THE MORENO VALLEY FESTIVAL ®

AMENDMENT TO SPECIFIC PLAN 205

January 19, 2021

City of Moreno Valley
Riverside County, California

Adopted:

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Ordinance: 978

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CONCEPT RENDERING

Note: The renderings, photographs, and illustrations contained herein present the general vision and intent for future development. As the project progresses to actual construction, precise plans, and design specifications consistent with these illustrations will be submitted to the City of Moreno Valley for review and approval prior to the issuance of construction permits.

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1.1 INTRODUCTION

1.2 The "Moreno Valley Festival"

This specific plan document is a modification to the existing "Moreno Valley Festival" Specific Plan/EIR (SP-205) which was approved and certified by the City Council of Moreno Valley on October 27 1987 and the Specific Plan Amendment (SPA-205), which was approved by the City Council of Moreno Valley on May 2018.

A later Phase-III included in Amendment 3, with a "Specific Plan Boundary Area" of 81.5 acres was approved in 1991 where the land use was re-targeted to more commercial retail development uses.

The purpose of this amendment is to modify the Adopted Specific Plan as a means to promote a wider range of land uses and development to address current development trends. The expanded range of allowable uses will include land use designations such as commercial, retail, business park, office and medical and related uses**.**

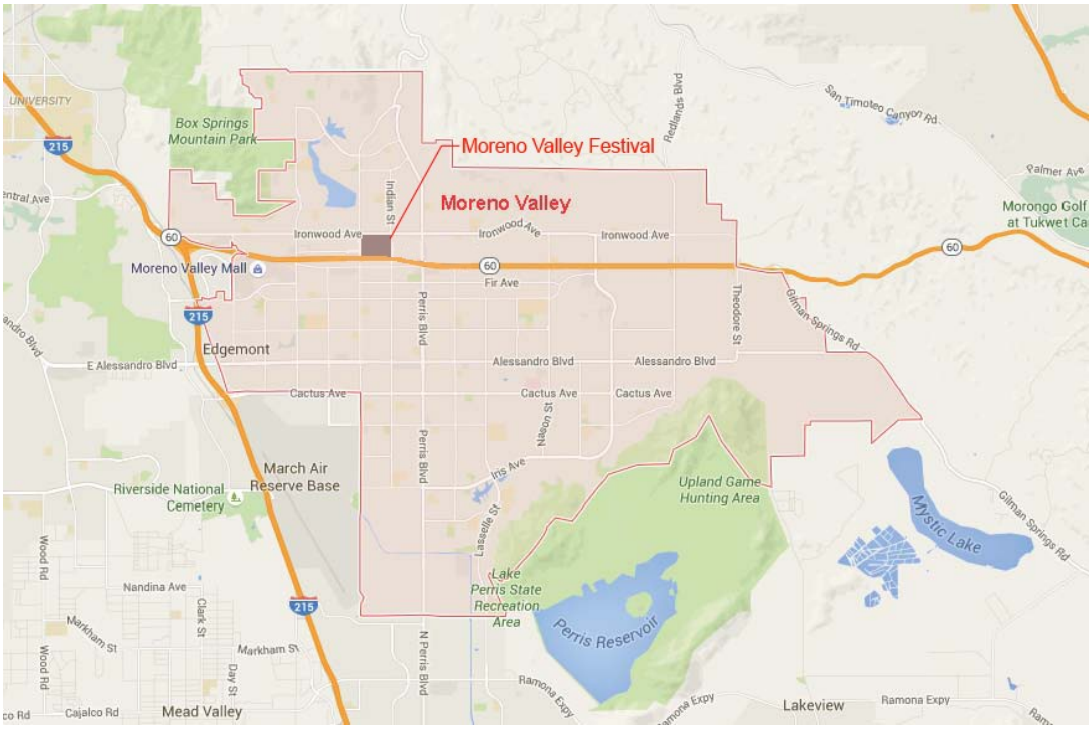
The "Moreno Valley Festival" Specific Plan **total boundary area** covers approximately **73.74 acres** in the City of Moreno Valley, California. The "Moreno Valley Festival" boundary plan is located;

- Easterly of Heacock Street;
- Between Ironwood Avenue and 60 Freeway; and
- One block West of Nita Dr.

The purpose of the proposed Plan Amendment is to include the 9.96 acre property as part of the Plan Amendment that was approved in 2018.

There is one parcel located within the Plan Amendment shown as Planning Area 5, which is owned in its entirety by the City of Moreno Valley and is used for storm water retention. The Plan Amendment does not contemplate any change in the use of the Regional storm water retention basin.

Note:
For purposes of consistency, this document shall refer to this project as **"Moreno Valley Festival" ("MVF")** rather than "Festival at Moreno Valley" as it has been referred to in the Specific Plan and Specific Plan Amendments.



***Note** all maps and illustrations are shown enlarged in the appendix.

Figure 1-1 Regional Map

1.3 Specific Plan Overview

The "MVF" is a master planned development including State Highway oriented commercial, retail, business park, office and medical and other related uses. This high quality project includes a Mix of Uses that been phased to respond to the employment and community service needs of a growing local and regional population base. The different land uses of this development are being harmoniously designed, with care being taken to successfully mitigate any sensitive development issues.

The "Moreno Velley Festival" Specific Plan includes the following land uses;

- Retail Commercial
- Commercial Office and medical
- Business Park District Related Uses
- Detention Basin/Open Space

During the original planning process for the "MVF" (SP 205), consideration was given to all public utility and infrastructure needs associated with the proposed project. The majority of the infrastructure has been installed per the approved specific plan including all of Hemlock Avenue and all of Davis Street. All future public utility and infrastructure shall be installed according to Title 9 and the requirements of this Specific Plan. These are being installed on

a phased basis as logical and orderly extensions of area-wide master planned facilities. Implementation of roadways and infrastructure to serve the project site will occur according to development needs.

The "MVF" Specific Plan has been adopted pursuant to Government Code Section 65450 which grants authority to cities to adopt specific plans for purposes of implementing the goals and policies of their General Plans. The Government Code sets forth the minimum requirements and review procedures for specific plans including the provision of a land use plan, infrastructure and public services plan, criteria and standards for development, and implementation measures.

The Specific Plan and Amendments complies with the City of Moreno Valley's Municipal Code (Chapter 9.13) governing amendments of the specific plans content and procedures for their adoption and enforcement.

1.4 Specific Plan Vision and Objectives

This document will provide a comprehensive description of specific guidelines for development within the "MVF" Specific Plan area as well as to establish a logical framework for the creation of a high quality Mix of Uses development. The goal is to ensure an aesthetically pleasing and integrated master planned project which shall create a desirable working and shopping, environment to enhance the community's overall image. Objectives to accomplish these goals are:

- Create a cohesive development by integrating commercial, retail, business park, office and medical and related uses;
- Provide opportunity for creativity within individual projects; and
- Establish an appropriate buffer relationship among potential land uses and between non-residential uses and existing residential neighborhoods.

The Specific Plan will establish the zoning criteria that will guide the orderly development of the "MVF" projects and carry out the goals of the City's General Plan. Included are development standards for integrated site planning, architecture, and landscaping. These standards establish a consistent design concept that produces a clear image and a sense of prestige, efficiency and integrity for the "MVF" and each project within.

This Specific Plan implements all applicable elements of the General Plan and includes detailed information about the area's infrastructure improvements such as roads, water, sewer, utilities and flood control facilities.

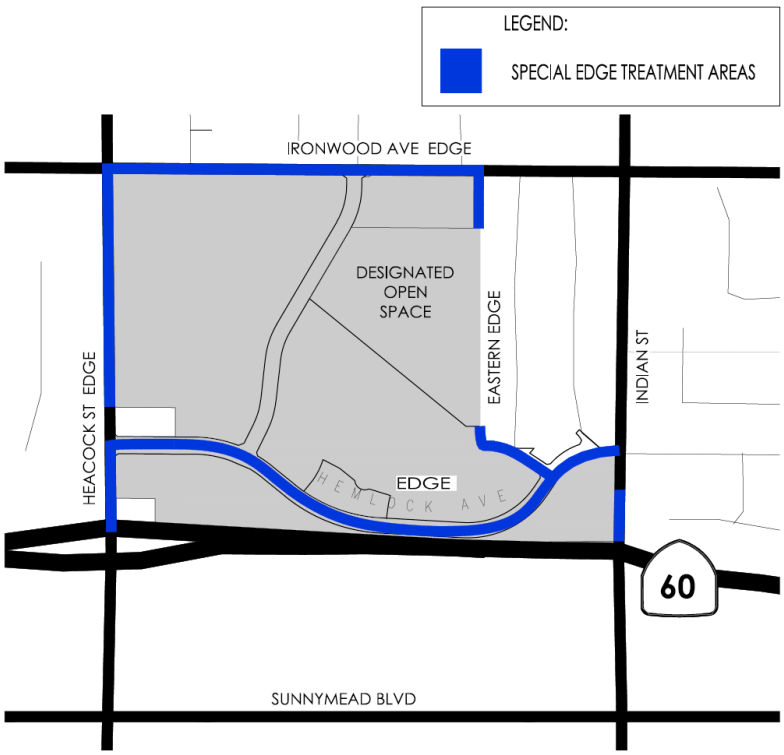


Figure 1-2 Specific Plan Edge Treatment Areas

1.3.1 Development Goals

The Specific Plan creates planning strategies and development standards specifically for the property to incorporate its unique advantages, adapt to its constraints, enhance the economic growth needs of the City, and create consistent and compatible land uses for the area in an environmentally responsible manner. Development of the "MVF":

- Provides the land use designations and infrastructure plan necessary to support the City's Economic Development Action Plan,
- Creates a project that will provide a balanced approach to the City's responsibilities of fiscal viability, economic opportunity and environmental integrity,
- Provides numerous ongoing employment opportunities,
- Provides hundreds of construction job opportunities during the project's build-out phase,
- Establishes architectural and landscape design guidelines for the project, and
- Provides appropriate transition between the project and adjacent uses.

1.3.2 Specific Plan Approval

The Specific Plan No. 205 was approved by the City of Moreno Valley on 1991-02-21COA (Amendment #3). The document will supersede the Specific Plan text and all previous amendments for the designated planning areas, which includes development standards for a cohesive user-friendly specific plan

document.

All development proposed within the "MVF" will be developed consistent with the development standards and design guidelines contained herein. The review process shall be as specified in Title 9 of the Municipal code.

1.3.3 Green Building-Sustainable Development

Construction of the "MVF" will be in conformance with California's "Cal-Green" building regulations, the most stringent, environmentally-friendly building code in the United States. Cal-Green is a comprehensive, far-reaching set of regulations which mandate environmentally-advanced building practices and regulations designed to conserve natural resources and reduce greenhouse gas emissions, energy consumption and water use.

The project shall incorporate sustainable design features to further reduce its environmental footprint, including but not limited to:

- Reduced water use for landscape irrigation,
- Accommodate the use of alternative means of transportation,
- Use recycled building materials to the extent feasible,
- Use local sources of building materials to the extent feasible,
- Minimize the use of impervious paved surfaces throughout the project,

1.3.4 Sense of Place

The Specific Plan establishes a strong and unique identity for the "MVF" Site. The Specific Plan guides the establishment of the project's sense of place by:

- Applying comprehensive, overall project design guidelines for architecture and project landscaping,
- Using streetscapes, banners, entry monuments, and architecture to strengthen the project identity.

1.3.5 Project Infrastructure

The Specific Plan identifies the backbone infrastructure systems needed to serve the project. Preliminary plans illustrate the proposed expansion of water, sewer, drainage and utility facilities. The infrastructure plan also provides for vehicular (car, truck and bus) and non-vehicular (bicycle and pedestrian) circulation.

Figure 1-3 The Specific Plan provides for the establishment of conceptual design features for "MVF"
Corner of Hemlock Avenue and Davis Street

1.4 Existing Setting

1.4.1 Existing Land Use

"MVF" Specific Plan covers approximately **73.74 acres** in central Moreno Valley in Riverside County, California. The project is located between Heacock Street to the West; Indian Street to the East; State Highway 60 to the South; Ironwood Avenue to the North.

Figure 1-4 Surrounding Land Uses

Surrounding land uses include:
North: Single Family Residential.
South: SR-60, Commercial and a residential development.
East: Single Family Residential uses.
West: Retail Commercial development to the west including the northwest corner at Ironwood Ave and Heacock St. and on the southwest corner at Hemlock Ave and Heacock St.

1.4.2 Existing Fault Zones

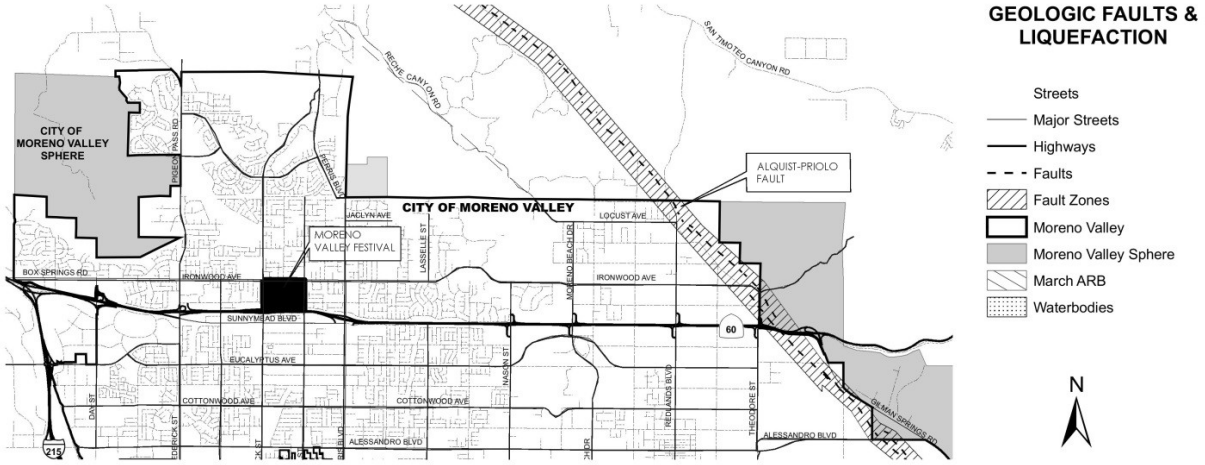


Figure 1-5 Existing Fault Zones

Based on the preliminary geotechnical studies conducted for "MVF" property ***Figure 1-5*** "Existing Fault Zones" illustrates the location of the Alquist-Priolo Fault Zone in relation to the site and shows where several concealed, inferred, and known faults are believed to exist. The Project Site is not in a fault zone.

Prior to the approval of all project-specific development proposals, detailed geotechnical investigation and analysis will be prepared and submitted to the City for review. The results of those studies will be incorporated into the detailed plans for each project.

2.1 LAND USE PLAN

2.2 "MVF" Land Use Designations

The "MVF" Specific Plan implements the development of a master-planned project specifically designed to support specified uses by incorporating landscape and architectural standards, project-wide criteria for streets, drainage, public infrastructure, lighting and signage, and project features responsive to the needs of the Moreno Valley community.

The Specific Plan includes a land use plan providing for the following land use designations: Mix of Uses Development (MU), Commercial/Retail Development (CR), Retail Mix of Uses (RMU) and Open Space (OS).

A Circulation Plan integrates a roadway network that moves cars and trucks into and through the "MVF" in a safe, efficient manner. An Infrastructure Plan is included that addresses the current status of local infrastructure services such as water, sewer, storm drain, and electricity and telephone/cable TV and outlines the backbone improvements necessary for these systems to serve the "MVF" project. Guidelines for landscaping and architectural design are included to ensure that a distinct consistent aesthetic theme is realized throughout the project.

The Plan also establishes an implementation program that defines the processes and procedures for the review and approval of project-specific development proposals, carrying out the purpose and intent of the Specific Plan. All of these elements function together in order to create a comprehensive development program which will help ensure that the "MVF" has a positive contribution to Moreno Valley.

Mix of Uses - (MU)

Various projects located within "MVF" for any or all of the areas I, II, III, VI, VII & VIII will have the potential to be developed as a Mix of Uses development.

The Mix of Uses development is a blend of one or more uses located in one planning area or within the MVF with the appropriate buffers and separations. Development of these areas will be in accordance with The Moreno Valley development standards per Title 9 of the Moreno Valley Municipal Code. These developments will be submitted to the City as part of a cohesive plan and may include commercial, retail, business park, office and medical and related uses, which will be individually developed as part of a cohesive integrated design.

Retail/ Mix of Uses - (RMU)

The projects along Hemlock Ave. will be characterized by retail/ commercial and related uses consistent with the existing development. This area shall comply with the City of Moreno Valley development standards and permitted uses.

The previous Specific Plan identified phases of the development, of which only the first phase was completed. This development occurred in the portion of the development identified as follows:

- A portion of area IV developed as commercial/retail
- Area VI developed as retail/restaurant
- Area VII developed as commercial/ retail

Some of the existing developed buildings are vacant and/or in need of renovation and repair. The existing retail area and signage within area VII will be redesigned per this plan. The specified areas can be developed in accordance with Title 9 Development Standards of the City of Moreno Valley Municipal Code, General Plan and according to this plan. Open Space - (OS)

The OS designation identifies approximately a **12.89 acre** area in the northeastern portion of the site. The OS designation is an existing City owned permanent, preserved, Open Space and detention basin for Storm Water Runoff. Any improvements to this space shall be initiated by the City. It is intended that the open space be undisturbed and used as a buffer to the residential and other development areas.

"MVF" Planning Areas

The below table illustrates the "approximate" overall land area for each "Planning Area" reflected in ***Figure 2-1 Land Plan Use***.

Planning Area I	Mix of Uses	+/- 17.32 acres
Planning Area II	Mix of Uses	+/- 3.84 acres
Planning Area III	Mix of Uses	+/- 9.81 acres
Planning Area IV	Retail/ Mix of Uses	+/- 13.92 acres
Planning Area V	Regional Detention Basin	+/- 12.89 acres
Planning Area VI	Retail/ Mix of Uses	+/- 6.08 acres
Planning Area VII	Retail/ Mix of Uses	+/- 6.44 acres
Planning Area VIII	Retail/ Mix of Uses	+/- 3.44 acres
Total Planning Areas		**+/- 73.74 acres**

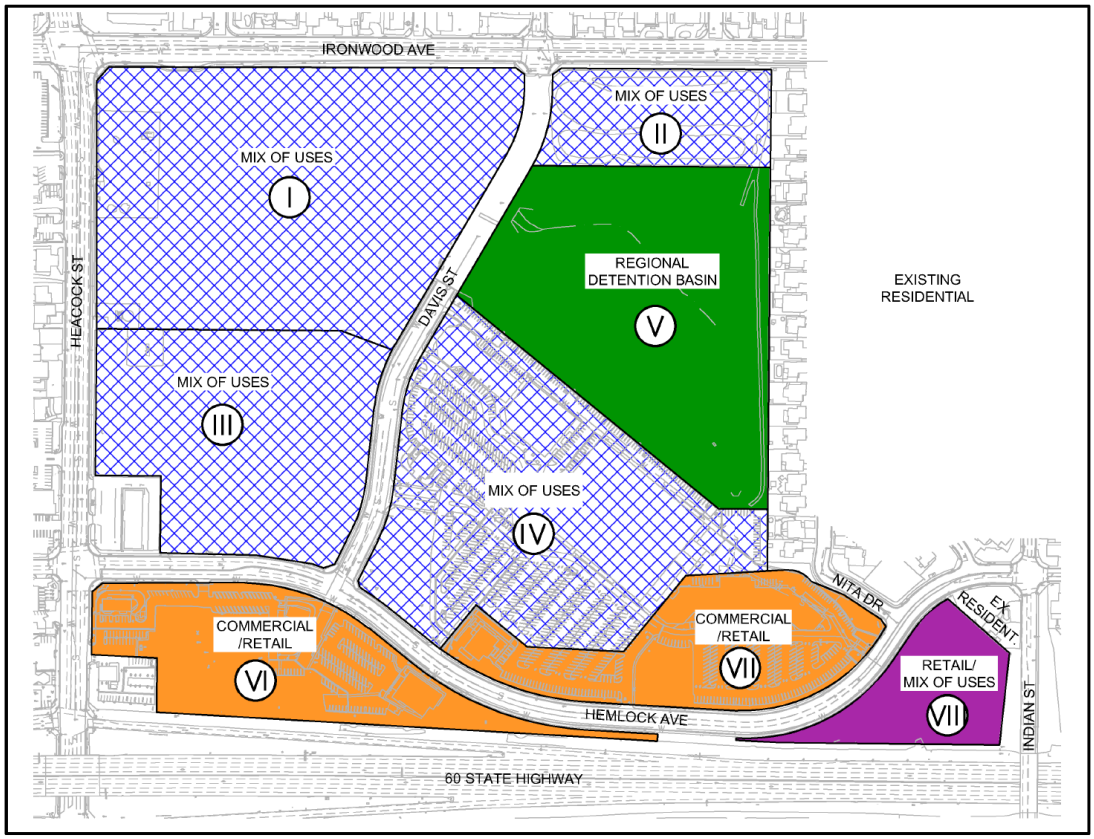


Figure 2-1 Land Use Plan

2.3 Approved Uses

Specific uses are identified in **Section 5.1.3.2** of this Specific Plan.

2.4 Special Edge Treatment Areas

The Specific Plan includes designated areas where special setbacks, facilities, grading and landscaping that creates special edge treatment areas between the "MVF" and adjacent, existing land uses. These edge areas are shown on ***Figure 4-2*** and detailed cross sections are shown in **Section 4.2.4.**

2.5 Proposed Land Use Plan

The Specific Plan includes a land use plan that will indicate the location and extent of permitted land uses and development within the geographic area governed by the Specific Plan Amendment. The Specific Plan Amendment facilitates the development of a master-planned project specifically designed to support specified uses by incorporating landscape and architectural standards, project-wide criteria for streets, drainage, public infrastructure, lighting and signage, and project features responsive to the needs of the Moreno Valley community. The Specific Plan Amendment and land use plan identifies the following land use designations described below and on the following pages:

Community Commercial (CC Zone) The primary purpose of the community commercial (CC) district is to incorporate development of general shopping needs of area residents and workers with a variety of business, retail, personal and related or similar services.

Office Commercial (OC Zone) The primary purpose of the office commercial (OC) district is to allow for the establishment of business, corporate and administrative office, as well as commercial services which are supportive to major business developments. Retail facilities which support the office developments are permitted, subject to limitations specified in this section.

Office (O Zone) The primary purpose of the office (O) district is to create areas for the establishment of park-like, office-based working environments for general business, corporate, professional and administrative offices. It is the further intent of the district to integrate setbacks, landscaping and architectural treatments that ensure the location of such uses is relatively compatible with residential development in the vicinity.

Light Industrial (LI Zone) The primary purpose of the light industrial (LI) district is to establish light manufacturing, light industrial, research and development, warehousing and distribution and multitenant industrial uses, as well as certain supporting administrative and professional offices and commercial uses on a limited basis. This district is intended as an area for light industrial uses that can meet high performance standards.

Business Park (BP Zone) The primary purpose of the business park (BP) district is to provide for light industrial, research and development, office-based firms and limited supportive commercial in an attractive and pleasant working environment and a prestigious location. This district is intended to provide a transition between residential and other sensitive uses and more intense uses.

Open Space (OS) The primary purposes of the open space (OS) district are to provide for low intensity, outdoor-oriented recreational facilities, preserve unique natural and environmentally sensitive areas, and protect and preserve the public health, safety and welfare.

3.1 INFRASTRUCTURE PLAN

The Infrastructure Plan serves as a guide for the development of detailed plans for roadways, domestic water, wastewater, storm water and utilities that will serve the Specific Plan area. The conceptual infrastructure plans generally identify the location of infrastructure facilities within the project. Subsequent subdivisions and site development plans will establish the exact size and location of all such facilities.

3.2 Circulation

The Circulation Plan dictates the standards and guidelines that ensure the safe and efficient movement of people and vehicles into and through the "MVF," addressing light trucks and passenger vehicles, heavy trucks, public transit, and non-vehicular circulation (pedestrians and bicycles). The Circulation Plan **Figure 3-1.2** includes new streets including the extension of Davis Street to Ironwood Ave.

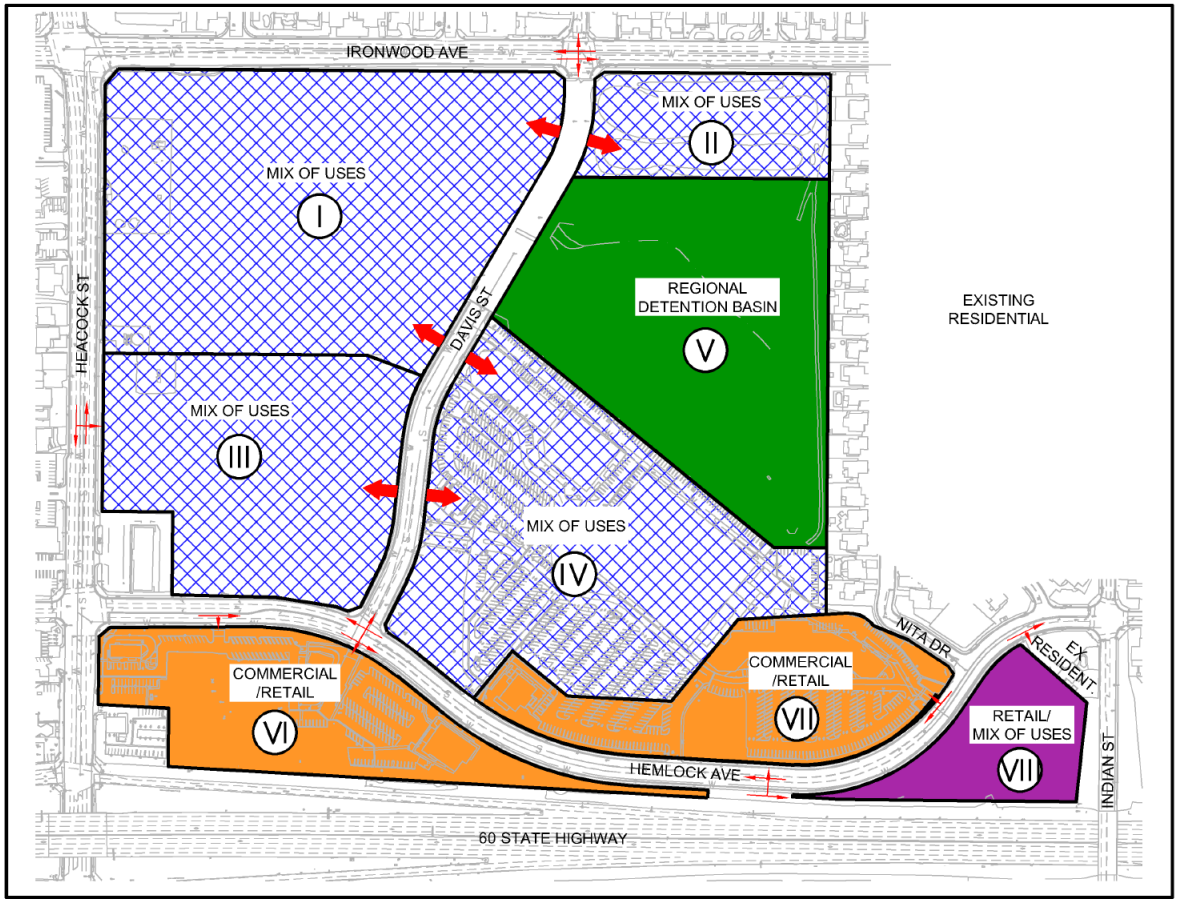


Figure 3-1.2 Circulation Plan

*Pedestrian and/ or vehicular access for the adjoining parcels will be determined in the future to ensure conformity and compatibility if the product type and uses create a mutually beneficial opportunity.

3.2.1 Traffic Analysis

Background

The proposed Specific Plan will review potential renovations to the approximately 200,000 square feet of existing retail and commercial land uses and the future development of the remaining land parcels. The trip generation for each alternative is provided with the highest trip generation scenario being analyzed for this site. The project site will have access to Ironwood Avenue from Davis Street, Hemlock Avenue from Davis Street, Heacock Avenue via Hemlock Avenue.

3.3 State Highway

State Route 60 (SR-60) parallels the Southerly border of the "MVF." An existing interchange is adjacent to the project and an off-ramp is located at Heacock Street. Heacock Street will be the primary connection to SR-60 for the "MVF."

3.4 Vehicular Circulation

3.4.1 Passenger Car and Truck Circulation

The "MVF" is designed to enhance easy vehicular access to the project via three main entry points around the site. "MVF" will be serviced by the existing roads with access from Heacock Street on the west (a City designated truck route) and Indian Street (a residential street) to the east via Hemlock Ave. To the north, the site is adjacent to Ironwood Ave (a City designated truck route) and will be accessed via Davis Street which will be continued from its proposed location on the previously approved Specific Plan. Access for cars and trucks is provided via the extension of Davis Street in the central portion of the project running North to South.

3.4.2 Street Designations

A network of arterial and collector streets serve the "MVF." Their primary function is to serve traffic within the project area, but some may augment regional connectivity through the project. Street sections within the project are shown on the following pages. Additional rights-of-way may be required for turn lanes. Turn lanes are provided in the median of all arterial streets, subject to City approval.

3.4.3 Mass Transit Circulation

All existing streets in the "MVF" are designed to accommodate bus service. Regional bus service in Western Riverside County is provided by the Riverside Transit Agency (RTA).

Route 11 currently circulates west to east along Hemlock Ave., and south to north to Perris Blvd with a stop at the corner of Perris Blvd. and Hemlock Ave. The bus then continues east to West along Ironwood Ave. This route is reversed for the return trip.

There are currently no stops within the area of the Specific Plan. RTA will determine if and when bus service will be modified. Facilities to support future bus stops to the project will be pursuant to RTA's "Design Guidelines for Bus

Transit" and will be incorporated, as needed, into street design in connection with site-specific development proposals. Covered shelters may be required if RTA plans a bus stop along the Specific Plan area. A standard design for shelters shall be reviewed and approved by RTA and the City prior to installation of the first shelter.

3.3.5 Emergency Access

An emergency vehicular access connection will be provided from "MVF" to public roads to the west. This connection will also be designed to accommodate pedestrian and bicycle use to facilitate non-vehicular circulation within the "MVF" project.

3.4 Non Vehicular Circulation

3.4.1 Pedestrian Circulation

The "MVF" incorporates a network of sidewalks on all project streets, as required to comply with ADA and other applicable codes, to connect all areas of the project to surrounding areas and to interconnect all buildings within the project. Details of these sidewalks will be reviewed and approved by the City in connection with subdivision and site development approvals.

