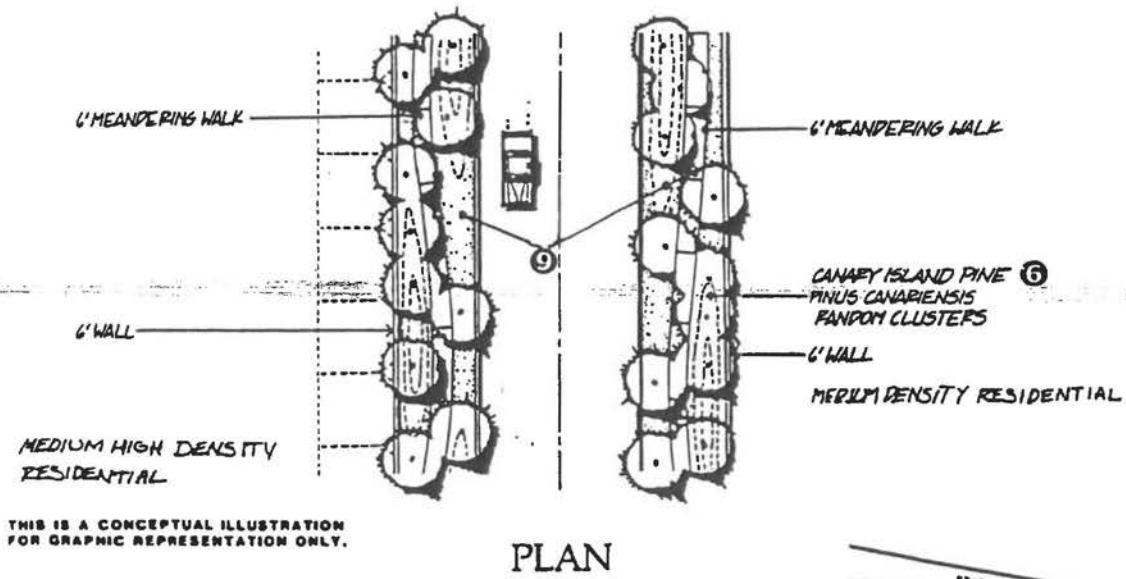
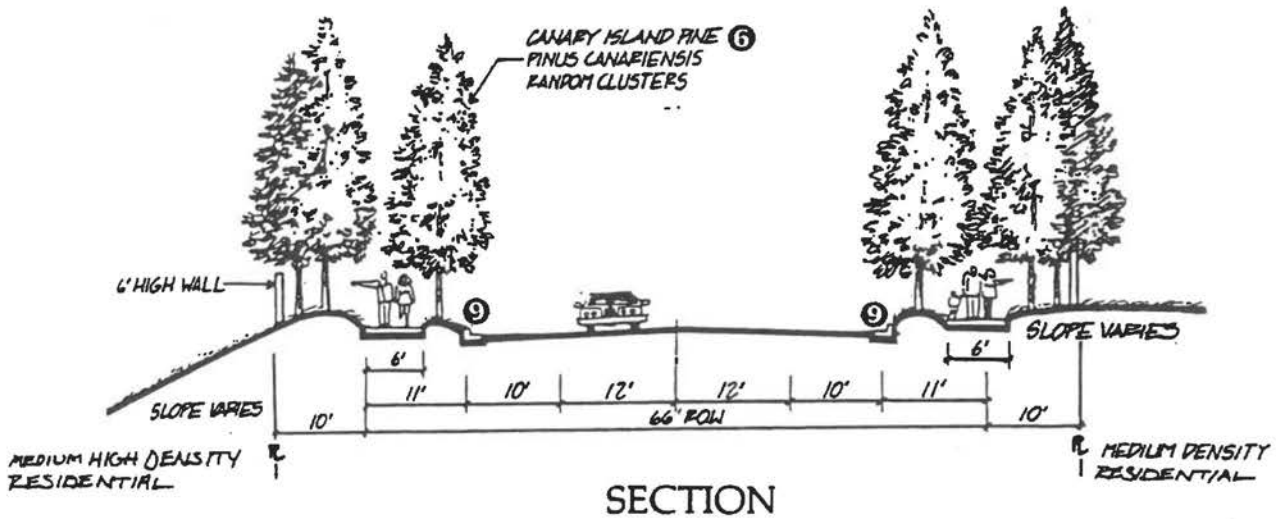


"D" STREET (Day Street to Elsworth)

① See: Section K.I, Page 87A

② See: Section L.I.B, Page 87C

③ See: Section K.I, Page 87B



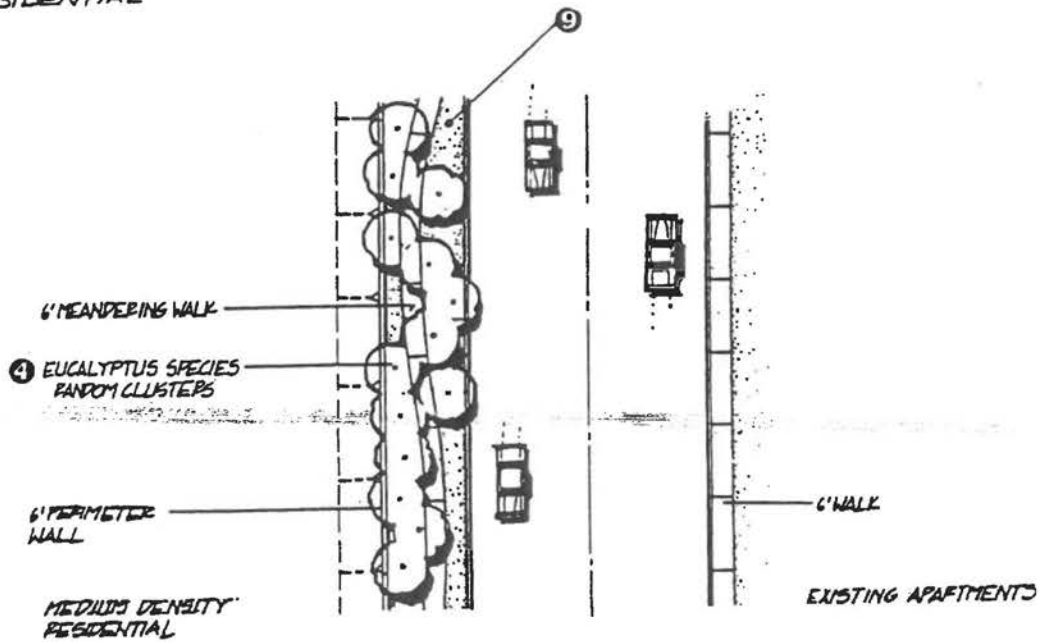
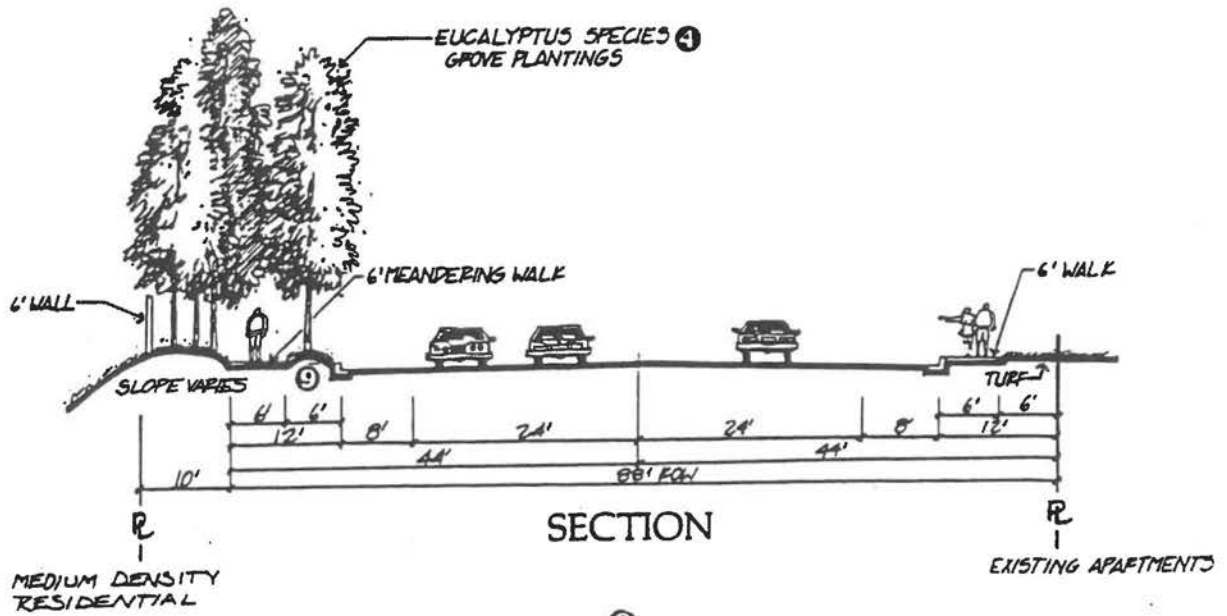
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"D" STREET

⑥ See: Section K.1, Page 87B

⑨ See: Section L.1.B, Page 87C



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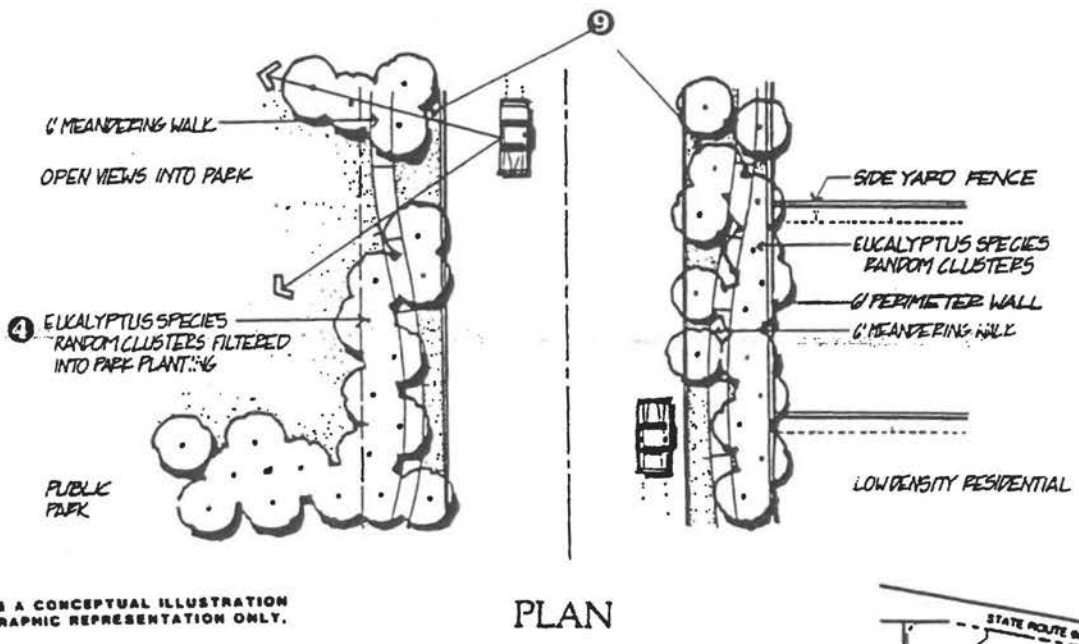
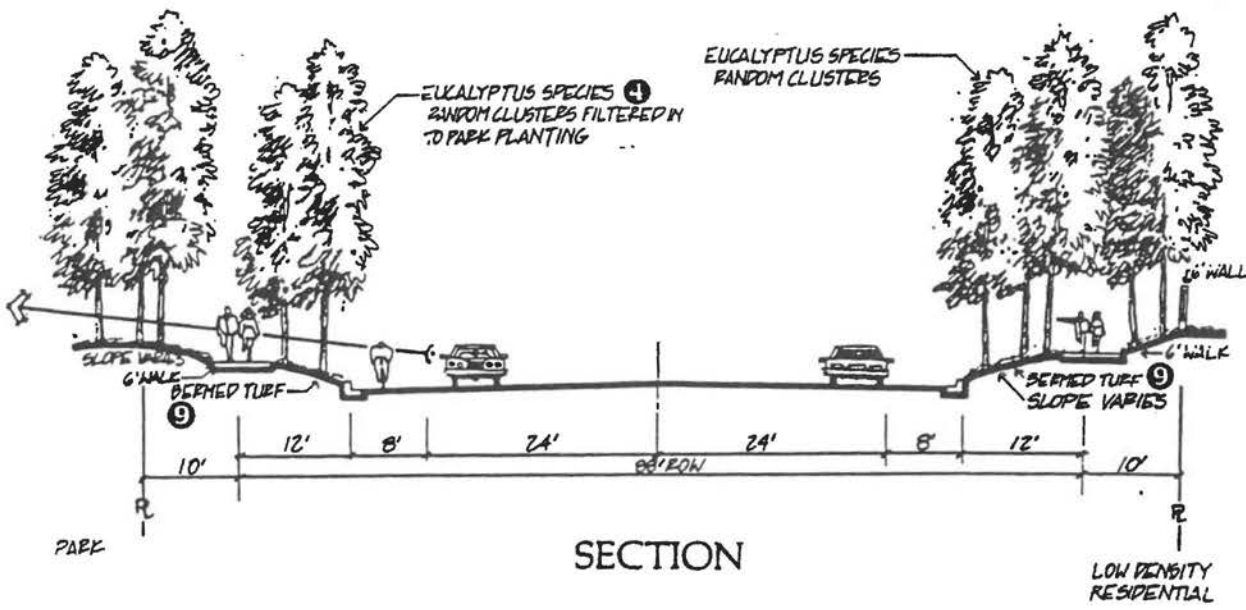
PLAN

"E" STREET
(Cottonwood to "D" Street)



④ See: Section K.I. Page 87B

⑨ See: Section L.I.B. Page 87C



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"E" STREET



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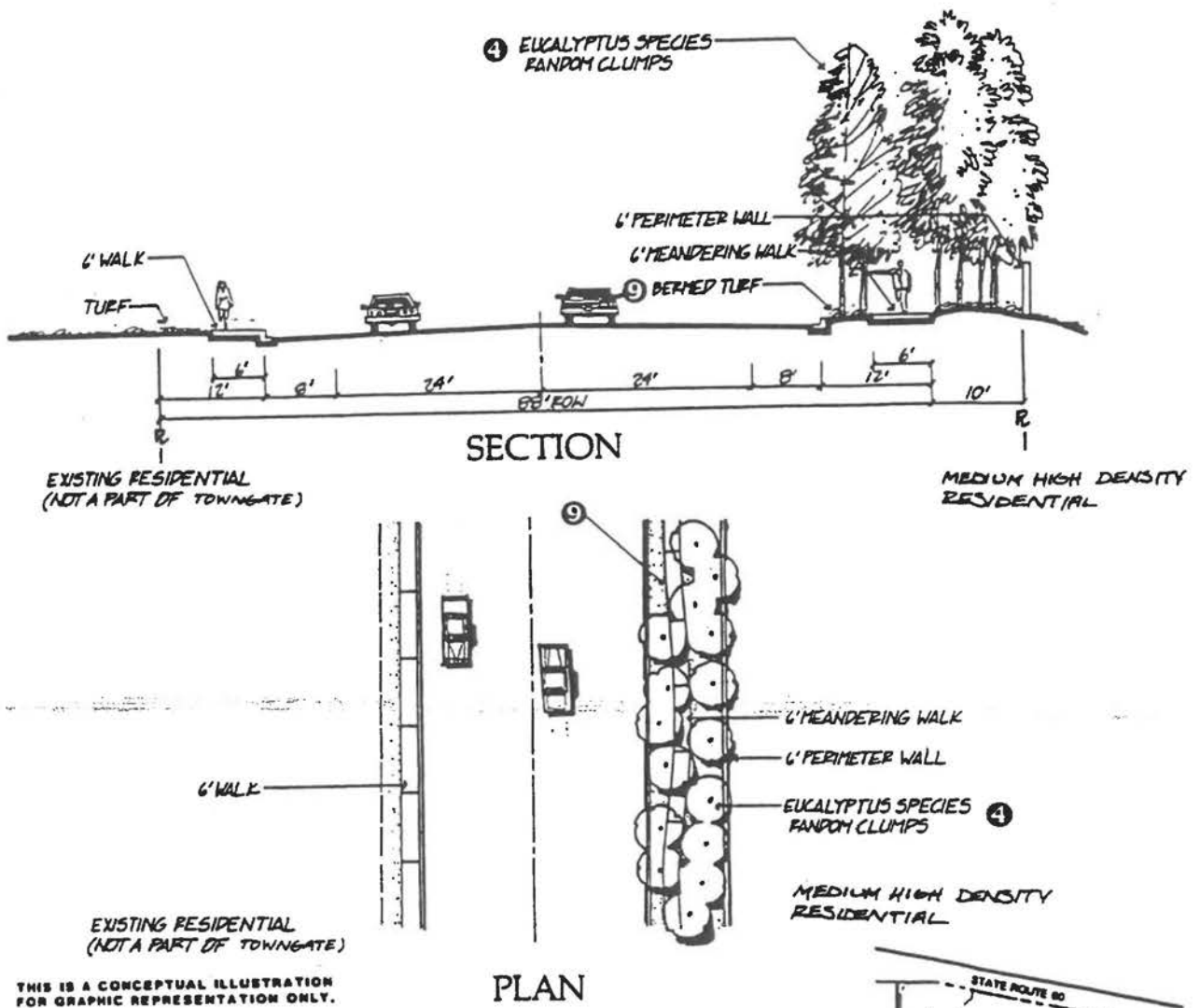
- ④ See: Section K.1, Page 87B
- ⑨ See: Section L.1.B, Page 87C

8. Cottonwood Avenue

The southern border of the property fronts on Cottonwood Avenue.

a. Landscape Concept Design Criteria:

- o The north side of Cottonwood Avenue will be planted with random clusters of Eucalyptus, completing the enframing of the residential area. ④

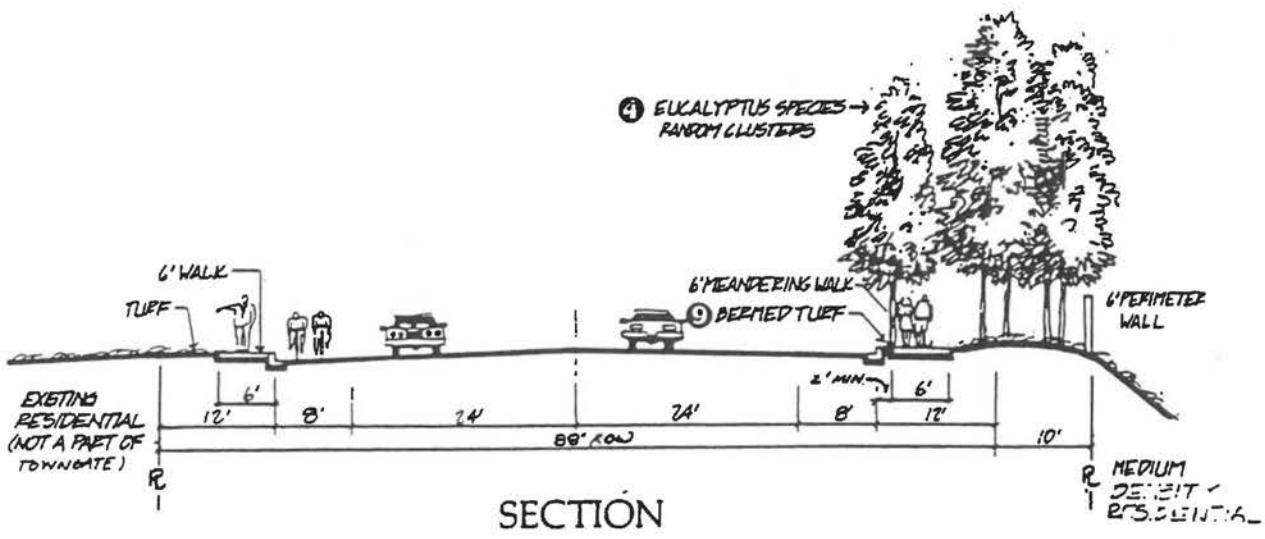


COTTONWOOD AVENUE (Adjacent to Temporary Retention Basin)

