

# SPECIFIC PLAN AMENDMENT A Q U A B E L L A<sup>®</sup>



MORENO VALLEY, CALIFORNIA  
HIGHLAND FAIRVIEW PROPERTIES

Adopted: Dec. 13, 2005 Ord. No. 703

# AQUABELLA<sup>®</sup>

## SPECIFIC PLAN

CITY OF  
MORENO VALLEY,  
CALIFORNIA

AMENDMENT SPECIFIC PLAN NO. 218  
APPLICATION NO. P04-082

AUGUST 2005



HIGHLAND FAIRVIEW PROPERTIES



# HIGHLAND FAIRVIEW PROPERTIES

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## A. PROJECT HISTORY

The University of California at Riverside (“University” or “UCR”) purchased the 840-acre Moreno Valley Field Station property in 1962 for the purpose of carrying out agricultural experimentation. In the late 1980's, the University decided to close this facility in favor of another research station located in the Coachella Valley.

After the University sold 80 acres for the Riverside County Regional Medical Center and prepared to sell other parcels in a piecemeal manner, the City of Moreno Valley (the “City”) requested a Specific Plan to address both the University’s desire to dispose of the land and the need for orderly long-range planning. Specific Plan No. 218 (“the Specific Plan”) was designed to complement existing land uses (including the Riverside County Regional Medical Center), yet describe an identity for the area that would meet market demands and contribute to the City in a positive manner.

In January 2004, Highland Fairview Properties, through its affiliate Moreno Valley Properties (the “Landowner”), purchased the 685-acre portion of the Specific Plan area still owned by the University (referred to herein as “the project” or “the community”) via a public bid. Since that time, the Landowner, in extensive consultation with the City and other public agencies, has evaluated the approved land use plan and infrastructure design to determine what, if any, Specific Plan features should be reconsidered and modified. For example, a proposed elementary school site located north of Cactus Avenue was within the restricted setback of a high pressure gas line along the north side of Brodiaea Avenue, and needed to be relocated or eliminated. Similarly, the Specific Plan was approved with an 18-hole golf course, creating potential direct competition with the nearby Moreno Valley Ranch 27-hole golf course directly to the south and east, and threatening to diminish the economic viability of the existing course. Finally, updated research showed that there is a substantial demand for active-adult residential opportunities.

## B. PROJECT PROPOSAL

This Amendment modifies the original Specific Plan by converting approximately 685 acres, all of which is under common ownership, into a gated active-adult resort community. This area is irregularly shaped and bounded on the west by Lasselle Street, on the south by Iris Avenue, on the east by Oliver Street and on the north by Brodiaea Avenue. The Riverside County Regional Medical Center is near the northeasterly quadrant, but is not a part of the Specific Plan.

The balance of the Specific Plan area is in two smaller ownerships. The County of Riverside purchased 25 acres of the original Specific Plan adjacent to the southwest corner of the intersection of Nason Street and Cactus Avenue. The property owned by the County is currently zoned for commercial uses; however, that land is vacant and no specific development plans have been submitted to the City. A slight modification to the land use designation of the County property will occur with this Amendment, as a result of matching existing legal property lines with Specific Plan zoning. This modification will result in a net gain of commercial zoning (approximately 1 acre). An additional 50 acres of land was sold to the Moreno Valley Unified

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School District for the construction of the existing Vista del Lago High School campus. The high school is located south of the intersection of Lasselle Street and John F. Kennedy Drive.

There is a high level of need in the area for more housing opportunities for active adults seeking an upscale lifestyle. This community will be oriented around retirees and near-retirees with an above-average financial condition, pursuing an opportunity to enjoy a lifestyle supported by a lake resort community with generous amenities and recreational opportunities. This would be in contrast with a community oriented primarily toward persons whose age and/or physical condition requires a more sedentary lifestyle. The proposed amenities include approximately 40 acres of lake features, a clubhouse (approximately 35,000 square feet in size) and a potential hotel-type facility located near the geographic center of the project west of Nason Street. Secondary clubhouses may be located in the eastern and northwestern area of the project, and numerous trails are proposed throughout the project. In light of the considerations described above, the golf course shown in the original land use plan is eliminated, and replaced with these recreational amenities.

The density allocation for this project will be diverse, offering a variety of residential options, including conventional detached single-family homes, town homes, condominiums, alley-loaded products, and apartments. Specific distribution patterns for the various product types will be determined at the time of City review and approval of each subdivision map and Planning Area Development Implementation Plan (PADIP).

The project as a whole will be gated as to vehicular traffic. Bikeways along Nason Street and Cactus Avenue, and meandering sidewalks along Nason Street, will be included to facilitate circulation by the general public.

In the course of an ongoing series of regularly scheduled meetings among City staff, the Landowner and project team consultants, elimination or reconfiguration of a previously proposed extension of John F. Kennedy Drive between Lasselle Street and Oliver Avenue was proposed, and this change has been incorporated into the project. This proposal was based upon the development being an active adult gated community, with a trip generation rate for the residential components that is less than 40% of that projected for the residential portion of the previously approved Specific Plan. Additionally, this elimination has the collateral benefit of reducing traffic speed and congestion in the vicinity of the adjacent high school and adjacent residential areas, and to see a better integrated land use plan that was not divided by a major arterial. A traffic study which supports this modification has been submitted, reviewed, and approved by the City Traffic Engineer.

Similarly, as a result of a series of meetings with staff of the Moreno Valley Unified School District, it was determined that the future elementary and middle school sites originally identified in the Specific Plan no longer were required, particularly due to the conversion of the project to an active adult community which does not generate school-age residents. As noted above, the high school site has already been developed and is shown as part of the overall original Specific Plan and not affected by this Specific Plan Amendment.

The revised allocation of land uses is as follows:

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<i>Land Use</i>	<i>Acreage</i>
<b>Residential</b> (including clubhouses, parks, recreation facilities and open space)	579.8
<b>Lakes</b>	38.8
<b>High School</b> (existing)	50.0
<b>Commercial</b> (County of Riverside)	25.0
<b>Open Space</b> (Channel)	16.3
<b>Circulation Corridors</b>	50.6
<b><i>Total</i></b>	<b>760.5</b>

## C. COMMUNITY DESIGN

The Specific Plan's land planning mission is to prepare the property for orderly land disposition by designating and locating land uses and infrastructure that will respond to local needs and create value in the area. With the future development of the 25 acres of commercial property owned by the County of Riverside and the addition of a diverse active adult housing product, this project will contribute to the development of a balanced residential community within the general area of Moreno Valley. This Specific Plan Amendment proposes a variety of housing options for future developers to choose from, with detached single-family residential lots predominantly ranging in size from 4,000 to 7,000 square feet, and multiple categories of attached products ranging from 4 to 20 du/ac. A review of other projects (both conventional and active adult) in the region supports a variety of home types, ranging from 1,125 up to 2,350 square feet. The proposed mix of attached product and detached product is approximately 40% and 60%, respectively, although this may change over time depending on market conditions. The design criteria contained within this Amendment propose a residential forward design or, in some cases, alley-loaded or rear accessing lot design. Rear accessing lots will be designed in a manner which complies with all requirements of the City Fire and Transportation Departments.

## D. ENVIRONMENTAL ISSUES

The property has been surveyed with regard to geotechnical, contamination, biological, archaeological and historical issues for the Environmental Impact Report and Supplemental Environmental Impact Report (collectively herein referred to as "the Environmental Documents") recertified in connection with the original Specific Plan. The existing studies provided for the Environmental Documents are adequate for the environmental review of the proposed project. However, additional geotechnical information and streambed delineation have been provided to the City in anticipation of improvement permits being processed in the near future. There are no endangered species (flora or fauna) found within the site. However, as required by the existing Environmental Documents, a burrowing owl survey will be completed prior to the issuance of a grading permit, or prior to subsequent subdivision map or development

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approvals. Mitigation fees will be paid under the Riverside County Multiple Species Habitat Conservation Plan and any other applicable programs.

From a traffic standpoint, the project, as an active adult community, will generate approximately 13,000 total daily trips at complete build-out. This is attributable to the fact that active adult communities have a consistently lower person-per-household occupancy rate, thereby generating fewer vehicle trips. This is a substantial reduction of approximately 30,000 total daily trips from the previous Specific Plan land use approval. With full build-out (using a 10-year project buildout horizon) of the roadway network, including intersections outside the project boundaries though within the prescribed study area, no intersections are anticipated to operate at worse than Level of Service "C" or "D," as permitted by the City General Plan. The traffic-related mitigation measures for reducing mobile source emissions, recommended in the California Environmental Quality Act Air Quality Handbook of the Southern California Air Quality Management District, will be incorporated into subsequent tract maps where appropriate and feasible.

