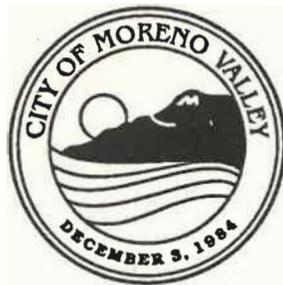


# **SP 168**

## **SUNNYMEAD RANCH SPECIFIC PLAN**

**Executive Summary  
Lakeshore Village Design Guidelines  
& Residential Standards**



**City of Moreno Valley  
Planning Department**

SPECIFIC PLAN 168

SUNNYMEAD RANCH (NORTH COUNTRY)

OFFICIAL DOCUMENTS

EXECUTIVE SUMMARY

Executive Summary Text  
Location Map  
Land Use Map  
Approved Tracts  
Tract Implementation Matrix  
Official Documents

## EXECUTIVE SUMMARY

### PURPOSE

The objective of this Executive Summary is to provide 1) an abstract of the Specific Plan as a whole; 2) the status of the Plan in terms of implementation; and 3) a complete list of official documents.

### INTRODUCTION

North Country was the first large planned residential community in the Sunnymead/Edgemont/Moreno area, and the original intent of the North Country (later renamed Sunnymead Ranch) Specific Plan was to create a community of approximately 3,447 dwelling units. Development was to occur on 1,352 gross acres of gentle sloping valleys, located at the base of the foothills north of the community of Sunnymead. The project was designed to achieve an overall density of 2.55 dwelling units per acre, which was 90% of the density designated by the Riverside County General Plan.

In 1986, approximately 279 acres of rugged land west of Pigeon Pass Road was severed from Sunnymead Ranch and purchased by Griffin Homes. This parcel now comprises the northern portion of the Hidden Springs Specific Plan area. As a result, Sunnymead Ranch now contains 3,168 acres and is approved for 3,092 dwelling units. To date, 2,781 dwelling units have been approved on 759 acres of land area; therefore, the actual net density of the project is 3.66 dwelling units to the acre (refer to **Tract Implementation Matrix**).

The Specific Plan was to balance the housing needs of the community with public services that accommodated recreational, cultural, and educational needs. Today, Sunnymead Ranch supplies a diversity of housing needs based on varied lifestyle, economic level, and market profile through a system of sub-communities. All sub-communities are unified by a system of community greenbelts, linear parks, trail circulation systems, and natural open space networks. This has been accomplished while maintaining each sub-community's own identity.

# SUNNYMEAD RANCH EXECUTIVE SUMMARY

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### GOALS AND OBJECTIVES

The goals and objectives of the Sunnymead Ranch Specific Plan are:

- To develop the property in accordance with the "Moreno Valley" General Plan as adopted by the Riverside County Board of Supervisors in 1977;
- To preserve existing agricultural lands by setting aside 192 acres of land for citrus and alfalfa farming;
- To provide public facilities and infrastructure which address the immediate and future needs of prospective residents;
- To create recreational and visual amenities which attract both existing and prospective residents to the community; and
- To provide a diversity of housing types which fulfill the needs of entry-level and move-up buyers.

### LAND USE

Sunnymead Ranch is essentially a planned residential community consisting of 3,092 dwelling units with school sites, a fire station, private lake facilities and equestrian trails built on 1,087 acres. Since the character of Sunnymead Ranch is principally residential, only two underlying land use designations were employed during the preparation of the Specific Plan. However, each designation allows the developer latitude and flexibility to capture the most favorable aspects of the land, while promoting innovative development.

#### R-4 ZONE (PLANNED RESIDENTIAL)

The intent of this designation was to encourage the development of subdivisions containing open space areas which would be used for recreational purposes or preservation of rural elements found in the area. As a result, lots containing an area less than the minimum lot size are permitted, if certain amenities are provided. However, single and multiple family dwellings must comply with the provisions of the County's R-3 zone and are subject to Plot Plan approval. This means that exclusive of streets and commercial areas, an average minimum lot size of 6,000 square feet must be provided within the entire planned area. In this case, with added amenities, the minimum lot size for the individual lots used as residential building sites could be 3,500 square feet with a minimum width of 40 feet and the minimum depth of 80 feet.

# SUNNYMEAD RANCH EXECUTIVE SUMMARY

## PAGE 3

### **R-5 (OPEN AREA COMBINING ZONE-RESIDENTIAL DEVELOPMENTS)**

This zoning designation is applied to those areas within subdivisions that provide open space and recreational areas/facilities for the entire project. The permitted uses within this area for example include golf courses, picnic grounds, noncommercial recreation, and assembly buildings/facilities. All uses are subject to a Plot Plan approval.

### **CHRONOLOGY OF DEVELOPMENT**

On August 30, 1982, the Riverside County Board of Supervisors approved **Tentative Tracts 17946 and 17947** to create the North Country Specific Plan. With the approval of the Specific Plan, the Riverside County General Plan was amended with Change of Zone #3699 to reflect changes in land use. The area had been zoned for "Residential Agriculture" use on larger lots or for "Controlled Development."

The lots in Tract 17946 ranged in size from 3,600 square feet to 12,000 square feet to capture a broad housing market in a rapidly growing area. Tract 17946, as the first approved residential housing tract within Sunnymead Ranch, was to provide with initial sales the requisite cash flows needed to extend essential public services and infrastructure throughout the Specific Plan area. This initial subdivision consisted of 400 single family residences to be built in 5 phases on 7,200 square foot lots. A 9-acre site for Sugar Hill Elementary School was included in this approval. The school has been built and is part of the Moreno Valley Unified School District.

Tract 17947 subdivided the remainder of the Specific Plan area into 33 lots for financing purposes and for placement of infrastructure. These large lots were later subdivided again as building sites for specific Markborough projects or for merchant land sales.

In early November of 1984, **Tentative Tracts 19240, 19241 and 19242** were approved creating 374 single family homes in the southeast portion of Sunnymead Ranch south of Covey Road. The development of these tracts completed improvements of those portions of Sunnymead Ranch Parkway and Manzanita Avenue to the east of Heacock Street and the southerly segments of Perris Boulevard. With development of these tracts, a fully improved greenbelt along natural drainage courses was provided, as well as linear parks associated with the required highway improvements. It was anticipated that by the time these tracts were completed, there would be a sufficient number of residents to support operating costs associated with a newly

## SUNNYMEAD RANCH EXECUTIVE SUMMARY

### PAGE 4

constructed 34.7-acre lake and clubhouse facility. To provide access, Sunnymead Ranch Parkway was constructed as a two lane, paved road from Heacock Street to the northwesterly edge of the lake.

The approval of **Tracts 19238, 19239, 19243 and 19244** in November of 1985 culminated development proposed in the area east of Heacock Street. The first expansion of new housing west of Heacock Street and south of Sunnymead Ranch Parkway began with Tract 19244. All totaled, it and the other tracts provided 448 single family homes, the creation of the "Canyon Vista Preserve", and a "Special Planning Area" of 44 acres. A portion of Tract 19244 also included a 10-acre park at the intersection of Manzanita Avenue and Heacock Street. This park was dedicated to the City of Moreno Valley in 1986.

The **Special Planning Area** is located in the northeast corner of Sunnymead Ranch and contains archaeological and biological resources including Stephen's kangaroo rat habitat. Currently the area is undeveloped, and is zoned R-5 (Riverside County Open Space designation). In order for development to take place, an archaeological, biological and SKR study would need to take place. The maximum density in the event that development could proceed would be 33 lots for the entire 44.7-acre parcel. Development for this area is being considered, however, no formal application has been received by the City.

As construction commenced in those areas west of Heacock Street, the domestic water and sewer lines were subsequently extended north from the vicinity of Poorman Reservoir into Sunnymead Ranch. At the same time a 500,000 gallon domestic water reservoir was built in the northeast corner of the "Special Planning Area."

In October of 1984, the Sunnymead Ranch Specific Plan was amended by **Amendment #1** to relocate the proposed school and park site to the southeast corner of Pigeon Pass Road and Old Lake Drive in Tract 17947. With the amendment, 176 single family homes were deleted from **Tract 21457** to allow for construction of the middle school and community park. In exchange, 162 residential lots were created on the former school and park sites. With development of Tract 21457 residential land use south of Old Lake Road and Sunnymead Ranch Parkway was complete. A total of 307 homes were approved with this subdivision in June 1987.

In addition to the school and park sites, a 15-acre "Community Commercial" site is located within the boundaries of Tract 21457. The intent for the commercial center was that it not be developed concurrently with the tract, but rather that it would proceed when

## SUNNYMEAD RANCH EXECUTIVE SUMMARY

### PAGE 5

favorable economic factors and market conditions were present to ensure the center's success. Further, this shopping center would not be developed until the City determined whether a "Commercial Specific Plan" would be required. As of April 16, 1991, the commercial center is undergoing preliminary review in the Planning Department as Amendment #3 (instead of a Specific Plan).

**Tracts 19498 and 21453** are located in the south central portion of Sunnymead Ranch. A total of 309 dwelling units were constructed from November 1985 into early 1988. Also located in this area were a 20-acre middle school site and a 5-acre park. Village Road was completed as a major loop to serve proposed residential and commercial development.

**Amendment #2** of the Sunnymead Ranch Specific Plan affected all of those tracts surrounding the lake area. The most notable change found in Amendment #2 was the elimination of the 4- and 7-acre lakes.

In the summer of 1987, with **Tracts 21460, 21460-1, 21460-2 and 21464**, development started on those portions of Sunnymead Ranch that have direct lake frontage. This development added 438 medium-density homes to this prime lake front area on lots one-quarter of an acre or larger. A majority of the lots have either views of the lake or riparian areas that are extensively landscaped with natural plantings.

The development of **Tract 21461** resulted in the completion of Sunnymead Ranch Parkway and of the remaining residential units along the western portion of Sunnymead Ranch.

At this point in time, it was planned that the portion of Sunnymead Ranch located to the west of Pigeon Pass Road would begin development. However, this portion of land was sold to Griffin Homes prior to 1985 and was subsequently developed under the Hidden Springs Specific Plan 195.

**Tract 21463** is a condominium map which creates 109 units on a 12.88 acre parcel the eastern boundary of which fronts onto Sunnymead Lake. The project is known as "Lake Vista" and is located at the northeast corner of Sunnymead Ranch Parkway and Lake Vista Road. The project will feature four single-story floor plans which range in size from 974 to 1,688 square feet. Several recreational opportunities will be offered to residents including a meandering hiking trail, a pool and spa area, a boat dock and lakeside recreation. The project is currently in plan check.

## SUNNYMEAD RANCH EXECUTIVE SUMMARY

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Refer to the **Approved Tracts** map for locations of all of the above mentioned tracts.

#### SITE DEVELOPMENT FACTORS

**Topography** - The project site consists of a shallow, saucer-shaped alluvial fan that lies at the base of steep foothills. Elevations range from 1,400 to 1,700 feet above sea level. Most of the site is relatively flat. However, gradients range from 0% in the southern portions to 15% against the foothills.

**Soils** - The majority of the site is composed of older alluvial sediments consisting of gravel, unconsolidated sand, and coarse crystalline-quartz formations. On the site, soils are satisfactory when re-compacted and placed on the top of structure-bearing (competent) material.

**Geology** - No evidence of active fault traces occur onsite based on geotechnical field studies. The closest mapped faults are the San Jacinto (3 1/2 miles) and San Andreas (14 miles). The potential for liquefaction is minimal since there is a lack of shallow ground water.

**Hydrology** - The site is impacted by two major drainage systems which traverse the site. The first system is a shallow drainage course that ranges in width from 200 to 400 feet. This natural channel extends from the northeast from the vicinity of Manzanita Avenue and Heacock Street and flows to the southwest into Poorman Reservoir. Flows along this drainage course are restricted by a fill embankment along Heacock. A 42-inch corrugated metal pipe carries additional runoff under the street.

The second drainage system carries runoff from foothill areas through a complex series of watercourses which flow directly south into Poorman Reservoir. The Poorman Reservoir facility has a design capacity of 800 acre feet. However, this capacity is inadequate since projected 100 year flood runoff is calculated at 1,200 acre feet. The proposed lake system will retard a significant portion of runoff volume entering the reservoir.

**Biology** - Onsite biological communities are dominated by cultivated dryland barley fields and similar grasses. A "Special Planning Area" was established to protect sensitive botanic areas and Stephen's kangaroo rat habitat.

# SUNNYMEAD RANCH EXECUTIVE SUMMARY

## PAGE 7

### EXISTING INFRASTRUCTURE

**Primary Access** - The project has good arterial and freeway accessibility at Perris Boulevard, Heacock Street and Pigeon Pass Road.

**Sewer** - The Eastern Municipal Water District (EMWD) has adequate treatment capacity at its Sunnymead plant and can accommodate additional effluent discharge through scheduled plant expansions. Existing sewer trunk lines in Heacock Street and in the vicinity of Poorman Reservoir provide adequate capacity to handle anticipated waste water generated by the project.

**Water** - The project site is within service boundaries of EMWD. EMWD has indicated that existing supplies are adequate, and transmission capabilities exist at the southern boundary of the project. Groundwater flows are insufficient for domestic, fire prevention, or agricultural uses.

### PUBLIC FACILITIES AND INFRASTRUCTURE

For an overall representation of the public facilities provided within Sunnymead Ranch, please refer to the "**Public Facilities Map**" included in this summary. Please note that most proposed improvements have been completed, and those outstanding will be noted in the following text.

#### PARKS

##### **Proposed Improvements:**

Sunnymead Ranch contains over 124 acres of open space, developed parks, and multi-purpose trails. Approximately 105 of these acres are natural open space preserves maintained by the Sunnymead Ranch Homeowners Association.

##### **Status as of April 16, 1991:**

Developed public parks and trail system include:

- Gateway Park - This park provides 8-acres of turf and landscaping, and it features picnic facilities, a tot lot, and play equipment. Security lighting is provided for parking and restroom areas.

## SUNNYMEAD RANCH EXECUTIVE SUMMARY

### PAGE 8

- Westbluff Park - This 5-acre park is principally a picnic facility which includes security lighting for parking and restroom areas.
- Multi-Use Trail - This 5.5-acre multi-use landscaped trail has been installed along the Southern California Edison easement that traverses the western portion of the project.

### SCHOOLS

#### Proposed Improvements:

The Specific Plan proposed one elementary school, one middle school and one high school, therefore, all ages of students would be provided for.

#### Status as of April 16, 1991:

Sunnymead Ranch has three schools operated by Moreno Valley Unified School District. State funding was the exclusive source of all construction financing. The schools in Sunnymead Ranch service the entire spectrum of the student population and are listed below:

- Sugar Hill Elementary (K-5) with a 720 student capacity
- Vista Heights Middle School (6-8) with a 1,200 student capacity
- Canyon Springs High School (9-12) with a 2,200 student capacity

### FLOOD CONTROL

#### Proposed Improvements:

Sunnymead Ranch is within the Riverside County Master Drainage Plan, and all facilities were designed in accordance with that plan. Distinct facilities were constructed for properties located on the east side of Heacock Street as opposed to those located on the west side of Heacock.