3.4.2 Bicycle Circulation

Details of these facilities will be established with subdivision and site development approvals. Bikeways will be included only for the newly developed street improvement plans, if required, consistent with City requirements.

3.5 Utilities

3.5.1 Water

Eastern Municipal Water District (EMWD) provides water service to the "MVF," receiving its water from Metropolitan Water District (MWD) and local groundwater wells. Development of the proposed project site will have adequate water supply from Eastern Municipal Water District. There is an existing 16" A.C.P. water main along Hemlock Avenue, 16" PVC water main along Davis Street and 12" A.C.P. water main goes through the existing Festival development.

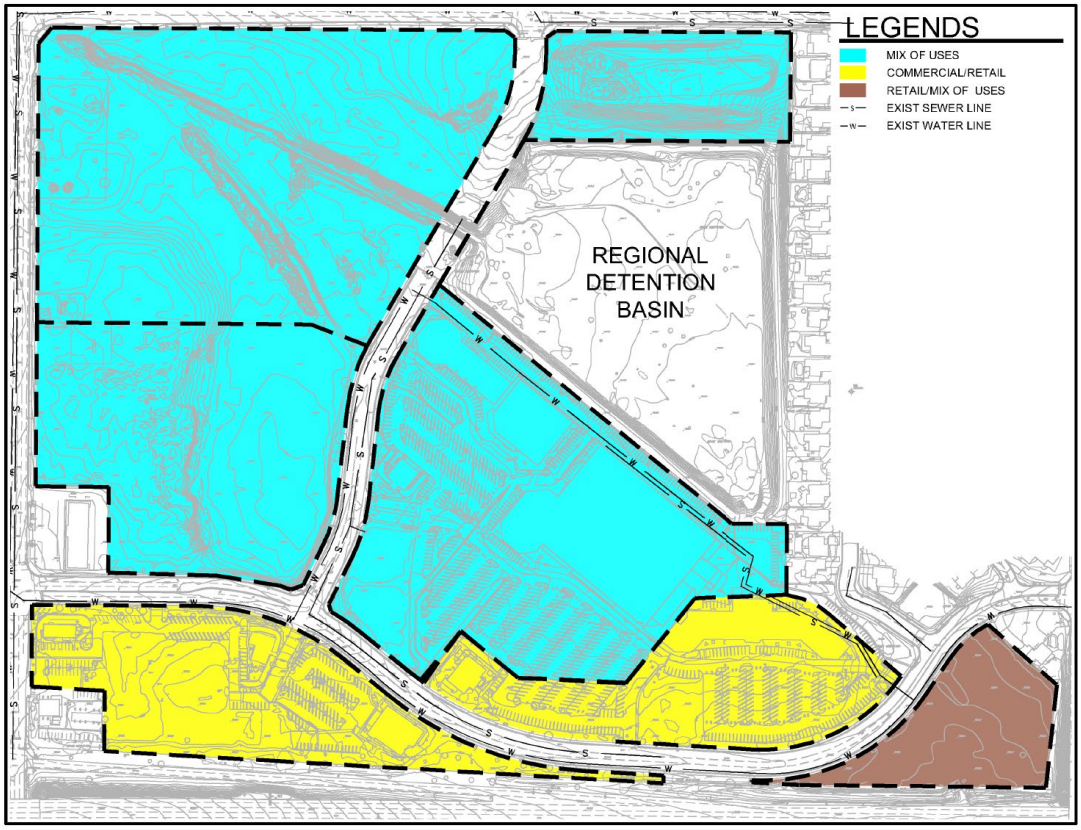


Figure 3-5.2 Water Service Site Plan for Development

3.5.2 Sewer

Eastern Municipal Water District (EMWD) provides wastewater service to the "MVF" area. Wastewater generated from the "MVF" area will be treated at EMWD's Moreno Valley Regional Water Reclamation Facility (MVRWRF). The MVRWRF, located in the southwestern portion of the City near Kitching Street and Mariposa Avenue, has the capacity to treat 16 million gallons per day (MGD) of wastewater, which will accommodate the needs of the "MVF" project. The primary trunk sewer line serving the "MVF" area is located in Heacock Street. This trunk sewer line continues in a southerly direction in Heacock Street and then east along Mariposa Avenue conveying wastewater to the MVRWRF.

3.5.3 Storm Drain

The "MVF" Specific Plan area is within the Middle and Lower San Jacinto River watershed which is part of the larger Santa Ana River watershed. The storm water runoff within the Sunnymead Drainage Area generally flows southeasterly and the subarea boundary ends at the Perris Valley Storm Drain.

The Riverside County Flood Control and Water Conservation District (RCFCWCD) is the responsible agency for the project area's regional flood control system. The Festival project is adjacent to the Indian Street Detention basin located near the eastern edge of the site. There are two 102" Storm Drain Line running along Ironwood Avenue and south on Davis Street which collects storm water north of Ironwood Avenue and discharges into the detention basin.

The detention basin outlet is conveyed by a 12' x 4.5' Reinforced Concrete Box that connects to Perris Storm Drain and discharges into Canyon Lake. The watershed drainage continues southwest to Lake Elsinore downstream and ultimately goes northwest to the Santa Ana River.

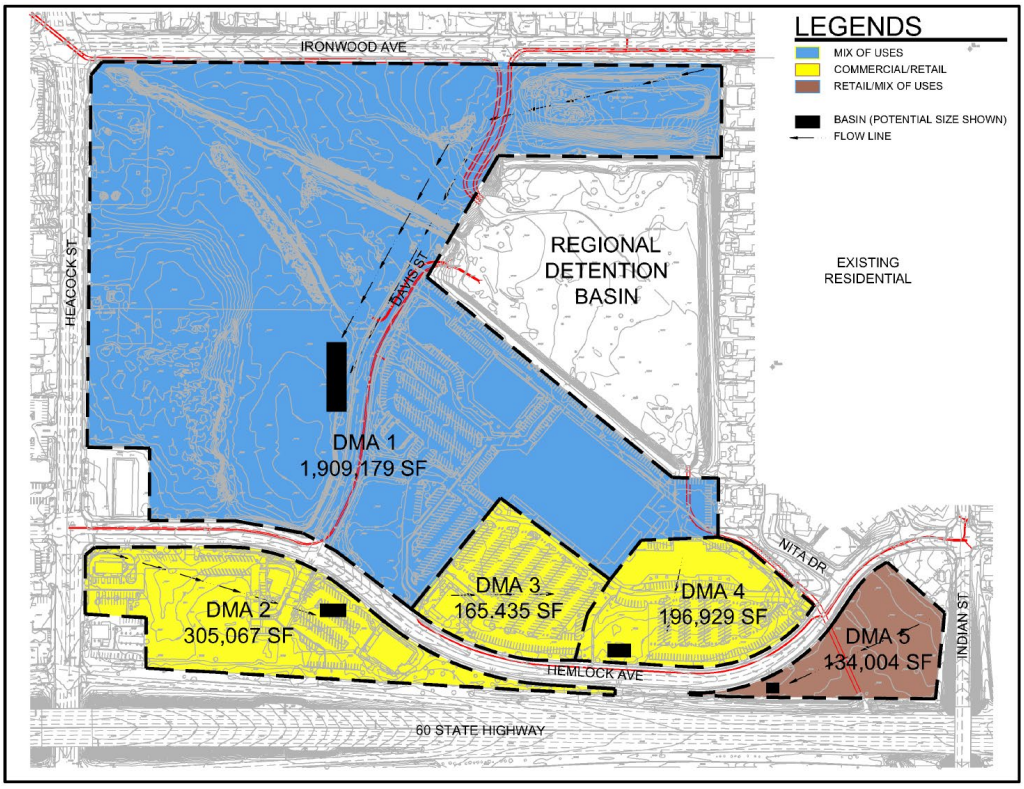


Figure 3-3 Storm Drain Plan

The Indian Street detention basin will not be part of the improvements. Additional site specific, storm drain improvements will need to be added for the project. A system of underground drainage lines and detention basins will convey the storm water runoff and manage the increased flow due to the proposed development. At each stage of development, the peak flows at downstream discharge points at the southerly project boundary will not exceed the peak flows for the existing condition.

Prior to approval of any subdivision or Plot Plan adjacent to Indian Street Detention Basin, a concept plan for the entire drainage feature shall be submitted to and approved by the City. The concept plan shall include proposed grading, improvements, landscaping, drainage facilities, signage, vehicular/pedestrian access, and any other proposed improvements. Site specific projects shall be consistent with this concept plan.

Based on the latest Flood Insurance Rate Map (FIRM) published by the Federal Emergency Management Agency (FEMA), the project site is not located within a 100-year floodplain.

3.5.4 Utility Conditions

Existing Electrical Service

Southern California Edison (SCE) is the electricity provider for the "MVF." SCE has an existing underground electrical service along Hemlock Avenue, Davis Street and Heacock Street. An electrical substation is located at the northeast corner of Heacock Avenue and Ironwood Avenue. The substation has an existing distribution of 2.63 Megawatt (MW) and queued generation of 0.21 MW. The projected load for Maxwell Substation is 100.4 MW. SCE has existing 12 kV and 115 kV overhead power lines on the north side of Ironwood Ave.

Existing Natural Gas

Southern California Gas Company (SCGC) is the natural gas provider for the "MVF."

Cable Television

Time Warner Cable currently provides cable television to the "MVF" and vicinity. Existing underground cable television facilities serve the residential area located along Nita Drive and Marigold Avenue. Underground facilities within Davis Street and Hemlock Avenue are in place. Overhead facilities are located along Ironwood Avenue on the north side of the street. Facilities for cable will be made available to all providers.

Proposed Cable and Telecommunications

As development proceeds, cable and telecommunications facilities located along Hemlock will be extended along Davis Street to serve the "MVF" project. These facilities will be underground and may be provided by a number of service franchises.

4.1 OFF-SITE DESIGN STANDARDS

These standards shall apply to those portions of the "MVF" property that are not within development sites; this includes common areas, open space, public areas, streetscapes, etc.

4.2 Off-site Architecture

4.2.1 Objectives

Off-site architecture includes buildings that house infrastructure or public use facilities that serve the "MVF." The architectural design should express the character of the proposed development in a manner that is consistent and enduring with the theme of the development. In order to establish a clear, unified image throughout the "MVF," these structures shall follow the guidelines set forth in Section 5.0 of this Specific Plan. These support buildings shall be designed to align with the "MVF" design guidelines and sense of place.

4.2.2 Ground-mounted Equipment

See Title 9 of the City Municipal code.

4.2.3 Roof-mounted Equipment

See Title 9 of the City Municipal Code.

4.2 Off-Site Landscaping Requirements

The following general criteria will apply to landscaping provided by the Master developer as well as landscaping provided by the individual project developers. The Project Design Guidelines section of this Design Manual offers more detailed information for individual project developers.

- See Title 9 of the City Municipal code.
- All landscape designs shall adhere to the concept depicted in the Landscape exhibits (**Figures 4-2 and 4-3).**

4.2.1 Objectives

A landscape concept has been developed for the "MVF" that will reinforce patterns established by the land use plan to create an identity for the entire project. Various landscape design elements selected for the streetscapes, entries and buffers will be integrated to complement the sense of cohesiveness throughout the development. The primary objectives of the landscape concept plan are as follows:

- Reinforce circulation patterns, entryways, landmarks, and focal points;
- Enhance views and provide meaningful view corridors within the site;
- Foster a buffer between existing residential neighborhoods and other proposed uses;
- Create unity throughout the project by coordinating and limiting the variety of plant and hardscape materials;
- Promote a pleasant, distinctive neighborhood environment; and
- Implement water conservation through the use of drought-tolerant, low water use plant materials and water efficient irrigation systems.
- Adhere to Title 9 of the City Municipal Code.

The landscaping design concept is focused towards:

- Providing a clean visual appearance
- Coordinating the landscaping treatment along State Highway, and surface streets to compliment the circulation system
- Coordinating streetscapes within the "MVF" to unify its general appearance
- Ensuring off-site landscaping design continuity among individual development sites within the "MVF," and
- Minimize long term maintenance.

The following guidelines present parameters for general landscape design, water conservation, and streetscapes. On-site landscaping guidelines are addressed in Section 5.4 of this Specific Plan. See Title 9 of the City Municipal Code for specific Moreno Valley requirements.

4.2.2 Water Conservation Measures

The "MVF" employs an aggressive approach to water conservation. Every element of the landscape program has been evaluated to determine how to achieve the project's landscape goals while maintaining maximum water efficiency. From the formulation of the overall landscape concept, through each level of the design process, to the day-to-day maintenance practices of the installed materials, conservation of limited water resources is a primary focus. At maturity, the landscaping for the "MVF" project will sustain a strong, clean, simple design element, demonstrating the "MVF" commitment to the creation of a sustainable environment.

The landscape program will incorporate the following design elements and practices to minimize the use of limited water resources:

Project Design:

- Design project so that pads, streets and other paved areas drain to landscape areas, medians and parkways.
- Maximize water harvesting, detention and treatment techniques throughout the project.
- Direct rooftop and parking area runoff to bio-swales, basins or landscaped areas.

Landscape Design:

- Develop watershed areas for the project areas in order to manage water harvesting and distribution.
- Calculate estimated runoff from roofs and paved areas to manage water harvesting and detention practices.
- Conduct site-specific analyses of seasonal weather patterns, rain patterns, soils and drainage, grades and slopes, macro and micro climates, solar exposure, prevailing wind conditions, historical evapotranspiration rates and weather station (CIMIS) data.
- Design to meet peak moisture demand of all plant materials within design zones and avoid flow rates that exceed infiltration rate of soil.
- Maximize the use of drought tolerant plant species.

- Select plant palettes tolerant of periodic inundation from storm water runoff.
- Calculate optimum spacing of plants to avoid overcrowding and need for excessive irrigation.

Construction:

- Grade all planting areas to control high intensity rainfall and runoff episodes. Provide riprap at downspouts; create multiple watersheds to disperse water flow. Use surface mulch and straw wattles.
- Provide soil amendment to plant pits based on soil laboratory test results and landscape species;
- Employ a pre-hydration program prior to planting installation to reflect climate and soil conditions.
- Cover all planting areas with a combination of organic and inorganic mulches to be used along with pre-emergent herbicide treatment to control weed growth and soil erosion.
- Install soil moisture sensors in strategic planting zones.
- Require certification that the irrigation system was installed and operates as designed, and conduct a post-installation audit of actual water consumption.
- Provide for supplemental irrigation on an as-needed basis, such as supply lines and valves, quick-connect couplers or water truck service.

Maintenance:

- Establish maintenance guidelines to specify actions to replace dead plants, replenish surface mulch, and remove trash and weeds.
- Regularly monitor all landscaped areas and make adjustments as necessary to assure the health of planted materials and progress toward meeting the project's landscape goals.

Where irrigation is provided:

- Planting zones will be coordinated according to plant type, climatic exposure, soil condition and slope to facilitate use of zoned irrigation systems using reclaimed water systems if available and practical.
- Use best available irrigation technology to maximize efficient use of water, including moisture sensors, multi-program electronic timers, rain shutoff devices, remote control valves, drip systems, backflow preventers, pressure reducing valves and precipitation-rated sprinkler heads,
- Gate values will isolate and shut down mainline breaks,
- Design irrigation systems to prevent discharge onto non-landscaped areas or adjacent properties,
- Restrict irrigation cycles to operate at night when wind, evaporation and activity are at a minimum.

Coverage:

At installation, plant size, density and spacing shall be as specified in approved landscape plans per Title 9 of the City Municipal Code.

All landscape plans shall be reviewed by Eastern Municipal Water District and the City of Moreno Valley.

4.2.3 Streetscapes

Landscaping along public streets is designed to provide a uniform appearance along street frontages, to reinforce the street hierarchy, and to establish identities of place, particularly at intersections within "MVF."

Implementation of the street landscaping will be executed by the developer during the initial stages of development. Trees will be planted along all existing streets within The "MVF" project boundaries, where they do not currently exist. In addition, landscape guidelines have been provided for those streets adjacent to the project's boundaries that will require improvements associated with the development. Low growing plant materials will be added for year-round color and textural interest. Mounded turf and landscaped berms will be used where appropriate to screen undesirable views, such as parking lots.

The design guidelines in this section identify landscape themes for the following streets:

- Hemlock Avenue
- Davis Street
- Heacock Street
- Ironwood Avenue

Most of the Hemlock Avenue and Heacock Street landscape themes already exist in place; the intent of the guidelines is maintain the general overall approach for the existing themes. Locations of illustrative street sections are indicated on the Landscape Concept Plan **Figure 4-2 and Figures 4-4 thru 4-22** for individual plans and sections.

4.2.3.1 General Design Criteria

All landscape design and maintenance within the "MVF" shall comply with the Landscape and Water Efficiency Requirements contained in the Municipal Code and these guidelines, whichever imposes a higher design or performance standard.

1. Trees are required along all street frontages. Trees shall be planted in a single row at spacing of 40 feet on center (Municipal Code Ord. 786 § 2, 2009), according to the criteria for streetscapes given in the following sections.
2. All street trees within street right of way, unless otherwise noted, are to be 24" box size, with a minimum of 8 feet of brown trunk measured from finish grade. Trees in other areas shall be 15 gallon minimum in size but 25% shall be minimum 24" box.
3. Landscaping berms along street frontages may be utilized. Maximum slopes may not exceed 2:1. City maintained areas shall not exceed 3:1.
4. Shrubs along street frontages are to be utilized where possible. (Minimum size at installation is 1 gallon.)

4.2.4 Special Edge Treatment Areas

There are six discrete edge treatment plans in and around the project. The areas are indicated below:

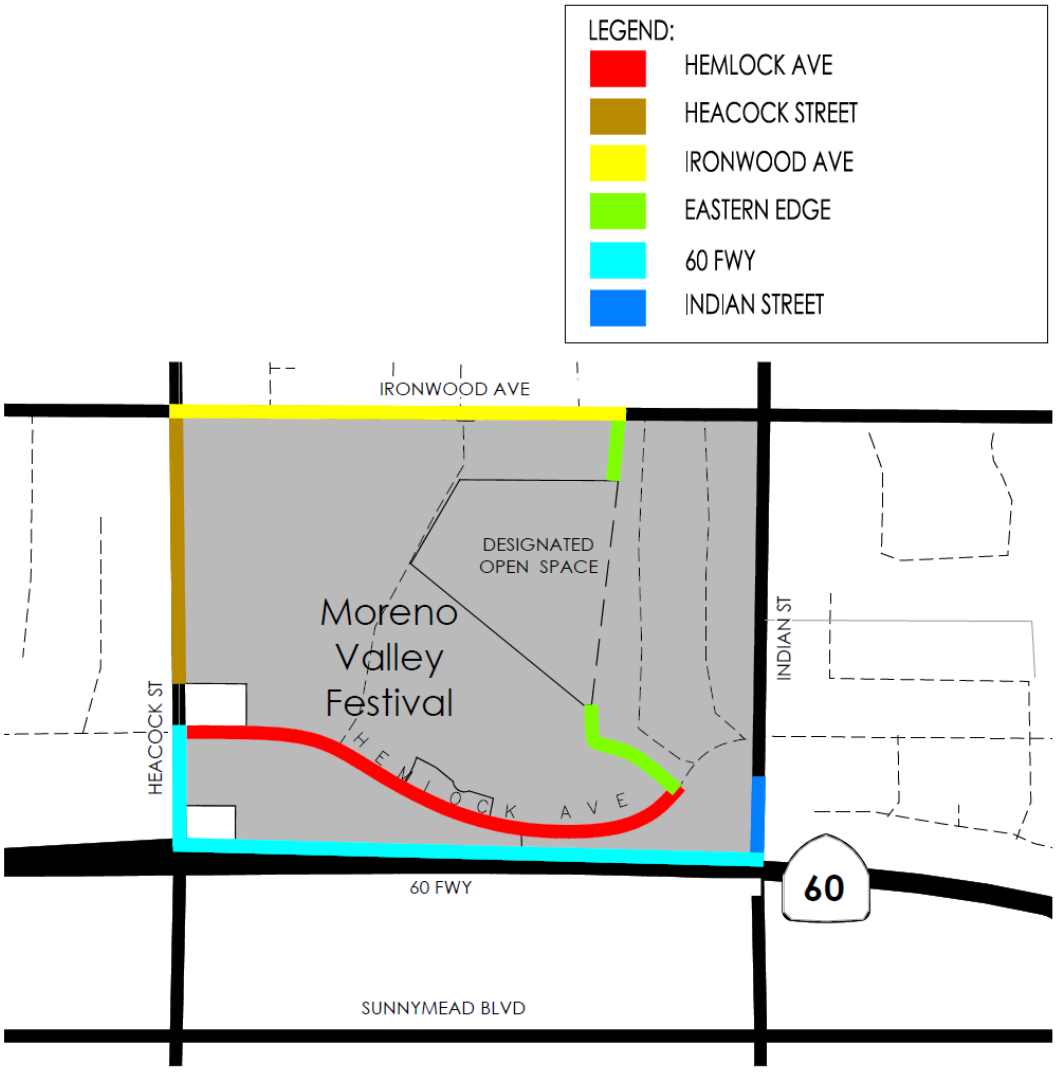


Figure 4-1 Specific Edge Treatment Areas Design Criteria

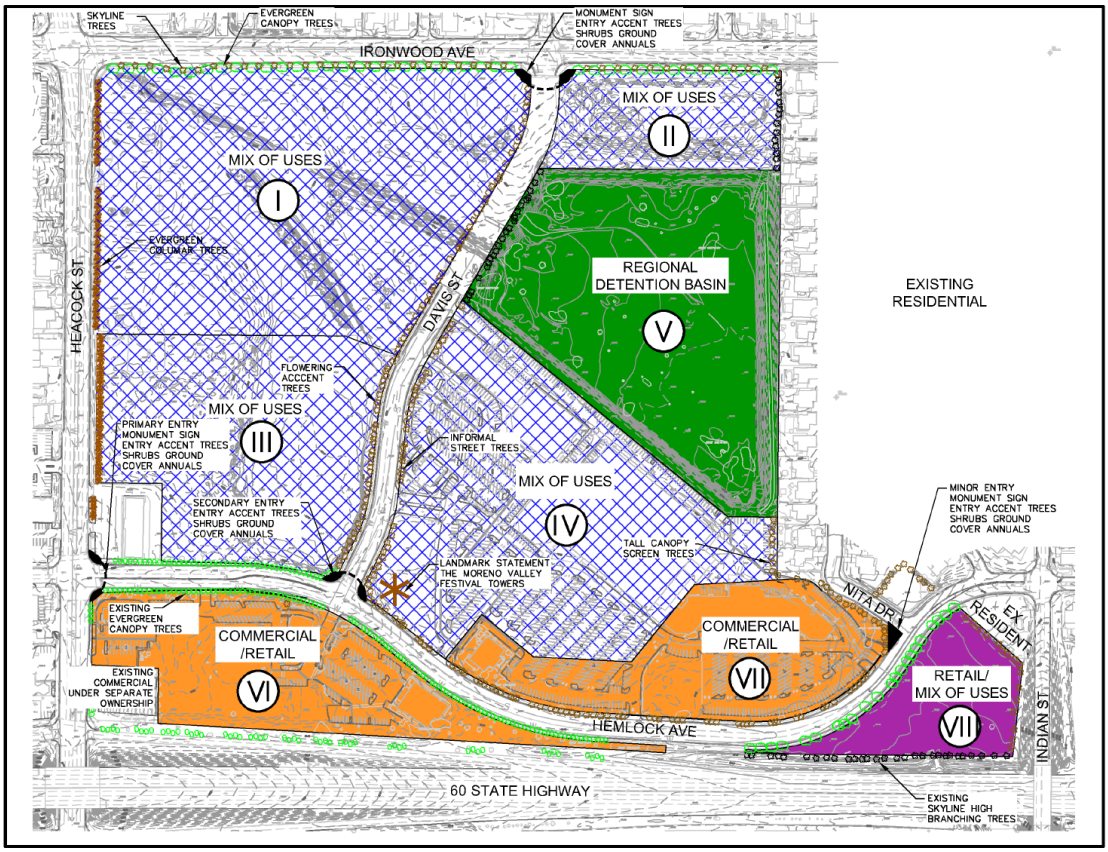


Figure 4-2 Special Edge Treatment Map (key map for following exhibits)

EVERGREEN COLUMNAR TREES

PINUS CANARIENSIS	CANARY ISLAND PINE
TRISTANIA CONFERTA	BRISBANE BOX

EVERGREEN CANOPY TREES

RHUS LANCEA	AFRICAN SUMAC
SCHINUS MOLLE	CALIFORNIA PEPPER
QUERCUS ILEX	HOLLY OAK

STREET TREES

THE FOLLOWING TREES ARE BEING PROPOSED FOR EACH INDIVIDUAL STREET. ALL TREES SHALL BE SPACED AT 30'-0" O.C. 15 GAL. & 24" BOX SIZES

*** HEMLOCK AVENUE**	
KOELREUTERIA PANICULATA	GOLDEN RAIN TREE
*** HEACOCK STREET**	
PINUS CANARIENSIS	CANARY ISLAND PINE
*** IRONWOOD AVENUE**	
PLATANUS ACERIFOLIA	LONDON PLANE TREE
*** DAVIS STREET**	
TRISTANIA CONFERTA	BRISBANE BOX
JACARANDA MIMOSIFOLIA	JACARANDA TREE
*** INDIAN STREET**	
MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA

ENTRY ACCENT TREES

BAUHINIA VARIEGATA	PURPLE ORCHID TREE
CERCIDIUM 'DESERT MUSEUM'	PALO VERDE TREE
WASHINGTONIA ROBUSTA	MEXICAN FAN PALM
LAGERSTROEMIA INDICA	CRAPE MYRTLE

FLOWERING ACCENT TREES

CERCIS OCCIDENTALIS	WESTERN REDBUD
RHAPHIOLEPIS 'MAJESTIC BEAUTY' - STANDARD TRUNK	INDIAN HAWTHORN
LAGERSTROEMIA INDICA	CRAPE MYRTLE
ACACIA BAILEYANA	BAILEY ACACIA

SKYLINE TREES

PINUS HALEPENSIS	ALEPPO PINE
GLEDITSIA TRIACANTHOS	HONEY LOCUST
TRISTANIA CONFERTA	BRISBANE BOX

LARGE SCALE TREES

ALBIZIA JULIBRISSIN	MIMOSA
JACARANDA MIMOSIFOLIA	JACARANDA
PINUS HALEPENSIS	ALEPPO PINE
SCHINUS MOLLE	CALIFORNIA PEPPER
QUERCUS ILEX	HOLLY OAK
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE

Figure 4-3 Plant Legend used in Figure 4-2 and exhibits

4.2.4.1 Hemlock Avenue Edge

The landscape concept for Hemlock Avenue, between Heacock Street and Davis Street, will serve to reinforce its role as the primary entryway to the "MVF." Due to Hemlock Avenue's proximity to Highway 60, it will make available the most direct access for regional users.

A well-defined street tree pattern has been selected for Hemlock Avenue to identify it as the primary entryway. Large, evergreen canopy trees will be planted in a single row on both sides of Hemlock Avenue within the public street right-of-way. The dense tree canopies will frame the entry and provide consistent form and color throughout the year. This will be reinforced by a formal planting of flowering shrubs. A Crape Myrtle accent tree will be introduced for added color.

The following landscape design guidelines are developed for Hemlock Avenue, between Heacock Street and Davis Street:

Street Parkway Planting

- Trees will be planted on each side of the street within the 12 foot parkway.
- All trees shall be planted at least 10 feet from sidewalks and driveways.
- A minimum of 25 feet shall be allowed from any street intersection or street lighting standard, and shall defer to line of sight requirements for distance from intersection per Public Works Standard No. 125 and 126). (Ord. 786 § 2, 2009).
- A 5 foot wide sidewalk will be contiguous with the curb on both sides of the street.
- The remaining 27 feet will feature drought-tolerant groundcovers followed by a formal, double row of shrubs.

When viewed from Hemlock Avenue, the retail center will have updated facades that will complement enhance this retail part of Hemlock Ave. Most of the existing landscape is slated to remain intact and monument signage will be added at the entry to the retail center.

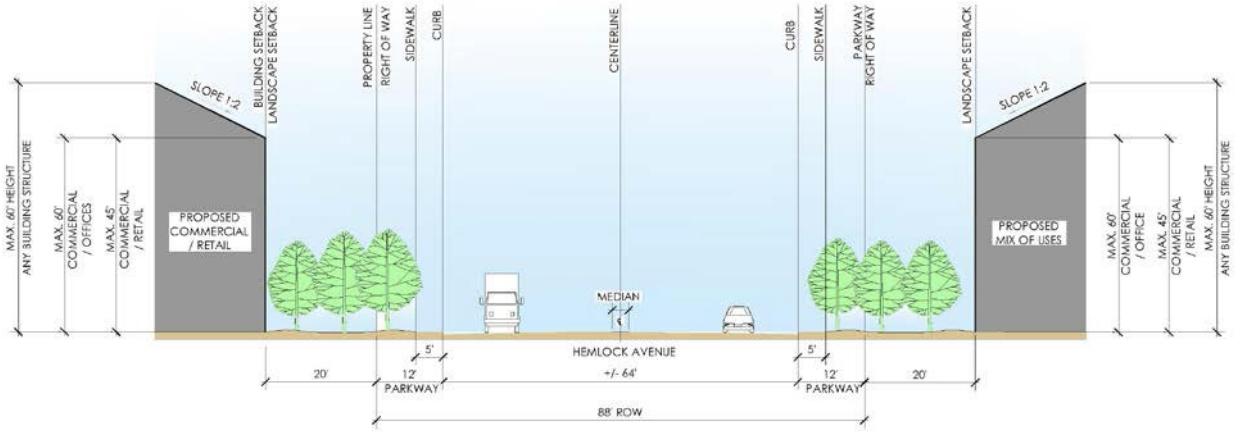


Figure 4-4 Hemlock Avenue Section A

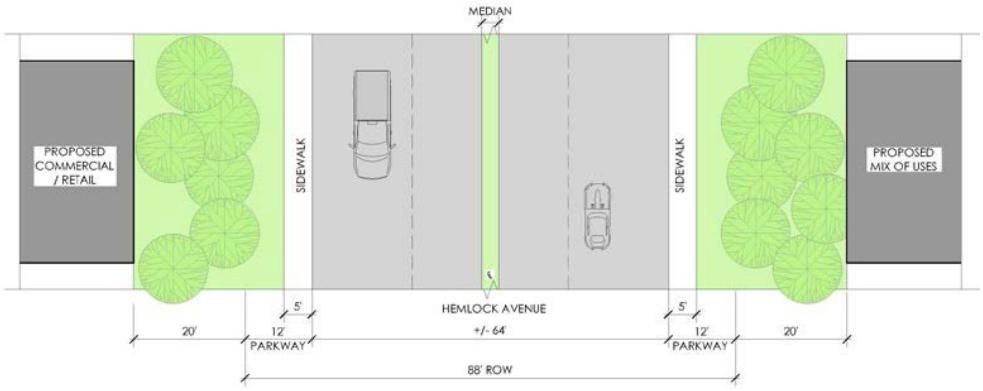


Figure 4-5 Hemlock Avenue Plan A

4.2.4.2 Davis Street and Hemlock Avenue Edge

Davis Street and Hemlock Avenue are the project's two interior streets and will share the same landscape theme. Informal tree groupings will define the roadways while allowing for critical views into individual projects. Round canopy trees combined with high branching trees shall be strategically placed in order to maintain view corridors. Bermed drought-tolerant groundcovers will be used wherever possible in combination with an informal shrub hedge to screen out views of parking lots. The following landscape design guidelines have been developed for Davis Street and Hemlock Avenue between Davis Street and Indian Ave.