### E. PROJECT BUILD-OUT AND PHASING

At 2,922 dwelling units, with a straight-line absorption rate of approximately 500 unit sales per year, it is anticipated that the project will be built out within 10 years. Market forces, however, may dictate otherwise. The phasing for this project has not been established as a set schedule, and the phasing sequence is illustrative only. Because of intentionally limited points of ingress and egress, this site can be developed from any of its boundaries. Accordingly, there are a number of possibilities for beginning construction and it is anticipated that development could start in different areas of the site simultaneously. Infrastructure development will be correlated to the order of residential development phasing, and also will take into account the sequence required by any public financing mechanisms and the Development Agreement between the Landowner and City. Provisions for the structured implementation of the project development standards, design guidelines, density transfers and infrastructure needs (including backbone infrastructure) will be tied to the respective implementing development application within each Planning Area. Further discussion of this process is included within the Land Use and Development Standards section of this Plan.

### F. AMENDMENTS TO CITY GENERAL PLAN AND ZONING

Approval and implementation of this Specific Plan Amendment will require amendment of the City General Plan to ensure conformance between this Amendment and the General Plan in accordance with the requirements of state law. The amendments are described in Part C of Section IV.

# INTRODUCTION

## *Section I*

**T**he City of Moreno Valley is the second largest city in the County of Riverside, and is one of the fastest growing cities in the State of California. The urbanization of the City has reached beyond the boundaries of the former Moreno Valley Field Station, which had been used as an agricultural research facility by the University of California at Riverside since the early 1960's.

As it has grown in recent years, the City has become more diversified in its demographics, resulting in a more varied demand for housing. While housing built in the City in recent decades has been heavily oriented to the needs of first-time buyers, primarily families with children, there is increasing demand for housing for move-up buyers, and particularly for retirees and active adults.

Specific Plan No. 218, approved in February 1999, established a Land Use Plan with appropriate design and land use regulations. The land uses responded to the urbanization that had reached and surrounded the property. The development regulations, design guidelines and conceptual plans provided in the Specific Plan were intended to guide the orderly development of the Specific Plan area. It should also be noted that the Specific Plan intended flexibility in its application. Certain sections of the Plan were presented at the policy level, in an effort to remain responsive to future market demands and to allow the land use planner and architect maximum flexibility in producing good designs for the project. This Amendment provides additional detail with regard to certain issues. Other more detailed aspects of development were intended to rely on existing community planning, design and engineering standards and practices.

In addition to the Specific Plan itself, the City approved a General Plan Amendment and Zone Change to reflect the proposed land uses. These approvals were supported by an Environmental Impact Report (“EIR”) and a narrowly-focused Supplemental Environmental Impact Report (“SEIR”).

Most of the former Moreno Valley Field Station was purchased from the Regents of the University of California in January 2004 by the Landowner. The Landowner was the applicant for this Amendment, as well as the related General Plan Amendment. The City, which approved the original Specific Plan, also is the approving jurisdiction for the Specific Plan Amendment and the lead agency for review under the California Environmental Quality Act.

# PROJECT LOCATION AND DESCRIPTION

## *Section II*

### A. LOCATION

The property is located in the City of Moreno Valley in western Riverside County (see Exhibit II-1), in Sections 15, 16, 21 and 22 of Township 3 South, Range 3 West on the USGS Sunnymead 7.5 Minute Quadrangle. The property is 1.5 miles south of State Route 60 and 1 mile north of Lake Perris State Recreational Park. It is generally bounded by Alessandro Boulevard, Oliver Street, Iris Avenue and Lasselle Street (see Exhibit II-2). Surrounding land uses consist of residential to the west and north and residential and golf course to the east and south. Moreno Valley Community Hospital is adjacent to the southeast. An adjacent 80-acre parcel located on the northwest corner of Cactus Avenue and Nason Street is the site of the Riverside County Regional Medical Center (see Exhibit II-3).

### B. PROJECT DESCRIPTION

The project has been modified in certain respects from the description contained in the original Specific Plan. It has been redesigned as an active adult community, offering a lifestyle which includes significant physical and social activities. It is made up of a maximum of 2,922 dwelling units, in a mix of detached and attached dwelling units in varying density ranges. The project includes associated recreational facilities, consisting of a main Clubhouse Complex, lakes, paseos, greenbelts, pocket parks, and trails, serving both residents and their guests. Design of the main clubhouse facility will be based on providing a range of activities such as card rooms, study/computer halls, media room, arts and crafts rooms, exercise rooms, yoga, pilates, pool facilities, tennis courts, and possibly a café or other similar recreational facilities. The project also may include a hotel-type facility. An option for the development of approximately 220 apartment units which may not be age restricted has been included in Planning Area 2 (see Exhibit VIII-1). These apartment units were proposed in response to the City's desire to provide rental housing opportunity for employees of the Riverside County Regional Medical Center. The potential for these apartments to be non-age restricted has been included in the analysis of the Traffic Study. However, at the time of development of Planning Area 2, if it is determined, in consultation with the City, that there is not a need or desire for non-age restricted apartments, the Landowner reserves the right to develop this Planning Area as an age restricted development.

The amended Land Use Plan consists of 10 residential planning areas. Planning Area 2, which is approximately 11 acres in size, is designated for 220 attached units. The remaining residential Planning Areas, comprising approximately 610 acres, are designated for a total of 2,702 units, of which approximately 40% will be multi-family units and the remainder single-family, detached units. A process for the consideration of density transfers between Planning Areas has been incorporated into this Plan and is further discussed within the Land Use and Development Standards section.