#### Status as of April 16, 1991:

The following facilities have been installed:

# SUNNYMEAD RANCH EXECUTIVE SUMMARY

## PAGE 9

**East of Heacock** - This area experiences less runoff delivered at slower velocities than does the western portion of Sunnymead Ranch. As a result the existing facilities consist primarily of catch basins designed to convey runoff to the master storm drain located at Manzanita Avenue. Also, Canyon Vista Preserve acts as a natural channel to convey storm runoff to Poorman Reservoir.

**West of Heacock** - The flood control facilities for this area serve a dual purpose. From a technical standpoint, the facilities had to be designed to handle large volumes of runoff traveling at high velocities. Also, these facilities were required to retain approximately 70 additional acre feet of water to insure that Poorman Reservoir would not be inundated in the event of a 100 year flood. A 34.7-acre lake/reservoir (Sunnymead Lake) was constructed to provide this additional storage capacity and to slowly release predicted peak flows from the 100 year flood. This facility includes two feet of freeboard above the top of the weir located at the dam and a resulting natural basin located upstream.

## CIRCULATION

### STREET IMPROVEMENTS

The following roadways in Sunnymead Ranch were proposed by the Specific Plan and have been fully improved according to the following standards (ultimate right-of-way/pavement section):

•	Perris Boulevard	120'/104'
•	Heacock Street	100'/84'
•	Sunnymead Ranch Parkway	100'/84'
•	Old Lake Drive*	104'/74'
•	Pigeon Pass Road	88'/72'
•	Manzanita Avenue	88'/72'

\* Includes a 16' median island

## DESIGN GUIDELINES

The purpose of the Design Guidelines was to generate a unified community identity focused on the Sunnymead Lake area. Design standards were developed for the lake area which set a general overall theme for the Sunnymead Ranch Specific Plan. They covered

## SUNNYMEAD RANCH EXECUTIVE SUMMARY

### PAGE 10

site design as well as created criteria for landscaping and architecture. As subsequent tract maps were submitted, design manuals for each tract were developed to provide builders with specific design standards and to allow minor variations from the original theme.

#### LANDSCAPING

Landscaping was to reinforce the lake setting, the general ranch character of the project, and to provide green belts throughout the community. In addition, it was to preserve view opportunities and stabilize slopes. Climate compatible landscaping was also emphasized.

#### Entries/Streetscape

Major entries were to be located at the intersections of Lake Vista Road and Heacock Street with Sunnymead Ranch Parkway. "River rock" masonry was to be featured at the lake area while cinder block walls and wrought iron fencing with "river rock" pilasters were featured at the neighborhood level. Neighborhood walls and fencing, together with existing established trees such as sycamore, eucalyptus, pine, and alder, were to provide unifying streetscape elements. Major streetscape parkways with meandering walks were planned for Sunnymead Ranch Parkway, Heacock Street and Lake Vista Road. Meandering trails were also planned to provide a view of the lake and to connect planning areas to the green belts.

Streetscape, other landscaping, and signage have been installed in conformance with the Specific Plan. All of the Plan's landscaping objectives have been met, and the result has been the creation of a very pleasant environment.

#### ARCHITECTURE

Building mass and form were to be consistent with a ranch-type style. This style is typified by a low-profile horizontal emphasis with vertical elements to be supplied by chimneys projecting from side walls. Single gable and hip roofs were encouraged. Ridgelines of major roof elements were to run parallel with the project area's slopes. Building materials were to include stucco, wood shingles, plywood siding, and wood accents to add to the ranch style architecture.

The first tracts developed generally followed the architectural guidelines of the plan. However, with later tracts, the rustic, horizontal, wood-based elements of the ranch style were replaced by

# SUNNYMEAD RANCH EXECUTIVE SUMMARY

## PAGE 11

more modern versions. Each tract design manual set its own guidelines increasing, over time, the use of plaster, verticality, and introducing the use of a round shape tile instead of wood shingles and or flat concrete tile. Wood trim and verandas were carried forward for a while. Currently, the newer models are basically Spanish/Mediterranean.

### SITE DESIGN CRITERIA

Three types of site criteria were provided by the Specific Plan:

- Criteria for a conceptual townhome project with houses fronting onto the lake;
- Criteria for a planned unit development featuring individual lots; and
- Criteria for a townhome project which "steps-up" from the lake and is oriented directly to it.

Development standards vary according to the housing type.

### AMENDMENTS

#### AMENDMENT #1

The Specific Plan provided 38 acres for three school sites within the project. The largest of these sites (20 acres) would provide for a combination elementary/middle school located adjacent to the southerly side of Sunnymead Ranch Parkway within the Village Road loop. Adjacent to it was proposed a 5-acre park site. The amendment would:

- Relocate the school and park to a location at the southeast corner of Old Lake Drive and Pigeon Pass Road. (The new Vista Heights Middle School site occupies all of lot 7 and a portion of lot 8 within Tract 17947. Lot 8 was designated in the Specific Plan as 57 acres of open space.)
- Create a 41-acre high school site at the northeast corner of Pigeon Pass Road and Manzanita Avenue, just south of the new school and park sites. (This parcel was originally subdivided into 176 detached single family residences.)

## SUNNYMEAD RANCH EXECUTIVE SUMMARY

### PAGE 12

- Create a Change of Zone (#4329) which would change the zoning on the original 25-acre schools/park site from R-5 to R-4 (Planned Residential with Open Space), which was consistent with the other residential areas within the Village Road loop. (This 25-acre site was subsequently redesignated as "Single Family Detached Residential" at 5.0-8.0 dwelling units per acre, or DU/AC, to correspond with other proposed residential uses within the loop. This allowed a maximum of 162 dwelling units at an overall density of 6.5 DU/AC.)

In effect, the land use changes resulted in a reduction of 14 residential units, the loss of 18 acres of open space and the creation of a 41-acre high school site.

#### AMENDMENT 2

This amendment included:

- The redesign of the lake system to only one 35-acre lake with a 2-acre parkway between the lake and Sunnymead Ranch Parkway. This was in lieu of three interconnected lakes. This change was made for safety reasons and to eliminate extra maintenance to be performed by the Sunnymead Ranch Planned Community Association.
- The upgrading of the housing units within the lake area from the townhome and patio style to single family detached units. This change reflected consumer attitudes toward housing types. Within the lake area, the number of dwelling units was reduced from 1,103 to 1,040. The 63 remaining units were to be allocated at a later time to other planning areas.
- A plan to reduce the number of 10,000 square foot lots in Planning Area 6 and 8. Only a strip of 10,000 square foot lots were retained as a buffer strip along El Granito. This meant that Planning Area 5 and the northern portion of the Planning Areas 6 and 8 would have a 10,000 square foot minimum lot size. Density would range from 2-4 DU/AC.
- The dedication of land to the City for a equestrian trail between El Granito and Heacock Street.
- The elimination of the northeast to southwest portions of Lake Vista Road.

## SUNNYMEAD RANCH EXECUTIVE SUMMARY

### PAGE 13

- The relocation of the fire station from the northwest intersection of Village Road, Sunnymead Ranch Parkway and Lake Vista Road to a 1-acre site in the commercial area at the northwest corner of Sunnymead Ranch Parkway and Village Road.
- The redesign the open space areas into a more usable and accessible system. This caused a reduction of 4 to 5 acres of open space, but created a 1-acre open space area at the intersection of El Granito and Sunnymead Ranch Parkway.

#### AMENDMENT #3

Sunnymead Ranch Specific Plan recommends that a Specific Plan and an Environmental Impact Report with traffic, acoustics, and hydrology studies be developed to regulate the development of the commercial site. Due to the size of the site, below 15 acres, and completion status of the Specific Plan infrastructure, the Planning Staff felt that an amendment to the existing Specific Plan with a Design Manual and an environmental assessment would meet the approval condition. Amendment #3 was submitted on February 28, 1991, and it is currently under review and a final determination is expected late summer 1991.

This amendment details a 14.15-acre parcel of planned neighborhood commercial development with approximately 106,110 square feet of leasable spaces. In addition to the anchor tenant, Lakeshore Village Marketplace has five tenant spaces along with three individual pads. The Marketplace is located adjacent to Sunnymead Ranch Parkway and next to the existing Fire Station.

Infrastructure improvements required will be limited to street lights. All streets are in. Water, sewer, and other utilities are stubbed out to the property line. (Refer to **Lakeshore Village Marketplace Site Plan**.) The project meets most requirements of the Sunnymead Ranch Specific Plan in terms of land use, development program and site plan layout, with exception of architectural style. The project introduces a "Contemporary California Mission Style" to the "Ranch Style" neighborhood of Sunnymead Ranch. At the current time, the Planning Department is reviewing the project components and a final proposal will be forthcoming.

**SUNNYMEAD RANCH EXECUTIVE SUMMARY**  
**PAGE 14**

**DEVELOPMENT AGREEMENTS**

**SPECIFIC PLAN DEVELOPMENT AGREEMENT**

On May 27, 1986, the City of Moreno Valley and Markborough entered into an agreement pertaining to Sunnymead Ranch. The term of this agreement extended for ten years.

**Items of Consideration**

With this agreement, Markborough acquired a vested right to develop the property according to those standards applicable at the time of approval. The City of Moreno Valley was provided with assurances that the developer would not seek incremental density increases over the term of the agreement.

Markborough agreed to provide the City with the following public facilities and improvements:

- Half-width improvements of all arterial roadways to be completed in conjunction with adjacent tracts;
- A one acre fire station site located southwesterly of the intersection of Sunnymead Ranch Parkway and Village Road;
- A 5.2 acre joint use park located on the east side of Pigeon Pass Road between an elementary and high school;
- An equestrian trail to extend along the northernmost boundary of the project; and
- Construction of off-site road improvements for Heacock Street extending more than a mile and a quarter south from Manzanita Avenue to the Highway 60 Freeway.

**Status as of April 16, 1991:**

As of June 6, 1990, all improvements had been installed in accordance with the Development Agreement except for minor improvements to the equestrian trail.

# SUNNYMEAD RANCH EXECUTIVE SUMMARY

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### **PUBLIC FACILITIES AGREEMENT**

On May 20, 1986, the City and Markborough agreed to a two-tiered reduction in Public Facilities Fees for all residential units within Sunnymead Ranch. In exchange for these reduced fees, Markborough was required to design, improve, equip, and convey to the City the following improvements prior to issuance of the 800th building permit, but no later than December 1, 1986:

- Westbluff Park (5.2 acres) to be completed by July 31, 1987;
- A one-acre fire station to be completed no later than December 31, 1987;
- A fire engine with a 1,500 gallon per minute pumping capacity;
- Design, improve, equip and establish a maintenance association for three lake-area parks prior to issuance of any Certificates of Occupancy.

In return for these improvements, Markborough and their successors received a reduction in Public Facilities Fees. A fee of \$200 was required for residential units not recorded prior to May 1, 1986 as opposed to a standard City fee in 1986 of \$1,200. To date, all improvements and public facilities required have been completed in accordance with the provisions of this agreement.

### **Amended Public Facilities Agreement**

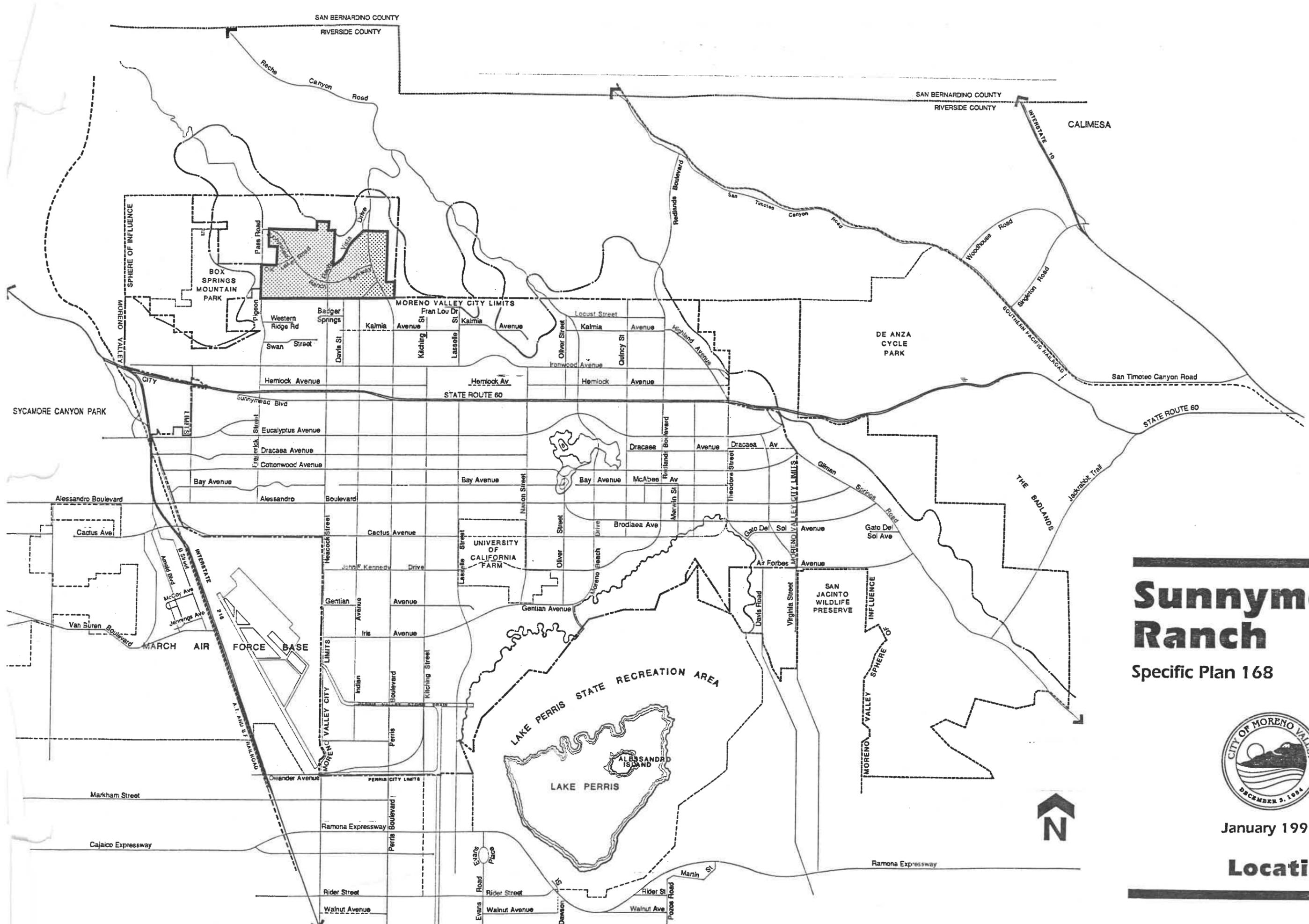
The original Public Facilities Agreement contained a provision which required the Master Developer to complete three lake-area parks prior to any Certificates of Occupancy being issued for tracts adjacent to the parks. However, this particular provision had been overlooked and substantial numbers of occupancy permits had been issued.