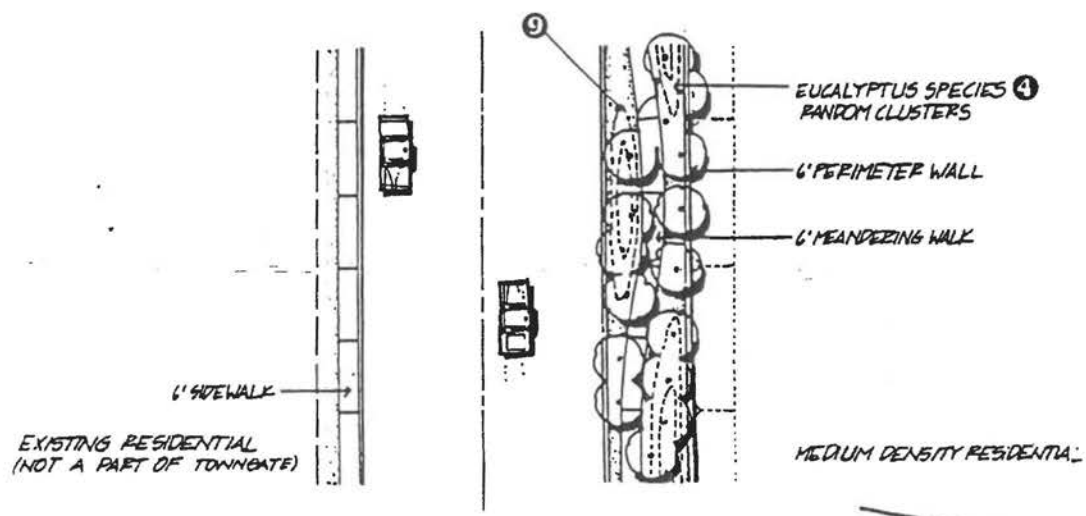
TOWNGATE

④ See: Section K.1. Page 87B

⑨ See: Section L.1.B, Page 87C



SECTION



PLAN

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COTTONWOOD AVENUE
(Temporary Retention Basin to "E" Street)



④ See: Section K.1, Page 87B
 ⑨ See: Section L.1.B, Page 87C

G. PERMITTER LANDSCAPE/EDGE CONDITIONS

1. Highway 60 Freeway: the northern boundary of property fronts for a mile along the Pomona Freeway from Day Street to Frederick Street.

a. Landscape Concept Design Criteria:

- *A 20' landscape edge treatment on private property side of the freeway property line shall be provided on commercial properties in Planning Areas 1, 2 and 3.*
- A grove planting of Eucalyptus trees will provide an edge to separate the commercial area and the freeway corridor. *Similar trees may be substituted for Eucalyptus trees if Eucalyptus trees become undesirable due to disease or uncontrollable pests. Substitute trees should provide a similar coverage, canopy shape and be drought tolerant.*
- These Eucalyptus trees (*or substitute*) will be pruned upward to allow a clear view beneath the tree canopy to the commercial area.
- View “windows” will be provided within the grove plantings to provide unobstructed views of the commercial areas and *major monument signs* from the freeway.
- The ground plane and slopes at the *freeway-edge private side of the freeway property line* will be planted in suitable groundcover and shrubs. *Slopes shall be planted with appropriate shrubs to control erosion.*
- *Landscape improvements will not be required to be installed by the developer on the Caltrans right-of-way.*

H. Community Theme Walls and Fences

1. A coordinated variety of walls and fences has been designed to provide continuity throughout TownGate while addressing the needs of varying situations.

- a. **Entry walls:**

A pair of walls has been designed to identify the entrances to TownGate.

- o One alternate entry wall is brick with brick pilasters and wing walls accentuated with a brick soldier course and cap.
- o The second alternative entry wall is stucco or slurry finish block with brick pilasters, soldier course and cap.

- b. **Theme wall with brick cap and brick pilasters:**

This solid wall will typically separate the low and medium density residential parcels from the adjacent public rights of way.

- o This wall is typically six foot high.
- o The brick pilasters and cap will add textural richness and detail to this wall and break up the wall's mass.
- o The wall will be neat and attractive, easy to maintain, and complementary to the project.

- c. **Low theme wall with fence and brick pilasters:**

~~This wall/fence combination may be used as an edge between low density residential Planning Units 15 and 18 and the California aqueduct easement, and between the high density housing and the park where deemed appropriate by the city.~~

- o This design will provide for the desired security while allowing visual penetration from the housing parcels to the adjacent open spaces.
- o The stucco wall will be approximately 18" high and the decorative steel atop the wall will be approximately 4½ feet.

- d. **Open fence with brick pilasters:**

A decorative steel fence with periodic brick pilasters may front the high density lots to provide an attractive security fencing which allows visual penetration.

- o The overall height of the decorative steel fence will be approximately six feet.

- o Brick pilasters will add to the appearance and will reflect the community theme used with the solid theme wall and the entry walls.

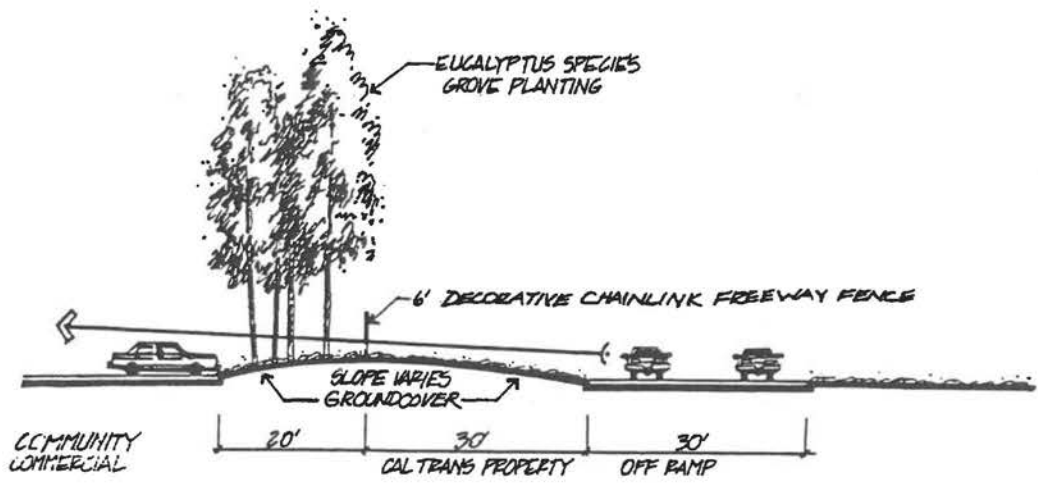
e. Block wall:

Concrete block walls will provide a solid barrier between the high density residential Planning Unit on lot 9 and the medium density residential Planning Unit on lot 10; and between the hospital/medical office Planning Unit and the not-a-part parcel situated at Day Street.

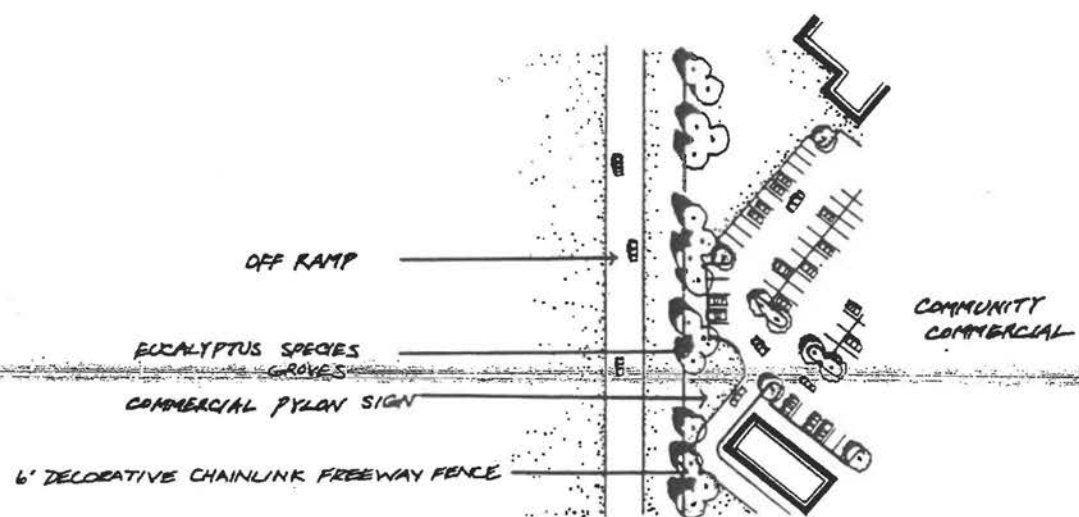
- o The wall will be six feet high or such additional height as necessary to buffer adjacent residential uses.
- o The wall cap will also be of concrete block.
- o Integral colored blocks will be utilized.
- o No painted precision block shall be used.

f. Chain link fence:

The freeway right-of-way will be fenced with six foot chain link which shall have decorative features and/or shrubbery as acceptable by the Director of Community Development. Any final decision shall meet Cal Trans requirements and will include allowance for positive visibility of the commercial area from the freeway.



SECTION



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PLAN

FREEWAY 60
(West of Frederick Street Off-Ramp)



Transition Between Land Uses:

There are, inherently, in a mixed use community of this nature, several perimeter boundary interfaces of land uses which require special attention. A few of these are addressed below.

a. School site/Medium density housing:

The school is an important and integral part of the community, but must be treated with sensitivity to its surroundings.

The adjacent residential area must provide privacy for its residents with a solid wall. The school should be encouraged to provide buffer landscaping in the form of berming and/or plantings along its perimeter boundaries to soften the impact of the noise generated by students at play.

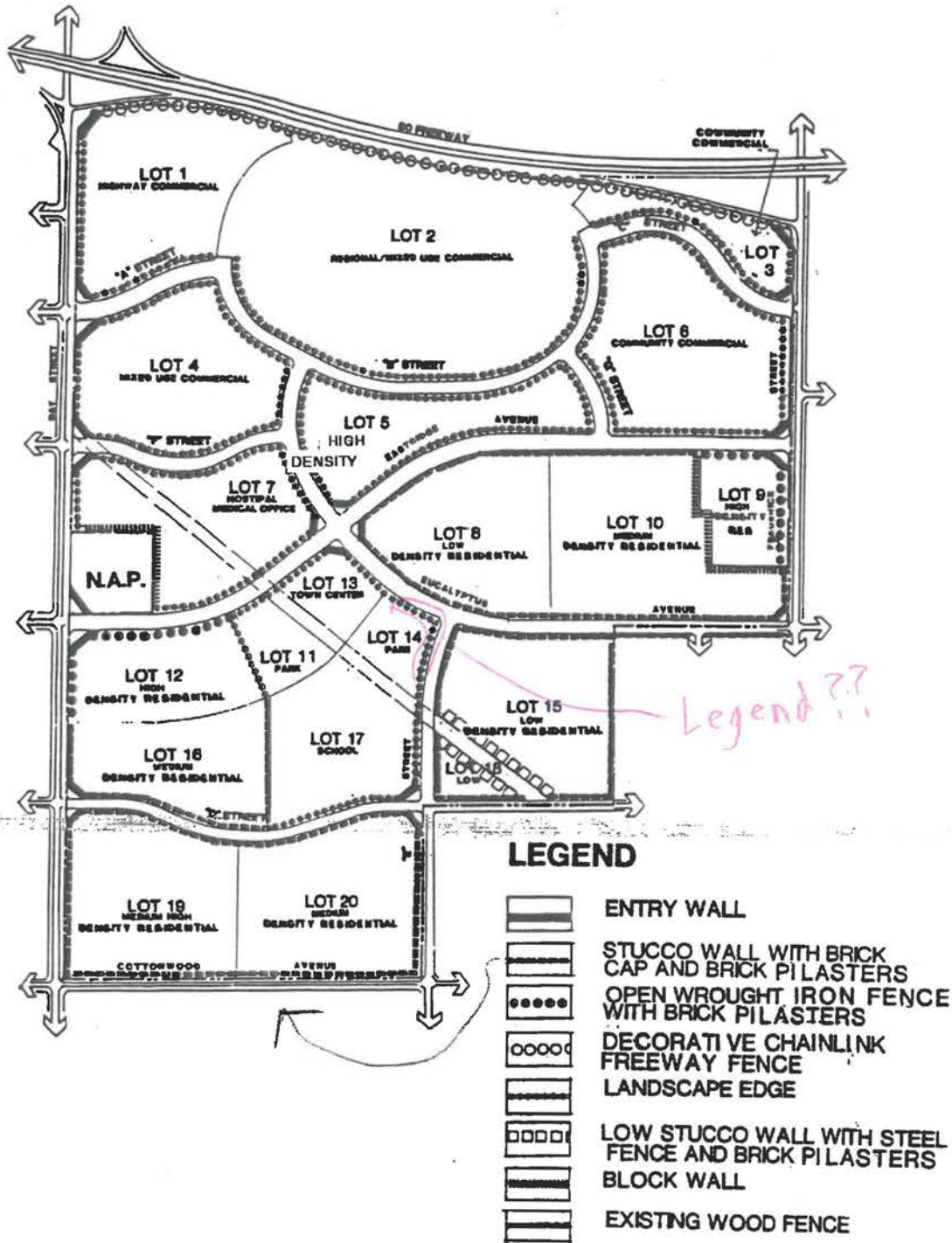
b. Hospital/Commercial:

While both of these uses generate similar types of traffic, they differ in that the hospital houses noise sensitive residents. As much as possible, the hospital should be buffered from street and servicing noises.

c. Residential/Open spaces:

The residential parcels adjacent to the open space corridor, or park, should be sensitive to the relationship they create with these important community open spaces. Walls, fences and/or landscaped berms may be appropriate to limit conflicts between these land uses.

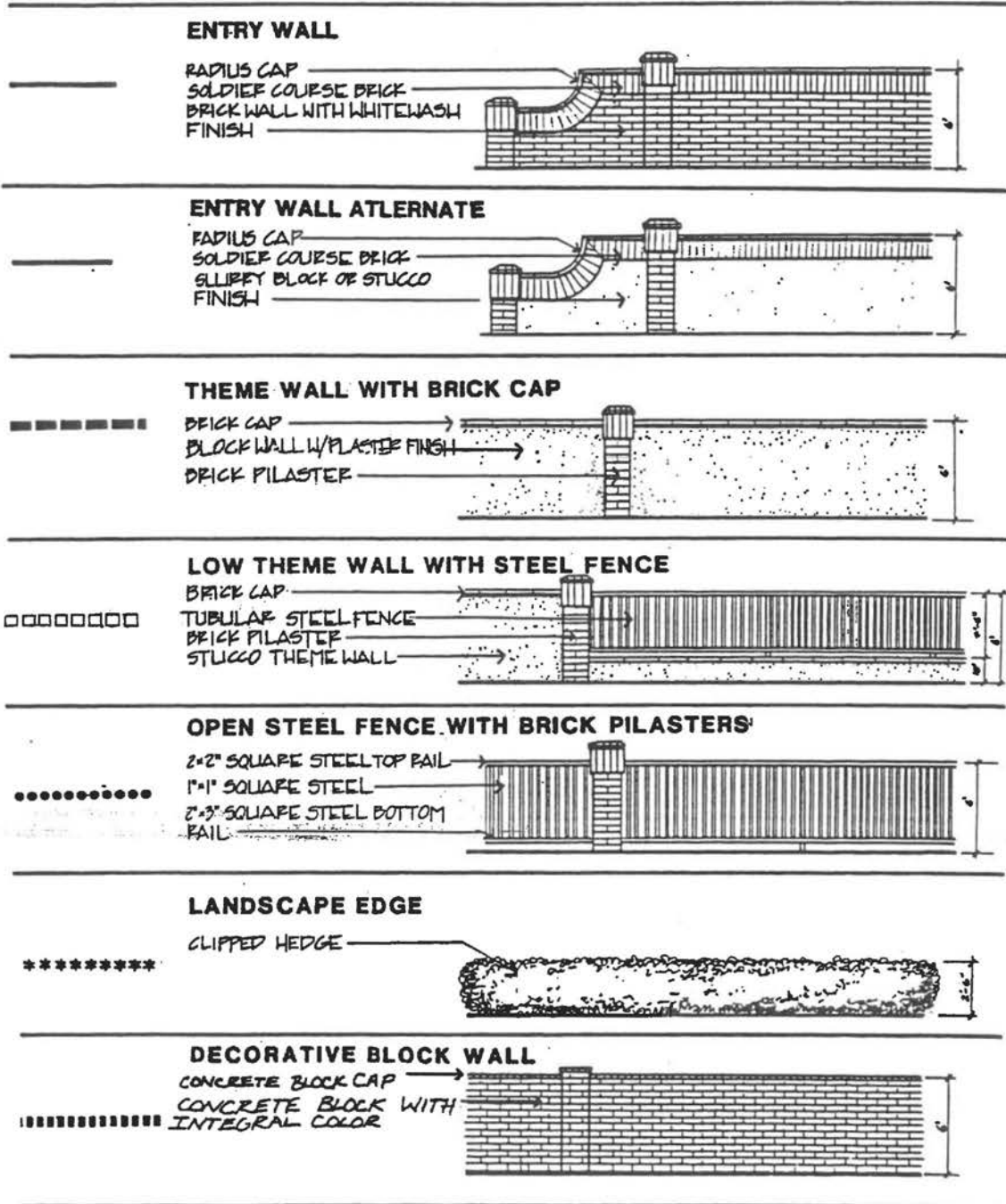
Such transition situations, when identified during the design review process, shall be resolved in the City's Plot Plan approval process.



COMMUNITY THEME WALLS AND FENCES

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LEGEND



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COMMUNITY THEME WALL AND FENCE ELEVATIONS

I. Signage

1. The signage and the general character of all project graphics will be unique to TownGate. It is desirable to integrate the needs of marketing and advertising into the signage program.

In addition to controlling and directing traffic, the intent of the signage program is to establish a recognizable hierarchy of entries and intersections. The signage enhances the design elements of TownGate and confirms the perceived order of the community streetscape.