Street Parkway Planting

- A combination of informal street trees and small accent trees will be planted within the 11 foot parkway and 15 foot landscape setback (20 Foot building set back shall be provided for industrial use). A flowering tree species will serve as an accent along Hemlock Avenue and Davis Street. Trees shall be planted in a random pattern at a minimum spacing of 20 feet on center.
- All trees shall be planted at least 10 feet from sidewalks and driveways, and a minimum of 25 feet from any street intersection. Landscape shall defer to line of sight requirements for distance from intersection per Public Works Standard No. 125 and 126). (Ord. 786 § 2, 2009).
- A 5 foot wide sidewalk will be contiguous with the curb on both sides of the streets.
- A curvilinear band of drought-tolerant groundcover will occur adjacent to the sidewalk, followed by low, informal shrub masses.

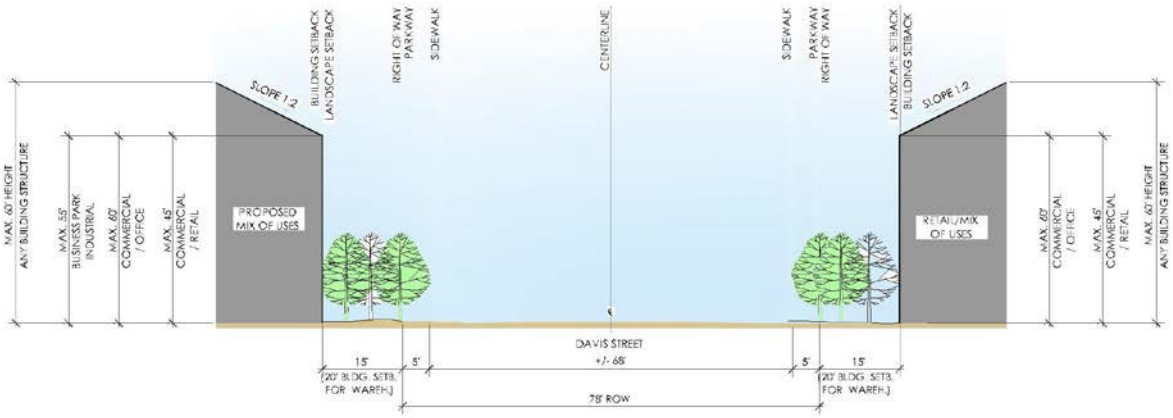


Figure 4-6 Hemlock Avenue and Davis Street Section B

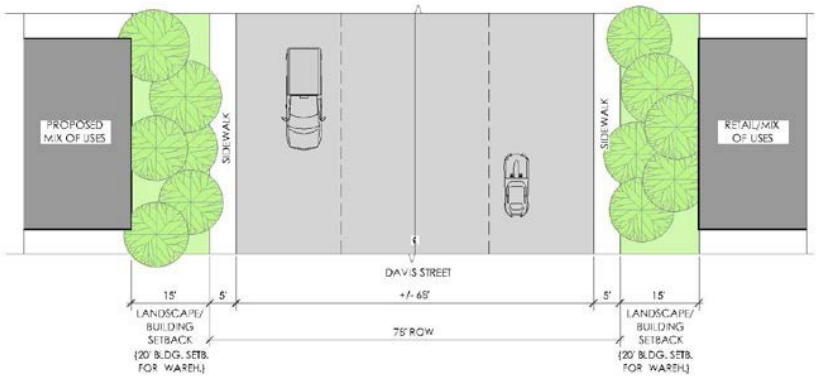


Figure 4-7 Hemlock Avenue and Davis Street Plan B

A deviation from the previously described landscape concept will occur where Davis Street parallels the western boundary of the **detention basin**. Along this edge, the landscape setback will be reduced to 5 feet. The sidewalk will be contiguous with the curb, and the same tree types will be featured. Informal shrub masses will also be used to define the groundcover edge and serve as a transition between the groundcover areas and slope planting.
Refer to Figure 4-8 and Figure 4-9

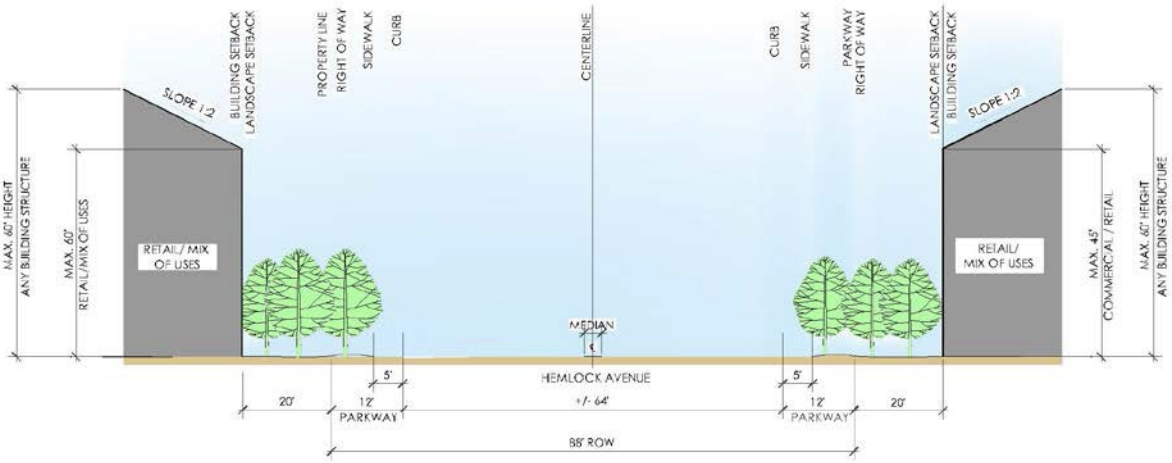


Figure 4-8 Hemlock Avenue at Institutional Section L

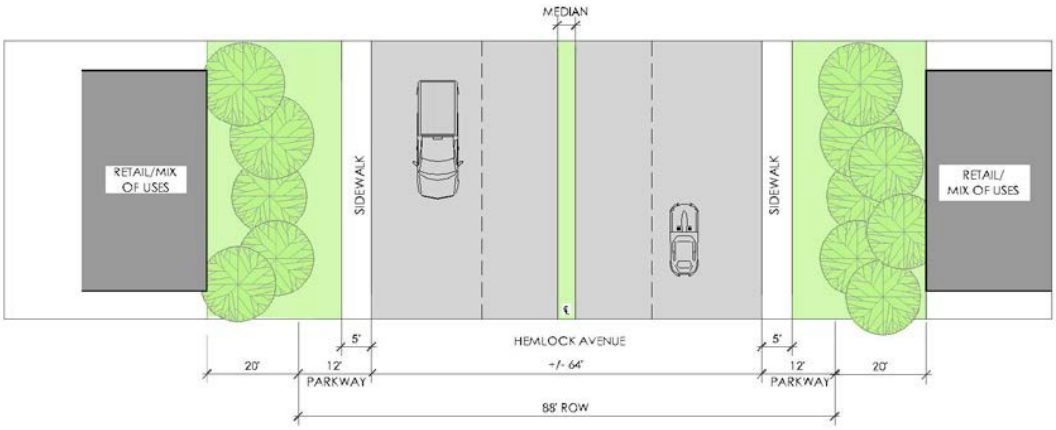


Figure 4-9 Hemlock Avenue at Institutional Plan L

4.2.4.3 Heacock Street Edge (at Mix of Uses area)

Heacock Street forms the western boundary of the project site and is a major arterial leading from the State Highway into the City's commercial district. The landscape theme will be formal to emphasize this important entry to the business community. Large trees will be planted in a single row with drought- tolerant groundcover below. Berming, in combination with a formal shrub mass, will be used to screen out views of parking lots.

Street Parkway Planting

- Trees will be planted on the east side of the street within the 10 foot parkway, and will be planted in a single row at a spacing of 40 feet on center.
- A 5 foot wide contiguous sidewalk will parallel the street right-of-way. The remaining 20 feet will feature bermed drought-tolerant groundcovers followed by a double row of shrubs.
- Slopes must not exceed a 4:1 slope ratio within the City right-of-way, and shall not exceed a 3:1 slope ratio within the landscape setback, per Moreno Valley Public Works Landscape Design Guidelines.

4.2.4.4 Heacock Street Edge

When viewed from Heacock Avenue, the existing retail component is set back from the property line per the prescribed Moreno Valley standards. A combination of the existing landscape buffer and the new landscape on the east side of the street, where the special edge treatment is required ***(See figure 4-1)*** to complement the existing use for this traffic corridor.

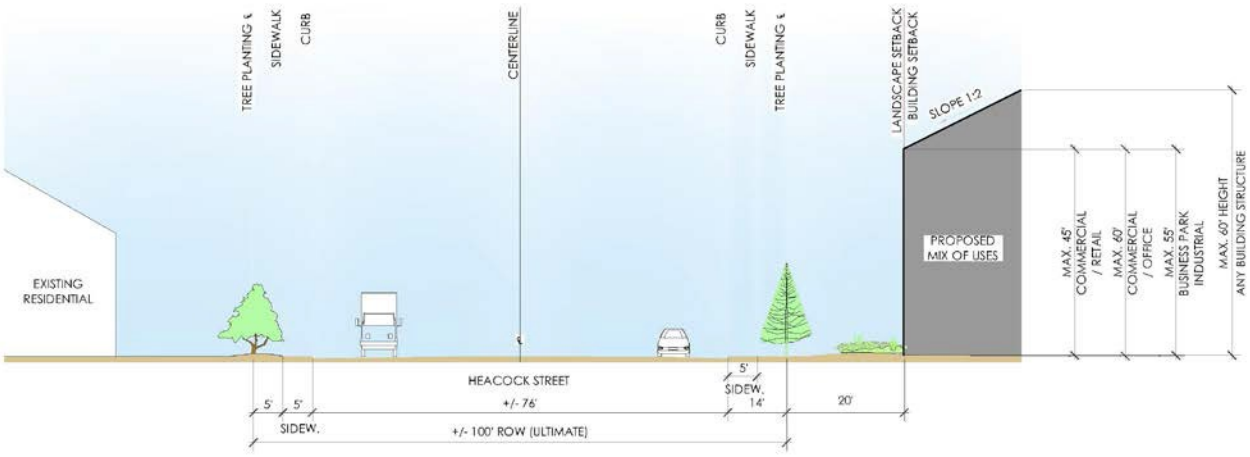


Figure 4-10 Heacock Street Section D

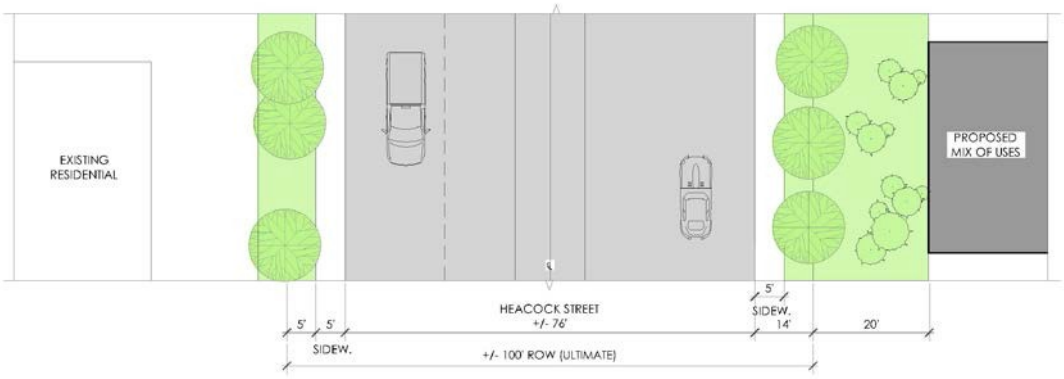


Figure 4-11 Heacock Street Plan D

4.2.4.5 Ironwood Avenue Edge

Ironwood Avenue forms the northern boundary of the development and will create access for residents in neighborhoods surrounding the project site. Landscaping will be designed to provide an aesthetic buffer between adjacent residential uses and commercial development. A landscape setback will feature an informal tree pattern and drought-tolerant groundcovers, bordered by low shrub masses. Tall canopy and skyline trees will be combined to form a buffer along the street frontage. Emergency access, landscaping, drainage facilities, and property maintenance access are permitted in this area. The following landscape design guidelines have been developed for Ironwood Avenue:

Street Parkway Planting

- The south side of the street will feature a 13 foot parkway with a 20 foot landscape setback. A single row of trees will be planted 5 feet from the back of walk at a spacing of 35 feet on center. Trees shall be a minimum 24-inch box size, and when planted, shall have a minimum of 8 feet of brown trunk measured from finish grade.
- All trees, other than street trees, shall be a minimum of 15 gallon size.
- Trees will be planted within the remaining 33 feet of landscaped area, where grade permits. Trees shall be planted at a minimum spacing of 20 feet on center.
- Screening trees will be added within the parkway in key areas.
- All trees shall be planted at least 10 feet from sidewalks and driveways, and 25 feet from any street intersection or street lighting standard. Plants and shrubs within the intersection sight distance cannot exceed 30" above the top of curb, per Moreno Valley Public Works Department Section 1 Street Improvements, Standard Design Guidelines on sight distance.
- A 5 foot wide sidewalk contiguous with the curb will parallel the street right-of-way.
- A curvilinear band of drought-tolerant groundcover will occur adjacent to the sidewalk, where grade permits, followed by a low, informal shrub mass.
- A slope will occur within the setback if necessary, but shall not exceed a 3:1 ratio and shall be more gradual where possible. Slopes will be planted with drought-tolerant shrubs and groundcovers. The requirements shall meet Moreno Valley public works landscape design guidelines.

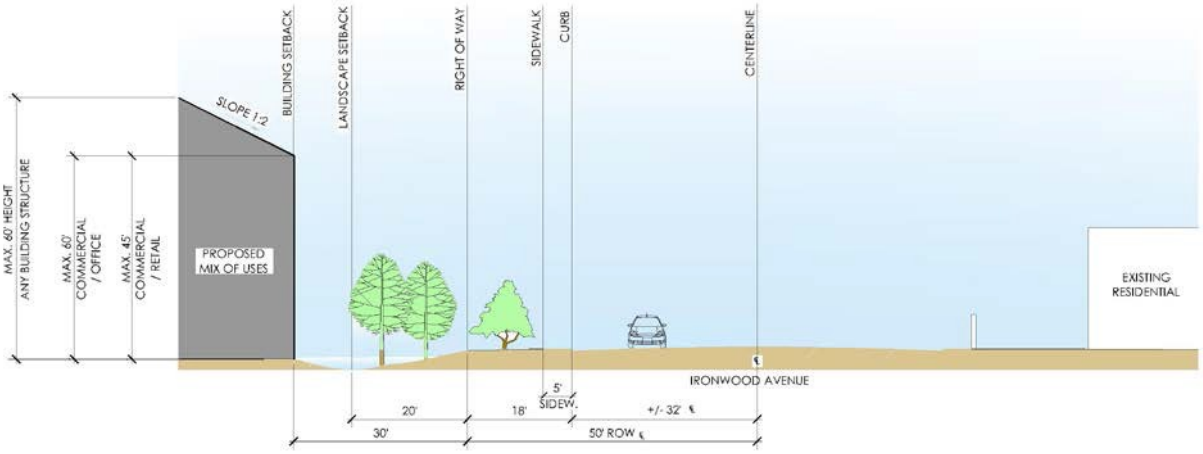


Figure 4-12 Ironwood Avenue Section E

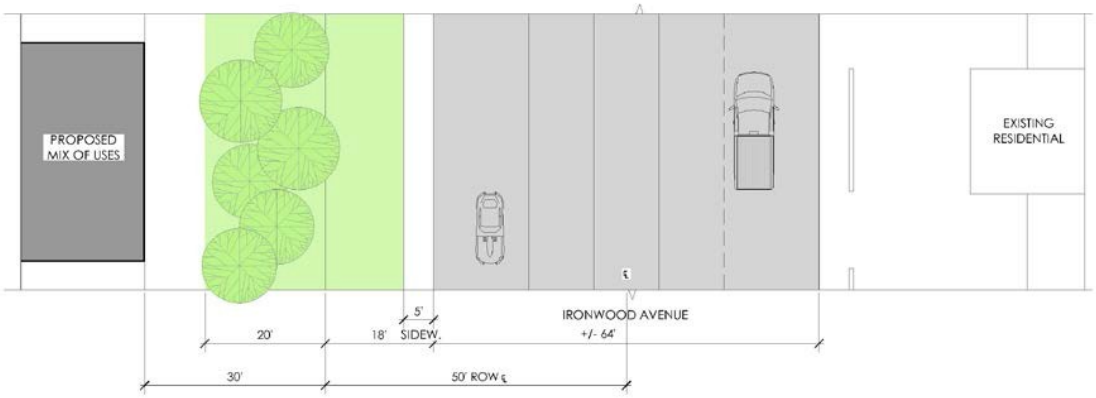


Figure 4-13 Ironwood Avenue Plan E

4.2.4.4 Detention Basin Edge

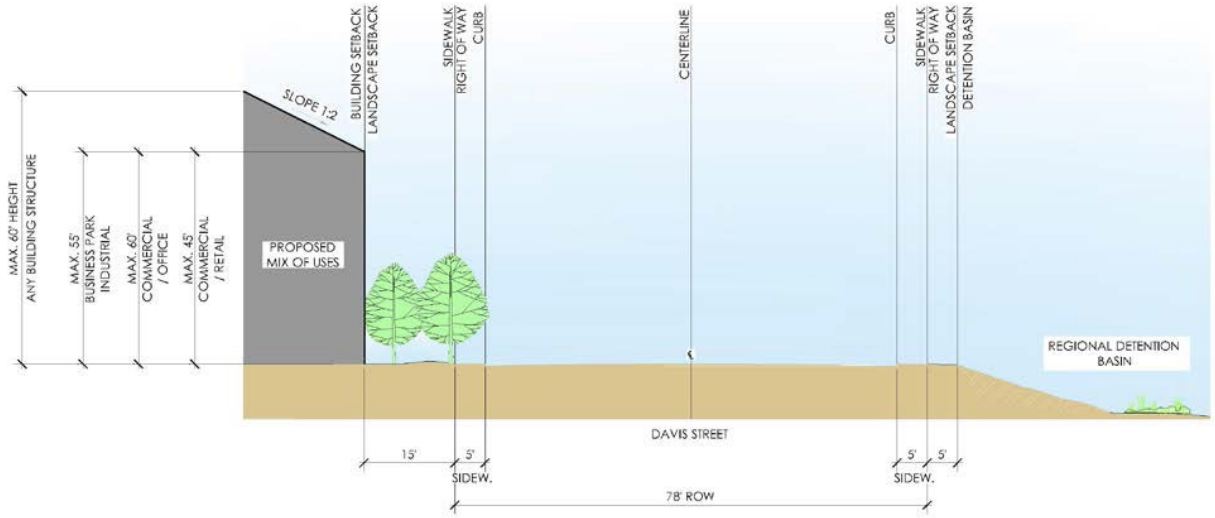


Figure 4-14 Davis Street Section C (at detention basin)

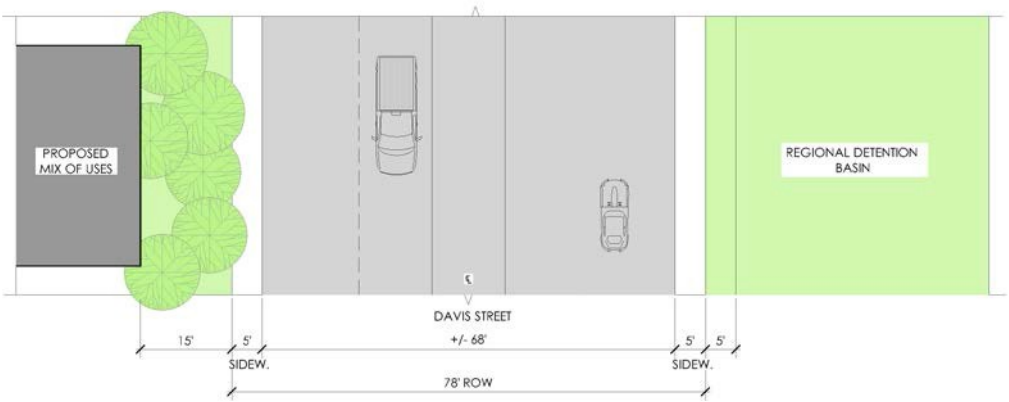


Figure 4-15 Davis Street Plan C (at detention basin)

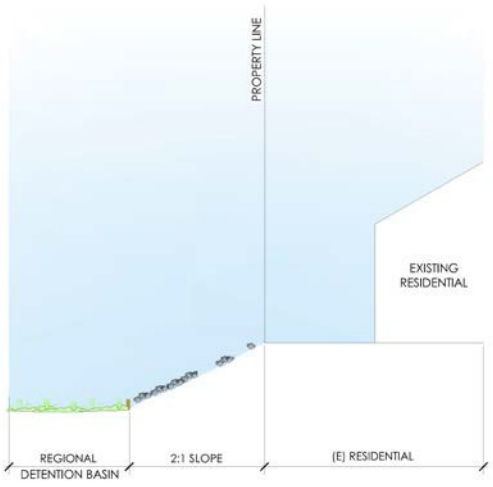


Figure 4-16A Detention Basin Section F

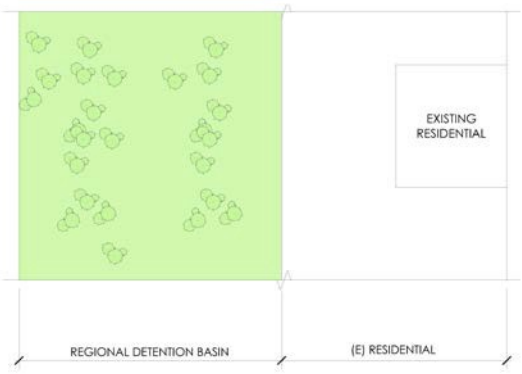


Figure 4-16B Detention Basin Plan F

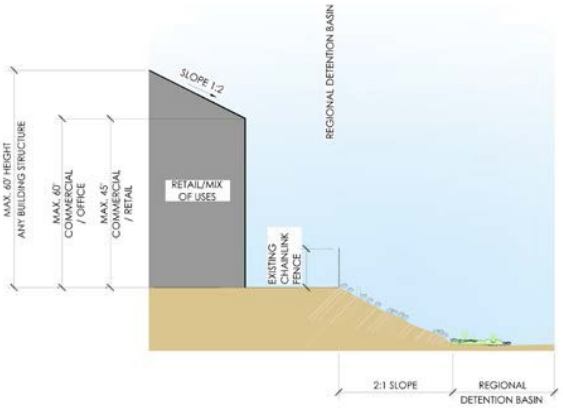


Figure 4-17A Detention Basin Section H

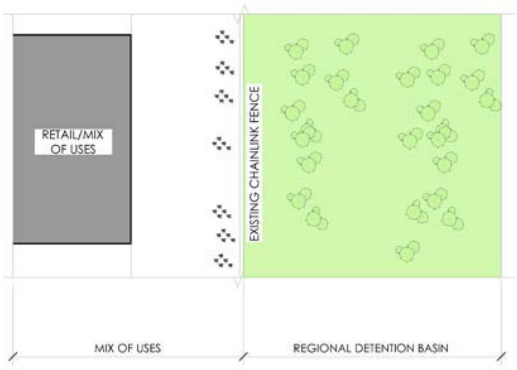


Figure 4-17B Detention Basin Plan H

Slope planting

Drought-tolerant groundcovers, shrubs and grasses will be planted on the slopes for erosion control and to be consistent with the overall planting design.

60 State Highway Edge

When viewed from State Highway 60, there is existing retail and restaurants and the proposed option for a retail automotive component will be set back from the property line per the prescribed Moreno Valley standards. A combination of the existing landscape buffer and the proposed layout for the project will fit in and complement the existing use for this traffic corridor.