# PROJECT LOCATION AND DESCRIPTION

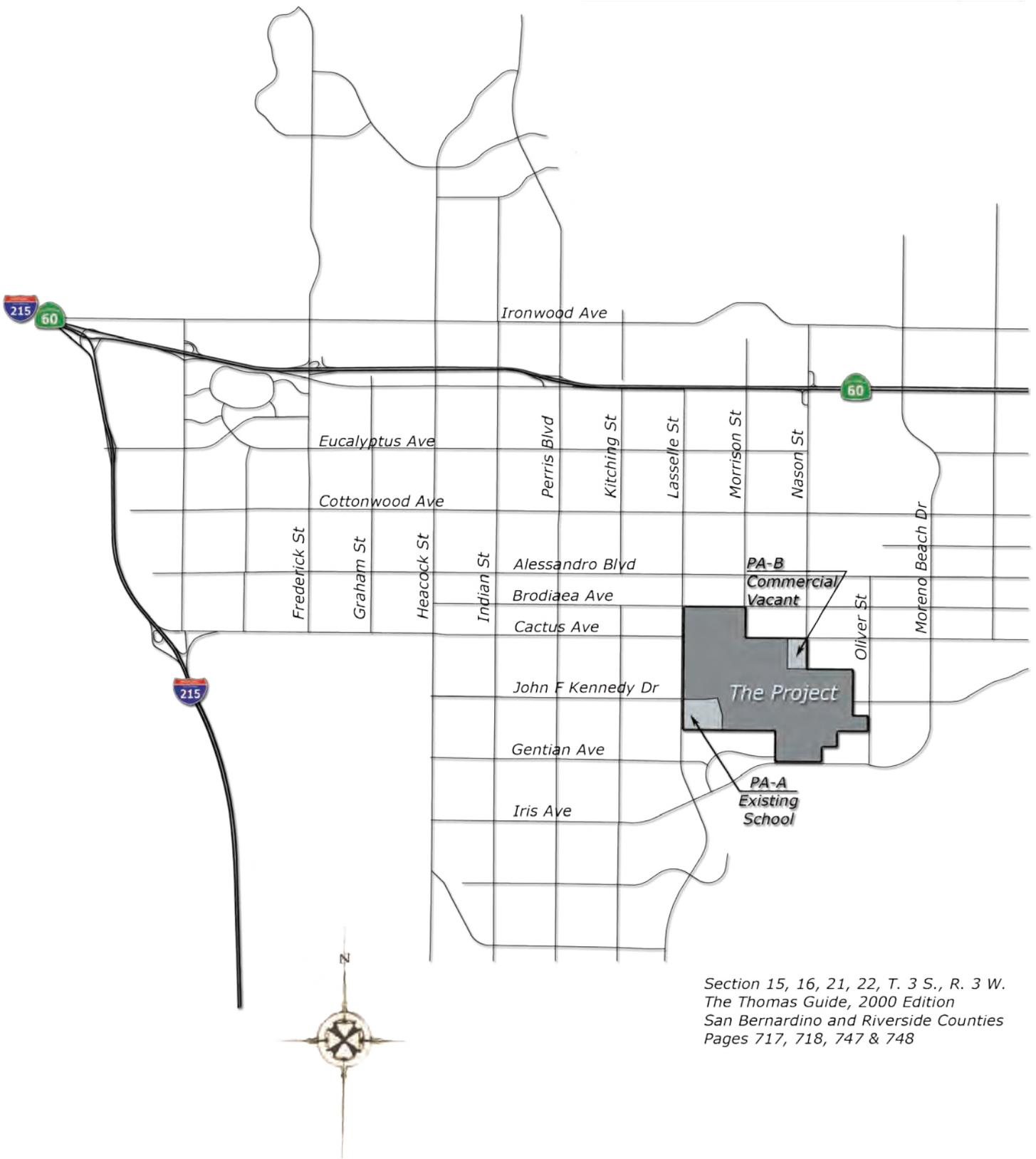
## *Section II*

Community-wide Master Design Guidelines are appended hereto to establish continuity of development throughout the project. Specific Design Guidelines will be provided at the time of Tentative Map/CUP review and approval. This process has been established to address more specific product design and lot development issues not normally identified at the Specific Plan level. The main entryway and main gate entry to the clubhouse from Nason Street will include appropriate monumentation, such as textured/patterned pavement and hardscape. A landscaping palette is also being developed to provide a variety of plant materials, both native and exotic. The landscaping plans submitted with subsequent entitlement applications will utilize drought tolerant plants whenever possible without compromising the proposed lush Italianate landscape theme. Further detail of the project theme, including architecture and landscape will be submitted at the time of the Clubhouse Conditional Use Permit or the PADIP(s) for residential use. As described in the "Land Use and Development Standards" section of this document, provisions for the structured implementation of the project development standards, design guidelines, density transfers and infrastructure needs will be tied to the first implementing development application within each Planning Area. Further discussion of this process is included within the Land Use and Development Standards section.

Lakes and water features will be an integral part of the community. At the Specific Plan Amendment level, lake and water feature boundaries are shown diagrammatically, within various Planning Areas, and are subject to variation as to configuration and precise location. The lake adjacent to the primary clubhouse is expected to be provided for during the initial phase of development. The remaining lakes will be designed as land plans/lotting are finalized for each Planning Area. Detailed information such as biofilter system types and location with cross-sections will be included in the subdivision submittals for each Planning Area, as appropriate. Final lake and water feature locations will be determined upon submittal of the first development application or map for each Planning Area.

The age-restricted nature of the community will be established and maintained through restrictions on occupancy of residential units pursuant to California Civil Code Section 51.3, et seq. These statutes allow such age restrictions in a "senior citizen housing development," defined as a residential development which has been developed for persons 55 years of age or older, with limited exceptions. Occupancy also is permitted for persons at least 45 years of age who are a spouse or cohabitant of a senior citizen, are providing primary physical or economic support to a senior citizen or fall into certain other narrowly defined groups. Persons in this latter category are permitted to continue their occupancy despite the death or prolonged hospitalization of the senior citizen household member, or following dissolution of marriage to a senior citizen. Regardless of the active lifestyle generally pursued by residents, the project is required to include various features to accommodate persons who use wheelchairs, have difficulty walking, have poor vision and/or have difficulty using stairs. It also is required to contain at least one common room and some common open space, to encourage social contact among residents. The age restrictions are required to be set forth in recorded covenants or other written policies of the project.





Section 15, 16, 21, 22, T. 3 S., R. 3 W.  
 The Thomas Guide, 2000 Edition  
 San Bernardino and Riverside Counties  
 Pages 717, 718, 747 & 748



# PROJECT BACKGROUND AND PROCESS

## *Section III*

### A. FIELD STATION CONSTRAINTS

**D**espite the original intentions of the University of California, the Moreno Valley Field Station never fully developed as a research facility. Campus growth in the 1970s and '80s was slower than anticipated. Alternate water sources proved costly and unreliable during droughts, and frost proved to be a severe limitation to citrus and similar subtropical crop research. During this time, changes in agricultural research shifted away from field crop studies. Biotechnology, with an emphasis on laboratory and greenhouse studies, claimed greater portions of the University's research budget.

More recently, the greatest influence on use of the property has been the surrounding urbanization. In 1984, the City of Moreno Valley was incorporated. UCR and City planners met to discuss land uses within and surrounding the property. Initially, UCR expressed its intention to continue agricultural operations. However, City planners, seeing the central location of the property within the City, recommended more urban uses. Development in the surrounding area, including the infrastructure to serve it, was seen as effectively precluding experimental and commercial agriculture. Conversion of the site to other uses also was seen as making it available to contribute fees and taxes toward the costs of constructing roads and other public improvements throughout the area. Over time, UCR determined that the site was no longer suitable for agricultural uses due to increasing development in the area. As an outgrowth of discussions with City staff, UCR initiated the Specific Plan process to ensure the more orderly development of the site in relation to surrounding land uses.

### B. THE PLANNING PROCESS

The University of California, in consultation with the City, the County of Riverside and the Moreno Valley Unified School District, formulated the original Specific Plan. Following its acquisition of the project site from the University, the Landowner engaged in intensive discussions with the City and other interested public agencies. This Amendment, which modifies the original Plan, is an outgrowth of those discussions.

As modified by this Amendment, the Specific Plan continues to be the primary planning document which will guide the physical and economic development of the property in the years to come. The Specific Plan locates various land uses within the property, sets land use intensity, identifies a system of streets, lakes, open space, and school site, providing a plan for development (through regulations and design guidelines to be adopted in the future) and finance options for infrastructure, and urban design concepts for future development.

# JURISDICTIONAL RELATIONSHIP

## *Section IV*

### A. GOALS AND OBJECTIVES

**T**he General Plan for the City of Moreno Valley establishes broad development goals for the City. General Plan goals pertinent to the Specific Plan and this Amendment are set forth below.

It is the goal of the Community Development Element of the Moreno Valley General Plan to achieve:

- A pattern of land uses, which organizes future growth, minimizes conflicts between land uses and promotes the rational utilization of presently underdeveloped and undeveloped parcels.
- An organized, well-designed, high quality and functional balance of urban and rural land uses that will meet the needs of a diverse population and promote the optimum degree of health, safety, well-being and beauty for all areas of the community while maintaining a sound economic base.
- An overall design statement for the City of Moreno Valley that will establish a visually perceivable and unique image throughout the City.
- Adequate housing opportunities for all economic segments of the community regardless of age, sex, race, ethnic background, national origin, religion, family size, marital status, physical condition or other arbitrary factors.
- A supply of housing in sufficient numbers suitable to meet the diverse needs of future residents and to support the healthy economic development of the City of Moreno Valley without creating an oversupply of any particular type of housing.
- A well-balanced transportation and circulation system which will provide for the efficient and safe movement of people, goods and services within and through the City of Moreno Valley.
- Maintenance of systems for water supply and distribution; wastewater collection, treatment, and disposal; solid waste collection and disposal; and energy distribution which are capable of meeting the present and future needs of all residential, commercial, and industrial customers within the City of Moreno Valley.

# JURISDICTIONAL RELATIONSHIP

## *Section IV*

It is the goal of the Public Health and Safety Element of the Moreno Valley General Plan to achieve:

- Acceptable levels of protection from natural and man-made hazards to life, health and property.
- Emergency services which are adequate to meet minor emergency and major catastrophic situations.

It is the goal of the Community and Cultural Resources Element of the Moreno Valley General Plan to achieve:

- Enhancement of civic pride and a "sense of community."
- Enhancement of Moreno Valley as a desirable place in which to live, work, shop and do business.
- Retention of an open space system which will conserve natural resources, preserve scenic beauty, promote a healthful atmosphere, provide space for outdoor recreation and protect the public safety.