The Design Manual does not establish criteria for signs to be used to market individual residential products or commercial buildings except for freeway signs. All signage shall be approved by the Master Developer through the Design Review process established in Section I, D., of this Manual. All signage must conform with the applicable City of Moreno Valley Policies and Ordinances and appropriate permits will be obtained prior to installation.

a. Minor Residential Entry:

Each residential project developed by a Parcel Developer will be identified with a sign panel identifying the project, mounted on the brick entry wall and will be of material, height, and design to be approved by the Master Developer and the City.

b. Traffic Signage:

All standard traffic signage such as stop signs, traffic control signs, yield signs, etc. will conform to the international sign system, subject to the California Motor Vehicle Code and the adopted standards of the City of Moreno Valley.

c. ~~Temporary Development Identification Signage:~~

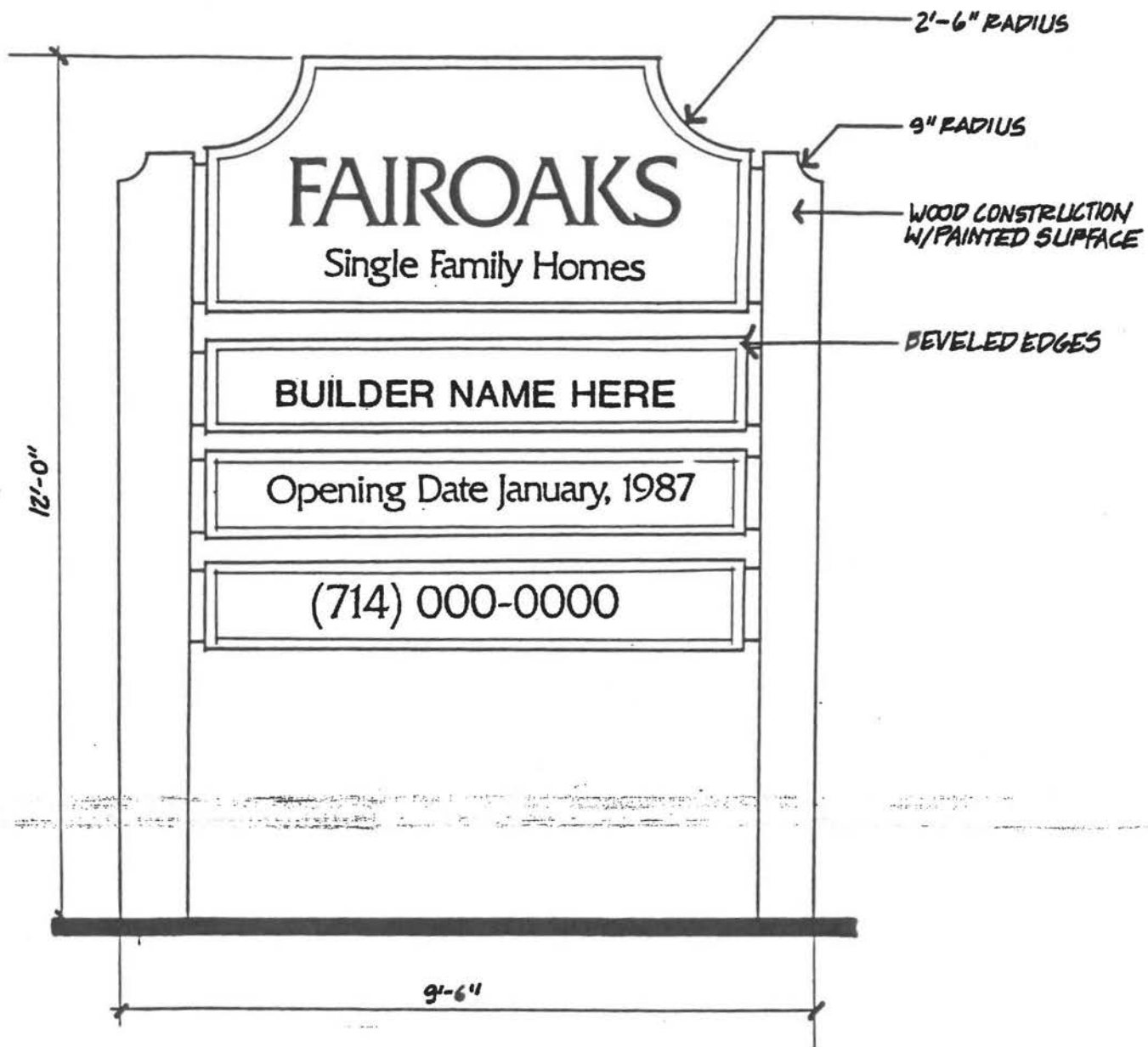
Temporary signage will be placed along the freeway frontage identifying proposed TownGate developments within the overall project area and selected characteristics of the project.

d. Temporary On-site Signage:

Temporary on-site signage may be erected on each development parcel to identify its future use. Such signs will be of a size, color and material which will be compatible with other project signage described in this Design Manual.

e. Commercial Identification Signage:

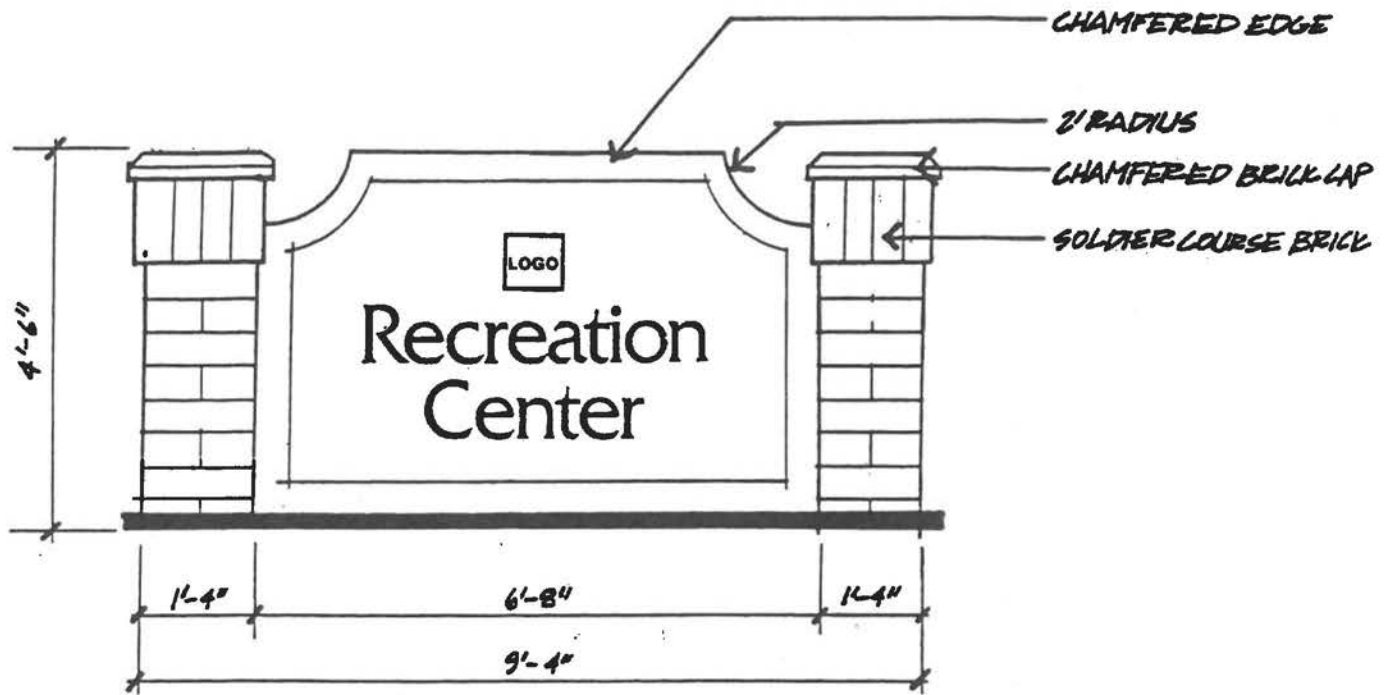
Freeway project identification sign locations will be provided along the commercial property frontage contiguous to freeway arterials (refer to Highway and Community Commercial Conceptual Site Plans in this Manual). Signs shall be of sufficient size for unobstructed freeway visibility and shall identify both the name of the specific commercial project and the names of the major tenants within such projects.



FOR GRAPHIC REPRESENTATION ONLY
DIMENSIONS MAY VARY

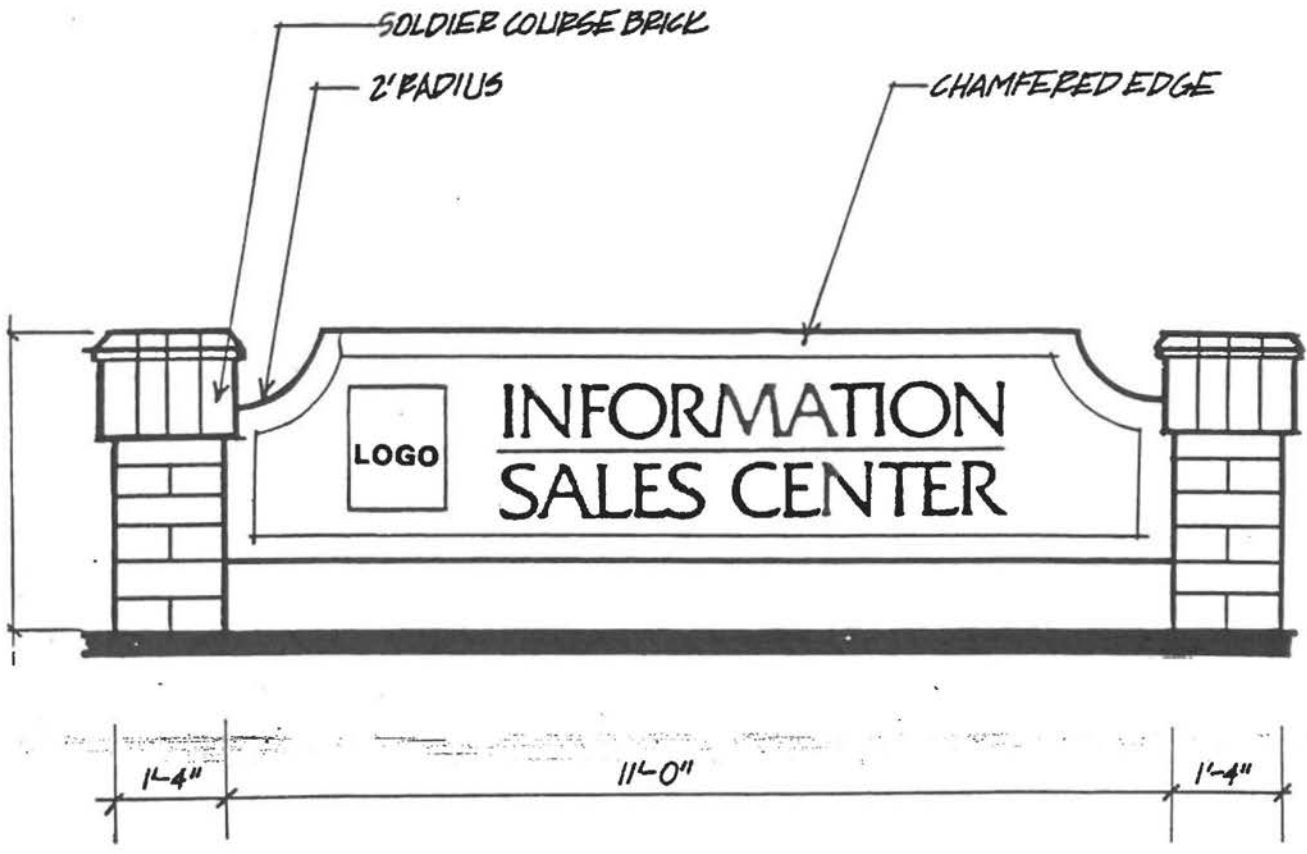
FACILITY IDENTIFICATION (Temporary)

WNGATE



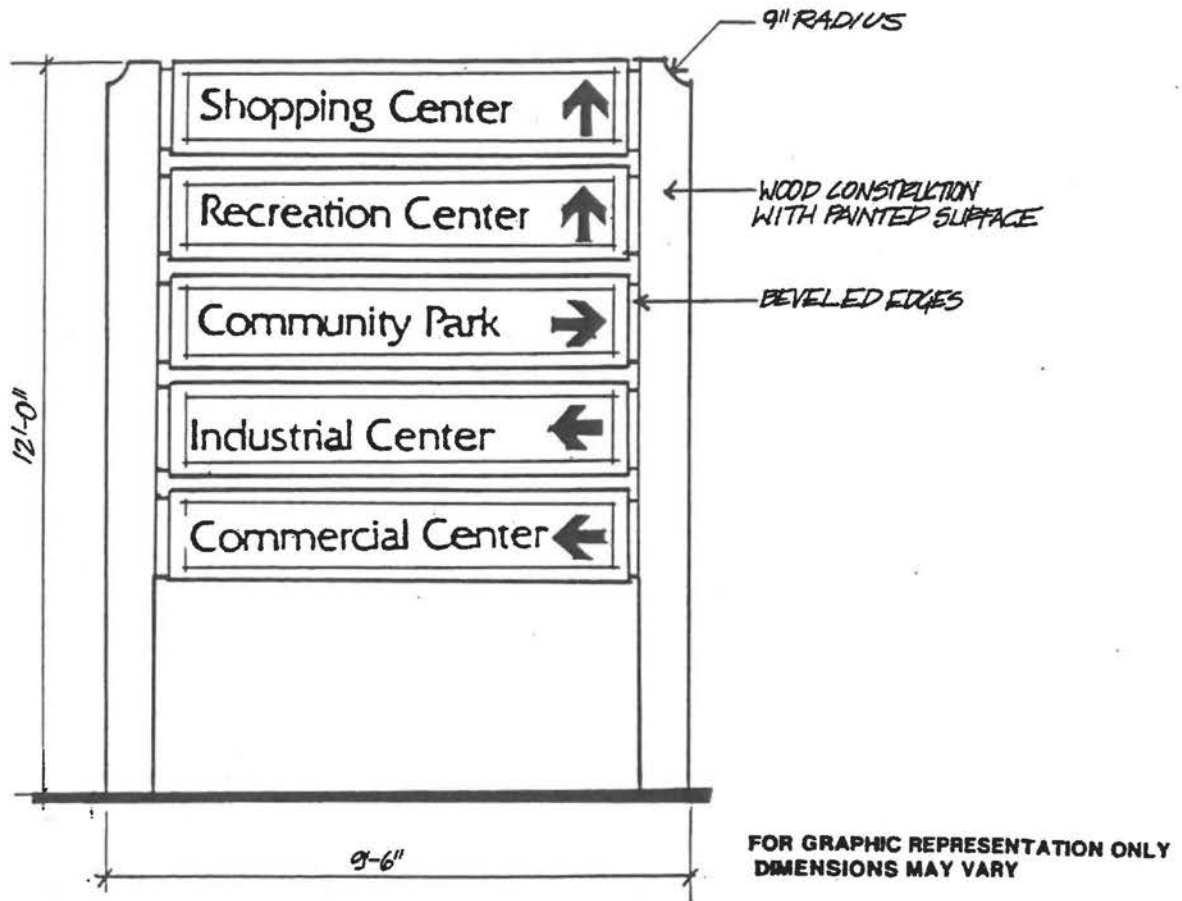
FOR GRAPHIC REPRESENTATION ONLY
DIMENSIONS MAY VARY

PERMANENT FACILITY IDENTIFICATION

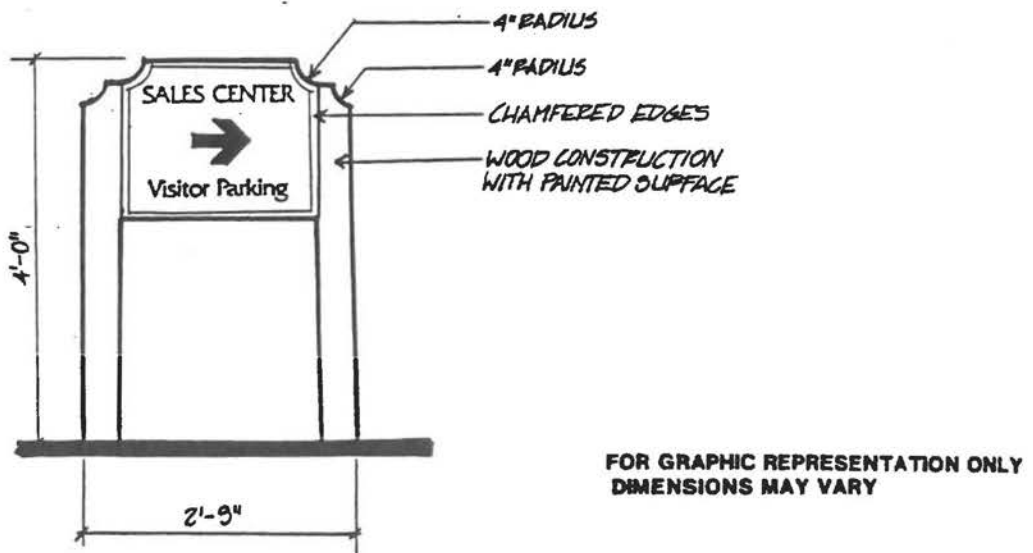


FOR GRAPHIC REPRESENTATION ONLY
DIMENSIONS MAY VARY

SALES CENTER SIGN



DIRECTIONAL SIGN



TEMPORARY PARKING SIGN

J. Landscape Detailing

1. There are several landscape elements important to the project, which must be coordinated to provide unity throughout TownGate. Some of these elements are:

- a. **Paving:**

Enhanced paving will be used in the streets in conjunction with the major entries and intersections in TownGate.¹

The Parcel Developer has the option, (subject to review and approval of Master Developer) and is encouraged to incorporate a similar concept to highlight entries, intersections, street crossings, plazas, courtyards, or other highly visible areas. A variety of paving options are available and some variety is encouraged.

- b. **Lighting/General:**

- It is recommended that all primary streets be adequately illuminated to provide for the safety and comfort of vehicular and pedestrian movement. Appropriate lighting will encourage nighttime use of the community facilities.
- Landscape lighting may be used for accentuating the following conditions: shrub masses, focal elements, and trees (up-lights) if properly camouflaged from view and placed at ground level without attaching to plant materials.
- All lighting shall be designed and located in a manner which is compatible with scenic values and other public interests throughout the community.
- General lighting shall not cast any glare onto adjacent lots and streets in such a manner as to decrease the ambiance of adjacent areas or the safety of pedestrian and vehicular movement.
- Indirect wall lighting and "wall washing" overhead down-lighted or interior illumination which spills outside is encouraged.
- Pedestrian lighting shall provide area illumination for entryways, courtyards, and other such areas.
- Lighting fixtures shall be complimentary to the architectural concepts.
- All streetlights must conform to Southern California Edison and City of Moreno Valley Engineers, Policies and Ordinances.

¹ See also: *Section L. Page 87B revised 6/27/00*

K. Alternate Median & Parkway Trees

Site constraints and species characteristics may require the selection and planting of trees other than those indicated in the text and conceptual illustrations found in this section of the Design Manual. Whenever this potential condition exists, it will be noted on the appropriate page(s), and a referral to the appropriate Alternate Tree List will be given.

- **EXISTING MEDIANS & PARKWAYS** – For streets with both primary and secondary parkway and median tree species, one alternate species selection only will be allowed for primary trees, and two alternate species selections only for secondary trees. Existing primary trees shall be replaced with selected alternate species on a "block-by-block" basis; existing secondary trees may be replaced on a "tree-by-tree" basis.
- **FUTURE MEDIANS & PARKWAYS** – When alternate primary and/or secondary species for named / lettered streets have been selected and approved, they shall become the designated parkway and median trees for said streets, and replace those indicated herein.