In effect, this amended Public Facilities Agreement, which was approved by the City Council October 5, 1988, eliminated this "hold on occupancy" provision embodied in the original agreement. In exchange, the amended agreement set forth a revised timetable for the three lake-area parks, the Edison easement community trail and a three acre park located within Tract 21461.

SUNNYMEAD RANCH EXECUTIVE SUMMARY  
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CONCLUSION

Sunnymead Ranch is very close to having all construction phases completed with the exception of Tract 21461, the condominium site adjacent to the lake (currently under plan check), the multi-tenant commercial area (also currently under review), and a scattering of approximately 72 vacant pads throughout the site. These remaining vacant pads represent approximately 3% of the 2781 approved units within Sunnymead Ranch (Refer to **Tract Implementation Matrix**). Also, all public facilities and infrastructure have been installed in accordance with Specific Plan guidelines. When Sunnymead Ranch achieves full build-out, it will represent the City's first completely self-contained planned community with diverse housing opportunities, recreational amenities, and neighborhood shopping.



# Sunnymead Ranch

Specific Plan 168

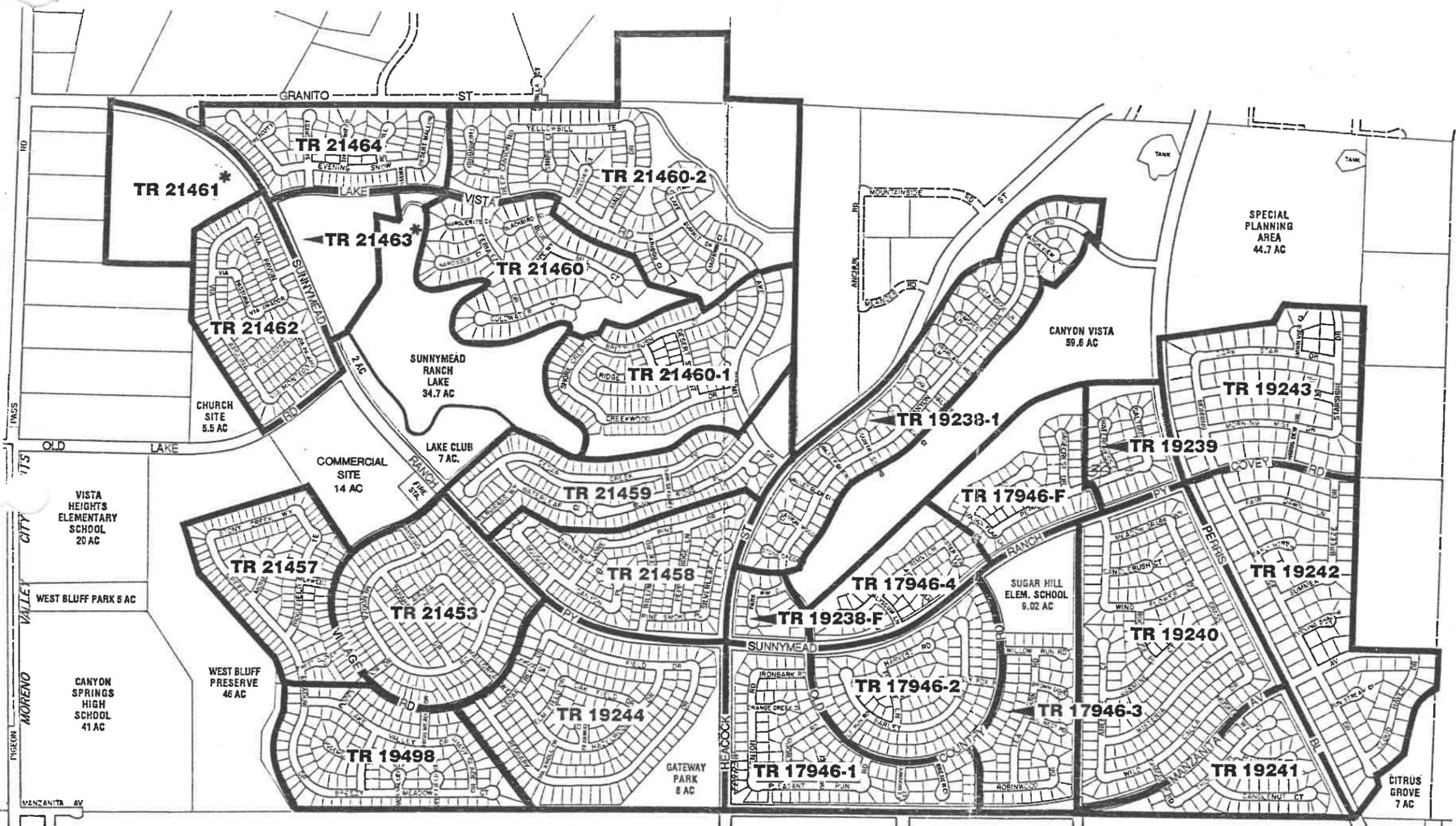


January 1991

## Location Map

# Sunnymead Ranch

## Specific Plan 168



April 1991

Approved Tracts

\* Configuration of map not shown because map is not recorded at this time.



## TRACT IMPLEMENTATION MATRIX

Tract	Land Use	Acres	Density	Units	Developer
TR 19243	R1-12000	35.7	2.4	87	Markborough CA
TR 19242	R1-12000	52.4	2.2	112	Markborough CA
TR 17946-1 TR 17946-2 TR 17946-3 TR 17946-4 TR 17946-F <b>Total</b>	R1-7200	     <b>114.5</b>	     <b>3.5</b>	107 119 74 44 56 <b>400</b>	Woodhaven Dev.
TR 19238-F TR 19238-1 <b>Total</b>	R1-7200	5.0 52 <b>57</b>	3.8 2.7 <b>6.3</b>	19 140 <b>159</b>	Markborough CA
TR 19239	R1-7200	10.4	3.7	38	Markborough CA
TR 19240	R1-7200	50.5	4.0	202	Markborough CA
TR 19241	R1-7200	18.3	3.3	60	Markborough CA
TR 19244	R1-7200	52.1	3.1	164	Markborough CA
TR 19498	R1-7200	34.3	3.6	124	Markborough CA /Inco Homes
TR 21461	R1-10000	24	2.1	52	Premier Homes
TR 21462	R4-5200	25	5.5	123	Markborough CA
TR 21457	R4-5200	26	5.0	131	Markborough CA
TR 21453	R4-5200	35	5.2	185	Markborough CA
TR 21458	R4-3600	28	6.2	173	Markborough CA
TR 21459	R4-5200	33	3.5	118	Markborough CA
TR 21460 TR 21460-1 TR 21460-2 <b>Total</b>	R4-5200	   <b>128</b>	   <b>3.4</b>	155 128 155 <b>438</b>	Markborough CA
TR 21463	R4-6000	11.8	9.2	109 Condos	Premier Homes
TR 21464	R4-5200	23	4.0	92	Markborough CA
<b>TOTAL</b>		<b>759</b>	<b>3.66</b>	<b>2781</b>	

OFFICIAL DOCUMENTS

EXECUTIVE SUMMARY

VOLUME I                    CITY COUNCIL ACTIONS

- Section 1: Resolutions**
- 82-277                    Approving Specific Plan 168,  
   Tentative Tract 17946 and  
   Tentative Tract 17947, Amended  
   #1 - Riverside County (Riv Co)  
   (8-30-82)
  - 85-40                    Approving Amendment #1 to Specific  
   Plan 168 (5-28-85)
  - 86-60                    Approving Amendment #2 to Specific  
   Plan 168 (5-20-86)
- Section 2: Zoning Ordinances**
- 348                    Moreno Valley Interim Zoning  
   Ordinance #348 (Riverside  
   County Land Use) - refer to  
   separate binder with Ordinance  
   #348  
(No other ordinances for Specific Plan 195)
- Section 3: Conditions of Approval**
- Adopted Conditions of Approval - Riv Co (7-27-82)
  - Revised Conditions of Approval - Amendment #2  
(5-20-86)
- Section 4: Development Agreements**
- Ordinance 79 - Development Agreement (5-27-86)
  - Public Facilities Fee Agreement (5-20-86)
  - Amended Public Facilities Fee Agreement - Am #2  
(10-5-88)
  - Annual Review of Development Agreement -  
Markborough Homes

**VOLUME II**                    **SPECIFIC PLAN TEXT AND RELATED DOCUMENTS**

- Section 1:**        **Staff Report - Riverside County for SP 168, Change of Zone 3699, TT 17946 & 17947, Amended #1 (8-11-82)**
- Section 2:**        **Specific Plan (8-30-82)**
- Refer to**    **Sec 1**            **Res 82-277 (8-30-82)**  
**Volume 1**    **Sec 2**            **Ord 348**  
                          **Sec 3**            **Adopted C o A (7-27-82)**  
                          **Sec 4**            **Ord 79 (5-27-86)**  
  **Pub. Fac. Fee Agree. (5-20-86)**
- Section 3:**        **EIR (1-82)**
- Section 4:**        **Final EIR (4-82)**
- Section 5:**        **Acoustical Analysis (10-26-83)**
- Section 6:**        **Archaeological Assessment (4-81)**

**VOLUME III**                    **AMENDMENTS AND RELATED DOCUMENTS**

- Section 1:**        **Sunnymead Ranch (North Country) Amendment #1: Relocation of school and park site and add a 41-acre high school site to create a 66-acre school/park complex.**  
                          **Staff Report - Riv. Co. (10-31-84)**  
                          **Text (none)**  
                          **Environmental - Intent to file Neg Dec (8-24-84)**
- Refer to**    **Sec 1**            **Res 85-40 (5-28-85)**  
**Volume 1**
- Section 2:**        **Sunnymead Ranch Amendment #2: Amend the Public Facility Fee Agreement in place between the Master Developer and the City of Moreno Valley for SP 168, Amendment #2 (new agreement guarantees completion dates for three lake area parks, the Edison Easement Community Trail and three acre park in Tract No. 21461).**  
                          **Staff Report (7-19-88)**  
                          **Text (no date)**  
                          **Environmental - Mitigative Neg Dec (5-1-86)**
- Refer to**    **Sec 1**            **Res 86-60 (5-20-86)**  
**Volume 1**    **Sec 3**            **Revised C of A (5-20-86)**  
                          **Sec 4**            **Amended Pub. Fac. Fee Agree. (10-5-88)**

**Section 3: Sunnymead Ranch Amendment #3: (As of 3-91, in planning process)**  
Staff Report  
Text - Design Manual  
Environmental

**VOLUME IV                    TECHNICAL APPENDICES**

**Section 1: Appendix 1 - Geology Study**  
**Section 2: Appendix 2 - Biological Assessment**  
**Section 3: Appendix 3 - Traffic Study**  
**Section 4: Appendix 4 - Air Quality Analysis**  
**Section 5: Appendix 5 - Cost Revenue Analysis**  
**Section 6: Appendix 6 - Correspondence**  
**Section 7: Appendix 7 - Notice of Preparation Comments**

**VOLUME V                    DESIGN MANUAL**

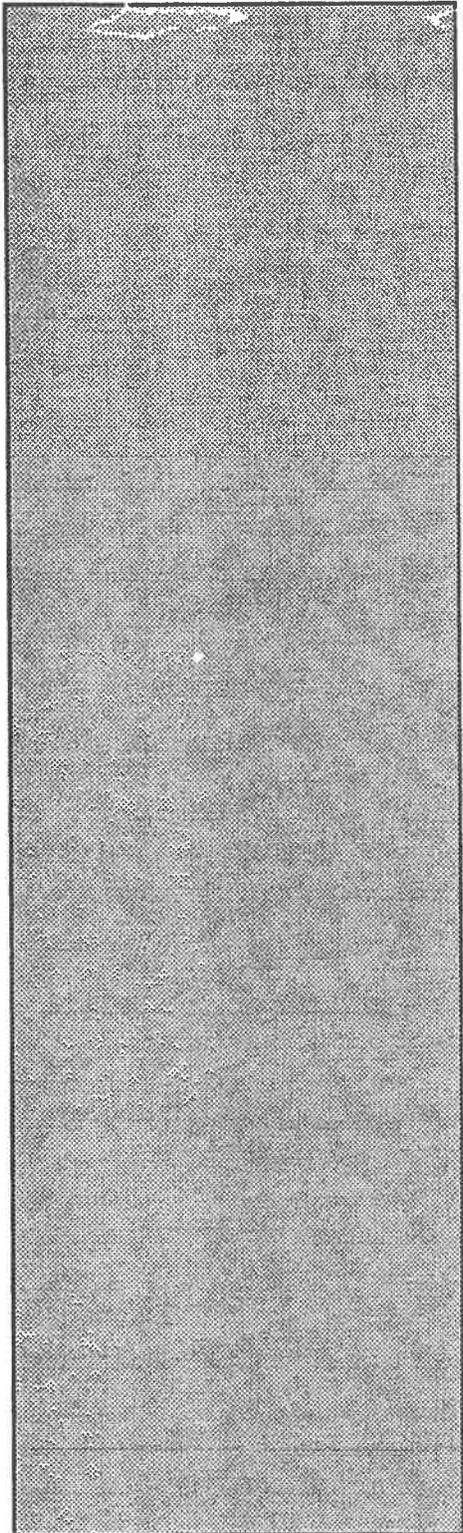
**Section 1: Design Manual for Lake Area of Sunnymead Ranch**  
**Section 2: Design Manual for Tract 21458**  
**Section 3: Design Manual for Tract 21459**  
**Section 4: Design Manual for Tract 21460-1**  
**Section 5: Design Manual for Tract 21463**

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# GUIDELINES

SPECIFIC PLAN 168, AMENDMENT NUMBER 3



<b>LAND USE APPROVAL</b> <i>Design Manual for SP168, Dnd 3 PP1747</i>
DATE <u>2-20-92</u>
BY <u><i>CHK</i></u>
LOG NO. <u>SP168, Dnd 3 PP1747</u>