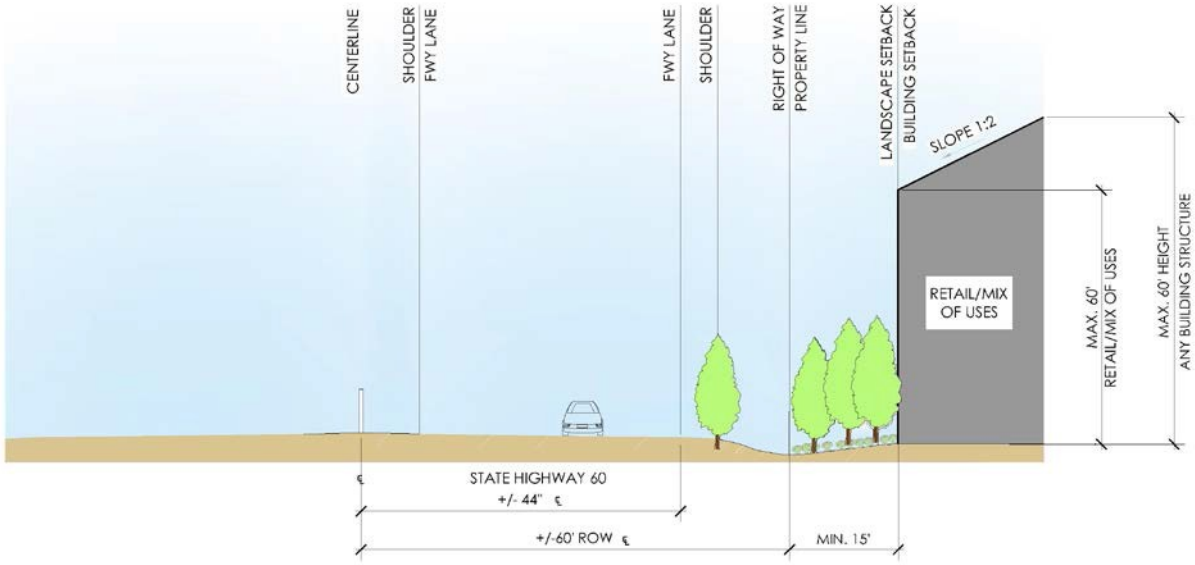


Figure 4-18 State Highway 60 Edge Section G

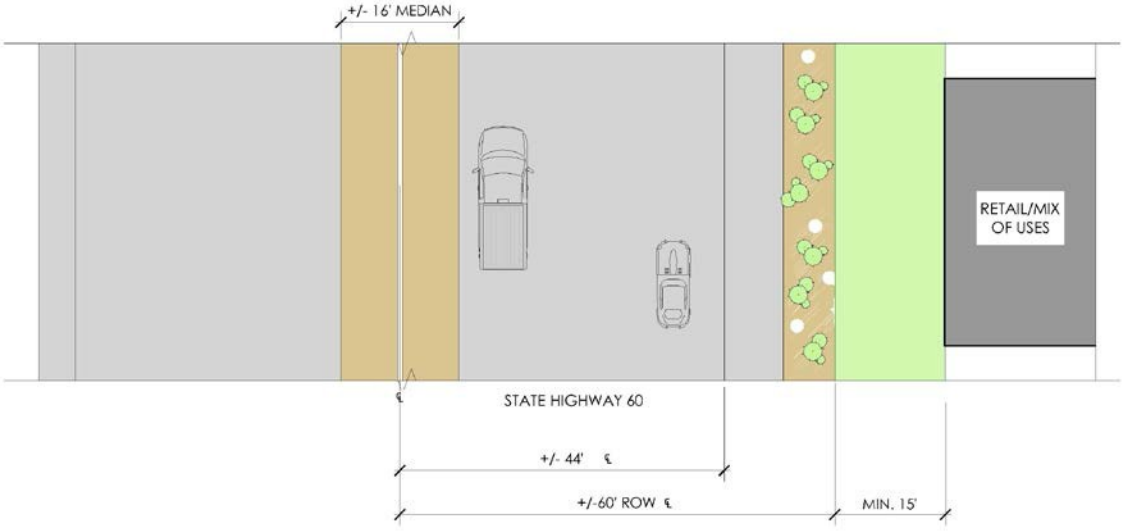


Figure 4-19 State Highway 60 Edge Plan G

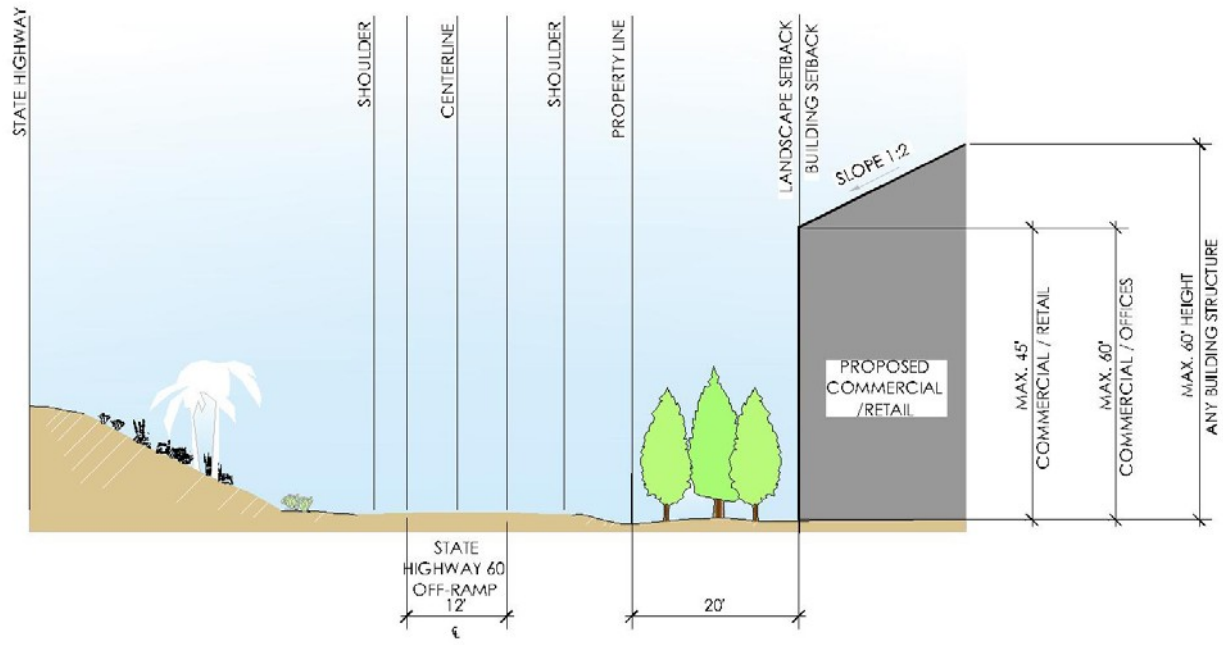


Figure 4-20 State Highway Off-ramp 60 Edge Section J

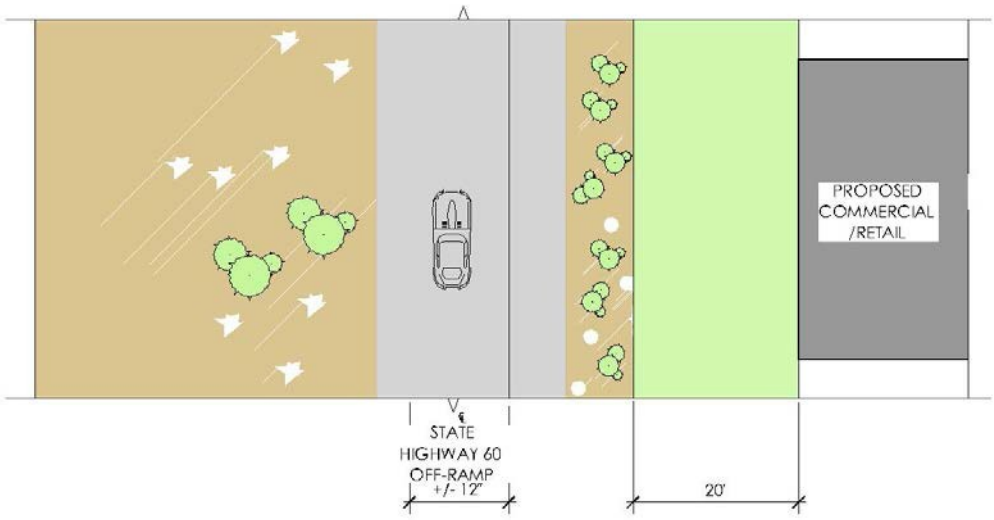


Figure 4-21 State Highway Off-ramp 60 Edge Plan J

4.2.4.6 Eastern Edge

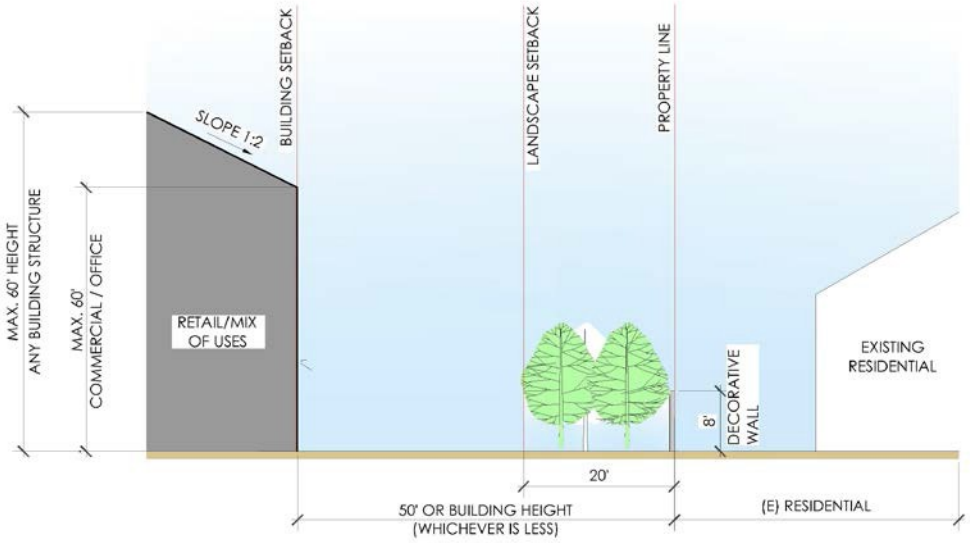


Figure 4-22 Eastern Edge - Section K

Figure 4-23 Eastern Edge - Plan K

4.2.5 Screening Criteria for Interior Roadways

All roadways interior to the Mix of Uses shall be lined with sidewalks, landscaping, and setbacks from the street as prescribed by the City of Moreno Valley planning standards and elaborated in this specific plan.

4.2.6 Entry Theme

Entrances to the "MVF" shall be enhanced with landscaping, project monument signage and hardscape features. The landscape design will utilize plant materials and planting techniques that require a low to moderate amount of maintenance. The plant palette for the entries is composed of landscape materials with characteristics that accent year-round attractiveness and seasonal interest.

The landscape concept for The "MVF" shall be introduced through the entry treatments. Medium accent trees combined with low evergreen and flowering accent shrubs will be incorporated consistently throughout the project entries. The foreground will feature a combination of ground cover and annual color.

The entry signage and elements shall be visually clear to vehicular and pedestrian users, and shall allow the use of digital signage subject that it meets the City of Moreno's requirements.

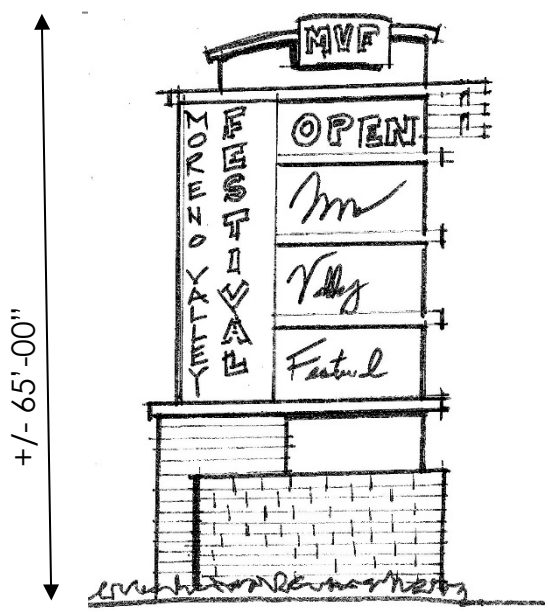


Figure 4-24 Entry Concept

Primary Entry - Heacock Street & Hemlock Avenue

The primary entry statement will be located at the Heacock Street/Hemlock Avenue intersection. The following design elements will be included on the southeast corner:

- A project monument sign constructed of concrete with a sandblasted finish.

- Signage will incorporate the project's name and logo.
- Planting will consist of drought-tolerant shrubs, groundcovers and trees designed to be consistent with the overall theme of the project.
- An 8 foot wide sidewalk will be contiguous at the street corners. Accent lighting will be provided to illuminate the wall and landscaping.

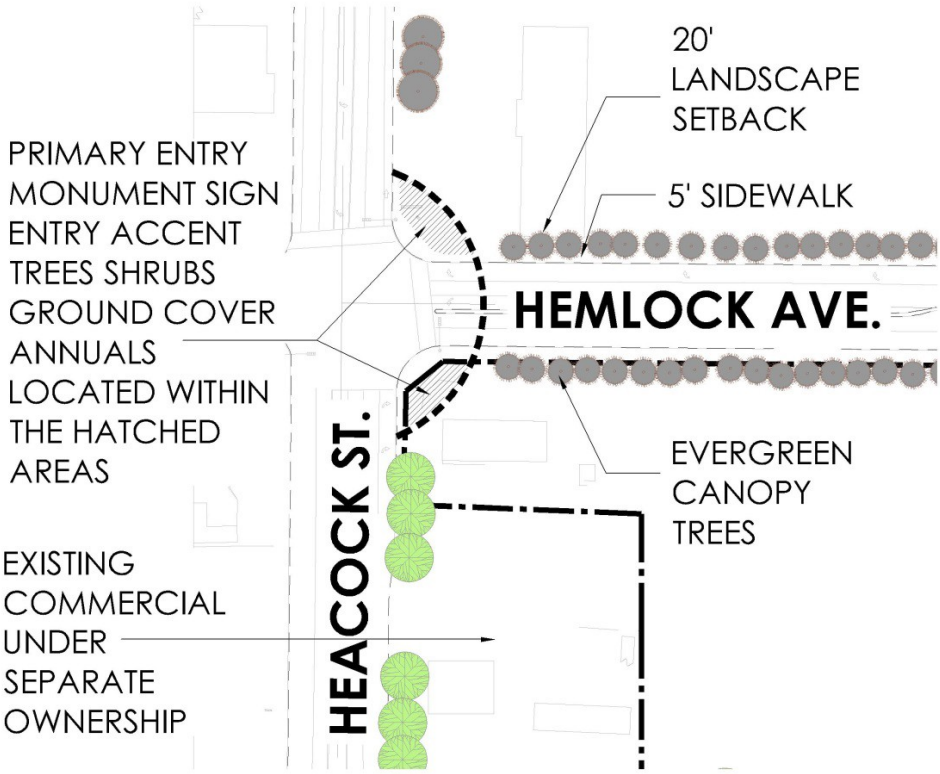


Figure 4-25 Entry Plan

Secondary Entry - Hemlock Avenue & Davis Street

The project's secondary entry statement will be located on the northwest and northeast corners of the Hemlock Avenue/Davis Street intersection. The entry will be designed to create a sense of arrival and serve as a landmark for the development. The design for the intersection's corners will follow the same guidelines as described for the Heacock Street/Hemlock Avenue entry with the following exceptions:

- The project monument sign will be located on the northeast corner in combination with two architectural towers.
- Evergreen accent trees will be planted behind the monument wall.

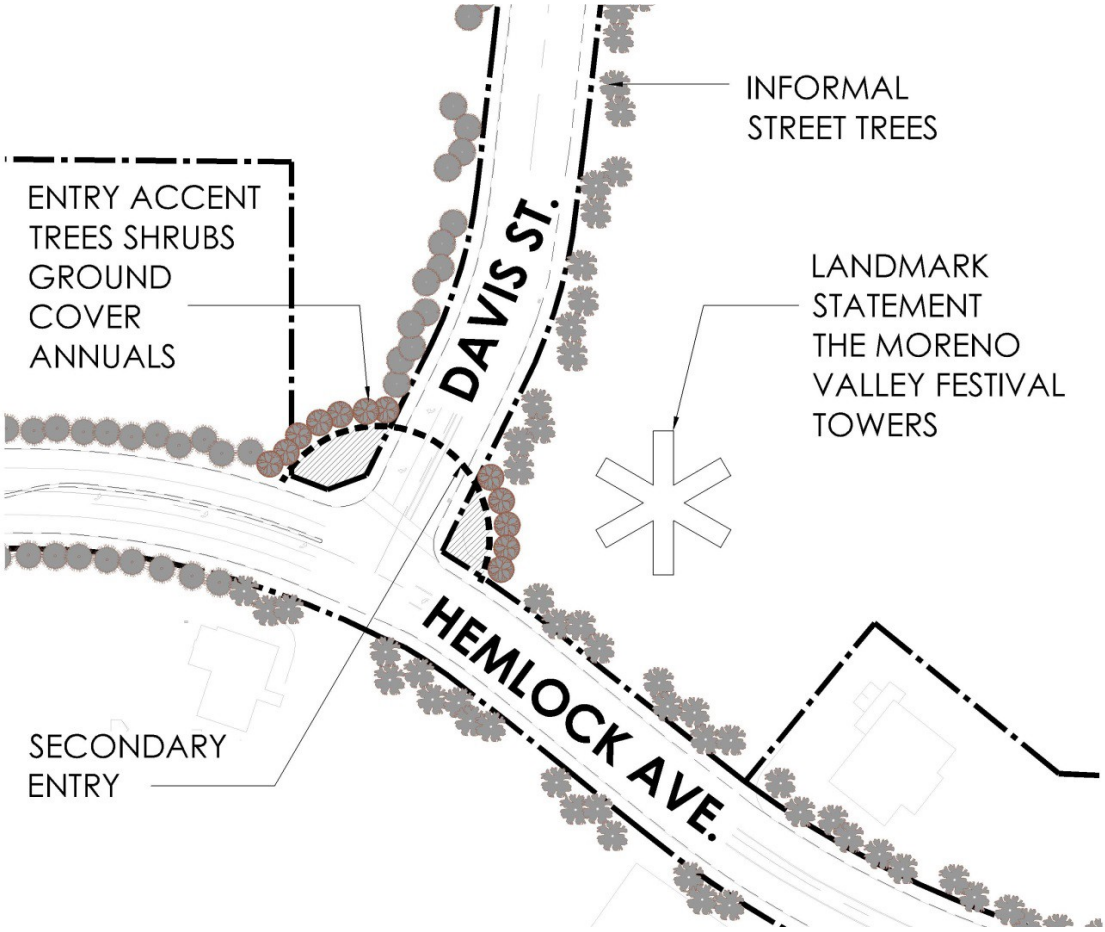


Figure 4-26 Secondary Entry Plan

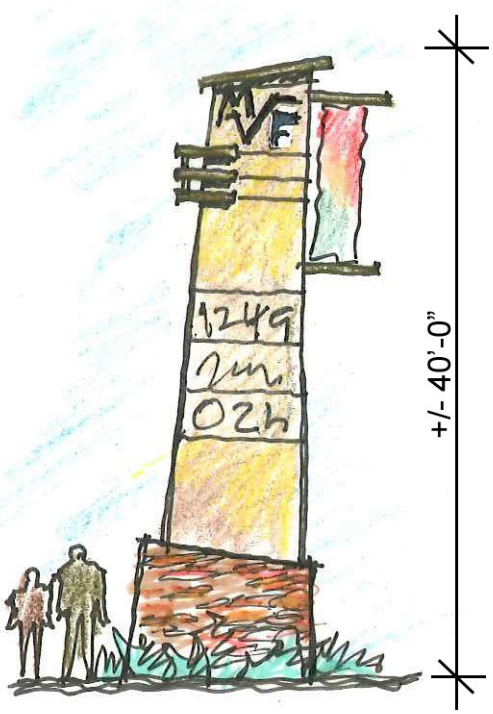


Figure 4-27 Tower Element

Tower Element

• The architectural towers will serve as a "landmark" and incorporate the following details:

- *Brick/Stone masonry tapered bases*
- *Main tower body built of metal framing with stucco finish*
- *Hanging multi-colored banners*
- *Metal bandings (bronze colors) accentuating tower heights and supporting flag pole*

Minor Entries - Ironwood Avenue & Davis Street

The project entries at Davis Street/Ironwood Avenue and Nita Drive & Hemlock Avenue will feature similar design elements as described for the Heacock Street/Hemlock Avenue entry.

Variations in the entry treatments for the individual corners are as follows:

Ironwood Avenue / Davis Street

- The project monument signs with complementary landscaping will be located on both the southeast and southwest corners of the intersection, per 7.1 Entry Monument Signage, and Municipal Code, Chapter 9.09.206 Monument signage.
- The plant palette will consist of drought-tolerant groundcovers and shrubs consistent with the overall project theme.
- Flowering accent trees will be planted behind the monument walls.

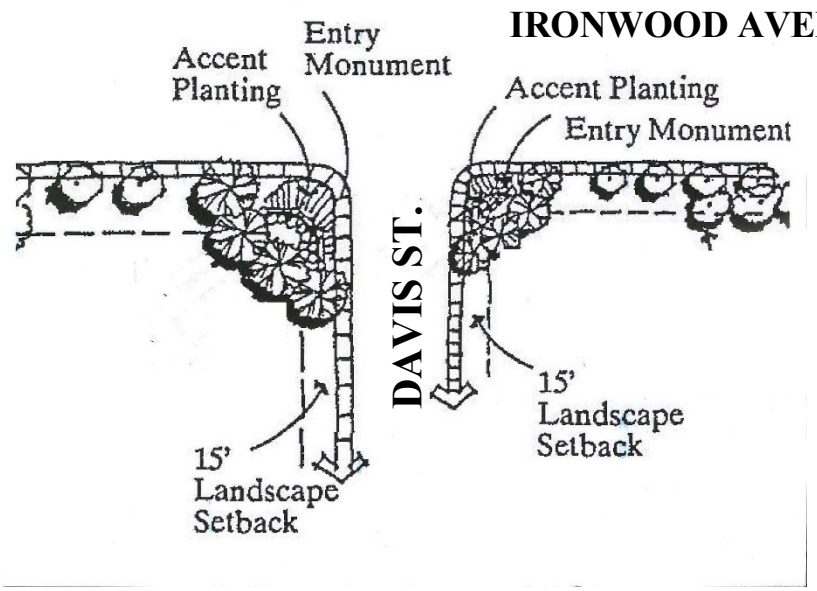


Figure 4-28 Minor Entries

Nita Drive/Hemlock Avenue

- The entry statement, located on the northwest corner, will feature a project monument sign and landscaping.
- The project monument sign will employ single concrete panel, oriented out towards the intersection.
- A plant palette consisting of drought-tolerant groundcovers and shrubs in concert with the overall project theme.
- Flowering accent trees will be planted behind the wall.

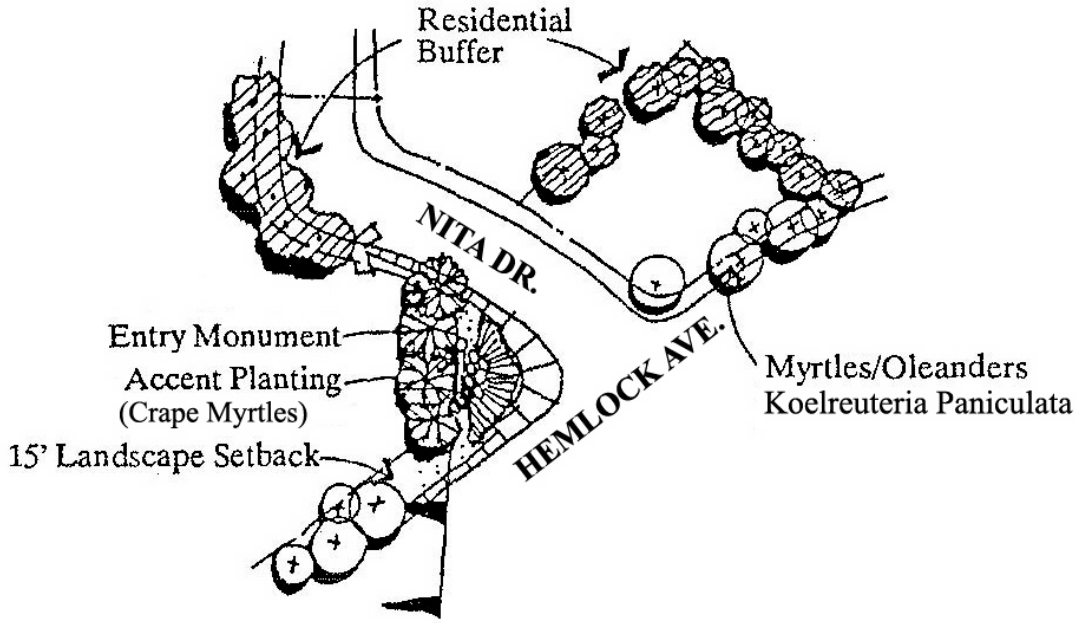


Figure 4-28 Nita Drive & Hemlock Ave

Buffers

A landscape buffer system is required along the eastern, southern, and northern boundaries of the project site and will be implemented by the master developer. The following guidelines identify the buffer system treatments:

When Mix of Uses, commercial, retail or business park uses are adjacent to developed residential areas, landscape buffers and WQMP basins are recommended to be present as buffers for potentially incompatible uses. Refer to sample cross section exhibits below for guidelines.

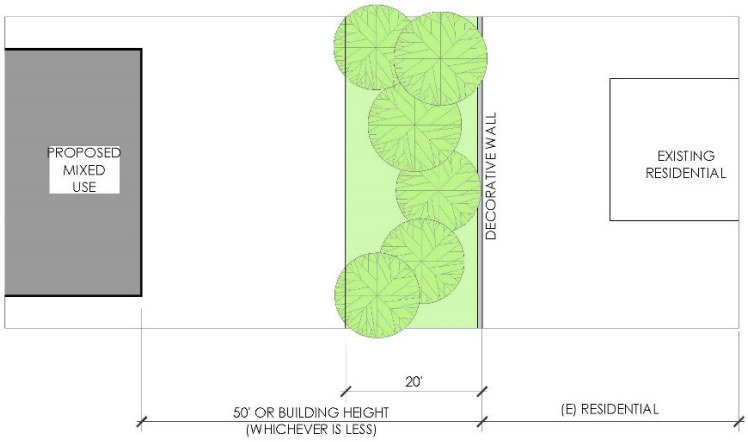


Figure 4-29 Buffers at Incompatible Residential Uses

Residential Buffer

The existing wood fence along the residential edge will be replaced with an 8-foot-high decorative wall to provide visual and acoustical buffering. This is only applicable where existing residential areas meet with the Mix of Use areas.

Detention Basin

The detention basin will be preserved as an open space, serving as a flood control facility and visual open space for adjacent residents and tenants. Implementation and final design of all landscape treatments and fencing will occur as permitted by the Riverside County Flood Control and Water Conservation District and the parks department requirements.

The basin is structured to function as a bio-detention basin, and the City will undertake actions to plant drought tolerant grasses and wildflowers to supply year-round dust control and seasonal color.

4.2.7 Off-site Maintenance

The City is responsible for the public streets (curb-to-curb), sidewalks, and trails and they will continue to be maintained by the City.

Parkways, slopes, private drainage facilities, and common areas will be maintained by property owners.

4.3 Off-site Lighting

4.3.1 Objectives

Exterior lighting is to be arranged to enhance the safety and security of motorists, pedestrians and cyclists.

- A night time character that reinforces the image of "MVF" as a quality business location created by strategic lighting.
- Lighting is an important element contributing to the identity and unity of the "MVF."
- To reinforce identity and unity, all exterior lighting is to be consistent in height, spacing, color and type of fixture throughout the building site and compatible throughout The "MVF."
- Street lighting on public streets shall meet the requirements of the City Standard Plans.

The master developer will be responsible for installation of light fixtures during the project's next development phase. Street lights per City standards will be installed on all public roads according to the City's recommendations where they do not already exist.

The following guidelines apply to the three types of specialty lighting provided by the master developer:

- Ground level direct burial lighting will be positioned to luminate entry monuments.
- Landscape accent lighting will be from ground level fixtures concealed in the landscaping. Dramatic up-lighting will be created by means of this illumination for the project entries.
- Tower accent lighting will be provided in the five towers. Translucent fabric at the top of the towers will be up-lighted.

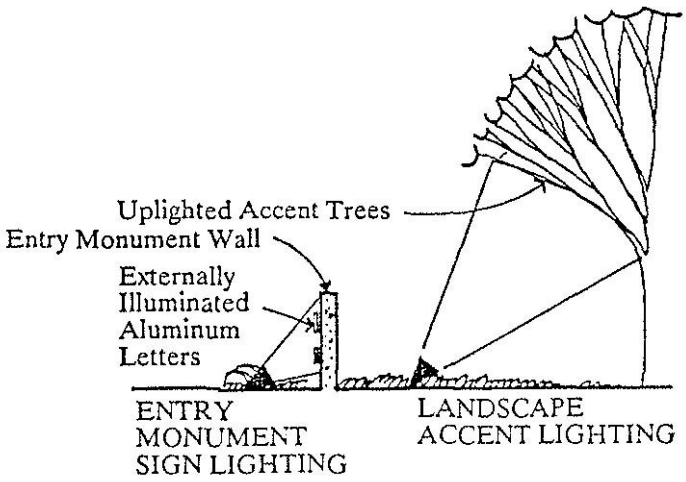


Figure 4-30 Tower, Landscape and Monument Signage

4.4 Off-site Utilities

4.4.1 Telephone, CATV and Similar Service Wires and Cables

All telephone, CATV and similar service wires and cables shall be installed underground.

4.4.2 Electrical Transmission Lines

Electrical transmission lines less than 66kV shall be installed underground.

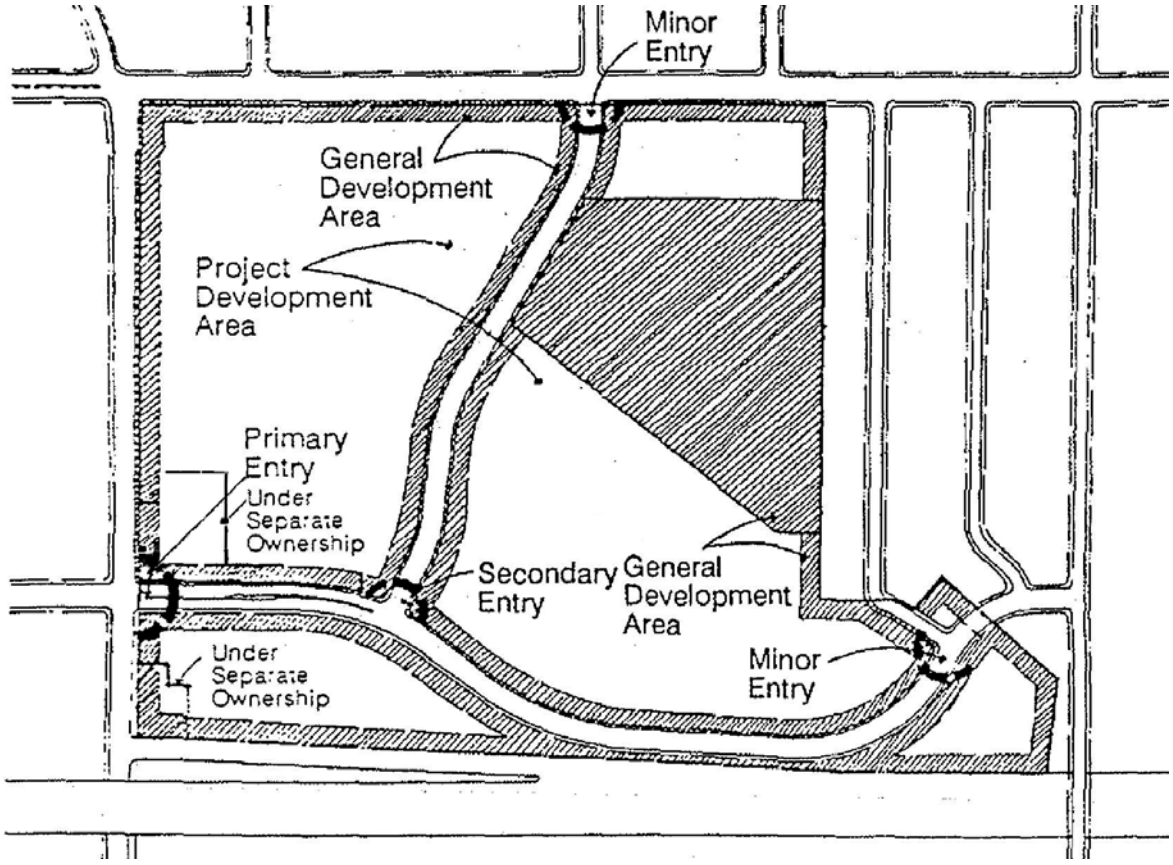
5.1 ON-SITE DESIGN STANDARDS

5.2 On-site Design Standards and Guidelines

The general Development Guidelines describe features that facilitate implementation by the master developer. In order to manage the orderly and consistent development of the "MVF," the following design standards and guidelines will be applied to all development in the Specific Plan area.

5.2.1 Design Standards

These Design Standards and Guidelines serve to foster an eco-friendly, high-quality development and establish a distinctive character for the "MVF" project. In reviewing development proposals, these guidelines will be the primary tools used to evaluate proposed site design, architecture, landscaping, and other project features such as lighting and site amenities. The developer is responsible for implementation of street improvements and utility systems as well as landscaping, signage and lighting as addressed in the following guidelines and consistent with the existing infrastructure. The areas of responsibility of the master developer are indicated on the sketch below. Improvements for those areas identified on the sketch as being under separate ownership, will be implemented by the respective property owners in association with their projects.



Note: Parcels under separate ownership are not a part of the specific plan

Figure 5-1 General Development Area

5.2.2 Introduction

The Project Design Guidelines establish guidelines and standards for the individual project developer. The objective of these guidelines is to create projects that contribute to the overall design continuity of the development while maintaining their own sense of individuality. The following general guidelines which address site, architectural and landscape design apply to all development within the "MVF" project:

- Vehicular and pedestrian entries to the project should be clearly identifiable to visitors through the use of signage, hardscaping and landscaping.
- Circulation within sites shall be designed to minimize conflicts between service vehicles, automobiles and pedestrians.
- Neighboring lots should share entry drives wherever possible to create a greater uninterrupted expanse of landscaping.
- Visibility of parking areas along roadways shall be minimized through the use of landscaped berms and screen shrubs wherever possible.
- 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.
- All buildings and walkways shall be accessible to the handicapped according to requirements in Title 24 of the California Administrative Code.
- A secondary sidewalk shall be provided within individual sites and connect with the master circulation system, creating a continuous and pleasant link between projects.
- Consideration should be given to ensure safe pedestrian access through parking areas, and from the public street walkways to building entrances.
- Security measures shall be considered in the project's site design, particularly in pedestrian areas. The use of tall, dense shrubbery should be avoided along walkways and adequate lighting should be provided.

5.2.3 Uses shall be developed in Accordance with the Specific Plan

All properties within the "MVF" shall be developed in conformance with this Specific Plan.

5.2.4 Uses shall be developed in Accordance with City of Moreno Valley Municipal Codes

All development will be consistent with the Specific Plan objectives and design guidelines. Details of specific development projects will be determined by subdivisions and site development plans. In the event of a conflict between the

Specific Plan and the City of Moreno Valley Municipal Code, the Specific Plan will prevail. If the Specific Plan is silent on a particular subject, the Municipal Code shall apply.

5.1.4.1 Zoning Regulations

Introduction

This section outlines the zoning regulations that define implementation of each phase of The "MVF." Tables are used where comparison of different land uses is important or to clarify a concept.