1. Alternate Tree Lists

1

MEDIAN TREES (EVERGREEN) – Pages 32, 35, 49, 50

Brachychiton acerifolius – *Flame Tree*
Brachychiton populneus – *Bottle Tree*
Eriobotrya deflexa – *Bronze Loquat*

2

MEDIAN TREES (DECIDUOUS) – Pages 35, 48, 49, 50

Albizia julibrissen – *Mimosa Tree*
Chionanthus retusus – *Chinese Fringe Tree*
Prunus cerasifera "Thundercloud" – *Purple-Leaf Plum*
Prunus cistena – *Dwarf Red Leaf Plum*
Zelkova serrata – *Sawleaf Zelkova*

3

PARKWAY TREES (DECIDUOUS) – Pages 35, 48, 49, 50

Ginkgo biloba – *Maidenhair Tree*
Nyssa sylvatica – *Tupelo Tree*
Pistachia chinensis – *Chinese Pistache*
Sapium sebiferum – *Chinese Tallow Tree*

④ PARKWAY TREES (EVERGREEN) – Pages 32, 35, 48, 49, 53, 56, 57, 61, 69, 70, 71, 72

Acacia baileyana – *Bailey Acacia*
Eucalyptus torquata – *Coral Gum*
Geijera parvifolia – *Australian Willow*
Podocarpus gracilior – *Fern Pine*
Podocarpus henkelii – *Long-leafed Yellow-Wood*
Tristania laurina – *NCN*

⑤ PARKWAY TREES (PALMS) – Pages 32, 60, 61

Brahea edulis – *Guadelupe Fan Palm*
Livistonia australis - *NCN*
Trachycarpus fortunei – *Windmill Palm*

⑥ PARKWAY TREES (EVERGREEN) – Pages 38, 39, 67, 68

Maytenus boaria – *Mayten Tree*
Melaluca linarifolia – *Flax-Leaf Paperbark*
Pinus eldarica – *Mondell Pine*
Podocarpus macrophyllus – *Yew Pine*

⑦ PARKWAY TREES (EVERGREEN) – Pages 43, 58, 65, 66

Cinnamomum camphora – *Camphor Tree*

L. Alternate Median & Parkway Landscape Treatments

Subsequent to the approval of this Design Manual in 1987, both the State of California and Eastern Municipal Water District (the water purveyor for the TownGate Specific Plan) enacted landscape water conservation legislation that makes the widespread use of turfgrass in parkways and medians impractical. In order to meet the landscape water use limits imposed by these agencies, alternate parkway and median landscape treatments may be required. Whenever this potential condition exists, it is noted on the appropriate page(s), and a referral to the appropriate Alternate Landscape Treatment will be given.

- **EXISTING MEDIANS & PARKWAYS** – To conserve water and reduce runoff onto adjacent street paving, medians and parkway areas abutting curbs may be designed and installed using a combination of hardscaping and low growing woody shrub and/or groundcover plantings. Hardscaping shall not exceed fifty percent (50%) of the total area receiving this treatment. Existing parkways and medians shall be refurbished on a "block-by-block" basis.

FUTURE MEDIANS & PARKWAYS - To conserve water and reduce runoff onto adjacent street paving, medians and parkway areas abutting curbs shall be designed and installed using a combination of hardscaping and low growing woody shrub and/or groundcover plantings. Hardscaping shall not exceed fifty percent (50%) of the total area receiving this treatment.

1. Alternate Landscape Treatments

A. MEDIANS

- Eliminate bermed turf & replace with trees, low shrubs, woody groundcovers, & mulch
- Install 12-inch color-enhanced concrete maintenance band inside of median curbing
- Add decorative paver areas (do not exceed 50% of total median area), especially in median noses
- Eliminate trees in median noses per City Standard to improve vehicle line-of-sight
- Use drip- or micro-spray irrigation if practicable

B. PARKWAYS

- Eliminate turf between sidewalk and curb and/or sidewalk and wall. Replace with trees, low shrubs, woody groundcovers, & mulch
- Add decorative paver bands between sidewalk and curb to create planter areas centered on primary street trees (parkways with meandering sidewalks may require some modification of paver band layout - do not exceed 50% of Treatment Area)
- Use drip- or micro-spray irrigation if practicable

IV. LANDSCAPE ARCHITECTURAL GUIDELINES AND STANDARDS

A. Introduction

The guidelines presented here in are not intended to discourage creative design or individuality. Rather, they are intended to assist in providing the continuity and desired image which will make TownGate a unique and special community.

B. Plant Material Palette

It is the intent of the Design Manual to allow flexibility and diversity in planting design while defining an acceptable palette in order to reinforce the thematic identity of TownGate.

A limited selection of plant materials used in simple, significant compositions is encouraged. Planting designs should be compatible with and complement adjacent plantings and should reinforce and enhance the individual architecture and design of each site.

The materials on the plant lists have been selected for their contribution to the project theme, their adaptability to climatic and soil conditions, and with a concern for long term, cost effective maintenance.¹

¹ See also: *Section K. Page 87A & Section L Page 87B*

71

LANDSCAPE ARCHITECTURAL GUIDELINES AND STANDARDS

TREES DECIDUOUS ¹ (Continued)

Botanical Name

Gleditsia triacanthos
Jacaranda acutifolia
Koelreuteria bipinnata
Lagerstoemia indica
Liquidambar styraciflua
Liriodendron tulipifera
Morus alba
Platanus Acerifolia
Platanus occidentalis
Platanus racemosa
Populus canescens
Populus nigra 'Italica'
Prunus cerasifera 'Thundercloud'
Pyrus calleryana 'Aristocrat'
Pyrus calleryana 'Bradford'
Sophora japonica
Tipuana Tipu

Common Name

Honey Locust
Jacaranda
Chinese Flame Tree
Crape Myrtle
Sweet Gum
Tulip Tree
White Mulberry
London Plane Tree
American Sycamore
California Sycamore
Poplar
Lombardy Poplar
Purple Leaf Plum
Ornamental Pear
Ornamental Pear
Japanese Pagoda Tree
Tipu Tree

PALMS ¹

Botanical Name

Arecastrum romanzoffianum
Phoenix canariensis
Phoenix dactylifera
Washingtonia robusta
Washingtonia filifera

Common Name

Queen Palm
Canary Island Date Palm
Date Palm
Mexican Fan Palm
California Fan Palm

SHRUBS ¹

Botanical Name

Abelia 'Edward Goucher'
Acacia ongerup
Acacia redolens
Arctostaphylos species
Aucuba japonica
Callistemon species
Camellia species
Ceanothus species
Cistus species
Cocculus laurifolius
Cortaderia selloana
Cotoneaster species
Dendromecon harfordii
Dendromecon rigida
Eleagnus pungens

Common Name

Edward Goucher Abelia
No Common Name
No Common Name
Manzanita
Japanese Aucuba
Bottlebrush
Camellia
California Lilac
Rockrose
Snail seed
Pampus Grass
Cotoneaster
Island Bush Poppy
Bush Poppy
Silver Berry

¹ See also: Plant List Addendum Page 92A

SHRUBS¹ (Continued)

<u>Botanical Name</u>	<u>Common Name</u>
Escallonia fradesii	No Common Name
Euonymus fortunei	No Common Name
Euonymus japonica	Evergreen Euonymus
Fatsia japonica	Japanese Aralia
Hebe coed	Veronica
Hibiscus rosa-sinensis	Chinese Hibiscus
Ilex species	Holly
Juniperus species	Juniper
Lantana species	Lantana
Ligustrum japonicum	Japanese Privet
Magnolia soulangeana	Saucer Magnolia
Mahonia aquifolium and 'compacta'	Oregon Grape
Nandina domestica and 'compacta'	Heavenly Bamboo
Nandina domestica 'nana compacta'	Compact Heavenly Bamboo
Nerium oleander	Oleander
Osmanthus fragrans	Sweet Olive
Phormium tenax	Flax
Photinia fraseri	Photinia
Pittosporum tobira 'Wheeler's Dwarf'	Wheeler's Dwarf Tobira
Plumbago capensis	Cape Plumbago
Podocarpus macrophyllus	Yew Pine
Prunus caroliniana	Carolina Laurel Cherry
Prunus ilicifolia	Hollyleaf Cherry
Pyracantha species	Firethorn
Raphiolepis indica 'Springtime'	Pink Indian Hawthorn
Rhus ovata	Sugar Bush
Ribes sanguinum-	Pink Winter Currant
Ribes speciosum	Fuchsia - Flowering Gooseberry
Romneya coulteri	Matilaja Poppy
Tecomaria capense	Cape Honeysuckle
Ternstroemia gymnanthera	Ternstroemia
Viburnum tinus 'Spring Bouquet'	Laurustinus
Xylosma congestum	Xylosma
Xylosma congestum 'compacta'	Compact Xylosma

SUB SHRUBS¹

<u>Botanical Name</u>	<u>Common Name</u>
Acanthus mollis	Bear's Breech
Agapanthus africanus	Lily of the Nile
Arctostaphylos species	Manzanita
Ceanothus species	California Lilac
Clivia miniata	Clivia
Hemerocallis species	Day Lily
Iris douglasiana	Beardless Iris

¹ See also: Plant List Addendum Page 92A revised 6/27/00

UB SHRUBS¹ (Continued)

Juniperus species	Juniper
Liriope gigantea	Liriope
Lonicera japonica 'Halliana'	Hall's Honeysuckle
Mimulus cardinalis	Monkey Flower
Moraea bicolor	Fortnight Lily
Penstemon species	Beard Tongue
Rhynchospermum jasminoides	Star Jasmine

VINES

<u>Botanical Name</u>	<u>Common Name</u>
Bougainvillea spp.	Bougainvillea
Cissus antarctica	Kangaroo Treevine
Cissus hypoglauca	No Common Name
Clytostoma callistegioides	Violet Trumpet Vine
Doxantha unguis-cati	Cat's Claw Vine
Ficus pumila	Creeping Fig
Gelsemium sempervirens	Carolina Jasmine
Jasminum mesnyi	Primrose Jasmine
Jasminum polyanthum	No Common Name
Lonicera japonica	Japanese Honeysuckle
Parthenocissus tricuspidata	Boston Ivy
Trachelospermum jasminoides	Star Jasmine
Wisteria floribunda	Japanese Wisteria

GROUNDCOVERS²

<u>Botanical Name</u>	<u>Common Name</u>
Ajuga reptans	Carpet Bugle
Arctostaphylos 'Pacific Mist'	Manzanita
Baccharis pilularis 'Twin Peaks'	Coyote-Bush
Campanula poscharskyana	Serbian Bellflower
Duchesnea indica	Indian Mock Strawberry
Gazania splendens 'Mitsuwa Yellow'	Gazania
Hedera helix	English Ivy
Hypericum calycinum	Aaron's Beard
Juniperus species	Juniper
Lantana camara hybrids	Lantana
Lonicera japonica 'Halliana'	Honeysuckle
Myoporum parvifolium	Myoporum
Nandina domestica 'Harbour Dwarf'	Dwarf Heavenly Bamboo
Potentilla species	Cinquefoil
Rhynchospermum jasminoides	Star Jasmine
Rosemarinus officinalis	Rosemary

¹ See also: *Plant List Addendum* Page 92A revised 6/27/00

² See also: *Plant List Addendum* Page 92B revised 6/27/00

PLANT LIST ADDENDUM

TREES - EVERGREEN

Botanical Name

Eucalyptus torquata
Geijera parvifolia
Melaluca linarifolia
Pinus eldarica
Podocarpus henkelii
Podocarpus macrophyllus

Common Name

Coral Gum
Australian Willow
Flax-Leaf Paperbark
Mondell Pine
Long-Leafed Yellow Wood
Yew Pine

TREES-DECIDUOUS

Botanical Name

Ginko biloba
Nyssa sylvatica
Pistachia chinensis
Sapium sebiferum
Zelkove serrata

Common Name

Maidenhair Tree
Tupelo Tree
Chinese Pistache
Chinesse Tallow Tree
Sawleaf Zelkova

PALMS

Botanical Name

Brahea edulis
Livistonia australis
Trachycarpus fortunei

Common Name

Guadelupe Fan Palm
NCN
Windmill Palm

SHRUBS

Botanical Name

Cassia artemisioides
Leucophyllum frutescens, var.
Osmanthus heterophyllus, var.

Westringia fruticosa

Common Name

Feathery Cassia
Texas Ranger, select varieties
Holly-Leaf Osmanthus,
select varieties
NCN

SUB SHRUBS

Botanical Name

Convolvulus cneorum
Ilex vomitoria "Stokes"
Santolina chamaecyparissus
Santolina virens

Common Name

Bush Morning Glory
Stokes Dwarf Yaupon Holly
Lavender Cotton
NCN

GROUNDCOVERS

Botanical Name

Prunella spp.
Trachelospermum asiaticum

Common Name

Self-Heal
Asian Jasmine

TOWNGATE

92B

C. Planting Time

The Moreno Valley area experiences temperature extremes which can make it difficult for the installation of -plant materials during the hot summer months (July - September) and the cold winter months (December - March). Container plants which have not been acclimated to the region may experience heat or frost damage resulting in partial or total loss of foliage, even if these materials will be perfectly suited to the temperature extremes once they are established. If construction schedules permit, the ideal planting time is in the spring or fall months.

D. Landscape Installation Requirements

All areas required to be landscaped shall be planted with trees, shrubs, groundcover, vines, or turf selected from the plant palette contained in this Design Manual.

Parcel Developers should assess any existing landscaping adjacent to their property and whenever possible, reinforce and complement that established character.

Detailed landscape plans are to be prepared by a licensed landscape architect for each individual project.¹

Parcel Developers must submit landscape plans to proper agencies for approval prior to installation.

Every site improved with a building or other substantial structure shall be landscaped within ninety days of occupancy.

E. Climatic Constraints

1. The plant materials for TownGate have been chosen for their ability to thrive within the site's exacting climate. The plants should grow to their full potential with a minimum amount of maintenance and replacement costs. Precipitation, temperature and wind are the limiting climatic factors affecting plant choice.
2. Average annual rainfall in the area is nine (9) inches.
3. TownGate's extreme temperatures range from 18 degrees in the winter to 110 degrees in the summer. The average daily temperature range is 40 degrees to 65 degrees in the winter and 58 to 90 degrees in the summer.
4. Summer winds move an average mean of 5 knots northwest in the summer, with an extreme mean of 43 knots. Winter winds are also northwest, with 4 knots being the average mean and 49 knots the extreme mean. Seasonal winds exceeding 50 knots occur on the site.

¹ Project Plans may also be prepared by the Architect who prepares a project's site plans. See California Architects Practice Act, Business and Professions Code, Chapter 3, Section 3, Article 1, 5500.0. *revised 6/27/00*

F. Horticultural Soils Test Requirements

Due to the many varieties of soils within the Moreno Valley, all Parcel Developers shall be required to prepare a horticultural soils report to determine appropriate planting and maintenance requirements for specified plant materials. This soils report shall be prepared by a qualified agricultural laboratory supervised by a member of the American Soils Testing Laboratory and shall include a soils fertility and agricultural suitability analysis with pre-planting and post-planting recommendations to be included in the landscape working drawings.

G. Irrigation ¹

1. All landscape areas shall require the installation of a permanent automatic irrigation system to ensure proper plant growth. Irrigation systems shall be designed to separate turf areas from shrub and groundcover areas so as not to irrigate shrubs/groundcover and turf simultaneously. Irrigation for the turf areas within the public right of way shall provide a dual system allowing for irrigation of trees separately from the turf system. Dual irrigation systems shall be reviewed and approved by the Planning Department.
2. Pop-up sprinklers adjacent to all walkways and areas of pedestrian or vehicular traffic shall be spring retractable types.²
3. Pop-up sprinklers shall have matched precipitation rates.
4. All valves shall be wired independently.
5. The landscape sprinkler irrigation system shall be designed and operated to prevent or minimize runoff and discharge of irrigation water onto roadways, driveways, adjacent properties, and any area not under control of the user.
6. The irrigation system shall be monitored so that the precipitation rate does not exceed the water infiltration capabilities of the soil and meets the peak moisture demands of all plant materials used within landscape areas.
7. It will be necessary to review irrigation schedules monthly to properly adjust water application to meet actual plant requirements.
8. Emphasis shall be placed on the use of low precipitation rate heads. Precipitation rates of less than .5 inches per hour (on slopes) based on triangular spacing are recommended.
9. Where applicable, flood or bubbler heads should be used rather than small diameter spray heads. Heads shall be installed in a triangular pattern whenever possible.

¹ See also: *Central Irrigation Control*, Page 96 revised 6/27/00

² No above grade sprinklers allowed in medians or parkways revised 6/27/00

10. Anti-drain valves shall be used between heads of different elevations to minimize water run-off after valve closure.
11. Areas of separate maintenance responsibility shall be controlled by separate controllers and/or separate control valves.
12. Clocks for common open space areas shall be programmed for the most efficient time and frequency of watering. Tensiometers shall be strategically placed and shall override controllers should the areas be too wet.
13. Approved backflow prevention devices shall be installed to service any and all sprinkler irrigation systems.
14. Pressure reducers shall be installed with backflow devices in cases of extreme water pressure.
15. To minimize negative visual impacts, all automatic valves servicing common open space areas shall be installed in valve boxes, and the pop-up variety of head used whenever application allows.
16. Irrigation backflow prevention devices and controllers shall be located and/or screened with appropriate plant material to minimize visibility.
17. Detailed irrigation plans are to be prepared by a licensed landscape architect.¹
18. Parcel Developers must submit to proper reviewing agencies, irrigation plans for approval prior to installation.

H. Landscape Maintenance

1. The overall aesthetic effect of the landscape shall be an evergreen, thriving plant community. Each owner shall provide continuous maintenance for all planted and hardscape areas within his site, keeping it free and clear of weeds, debris, rubbish, and in a neat and clean condition.
2. All owners will be required to maintain plant materials in a thriving condition of growth by practicing proper agricultural techniques of pruning, pest control and fertilization. All palms shall be skinned periodically as necessary. Special attention must be given to preventing the installation of root-bound Eucalyptus species.
3. From the completion of installation, landscaping shall be maintained in a sightly and well kept condition.
4. Until maintenance responsibility is transferred to the Moreno Valley Community Services District, the Master Developer shall repair and maintain all landscaped parkways and medians. This maintenance shall include the replacement of landscaping, pavement, and lighting (if necessary), keeping the area free and clear of weeds, debris, rubbish, and in a neat and well kept condition. The Master Developer shall

Project Plans may also be prepared by the Architect who prepares a project's site plans.

enter into an agreement with the Moreno Valley Community Services District to establish a schedule for the transfer of the maintenance responsibility.

5. No owner shall interfere with the drainage of water from any site except in accordance with plans approved by all public agencies having jurisdiction.
6. Landscaping and irrigation installed by the Master Developer or the Parcel Developer shall be maintained by them, in a healthy and operational condition until its transfer to public responsibility. All plant material failure shall be replaced with same materials that will match the size and height of adjacent material. Damaged or malfunctioning irrigation must be repaired or replaced to match the original condition of the system, and irrigation overspray and excessive runoff will be kept to a minimum.

Note:

Central Irrigation

Public right-of-way and landscape eastment irrigation systems shall be designed and installed to be part of the Community Services District's central irrigation control system.

IV. LANDSCAPE ARCHITECTURAL GUIDELINES AND STANDARDS

A. Introduction

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A limited selection of plant materials used in simple, significant compositions is encouraged. Planting designs should be compatible with and complement adjacent plantings and should reinforce and enhance the individual architecture and design of each site.