It is the goal of the Environmental Resources Element of the Moreno Valley General Plan to achieve:

- The wise use of natural resources within the City of Moreno Valley, its sphere of influence and its planning area.

The goals and objectives of the Specific Plan and this Amendment for each of the major land use components are consistent with all of the above-referenced goals and have been developed around the overall community goal, which is to:

- Develop an identifiable community of balanced land uses which contribute positively to the physical and economic environment and the quality of life for the existing and future residents of Moreno Valley.

# JURISDICTIONAL RELATIONSHIP

## *Section IV*

Specifically, the following goals and objectives are for the various components of the Specific Plan and this Amendment and have been established as a means to achieve the above primary goal:

### 1. Residential Element

#### Goal and Objectives

The overall goal for residential development is to accommodate a meaningful share of the City's housing needs within the community, providing a diversity of housing options while enhancing the physical environment.

The following objectives further articulate this goal:

- Supply a fair share of the housing needs of the City of Moreno Valley by providing up to 2,922 dwelling units, of various types, within the community.
- Locate residential projects in areas appropriate to environmental conditions, adjacent uses, the transportation network and the overall land use pattern of the community.
- Encourage a variety of housing types, sizes, prices and ownership mechanisms in the community in accordance with the City's goal of balanced communities commensurate with local demographics and market conditions.
- Provide for new residential opportunities consistent with the City's goals of freedom of choice and affordability in housing opportunities.
- Provide residential units for “move-up” and executive retirement opportunities, to meet the need created by rising household income and the increase in the population of those 55 years of age and older.
- Provide increased residential opportunities for retired, elderly and active adult households, to enable such households to become and remain part of the community.
- Promote visual variety and environmentally sensitive design in residential projects.

# JURISDICTIONAL RELATIONSHIP

## *Section IV*

### 2. Commercial Element

#### Goal and Objectives

The overall goal for commercial development is to provide attractive, accessible commercial development which meets community convenience needs and complements the full range of commercial activities within the City.

The following objectives further articulate this goal:

- Provide sufficient commercial area for retailing, offices and services to meet the day-to-day necessity and commercial needs of community residents, those employed in the area and visitors.
- Complement commercial development in the community with the existing and proposed commercial in surrounding areas in order to adequately meet commercial needs and provide a diversity of goods and services while insuring market viability.
- Locate commercial projects in the community to best serve consumer needs, especially in relation to market areas, accessibility, relationship to other land use functions and environmental design factors.
- Include high-quality visitor-serving facilities as a component of the recreational and/or commercial portions of the project.
- Enhance employment opportunities within the project area to minimize vehicle trip generation and strengthen community economics.

# JURISDICTIONAL RELATIONSHIP

## Section IV

### 3. Parks, Recreation and Open Space Element

#### Goals and Objectives

The overall goal for parks, recreation and open space is to develop recreational facilities as needed by the community, while preserving a multipurpose community with a network of lakes and open space.

The following objectives further articulate this goal:

- A main Clubhouse Complex will provide a focal center of facilities, amenities, and programs for the community
- Provide accessible lakes, pocket parks, and other open space to provide recreational opportunities tailored to meet the needs of residents of this community.
- Preserve open space areas along the present agricultural drainage area (identified as Line F) which runs along the boundaries between Planning Areas 7, 8 and 9 to the north and Planning Area 10 to the South. The purpose of this preservation is to provide passive recreation and visual enjoyment, as well as to protect floodways and enhance riparian habitat.
- Enhance the overall visual element of the area with "green-areas" around the residential units (outside of yards) to provide relief from residential Planning Areas and to provide for a "softer" community.

### 4. Public Services Element

#### Goal and Objectives

The overall goal for public facilities and services is to guarantee a range of public facilities and services accessible to and appropriate to the needs of project residents.

The following objectives further articulate this goal:

- Provide public and semi-public services appropriate in quantity, accessibility, timing and quality.
- Contribute to the construction of new public facilities, both within the project to serve its residents, and outside the project to serve surrounding areas as needed.

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- Ensure adequate utility services to accompany community development, including water, liquid waste disposal, power and communications services.
- Provide adequate drainage facilities with emphasis, where appropriate, on design of facilities which will maintain the drainage channel identified as Line F in the Moreno Valley Area Drainage Plan in a natural-appearing drainage condition. Maintenance will be performed by the Riverside County Flood Control and Water Conservation District. Maintenance requirements will be established as part of the permit process through agreements with the U.S. Army Corps of Engineers and the California Department of Fish and Game.
- Develop funding mechanisms that are responsive to changing conditions of public and private finance.

### 5. School Element

#### Goal and Objectives

The overall goal for schools is to support the development and maintenance of educational facilities and programs meeting the needs of the community and surrounding areas.

The following objectives further articulate this goal:

- Contribute to the costs of development of school facilities in the City, through payment of established fees, as required by law, to the local district.
- Avoid land use and traffic conflicts between schools and other land uses.

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### 6. Transportation Element

#### Goal and Objectives

The overall goal for the transportation system is to construct and maintain an adequate multi-modal circulation network within the community, which is integrated into the regional transportation system.

The following objectives further articulate this goal:

- Provide phased development of a community-wide roadway network of arterial, major, collector and local streets which connects to existing regional arterial streets.
- Require that streets within the community possess sufficient capability and meet City engineering standards, so as to safely and efficiently handle incrementally generated traffic as the new community is developed.
- Provide adequate off-street parking for vehicles in all community projects.
- Encourage design of roadways and parking facilities which is sensitive to environmental conditions, traffic noise and view opportunities. Alternative road sections proposing narrower asphalt sections and sidewalks setback from curb will be requested at the time of subdivision map applications. These requested modified street sections are subject to review and approval by City staff including the City Traffic Engineer, Land Development and the Fire Department.
- Promote transit alternatives as a viable method of travel within the community, and integrate the property with the regional circulation network.
- Develop a system of bikeways that connect to a regional bicycle network and provide access to local commercial/retail centers, to reduce automobile usage.
- Provide a continuous, safe and accessible pedestrian circulation system throughout the community, minimizing conflicts with vehicular traffic patterns.
- Minimize cross traffic on arterials.
- Minimize through traffic on residential streets.

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### 7. Community Design Element

#### Goal and Objectives

The overall goal for community design is to promote high-quality design throughout the community, taking into account relationships to adjacent employment opportunities and other master planned communities.

The following objectives further articulate this goal:

- Establish a sense of continuity and identity through careful selection and integration of common landscape and streetscape features throughout the community by means of a Planning Area Implementation Development Plan, as further discussed in the Development Standards section.
- In designing individual Planning Areas, consider the aesthetic and functional interfaces between developments within the Specific Plan and projects in surrounding areas.
- Promote both sensitive and functional design of Planning Areas and their individual buildings to enhance the quality of the built environment.

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### B. GENERAL PLAN CONSISTENCY

This Specific Plan Amendment must, to the fullest extent possible, be consistent with the City's General Plan objectives. Discrepancies between the Amendment and the City's General Plan require a General Plan Amendment, and the components of the General Plan Amendment are discussed below. Otherwise, the amended Specific Plan is consistent with General Plan objectives and policies, as follows:

#### 1. Environmental Resource Objectives and Policies

##### **Objective 1.0**

Eliminate erosion problems resulting from development activities.

##### Consistency Statement:

The project will adhere to public agency requirements regarding erosion control through final grading plans, erosion control plans, storm water pollution prevention plans and water quality management plans which have been reviewed and approved by the respective agencies.

##### **Objective 2.0**

Maintain groundwater supplies at least in their present quantity and quality to meet present and potential future needs.

##### Consistency Statement:

Eastern Municipal Water District (EMWD) would provide the project with both potable water for domestic use and reclaimed (tertiary-treated) water for irrigation and isolated segments of the lakes, thereby minimizing reliance on groundwater resources. However, three existing on-site wells may provide water to assist in and filling and maintaining some or all of the lakes. Application of reclaimed water to open space areas will recharge the groundwater basin.

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### **Objective 3.0**

Minimize the consumption of water through a combination of water conservation and reuse.

#### Consistency Statement:

The project will comply with current City-implemented measures and others set forth in this Specific Plan to conserve water and maximize efforts at water reuse. As noted in the Project Description, drought-tolerant plants are recommended as part of this Plan.

### **Objective 4.0**

Maintain, protect and preserve any biologically significant habitats, as part of the need for development of a balanced community.