## Lakeshore Village Marketplace

in Moreno Valley



DEVELOPMENT COMPANY

302 WEST FIFTH STREET, SUITE 302, SAN PEDRO, CA 90731  
(213) 547-3326 FAX (213) 547-1177

December 4, 1991

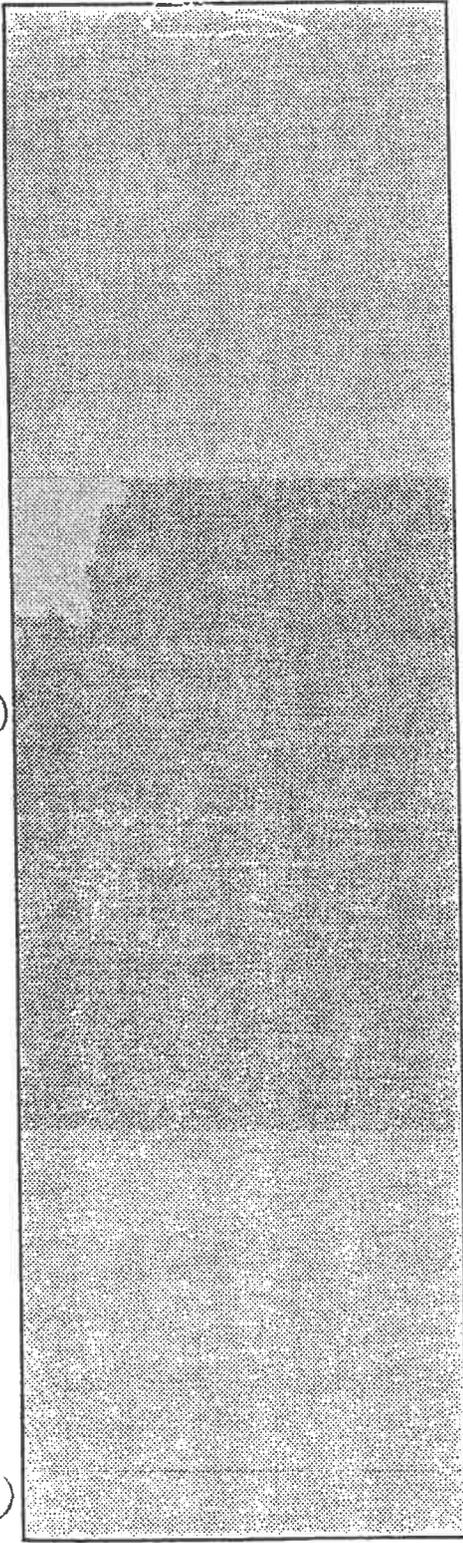
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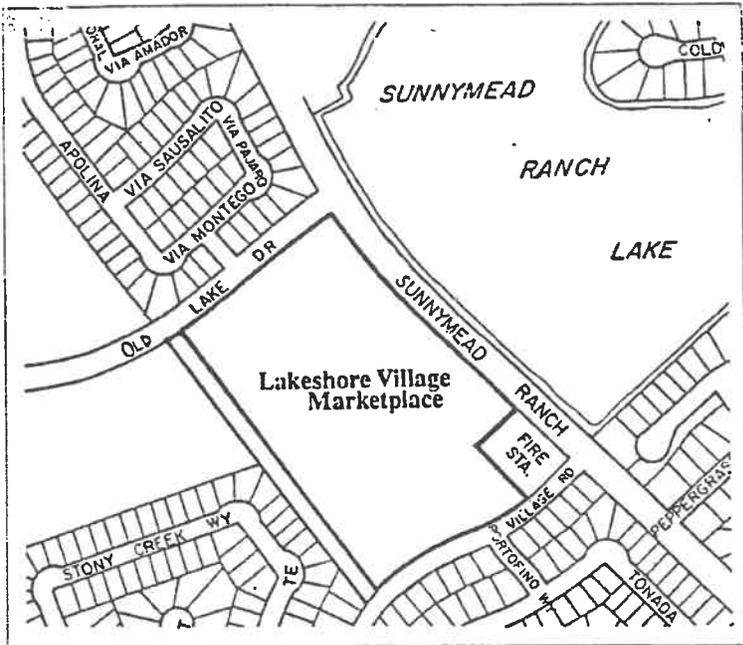
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- 1.0 INTRODUCTION
  - 2.0 PURPOSE & INTENT
  - 3.0 DEVELOPMENT STANDARDS
  - 4.0 THEME
  - 5.0 SITE PLANNING
  - 6.0 ARCHITECTURE
  - 7.0 PARKING
  - 8.0 SCREENING
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# 1.0 INTRODUCTION

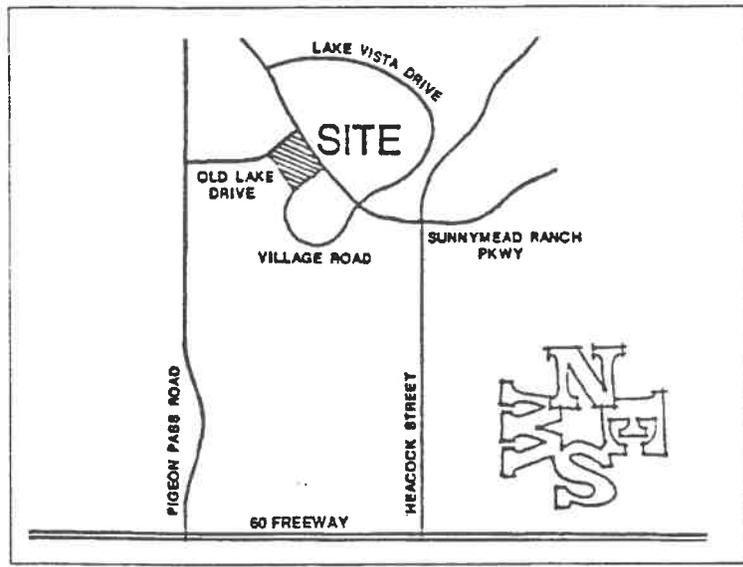
**1.1** Lakeshore Village Marketplace is a 14.15 acre parcel located within a larger parcel of approximately 1087 acres known as Sunnymead Ranch, which is located in the City of Moreno Valley.

**1.2** The project site is bounded by Old Lake Drive to the north, Sunnymead Ranch Parkway to the east, Village Road to the south, and an easement separating it from single family residential to the west. Built single family residential communities exist on three sides, with Lakeshore Park bordering the fourth side across Sunnymead Ranch Parkway. A fire station borders the south-east corner of the site.

**1.3** Lakeshore Village Marketplace is a high-quality planned neighborhood retail/commercial/restaurant development, designed to serve the needs of a growing population. The project is thoughtfully designed to harmonize architecturally with the surrounding residential communities.



Area Map



Vicinity Map

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## 2.0   PURPOSE & INTENT

2.1 The objective of these guidelines is to create and direct overall design continuity and to define the various design elements of the Project. This document establishes specific design criteria for buildings, parking, landscape, hardscape, signage and other important components of the visual environment. The goal is to promote design unity within the context of a unifying theme.

2.2 The design guidelines will be used by the developer and governmental agencies as the standard against which to review design proposals for any development occurring subsequent to the initial, or first phase, buildings. These subsequent structures will be required to conform with the guidelines set forth in this Design Manual, which allow a limited range of interpretation within the stated architectural theme.

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## 3.0 [REDACTED] DEVELOPMENT STANDARDS

**The Following Development Standards shall apply to all development within Specific Plan 168, Amendment 3.**

### 3.1 Building and Parking Setbacks

- a. Bordering Old Lake Drive and Village Road:  
20' minimum setback from Property line to Buildings  
10' minimum setback from Property line to parking and driveways.
- b. Bordering Sunnymead Ranch Parkway:  
20' minimum setback from Property line to buildings, parking and driveways.
- c. Bordering SCE Utility Right-of-Way:  
40' minimum setback from Property line to Buildings  
10' Setback from Property line to parking and driveways.
- d. Bordering the main entry drives from Old Lake Drive and Sunnymead Ranch Parkway:  
10' minimum setback from curb to buildings, parking and driveways.

### 3.2 Landscape Setbacks

- a. Bordering Old Lake Drive and Village Road:  
10' minimum of continuous landscaping shall be provided inside of each property line, interrupted only by driveways.
- b. Bordering Sunnymead Ranch Parkway:  
20' minimum of continuous landscaping shall be provided inside of the property line, interrupted only by driveways.
- c. Bordering SCE Utility Right-of-Way:  
10' minimum of landscaping shall be provided.
- d. A minimum of 15% of the net lot area shall be landscaped.

**3.3 The maximum height of any structure shall be 35' as measured from finish grade, with the exception of towers and architectural features which may measure 45' from finish grade.**

### 3.4 Processing Procedures

- a. Master Plot Plan 1747, including overall on and off site improvements, grading of pads & construction of Phases 1 & 2 buildings shall undergo the established City of Moreno Valley processing procedures, which includes public hearings.
- b. The development of Pads F, G, H and I, for permitted and conditionally permitted uses, shall be processed in accordance with the Public Hearing procedures of the City Zoning Ordinances.

SP 168 -

**3.5 Land Uses**

**1. The Following Uses are Permitted**

**a. General Retail and Office to include:**

Accounting, Auditing and Bookkeeping services  
Administrative Headquarters  
Administrative and Professional Offices  
Antique or Curio Shops  
Apparel, Men, Women and Children  
Appliance Stores  
Automobile Accessories (No Installation)  
Auto Parts Store (No Service)  
Bakeries and Confectionery  
Banks, Savings and Loan Association and Financial Offices (Drive-thru facilities will *Require a CUP*)  
Books and Stationery Stores  
Bridal Store  
Business Management Consulting Services  
Candy Store  
Chiropractors  
Computer Stores  
Dairy Product Sales  
Delicatessen, Yogurt, Ice Cream  
Department Stores  
Drug Stores  
Educational Supplies  
Employment Agencies  
Fabric Store  
Federal Express Store  
Federal, State, County and Local Government Offices  
Film and Camera Shops  
Floor Coverings  
Florist  
Furniture Stores  
Furriers  
Gifts/Cards  
Hardware Store

Health Food  
Insurance Offices  
Jewelry Store  
Knitting/Craft Store  
Law Offices and Legal Services  
Leather, Luggage  
Linens  
Meat Store  
Medical, Dental, Therapeutic Clinics, Offices and Biological Laboratories and Related Services  
Music and Record Shops  
Museums and Art Galleries  
Optometrists  
Paint and Wallpaper Store  
Pets/Pet Supplies  
Printing, Blueprint and Photocopying Shops  
Radio and Television Commercial Broadcasting  
Real Estate Offices  
Secretarial and Clerical Services  
Sewing Machine Stores  
Shoe Stores  
Social Clubs, Lodges, Community and Charitable Organizations and Centers  
Sporting Goods  
Stereo/Video Store  
Toy and Hobby Stores  
Travel Agency

**b. Service Uses to Include:**

Appliance Repair Shops  
Barber  
Beautician  
Catering Service  
Custodian Service and Supply  
Dressmaking Shops  
Drycleaners and Laundromats  
Fast Food Establishments (Drive-thru *not permitted*)

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Furniture Refinishing  
Garden and Nursery Supply without Tool  
Storage Fully Screened  
Interior Decorators Studio  
Locksmiths  
News Stands  
Off-sale Liquor, only in Market and  
Drug Store  
On-sale Liquor, only in Restaurants  
Pet Grooming  
Photographers Studios  
Radio, TV and Music Appliance Service  
Recycling Facilities (limited to reverse  
vending machines and small collection  
facilities subject to the provisions of  
Municipal Code)  
Restaurants, Cafes and Tea Rooms  
Schools, Such as Dance, Gymnastic,  
Martial Arts, etc.  
Shoe Repair  
Spas & Health Clubs (providing parking  
standards are met for overall center)  
Tailor Shops  
Telephone Answering Service  
Trade Schools  
Veterinarian, providing no outdoor walking  
areas or exterior animal facilities, pets  
kept indoors only  
Weight Control Center

2. The Following uses are Conditionally Permitted:

Automobile Rental  
Cocktail Lounges, with entertainment  
Gasoline Service Stations  
Off-sale Liquor Establishments, except in  
Market or Drug Store (Permitted Use)  
On-sale Liquor Establishments except in  
Restaurants (Permitted Use)  
Theatres, excluding Open Air Theatres  
Veterinarian with exterior animal lodging  
and walking facilities  
Nursery School and Day Care Centers,  
providing parking standards are met  
for overall center.

Trade Schools

3.6 All uses Permitted and Conditionally Permitted shall be defined by this Design Manual. Similar uses which are not more intensive or detrimental to the Public Health, Safety and Welfare may be Permitted Subject to Community Development Director approval.

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## 4.0 [REDACTED] THEME

**4.1** An appropriate achitectural theme for Lakeshore Village Marketplace should reflect the residential scale, forms and materials found in the immediately adjacent established community.

**4.2** Lakeshore Village Marketplace seeks to evoke an image of restrained, simple forms, punctuated with lively details selectively placed to emphasize entries and other important nodes, while relating to both vehicular and pedestrian activities.

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## 5.0

# ARCHITECTURE

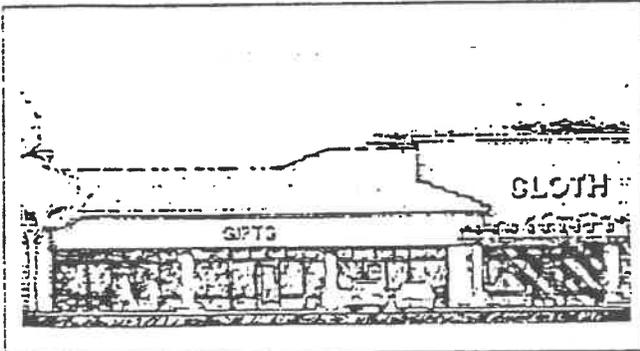


Figure 5.5

**5.1** The design of a building should consider aesthetic value as well as its function. All buildings should be designed to enhance the stated theme. Within this theme, the design objective is to produce buildings that are restrained and functional, not flamboyant or trendy.

**5.2** Building design shall incorporate a mix of flat and sloping roofs. The design shall allow for roof mounted equipment to be screened by the parapets and roofs, not by added-on screen structures or mansard roofs.

**5.3** The form of a building is revealed by its shape, silhouette and proportions. A building's form may be broken into various elements, but these elements must tie together into a single architectural statement.

**5.4** A group of buildings must bond together architecturally. A rhythm of facade or roof forms should be established and faithfully repeated.

**5.5** Stepping the buildings in height from a pedestrian scale to the allowable heights mitigate the impact of large masses. A tower may be incorporated into a building mass as a major design element, and to enhance the architectural theme.

**5.6** Care should be taken to articulate individual portions of linear oriented buildings both horizontally and vertically in order to avoid the "strip" commercial center motif.

**5.7** The architectural theme must be consistent throughout the project, with consideration given to all sides of a building.

**5.8** The dominant material shall be siding, with wood trellises and other rustic accents. All sloping roofs shall be fiber-cement shingles. Building masses may be softened by use of multiple, subtle colors, defining accent features such as trellises, or delineating changes in plane. Accent colored awnings (non-illuminated) may be introduced as with the use of colored window/door frames, or painted details.

**5.9** Architectural design for the pad buildings shall be compatible with the character of the Phase 1 & 2 structures. Without limiting the creativity of the designer, the pad buildings should include such design elements as shown in Figures 5.13 through 5.19.

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5.10 Within the framework of the stated theme, colors and styles may vary to allow national and regional tenants flexibility in retaining their architectural identities.