The materials on the plant lists have been selected for their contribution to the project theme, their adaptability to climatic and soil conditions, and with a concern for long term, cost effective maintenance.¹

¹ See also: *Section K. Page 87A & Section L Page 87B*

TOWNGATE PLANT LIST

TREES - EVERGREEN ¹

Botanical Name

Acacia baileyana
Albizia julibrissin
Brachychiton acerifolius
Brachychiton populneus
Casuarina stricta
Cedrus deodara
Ceratonia siliqua
Chorisia speciosa
Cinnamomum camphora
Cupaniopsis anacardioides
Cupressocyparis leylandii
Eriobotrya deflexa
Eucalyptus camaldulensis
Eucalyptus leucoxylon 'Rosea'
Eucalyptus maculata
Eucalyptus pulverulenta
Eucalyptus sideroxylon
Ficus macrocarpa nitida
Ficus rubiginosa
Fraxinus uhdei
Grevillea robusta
Magnolia grandiflora
Maytenus boaria
Melaleuca quinquenervia
Nerium oleander
Olea europaea 'fruitless'
Pinus canariensis
Pinus halepensis
Pinus pinea
Podocarpus gracilior
Pyrus kawakamii
Quercus ilex
Rhus lancea
Schinus molle
Schinus terebinthifolius

Common Name

Bailey Acacia
Silk Tree
Australian Flame Tree
Bottle Tree
Mountain She-Oak
Deodar Cedar
Carob
Floss Silk Tree
Camphor Tree
Carrotwood
Leylandii Cypress
Bronze Loquat
Red gum
White Ironbark
Spotted Gum
Silver Mountain Gum
Red Ironbark
Indian Laurel Fig
Rustyleaf Fig
Evergreen Ash
Silk Oak
Southern Magnolia
Mayten Tree
Cajeput Tree
Oleander Standard
Fruitless Olive
Canary Island Pine
Aleppo Pine
Italian Stone Pine
Fern Pine
Evergreen Pear
Holly Oak
African Sumac
California Pepper
Brazilian Pepper

TREES DECIDUOUS ¹

Botanical Name

Alnus rhombifolia
Bauhinia blakeana
Bauhinia variegata
Calodendrum capense
Fraxinus velutina 'modesto'

Common Name

White Alder
Hong Kong Orchid Tree
Purple Orchid Tree
Cape Chestnut
Modesto Ash

¹ See also: *Plant List Addendum Page 92A revised 6/27/00*

TOWNGATE PLANT LIST

TREES - EVERGREEN¹

Botanical Name

Acacia baileyana
Albizia julibrissin
Brachychiton acerifolius
Brachychiton populneus
Casuarina stricta
Cedrus deodara
Ceratonia siliqua
Chorisia speciosa
Cinnamomum camphora
Cupaniopsis anacardioides
Cupressocyparis leylandii
Eriobotrya deflexa
Eucalyptus camaldulensis
Eucalyptus leucoxylon 'Rosea'
Eucalyptus maculata
Eucalyptus pulverulenta
Eucalyptus sideroxylon
Ficus macrocarpa nitida
Ficus rubiginosa
Fraxinus uhdei
Grevillea robusta
Magnolia grandiflora
Maytenus boaria
Melaleuca quinquenervia
Nerium oleander
Olea europaea 'fruitless'
Pinus canariensis
Pinus halepensis
Pinus pinea
Podocarpus gracilior
Pyrus kawakamii
Quercus ilex
Rhus lancea
Schinus molle
Schinus terebinthifolius

Common Name

Bailey Acacia
Silk Tree
Australian Flame Tree
Bottle Tree
Mountain She-Oak
Deodar Cedar
Carob
Floss Silk Tree
Camphor Tree
Carrotwood
Leylandii Cypress
Bronze Loquat
Red gum
White Ironbark
Spotted Gum
Silver Mountain Gum
Red Ironbark
Indian Laurel Fig
Rustyleaf Fig
Evergreen Ash
Silk Oak
Southern Magnolia
Mayten Tree
Cajeput Tree
Oleander Standard
Fruitless Olive
Canary Island Pine
Aleppo Pine
Italian Stone Pine
Fern Pine
Evergreen Pear
Holly Oak
African Sumac
California Pepper
Brazilian Pepper

TREES DECIDUOUS¹

Botanical Name

Alnus rhombifolia
Bauhinia blakeana
Bauhinia variegata
Calodendrum capense
Fraxinus velutina 'modesto'

Common Name

White Alder
Hong Kong Orchid Tree
Purple Orchid Tree
Cape Chestnut
Modesto Ash

¹ See also: *Plant List Addendum* Page 92A

ARCHITECTURAL GUIDELINES AND STANDARDS

V. ARCHITECTURAL GUIDELINES AND STANDARDS

The purpose of these architectural guidelines is to provide general parameters that protect and enhance the natural quality of the site, but allow diversity of interpretation and expression. These guidelines are intended not to limit the design process, but to permit and encourage creativity and imagination in architectural quality. It should be noted that these guidelines consider not only the project area, but also the geographical location and climate of Moreno Valley and the City's desire to create a strong positive community identity, image, and character.

A. Architectural Styles

The following styles typify the architectural design to be incorporated into the TownGate Project.

Spanish Colonial/Mediterranean

An amalgamation of styles from several countries of the Mediterranean, this style is characterized by roofs of shallow pitch and simple building forms of white or off-white stucco with yellow ochre, tuscan red, blue, deep blue-green, yellow and black accent colors on windows, doors, shutters, awnings, and wainscots. This style is best represented in traditional interpretation by downtown Santa Barbara and in a contemporary interpretation by Mission Viejo. Windows are typically simple recessed rectangular openings with various forms of ornamentation: iron grilles, tile or plaster surrounds, and shutters. Doors are also usually recessed, but with more ornamentation and detailing than the windows. Detail treatments include tiles, color accents, pediments, moldings, and small roofs. Balconies are a common architectural feature using wrought-iron or wood spindle railings.

Spanish Monterey

Originally developed in the Monterey area of California, Spanish Monterey style blends the Spanish method of construction with colonial detailing. As with Spanish Colonial, building forms are simple one- and two-story designs with verandas and balconies. The overall body color is white, off-white, cream, or pastels where plaster is used. Wood siding is painted with a complementary color. Accent colors similar to those used in the Spanish Colonial style are applied to doors, windows, and trim. Window and door detailing is simple. Windows often feature divided lights reflecting the strong colonial influence on detailing. Doors are usually a raised six-panel door. Balconies, verandas, and porches are often found on Monterey architecture, using wood or wrought-iron detailing and wooden posts.

California Traditional

This style blends Spanish and Mediterranean with craftsman and traditional California ranch styles. It is characterized by one- and two-story, volumes of stucco and wood. Roofs are simple gables or hips. Heavy beams,

pillars, and eave overhangs define the simple building forms. Architectural features such as bay windows, corner windows, pillars, popouts, and recessed openings are common. Stucco with wood accents are the predominant building materials. Building colors are usually browns and beiges with color accents on the trim. Windows feature large glassed areas, although french doors and paned windows are sometimes used. Doors are usually made of paneled wood with accent features incorporated into entry areas.

Contemporary

This architectural style is a product of current modern design philosophies. Frequently utilized for larger commercial structures where the mass of the building predominates over artistic detailing, this style incorporates strong geometric shapes and clean, crisp lines. Building identities are created by their distinctive function and variations in the basic building materials.

B. Residential

The architectural guidelines for residential uses establish a compatible relationship among the developments without hindering architectural creativity.

California has long been a "melting pot" of architectural styles: Spanish, Traditional, Bungalow, Colonial, Tudor, to name but a few. The skillful blending of styles and elements is encouraged, just as Spanish and Moorish embellishments were combined to enhance the simple plans and elevations of the Mission style.

The architectural style of TownGate is eclectic - termed "California Traditional", - blending Spanish and Mediterranean with traditional California ranch styles. It is characterized by one- and two-story, facades of stucco and wood. Roofs are simple gables or hips. Beams, pillars, and eave overhangs define the simple building forms. Architectural features such as bay windows, corner windows, pillars, pop-outs, and recesses openings will be frequently utilized. Windows feature large glassed areas, accented by French door and paned window treatments.

The preceding description provides an overview of the general residential architectural styles planned for TownGate. Individual character and interpretation are encouraged. However, the following standards will be imposed to achieve an overall consistent design theme:

- o Reduce large expanses of straight walls.
- o Projections and recesses, such as dormers and chimneys shall be used to provide shadow and depth.

-
- o Patio walls, balconies, and other architectural features shall be used to break up flat walls.
 - o One-story elements shall be used on two-story forms.
 - o Provide overhead covers at entries.
 - o Simple roof forms shall be used with jogging rooflines, varying plate and roof heights.
 - o Building materials shall emphasize natural materials, utilizing color for accents and details. Light-textured stucco, wood, plaster, brick, and stone are desirable.
 - o Accent trim and color, divided window lights, and raised panels are examples of detailing that provide individuality and interest.
 - o Garage doors are a major visual element. They shall be recessed from adjacent walls. Applied decoration should be used. Accent colors are encouraged to complement the architecture and to provide visual variant along streetscapes. Staggered setbacks, attached garages, and side-on orientation are encouraged to further vary the streetscape.
 - o Chimneys may be used as an architectural form. Materials shall match those used on the main building.
 - o Mechanical equipment, such as air conditioning equipment, soft water tanks, gas meters, and electric meters shall be screened from public view from project streets.
 - o All flashing, sheet metal, vent stacks, and pipes shall be painted to match the adjacent building surface.
 - o Skylights, where proposed, shall be designed as an integral part of the roof. Their form, location, and color should relate to the building.
 - o Patio trellises, pergolas and other exterior structures are encouraged to soften building masses, provide shade and define spaces. As with main buildings, clean forms are encouraged, utilizing materials and colors complementary to building architecture and project design themes.

C. Commercial

1. Commercial Architectural Guidelines:

- o While architectural styles may vary between Planning Units, each Planning Unit will utilize a uniform architectural style which compliments adjacent Planning Units.

- o Where a rear or side facade is exposed to public view, it will be given architectural treatment compatible with the over-all building's architectural design.
- o No merchandise, material, or other inappropriate equipment shall be stored or installed on the roof of any building.
- o Roof-mounted mechanical equipment shall be screened from surrounding ground elevation by using screening architecturally integrated with the building design.
- o Gutters and downspouts should be concealed or, if exposed, designed as a continuous architectural feature painted to match adjacent roof and wall materials.
- o Each Planning Unit shall have a consistent and uniform color palette for commercial signage.
- o Roof line treatments with canopies shall extend substantially back over the main building structure to avoid a "Plant-on" appearance.

2. Mixed Use Commercial:

The architectural design goal is to create a quality commercial and business complex which is compatible with the local environment. All buildings within this use shall reflect their distinctive functions (e.g., hotel, office, restaurant) and shall have a contemporary design concept. Building identities are created by variation in materials such as concrete, glass curtain wall, brick, stone, and other quality materials representing permanence.

3. Community Commercial:

A balance of traditional and contemporary Mediterranean design concepts is planned for all structures within this use. Spanish Colonial styles have a diverse historical background and are an amalgamation of design concepts stemming from several Mediterranean countries. These styles are characterized by the simple building forms with white or off-white stucco surfaces, shallow pitched tiled roofs, simple rectangular recessed windows, and doors with various forms of ornamentation. Stone or plaster moldings, and wood trellises are also often used design amenities. An excellent representation of traditional Spanish Colonial is the downtown Santa Barbara area. A more contemporary interpretation can be found in the Mission Viejo, Irvine, or Thousand Oaks areas.

4. Office/Civic Center:

In order to reflect the City's identity and character, the center shall be distinctive and contemporary in design concept. The center shall be a

sensitive mixture of glass, concrete, and materials that represent permanence, and the building shall have a monumental appearance with covered arcades connecting each structure. The courtyard at the Civic Center shall have a simplified Mediterranean motif creating an attractive, comfortable, and outstanding "place of being" within the City of Moreno Valley.

5. Planning Unit 7 - Office Commercial:

In order to relate to the surrounding residential areas and provide a pleasant transition, the buildings on the east and west side of Planning Unit 7 shall be in a stepped building form with landscaped courtyards between each structure. The buildings shall emphasize a horizontal appearance, with bands to minimize their mass.

6. Outdoor Storage and Loading Areas

- a. Loading and unloading facilities for the anchor tenants and adjoining shops shall be screened from off-site view with an effective combination of walls, fences, or landscaping. Such screening shall employ the same type of materials as used on adjacent buildings. Loading areas shall be provided for the freestanding structures if necessitated by final tenant selection; such areas shall be designed to be compatible with adjacent structures and parking areas.
- b. No merchandise, material, or non-appurtenant equipment shall be stored on the roof of any building.

7. Refuse Collection Areas:

- a. Storage and refuse collection areas will be permitted in rear and interior (on-site) side yards provided that refuse receptacles are contained within an enclosure.
- b. Trash enclosures will be constructed of solid walls of a minimum six feet in height with latching solid doors. Construction materials will be consistent with other wall materials and building architecture used on the site. Painted precision block will not be acceptable.
- c. Concrete pads shall be provided in front of trash enclosures to avoid a problem of asphalt deterioration.

SPECIAL CONDITIONS



TOWNGATE

VI. SPECIAL CONDITIONS

A. Town Center

The central core of TownGate is the Town Center comprised of the Town Center and Community Park.

The Town Center provides public and quasi-public facilities, community facilities, and/or commercial support services. The Town Center serves not only as a focal point for the surrounding land uses but also as a focal point for the community trail system and adjacent recreational uses.

The Community Park is located adjacent to the Town Center to maximize the efficiency of their use by both adjacent residents and adjacent office/commercial uses. The parks contain open play areas, additional recreational facilities and a public swim complex. Additionally, the parks utilize the 100' California aqueduct easement, which traverses diagonally across the site, as a link with the community open space system provided within TownGate.

1. As public and quasi-public facilities, these uses are highly visible and should be designed to invite and encourage public use. Strong connections with community greenbelt and trail systems are necessary. Where possible, parking facilities should be shared between public uses to reduce the areas devoted to paving and hardscape.
2. Because many of these areas are adjacent to the major street system, high visibility requires sensitive, high-quality site design.
3. Project-wide architectural and landscape architectural elements and themes will be repeated throughout all public and quasi-public uses in the Town Center.

B. Temporary Flood Control/Retention Basin

The temporary retention basin is located at the lower southwest portion of the project site at the northeast corner of Day Street and Cottonwood Avenue. The basin will contain excess runoff from the site and retain it for gradual absorption into the ground.

1. An Oleander hedge will be planted to screen the basin from existing residential developments as well as limiting pedestrian and vehicular access into the area.
2. Sloped edges shall be planted with erosion controlling groundcover together with a limited number of trees while the surface of the basin will be left natural to blend with the surrounding landscape.
3. A temporary berm along the edge of the basin further provides a visual screen.

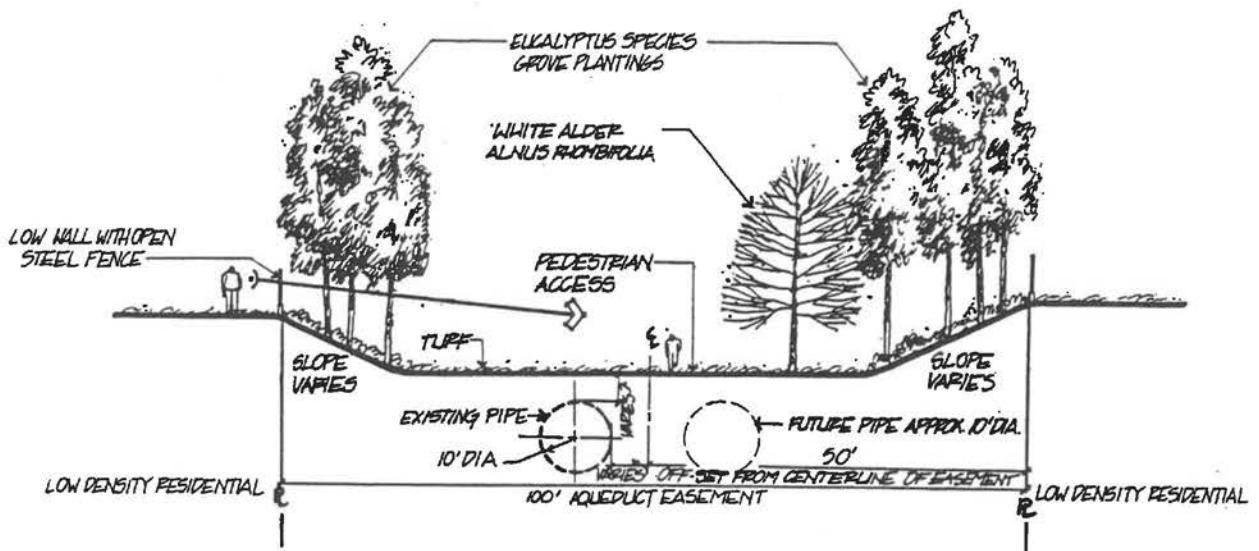
-
4. A temporary chainlink fence in addition to the oleander hedge will provide a physical barrier for pedestrian and vehicular access.

Note: The above proposed fencing and landscaping treatments shall be subject to the review and approval of Riverside County Flood Control District and the City of Moreno Valley Planning Commission.

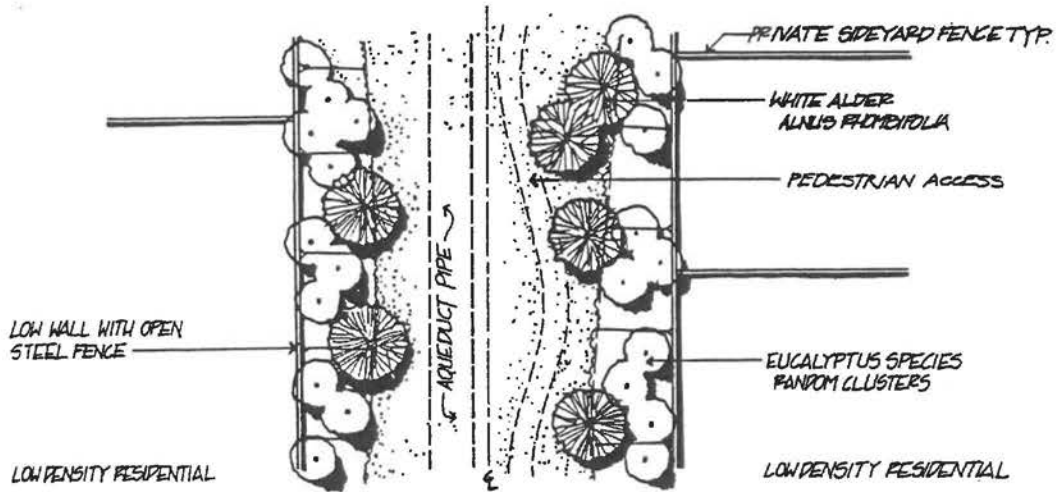
C. California Aqueduct Easement

From approximately "F" and Day Street southeast to "D" Street is located a 100' wide California Department of Water Resources easement containing an underground 10' diameter water pipe, which is part of the California Aqueduct System. Several issues of importance are influenced by this easement.

1. Access to and within the easement must be preserved for required maintenance of the pipeline.
2. The easement will be landscaped with gentle berming and lawn. No berming will be permitted over the actual pipeline, so that the required soil loadings are not exceeded.
3. The landscaping of this easement will create a park-like setting with rolling lawn and random clustering of trees. It will provide prime open space views from adjacent lots.
4. The easement area also serves as a unifying element in the TownGate open space and trails system by providing a physical connection in between land uses.
5. The use of deep rooted trees shall not be permitted within the California Aqueduct easement except as approved by the Department of Water Resources.