#### Consistency Statement:

Due to UCR's long-time agricultural use of the site, the project area consists of low-value biological areas, none of which is classified as significant habitat.

The lake system within the project will provide approximately 40 acres of lake area/ecosystems, both directly and through peripheral landscaping.

A U.S. Army Corps of Engineers Section 404 Permit, a Regional Water Quality Control Board Section 401 Certification and a California Department of Fish and Game Streambed Alteration Agreement are being processed in connection with realignment or disturbance of existing streambeds/jurisdictional areas and their incorporation into the lake system.

A qualified biologist has conducted on-site surveys and made recommendations, as necessary, under regulations of the Department of Fish and Game as well as other agencies, regarding treatment of on-site habitat areas and species.

The project will comply with applicable laws and regulations, including the County Multiple Species Habitat Conservation Plan.

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### **Objective 5.0**

Encourage efficient use of energy resources by minimizing the consumption of energy resources to the minimal amount needed to support existing and planned land uses, through a combination of efficient land use patterns and passive and active energy conservation systems.

#### Consistency Statement:

The project will comply with Title 24 of the California Code of Regulations for all new construction. The project will comply with the Environmental Documents' requirements to encourage efficient use of energy resources.

Bike trails, jogging trails and mass transit facilities are planned within the project and will contribute to alternative energy-efficient modes of transportation. Provision of recreational opportunities within the project area will reduce trip length and vehicular traffic generally. The specific location of the in-tract trail system will be included in the PADIP application package.

## 2. Public Health and Safety Objectives and Policies

### **Objective 6.0**

Eliminate the potential for loss of life and protect residents, workers and visitors to the City from physical injury and property damage due to seismic ground-shaking and secondary effects.

#### Consistency Statement:

All construction will comply with the City Building Code regarding seismic design standards. In addition, a preliminary geotechnical investigation was prepared for the Environmental Documents by a licensed geologist and geotechnical engineer, and has been reviewed and approved by the City, to eliminate hazards associated with ground-shaking and secondary effects. There are no unusual hazards identified.

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### **Objective 7.0**

Eliminate the potential for loss of life and protect residents, workers and visitors to the City from physical injury and property damage and minimize nuisances due to flooding.

#### Consistency Statement:

The 100-year flood plain existing onsite will be confined to lakes and open space areas of the Land Use Plan. All habitable structures will be located outside the flood plain area.

The storm water system will be sized to accommodate a 100-year event storm and will be approved by appropriate public agencies. Prior to the issuance of a Certificate of Occupancy for any structures within the Federal Emergency Management Agency (“FEMA”) Mapped Flood Plan Area, submittal and approval of the Conditional Letter of Map Revisions (“CLOMR”) shall be completed.

### **Objective 8.0**

Provide noise compatible land use relationships by establishing noise standards to be utilized for design purposes within the City and its sphere of influence.

#### Consistency Statement:

The proposed land uses are compatible with existing and project-generated noise levels. Sound attenuation measures (e.g., landscaping, berms and walls) will be designed, as necessary, to attain 65 dB CNEL for outdoor living areas and 45 dB CNEL for indoor living areas.

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### **Objective 9.0**

Incorporate noise issues into the planning process and require the implementation of noise attenuation measures as conditions of approval, thereby minimizing acoustic impacts to existing and future surrounding land uses and reducing ambient noise to acceptable levels.

#### Consistency Statement:

Acoustical studies may be prepared in connection with future improvement plans for land uses, including the circulation system, that are potentially significant noise generators, to mitigate impacts to a level of insignificance. A preliminary acoustical study indicated that a noise attenuation barrier can adequately mitigate noise impact near residences.

### **Objective 10.0**

Minimize noise impacts from significant noise generators, such as, but not limited to, motor vehicles, trains, aircraft, commercial and industrial areas, construction and other activities, so that SENEL is no greater than 15 dB above the maximum allowable CNEL for the noise sensitive use.

#### Consistency Statement:

The project will comply with City standards and regulations to minimize noise impacts from significant noise generators. Construction activities associated with this project will comply with City requirements. The project is not directly affected by any railroad or aviation facilities.

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### **Objective 11.0**

Promote land use patterns that reduce daily automotive trips and reduce trip distance for work, shopping and recreation.

#### Consistency Statement:

The Land Use Plan shows a diversity of residential uses, interspersed with recreational facilities, with adjacent commercial uses. The project is adjacent to two medical facilities, which provide both services and employment opportunities. The age-restricted nature of most of the Specific Plan substantially reduces the significance of proximity to employment opportunities.

### **Objective 12.0**

Reduce mobile and stationary source air pollutant emissions by (i) reducing the amount of vehicular travel, (ii) maximizing ride sharing, use of public transit and other transportation systems management programs, (iii) limiting local industrial use to clean industries, and (iv) reducing local energy consumption.

#### Consistency Statement:

Development will comply with mandatory air quality standards established by Riverside County, the Southern California Air Quality Management District and the Southern California Association of Governments. Development will be coordinated with the Riverside Transit Agency for the planning of transit routes and bus stops within or adjacent to the Specific Plan.

### **Objective 13.0**

Maintain a police force with a ratio of one sworn officer for each 1,000 residents, deployed so that, in an emergency situation, all areas of the City can be reached by police officers within five minutes.

#### Consistency Statement:

Development will support City efforts to provide sufficient law enforcement services.

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### **Objective 14.0**

Reduce the risk and fear of crime through physical planning strategies that will maximize surveillance opportunities and minimize opportunities for crime found in the present and future built environment and by creating and maintaining a high level of community awareness and support of crime prevention.

#### Consistency Statement:

Law enforcement personnel will be involved with the development review process to assist in minimizing opportunities for crime within and surrounding the Specific Plan. The gated design of the residential portions (noted in the Project Description), will contribute toward this goal.

### **Objective 15.0**

Protect life and property from the potential short-term and long-term deleterious effects of the necessary transportation, use, storage, treatment and disposal of hazardous materials and waste within the City of Moreno Valley.

#### Consistency Statement:

A full study of potentially hazardous materials indicated an uncontaminated site, except for a small number of underground asbestos concrete irrigation pipelines. Any hazardous materials and waste associated with the property will be mitigated in compliance with applicable federal, state and local requirements regarding removal and disposal.

### **Objective 16.0**

Be the first responder to any disaster situation in the City of Moreno Valley and provide necessary emergency services until mutual aid can arrive.

#### Consistency Statement:

The Specific Plan provides appropriate street connections for direct routes to major areas within the City, thereby enabling faster emergency vehicle response times.

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### **Objective 19.0**

Achieve and maintain five-minute fire response capability to all urban areas and six-minute response capability to all rural areas.

#### Consistency Statement:

The Circulation Plan provides for appropriate street connections for direct routes to major areas within the City, thereby enabling faster emergency vehicle response times. The City will identify fire facilities and services needs generated by the project, in connection with review of future subdivision maps.

### **Objective 21.0**

Ensure that uses within urbanized areas are planned and designed in a manner that is consistent with accepted fire safety considerations.

#### Consistency Statement:

The local fire department will participate in reviewing and commenting on Specific Plan implementation, including subdivision maps. Development will comply with applicable federal, state and local code standards.

### 3. Community and Cultural Resources Element Objectives and Policies

### **Objective 22.0**

Retain agricultural open space as long as agricultural activities can be economically conducted and are desired by agricultural interests (with some agriculture retained in long-term use), and provide for an orderly transition of agricultural lands to other urban and rural uses.

#### Consistency Statement:

UCR determined, prior to selling the property, that this site is no longer suitable for agricultural activity and agreed with the City on the orderly disposition of this land by way of this Specific Plan. UCR's experimental agricultural mission can be met through other Field Stations under University control

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### **Objective 23.0**

Identify and preserve Moreno Valley's unique historical and archaeological resources for future generations.

#### Consistency Statement:

An historical and archaeological study has been conducted in conjunction with the Environmental Documents. The study disclosed no known or discovered sites within the boundaries of the Specific Plan. A qualified archaeologist will be readily available during grading operations.

### **Objective 24.0**

Ensure that all Moreno Valley residents have access to high-quality educational facilities regardless of their socioeconomic status or location within the City.