5.11 Colors, materials and textures shall be selected from the following palette:

#### SLOPING ROOFS

Material: Fiber cement shingles as manufactured by Hardi Building Products (or equal)  
Color: Natural slate tones in varying browns and greys

#### MAJOR BUILDING FACADES

Material: Hardboard siding, 8" to weather, and 4" to weather.  
Colors: Frazee 5380 W Baby's Breath  
Frazee 5381 W Carriage House — 5381W  
Texture: Embossed grain

CND49W  
Liquor Antique

#### STUCCO BUILDING FACADES

Material: Stucco  
Omega Products Corp (or equal)  
Colors: 24 Navajo  
Texture: Machine applied, medium dash

24  
NAVAJO

#### MASONRY BUILDING FACADES

Material: Concrete Masonry Units by Angelus block, or equal  
Color: Natural grey to grey-beige range  
Texture: Split face

#### WOOD TRIM AND TRELLISES

Material: Rough-sawn lumber  
Color: Frazee 5382 M Driftwood



8693 M  
STUCCO GREIGE

#### STOREFRONT

Material: Standard Aluminum sections  
Clear Anodized Aluminum or Color Accents (Kynar or silicone polyester finish)  
Color:

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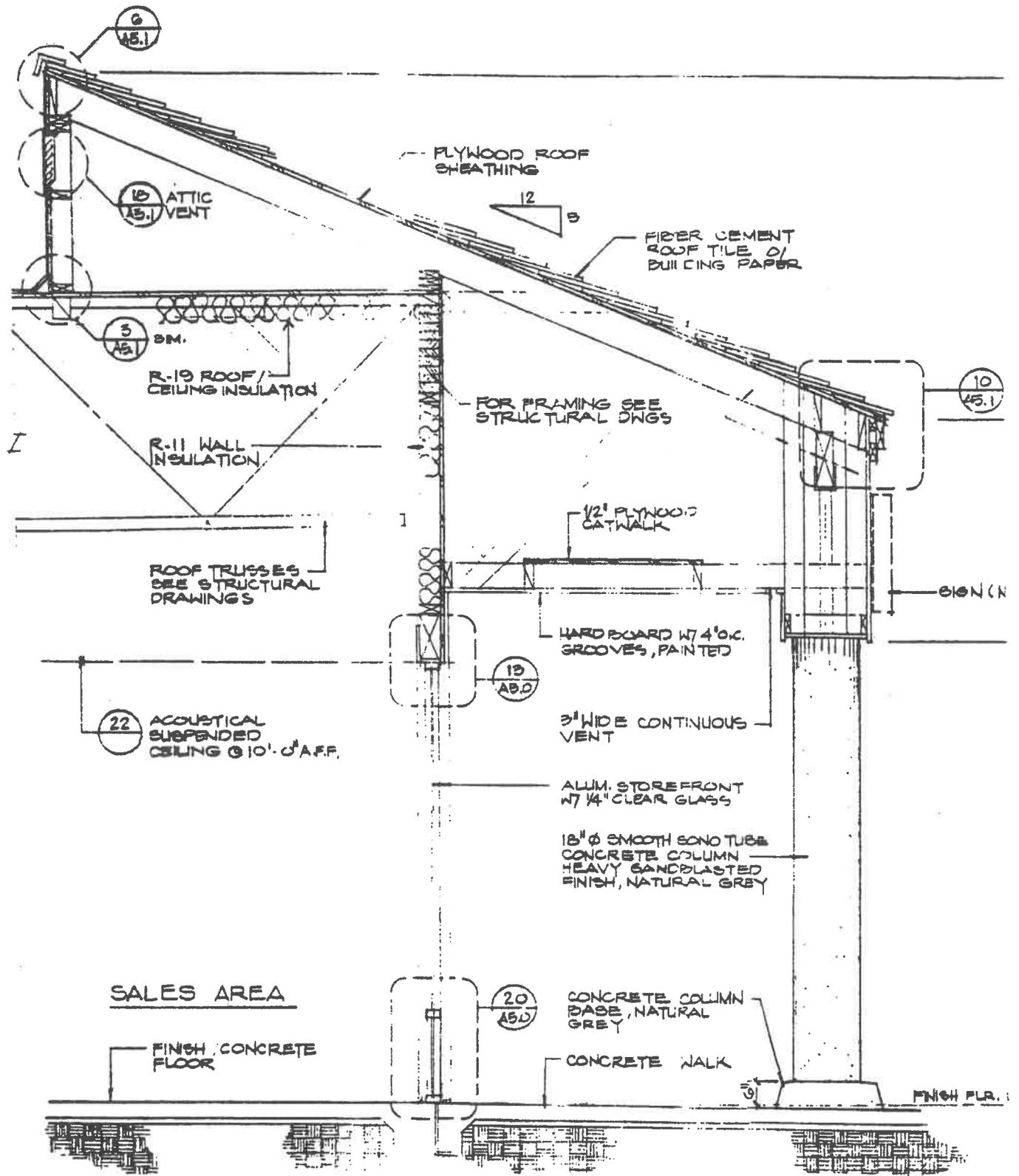
**AWNINGS**

**Material:** Flame retardent polyester/cotton fabric by John Boyle & Co., Inc. "Ultrafab" or equal.  
**Color:** Varying accent colors  
**Type:** opaque (non-illuminated)

**ACCENT PAVING**

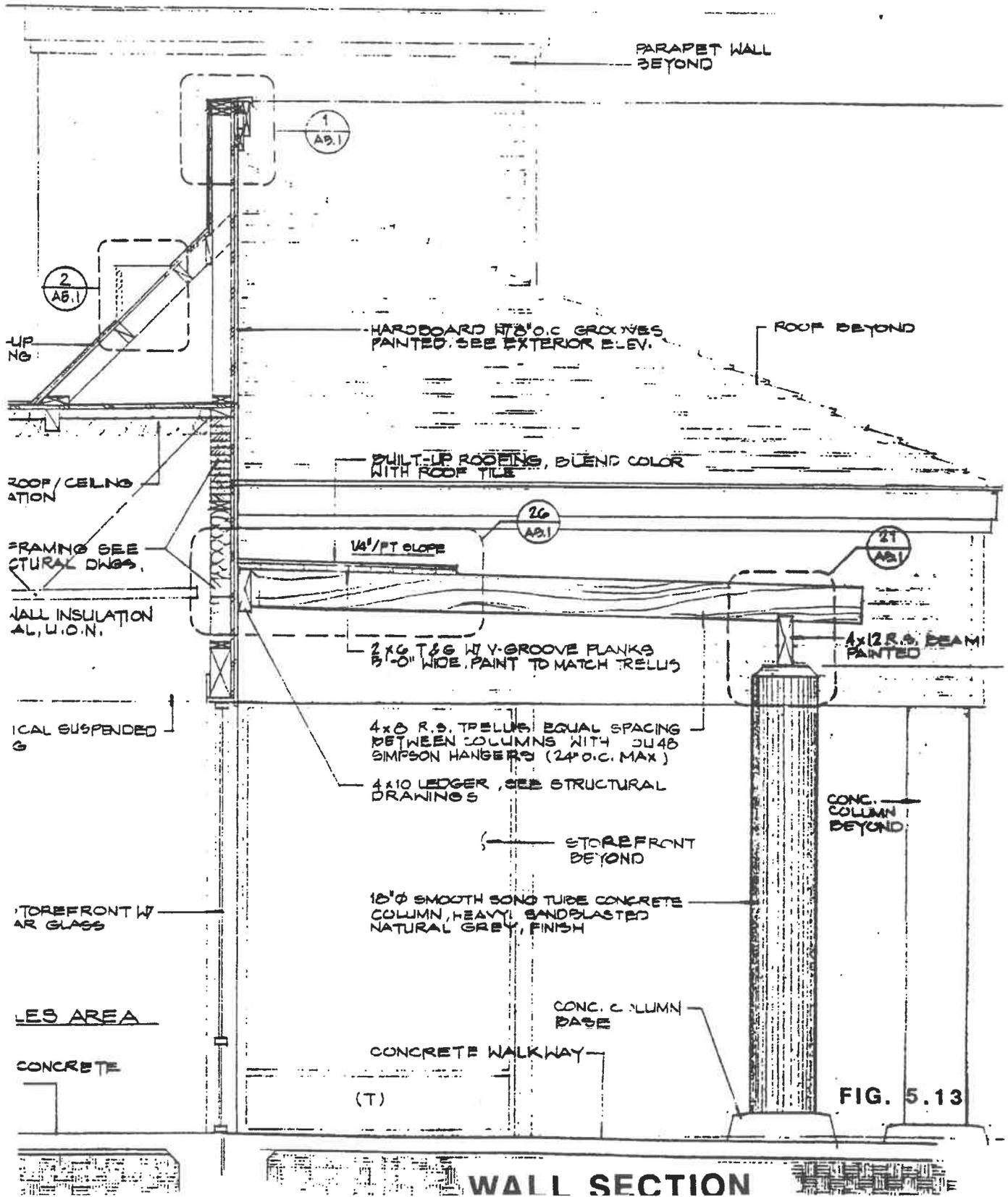
**Material:** Stamped concrete  
**Color:** Grey range  
**Texture:** Slate pattern

5.12 The following architectural diagrams shown are intended to be representative of the desired character of the buildings, not necessarily the final designs.