The application of these regulations will not replace the standards as required in State Laws, and will not replace applicable City Ordinances. Need to modify the diagram & legend below:

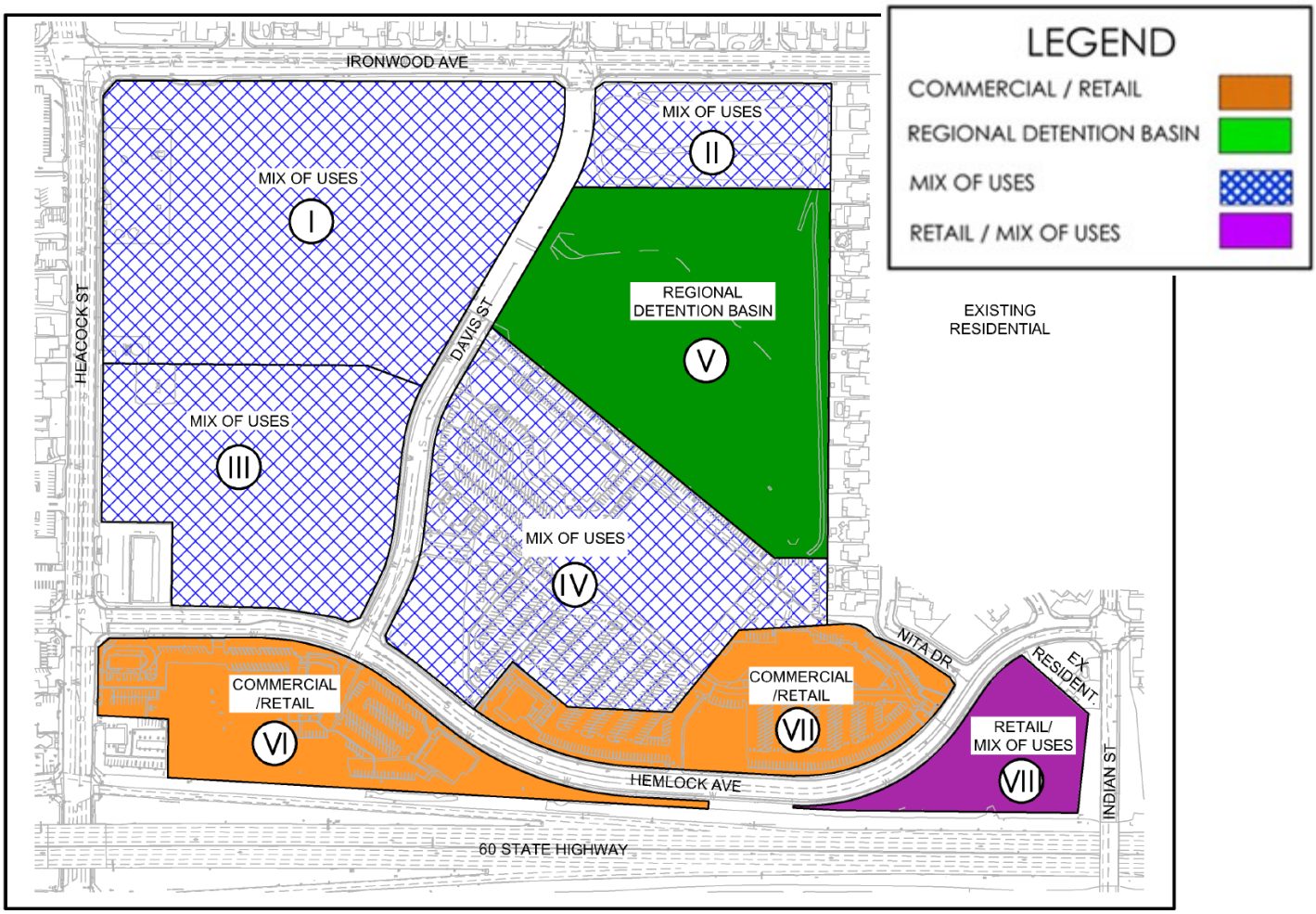


Figure 5-2 Site Planning Development Areas I-VIII

5.1.4.2 Site Development

The site planning development in The "MVF" will consist of planning areas **(See Figure 5-2)** as opposed to Phases which were integral to the previous Specific Plan 205, as shown on the Land Use Plan **(Exhibits 14.2,7,8 &9)**:

- **Planning Area I** has strong potential for Mix of Uses development including commercial, retail, office and business park and medical and related uses The boundaries for this Planning Area include:

- Close proximity to the existing detention basin across Davis Street to the East
- Existing residential development to the North.

- Easy access to the existing Ironwood truck route to the North.
- Close proximity to areas II, III & IV.

- **Planning Area II** has strong potential for Mix of Uses development including commercial, retail, office and business park and medical and related uses. The boundaries for this Planning Area include:
  - Adjacent to the existing residential to the east
  - Adjacent to the detention basin to the south.
  - Borders Ironwood Ave to the North and Davis St. to the west.
- **Planning Area III** has strong potential for Mix of Uses development including commercial, retail, office and business park and medical and related uses. The boundaries for this Planning Area include:
  - Adjacent to **Planning Area I**.
  - The existing retail use across the mid-way of Davis Street to the east.
  - Proximity to Hemlock Ave on the Southeast corner of the planning area.
- **Planning Area IV** is currently developed as a retail center. This area was developed under Phase I of Specific Plan 205 Amendment #3. The existing obsolete or underutilized uses may be demolished and/or repurposed as part of the future development. The area has potential for Retail/ Mix of Uses development including commercial, retail, office and business park, medical and related uses. The boundaries for this Planning Area include:
  - Adjacent to detention basin to the North of the area.
  - Southern border is Hemlock Ave.
  - Western border is Davis Street.
- **Planning Area V** is the existing City Owned detention basin. With the exception of regular maintenance, City installed ground cover and planting will remain in its native state an act as a buffer between the proposed uses of the development area. Access to the basin will be restricted. The boundaries for this Planning Area include:
  - Northern border is **Planning Area II.**
  - Southern border is **Planning Area IV.**
  - Eastern border is existing residential.
  - Western border is Davis Street.
- **Planning Area VI** was developed under Phase II of the Specific Plan 205 Amendment #3 for retail commercial use. The area is currently being considered for additional retail commercial development. The boundaries for this Planning Area include:
  - Borders Hemlock Ave. to the North
  - Borders Heacock St. to the West.
  - Good visibility from the 60 State Highway.
- **Planning Area VII** was developed under Phase I of the Specific Plan 205 Amendment #3. The area is currently developed as a commercial / retail business center and is intended to retain the commercial, retail and business center type uses. The area consists of existing usable retail stores,

commercial offices, parking and landscaping areas. The boundaries for this Planning Area include:

- Adjacent to Planning Area IV to the north and west of the area.
- Southern border is Hemlock Ave.
- Good visibility to the 60 State Highway.

- **Planning Area VIII** has good visibility to the 60 State Highway and is designated for Retail/ Mix of Uses. Due to the small and irregular size of this parcel, the opportunities for development will be smaller in scale and options for use will be limited. The boundaries for this Planning Area include:
  - Adjacent to Indian Street to the East.
  - Adjacent to residential to the East and across Hemlock Ave to the North.
  - Existing retail across the street to the North.
  - Northwestern border is Hemlock Ave.

Lot and Building Dimensions and Setbacks

Setbacks (as measured from the property line):

Ironwood Avenue
- Landscape: 20 feet
- Building: 30 feet

Hemlock Avenue (west of Davis Street)
- Landscape: 20 feet
- Building: 20 feet

Hemlock Avenue (east of Davis Street)
- Landscape: 15 feet
- Building: 20 feet

Heacock Street
- Landscape: 20 feet
- Building: 20 feet

Davis Street
- Landscape: 15 feet
- Building: 15 feet

Eastern Project Boundary
- Landscape: 20 feet
- Building: 50 feet (or equal to the building height, whichever is less)

Southern Project Boundary
- Landscape: 20 feet
- Building: 20 feet

Where the rear of the building faces a major road, the setback from the road shall be equal to the street frontage setback.

Building Height

Building heights shall be variable depending on the building use and set-back lines. The list below identifies the guidelines representing the allowable building heights and levels for different building uses.

Building Use	Maximum Height
Commercial Retail	45 feet
Commercial Offices	60 feet
Business Park	55 feet
Other Uses	35 feet

The maximum height of any structure shall be sixty (60') feet. There shall be an additional two (2') foot setback for each foot of additional building height.

The maximum heights noted are to the top of roof level and exclude the parapet height.

5.1.4.3 Table Representing Types of Uses Permitted to Planning Areas

Table 1
Land Use Matrix - List of Permitted and Conditionally Permitted Uses

Development Types Corresponding Zone District	Planning Area							
	1	2	3	4	5	6	7	8
Auto-Related Uses (CC- Community Commercial)								
Automobile Sales, New and Used *(CC Zone)*	C	C	C				C	C
Automobile Service Stations *(CC Zone)*	C	C	P	C		P	C	C
Auto Repair, Minor Service *(CC Zone)*	P	P	P	P		P	P	P
Auto Repair, Paint and Major Service *(CC Zone)*	C	C	P	C		P	C	C
Auto Rentals *(CC Zone)*	P	P	P	P		P	P	P
Auto Related, Accessory Uses *(CC Zone)*	C	C	P	C		P	C	C
Auto Supply Stores *(CC Zone)*	P	P	P	P		P	P	P
Car Wash *(CC Zone)*	P	P	P	P		P	P	P
Parking Lot & Parking Structure *(CC Zone)*	P	P	P	P		P	P	P
Indoor, Entertainment, Fitness, & Sports Facilities (CC- Community Commercial)								
Theaters and Auditoriums *(CC Zone)*	P	P	P	P		P		
Athletic Clubs, Gymnasiums, and Spas *(CC Zone)*	P	P	P	P		P	P	P
Recreational Facilities, Commercial Indoor/Outdoor *(CC Zone)*	P	C	P	C		P	P	P
Business Park (LI-Light Industrial & BP-Business Park)								
Light Industrial *(LI Zone)*	P	P	P	P			P	
Manufacturing & Assembly *(LI Zone)*	P	P	P	P				
Research & Development *(BP-Zone)*	P	P	P	P			P	P
Wholesale & Limited Distribution *(LI Zone)*	P	P	P	P			P	P
Nursery, Wholesale and Distribution *(LI Zone)*	P	P	P	P				P
Parcel Delivery Terminals (*LI Zone and BP-Zone*)	P	P	P	P				P
Transfer, Moving, & Storage *(LI Zone)*	P	P	P	P				P
Office, Business Services, & Professional *(CC-Community Commercial, O-Office & OC -Office Commercial)*								
Banks, including ATMs & drive-thru *(CC, O, and OC Zones)*	P	P	P	P		P	P	P
Business Offices *(CC, O, and OC Zones)*	P	P	P	P		P	P	P
Business & Office Equipment Sales and Supply Stores *(CC Zone)*	P	P	P	P		P	P	P
Computer Sales and Repairs *(CC and OC Zones)*	P	P	P	P		P	P	P
Copy Shops *(CC, O, and OC Zones)*	P	P	P	P		P	P	P
Day Care Centers *(CC, O, and OC Zones)*	P	P	P	C		P	P	P
Finance, Insurance, and Real Estate *(CC, O, and OC Zones)*	P	P	P	P		P	P	P
Laboratories, Medical, & Dental *(CC, O, and OC Zones)*	P	P	P	P		P	P	P
Medical Offices *(CC, O, and OC Zones)*	P	P	P	P		P	P	P
Medical Clinics/Medical Care *(CC, O, and OC Zones)*	P	P	P	P		P	P	P

Table 1
Land Use Matrix - List of Permitted and Conditionally Permitted Uses (continued)

Corresponding Zone District and Sample Development Types	Planning Area							
	1	2	3	4	5	6	7	8
Retail, Commercial, & Food Related (CC- *Community Commercial)*								
Medical Equipment *(CC and OC Zones)*	P	P	P	P		P	P	P
Personal Grooming *(CC and OC Zones)*	P	P	P	P		P	P	P
Personal Services *(CC and OC Zones)*	P	P	P	P		P	P	P
Public Buildings *(CC, O, and OC Zones)*	P	P	P	P		P	P	P
Veterinary Office *(CC)*	P	P	P	P		P	P	P
Bakeries *(CC Zone)*	P	P	P	P		P	P	P
Barbers & Beauty Colleges (CC Zone)	P	P	P	P		P	P	
Bars *(CC Zone)*	P	P	P	C		P	P	
Bars with Live Entertainment *(CC Zone)*	P	C	P	C		P		
Bowling Alley *(CC Zone)*	P	P	P	P		P		
Building Material Sales, incl. Outdoor Storage *(CC Zone)*	P	C	P	C		P	P	P
Business Equipment Sales, Includes Repairs *(CC Zone)*	P	P	P	P		P	P	
Business Supply Stores *(CC Zone)*	P	P	P	P		P	P	
Catering Service *(CC Zone)*			P	P		P	P	
Churches *(CC Zone)*	P	P	P	C		P	P	
Communication Facilities *(CC Zone)*			P	P		C	P	
Computer Sales & Repairs *(CC Zone)*	P	P	P	P		P	P	
Convenience Stores *(CC Zone)*	P	P	P	P		P	P	
Convenience Stores with Alcohol Sales *(CC Zone)*	C	C	P	C		P	P	
Dancing, Art, Similar Schools *(CC Zone)*	P	P	P	P		P	P	
Dry Cleaning & Laundry *(CC Zone)*	P	P	P	P		P	P	
Electronics & Sales *(CC Zone)*	P	P	P	P		P		
Fast Food/Fast Casual Restaurant *(CC Zone)*	P	P	P	P		P	P	P
Fast Food/Fast Casual Restaurant with Drive-thru *(CC Zone)*	P	P	P	P		P	P	P
Floor Covering Stores *(CC Zone)*	P	P	P	P		P	P	P
Food Delicatessen *(CC Zone)*	P	P	P	P		P	P	P
General Commercial *(CC Zone)*	P	P	P	P		P	P	P
Hardware & Home Furnishings *(CC Zone)*	P	P	P	P		P	P	P
Heavy Equipment Sales & Rentals *(CC Zone)*			P	P		P		P
Hospital *(CC Zone)*			P	C		P	P	P
Ice Cream & Yogurt *(CC Zone)*	P	P	P	P		P	P	P
Indoor Storage, Mini Warehouses *(CC Zone)*			P	P		P	P	P
Jewelry Stores *(CC Zone)*	P	P	P	P		P	P	P
Liquor Stores *(CC Zone)*	C	C	P	C		P		
Medical Equipment Sales & Supplies *(CC Zone)*	P	P	P	P		P	P	P
Mortuary, Excluding Cremation *(CC Zone)*	P	P	P	C		P		
Offices, Administrative & Professional *(CC Zone)*	P	P	P	P		P	P	P

Table 1
Land Use Matrix - List of Permitted and Conditionally Permitted Uses (continued)

Corresponding Zone District and Sample Development Types	Planning Area							
	1	2	3	4	5	6	7	8
Personal Services, Nail Salons/Spas/Barbers/Beauty *(CC Zone)*	P	P	P	P		P	P	P
Pharmacies, with and without Drive-Thru *(CC Zone)*	P	P	P	P		P	P	P
Postal Services *(CC Zone)*	P	P	P	P		P	P	P
Recreational Facilities, Commercial *(CC Zone)*	P	P	P	C		P	P	P
Rental Services, Furniture, Office, Home *(CC Zone)*	P	P	P	P		P	P	P
Sit-down Restaurants *(CC Zone)*	P	P	P	P		P	P	P
Skating Rinks *(CC Zone)*	P	P	P	P		P	P	P
Specialty Retail *(CC Zone)*	P	P	P	P		P	P	P
Stationary Stores *(CC Zone)*	P	P	P	P		P	P	P
Supermarkets *(CC Zone)*	P	P	P	P		P	P	P
Tire Stores & Tire Repair *(CC Zone)*	P	P	P	P		P	P	P
Trade & Vocational Schools *(CC Zone)*	P	P	P	P		P	P	P
Weight Reduction Centers *(CC Zone)*	P	P	P	P		P	P	P

KEY: **P** = Permitted Uses **C** = Conditionally Permitted Use **Blank Box** = Not Permitted

Notes:
(1) Where Live entertainment is present, such uses are subject to activity entertainment permit.
(2) Permitted as part of a mixed use commercial or retail center.

Explanation of General Categories as provided for in table 9.02.020 of the municipal code.

1. Auto-Related Uses

The auto-related uses designation refers to those activities that involve vehicle repair, servicing, cleaning, fuel sales, and the sale of new vehicles. Auto-related uses may also include new automobile sales centers, auto service stations, auto tuning businesses, car wash businesses (including hand car washing), and parking structures that serve the other businesses located within the Planning Area only. The off-site parking requirements for new development within this land use designation must conform to Title IX of the Municipal Code, City of Moreno Valley Zoning Ordinance. Overnight parking shall only be permitted on a project basis and will be subject to the approval of the City. A more detailed list of permitted and conditionally permitted land uses in this land use designation is provided in Table 2-2 at the end of this section.

2. Indoor, Entertainment, Fitness and Sports Facility

This land use designation includes those businesses that are predominantly involved in participant sports and health activities conducted entirely within an enclosed building. Typical uses include studio-style facilities such as dance/ballet, yoga, martial arts, gymnasiums, spas, athletic clubs, fitness studios, sports bars, billiard halls, indoor carting, and video and arcade type entertainment uses. In addition, theaters are included in this land use designation. These future uses must also meet the City's off-street parking requirements.

3. Business Park

The Business Park land use designation provides for a range of general business activities. This land use designation will permit typical back office, research & development, wholesale, storage, and light industrial operations that include warehousing services and wholesale activities related distribution of food and other products. These future uses must also meet the City's off-street parking requirements. Activities under this classification shall be conducted in enclosed buildings. Retail sales from the premises may occur though parking must be provided based on the square footage. The Specific Plan Amendment assumes that buffers and site treatments will be required as a means to mitigate any impact related to the business park activity.

4. Office Business and Professional Services

This land use designation applies to those uses that may include, but not be limited to, business administrative, management services, consulting, professional/personal services, clerical staffing, and data processing/storage. These uses may also typically include general office uses, corporate headquarters, branch offices, financial institutions, call centers, medical/dental health services, laboratories/clinics; professional and design offices, and research. Other permitted activities include, but may not be limited to, chemical and biotechnology research and development, food, computer software companies, soils and other materials testing, or medical laboratories.

These future uses must also meet the City's off-street parking and landscaping requirements.

5. Retail, Commercial and Food Related

Business included in this category will be exclusively engaged in retail sales. Potential land uses engaged in retailing activities may include, but not be limited to, home electronics, discount centers, department stores, specialty retail sales, grocery stores and markets, pharmacies, appliance and home goods, and home supply and hardware stores. Other uses included in this category include personal services that may include, but are not limited to hair salons, nail and makeup studios, shoe repair, tailors, etc. These future uses must also meet the City's off-street parking and landscaping requirements. This use classification includes establishments primarily within buildings, providing other businesses with services such as maintenance, repair and service, testing, rental, etc. This use classification does not include massage or tattoo establishments, which are separately classified herein.

6. Open Space

The open space designation applies only to Planning Area V, a 12.9 acre area located in the in the northeastern portion of the Specific Plan Amendment Area. The intent of this designation is to preserve this storm water detention basin as a permanent open space. Planning Area V is intended to remain as is and used as a buffer to the residential and other development areas.

5.1.4.4 Prohibited Uses

The following uses are prohibited within The "MVF" development:

- Adult business establishments (as identified in the Municipal Code Section 9.09.030).
- Any hospital or other facility that is licensed by the California Department of Public Health, or by the California Department of Mental Hygiene, not including a family care, foster home or group home that serves six or fewer persons or assisted living facility.
- Any home or other facility for home care that is licensed by the California Department of Social Welfare, or by the Riverside County Department of Public Welfare, not including a home or facility that serves six or fewer children or aged persons, nor a large family day care home that services seven to twelve children.

5.1.4.5 Detention Basin

According to the originally approved SP 205, Phase I included development of the twelve (12) acre recreation area/flood control basin. The current specific plan shall not include the development of the detention basin.

The primary purpose of this site is for a flood control basin which will be maintained by the Riverside County Flood Control and Water Conservation District, unless such responsibility is offered by the City. The City owned detention basin will normally be dry and will serve to retain excess storm flow once the flow has exceeded the capacity of the existing outlet channel under Highway 60 at the southeast corner of the site. There is a sub-drain down the center of the basin so that small drainage flows can be maintained below the surface of the area.

5.1.5 Subdivision Map Act

Lots created within the "MVF" Specific Plan area shall comply with the Subdivision Map Act and be in conformance with the Specific Plan.

5.1.6 Water Quality Management Plan

All development within the "MVF" shall be subject to applicable laws of the State of California regarding water quality.

5.1.7 Trash and Recyclable Materials

All development within the "MVF" shall provide enclosures (or compactors) for collection of trash and recyclable materials subject to water quality standards and best management practices (BMP).

Screening and buffering within individual projects will be necessary in some locations to provide separation between different land uses and to conceal unattractive views.

Design criteria for landscape screening methods are as follows:

- Dense shrubs and vines shall be used in combination with architecturally compatible walls to screen trash enclosures and service areas. Planting

areas should be provided on three sides of the enclosure walls with a minimum width of three (3') feet.

- Trash enclosure shall be located a minimum of thirty-five (35') feet from adjacent residential structures.
- Landscape screening shall be opaque up to a minimum height of six (6') feet at maturity.
- Loading areas shall be recessed and screened wherever possible to minimize visibility of service vehicles from nearby properties or streets.
- Landscaping or a durable noncombustible enclosure shall be used to conceal transformers, mechanical ducts, and site equipment.
- Trash enclosures shall be designed in general compliance with City Public Works standards, and shall be located in areas which are not prominent to building or site orientations.
- The design of attached structures shall incorporate the same architectural detailing and coloration as the main building they are accessory to.
- Split-face concrete block (natural grey or matching color of building elevation) shall be allowed at free-standing trash enclosures.

5.1.8 Waste Hauling

Construction and other waste disposal shall be hauled to a City-approved facility.

5.1.9 Water Quality Site Design

5.1.9.1 General Standards

Refer to the National Pollution Discharge Elimination System (NPDES) Permit Board Order R8-2010-0033 for complete and current information on water quality management standards. Current requirements can be obtained by visiting the State Water Resource Control Board website at www.swrcb.ca.gov.

5.1.9.2 Water Quality Management Plan

Most developments are required to implement a Water Quality Management Plan (WQMP) in accordance with the NPDES Permit Board Order R8-2010-0033. The WQMP for the Santa Ana Region of Riverside County was approved by the Santa Ana Region Water Quality Control Board on October 22, 2012. Projects identified as a 'Priority Development project' are required to prepare a Project-Specific WQMP.

The MS4 Permit mandates a Low Impact Development (LID) approach to storm water treatment and management of runoff discharges. The project site should be designed to minimize imperviousness, detain runoff, and infiltrate, reuse or evapotranspirate runoff where feasible. LID Best Management Practices (BMPs) should be used to infiltrate, evapotranspirate, harvest and use, or treat runoff from impervious surfaces, in accordance with the Design Handbook for Low Impact Development Practices. The project should also ensure that runoff does not create a hydrologic condition of concern. The Regional Water Quality Control Board continuously updates impairments as studies are completed. The most current version of impairment data should be reviewed prior to preparation of the Preliminary and Final Project-Specific WQMP.

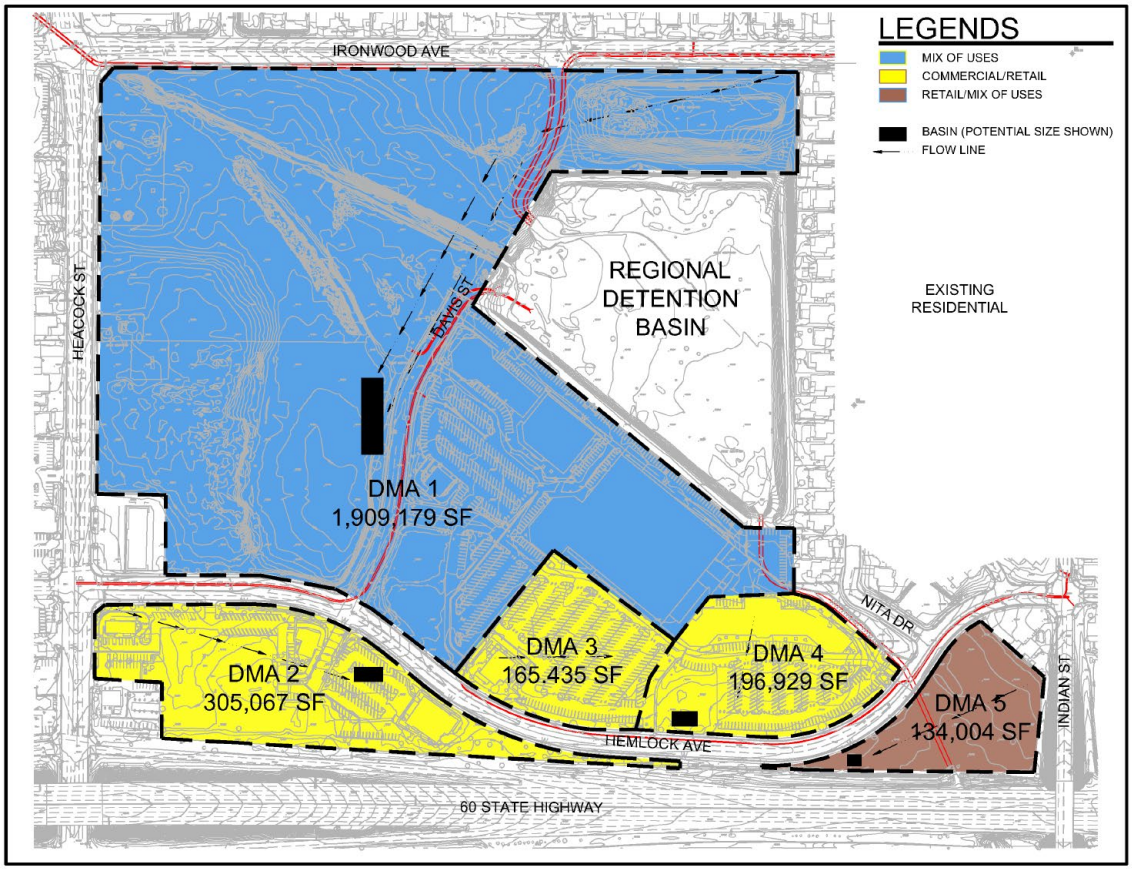


Figure 5-4 Water Quality Management Exhibit

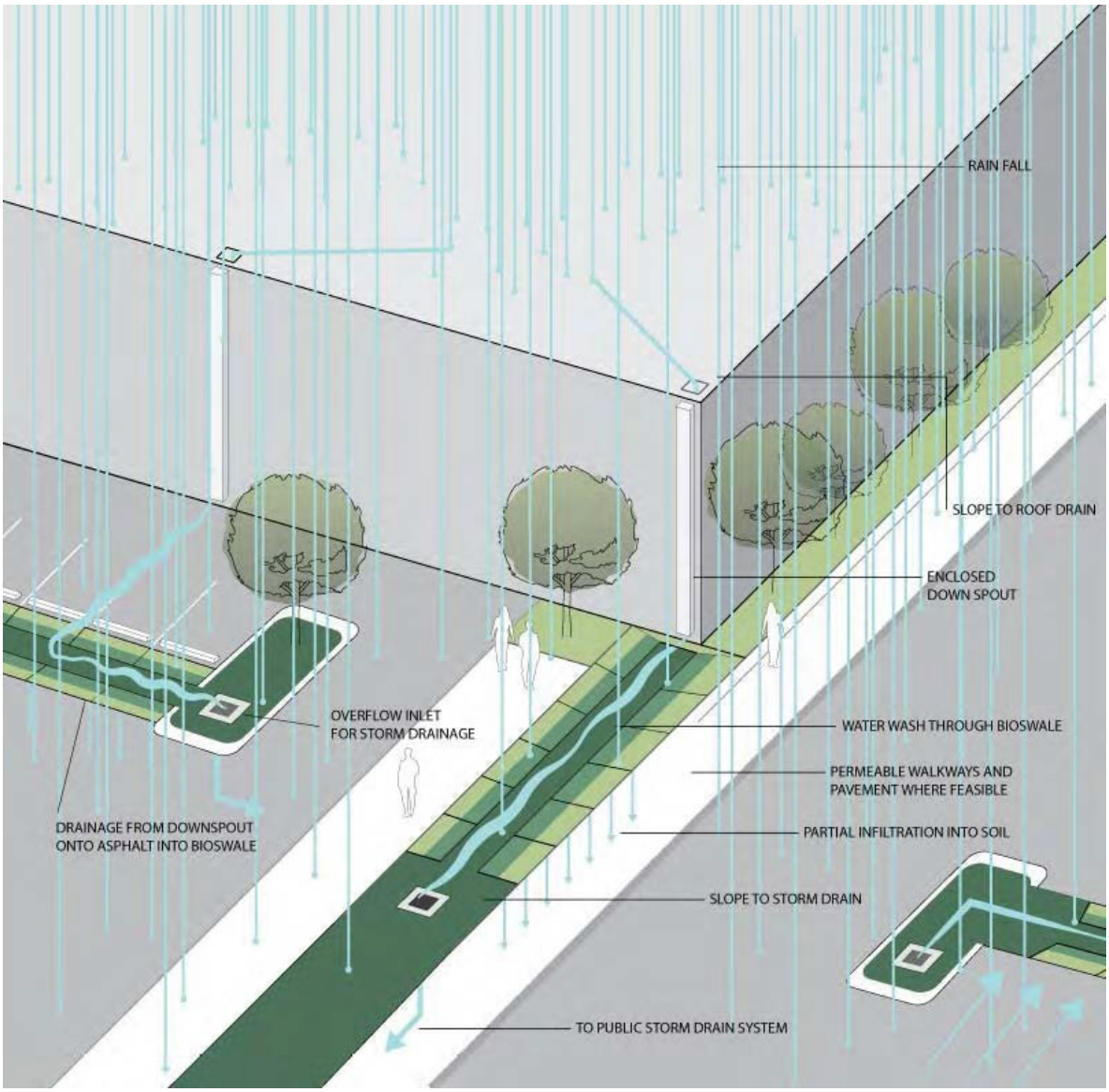


Figure 5-5 Water Quality Management Diagram

5.1.9.3 Site Design BMPs

Site Design BMPs are intended to create a hydrologically functional project design that attempts to mimic the natural hydrologic regime. In accordance with the Riverside County WQMP, project proponents shall implement Site Design concepts that achieve each of the following:

- Minimize Urban Runoff
- Minimize Impervious Footprint
- Conserve Natural Areas
- Minimize Directly Connected Impervious Areas (DCIAs)

Methods of accomplishing the Site Design concepts include:

- Maximize the permeable area.
- Incorporate landscape buffer areas between sidewalks and streets.
- Maximize canopy interception and water conservation by preserving existing native trees and shrubs, and planting additional native or drought tolerant trees and large shrubs.
- Use of natural drainage systems.
- Where soil and conditions are suitable, use perforated pipe or gravel filtration pits for low flow infiltration.
- Construct ponding areas or detention facilities to increase opportunities for infiltration consistent with vector control objectives.
- Minimize the use of impervious surfaces, such as decorative concrete, in the landscape design.
- Sites must be designed to contain and infiltrate roof runoff, or direct roof runoff to vegetative swales or buffer areas, where feasible.
- Where landscaping is proposed, drain impervious sidewalks, walkways, trails, and patios into adjacent landscaping.
- Increase the use of vegetated drainage swales in lieu of underground piping or imperviously lined swales.
- Parking areas may be paved with a permeable surface, or designed to drain into landscaping prior to discharging to the MS4.
- Where landscaping is proposed in parking areas, incorporate landscape areas into the drainage design.