SECTION

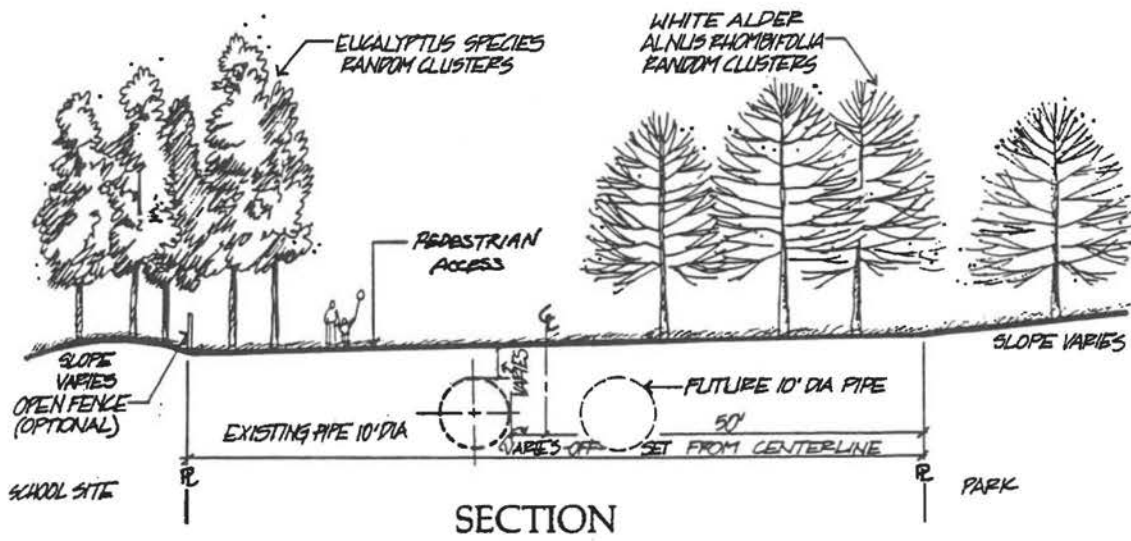


PLAN

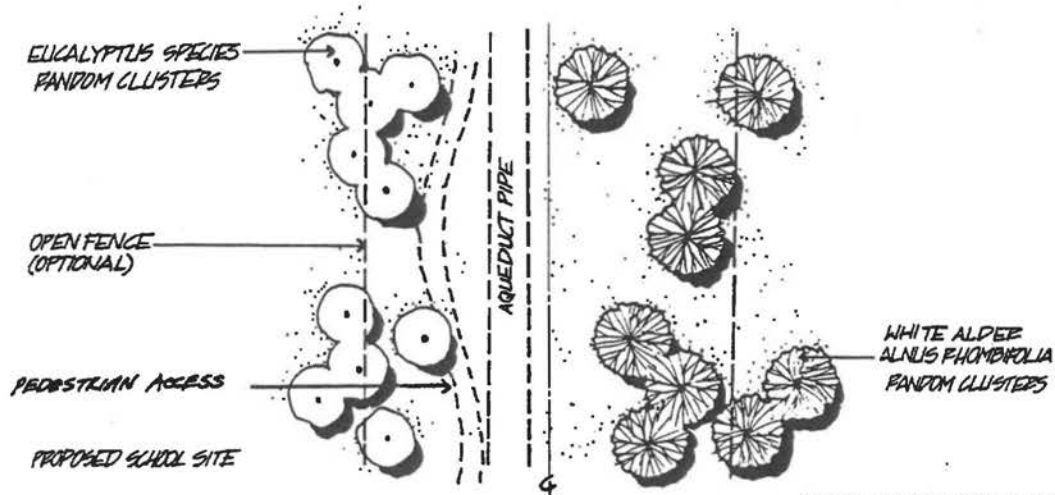
THIS IS A CONCEPTUAL ILLUSTRATION FOR GRAPHIC REPRESENTATION ONLY.

CALIFORNIA AQUEDUCT EASEMENT





SECTION



PLAN

THIS IS A CONCEPTUAL ILLUSTRATION FOR GRAPHIC REPRESENTATION ONLY.



CALIFORNIA AQUEDUCT
ASEMENT

D. Concepts Plans for Community Parks on Lots 11 & 14

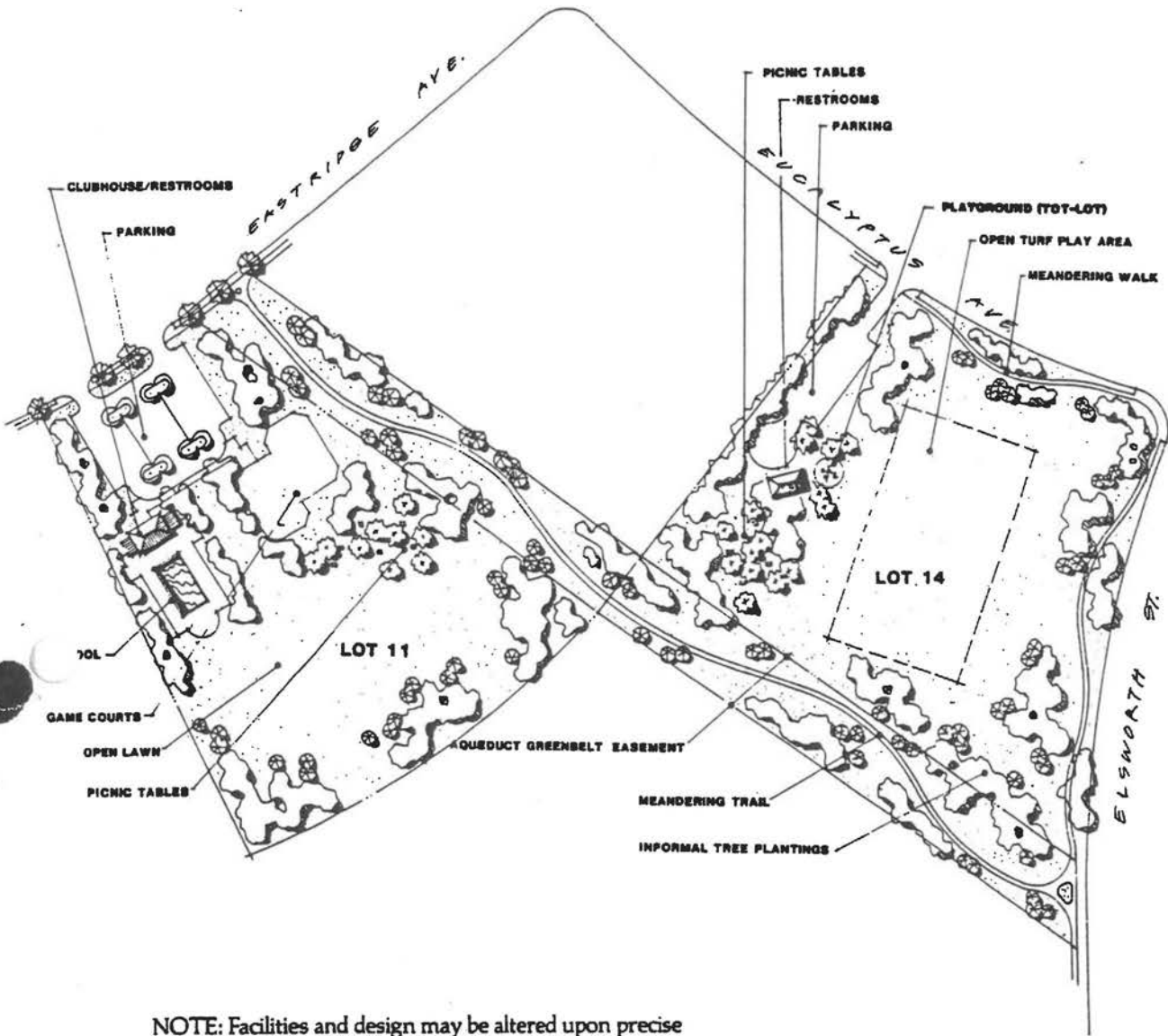
Lot 11 comprising a total of 6.0 acres and Lot 14 comprising a total of 6.7 acres will be developed as a community park utilizing both passive and active recreational opportunities. As discussed in Section VI A, these parcels are centrally located to inter-relate to the Town Center, Aqueduct greenbelt easement area, and proposed school development on Lot 17.

Lot 14, to be developed as part of Phase I Towngate improvements, will include picnic areas, a tot lot, restroom facilities and ample off-street parking accessible from Eucalyptus Avenue. The tot lot will be designed to provide safe play opportunities for children of all ages. The large open turf area in the center of the park allows room for informal field games with multiple participants.

Lot 11, to be developed as part of Phase II Towngate improvements, will include the community pool, clubhouse facility, and game courts as active uses. These areas are located adjacent to ample off-street parking accessible from Eastridge Avenue. The community pool area opens out to an expansive lawn area framed by informal masses of evergreen and deciduous trees, Picnic tables will also be provided.

The following techniques will be employed to develop a "relaxed" environment within the community park areas:

1. Planting design is informal and provides a green "edge" to define the park boundaries yet allow views into the park.
2. Shrub planting will be minimized in favor of turf and tree plantings for visibility and ease of maintenance.
3. Gentle contouring of the earth will provide interest to the site and break up the monotony of large flat expanses of lawn area.
4. Street sidewalks around the edges will be meandering to take advantage of the additional open space.
5. Selection of park furniture will compliment the natural surroundings and provide for maintenance free facilities.



NOTE: Facilities and design may be altered upon precise Site Plan design review by the appropriate governmental agency.

COMMUNITY PARK CONCEPT



RENAISSANCE PARK

by

WESTERN PACIFIC HOUSING

DESIGN MANUAL AND STANDARDS

AT

TOWNGATE SPECIFIC PLAN NO. 200, AMENDMENT NO. 3

PREPARED BY:

WESTERN PACIFIC HOUSING – TOWNGATE, LLC
a Delaware Limited Liability Company

Dan Flynn
Project Manager

ADMINISTRATIVE REVIEW
APPROVED

16940 Von Karman Ave., Suite 200

Irvine, CA 92606

(909) 442-6199

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11/19/01
Date

MB
Initials

Approval for design
manual only for conditions
for PA01-2004

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RENAISSANCE PARK
at Towngate

DESIGN MANUAL AND STANDARDS

INTENT AND USE OF THIS DOCUMENT:

The purpose of this document is to provide a general outline of the applicable design standards for implementation at Renaissance Park, a single-family detached residential project located within Towngate Specific Plan No. 200 (Amendment No. 3), Moreno Valley, California. This document will serve to highlight the major elements of the project, including boundary conditions, recreation amenities, pedestrian systems, entry access, perimeter walls, landscape standards and building setbacks.

This document is a supplement to the provisions set forth in Towngate Specific Plan No. 200, Amendment No. 3 and the Conditions of Approval for Tentative Tract 29143. If there are any discrepancies between this Design Manual and Towngate Specific Plan No. 200, Amendment No. 3 or the Conditions of Approval for Tentative Tract 29143, then the latter documents will control.

GENERAL OVERVIEW:

Renaissance Park consists of Planning Areas 11, 12B, 16, 17, 19A, 20A and 20B of Towngate Specific Plan No. 200 (Amendment No. 3). The following table describes the approved uses for each Planning Area:

PLANNING AREA	ZONING
11	Park
12B	R-5000, Medium Density Residential
16	R-4500, Medium Density Residential
17	R-5000, Medium Density Residential
19A	R-4500A, Medium Density Residential
20A	R-4500, Medium Density Residential
20B	R-5000, Medium Density Residential or Elementary School

The property is bounded by Eucalyptus Avenue to the north, Day Street to the west, Cottonwood Avenue to the south and Elsworth Street to the east.

The site includes 114.69 gross acres, and is planned for 557 single-family detached homes, a public park and an elementary school. Residential lot sizes will vary from minimum 4,000 square foot lots (50' x 80'), 4,500 square foot lots (50' x 90') and 5,000 square foot lots (50' x 100'). The average lot size for the over-all development is approximately 5,400 square feet.

Exhibit 'A' illustrates the overall property and its zoning.

**RENAISSANCE PARK
at Towngate**

PROPOSED ARCHITECTURE:

The Project will include the residential development of ten different house plans. The following table breaks down the proposed architecture by zone:

ZONING	PLANNING AREAS	# OF UNITS	# OF FLOOR PLANS	BASE SQUARE FOOTAGE
R-5000	12B, 17 & 20B	122	3 *	1,435 – 1,791
R-4500	16 & 20A	267	4 *	1,706 – 2,384
R-4500A	19A	168	3 *	2,091 – 2,824

* Plan 1 of each product is a single-story house.

The homes will include a variety of room options and either a 2-car or a 3-car tandem garage. Each floor plan will have three elevations along with a variety of color schemes and trims to insure a pleasing street scene.

In addition, homes adjacent to collector or arterial streets (i.e. Dracea Avenue and Arbor Park Lane) will receive additional enhancements (in the form of window trims). Exhibits 'B', 'C' and 'D' illustrate the proposed elevation enhancements for the rear, right side and left side of the homes, respectively. These enhancements are also included on the full size architectural plans.

Finally, a majority of the lots adjacent to arterial or collector streets and open space will be plotted with single-story homes to prevent the appearance of massing along these major streets.

STANDARDS

LOTS:

The proposed subdivision conforms to the standards for R-5000, R-4500 and R-4500A (Medium Density Residential) lots as described in Towngate Specific Plan No. 200, Amendment No. 3.

FRONT SETBACK:

For the R-4500 and R-4500A Planning Areas, the minimum front setback is ten feet (10'), measured from the front property line.

For the R-5000 Planning Areas, the minimum front setback is fifteen feet (15'), measured from the front property line. Porches are permitted to encroach up to four feet (4') within the front yard setback.

**RENAISSANCE PARK
at Towngate**

REAR SETBACK:

The minimum rear setback for all Planning Areas is ten feet (10'), exclusive of unusable slope or easement areas.

GARAGE SETBACK:

Front-facing garages shall be setback a minimum of twenty feet (20') for all Planning Areas, measured from the front property line.

SIDE SETBACK:

The street side yard setback shall be a minimum distance of ten feet (10'), measured from the street side of the property line. Side yard setbacks for the interior side shall be a minimum distance of five feet (5'), measured from the interior side of the property line. Side yard fences are permitted to be within the setback. All side setbacks shall be exclusive of typical architectural projects (i.e. chimneys, media niches, roof eaves).

DRIVEWAYS:

Driveways shall not exceed eighteen feet (18') in width.

Exhibits 'E', 'F' and 'G' illustrate typical interior setbacks for the R-4500A, R-4500 and R-5000 zones. Exhibit 'H' illustrates a typical reverse frontage setback for all zones. Exhibit 'I' shows a typical corner lot setback for all zones.

LANDSCAPE ARCHITECTURAL STANDARDS

OVERVIEW:

The landscape architectural design principals will reflect Towngate's integrated relationship with the overall community. Plant materials, species, sizes, colors shall be implemented from the Design & Development Guidelines for Towngate SP 200. The physical layout of these elements will be designed to compliment the scale of the community while reinforcing the overall theme. Local climate, drought tolerances, erosion control and low maintenance will be reflected in the selection of plant materials. Automatic irrigation systems will utilize low precipitation heads and water saving devices.

All lots shall have front yard landscaping installed prior to a certificate of occupancy permit. Each parcel shall include a minimum of one (1) street tree, or one tree per forty linear feet (40') whichever is greater. All fences and walls and street trees shall be restricted from locating within the three (3) foot public utility easement located behind the public sidewalk towards the interior of the lot. Street trees shall be planted in the four (4) foot area located beyond the three (3) foot public utility easement (PUE), while fences shall be erected beyond the four (4) foot area located behind the PUE.

RENAISSANCE PARK
at Towngate

ENTRY IDENTIFICATION AND PERIMETER WALLS:

I.D. monuments that reinforce the architectural character and keep in scale with the space will be incorporated into the perimeter walls at the entries at Arbor Park Lane, Day Street and Elsworth Avenue as required within Specific Plan No. 200.

The exterior perimeter wall will be a light colored block with decorative brick-colored cap and pilasters. This will be built along the exterior perimeter of the project as well as on Dracea Avenue and the 66' right-of-way section of Arbor Park Lane. Open view rod iron fencing will be used for those lots bordering the Class A bike path in the Park.

Exhibit 'J' illustrates the conceptual design and color scheme for the decorative perimeter wall.

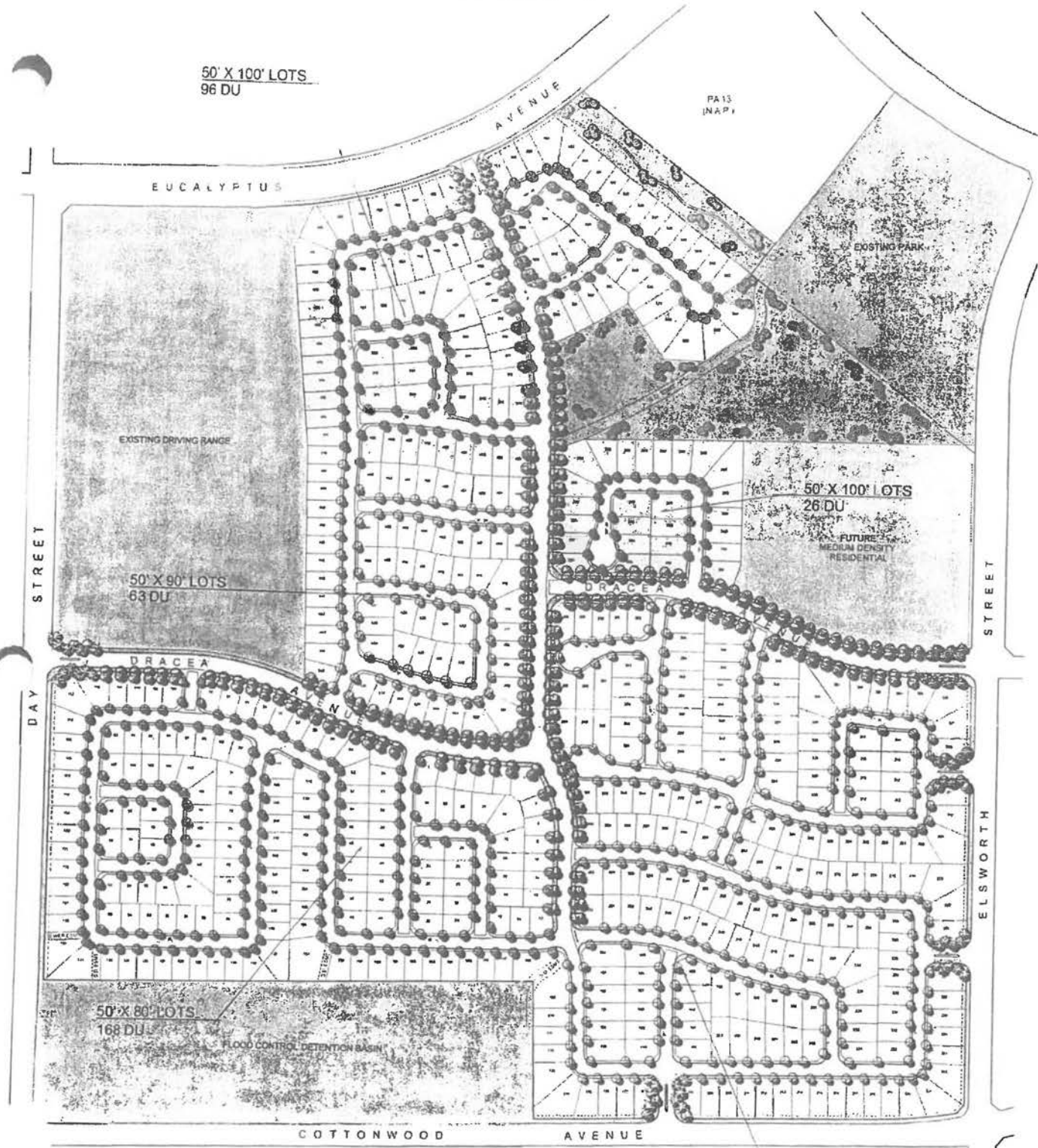
The interior side yard and rear yard fencing will be wood, except for those lots adjacent to a street, which will receive block side yard walls.