**WALL SECTION**

**FIG. 5.12**



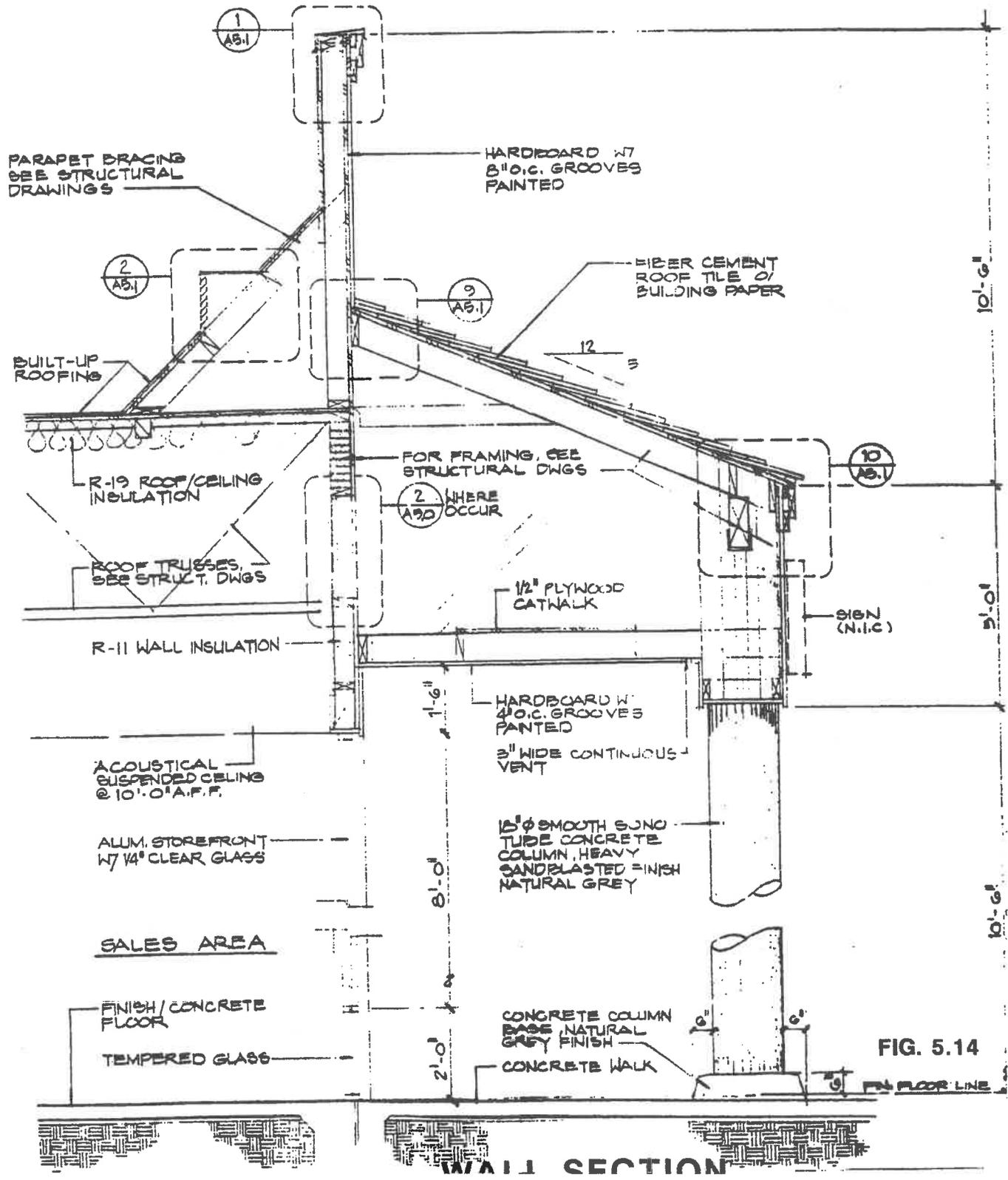


FIG. 5.14

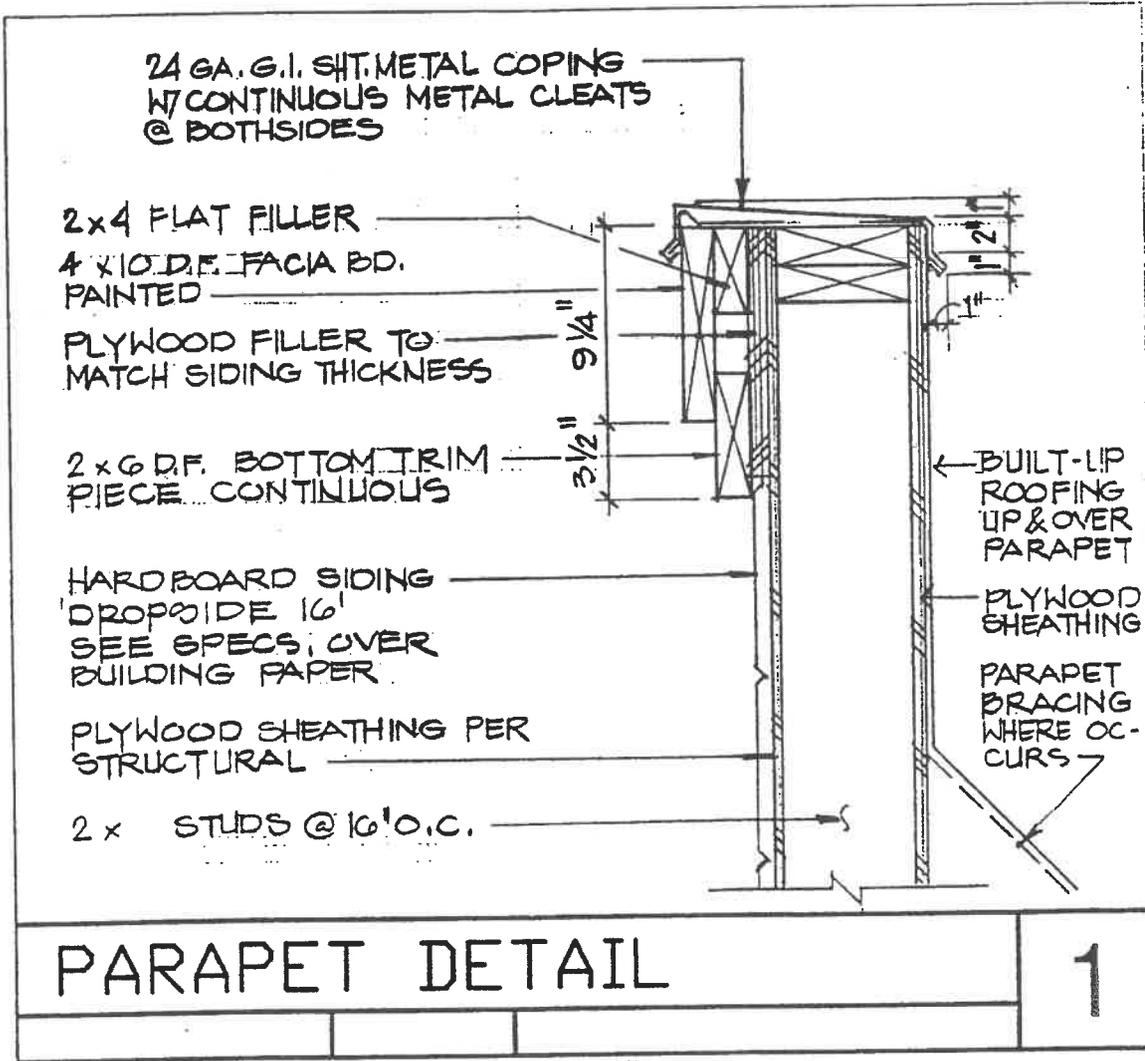


FIG. 5.15

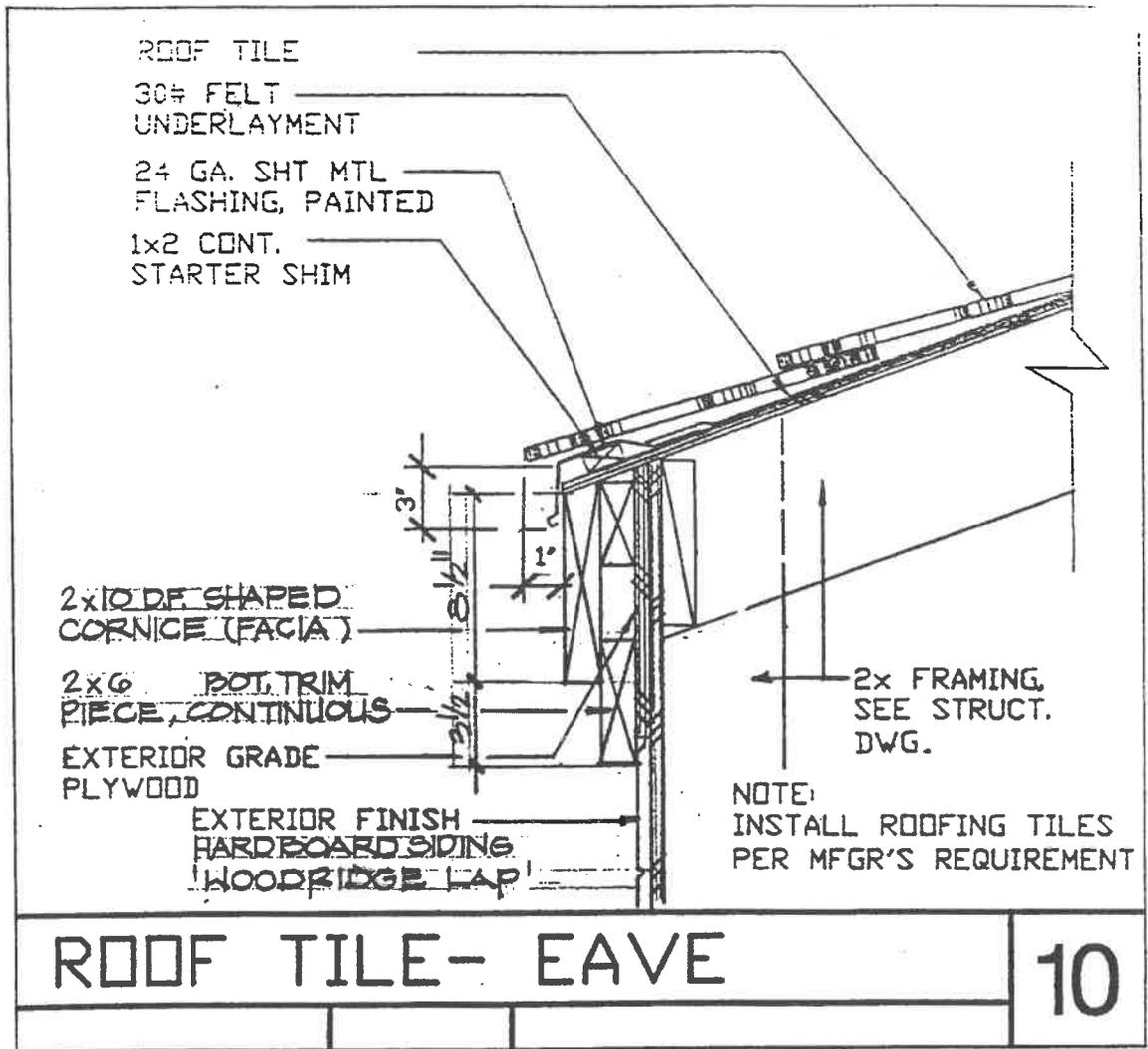


FIG. 5.16

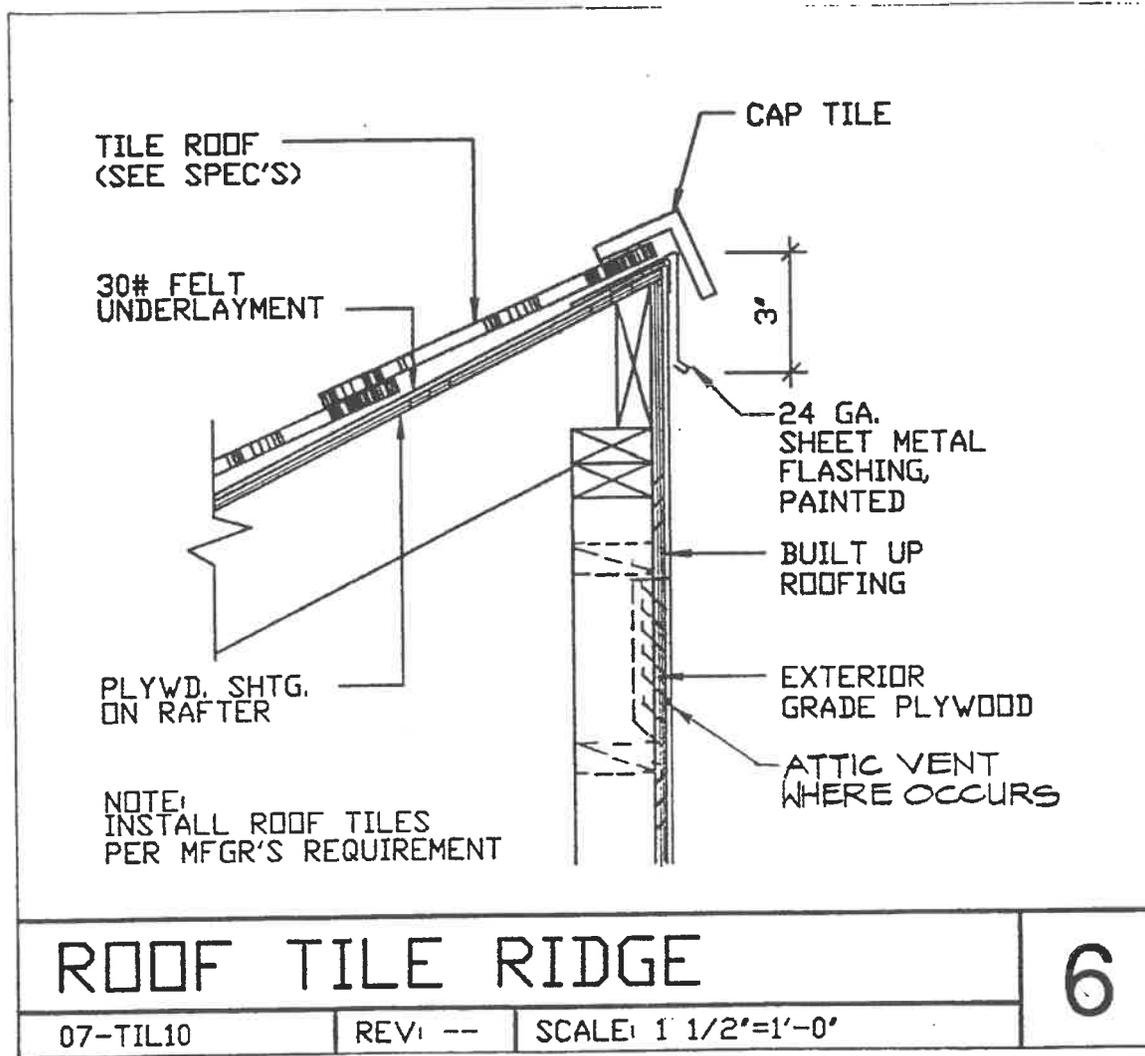


FIG. 5.17

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## 6.0

## SITE PLANNING

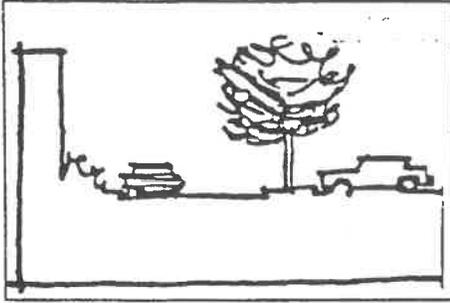


Figure 6.1.c

**6.1** Thoughtful site planning is the key to the development of a functional and attractive setting for the activities of the site. It enhances the three-dimensional relationship of structures to each other and the open spaces between them. Site planning objectives are as follows:

a. Vehicular and pedestrian entries to the project shall be clearly identifiable to visitors through the use of signage, hardscaping and landscaping.

b. Circulation shall be designed to minimize conflicts between service vehicles, automobiles and pedestrians.

c. Exposure of parking areas shall be minimized through the use of landscaped berms and screen shrubs. Parking design requirements shall comply with City standards.

d. Service zones (trash enclosures, loading and outdoor storage areas) shall be located in areas that are least visible to the public. An appropriate screening method shall be used if service zone is exposed to public view.

e. All buildings and walkways shall be accessible to the handicapped according to requirements contained in California State Building Code.

f. Security measures should be considered in the project's site design, particularly in pedestrian areas. The use of tall, dense shrubbery should be avoided along walkways and lighting should be provided.

g. The scale of buildings shall be compatible with one another and nearby residential neighborhoods. All buildings shall be single story.

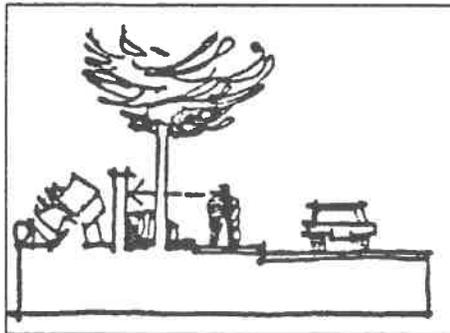


Figure 6.1.d

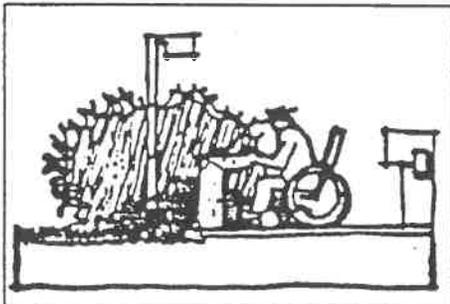


Figure 6.1.e

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h. Site access shall be organized so that access/ exiting routes work as natural extensions of existing traffic patterns off-site.

j. A strong pedestrian orientation shall be accomplished through inclusion of central plazas with ancillary seating areas as opportunity allows, and walkways leading from the three bordering streets into the project.

6.2 Design continuity should be accomplished through the sensitive massing of structures and limited use of materials and colors. This design strategy will provide a unifying thread throughout the development while still allowing variety and individual expression to occur.

6.3 Pads shall be graded and dust-controlled during Phase 1 development. Phase 2 area shall be graded and dust-controlled prior to the completion of Phase 1 development, unless the Phase 2 construction process is being actively pursued.

6.4 Pad Development shall include extensions of existing walkways to accommodate pedestrian traffic to the pad buildings. Plazas and seating areas shall be provided as opportunity allows within the developed pad areas.

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## 7.0

## PARKING

**7.1** The layout of parking and driveways shall encourage efficient and safe automobile and pedestrian circulation.

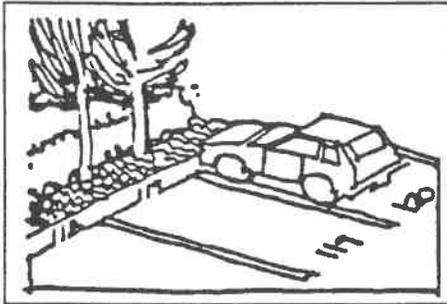


Figure 7.2

**7.2** All parking shall conform with city parking standards unless a parking study is approved. Each individual pad shall meet the parking standards of the site.

**7.3** Landscape development in parking areas shall be designed to reduce auto noise, lights and glare. The design shall also minimize visual disruption from the surrounding streets and adjacent residential areas. Refer to 8.0 Screening and 9.0 Landscaping. The following landscape criteria applies to all surface parking within the project.

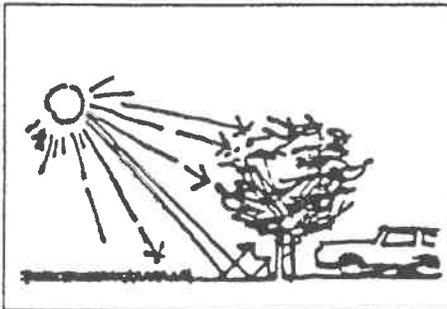


Figure 7.3

a. A minimum of ten percent (10%) of each parking area shall be landscaped, exclusive of all setback areas. The parking areas shall be computed by deducting Building coverage and Landscape setback from the total site area.

b. Three to five percent (3-5%) of the parking lot interior area shall be landscaped as a part of the overall ten percent (10%).

c. Tree wells shall be provided every three (3) stalls within the interior of the parking lot. Wells shall have a minimum interior dimension of five (5) feet, excluding curbs.

d. "Finger" landscape islands, where provided, shall have a minimum dimension of five (5) feet, by sixteen (16) feet of interior area, excluding curbs. Root guards must be used in cases where planter's interior dimension measures less than five (5) feet, as needed.

e. Landscape islands, where planter curbs are used for wheel stops, must be a minimum of six (6) feet wide, inside dimension

f. Car overhang onto sidewalk permitted only when

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a minimum eight (8) foot sidewalk exists.