Figure 5-6 Example of Water Quality Feature

5.1.9.4 Source Control BMPs

Source Control BMPs are also required to be implemented for each project as part of the Final WQMP. Source Control BMPs are those measures which can be taken to eliminate the presence of pollutants through prevention. Such measures can be both non-structural and structural.

Potential non-structural Source Control BMPs include:

- Education for property owners, operators, tenants, occupants, or employees.
- Activity restrictions.
- Irrigation system and landscape maintenance.
- Common area litter control.

- Street sweeping private streets and parking lots.
- Drainage facility inspection and maintenance.

Potential structural Source Control BMPs include:

- Stenciling and signage
- Landscape and irrigation system design
- Protect slopes and channels
- Properly design fueling areas, trash storage areas, loading docks, and outdoor material storage areas

5.1.9.5 Treatment Control BMPs

The Treatment Control BMP strategy for the project is to select Low Impact Development (LID) BMPs that promote infiltration and evapotranspiration, including infiltration basins, bio detention facilities, and extended detention basins. Generally infiltration BMPs have advantages over other types of BMPs, including reduction of the volume and rate of runoff, as well as full treatment of all potential pollutants potentially contained in the storm water runoff. It is recognized however that infiltration may not be feasible on sites with low infiltration rates, or located on compacted engineered fill. If the BMP is considered in a fill condition, and the infiltration surface of the BMP cannot extend down into native soils, or if the BMP is considered in a cut condition, and there is no practicable way to verify infiltration rates at the final BMP elevation, infiltration BMPs will not be used. Prior to final design, infiltration tests shall be performed within the boundaries of the proposed infiltration BMP and at the bottom elevation (infiltration surface) of the proposed infiltration BMP to confirm the suitability of infiltration. In situations where infiltration BMPs are not appropriate, bio detention and/or bio treatment BMPs (including extended detention basins, bio swales, and constructed wetlands) that provide opportunity for evapotranspiration and incidental infiltration will be considered. Harvest and use BMPs will also be considered as a Treatment Control BMP to store runoff for later non-potable uses. Ponds may be used to collect storm water runoff for harvest and use.

5.1.9.6 Infiltration Basin

An infiltration basin is a flat earthen basin designed to capture the design capture volume. The storm water infiltrates through the bottom of the basin into the underlying soil over a 72 hour drawdown period. Flows exceeding the design capture volume must discharge to a downstream conveyance system. Infiltration basins are highly effective in removing all targeted pollutants from storm water runoff. The use of infiltration basins may be restricted by concerns over groundwater contamination, soil permeability, and clogging at the site. Where this BMP is being used, the soil beneath the basin must be thoroughly evaluated in a geotechnical report since the underlying soils are critical to the basin's long term performance. To protect the basin from erosion, the sides and bottom of the basin must be vegetated, preferably with native or low water use plant species.

In addition, these basins may not be appropriate for the following site conditions:

- Locations where spills may occur
- Sites with very low soil infiltration rates
- Sites with high groundwater tables or excessively high infiltration rates, where pollutants can affect groundwater quality
- Sites with unstabilized soil or construction activity upstream
- On steeply sloping terrain

5.1.9.7 Biodetention Facility

Biodetention facilities are shallow, vegetated basins underlain by an engineered soil media. Healthy plant and biological activity in the root zone maintain and renew the macro-pore space in the soil and maximize plant update of pollutants and runoff. This keeps the BMP from becoming clogged and allows more of the soil column to function as both a sponge (retaining water) and a highly effective and self-maintaining biofilter. In most cases, the bottom of a biodetention facility is unlined, which also provides an opportunity for infiltration to the extent that the underlying onsite soil can accommodate it. When the infiltration rate of the underlying soil is exceeded, fully bio treated flows are discharged via underdrains. Biodetention facilities therefore will inherently achieve the maximum feasible level of infiltration and evapotranspiration and achieve the minimum feasible (but highly bio treated) discharge to the storm drain system.

These facilities work best when they are designed in a relatively level area. Unlike other BMPs, biodetention facilities can be used in smaller landscape spaces on the site, such as:

- Parking islands
- Medians
- Site entrances

Figure 5-7 Example of Biodetention Facility

Landscape areas on the site can often be designed as bio detention facilities. This can be accomplished by:

- Depressing landscape areas below adjacent impervious surfaces, rather than elevating those areas
- Grading the site to direct runoff from those impervious surfaces into the bio detention facility, rather than away from the landscaping
- Sizing and designing the depressed landscape area as a biodetention facility as described in the Riverside County Low Impact Development BMP Design Handbook.

Figure 5-8 Example of Water Quality Feature

5.1.9.8 Extended Detention Basin

The extended detention basin is designed to detain the design volume of storm water and maximize opportunities for volume losses through infiltration, evaporation, evapotranspiration, and surface wetting. Additional pollutant removal is provided through sedimentation, in which pollutants can attach to sediment accumulated in the basin through the process of settling. Storm water enters the basin through a forebay where any trash, debris, and sediment accumulate for easy removal. Flows from the forebay enter the top stage of the basin which is vegetated with native grasses and interspersed with gravel-filled trenches which together enhance evapotranspiration and infiltration. Water that does not get infiltrated or evapotranspired is conveyed to the bottom stage of the basin. At the bottom stage of the basin, low or incidental dry weather flows will be treated through a media filter and collected in a sub drain structure. Any additional flows will be detained in the basin for an extended period by incorporating an outlet structure that is more restrictive than a traditional detention basin outlet. The restrictive outlet extends the drawdown

time of the basin which further allows particles and associated pollutants to settle out before exiting the basin, while maximizing opportunities for additional incidental value losses.

5.2 Site Planning Guidelines

5.2.1 Overview

The "MVF" Specific Plan has an overall, coordinated design character that emphasizes a unified neighborhood quality image and a clean contemporary design image. This image is expressed in site planning, architecture, landscaping, and lighting. Architectural design is to be compatible in character, massing and materials throughout The "MVF," while allowing for individual identity and creativity in each project. Landscaping, building design, lighting, and utilities are to be closely coordinated along roadways. Criteria for occupancy, building heights, site planning, architecture, landscaping, and lighting are given in further detail in the following sections.

5.2.2 Design Objectives

The objective of the guidelines is to promote the planned image of a quality Mix of Uses development serving the "MVF" residents, users, and visitors in the area. Each site will be developed in a manner that emphasizes a pleasant and contemporary environment, and produces an effect that is consistent and compatible with the adjacent sites and development throughout the "MVF."

Development standards for individual projects pertaining to permitted uses, setbacks, building heights and parking requirements are addressed in Chapter 4. It is necessary to provide the appropriate buffers separating between different project building uses within the same planning area. The buffers shall be visually appealing and create segregation between the uses that still blend in the overall "MVF" image.

The following guidelines pertain to site design and are organized according to the permitted land use within the "MVF" plan.

Commercial

- Building masses and setbacks should vary along streetscapes to prevent monotony.
- Buildings and landscaping should be situated as to allow good visibility of signage.
- Circulation design should allow for easy ingress and egress from primary streets. All minimum distances between curb cuts shall comply with City of Moreno Valley street standards.
- Parking areas should be readily visible upon entering and within close proximity of building entries. Parking design requirements shall comply with Title 9 Planning and Zoning standards Chapter 9.11.
- The pedestrian experience shall be enhanced by landscaped walkways, crosswalks and accent paving. Adequate lighting, bike racks and trash receptacles shall also be provided.
- Pedestrian walkways within all commercial projects should be wider than standard with a minimum width of (6') six feet.

- The inclusion of seating in public spaces consisting of benches, chairs or planter edges is encouraged.

Office

- Spatial relationships between buildings should be considered in order to create entry plazas and to successfully integrate outdoor spaces into the project site.
- Building clusters are encouraged to create a campus setting, allowing for larger expanses of landscaped open space.
- Views and solar orientation should be considered for the building's orientation on the site while considering the environmental impacts and surrounding space.
- The scale of buildings should be compatible with nearby residential neighborhoods.
- Visitor parking shall be readily visible upon entering and within close proximity to building entries.
- Employee parking should be located in the rear of the buildings, wherever possible.

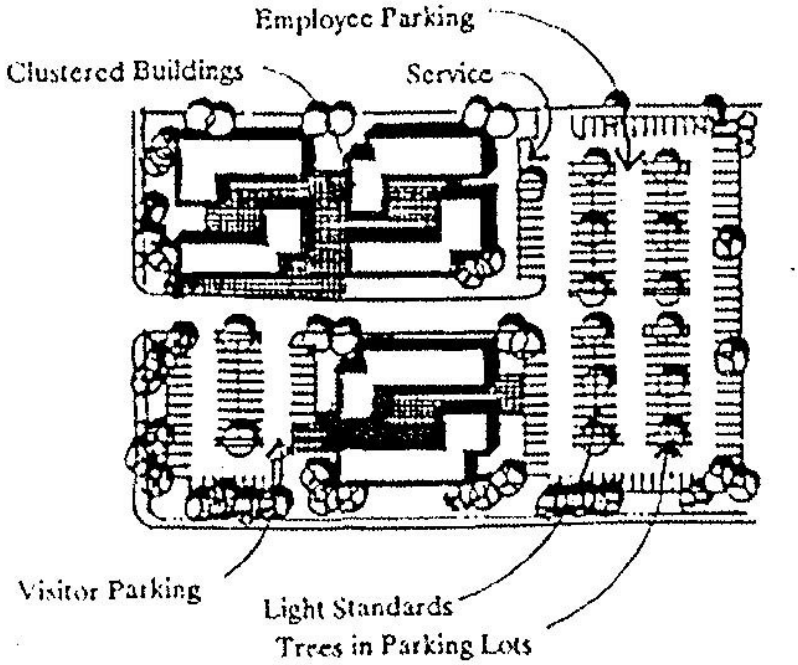


Figure 5-9 Office Design Standards

Business Park

- A variety of building sizes and setbacks should be provided in order to avoid long monotonous building facades and to create diversity.
- Building setbacks should be provided proportionate to the scale of the structure and in consideration of existing development adjacent to it. Larger structures may require more setback area for a balance of scale.
- Access to the Business Park zones shall be controlled and visually pleasing.

- Business Park service areas shall not be visible to the public and shall be located on the sides and/or rear of buildings. Screening of outdoor storage, work areas, and equipment shall be incorporated.
- Where Business Park uses are adjacent to non-Basin uses, appropriate buffering techniques such as setbacks, screening, and landscaping need to be provided to mitigate any negative effects of operations.
- The maximum allowable levels shall be one story and a partial mezzanine. The mezzanine area shall not exceed one-third of the first floor area.

Retail

- The entrances to the Retail areas shall be welcoming and clearly identified.
- It is recommended to have the Retail areas clustered in a plaza with a shared visitor car parking area.
- Building location on the site shall allow convenient vehicular access to visitor's parking, on-site circulation, and viewing from the surrounding street.
- Retail loading and unloading areas shall not be visible to the public and shall be located on the sides and/or rear of buildings.
- The maximum allowable levels shall meet the California Building Code requirements and the Specific Plan requirements stated in this document.
- Pedestrian Site access from surrounding uses shall be considered. Landscape and signage shall be used to enhance the pedestrian experience along the route to the retail areas.
- The inclusion of landscape furniture in public spaces consisting of benches, chairs, planters, and soft landscape are encouraged.

5.2.3 Sustainable Design

Building in an ecological and resource-efficient manner has many advantages for the environment as well as for building users. Sustainable design reduces pollution and conserves natural resources. The architects and engineers that make contributions to the "MVF" must understand this and strive to lessen the impact their designs have on the environment. The following sustainability goals have been set for buildings at the MVF:

- Design buildings to accommodate renewable energy systems where feasible.
- Create building forms and landscape that protect residents, users, visitors, patrons, and employees from unpleasant climate conditions.
- Use water resources responsibly with a constant effort, to minimize the use of potable water.
- Incorporate life cycle planning and decision making.

The design of each building at the "MVF" will pursue these goals, by incorporating design features such as, but not limited to, the following:

Water conservation:

- Low flow faucets and fixtures.
- Rain water collection (where practical).
- Native landscape.
- Direct and capture low-use irrigation and rainfall runoff to landscape areas.

Energy conservation:

- Building orientation.
- Glazing, overhangs, and landscaping to capture and control natural daylight.
- High performance glazing.
- Use of atriums, skylights and internal courtyards to provide additional daylighting.

Natural resource conservation:

- Use of renewable materials where feasible
- The use of building materials with recycled content where feasible

5.2.4 Building Location

Buildings are to be located on each site in a manner that is efficient, appropriate to site conditions, supportive of the overall architectural composition, and compatible with nearby projects throughout the "MVF."

- Buildings shall be located to enhance project visibility and identity, while maintaining compatible relationships with adjacent projects and street views.
- Buildings shall be oriented so that loading and service areas are screened from view from streets and public areas.
- Buildings shall be arranged to provide convenient access to entrances and efficient on-site circulation for vehicles and pedestrians.
- Buildings shall be arranged to provide landscape outdoor plazas or entries.
- Customer parking shall be convenient to public building entries, as shown below.

5.2.5 Site Access

Vehicular access to retail areas will remain for the existing retail portion of the development. The new retail portion will be developed per the City of Moreno Valley development standards.

- Project access and circulation shall allow for both vehicles and pedestrians by separating autos and foot traffic, by creating pedestrian entrances to projects and by using enhanced paving treatments, bollards or pergolas to identify pedestrian pathways through parking areas and along buildings (Per Municipal Code 9.11.080).

- Projects shall minimize impacts on adjacent streets by consolidating access points. Access points should be consolidated to take advantage of planned or existing median breaks.

5.2.6 Vehicular Circulation

Onsite vehicular circulation should be clear and direct.

- Drive aisles should make a loop around the structures and avoid dead end parking. In the case of straight drive aisles, provide at least ten (10) feet of setback between the last parking stall and the property line (Per Municipal Code 9.11.080).
- Dead-end parking aisles which exceed eight standard parking stalls in length, and serving greater than sixteen (16) standard stalls for dual lanes, shall provide turnaround facilities (i.e., hammerhead, cul-de-sac, etc.) adequate to accommodate emergency vehicles.

5.2.7 Parking

Landscape development in parking areas shall be designed to provide safety and comfort to the drivers and pedestrians and enhance the visual quality of the City. The design shall reduce auto noise, lights and glare, and ambient temperature. The design shall also minimize visual disruption from the surrounding streets and adjacent developments, per Municipal Code Section 9.11.080.

- All spaces will be double striped and shall be nine (9') feet wide and eighteen (18') feet long;
- The maximum length of straight aisles shall not exceed three hundred (300) feet. Parking rows shall not be longer than one hundred eighty (180) feet.
- Parking lot design shall include openings in curbs to convey water runoff into landscape areas for water quality, retention and absorption. Pervious surfaces are recommended where feasible and required for parking areas provided in excess of city requirements.
- Landscape finger planters shall have a minimum interior dimension of five (5) feet by sixteen (16) feet, exclusive of curbs, step-outs and other hard surfaces. A finger planter with parking on one side has a minimum curb-face-to-curb-face dimension of seven (7) feet. An island with parking on both sides has a minimum curb-face-to-curb-face dimension of eight (8) feet.
- Diamond planters have a minimum of twenty-five (25) square foot interior area (exclusive of perimeter curbing) with minimum interior dimensions of five (5) feet by five (5) feet. The minimum exterior area (including perimeter curbing) is thirty-six (36) square feet.
- Where double rows of parking are provided, diamond or island planters are provided at an interval of one planter every three pairs of parking stalls. Minor adjustments are allowed in cases where this exact interval would be infeasible.
- A finger planter is provided at an interval of every twelve (12) parking stalls along any row of parking. Minor adjustments are allowed in cases where this exact interval would be infeasible.

- Planter Curbs and Step-Outs. Planters shall be separated from parking spaces by a six-inch wide concrete curb. Where a planter (finger or island) is located on the side of a parking space, a twelve (12) inch wide concrete step-out is required along the long dimension of the parking space. A step-out is required, in addition to a six-inch curb, resulting in a combined concrete surface measuring eighteen (18) inches in width.
- Trees shall be planted at the equivalent of one tree per thirty (30) linear feet of building dimension that is visible from the parking lot or public right-of-way. Trees may be massed for pleasing aesthetic effects.
- Parking lot trees shall be a minimum of fifteen (15) gallon size, twenty-five (25%) percent of the required trees shall be twenty-four (24") inch box or larger. One-half (1/2) of the twenty-four (24") inch box trees shall be placed in the street frontage or side yard setback.
- The selection of parking lot trees should emphasize the provision of summer shading of pavement and vehicles. Within a maximum of ten (10) years, parking lot trees shall shade a minimum of fifty (50) percent of parking space pavement during the summer months, between one and four in the afternoon. A maximum of fifty (50) percent of the parking lot trees may be deciduous. Avoid trees with excessive leaf litter, sap or fruit that could damage vehicles.
- 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 conceptual plans and subsequent planting plans.
- Parking lot trees shall be planted to align with the ends of parking lot stripes (between cars) and away from light standards, in order to create adequate shade canopies, and avoid damage to tree trunks.
- Landscaped areas in the parking lot shall be planted with shrub masses to discourage pedestrians from crossing landscaped areas to reach building entrances. All soil surfaces in the planting areas shall be covered with shrubs and/or groundcovers.
- Car overhang onto sidewalk permitted only when a minimum eight (8') foot sidewalk exists.
- Off-street parking shall be provided to accommodate all vehicles associated with the permitted use of each site. On-street parking is prohibited along Heacock Street, Ironwood Avenue and Hemlock Avenue.
- Designated spaces must be positioned in convenient locations for handicap, carpool, alternate fuel vehicles, motorcycles and bicycles as required by the State of California and the City of Moreno Valley.
- Parking areas for motorcycles and bicycles are to be designed for orderly, uncluttered parking. Bicycle parking areas are to be provided with racks and locking capabilities per Municipal Code.
- The view of parking areas from public streets shall be softened by means of grading and/or landscaping.
- Parking is prohibited in any required landscape areas.

- Parking lots shall comply with the accessible parking standards required by the City of Moreno Valley.

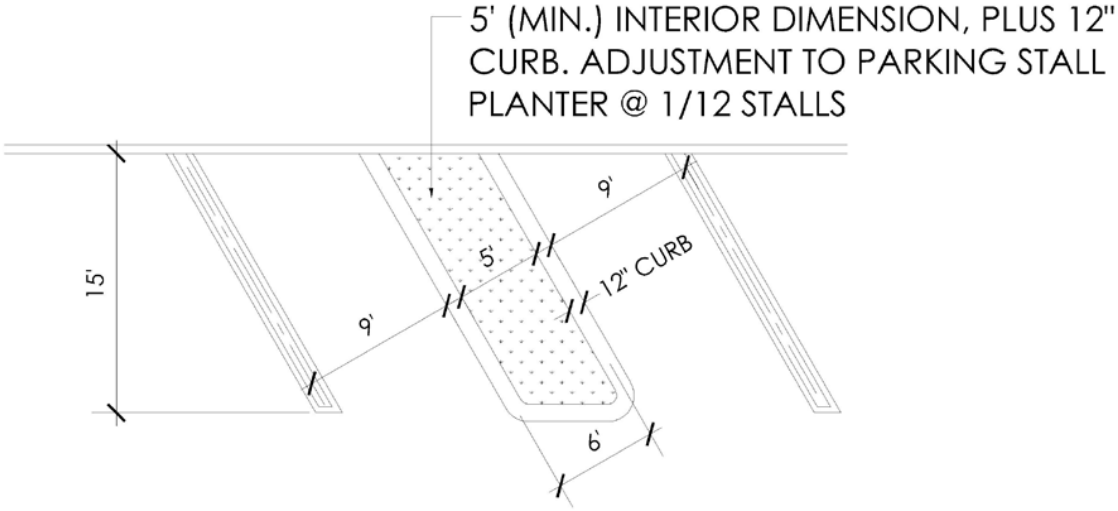


Figure 5-11 Parking Configurations at 60 Degree Compact Space with Planters

5.2.8 Pedestrian Circulation

Safe, clear pedestrian circulation must be provided between buildings, parking areas, and entries on all sites. Where a pedestrian walkway into the site from the public sidewalk is provided, it should be located at a driveway and in conformance with the street tree interval.

5.2.9 Truck Parking

All new and existing truck loading areas are or shall be screened from public view from adjacent streets per this Specific Plan.

5.2.10 Service Areas

Service, storage, maintenance, loading, refuse collection areas and similar facilities are to be located out of view of public roadways and buildings on adjacent sites, or screened by a fence, wall, landscaping, berming or a combination of screening components. Service areas may not extend into required building and landscape setback zones. Service areas should be located and designed so that service vehicles have clear and convenient access and do not disrupt vehicular and pedestrian circulation. No loading or unloading is permitted from public streets.

Trash/waste enclosure shall be located at a minimum of thirty-five (35) feet from any residential structures. Trash/waste enclosures shall be constructed to include a solid roof, provide a minimum three feet landscaped planter on three sides of the enclosure walls, and accommodate climbing vines and screening shrubs within the planter area. Design of a trash enclosure should use materials and colors aesthetically compatible with the project, per Municipal Code Title 9, Chapter 9.08.150 – Screening Requirements.

5.2.11 Grading and Drainage

All project grading shall conform to the Municipal Code. Site grading and drainage shall be designed so that surface drainage is collected and treated before leaving the site. Site grading shall be designed to be compatible with streetscape grades and to minimize the need for handrails or pedestrian ramps within the site. Concrete swales in parking lots should be located at the edge of parking spaces and/or curb. Swales are prohibited in the middle of drive aisles. Directing drainage to curb and gutters is preferred over concrete swales. Run-off from roofs, site, and impervious areas shall be directed to planter areas to minimize run-off.

5.2.12 Walls & Fences

Walls and fences must be designed as an integral part of the overall architectural or landscaping design concept. When the walls / fencing are provided within designated edge treatment areas, they shall follow the guidelines below:

- Along the Ironwood Avenue and Heacock Street boundary, 8' high solid fencing shall be used to restrict access and view to the residential areas and provide a sound buffer from traffic noise.
- The fencing shall be of a durable decorative material (concrete or CMU).
- Plot Plans shall include all site fencing details.
- Where the project immediately abuts the residential area at the east boundary of the project, the developer will build an eight (8') foot decorative block wall.

Materials

Walls are to be constructed of materials compatible with the overall design character of the buildings. Walls shall be cast-in-place concrete or CMU where they are located. Fencing walls abutting the residential developments shall be concrete or CMU. Interior fencing separating similar building types and uses may be wrought iron or tubular steel. Chain link fencing is permitted only where it is not visible from streets, sidewalks, public parking areas or public building entries, in the industrial, commercial, and retails uses.

Design features may include:

- Varied heights, wall plane offsets, and angles.
- Pilasters or distinctive elements.
- Trim, reveals.
- Minor changes of material and finishes where appropriate.
- Trellis/vine panels, landscape pockets.

Figure 5-13 Community Fencing Arrangement Example

Walls within Street-side Landscape Setback

Low-profile parking lot screen walls or garden walls are permitted in street-side landscape area, and shall not exceed three feet in height.

Height

Screen walls shall not exceed the height necessary to screen vehicles and loading areas. Pilasters and distinctive elements may exceed this maximum.
Walls or fences in the residential landscaping area visible from the street and not intended for screening purposes shall be limited to a height of 3' 0". Refuse enclosures shall have walls not less than 6'-0" high. Planting areas for vines, shrubs, and trees shall be provided at the rear and sides of all enclosures.

Gates Visible From Public Areas

Pedestrian and vehicular access gates visible from public areas (i.e., parking lots, streets, sidewalks, etc.) shall be constructed of a durable material, such as tubular steel and be aesthetically pleasing and consistent with the design of the development.

Prohibited Materials

Barbed wire, wire, integrated corrugated metal, electronically charged fences, and exposed plastic vinyl fences are prohibited.

5.3 On-site Architecture

Architectural design should express the character of a mixed use, commercial, and retail development center in a manner that is progressive and enduring. Individual creativity and identity are encouraged, but care must be taken to maintain design integrity and compatibility among all projects in order to establish a clear, unified image throughout the "MVF."

Design continuity can 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 various land uses while still allowing variety and individual expression to occur.

The Architectural design standards propose general guidelines that would enhance the integrity of the entire "MVF" development.

5.3.1 Architectural Standards

General building design guidelines for Mix of Uses, commercial, and retail uses are as follows:

- Distinctive architectural design shall be encouraged to create individual building identity. However, buildings must be compatible with adjacent development projects to achieve a sense of architectural continuity. Detailing may vary but all materials are to be durable, aesthetically pleasing and low maintenance.
- The building's scale should be a major determining factor in the architectural design and detailing. Long expanses of building walls may be ameliorated by employing a system of overlapping forms and heights.
- The architectural concept must be consistent throughout the individual project with consideration given to all sides. Distinctive hardscape and colorful landscaping should be used to identify and accentuate building entries.

5.3.1.1 Architectural Theme

The previous "MVF" theme was based upon examples of east coast markets and made many nautical architectural references. We find that this reference is not the most appropriate reference for this development. The intent of this specific plan is to develop the areas with more appropriate design features. Clean lines and a neighborhood friendly design are the focus of our concept. Our focus is on a pedestrian friendly development whether it is developed as commercial, retail, business park, medical or a hotel, it will provide the community with a connection on the human scale through detailing and finishing.

Figure 5-14 Architectural Character

Figure 5-15 Possible Retail Development Example

Figure 5-16 Possible Commercial Development Example

The designs are intended to be contemporary but allow for cultural specific design concepts to represent the diverse demographics of Moreno Valley, and loosely follow the modernist axiom "form follows function". Signage that complements the buildings will be used to establish identity from the State Highway, and entries for major tenants will be differentiated to heighten their importance relative to the in-line shops. The building forms and colors of the "MVF", while primarily designed for their visual impact from the State Highway, will also provide the architectural detail and articulation to capture the

pedestrians' interest. The use of trellises, canopies, and awnings are encouraged to mitigate tall building masses, and effect a more human scale.

A broader interpretation of the "MVF" style is anticipated for the outlying pad buildings. A varied and creative use of the design elements and materials illustrated in this manual will add to the festive appeal of the retail centers. It should also be recognized that pad tenants are often representing retail chains for which an established corporate image has already been developed. These tenants will adhere to the standards established for the overall development, yet retain their individual commercial identity.

The following guidelines apply to the architectural forms and materials in the "MVF" development:

Building Walls

- Tilt-up concrete, concrete block masonry, precast concrete panels and plaster are all appropriate substrates and finishes. Tilt-up concrete should be painted; concrete block should be sandblasted; split-face block should be plastered or painted; plaster should be uniformly textured with spray, sand a float finishes only.
- Concrete should be naturally colored grey or white concrete; plaster may be white, gray or light earth tones of primary hue.
- Use of glazed or unglazed ceramic tile, stone or metal panels are also permitted as facade and base treatments.
- Finish colors and materials shall be light, warm, and natural earth palette colors that match and blend with the surrounding environment. The colors and materials shall be selected from the approved list that shall be provided by the designated Owner design agent.

Accents

- Horizontal or vertical banding of tile or painted reveals is encouraged to add interest.
- Storefronts should be colored; mullions used in grid patterns are encouraged.
- Clerestory windows and skylights are encouraged as design elements to be expressed externally and internally.
- Colored tile panels and stucco forms may be used as an alternate to steel framing.
- Finish colors and materials shall be light, warm, and natural earth palette colors that match and blend with the surrounding environment. The colors and materials shall be selected from the approved list that shall be provided by the designated Owner design agent.
- Cantera Stone in a variety of colors.
- Murals.

Roofs

- Gable, hip, pyramidal and parapet roofs are permitted with pitches ranging from 3:12 to 5:12. Mansard roofs are discouraged.

- Metal standing seam and flat concrete tile roofs are acceptable. Spanish tile, wood shakes and flat clay tile shall also be permitted.
- Metal roofs should be painted to match the theme of the development. Concrete tile roofs should be limited to neutral colors.
- Roof tops should be designed to be visually attractive when viewed from adjacent buildings or roadways. Roof mounted equipment shall be concealed from public view to the extent possible. If exposed, equipment shall be screened by roof structure or architecturally integrated screening.
- Finish colors and materials shall be light, warm, and natural earth palette colors that match and blend with the surrounding environment. The colors and materials shall be selected from the approved list that shall be provided by the designated Owner design agent.

Canopies

- Exposed metal decking, plasters soffits and steel structures are permitted. Vinyl awnings and accent colors are encouraged; natural wood is encouraged.
- Columns may be plaster, sonotube concrete or concrete masonry.
- Finish colors and materials shall be light, warm, and natural earth palette colors that match and blend with the surrounding environment. The colors and materials shall be selected from the approved list that shall be provided by the designated Owner design agent.

Arcades

- Metal standing seam roofs as well as open steeland wood trellises, expanded metal and wood trellises, or fabric awnings may be used to create visual counterpoints and added interest.
- Colonnades of plaster, block, concrete and/or steel framing may be used to mitigate long expanses of wall.
  Finish colors and materials shall be light, warm, and natural earth palette colors that match and blend with the surrounding environment. The colors and materials shall be selected from the approved list that shall be provided by the designated Owner design agent.