NEIGHBORHOOD LANDSCAPE AND INTERIOR SLOPES:

Street tree species will be selected from the approved plan palette in the Design And Development Guidelines within the Towngate Specific Plan No. 200, reinforcing the theme and complimenting the architectural scale of the neighborhood.

Side and rear private slopes over five feet (5') vertical height will be irrigated and planted with appropriate erosion control ground cover. An automatic irrigation system will be provided to irrigate the slopes.

Exhibit 'A'



50' X 100' LOTS
96 DU

PA13
(NAP)

EUCALYPTUS

EXISTING PARK

EXISTING DRIVING RANGE

50' X 100' LOTS
26 DU

FUTURE
MEDIUM DENSITY
RESIDENTIAL

50' X 90' LOTS
63 DU

DRACEA

DAY STREET

STREET

ELSWORTH STREET

50' X 80' LOTS
168 DU

FLOOD CONTROL DETENTION BASIN

COTTONWOOD AVENUE

50' X 90' LOTS
204 DU

TABULATION

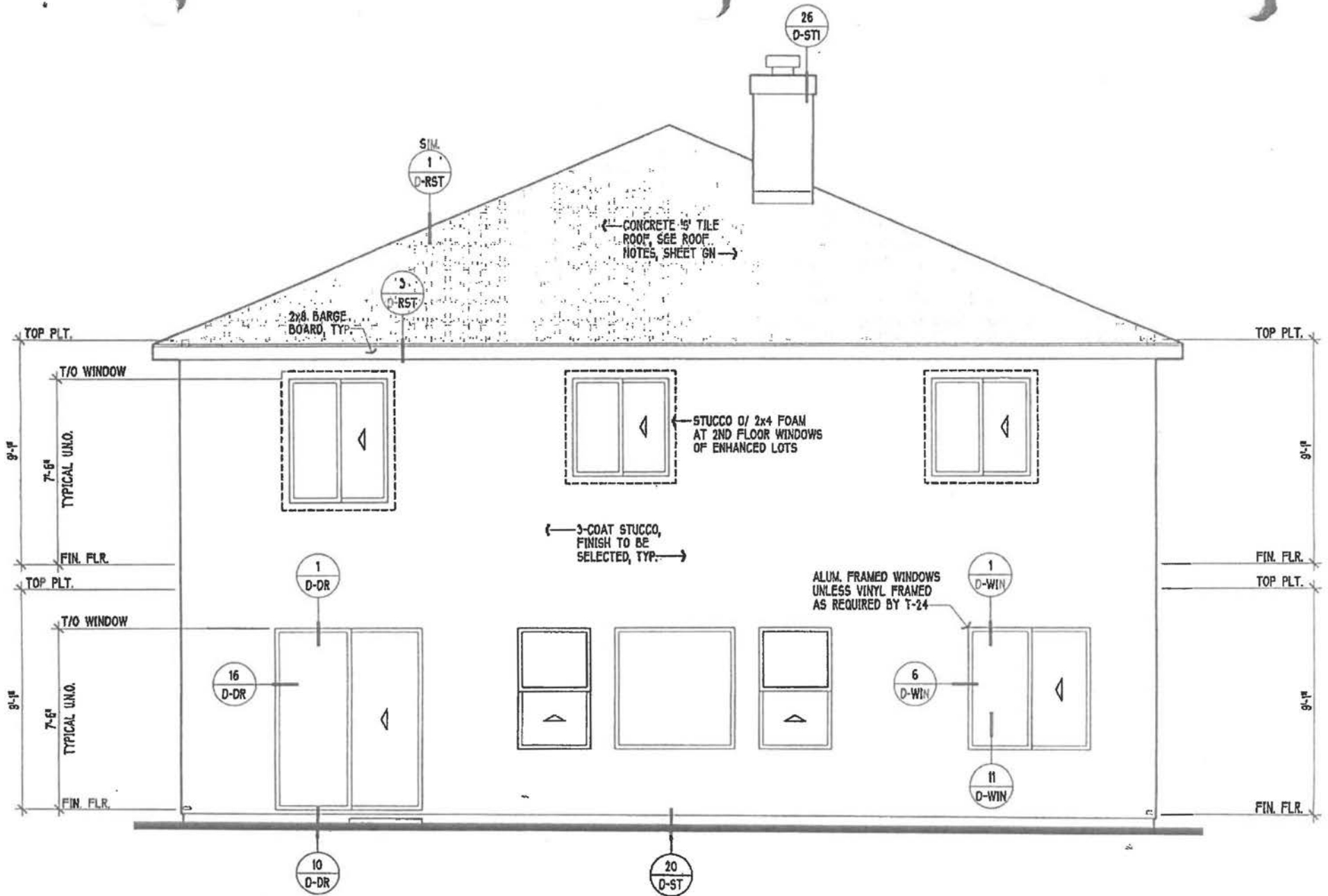
LOT SIZE	NO. OF UNITS
50' x 80'	168 DU
50' x 90'	267 DU
50' x 100'	122 DU
SUBTOTAL	557 DU



TOWNGATE

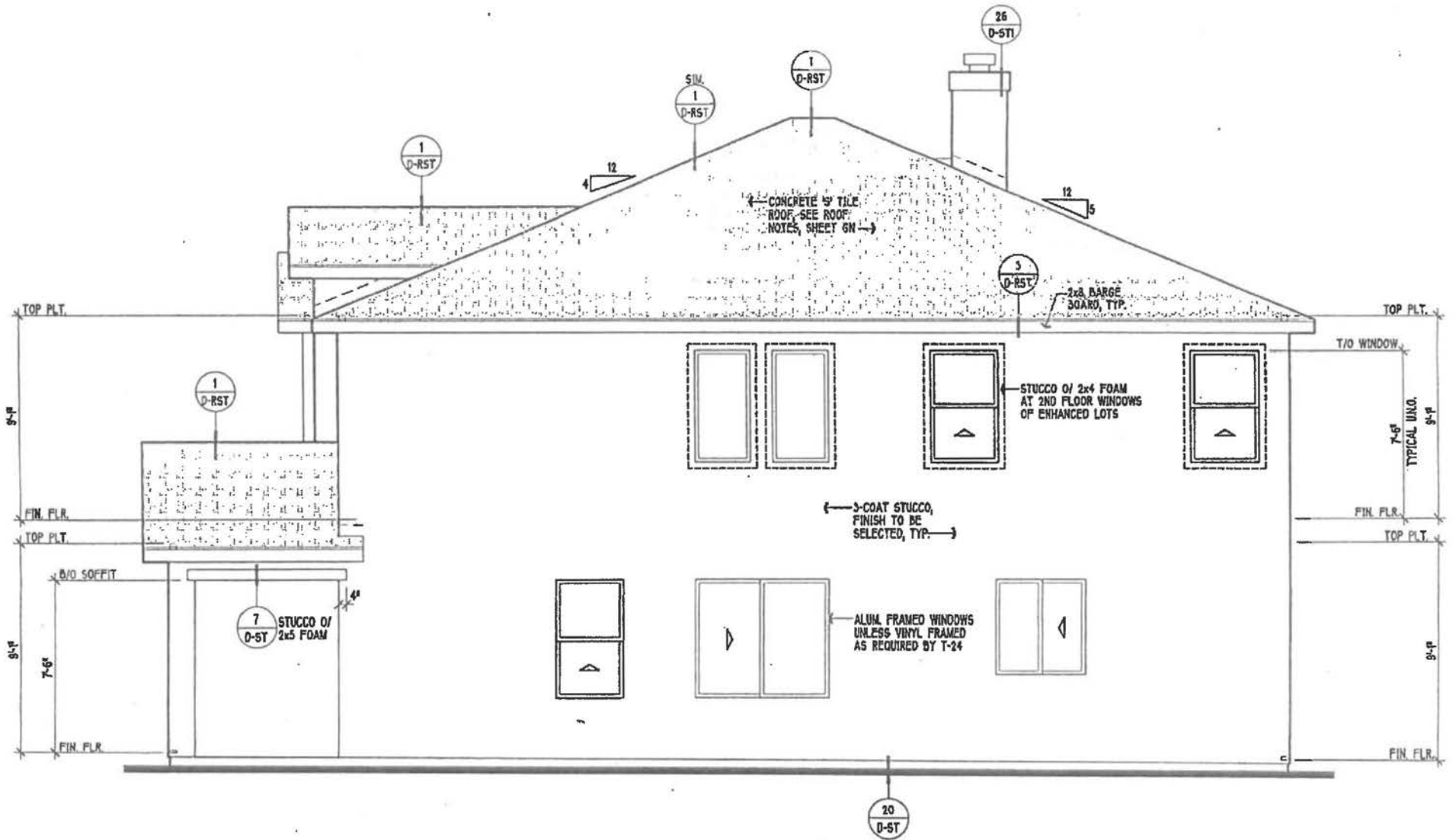


Exhibit 'B'



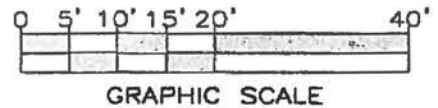
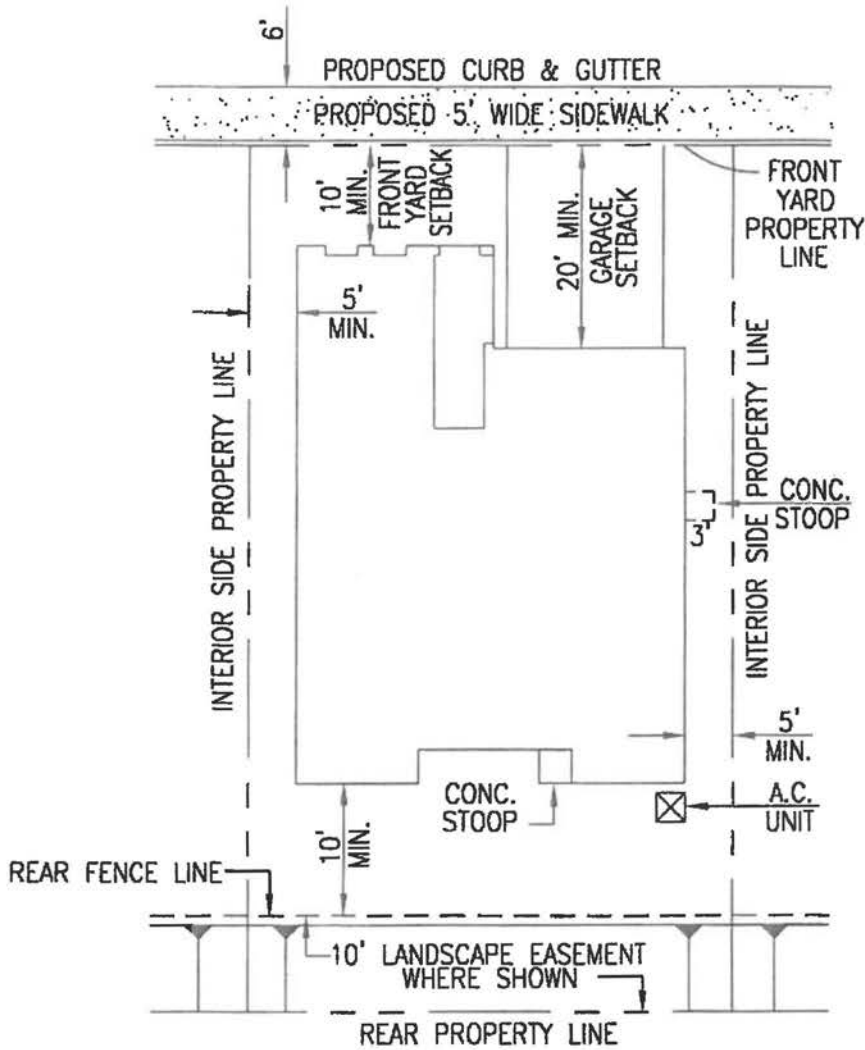
REAR ELEVATION 'A'

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION 'A'

SCALE : 1/4" = 1'-0"

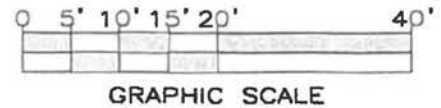
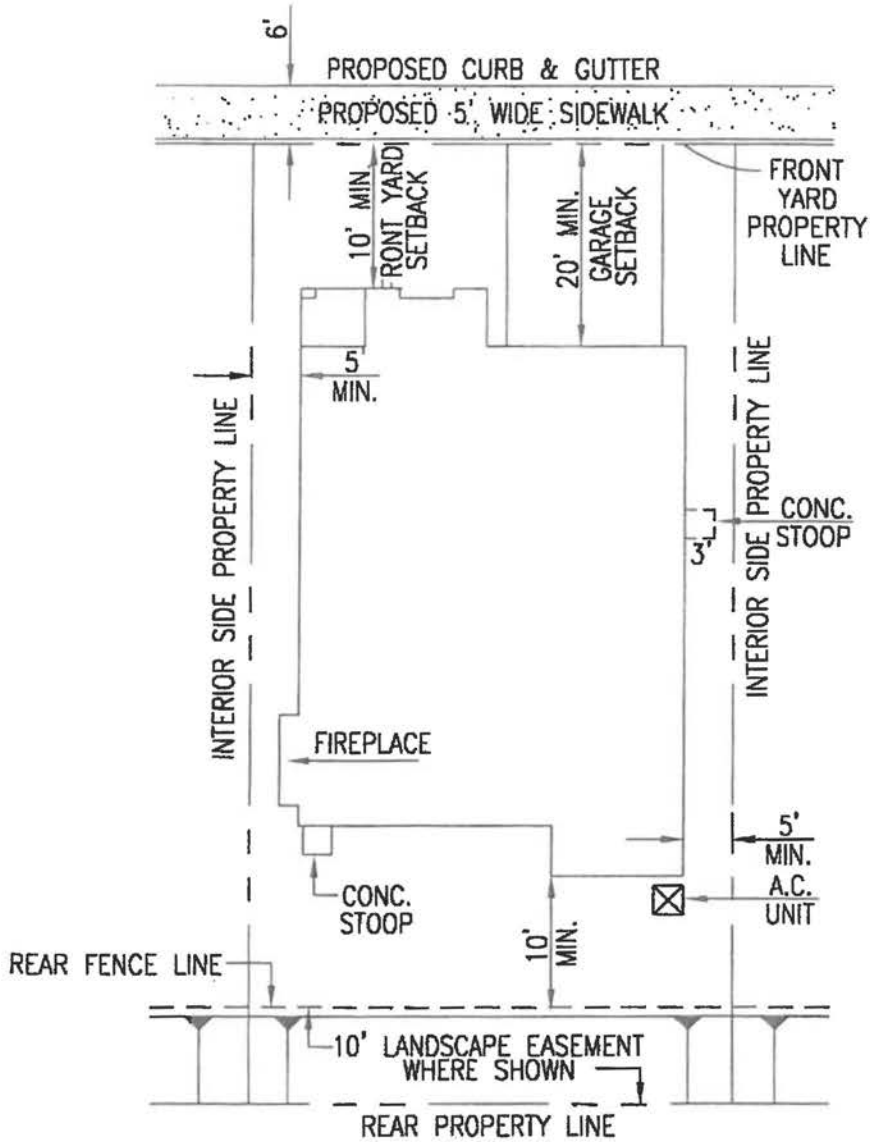


PREPARED BY:
PHB & ASSOCIATES, INC.

TENTATIVE TRACT 29143

1620 S. GRAND AVENUE
GLEN DORA, CALIFORNIA 91740
(626) 914-6256
(626) 914-5756 FAX

TYPICAL 4,000 SF LOTS
SETBACK CRITERIA
INTERIOR LOTS

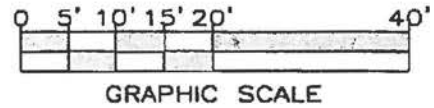
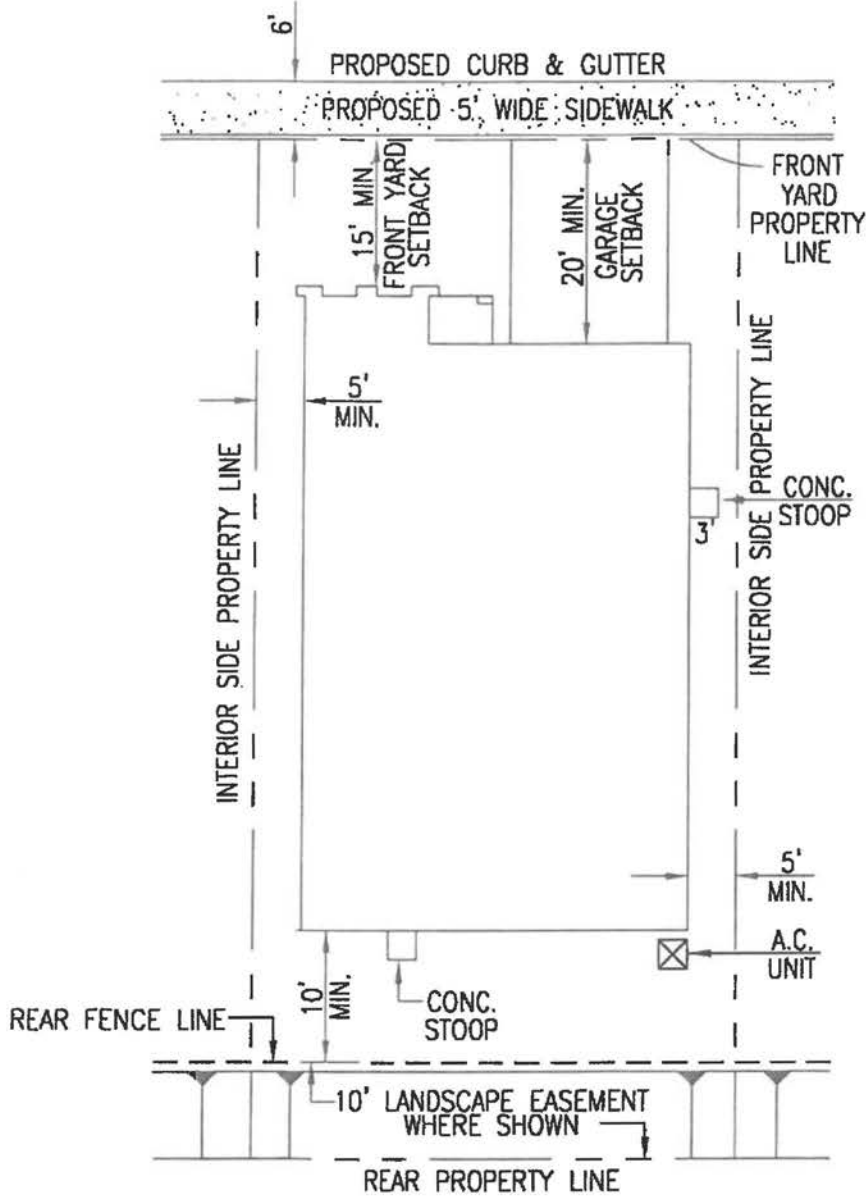