#### Consistency Statement:

The Specific Plan area already includes a high school operated by the Moreno Valley Unified School District. The School District has determined that no new school facilities are required to be located within the project, in part due to the age-restricted nature of the residential portion of the Specific Plan. To the extent required by law, development within the Specific Plan area will contribute school facilities fees to the School District or participate in an existing Communities Facilities District of the School District, to assist in development of schools at other locations determined by the School District to be more appropriate.

### **Objective 25.0**

Provide public recreation facilities and promote the provision of private recreational facilities.

#### Consistency Statement:

The project will provide a system of recreational lakes, along with other parks and open space, and clubhouse facilities (potentially including a visitor-serving hotel-type facility). Construction of park facilities, open space areas/corridors, lakes and clubhouses will be phased as residential occupancy occurs. Due to the gated nature of this community, the on-site facilities mostly will be private, but will thereby diminish reliance of community residents on public facilities at other locations. The project also will contribute park fees, as required, to assist construction of such public off-site facilities. State law provides for appropriate mitigation of park and

# JURISDICTIONAL RELATIONSHIP

## *Section IV*

recreation requirements, coupled with recognition of credits for qualifying private facilities. The project will comply with state law and local ordinances, including consideration of offsetting credits as appropriate for actual park and recreational improvements included within the project.

### **Objective 26.0**

Provide a hierarchy of trails which provides significant local opportunities for recreational equestrian riding, bicycle riding and hiking and that connects trails within the City of Moreno Valley with major regional trail systems.

#### Consistency Statement:

Project-related trails, bikeways, and walkways will be established consistent with City policy both internal to the Community and on external arterials adjacent to the project.

### **Objective 27.0**

Maintain local library facilities and reserves in accordance with the interim standards of the American Library Association.

#### Consistency Statement:

The main City library is within one mile of the Specific Plan. Development will be subject to applicable fees and/or special taxes for expansion of City library facilities and services.

### **Objective 29.0**

Promote social services programs which meet the special needs for child care, the elderly and the handicapped.

#### Consistency Statement:

The project will include facilities (i.e., fitness center, spas, aerobics studios, craft room, computer rooms and meeting rooms, etc.) and recreational and educational programs oriented to the elderly and disabled persons, but not child-care programs, due to the age-restricted nature of the project.

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### **Objective 30.0**

Preserve significant visual features which are within, or are visible from, the City of Moreno Valley, as well as significant views and vistas within the City.

#### Consistency Statement:

There are no significant visual features within the boundaries of this Specific Plan area. Views of local and regional mountain areas will be preserved wherever practical.

#### 4. Community Development Objectives and Policies

### **Objective 31.0**

Balance the provision of urban and rural lands within Moreno Valley by providing adequate land for present and future urban and economic development needs while retaining the significant natural features and the rural character and lifestyle of the eastern and northeastern portions of the study area.

#### Consistency Statement:

The Specific Plan is currently an "in-fill" site, as it is surrounded by existing and planned urban uses. As such, this Plan calls for similar urban land uses. It does not fall within the eastern or northeastern portions of the City.

### **Objective 32.0**

Provide a wide range of residential opportunities and dwelling types to meet the demands of present and future residents of all socioeconomic groups and promote the development of an adequate number of new dwelling units which are affordable to very low, low-moderate and upper income families.

#### Consistency Statement:

The Development Standards of the Specific Plan anticipate a substantial range in dwelling unit sizes, including apartments, condominiums/townhomes and single-family detached units.

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### **Objective 35.0**

Promote a sense of community and pride within residential areas through increased neighborhood interaction and enhanced project design.

#### Consistency Statement:

The Specific Plan encourages extended landscaped areas within parkways of arterial streets (Exhibit X-1, Circulation and Bike Ways) as well as landscaping and monumentation at major street intersections and Planning Area entries to promote a sense of community. It also encourages complementary designs throughout, thereby providing continuity among Planning Areas. Line of sight requirements at the nose of medians and prevention of irrigation sprayover onto street pavement will be included in landscaping plans submitted with street improvement plans. Implementation of this program is further discussed in the Development Standards section.

### **Objective 36.0**

Provide commercial areas within the City which are conveniently located, efficient, and attractive and have safe and easy pedestrian and vehicular circulation in order to serve the retail and commercial needs of Moreno Valley residents and businesses.

#### Consistency Statement:

The Specific Plan locates commercial areas on the Nason Street corridor due to its link with the Moreno Valley Freeway and Iris Avenue. The major commercial area of the Specific Plan is also located near Riverside County Regional Medical Center. The bicycle and pedestrian system connects the commercial areas along Nason Street with residential areas within the Specific Plan.

### **Objective 37.0**

Establish an active and healthy tourist commercial industry within the City of Moreno Valley.

#### Consistency Statement:

The major clubhouse facility in the center of the project is proposed to include a hotel-type facility containing up to 300 guest rooms and associated amenities.

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## *Section IV*

### **Objective 38.0**

Promote a mix of employment uses which provides a sound and diversified economic base and ample employment opportunities for the citizens of Moreno Valley with the establishment of a specific, well-defined pattern of industrial activities which is compatible with residential, commercial, institutional and open space uses located elsewhere in the community; has good access to the regional transportation system; accommodates the personal needs of workers and business visitors; and which meets the service needs of local businesses.

#### Consistency Statement:

There is a significant amount of undeveloped commercial, office and industrial land currently available within the City. The Land Use Plan does not show industrial uses. The majority of employment opportunities in the area of the project come from Riverside County Regional Medical Center, with a staff of approximately 3,000. The commercial component of the project will generate some new employment opportunities. Nason Street has direct access to the Moreno Valley Freeway (SR-60) approximately two miles north of the site, thereby providing ready access to nearby employment centers.

### **Objective 39.0**

Maintain an adequate inventory of land for the conduct of public, quasi-public and institutional activities, including protection of areas needed for future public, quasi-public and institutional facilities.

#### Consistency Statement:

The Land Use Plan calls for approximately 25 acres of commercial, office and/or institutional uses and approximately 40 acres of recreational lakes, with additional other open space amenities throughout the project.

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### **Objective 40.0**

Encourage open space preservation through appropriate land use policies that recognize the valuable natural resources and areas required for protection of public safety that exist in the City.

#### Consistency Statement:

The approximately 40-acre lake system has been incorporated into the Specific Plan to provide permanent lakes and open space, and also may function as a drainage facility to carry storm waters.

### **Objective 41.0**

The major purpose of areas designated Planned Residential, Planned Commercial, Planned Industrial and Specific Plan on the Moreno Valley General Plan Land Use map is to encourage and promote the development of larger-scaled mixed use developments for the purpose of providing adequate flexibility and innovation in residential building types, land use mixes, site design and development concepts.

#### Consistency Statement:

The Specific Plan provides for a variety of housing types through the development standards and lot options available. It is a large-scale mixed-use development consisting of a wide range of residential unit densities, coupled with recreational, educational and commercial uses.

### **Objective 43.0**

Ensure that all development within the City of Moreno Valley is of high quality, yields a pleasant living and working environment for existing and future residents and attracts business as a result of consistent exemplary design.

#### Consistency Statement:

The inclusion of an extensive community lake system and clubhouse facilities set the baseline for the continuation of an elevated standard of quality to be provided within each Planning Area and the overall project. A funding mechanism will be implemented to ensure proper maintenance of lakes, landscaping and open space areas.

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## Section IV

### Objective 44.0

Develop an integrated circulation system which maximizes land potential, reinforces community identity, provides "freedom of movement" and enhances the design quality of the City of Moreno Valley.

#### Consistency Statement:

The Circulation Element of the Specific Plan provides for the extensions of Nason Street and Cactus Avenue through the property, thereby providing more efficient access to other areas of the City.

### Objective 45.0

Maintain traffic Level of Service "C" along roadway links, wherever possible.

#### Consistency Statement:

Roadway links within the Specific Plan and immediately surrounding the Plan area are projected to be at LOS "C" or better at project build-out. No roadway links are projected to be at LOS "C" or worse due to traffic contribution from the Specific Plan.

### Objective 46.0

Maintain safe and adequate pedestrian, bicycle and public transportation systems within the City of Moreno Valley to reduce vehicular travel and to support planned land uses within the City of Moreno Valley.

#### Consistency Statement:

Extended parkways are encouraged as part of the Specific Plan, among other things, to separate the pedestrian and automobile traffic. The bicycle and pedestrian trail system follows arterial streets within the project and connects residential uses to commercial, recreational and other uses. Bicycle and pedestrian trail plans shall be submitted as part of the PADIP application package accompanying the residential subdivision map applications.