5.3.1.2 Signage

Retail commercial uses have specific signage requirements and designs which must be approved by the City of Moreno Valley. A detailed, comprehensive sign program shall be submitted for each proposed development application within the Specific Plan. The sign program shall describe sizes, colors, materials, and lettering styles for all project signs. Individual project signs shall be submitted to the master developer for review and approval. Three (3) copies of developer approved and signed plans shall be submitted to the City for review and approval.

The following sketches are provided to illustrate the proposed quality and design continuity in the "MVF" development, while permitting both individual creativity and commercial marketability for the tenant:

Figure 5-17 Retail / Commercial Example

5.3.1.3 Architectural Character

The Architectural character, especially for the retail elements, should portray a high quality image in a manner that is both progressive and timeless

Appropriate Characteristics for Retail elements:

- Style that enforces neighborhood retail market image.
- Spaces that encourage connection to foot traffic from the existing residential neighborhoods
- Opportunities for outdoor dining
- Clean, smooth, efficient lines which emphasize horizontality
- Distinctive, but compatible image

Figure 5-18 Example of Appropriate Characteristics for Retail

Inappropriate Characteristics for Retail elements:

- Trendy styles
- Tricky, complicated, arbitrary forms
- Sharp contrast with surroundings
- Dull unarticulated and flat elevations with sharply contrasting non-harmonious color schemes.

Figure 5-19 Example of Inappropriate Characteristics for Retail

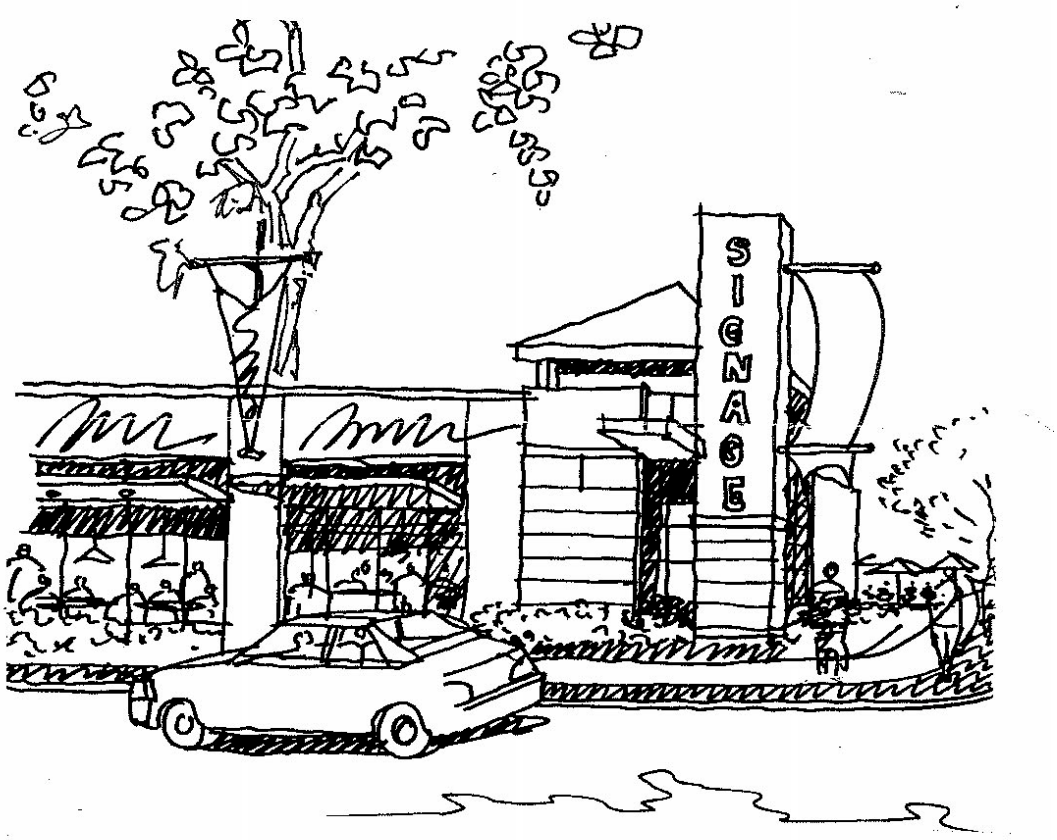


Figure 5-20 Example of Appropriate Characteristics for Retail

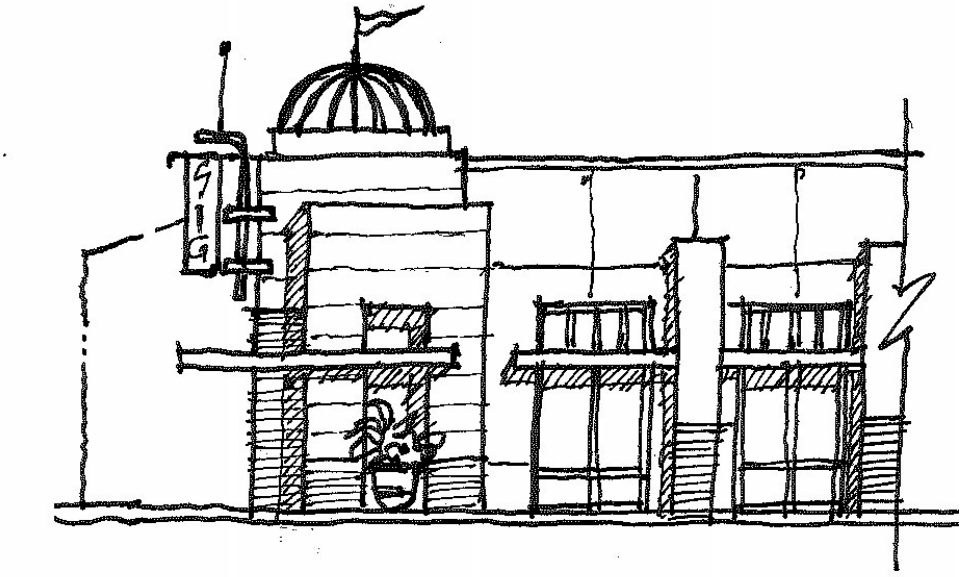


Figure 5-21 Example of Appropriate Characteristics for Retail

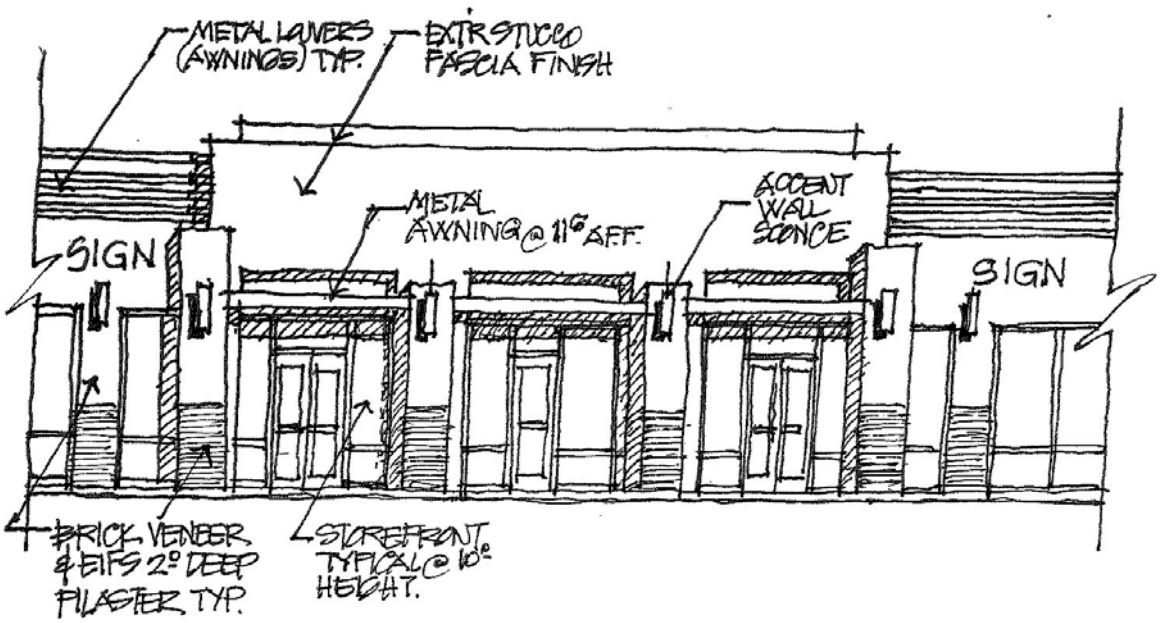


Figure 5-22 Example of Design Detailing for Retail

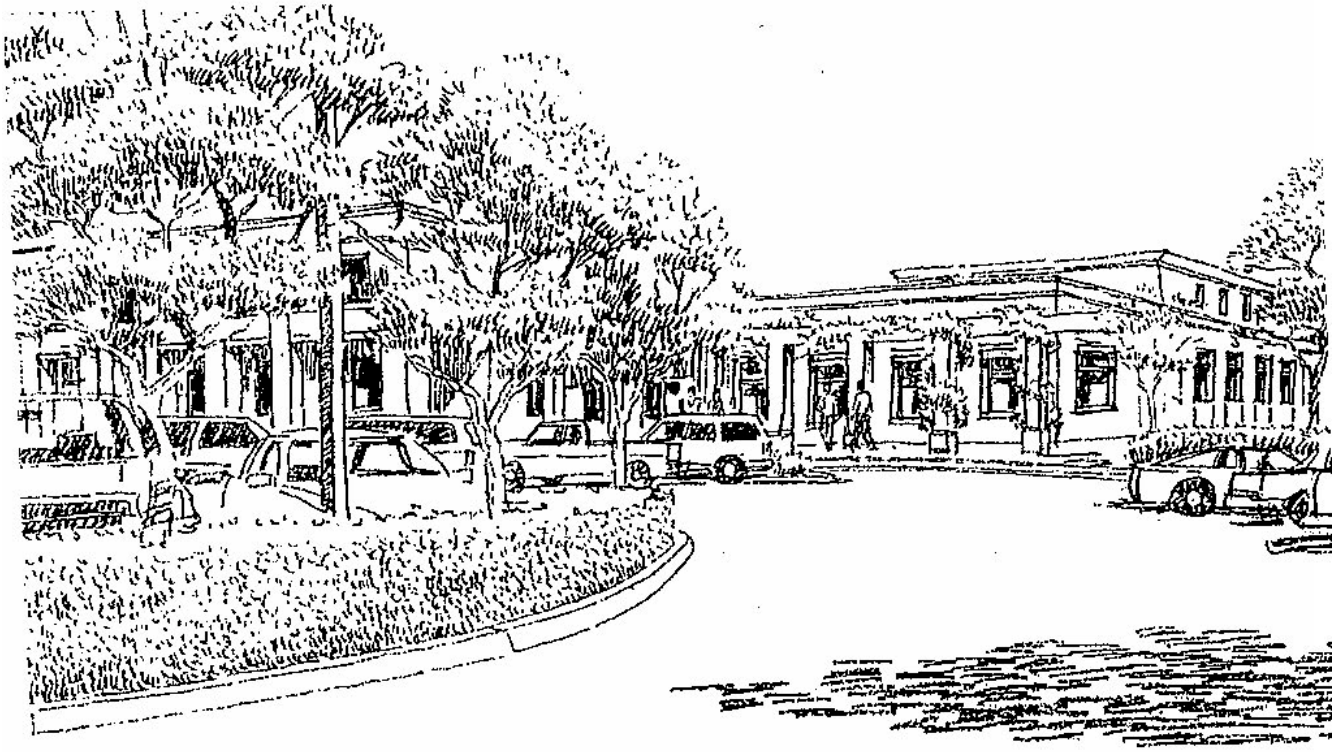


Figure 5-23 Example of Design Aesthetic for Retail

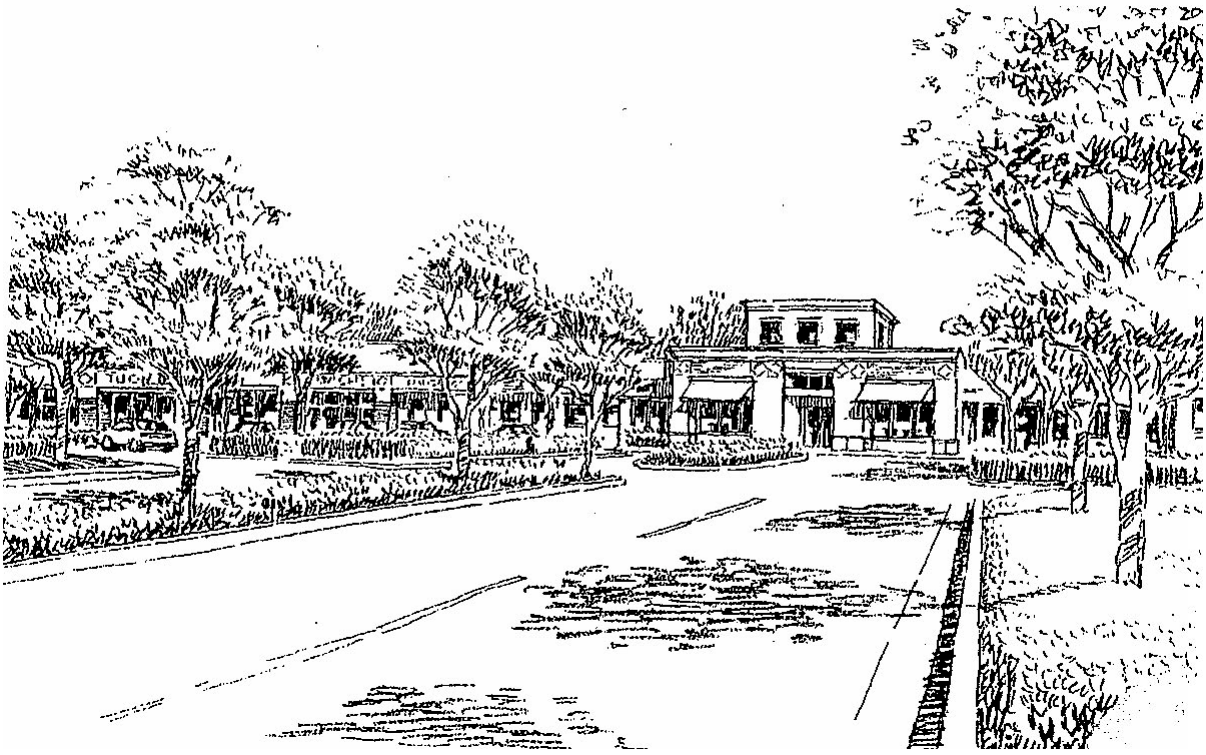


Figure 5-24 Example of Design Aesthetic for Retail

5.3.1.4 Exterior Building Materials

Exterior finishes shall be durable, attractive, consistent, and complementary in color and style:

Walls

- STUCCO: Spray machine finish color to match specifications provided by owner specified design agent.
- MASONRY: Split-face concrete masonry units in natural grey or a tone of beige color.
- METAL: Decorative and shear wall metal panels are permitted. Metal panel and structural specifications shall match the Owner's specified design agent.

Roofs

- Concrete, built up, membrane, composition shingle or flat clay tile roof materials should match specifications provided by the Owner's specified design agent.

Accents

- PAINT: To match specifications provided by the Owner's specified design agent.
- DECORATIVE PATTERN TILES: To match specifications provided by the Owner's specified design agent.
- VENEERS: Brick and Stone veneers to match specifications provided by the Owner's specified design agent.

Paving

- FIELD: Natural concrete in broom, sandblasted or exaggerate finish, and brick pavers.
- ACCENT: Stamped concrete in 6x6 or 12x12 grid patterns color to match specifications provided by owner specified design agent.

*Substitutions and additions to the above materials and colors may be permitted with review by owner specified design agent and the City of Moreno Valley.

5.3.1.5 Design Details

Detailing should be clean, clear and straightforward. Details should reinforce overall design unity, interest and scale.

Appropriate Treatment

- Coordinated mullions and details
- Expression and alignment of structural connections
- Finishes commensurate with building materials
- Coordinated entry spaces and landscaping
- Use of Cantera Stone / Hard Foam / Stucco Cornices and Water Scuppers

Inappropriate Treatment

- Insufficient or excessive detailing
- Inadequate interface between materials
- No indication of scale
- Lack of interest

5.3.1.6 Ground-Mounted Equipment

All exterior ground-mounted equipment-including, but not limited to, mechanical equipment, electrical equipment, emergency generators, boilers, storage tanks, risers, electrical conduit, gas lines, cellular telephone facilities, and satellite dishes must be screened from on-site and off-site view, per Municipal Code, Chapter 9.08 - General Development Standards. Wall-mounted equipment is not allowed.

Appropriate Treatment:

- Ground equipment hidden by screen walls or landscaping
- Screen walls of same or similar material as building walls
- Vines, shrubs, trees on rear and sides of enclosure

Figure 5-25 Example of Appropriate Ground Mounted Equipment Screening

Inappropriate Treatment:

- Screen material contrasting with adjacent surfaces
- Wood or chain link fencing
- No planting areas for vines, shrubs, and trees, at the rear or sides of walled enclosures

Figure 5-26 Example of Inappropriate Ground Mounted Equipment Screening

5.3.1.7 Roof-Mounted Equipment

All roof-mounted equipment including, but not limited to, mechanical equipment, electrical equipment, storage tanks, cellular telephone facilities, satellite dishes, skylights, vents, exhaust fans, smoke hatches, and ducts must be below the top of the parapet or equipment screen. Roof access shall be through roof hatches, not exterior ladders. Roof hatches shall be located so that guardrails at parapets are not required.

Appropriate Treatment

- Rooftop screens should be provided to screen the equipment and align with the Architectural theme.
- All roof mounted mechanical equipment shall be screened from the ground elevation view to a reasonable sight distance. Above ground utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments.

Inappropriate Treatment

- Rooftop equipment extending above parapet or screen
- One-sided rooftop screens that do not hide the equipment from view from secondary streets or from adjacent sites
- Rooftop screens too close to parapet
- Rooftop screens not related to building geometry
- Wood rooftop screens

5.3.1.8 Ancillary Structures

On a case by case basis, additional buildings may be required to house functions for the proper operation of the facility. The design guidelines found herein apply to all structures regardless of the time of construction, location on site, or use they contain.

5.3.1.9 Building Appurtenances

On a case by case basis, the proper functioning of a facility may require a piece of equipment, ductwork, shaft, conveyance mechanism, etc. to be physically added to the side of the main building. These appurtenances must comply with the guidelines stated herein to allow for aesthetic continuity.

Figure 5-27 Example of Building Appurtenance

5.4 On-site Landscaping

5.4.1 Objectives

Landscaping is an important element contributing to the identity and unity of the "MVF." As such, all landscaping for the project shall:

- Promote a pleasant, distinctive, environment,
- Augment internal cohesion and continuity within the "MVF";
- Enhance the structured urban design concept of the "MVF," and;
- Promote water conservation.

The landscaping design concept is focused toward:

- Providing a clean, contemporary visual appearance,
- Coordinating the landscaping treatment along State Highway and surface streets to emphasize the circulation system,
- Coordinating streetscapes within the "MVF" to unify its general appearance, and
- Coordinating on-site landscaping design continuity among individual development sites within the "MVF."

The following guidelines present parameters for general landscape design, water conservation, streetscapes, and on-site landscaping.

General landscape criteria for the "MVF" are listed in Section 5.4.3. Project developers must adhere to those criteria as well as the guidelines for individual

parcel development. Each individual project site within the "MVF" development has been divided into two distinct landscape zones:

- The Transition Zone while includes the property between the landscape setback and buildings or parking lots within individual developments.
- The Interior Zone which includes all other landscape areas located on individual parcels.

Landscape guidelines for the two zones differ and it is advisable for project developers to be aware of the requirements before submitting a landscape plan for review by the City of Moreno Valley. Landscape requirements for the Transition Zone have been established to insure a sense of continuity between individual parcels and the general development areas. All areas within this zone must "Incorporate a minimum of sixty percent (60%) of the same trees in the general development area adjacent to the parcel. Guidelines for the Interior Zone allow for the individual project's identity to be reinforced through the use of a variety of plant materials. However, in order to strengthen The "MVF" landscape theme, plant materials within this zone shall be selected from the "Project Plant List" in Section 5.4.4. A simplified palette of plant materials, including evergreen and deciduous trees, should be used in order to maintain the desired landscape theme for each individual lot.

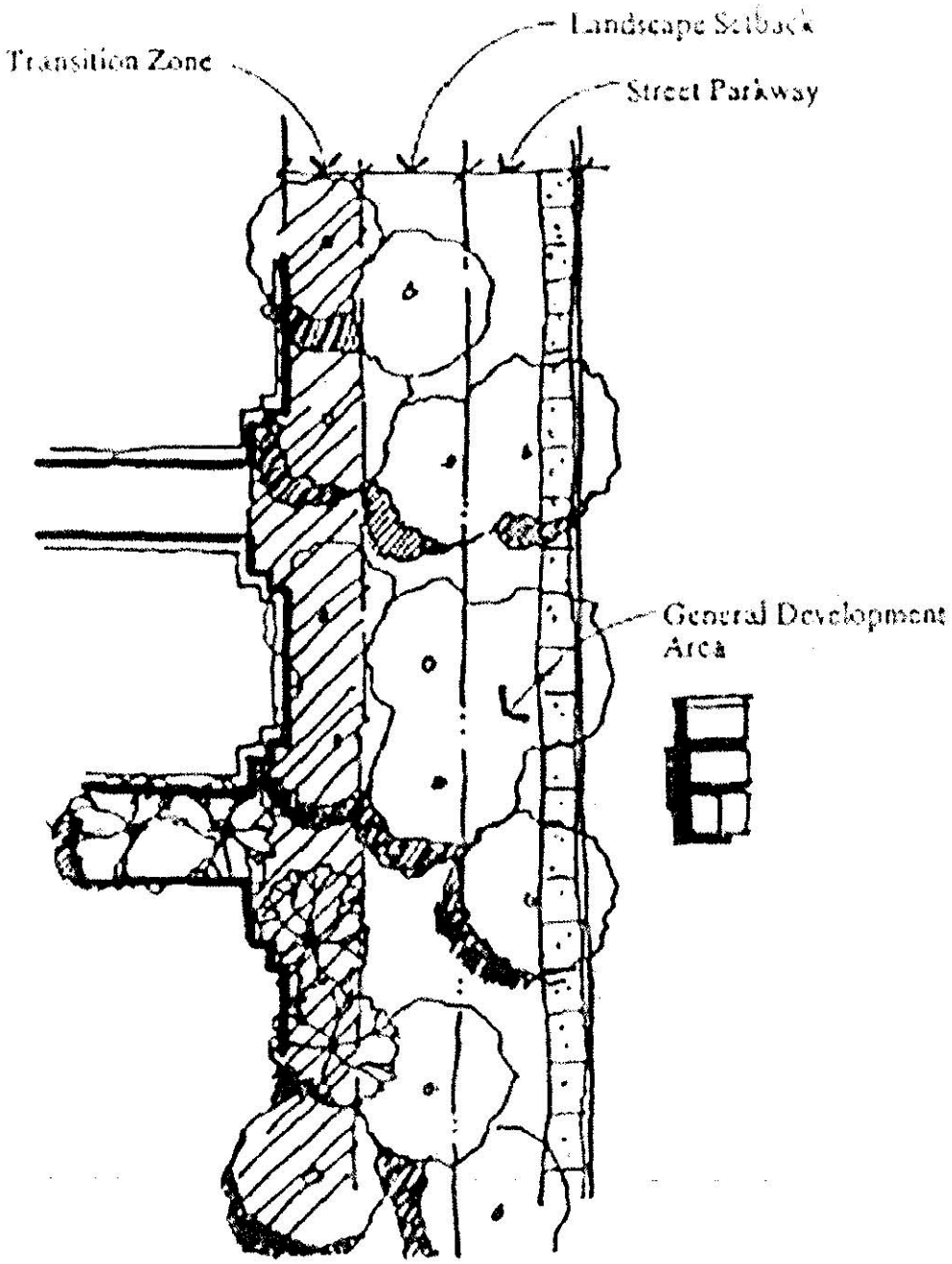


Figure 5-33 Onsite Landscaping Standards

5.4.2 Water Conservation Measures

The "MVF" employs an aggressive approach to water conservation. Every element of the landscape program has been evaluated to determine how to achieve the project's landscape goals while maintaining maximum water efficiency. From the formulation of the overall landscape concept, through each level of the design process, to the day-to-day maintenance practices of the installed materials, conservation of limited water resources is a primary focus. At maturity, the landscaping at the "MVF" project will provide a strong, clean,

simple design element, demonstrating the "MVF" commitment to the creation of a sustainable neighborhood environment.

The landscape program will incorporate the following design elements and practices to minimize the use of limited water resources:

Project Design:

- Design project so that pads, streets and other paved areas drain to landscape areas, medians and parkways.
- Maximize water harvesting, detention and treatment techniques throughout the project.
- Direct rooftop and parking area runoff to bio-swales, basins or landscaped areas

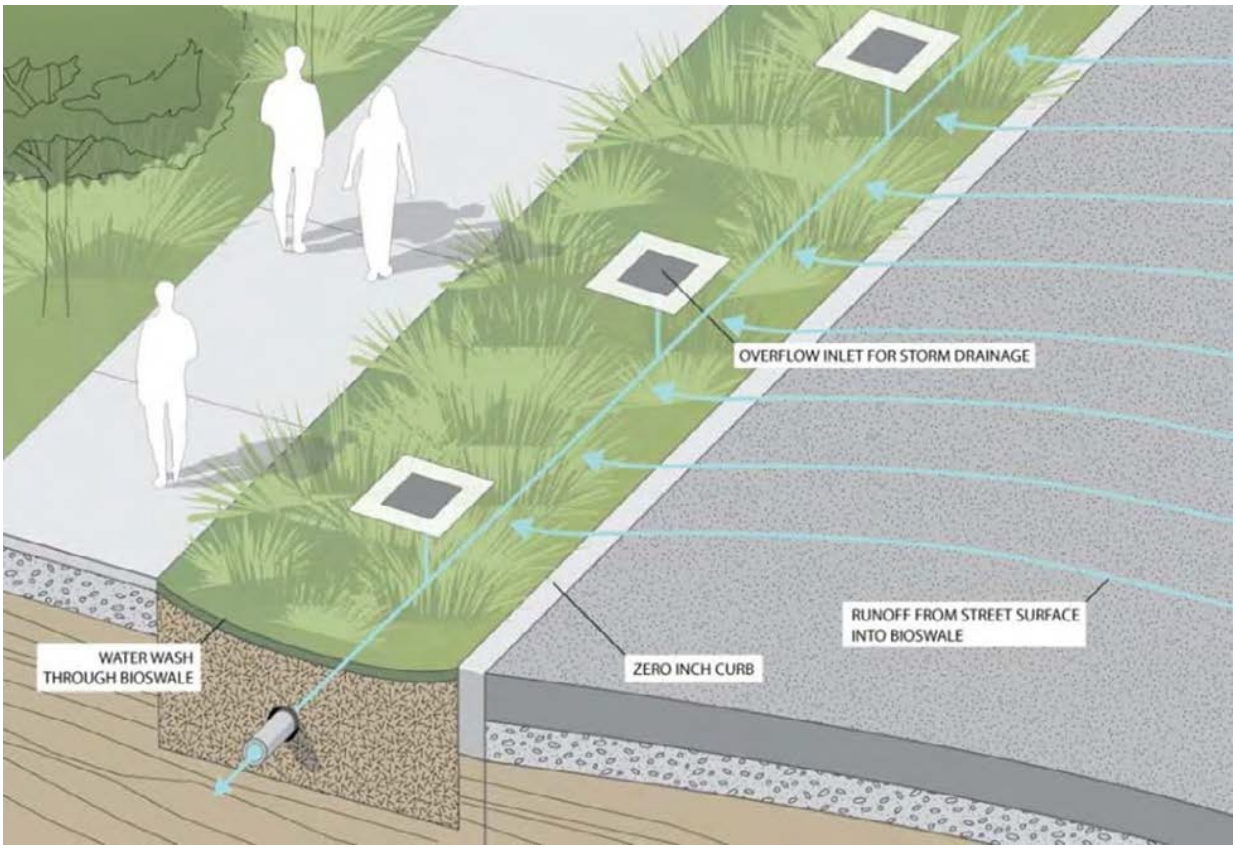


Figure 5-34 Off-site Water Management Plan

Figure 5-35 Example of Bio-swale

5.4.3 Landscape Criteria

Onsite landscaping is to be coordinated in a manner that enhances overall continuity of development in the "MVF," while providing for the individual identity and needs of each project within. The design must address the following criteria.

- Landscaping should be used to reinforce site planning principles, such as using trees to define parking lots and drive aisles.
- Plant materials for on-site landscaping are to be selected from the Plant Selection List, Section 5.4.4.
- Flexibility in the choice of plant materials is limited along street frontages and site perimeters to enhance landscaping coordination along common frontages, but increases toward the site interior to accommodate individual design.
- Landscaping in parking areas shall comply with the standards contained in the Municipal Code.
- Planting areas for vines, shrubs, and trees is required at the rear and sides of walled enclosures, including trash enclosures.
- Comprehensive planting, including trees, is required along all screen walls, buildings and site perimeters.
- All projects which include designated truck loading areas shall screen such areas from view from adjacent public streets and from onsite visitor parking and building entry areas. Such screening shall be accomplished with solid block walls and opaque metal gates.
- Landscaping within truck loading areas, not visible from public view, shall be designed to be sustainable without artificial irrigation, relying on rainfall

and runoff from adjacent impervious surfaces (i.e. truck yards and building roofs); landscaping is not required for gated truck courts.

- The landscape design shall also incorporate sustainable techniques to capture and direct rainfall runoff to these landscape areas. These areas may include slopes, water quality basins and drainage facilities. Rock or organic mulch shall be placed between plantings to provide coverage and erosion protection.
- Landscaping in visitor parking areas and any other areas visible from public view shall have a higher level of landscape treatment and shall utilize an automatic irrigation system to maintain the desired level of landscape appearance. The landscape design shall incorporate sustainable design techniques to capture and direct rainfall runoff to landscape areas, reducing the need for supplemental irrigation.

5.4.4 Landscape Planting

All trees to be 15 gallon, minimum, unless otherwise noted.