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TENTATIVE TRACT 29143

TYPICAL 4,500 SF LOTS
 SETBACK CRITERIA
 INTERIOR LOTS

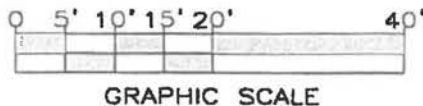
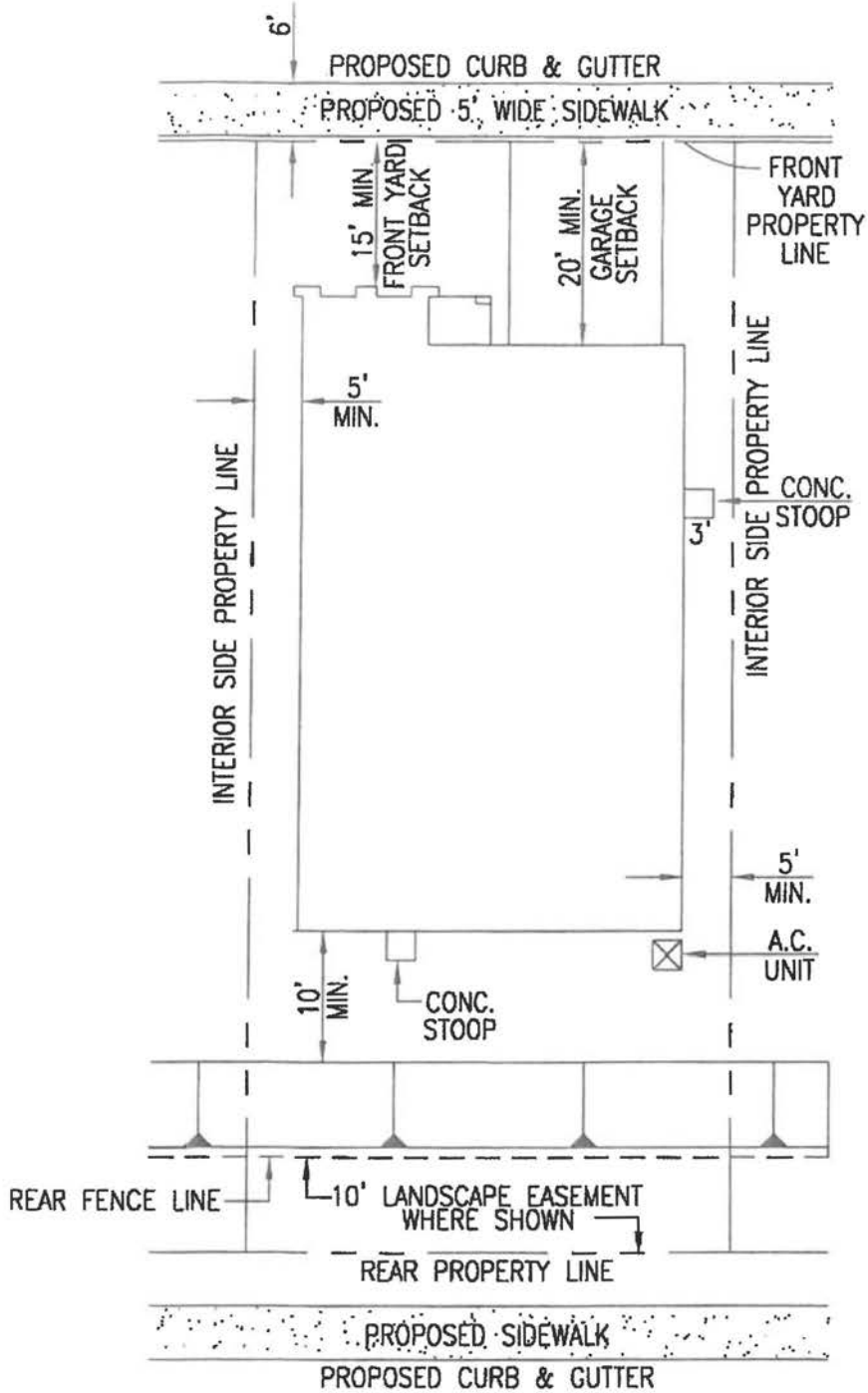


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3 S. GRAND AVENUE
INDORA, CALIFORNIA 91740
t) 914-6256
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TENTATIVE TRACT 29143

TYPICAL 5,000 SF LOTS
SETBACK CRITERIA
INTERIOR LOTS



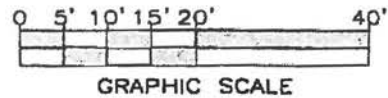
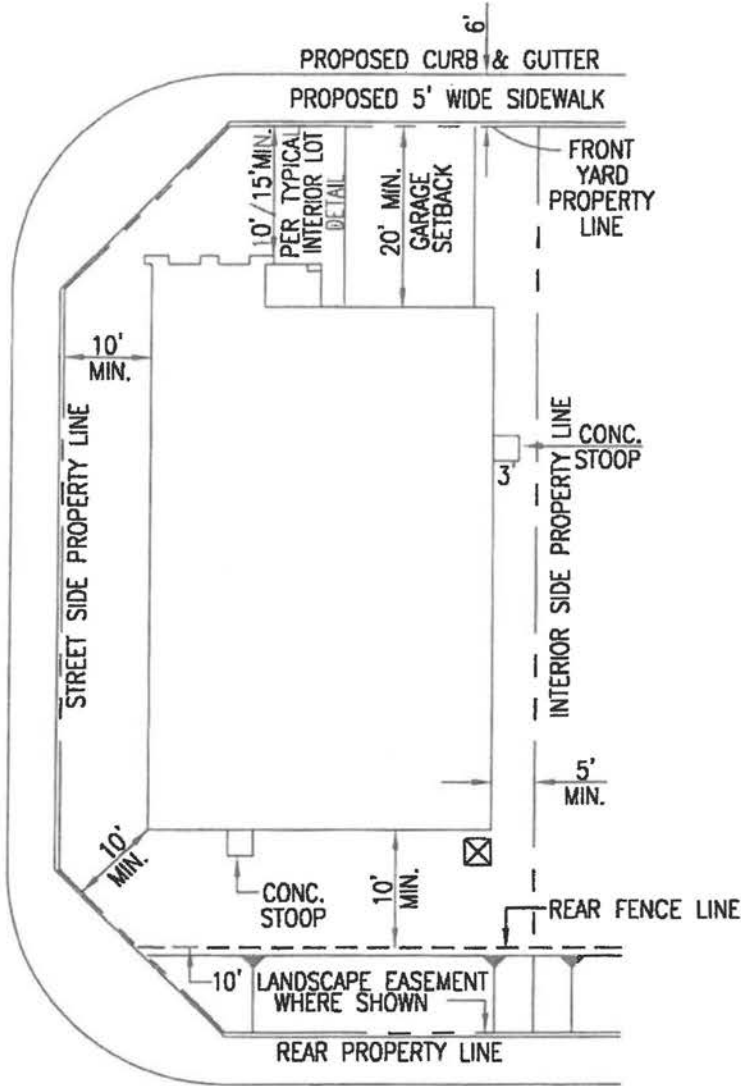
BY:
B & ASSOCIATES, INC.

TENTATIVE TRACT 29143

5. GRAND AVENUE
DRA, CALIFORNIA 91740
714-6256
714-5756 FAX

TYPICAL
REVERSE FRONTAGE
PERIMETER LOTS

EXHIBIT "I"



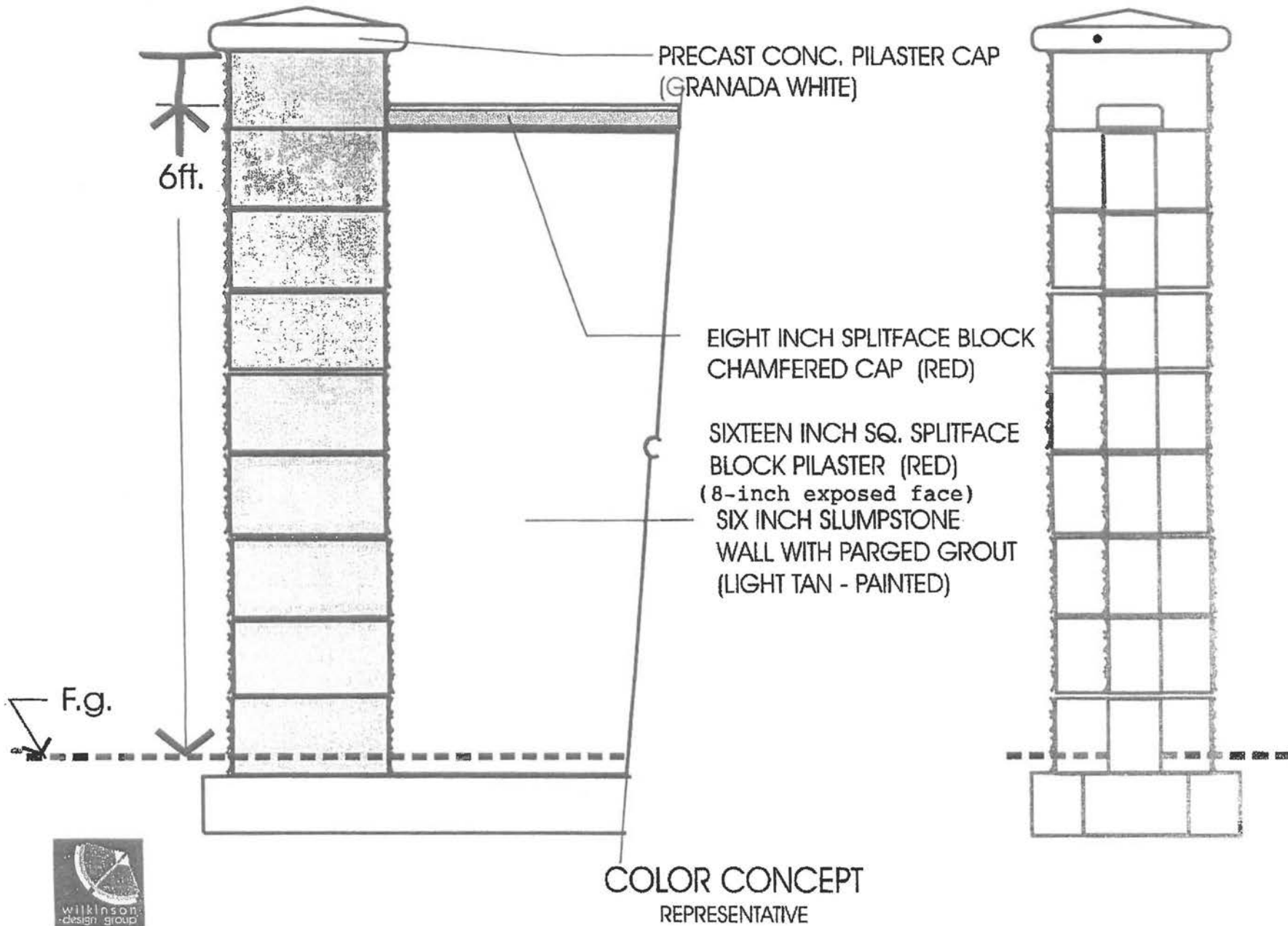
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PUB & ASSOCIATES, INC.

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GLENORA, CALIFORNIA 91740
(626) 914-6256
(626) 914-5756 FAX

TENTATIVE TRACT 29143

TYPICAL
SETBACK CRITERIA
CORNER LOTS

CITY OF MORENO VALLEY
THEME W/ . DESGN



OCT 11 .01

Exhibit 'K'

5,000 Square Foot Lots (R-5000): Planning Units 12B, 17 and 20B

- (a) Lot areas shall be a minimum of 5,000 square feet.
- (b) Minimum lot depth shall be 90 feet, as measured at the midpoint of the front property line.
- (c) Minimum lot width at the front property line shall be 50 feet (as measured at the front setback line), except lots fronting on knuckles or cul-de-sacs which may have a minimum frontage of 30 feet as measured tangent to the curve radius at the front property line and minimum width at the front setback line of 45 feet.
- (d) Minimum front setback shall be 20 feet to the front facing garage and 15 feet from the footprint of living area, including porches as measured from the front property line.
- (e) Minimum side setback shall be 5 feet, exclusive of architectural projections, roof eaves, etc, as provided for within the City of Moreno Valley Municipal Code. Minimum street side setbacks shall be 10 feet.
- (f) Minimum rear yard setbacks shall be 10 feet, exclusive or unusable graded, sloped areas, or easement.
- (g) Minimum building separation shall be 10 feet exclusive of architectural projections, roof eaves, etc, not to exceed 24 inches.
- (h) Building height shall not exceed a maximum height of 35 feet.
- (i) Fencing and walls shall be designed according to the standards and guidelines set forth in the Design Manual for Towngate Specific Plan No. 200.
- (j) Signage shall be governed by the standards and guidelines set forth in Design Manual for Towngate Specific Plan No. 200.
- (k) Parking requirements shall be those set forth in Section V.B.4 of these Regulations and Standards for Development.
- (l) Projects shall provide a range of dwelling unit sizes and floor plans developed in concert with the scale and layout of the project and per the requirements of the Design Manual for Towngate Specific Plan No. 200.
- (m) Projects shall conform to the architectural and landscape design standards and guidelines as set forth in the Design Manual for Towngate Specific Plan No. 200.

- (n) All garages shall be provided with automatic garage door openers.
- (o) Lot Floor Area Ratios shall not exceed 50% for single story dwellings and 75% for two story dwellings.
- (p) Minimum on street parking shall be an aggregate of one space per lot within any Planning Unit.
- (q) Front facing garages shall not exceed 50% of the building frontage width, unless approved by the Director of Community and Economic Development or designee.
- (r) With approval of the Director of Community and Economic Development or designee, three car garages shall be permitted on up to 25% of the lots within a Planning Unit, provided that these units are not located on adjacent lots.
- (s) Corner lots shall be a minimum of 5-feet wider than the required minimum width, as measured at the front setback line.
- (t) A minimum of three floor plans, each with three elevations shall be provided for each Planning Unit.
- (u) Unless otherwise approved by the Director of Community and Economic Development or designee, dwelling units shall feature a front entry area. (Side loaded entries shall be prohibited).
- (v) Each detached dwelling unit shall have a minimum floor area of 1,200 square feet.

Exhibit 'L'

4,500 Square Foot Lots (R-4500): Planning Units 16 and 20A

- (a) Lot areas shall be a minimum of 4,500 square feet.
- (b) Minimum lot depth for single family detached uses shall be 85 feet as measured at the midpoint of the front property line.
- (c) Minimum lot width for single family detached uses shall be 50 feet (as measured at the front setback line), except lots fronting on knuckles or cul-de-sacs which may have a minimum frontage of 30 feet as measured tangent to the curve radius at the front setback line, and minimum width at the front setback line of 45 feet.
- (d) Minimum front setback shall be 20 feet to the front facing garage and 10 feet from the footprint of the living space, including porches, as measured from the front property line.
- (e) Minimum side setback shall be 5 feet. Minimum street side setbacks shall be 10 feet. Interior side setback may be reduced to 0 feet for zero lot line applications as long as a 10 foot building separation shall be maintained.
- (f) Minimum rear yard setback shall be 10 feet, exclusive of unusable, graded slope area, or easement.
- (g) Minimum building separation shall be 10 feet exclusive of architectural projections, roof eaves, etc, not to exceed 24 inches.
- (h) Building height shall not exceed a maximum height of 35 feet.
- (i) Fencing and walls shall be designed according to the standards and guidelines set forth in the Design Manual for Towngate Specific Plan No. 200.
- (j) Signage shall be governed by the standards and guidelines set forth in Design Manual for Towngate Specific Plan No. 200.
- (k) Parking requirements shall be those set forth in Section V.B.4 of these Regulations and Standards for Development.
- (l) Projects shall provide a range of dwelling unit sizes and floor plans developed in concert with the scale and layout of the project and per the requirements of the Design Manual for Towngate Specific Plan No. 200.
- (m) Projects shall conform to the architectural and landscape design standards and guidelines as set forth in the Design Manual for Towngate Specific Plan No. 200.

- (n) All garages shall be provided with automatic garage door openers.
- (o) Lot Floor Area Ratios shall not exceed 50% for single story dwellings and 75% for two story dwellings.
- (p) Minimum on street parking shall be an aggregate of one space per lot within any Planning Unit.
- (q) Front facing garages shall not exceed 50% of the building frontage width, unless approved by the Director of Community and Economic Development or designee.
- (r) With approval of the Director of Community and Economic Development or designee, three car garages shall be permitted on up to 25% of the lots within a Planning Unit, provided that these units are not located on adjacent lots.
- (s) Corner lots shall be a minimum of 5-feet wider than the required minimum width, as measured at the front setback line.
- (t) A minimum of three floor plans, each with three elevations shall be provided for each Planning Unit.
- (u) Unless otherwise approved by the Director of Community and Economic Development or designee, dwelling units shall feature a front entry area. (Side loaded entries shall be prohibited).
- (v) Each detached dwelling unit shall have a minimum floor area of 1,200 square feet.

Exhibit 'M'

4,000 Square Foot Lots, 4500 average (R-4500 A): Planning Unit 19A

- (a) Lot areas shall be a minimum of 4,000 square feet and the average lot areas within a Planning Unit shall be 4,500 square feet.
- (b) Minimum lot depth for single family detached uses shall be 80 feet as measured at the midpoint of the front setback line.
- (c) Minimum lot width for single family detached uses shall be 50 feet (as measured at the front setback line), except lots fronting on cul-de-sacs or knuckles, which may have a minimum frontage of 30 feet, as measured tangent to the curve radius at the front setback line, and a minimum width at the front setback line of 45 feet.
- (d) Minimum front setback for garages shall be 20 feet as measured from the property line, and shall be a minimum of 10 feet to the footprint of living space, including porches.
- (e) Minimum side setback shall be 5 feet. Minimum street side setbacks shall be 10 feet. Interior side setback may be reduced to 0 feet for zero lot line applications as long as a 10 foot building separation shall be maintained, exclusive of architectural projections, roof eaves, etc, not to exceed 24 inches.
- (f) Minimum rear yard setback shall be 10 feet, exclusive of unusable, graded slope area or easements.
- (g) Minimum building separation shall be 10 feet, consistent with the Moreno Valley Municipal Code requirements.
- (h) Building height shall not exceed a maximum height of 35 feet.
- (i) Fencing and walls shall be designed according to the standards and guidelines set forth in the Design Manual for Towngate Specific Plan No. 200.
- (j) Signage shall be governed by the standards and guidelines set forth in Design Manual for Towngate Specific Plan No. 200.
- (k) Parking requirements shall be those set forth in Section V.B.4 of these Regulations and Standards for Development.
- (l) Projects shall provide a range of dwelling unit sizes and floor plans developed in concert with the scale and layout of the project and per the requirements of the Design Manual for Towngate Specific Plan No. 200.

- (m) Projects shall conform to the architectural and landscape design standards and guidelines as set forth in the Design Manual for Towngate Specific Plan No. 200.
- (n) All garages shall be provided with automatic garage door openers.
- (o) Lot Floor Area Ratios shall not exceed 50% for single story dwellings and 75% for two story dwellings.
- (p) Minimum on street parking shall be an aggregate of one space per lot within any Planning Unit.
- (q) Front facing garages shall not exceed 50% of the building frontage width, unless approved by the Director of Community and Economic Development or designee.
- (r) With approval of the Director of Community and Economic Development or designee, three car garages shall be permitted on up to 25% of the lots within a Planning Unit, provided that these units are not located on adjacent lots.
- (s) Corner lots shall be a minimum of 5-feet wider than the required minimum width, as measured at the front setback line.
- (t) A minimum of three floor plans, each with three elevations shall be provided for each Planning Unit.
- (u) Unless otherwise approved by the Director of Community and Economic Development or designee, dwelling units shall feature a front entry area. (Side loaded entries shall be prohibited).
- (v) Each detached dwelling unit shall have a minimum floor area of 1,200 square feet.