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## *Section IV*

### **Objective 47.0**

Maintain a water system which is capable of meeting the daily and peak demands of Moreno Valley residents and businesses, including the provision of adequate fire flows.

#### Consistency Statement:

Domestic and fire flows for this Specific Plan will meet the standards set by Eastern Municipal Water District and the Moreno Valley Fire Department. Water for landscape and open space irrigation and replenishment of the lakes is anticipated to come from a combination of tertiary treated water supplied by EMWD and on-site groundwater wells. A "Plan of Service" has been prepared by EMWD for the Specific Plan. A new Plan of Service will be prepared in coordination with EMWD and will be provided to the City prior to issuance of any building permit and prior to final design of the first lake in the project's lake system.

### **Objective 48.0**

Maintain a wastewater collection, treatment and disposal system which is capable of meeting the daily and peak demands of Moreno Valley residents and businesses.

#### Consistency Statement:

Wastewater (sewer) flows and treatment will meet the standards set by Eastern Municipal Water District. A "Plan of Service" was prepared by EMWD for the original Specific Plan. A revised Plan of Service will be prepared and approved by EMWD based upon this Specific Plan Amendment.

### **Objective 49.0**

Maintain an adequate system of solid waste collection and disposal to meet existing and future needs.

#### Consistency Statement:

Development in the Specific Plan area will comply with solid waste disposal requirements of the City.

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## *Section IV*

### **Objective 50.0**

Coordinate development activity with the provision of public infrastructure and services to eliminate possible gaps in service provision.

#### Consistency Statement:

Coordination will occur through City and utility agency review of all infrastructure extension plans within the Specific Plan area.

### **Objective 51.0**

Establish and implement comprehensive solutions to the financing of public facilities which adequately distribute costs based on the level of benefit received and the timing of development.

#### Consistency Statement:

Developers will be required to support efforts to establish special tax districts or benefit assessment districts, to provide financing for public services and facilities, based on a pro rata share funding mechanism.

## 5. The Housing Program

It is the objective of the City of Moreno Valley to ensure that suitable, decent, safe, sanitary and affordable housing is available to all residents of the City regardless of income. This broad objective will guide the City's actions with respect to housing. The City will endeavor to use its unique situation as a newly incorporated and rapidly growing community to avoid future housing problems by balancing programs intended to meet immediate needs with careful planning to exploit long-term opportunities and potentials.

The following objectives, in conjunction with General Plan Objective 32.0, are the specific objectives of the Moreno Valley Housing Element:

### **Objective a.**

To expand the long-term housing opportunities for all residents of the City by developing new housing in accordance with density, building and environmental standards that is affordable to various income levels.

# JURISDICTIONAL RELATIONSHIP

## *Section IV*

### Consistency Statement:

The Specific Plan is a long-term project that calls for a variety of housing types and sizes that are marketable to various income levels.

### **Objective b.**

Coordinate City housing programs with other governmental agencies (other cities, county, state and federal), the private sector (major employers, developers, realtors) and private non-profit agencies in an effort to achieve balanced regional housing growth within the larger Southern California community.

### Consistency Statement:

The Specific Plan area is adjacent to the Riverside County Regional Medical Center, which employs a staff of approximately 3,000. Development will support additional efforts of various government agencies to achieve balanced regional growth.

### **Objective c.**

To provide a full and balanced variety of housing types to meet the diversity of needs throughout the City's residential Planning Areas in proportion to the needs of the community.

### Consistency Statement:

Lotting and product mixture for the Specific Plan have been developed to provide for apartments and a balanced mixture of owner-occupied condominiums, townhomes and detached single-family homes. Further identification of the mix of product types will be provided at the time of Planning Area implementation.

### **Objective d.**

To provide appropriate, affordable housing for people with special needs, including the elderly, the handicapped, female-headed households and the homeless.

### Consistency Statement:

The project is especially oriented to providing for the housing needs of those meeting the requirements of an age-restricted project, including disabled persons. Developers will cooperate with applicable City efforts to provide affordable housing. Approximately 40% of the dwelling units within the Specific Plan are

# JURISDICTIONAL RELATIONSHIP

## *Section IV*

expected to be of attached design. Approximately 220 rental apartment units are proposed to be located in Planning Area 2.

### **Objective f.**

To eliminate discrimination in housing with regard to race, color, religion, national origin, sex, age, family status, household composition or sexual preference, and to ensure that equal housing opportunities exist for all groups.

### Consistency Statement:

Development within the Specific Plan will comply with all requirements of law relating to providing equal housing opportunities.

## C. GENERAL PLAN AMENDMENTS REQUIRED

Approval and implementation of this Amendment to the Specific Plan will necessitate only very limited amendment of the General Plan, consisting of the following:

1. Circulation
  - a. Replace a proposed extension of John F. Kennedy Drive, from 600 feet east of Lasselle Street to Oliver Street with alternative though functionally comparable circulation improvements.
  - b. Replace a proposed extension of Morrison Street, between Cactus Avenue and the former alignment of John F. Kennedy Drive with alternative though functionally comparable circulation improvements.
  - c. Realign Nason Street between Cactus Avenue and Iris Avenue.
2. Trails
  - a. Deletion of the proposed Class II bicycle lane on John F. Kennedy Drive between Lasselle Street and Oliver Street.
  - b. Addition of Class III bicycle paths (i) on Cactus Avenue between Lasselle Street and Nason Street, and (ii) on Oliver Street between Cactus Avenue and Iris Avenue.

# CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

## *Section V*

The Environmental Documents were prepared in connection with the original Specific Plan and related approvals and were certified to be in compliance with the California Environmental Quality Act and the related requirements of the City. Those documents established a base level of environmental analysis which would need to be supplemented or modified only to the extent that subsequent project approvals result in significant environmental impacts that are greater or different than those analyzed in the original Environmental Documents.

Environmental issues addressed in the Environmental Documents include:

- Soils and seismicity
- Air quality
- Drainage and water quality
- Biological resources
- Noise
- Land use
- Transportation and circulation
- Public services
- Utilities
- Cumulative effects
- Growth inducement
- CEQA mandatory issues
- Project Alternatives

The Environmental Documents discussed the overall Specific Plan-wide impacts and provided for appropriate mitigation measures. As a result, subsequent applications for development within the Specific Plan are only required to be reviewed to verify consistency with the Environmental Documents. Where future development activities create more or different environmental impacts than those addressed by the Environmental Documents, further environmental documentation need only address those issues of significant increase or change in environmental impacts.

This Amendment makes minor changes to the land use designations contained in the original Specific Plan. It does not increase the total number of residential units provided for in the Specific Plan. The changes in this Amendment are intended to improve the internal layout of the residential areas, and to otherwise make the project design more appropriate for an active adult community. The changes relate to open space amenities and circulation. The City has determined that an Addendum to the Environmental Documents is required, pursuant to Section 15164 of the California Environmental Quality Act Guidelines, as this Amendment will result in only minor, technical changes and additions to the analysis contained in the Environmental Documents. The Addendum has been approved by the City Council, and a Notice of Determination has been filed with the County Clerk.

# AUTHORITY AND SCOPE

## *Section VI*

A specific plan is a somewhat more detailed plan than a general plan for the development of a specific area. It implements the local general plan by creating a bridge between general plan policies and project-related development proposals. A specific plan can direct all facets of future development, from the distribution of land uses to the location and sizing of supporting infrastructure, and from methods of financing public improvements to standards of development.

Specific plans are exceptionally versatile tools for implementing general plans. They carry out local general plans in any of three ways: (i) by acting as statements of planning policy that refine the general plan policies applicable to a specific area; (ii) by directly regulating land use; and/or (iii) by bringing together detailed policies and regulations into a focused development scheme.

California Government Code Sections 65450 to 65553 permit the adoption and administration of specific plans as an implementation tool for elements contained within the local general plan. Section 65451 mandates that specific plans demonstrate consistency regarding proposed regulations, guidelines and programs that are set forth in the general plan. The City of Moreno Valley encourages the use of the specific plan process on larger projects, to assure improved City functions and to better address coordination between the proposed project and surrounding development.