#### 7.4 Parking Standards

a. Parking Ratios (cars per square foot of gross floor area)

RETAIL/ COMMERCIAL/ AUTO	1:225
MARKET	1:225
PHARMACY	1:225
RESTAURANT	1:45 SF of Serving Area
FAST FOOD	1:75
CAR WASH	3 Spaces per Stall
SERVICE STATION	2 Spaces plus 4 Spaces per Service Bay

b. 90° parking spaces shall be 9' x 18' with 24' aisles

c. Diagonal parking, spaces shall be 9.5' x 18' with 20' (one-way) aisles.

d. Compact spaces shall be 8' x 16' with 24' aisles, and maybe used at a ratio not exceeding 20%.

e. Handicap spaces shall comprise 2% minimum of total.

f. All spaces shall be double-striped per City of Moreno Valley standards.

g. Main two-way driving aisles shall be 28' wide, minimum.

8.1 Screening denies visual access to adjacent objects. Various types of screening include:

Walls

Fences

Landscape materials such as hedges and berms

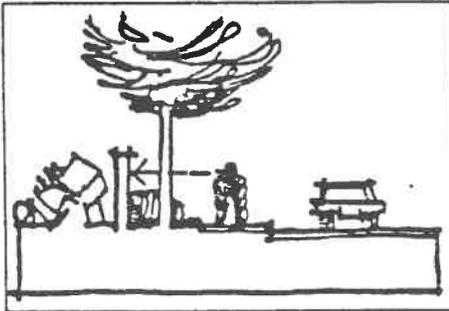


Figure 8.2

8.2 All trash enclosures shall be provided with a 6 foot masonry wall built of compatible materials and colors of the adjacent commercial buildings. Steel framed gates and shade covers with opaque materials shall be installed. Enclosures shall be located to facilitate easy use by all tenants. Quantities and locations shall be determined by each use and approved by the City.

8.3 Design criteria for landscape screening are as follows:

- a. Dense shrubs and vines shall be used in combination with architecturally compatible walls to screen trash enclosures and service areas. In other than service areas, planting areas should be provided on three sides of the enclosure walls with a minimum width of 3 feet.
- b. Landscape screening shall be opaque up to a minimum height of 6 feet at maturity.
- c. Landscaping or a durable, non-combustible enclosure shall be used to conceal transformers and site equipment.

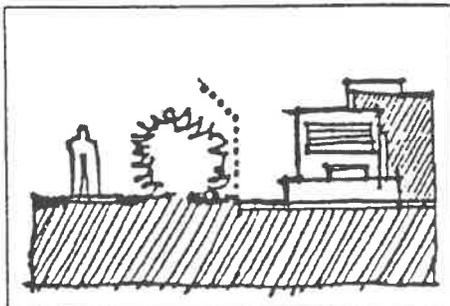


Figure 8.3.c

8.4 Site walls shall be constructed at the following locations:

- a. At the SCE easement and residential area to the west, the Phase One developer shall construct a decorative block wall eight feet high.
- b. Adjacent to Village Road to the south, the Phase One developer shall construct a staggered, decorative block wall six feet high.

## 9.0

# LANDSCAPING

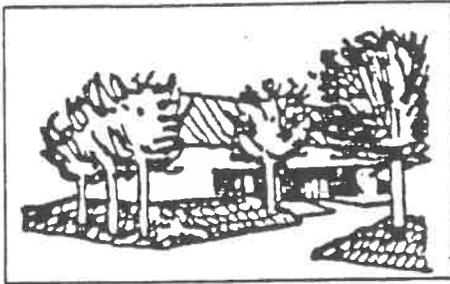


Figure 9.1

9.1 Landscape design shall follow a specific plant palette, compatible with the theme of Contemporary California, as established with the Lakeshore Village Marketplace architecture. The landscape palette should display this theme within the development's street frontage, the on-site landscaping in parking lots and building planters. The landscape palette described in section 9.7 depicts a plant selection compatible with the theme criteria, weather conditions of the area, and proving drought tolerance, which is key to the future landscape design. The long term maintenance is reduced by using a plant palette worthy of long life and durability against pedestrian traffic. The characteristics of the landscape theme shall provide a compatibility with the architecture which will display a lasting and aesthetically pleasing effect on the community.

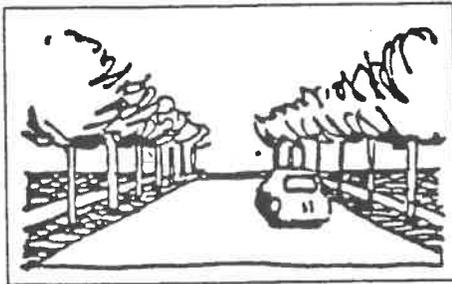


Figure 9.2

9.2 Pad development shall incorporate and continue the theme and hierarchy of planting established during the initial phases of development as shown on the figures and specified herein.

9.3 All landscaping shall adhere to City of Moreno Valley Landscape Development guidelines and Specifications.

9.4 Street trees shall provide continuity with Sunnymead Ranch specific Plan and adjacent projects.

9.5 Parking lot landscaping (refer to 7.0 Parking):

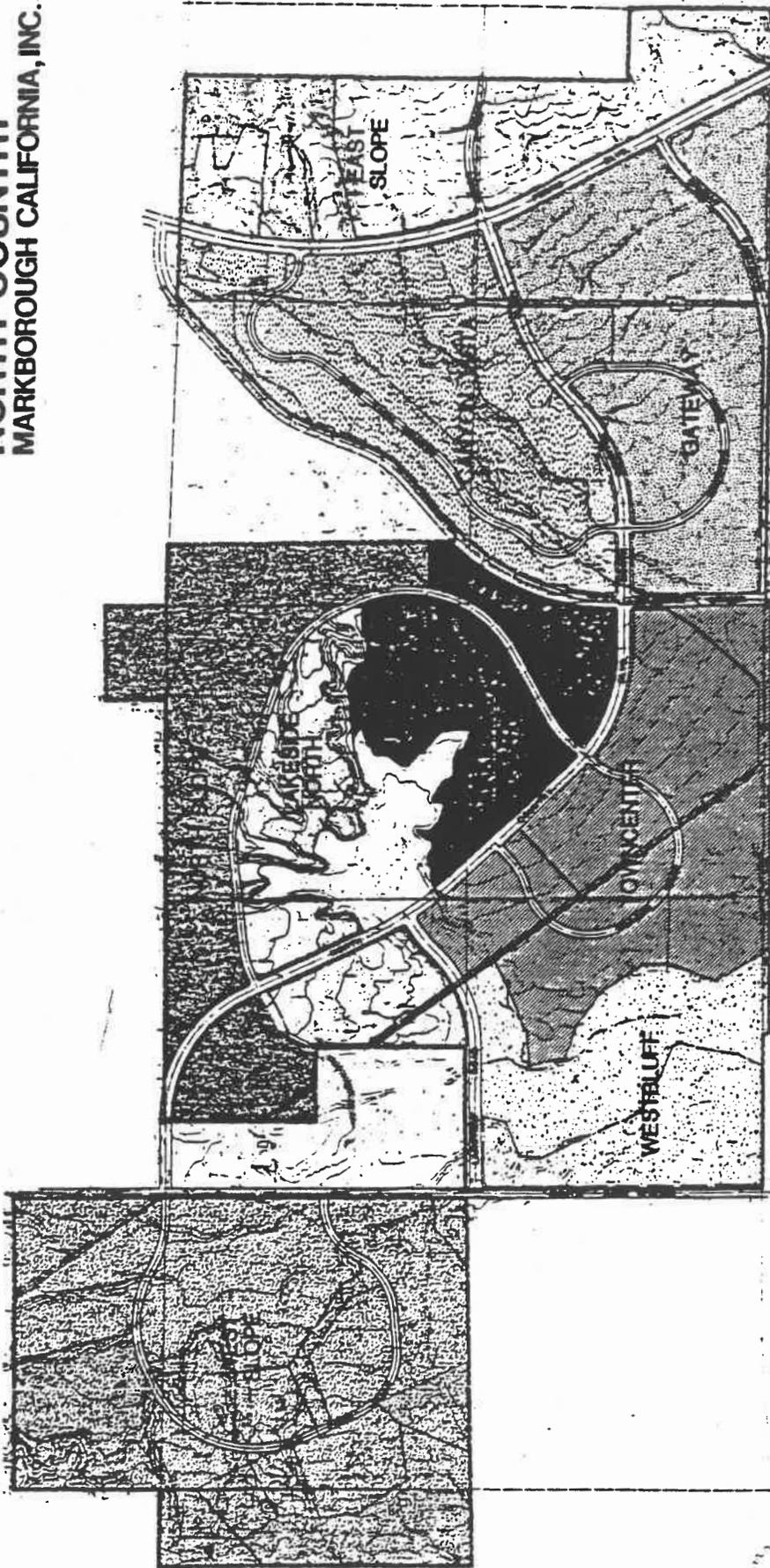
- a. Small landscape planters shall have a minimum of twenty-five (25) square feet of interior area.
- b. Parking lot trees shall be a minimum fifteen gallon size, twenty-four inch box or larger. One-half of the 24" box trees shall be placed in the street frontage or sideyard setback.
- c. Parking lot trees shall be planted at a cleared distance from light standards so the trees will not interfere with the lighting pattern of the light fixture. Light standards shall be shown on landscape construction plans.
- d. Trees should be placed toward the aisle end of landscape islands.
- e. Landscaped areas in the parking lot shall be planted with shrub masses to discourage pedestrians from crossing landscaped areas to reach building entrances.
- f. All soil surface in the planting area shall be covered with shrubs and/or groundcovers.

9.6 Refer to 8.0 Screening for additional landscaping requirements.

**9.7 The plant palette shall be as follows:**

COMMON NAME	BOTANICAL NAME
<b>TREES</b>	
PER SUNNYMEAD RANCH SPECIFIC PLAN	<b>STREET TREES</b>
CAMPHOR TREE	CINNAMOMUM CAMPHORA
CARROT WOOD	CUPANIOPSIS ANACARDIODES
INDIAN LAUREL FIG	FICUS NITIDA 'GREEN GEM'
SWEET GUM	LIQUIDAMBAR STYRACIFLUA 'PALO ALTO'
	PALM SPECIES
PHOTINIA	PHOTINIA FRASERI STANDARDS
LONDON PLANE TREE	PLATANUS ACERIFOLIA
FERN PINE	PODOCARPUS GRACILLIOR
<b>SHRUBS</b>	
DWARF LILY OF THE NILE	AGAPANTHUS AFRICANUS 'PETER PAN'
PINK POWDER PUFF	CALLIANDRA INAEQUALITERA
ESCALLONIA	ESCALLONIA FRADESII 'NEWPORT DWARF'
GREVILLEA	GREVILLEA NOELLII
TRAILING LANTANA	LANTANA MONTEVIDENSIS
TEXAS PRIVET	LIQUSTRUM TEXANUM
DWARF NANDINA	NANDINA DOMESTICA 'NANA'
OLEANDER	NERIUM OLEANDER 'PETITE PINK'
WHEELERS DWARF TOBIRA	PITTIOSPORUM TOBIRA 'WHEELERS DWARF'
INDIA HAWTHORN	RAPHIOLEPIS INDICA 'BALLERINA'
ROSEMARY	ROSMARINUS OFFICINALIS 'DWARF'
ASIATIC STAR JASMINE	TRACHELOSPERMUM JASMINOIDES ASIATICA
SANDANKWA VIBURNUM	VIBURNUM SUSPENSUM
<b>GROUND COVER</b>	
MOCK STRAWBERRY	FRAGARIA CHILOENSIS
N.C.N.	GAZANIA 'MITSUA YELLOW'
HAHN'S IVY	HEDERA HELIX 'HAHNS'
TURF	MARATHON II
PERIWINKLE	VINCA MAJOR
TO BE SELECTED	ANNUAL COLOR
<b>VINES/ESPALLIERS</b>	
RED TRUMPET VINE	BIGNONIA CHERERE
CAROLINA JASMINE	GELSIMIUM SEMPEVIRENS
LAVENDER STAR FLOWER	GREWIA CAFFRA ESPALLIERS
FIRETHORN	PYRACANTHA ESPALLIERS

**NORTH COUNTRY**  
**MARKBOROUGH CALIFORNIA, INC.**



**SUBCOMMUNITIES MAP**  
**FIGURE 2**

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## 10.0

# SIGNAGE

The following guidelines address three types of signage that may be used on this project.

### 10.1 Temporary Leasing and Construction Signs

The maximum sign size is 8 feet high with a sign area of 24 square feet. The sign lettering style and colors may be selected by the companies represented. The sign's background shall be white. A single leasing sign and a single construction sign for the commercial center, including building pads, may be placed on each frontage. The signs should be positioned facing the street and setback a minimum of 10 feet from the curb.

### 10.2 Retail Commercial Signs

Retail commercial uses have specific signage requirements and final sign designs must be approved by the City of Moreno Valley. A detailed comprehensive sign plan shall be submitted prior to issuance of building permits. The sign plan shall describe sizes, colors, materials and lettering styles for all project signs.

The Sign Criteria will address the following signage types:

- Center identification signs
- Street oriented monument signs
- Fascia signs for major tenants
- Fascia signs for smaller tenants
- Pedestrian oriented signs

The general design guidelines applicable to retail commercial signs are as follows:

- All tenants will be allowed at least a single wall or fascia sign.
- Company logos, colors and type styles may be used on all commercial signs.
- All signs will be internally illuminated individual channel letters. Fully illuminated background signs are not allowed.

### 10.3 General Directional Signs

This category will address site signage for both vehicle and pedestrian control. The goal is to minimize the number of signs to avoid confusion.

# DESIGN GUIDELINES

## I. SITE PLANNING CONSIDERATIONS

### A. Setbacks

Building setbacks from property line are established as follows:  
 Front and Rear yard: Ten (10) feet-except straight in garages,  
 Side Yard: Five (5) feet

Certain conditions will require a variation in the front yard setback to five (5) feet. This condition is permitted where necessary to increase the usable rear yard spaces and is subject to the following conditions:

- Minimum ten (10) foot setback from property line to all living areas shall be retained.
  - Adequate site distance maintained.
  - Adequate on-street parking provided nearby.
  - Automatic garage door openers are provided.
  - Street scene is enhanced.
- Refer also to Section I.C., Driveways and Garages.