Evergreen Trees

• Pinus Halepensis	Aleppo Pine
• Acacia Baileyana	Bailey Acacia
• Geijera parviflora	Australian Willow
• Pinus canariensis	Canary Island Pine
• Schinus molle	California Pepper Tree
• Tristania conferta	Brisbane Box
• Schinus molle	California Pepper
• Quercus ilex	Holly Oak
• Rhus lancea	African Sumac
• Pinus eldarica	Mondell Pine
• Rhaphiolepis 'Majestic Beauty'	Indian Hawthorn
• Washingtonia robusta	Mexican Fan Palm
• Chilopsis linearis	Desert Willow
• Magnolia grandiflora	Southern Magnolia

Deciduous Trees

• Bauhinia variegata	Purple Orchid Tree
• Eucalyptus nicholii	Red Ironbark
• Koelreuteria paniculata	Golden Rain Tree
• Liquidambar styaciflua	American Sweetgum
• Cinamomum camphora	Camphor Tree
• Jacaranda mimosifolia	Jacaranda
• Albizia julibrissin	Mimosa
• Lagerstroemia indica	Crape Myrtle
• Platanus racemosa	California Sycamore
• Platanus acerifolia	London Plane Tree
• Cercidium 'Desert Museum'	Palo Verde
• Gleditsia triacanthos	Honey Locust
• Cercis occidentalis	Western Redbud

Shrubs

• Escallonia fradesi	NCN
• Heuchera spp.	Coral Bells
• Lantana spp.	Lantana
• Ligustrum japonicum 'Texanum'	Texas Privet
• Dietes iridioides	Fortnight Lily
• Nandina domestica-dwarf cultivars	Dwarf Heavenly Bamboo
• Raphiolepis indica 'Clara'	Indian Hawthorn
• Leucophyllum texanum	Texas Ranger
• Salvia greggii	Autumn Sage
• Rosmarinus 'Tuscan Blue'	Rosemary
• Dodonaea viscosa	Hopseed Bush
• Callistemon 'Little John'	Bottle Brush
• Muhlenbergia rigens	Deer Grass
• Muhlenbergia capillaris	Pink Muhly

- Westringia fruticosa — Coast Rosemary
- Bougainvillea spp — Bougainvillea
- Aloe spp.
- Encelia farinosa — Brittlebush

Ground Covers

- Leymus condensatus 'Canyon Prince' — Lyme Grass
- Myoporum parvifolium — NCN
- Trachelospermum jasminoides — Star Jasmine
- Baccharis pilularis 'Twin Peaks' — Dwarf Coyote Brush
- Senecio mandraliscae — NCN
- Rosmarinus officinalis 'Prostratus' — Prostrate Rosemary
- Bougainvillea spp. — Bougainvillea

5.4.5 Minimum Landscape Areas

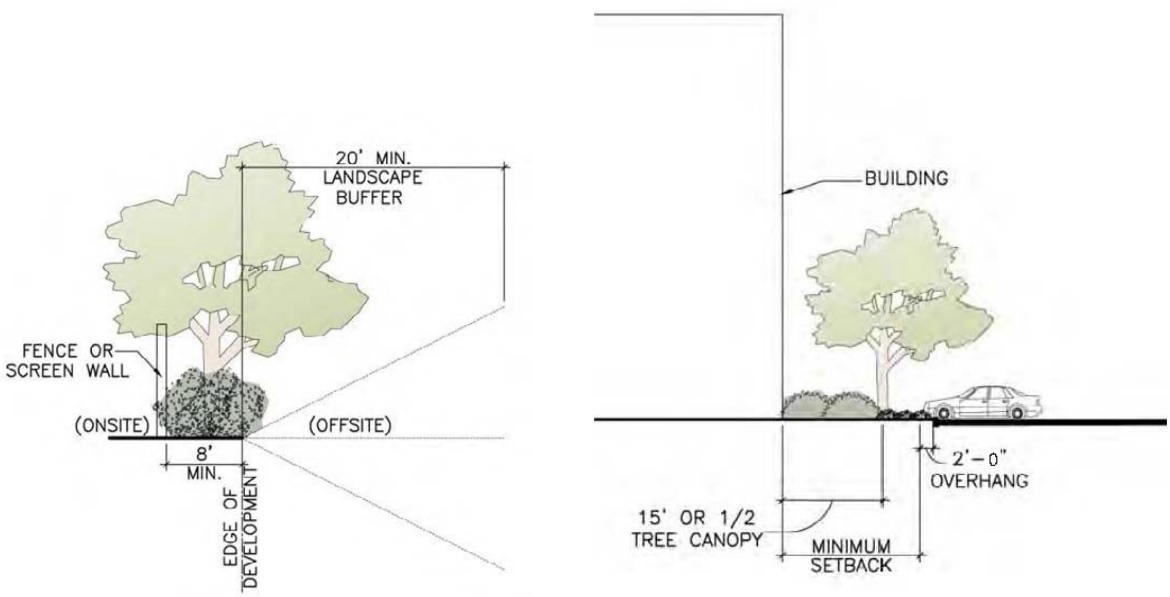
If parking or access drives are located between any building and a public street frontage, a 15-foot minimum landscaping area is required between the parking or drive aisle and the building. On other sides of the building, a 10-foot minimum landscaping area is required between the parking or drive aisle and the building, except in loading areas.

Figure 5-36 Minimum Landscape Areas

1. A minimum landscape zone of 15 feet is required along building perimeters facing a roadway frontage.
2. A minimum landscape zone of 10 feet is required along all other building perimeters except loading areas.
3. A minimum landscape zone of 5 feet is required along all internal property lines.
4. A minimum flat landscape zone of 8 feet is required next to screen walls facing the street (Figure 5-44).

Note: If perpendicular parking spaces are located adjacent to the minimum landscape zone, then a 2'-0" minimum parking overhang is required in addition to the above measurements (17' 0", 12'-0" and 7'-0" respectively).

Trees along screen walls, buildings and site perimeters should be planted at 15 feet or half (1/2) the tree canopy spread from the face of building.



Left: Landscape Setbacks on Slopes
Right: Landscape Setbacks from Face of Building.
Figure 5-37 Landscape Setbacks

5.4.6 Furnishings

5.4.7 Site Furnishings

Site furnishings such as benches, tables, trash receptacles, planters, tree grates, kiosks, drinking fountains, and other pedestrian amenities should be integral elements of the building and landscape design, and placed at building entrances, open spaces and other pedestrian areas to create a pedestrian friendly environment. Site furnishings should not block pedestrian access or visibility to plazas, open space areas and/or building entrances and should be made of durable, weather–resistant materials.

5.5 On-site Lighting

5.5.1 Objectives

Exterior lighting is to be provided to enhance the safety and security of motorists, pedestrians and cyclists.

Lighting is intended to create a nighttime character that contributes to the identity and unity of the "MVF" as a quality business and retail location.

To reinforce identity and unity, all exterior lighting is to be consistent in height, spacing, color and type of fixture throughout the building site.

5.5.2 General On-site Lighting Parameters

A consistency in design elements should be reflected in all project components, including lighting. Individual project developers may select their own light fixtures but are encouraged to use those recommended in the following guidelines:

- Onsite lighting includes lighting for parking areas, vehicular and pedestrian circulation, building exteriors, service areas, landscaping, security and special effects.
- All exterior on-site lighting must be shielded and confined within site boundaries. No direct rays or glare are permitted to shine onto public streets or adjacent lots.
- Lighting fixtures are to be of clean, appropriate design.
- Lighting must meet all requirements of the City of Moreno Valley.
- Adjustable outdoor lighting fixture mounts are prohibited. All fixtures shall be permanently installed to maintain shielding requirements (except landscape and ornamental lighting), per Municipal Code, Chapter 9.08 General Development Standards.
- Lights mounted on the roof and to the roof parapet are not permitted.
- Wall-mounted light fixtures used to illuminate vehicular parking lots are not permitted, per Municipal Code, Chapter 9.08 General Development Standards.
- Wall-mounted utility lights that cause off-site glare are not permitted. "Shoebox" lights are preferred.
- Billboard lighting pointed upward is prohibited, per Municipal Code, Chapter 9.08 General Development Standards.
- All site, landscape or building exterior lighting should be of a configuration, style and finish color that complements the architectural theme and materials established by the building architecture.
- Parking lot light fixtures and screening shall comply with Moreno Valley Municipal Code Title 9 Planning & Zoning, Chapter 9.08 General Development Standards.
- Small scale walkway or building entry lighting is encouraged for safety and aesthetic purposes. Sandblasted concrete bollards or a fixture compatible with the selected parking lot fixture may be used where deemed appropriate.

- High intensity lighting should not be substituted for site or landscape lighting or general building exterior illumination, but should be limited to rear service areas or other similar locations.
- Lighting should be designed to avoid light spillover into adjacent properties. The use of shielded light fixtures will be necessary on parcels that adjoin residential neighborhoods.
- Pole bases may be round or square. Pole bases in planting areas may be no higher than 6 inches above grade.
- Both luminaires and poles are to be white with a clear bulb, per Municipal Code, Chapter 9.08 General Development Standards.
- All luminaires shall be metal halide or L.E.D.

5.5.3 Driveways and Parking Area Lighting

- Pole height at Driveways 25' Maximum
- Pole height at Parking Area 20' Maximum

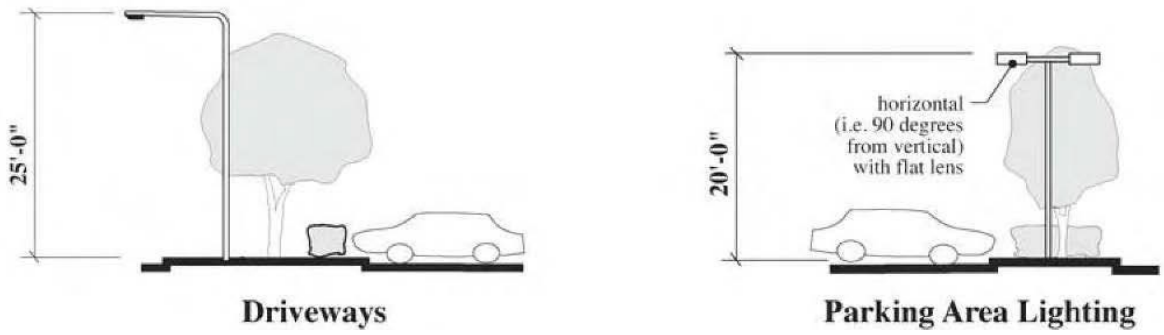


Figure 5-38 Parking Area Lighting

5.5.4 Pedestrian Circulation Lighting

- Pedestrian walkways and building entries will be illuminated to provide lighting for pedestrians and to clearly identify a secure route between parking areas and points of entry to the building.
- Walkway lighting must have cut-off fixtures mounted at a uniform height no more than eight (8) feet above the walkway.
- Building entries may be lit with soffit, bollard, step or comparable lighting.

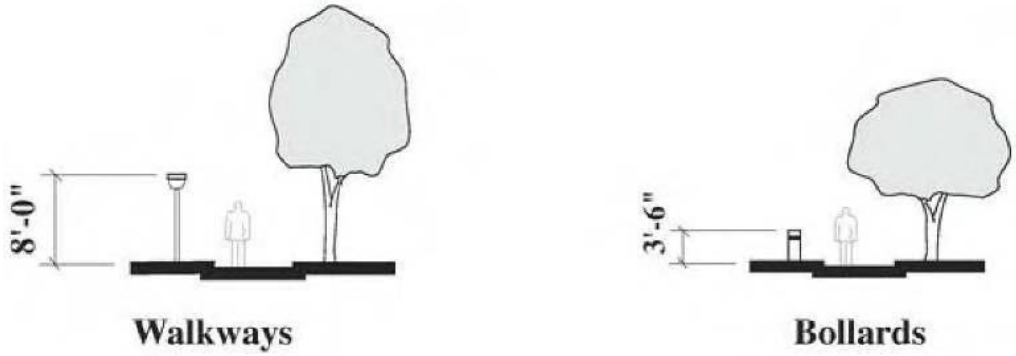


Figure 5-39 Pedestrian Area Lighting

- Step or bollard lighting shall be used to clearly illuminate level changes and handrails for stairs and ramps.
- Bollards may be used to supplement and enhance other pedestrian area lighting. Bollard height shall not exceed forty-two (42) inches.
- Courtyards, arcades and seating areas shall be illuminated to promote pedestrian use and safety. A variety of lighting may be used to create interest and special effects in coordination with the character and function of the area.
- Pedestrian lighting shall be subdued warm-white Mercury, LED, or incandescent lamps.

5.5.5 Architectural Lighting

- Architectural lighting effects are encouraged to promote nighttime identity and character.
- All exterior architectural lighting shall utilize indirect or hidden lighting sources. Acceptable lighting includes wall washing and overhead down lighting.
- Building entry areas should be lit so as to provide a safe and inviting environment.

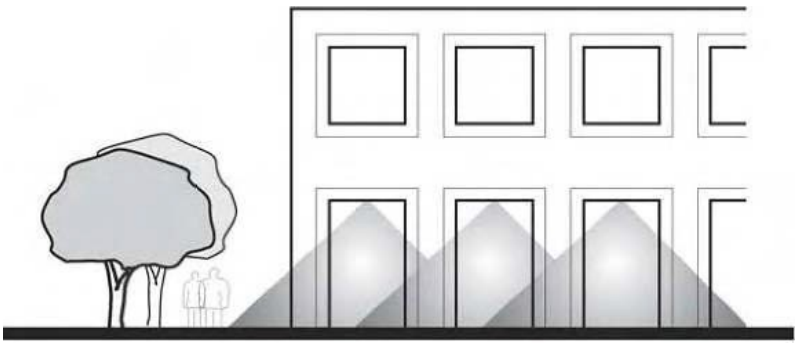


Figure 5-40 Illumination from building

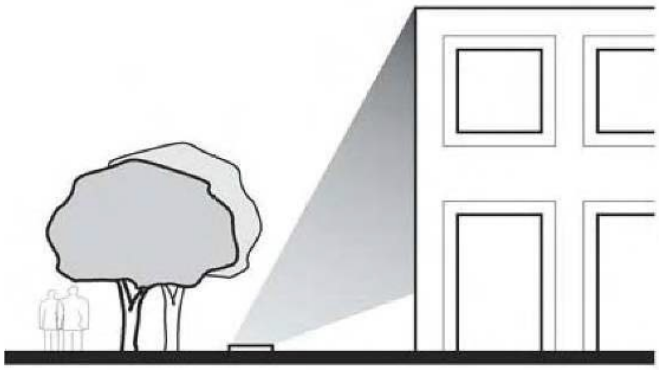


Figure 5-41 Illumination onto building

5.5.6 Service Area Lighting

Service area and security lighting must be visible only within the limits of the service area.

- Wall-mounted, security-type, service area lighting fixtures may be used only in screened service areas and only if direct light is kept within these areas. In all other areas, wall-mounted service lighting must consist of cutoff type fixtures.
- Service area and security lighting may not be substituted for pedestrian, architectural or parking area lighting.
- Freestanding fixtures shall be painted the same as parking area fixtures. Any wall-mounted fixtures should be compatible with the wall.

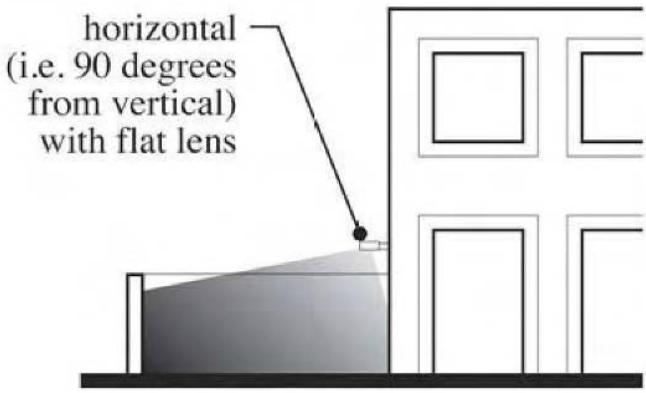


Figure 5-42 Service Area Lighting

5.5.7 Accent Lighting

Unique lighting may be used to feature architectural elements, landscaping, entries and pedestrian areas, provided it is compatible with all other lighting.
Accent lighting used in landscaping and pedestrian areas shall employ light sources such as Metal Halide, Quartz or L.E.D in order to accurately render plants, vegetation, and skin colors.

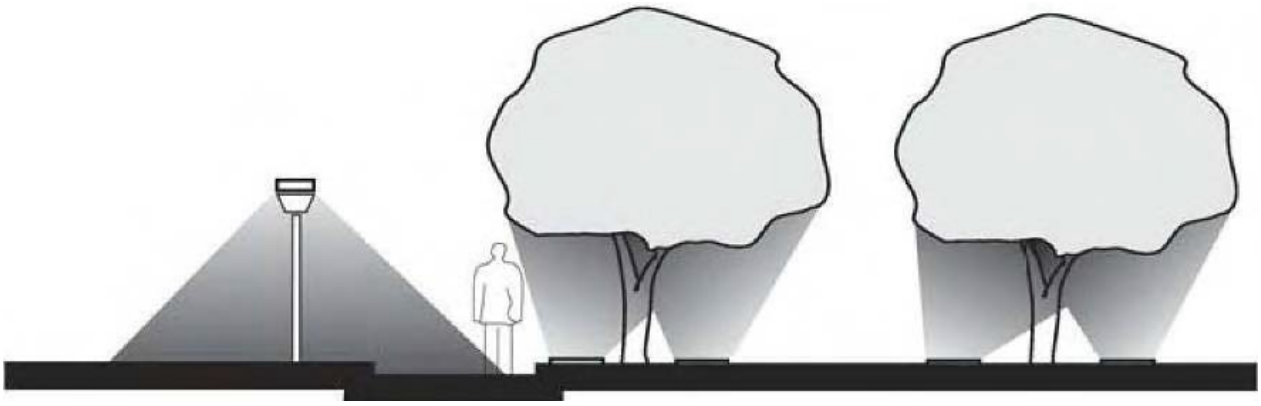


Figure 5-43 Pedestrian Path Lighting

Figure 5-44 Pedestrian Seating Area Lighting

5.6 On-site Utilities

5.6.1 Utility Connections and Meters

All utility connections and meters shall be coordinated with the development of the site and should not be exposed, except where required by the utility. Utility connections should be integrated into the building or screened by landscape.

5.6.2 Pad-Mounted Transformers and Meter Box Locations

Pad-mounted transformers and/or meter box locations shall be screened from view from surrounding properties and public rights-of-way. Utilities shall be located underground, wherever possible.

5.6.3 All Equipment shall be Internal to Buildings

All equipment shall be internal to buildings to the greatest extent possible. When unfeasible, all such equipment shall be screened and not prominently visible from public rights-of-way.

5.6.4 Utilities (including backflow preventers, detector check assemblies, transformers, etc.)

All utilities are to be installed underground. Easements for underground utilities that preclude the planting of trees may not be located where the design guidelines require the planting of trees. Any necessary above ground equipment such as detector check assemblies, backflow preventers, transformers, etc., shall be screened from view from public areas by landscaping.

Domestic water service shall be extended through development sites in an easement to EMWD. The water line and easement shall be placed in easily accessible locations, such as drive aisles. Fire service and domestic water services and meters shall tie into this line. This line may become part of a loop system and the property owner may need to tie into the public mainline to provide a loop water system to provide adequate water volumes to fire hydrants.

6.1 SUSTAINABILITY

It is the intent for this development to be a model of sustainability. While this goal is measured in many different ways and the elements of sustainability are constantly evolving, it remains the intent of the "MVF" to be on the forefront of environmentally sensitive development. The following are some ways individual projects can incorporate elements of sustainability:

- Promote public transportation as an alternate form of transportation.
- Encourage carpooling and provide charging stations for electric cars.
- Promote the riding of bicycles, through the provision of bike racks / storage.
- Implement the most current storm water management programs, including on-site water capture methodologies.
- Reduce the 'heat-island' effect by incorporating lighter paving materials where possible and light roofing materials on all structures.
- Employ adequate shielding features to ensure zero light spill offsite.
- Incorporate drought tolerant plant materials throughout.
- Minimize water use in restrooms, showers and changing rooms.
- Recommend that developers apply beyond code-required commissioning in order to ensure all mechanical and electrical equipment are operating efficiently and are not wasting energy.
- Incorporate on-site renewable energy.
- Employ a recycling program.
- Divert construction waste from landfills, per Municipal Code, Chapter 8.80 - Recycling and Diversion of Construction and Demolition Waste.
- Incorporate recycled materials where feasible.
- Ensure high indoor air quality standards.
- Incorporate low-emitting adhesives, paints, coatings, and flooring systems.
- Increase the amount of day-light into the interior spaces.
- Increase the amount of interior space with exterior views.
- Incorporate the best available technologies or best management practices where feasible.
- Utilize onsite electric power sources as much as possible to minimize the use of portable, mobile power generators.
- Apply water conservation measures, as discussed in Section 5.4.2 - Water Conservation Measures.

7.1 SIGNAGE

Refer to **Appendix 1 – Signage Package** reflecting the general design approach and objective for reference. All signage in this Specific Plan shall conform to an approved Sign Program on file with the City of Moreno Valley.

7.2 Entry Monument Signage

One type of monument sign will be incorporated into all of the entry treatments. The design criteria for this sign are as follows:

- The maximum height of the front wall panel will be maximum 7 feet, with each end panel sloping to a minimum height of 4 feet. The length of the entire wall will be maximum 30 feet.
- The front panel will display the project's name and logo. Horizontal reveals will be featured as accents.
- Sign lettering will be a contrasting color which complements the natural tones of the stone and signage elsewhere in the development.
- The project's logo will be a raised form on the finished surface.

Figure 7-1 Entry Monument Signage

7.3 Temporary Marketing Signage

Temporary marketing signage will utilize durable, yet inexpensive materials and construction techniques.

The signs will be built according to the following guidelines:

- Temporary signs shall not be located in public rights-of-way, in streetside landscape areas or in required parking spaces and shall, in all ways, comply with appropriate provisions of the city's sign ordinance, per Municipal Code, Chapter 9.12 – Sign Regulations.
- The temporary marketing sign(s) will be 8 inches deep with a maximum height of 16 feet 6 inches and a maximum width of 9 feet.
- Signs will be constructed of wood with plywood sign faces, set on a wooden base. The entire sign will be painted white.

- All temporary signs, including "coming soon" signs shall be regulated by the city's sign ordinance.

Figure 7-2 Temporary Signage

7.4 Regulatory Signage

All regulatory signage (traffic control, public safety, etc.) shall comply with Municipal Code standards, Chapter 9.12.

7.5 State Highway Signage

There will be two (2) State Highway Monument Signs identifying the "MVF" and visible from both eastbound and westbound traffic on the 60 State Highway. The signs should be located within six hundred sixty (660) feet from a State Highway right-of-way and will not exceed forty-five (45) feet in height and one hundred fifty (150) feet in sign area, per Municipal Code, Chapter 9.12 – Sign Regulations. The design criteria for these signs shall be set forth in an exhibit to this document or along with an application for permits from the City in the future.

8.1 PROJECT PHASING

8.2 Infrastructure Phasing

Each project within the "MVF" will be supported by the requisite infrastructure as needed, subject to federal, state and local codes.

Each plot plan will include proposals for specific infrastructure improvements needed to support each proposed building.

These improvements shall be consistent with the overall infrastructure plans serving the "MVF."

9.1 PROPERTY MAINTENANCE

9.2 On-site Improvements

On-site improvements shall be maintained by the property owner or tenant, pursuant to private contractual terms.

9.3 Common Area Improvements

Major slopes, landscape areas, community entries, community signage, etc., shall be maintained by an owner assigned design review agent or through a Business Improvement District (BID).

9.4 Streets

Public streets (curb-to-curb), public sidewalks shall be maintained by the City of Moreno Valley.

10.1 IMPLEMENTATION

10.2 Purpose and Intent

This section contains the procedures for the processing of discretionary development applications to implement the terms of the "MVF" Specific Plan. The City will review all development within the project to ensure compliance with the provisions of the Specific Plan.

10.3 Approvals required

All development within the "MVF" is subject to the approval of a Plot Plan or a Conditional Use Permit, in conformance with these procedures. Modifications to the development standards contained in the Specific Plan may be requested by any property owner and may be approved by the City through the variance processes described in Section 11.3.3 herein.

10.4 Development Review Process

10.4.1 Subdivisions

All proposed subdivisions within the "MVF" shall be processed in accordance with the provisions of the State of California Subdivision Map Act and the Municipal Code.

10.4.2 Plot Plans

- Unless a Conditional Use Permit is required, a development proposal within the "MVF" shall be subject to the approval of a Plot Plan as described herein. Property and building maintenance activities such as painting, site or building repairs, parking lot resurfacing/restriping, and landscape maintenance and repair, etc. are exempt from these regulations.
- The Plot Plan process is intended to ensure that all development proposals comply with all applicable standards and guidelines contained in this Specific Plan, and are not detrimental to public health, safety or welfare.
- Plot Plan applications shall be submitted to the City in conformance with the procedures contained in the Municipal Code.
- A Plot Plan shall be approved administratively within 90 days if all of the following findings are made:
  - The proposed project is consistent with the goals, objectives and policies of the General Plan,
  - The proposed project complies with this Specific Plan and other applicable regulations, and
  - The proposed project will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity;
  - The project conforms with any applicable provisions of any city redevelopment plan;
  - The location, design and operation of the proposed project will be compatible with existing and planned land uses in the vicinity.
  - Public Notice of plot plan public hearing and the proposed environmental determination shall be provided. Noticing shall be in

compliance with the Municipal Code, Chapter 9.02 – Permits and Approvals.

10.4.3 Variances

Alternatives to development standards and regulations contained herein may be approved through the following variance procedures. Variance applications may be processed along with Plot Plan applications, or as separate applications.

10.3.3.1 Administrative Variances

- The purpose of an administrative variance is to provide an administrative procedure for adjustments to certain regulations in this Specific Plan in order to prevent hardships that might result from a strict or literal interpretation and enforcement of those regulations.
- The standards and procedures for the submittal, review and approval of an Administrative Variance shall be as contained in Section 9.02.090 of the Municipal Code.

10.3.3.2 Other Variances

- All other variance applications shall be processed in accordance with Section 9.02.100 of the Municipal Code.

10.3.4 Appeals

- Any interested party may appeal any administrative decision to the Planning Commission subject to the provisions of Section 9.02.240 of the Municipal Code.
- Any interested party may appeal any decision of the Planning Commission to the City Council subject to the provisions of Section 9.02.240 of the Municipal Code.
- The decision of the City Council is final.

10.4 Other Uses

All uses established within the "MVF" shall be consistent with the General Plan and this Specific Plan. The Community Development Director shall be responsible for all consistency determinations pursuant to Section 9.01 of the Municipal Code.

10.5 Additional Items

Items not addressed in the Specific Plan shall be subject to the regulations of the Municipal Code.

10.6 Specific Plan Amendments

Any proposal to amend this Specific Plan shall be processed in the same manner as the original approval subject to the provisions of Chapter 9.13 of the Municipal Code.

Overhead power lines 12kV/115 kV: Power lines that distribute or transmit electrical power into and through the "MVF" project. All 12 kV distribution lines will be installed underground, while 115 kV transmission lines must remain aboveground due to the heat generated by electrical energy flows in the lines.

Accessory Structure: A separate building, the use of which is incidental to that of the main building on the same lot or premises, and which is used exclusively by the occupant of the main building.

Ancillary Structures: See accessory structure.

Bio-detention Facilities: Soil and plant-based filtration devices that remove pollutants through a variety of physical, biological, and chemical treatment processes. These facilities normally consist of a grass buffer strip, sand bed, ponding area, organic layer of mulch layer, planting soil, and plants.

Class II bikeways: A striped lane located along the right shoulder of a roadway designated for use by bicyclists.

CNG/LNG: Abbreviation for Compressed Natural Gas (CNG) and Liquefied Natura Gas (LNG).

Collector Roads: A street which is intended to serve intensive residential land use, multiple-family dwellings, or to convey traffic through a subdivision to roads of equal capacity or greater. It may also serve as a cul-de-sac in industrial or commercial use areas but shall not exceed six hundred sixty (660) feet in length when so used. Minimum right-of-way width shall be sixty-six (66) feet, per Municipal Code, Chapter 9.15.

Cut-off fixtures: A lighting fixture designed to eliminate light rays from escaping above a horizontal plane.

Detention basins: A drainage feature that has been designed to allow large flows of water to enter but limits the outflow by having a small opening at the lowest point of the outlet structure.

Facades: An exterior side of a building, usually, but not always, the front.

Fenestration: The design of openings in a building or wall, generally including windows, doors, louvers, vents, openings, skylights, storefronts, etc.

Floor area ratio: A measure of the intensity of development of a particular site. The ratio is calculated by dividing the building area by the parcel area, using the same unit of measure (acres, square feet, etc.)

Heavy truck: A truck weighing 26,001 and 33,000 pounds unloaded.

Impervious paved surface: Artificial surfaces such as pavement (roads, sidewalks, driveways and parking lots) that are covered by impenetrable materials such as asphalt, concrete, brick, and stone. Also includes building rooftops and other structures that prevent water from penetrating into the ground surface.

Infiltration Basin: A shallow impoundment that is designed to infiltrate storm water. Infiltration basins use the natural filtering ability of the soil to remove pollutants in storm water runoff.

Jobs/housing balance: The ratio between the number of housing units and the number of full-time jobs in an identified geographic area. The ratio is calculated by dividing the number of full-time jobs by the number of housing units.

Luminaire: A light fixture generally affixed to a pole used in exterior areas to illuminate streets, driveways, walkways, and parking areas.

Medium trucks: A Truck weighing 19,500 and 26,000 pounds or more unloaded.

Multi-Use Trails: A planned city-wide system of trails that accommodate pedestrian, equestrian and bicycle users. See the Parks, Recreation and Open Space Element of the City's General Plan.

Native landscape: The use of plant materials found to grow naturally in an area that are adapted to a particular environment and are able to live on natural rainfall, thereby reducing the need for mechanical irrigation.

Off-project: Refers to areas outside of the "MVF." Generally applies to infrastructure improvements needed to implement the "MVF" project that will extend beyond the "MVF" boundary.

Off-site: Refers to those portions of the property that are not within building sites, including common areas, open space, public areas, streetscapes, etc.

On-site: Refers to individual building sites within the "MVF."

Specific Plan: Refers to the "MVF" Specific Plan which covers 63.78 acres of land in eastern Moreno Valley, and provides the land use regulations for the development of a master planned development.

Subdivision Map Act: The body of law (Government Code Section 66410-66499.58) that regulates the subdivision of land in California.

Truck Routes/Truck Route Ordinance: Streets that have been officially designated by the City for use by vehicles with a gross vehicle weight of three tons or more. See Chapter 12.36 of the Municipal Code.

MVF: The project name for the development to be established under the "MVF" Specific Plan.