### B. Street Scene

Vary the front setbacks of both the garage and living space in order to provide visual interest along the street scene.

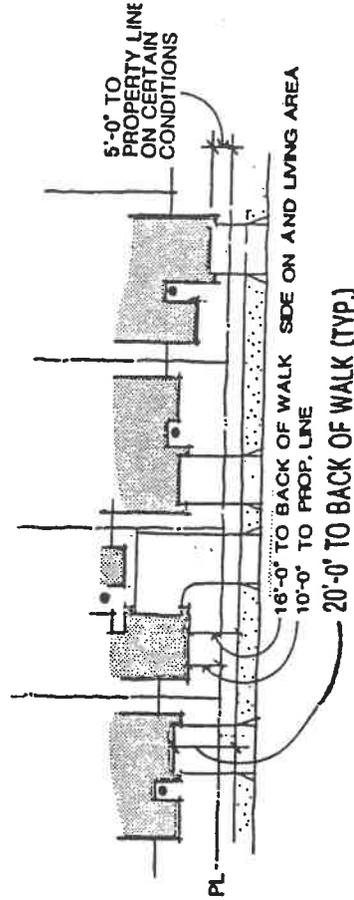
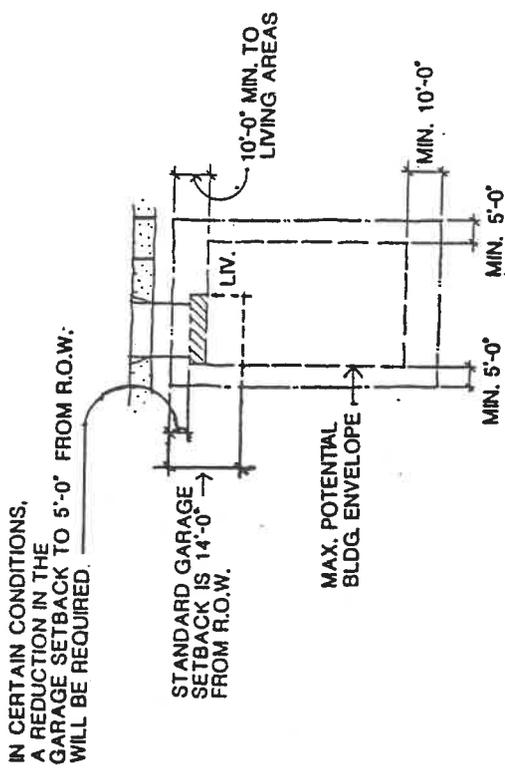
If the mix of dwellings permits, one-story floor plans should be paired on interior lot situations; (use two one-story plans between two-story building components) in order to maximize their low mass effect on the street scene.

One or two story plans with single story side plate lines should be plotted on corner lots to create a step-down effect.

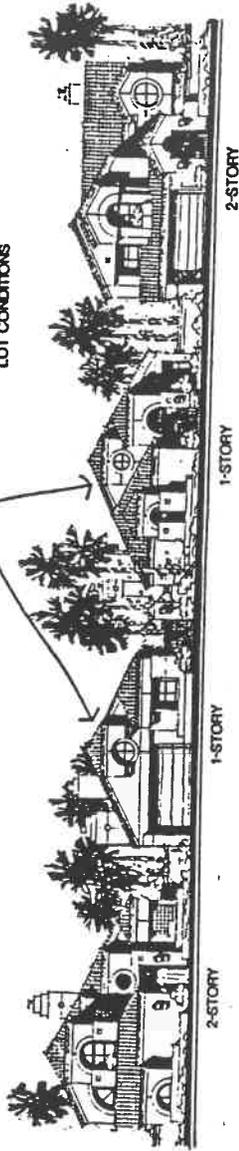
Front yard landscaping should be installed by the builder and maintained by the homeowner.

SP168  
 Sunnymead Ranch  
 Setbacks

See Attached -



PAIR SINGLE STORY UNITS ON INTERIOR LOT CONDITIONS



ARTICLE VI

R-1 ZONE (ONE-FAMILY DWELLINGS)

SECTION 6.1. USES PERMITTED.

- a. The following uses shall be permitted in the R-1 Zone:
- (1) One-family dwellings.
  - (2) Field crops, flower and vegetable gardening, tree crops, and greenhouses used only for purposes of propagation and culture, including the sale thereof from the premises and one unlighted sign that does not exceed 2 square feet in size pertaining to the sale of products.
  - (3) The noncommercial keeping of horses on lots not less than 20,000 square feet in area and 100 feet in width, provided they are kept not less than 100 feet from any street and 20 feet from any property line. A maximum of two horses per 20,000 square feet and, in any event, not more than four horses on a lot will be permitted. If a lot is one acre or more in area, poultry and rabbits may be kept for the use of the occupants of the premises only. The poultry and rabbits shall be kept in an enclosed area located not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use. If a lot is two acres or more in area, two sheep or goats or combination thereof may be kept in addition thereto provided they are kept not less than 100 feet from any street, 20 feet from any property line and 50 feet from any residence.
  - (4) Public parks and public playgrounds, golf courses with standard length fairways, and country clubs.
  - (5) Home occupations.
  - (6) Planned residential developments, provided a land division is approved pursuant to the provisions of Ordinance No. 460 and the development standards in Section 18.5 or 18.6 of this ordinance.
- b. The following uses are permitted provided a plot plan has been approved pursuant to the provisions of Section 18.30:
- (1) Beauty shops operated from a home by its inhabitants where no assistants are employed and the on-site sign is unlighted and does not exceed two square feet in area.
  - (2) Temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of 2 years in any event.
  - (3) Nurseries, horticultural.

Plot  
Plan  
Rev'd  
ER:

see Ord 348

- 40% Cov*
- c. The following uses are permitted provided a conditional use permit has been granted pursuant to Section 18.28 of this ordinance:
- (1) Mobilehome parks, developed pursuant to Section 19.92 of this ordinance.

Amended Effective:  
 12-23-82 (Ord. 348.2140)  
 06-28-84 (Ord. 348.2341)

*Subble 20'  
 Front 3-5'  
 Side 10'  
 Rear 10'*

**SECTION 6.2. DEVELOPMENT STANDARDS.** The following standards of development shall apply in the R-1 Zone, except that planned residential developments shall comply with the development standards contained in Section 18.5 of this ordinance.

- a. Building height shall not exceed 3 stories, with a maximum height of 40 feet.
- b. Lot area shall be not less than 7200 square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site. *Amend as R5 use 40% net max cov.*
- c. The minimum average width of that portion of a lot to be used as a building site shall be 60 feet with a minimum average depth of 100 feet. That portion of a lot used for access on "flag" lots shall have a minimum width of 20 feet.
- d. The minimum frontage of a lot shall be 60 feet, except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of 35 feet.
- e. Minimum yard requirements are as follows:
  - (1) The front yard shall be not less than 20 feet, measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.
  - (2) Side yards on interior and through lots shall be not less than 10 percent of the width of the lot, but not less than 3 feet in width in any event, and need not exceed a width of 5 feet. Side yards on corner and reversed corner lots shall be not less than 10 feet from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than 50 feet wide the yard need not exceed 20 percent of the width of the lot.

(3) The rear yard shall not be less than 10 feet.

f. Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

Amended effective:

01-15-64	(Ord. 348.251)
05-06-64	(Ord. 348.275)
04-17-68	(Ord. 348.556)
03-11-70	(Ord. 348.700)
09-23-70	(Ord. 348.777)
05-04-72	(Ord. 348.1023)
10-19-74	(Ord. 348.1091)
09-13-73	(Ord. 348.1201)
05-30-74	(Ord. 348.1327)
05-1-75	(Ord. 348.1443)
04-12-79	(Ord. 348.1688)
07-02-81	(Ord. 348.1965)
03-16-82	(Ord. 348.2074)
12-23-82	(Ord. 348.2140)
05-19-83	(Ord. 348.2162)

- e. Planned residential developments, provided a land division is approved pursuant to the provisions of Ordinance No. 460 and the development standards in Section 18.5 or 18.6 of this ordinance.

Amended Effective:

12-23-82 (Ord. 348.2140)  
06-28-84 (Ord. 348.2341)

SECTION 8.2. DEVELOPMENT STANDARDS. The following standards of development shall apply in the R-3 Zone, except that planned residential developments shall comply with the development standards contained in Section 18.5 of this ordinance.

- a. The minimum lot area shall be 7200 square feet with a minimum average width of 60 feet and a minimum average depth of 100 feet, unless different minimums are specifically required in a particular area.
- b. The minimum front and rear yards shall be 10 feet for buildings that 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 and rear lot lines no less than 10 feet plus 2 feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from any existing or future street line as shown on any specific street plan of the County. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback. *10' between structures.*
- c. The minimum side yard shall be 5 feet for buildings that do not exceed 35 feet in height. Any portion of a building which exceeds 35 feet in height shall be set back from each side lot line 5 feet plus 2 feet for each foot by which the height exceeds 35 feet; if the side yard adjoins a street, the side setback requirement shall be the same as required for a front setback.
- d. No lot shall have more than 50 percent of its net area covered with buildings or structures.
- e. The maximum ratio of floor area to lot area shall not be greater than two to one, not including basement floor area.
- f. All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet is

specifically permitted under the provisions of Section 18.34 of this ordinance.

- g. Deleted.
- h. Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

Amended Effective:

01-15-64	(Ord. 348.251)
01-19-66	(Ord. 348.422)
06-07-67	(Ord. 348.507)
09-23-70	(Ord. 348.777)
09-16-71	(Ord. 348.920)
05-04-72	(Ord. 348.1023)
06-21-73	(Ord. 348.1180)
09-13-73	(Ord. 348.1201)
05-30-74	(Ord. 348.1327)
12-10-75	(Ord. 348.1481)
04-12-79	(Ord. 348.1688)
03-16-82	(Ord. 348.2074)
12-23-82	(Ord. 348.2140)

ARTICLE-VIIIid

R-4

8.93 - d R-4 ZONE (PLANNED RESIDENTIAL) *Setbacks = R-3 - county - see previous page - grounds*

SECTION 8.90. STATEMENT OF INTENT AND POLICY. The Board of Supervisors finds that because of the rapid urbanization taking place in the County, it is desirable to permit the development of subdivisions containing open areas that will be used for recreation purposes or will tend to preserve the rural atmosphere of the area. Therefore, lots containing an area less than the minimum lot area now established may be permitted provided open areas are developed and maintained for the use and benefit of the residents of the subdivision.

SECTION 8.91. PERMITTED USES.

- a. One-family dwellings, and accessory uses or buildings normally incidental thereto.
- b. Multiple-family dwellings subject to the provisions of Section 8.96.
- c. Non-profit Community Centers, social halls, churches, parks, and community recreation facilities, including but not limited to swimming pools, and golf courses and the normal accessory uses thereto.
- d. Community service areas and medical facilities designed primarily for the use of the residents of the subdivision.
- e. On-site signs, affixed to building walls, stating the name of the structure, use, or institution, not to exceed 5 percent of the surface area of the exterior face of the wall upon which the sign is located.
- f. The following uses shall be permitted provided a conditional use permit is granted pursuant to Section 18.28 of this ordinance:
  - 1. Mobilehome parks, developed pursuant to Section 19.92 of this ordinance.

Amended Effective:  
12-23-82 (Ord. 348.2140)

SECTION 8.92. The R-4 Zone shall not be applied to any area containing less than 9 acres.

SECTION 8.93. LAND USE REGULATIONS.

- a. The minimum over-all area for each dwelling unit, exclusive of the area used for commercial purposes and area set aside for street rights of way, but including recreation and service areas shall be 6000 square feet.

- b. The minimum lot area for the individual lots used as a residential building site shall be 3500 square feet. The minimum width of each lot shall be 40 feet and the minimum depth shall be 80 feet.
- c. One-family residences shall not exceed 40 feet in height. All other buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet is specifically permitted under the provisions of Section 18.34 of this ordinance.
- d. The front, rear, and side yards shall be not less than that established in Zone R-3, except that side yard areas may be reduced if the dwelling units are arranged so that the party wall is on the lot line.
- e. Off-street parking shall be provided as set forth in Section 18.12 of the Ordinance.
- f. Individual sewage disposal systems shall not be permitted on lots containing an area of less than 6000 square feet until a report has been received by the Commission from the Health Department of the County of Riverside stating that such a system will be acceptable.
- g. The recreation areas shall be of a size, based on the particular use, adequate to meet the needs of the anticipated population, and shall be arranged so as to be readily accessible to the residents of the subdivision.
- h. Adequate and permanent access from a public street to each family dwelling shall be provided for pedestrians and emergency vehicles.

Amended Effective:  
5-19-83 (Ord. 348.2162)

SECTION 8.94. SUBDIVISION AND DEVELOPMENT PLAN REQUIREMENTS. Before any structure is erected or use established in Zone R-4, there shall be a subdivision map recorded and a development plan approved as set forth in Section 8.95.

SECTION 8.95. CONDITIONS OF DEVELOPMENT.

- a. A subdivision conforming to the standards and conditions of Ordinance 460, as presently worded or hereafter amended, not inconsistent with specific provisions of this section shall be recorded. All lots not to be used for residential purposes shall be given a lot letter instead of a lot number.

the right-of-way line will be discouraged in North Country in order to avoid the problems of graffiti and the visual "tunneling" effect of such walls.

SP168-  
R5

The northerly approximately forty-five acre portion of this subcommunity has been planned for approximately thirty home sites. Each of these homesites is feasible from an engineering standpoint and, because they range in size from one to 3 1/2 acres, can provide a transition between the existing, larger, rural homesites north of this subcommunity and the essentially urban uses planned within North Country.

During the physical research portion of the planning process, however, it was determined that a group of environmental restraints upon use exist in this area. Each, while more fully described elsewhere in this text (or in research reports attached to the Appendix), is briefly described as follows:

- a. Botanically Sensitive Area  
The north-facing slope in the northeast corner of this subcommunity has been identified as "Botanically Sensitive". While no rare, or rare and endangered plant species were found anywhere in North Country, this area could be subject to degradation if it were graded and placed into the rear yards of several individual lots.
- b. Stephen's Kangaroo Rat  
The transition area from watercourse bottom to slope side in this area has been found to be the habitat of a single Stephen's kangaroo rat (*Dipodomys stephensi*). It is the habitat, also, of the very common Pacific kangaroo rat (*D. agilis*), with which it appears that the Stephen's kangaroo rat is interbreeding. Evidence of this interbreeding exists by the trapping of several specimens of kangaroo rats of undetermined species. Whether the two species of rats will continue to interbreed, causing the localized extinction of the Stephen's kangaroo rat can only be speculated upon at this time.
- c. Archaeological Site  
A minor archaeological site, consisting of the four breached walls of an abandoned adobe structure exist offsite, approximately 400 feet east of the easterly boundary of the North Country community. Apparently associated with this structure are two cisterns, the most