The Specific Plan, as amended, will serve as the planning and regulatory document governing the orderly growth and development of the area. It is the intent of the Specific Plan and Amendment to establish development regulations and design guidelines that will ensure quality development that is consistent with the goals, objectives and policies of the City's General Plan, and is compatible with adjacent land uses. The Amendment, including both text and graphics, serves as the development code for the Plan area.

This Specific Plan has been prepared and amended within the goals and performance framework of the General Plan. Approval of the Specific Plan and this Amendment required modification of the City's General Plan in certain respects. Any future actions requiring ministerial or discretionary approval within the Specific Plan area must be consistent with the Specific Plan as amended. Actions deemed to be consistent with the Specific Plan will be deemed to be consistent with the City General Plan, as mandated by Section 65454 of the California Government Code. This Specific Plan, as amended, also supersedes the City's zoning for this Plan area in both the designation of land and its regulations.

If any provision of this Specific Plan or any amendment of the Plan is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, the balance of the Plan will remain in full force and effect.

# COMMUNITY SETTING

## *Section VII*

### A. ADJACENT LAND USES

As discussed in detail above, the 685-acre project site has, for over 30 years, been utilized primarily for experimental agricultural purposes. The only structures located onsite are farm buildings, farm residences and the research/administration facilities in the northwestern corner of the site, south of Brodiaea Avenue and east of Lasselle Street. Routine agricultural operations continue on the site, but at a significantly reduced level due to changes in agricultural research requirements and the limitations imposed by surrounding development.

The City's General Plan includes the project site within the "Current Urban Development Area," wherein near-term development may be designed consistent with the policies of the General Plan. The General Plan, therefore, recognizes the subject property as being part of a larger area within the City that has been agricultural in the past, but is expected to be developed for other uses in the future, including residential development.

Existing land uses adjacent to the project site are shown on Exhibit VII-1. To the west and southwest, the site is bounded by continuous urban, single-family residential development. The Moreno Valley Ranch development, including a 27-hole golf course, is located south and west of the project. Other adjacent or nearby uses to the north, east and south include large-lot residential development, a mobile home park, a church, a small hospital (Moreno Valley Community Hospital) and a middle school (Landmark).

Exhibit VII-1 also shows current or proposed major developments within the vicinity of the subject property. The 3,959-acre Moreno Valley Ranch Specific Plan provides for a broad range of uses, which include: 11,925 residential units; retail, office and visitor commercial; a community college campus; other schools and public facilities; a potential civic center complex; community recreation facilities including recreational lakes and a 27-hole golf course; and approximately 1,664 acres of natural open space adjacent to the Lake Perris State Recreation Area.

Tract 31128, along the northern project boundary west of Oliver Street and south of Cactus Avenue, contains 249 lots on 80 acres. Tract 22709, east of Oliver Street between Cactus Avenue and John F. Kennedy Drive, consists of 484 dwelling units on 155 acres.

Riverside County Regional Medical Center is located adjacent to the project site north of Cactus Avenue. Plans for the two 20-acre parcels east and west of the hospital call for private sector development for ancillary medical uses. Similar plans have been expressed for the 30 acres near the Moreno Valley Community Hospital on Iris Avenue.

# COMMUNITY SETTING

## *Section VII*

### B. ADJACENT INFRASTRUCTURE

#### 1. Roadways

Overviews of the existing major roadways adjacent and through the project site are described below and shown on Exhibits VII-2 and X-1.

- Lasselle Street, a north-south street, is a partially developed two-lane road from Alessandro Boulevard south to John F. Kennedy Drive, and then is a full-width four-lane divided road with striped and raised median from John F. Kennedy Drive south to Iris Avenue.
- Nason Street, a north-south street, currently extends from north of SR 60 as far south as Cactus Avenue. It exists as a two-lane undivided road between SR 60 and Alessandro Boulevard, with portions improved to the ultimate section with raised median. South of Alessandro Boulevard, this road is currently paved as four lanes and provides one means of access to the project site. Right-of-way does not currently exist between Cactus Avenue and Iris Avenue. The construction of Riverside County Regional Medical Center included half street improvements for Nason Street between Brodiaea Avenue and Cactus Avenue.
- Oliver Street, a north-south street located along the east boundary of the project, exists as a half-width road between Iris Avenue and John F. Kennedy Drive. Reconstruction of the easterly half of Oliver Street was recently completed.
- Brodiaea Avenue, an east-west street, exists as a two-lane roadway to the west of Lasselle Street. Riverside County Regional Medical Center constructed a portion of Brodiaea Avenue at Nason Street as part of hospital development plans.
- Cactus Avenue, an east-west street from Kitching to Lasselle, is built as three lanes. The plans for Riverside County Regional Medical Center show a 26-foot paved section between Lasselle and Morrison Street, with a fully improved northerly half-width plus 13-foot southerly width paved section between Morrison Street and Nason Street. UCR and the County have transferred the right-of-way and a half-width street to City control.

# COMMUNITY SETTING

## *Section VII*

- John F. Kennedy Drive, an east-west street, exists as a partially improved roadway from Lasselle Street to approximately 560 feet easterly and has no right-of-way within the project. It is a four-lane, undivided road west of Lasselle Street and east of Moreno Beach Drive. Between Oliver Street and Moreno Beach Drive, it is a four-lane roadway. The proposed segment between its terminus east of Lasselle Street and Oliver Street is eliminated, and an emergency vehicular access will be provided from Lasselle to Club House Drive.
- Iris Avenue is an east-west, six-lane major divided arterial running along the southern boundary of the project site and, except for a northerly landscaped parkway, is completely built out. As necessary, an additional lane will be constructed on the north side to accommodate turning movements at the Iris Avenue and Nason Street intersection.

The Specific Plan and this Amendment propose dedication of key arterial street rights of way, and establishment of funding mechanisms for phased development as residential tracts are constructed.

## 2. Drainage

The project is located within the Riverside County Flood Control and Water Conservation District's Moreno Master Drainage Plan and Moreno Area Drainage Plan ("Moreno Drainage Plans"). There are no existing storm drain facilities within the project site. Existing storm drains are located along the perimeter roads (Lasselle Street and Iris Avenue) and within Cactus Avenue from the Regional Medical Center to Morrison Street (MADP Line J-10). MADP Line I exists in Nason Street to Delphinium Avenue. There are three earthen farm ditches that convey on- and offsite drainage through the project site.

The southeasterly portion of the property is subject to shallow flooding (FEMA Zone A) from a 100-year storm under existing conditions. Exhibit VII-3 shows the existing drainage conditions.

Should the developer request a certificate of occupancy for any habitable structure built within a Planning Area for which a Letter of Map Revision is required by the Federal Emergency Management Agency ("FEMA"), the developer shall deposit security in a form acceptable to the City, to guarantee that the Letter of Map Revision will be completed in a timely manner.

# COMMUNITY SETTING

## Section VII

### 3. Public Utilities

#### a. Water

EMWD provides potable and non-potable water to the project site. The processing for their water occurs at the Mills Filtration Plant, located in the City of Riverside and owned by the Metropolitan Water District (MWD). Water lines border and traverse the site, including a 12-inch and 24-inch line in Lasselle Street, a 24-inch line and a 12-inch line in Cactus Avenue, and two 18-inch lines and a 12-inch line in Iris Avenue. A 12-inch irrigation line and a 24-inch non-potable water line also exist in Iris Avenue. Exhibit VII-4 illustrates the location and size of the potable and non-potable water lines surrounding the site.

#### b. Wastewater (sewer)

EMWD also provides wastewater services to the project site. The Moreno Valley Regional Water Reclamation Plant located at Mariposa and Oleander currently treats an average of 10 million gallons per day (MGD) and has a current total design capacity of approximately 16 MGD. The treatment facility is currently being expanded to accommodate an additional 6 MGD. Treatment facilities are typically expanded in modules of about 6 MGD as new development projects are constructed. The ultimate capacity of this treatment facility is 41 MGD. A 15-inch sanitary sewer line currently exists in Lasselle Street and both Iris Avenue and John F. Kennedy Drive have existing 15-inch lines, with Nason Street having an existing 18-inch line. These facilities are also shown on Exhibit VII-4.

#### c. Solid Waste

The project is served by two separate landfills, depending on the contract hauler. The first is the Badlands Landfill, located approximately 6.5 miles from the project site in the City, at 31125 Ironwood Avenue and accessed from SR 60 at Theodore Avenue. This landfill, owned and operated by the County, encompasses 1,093 acres, of which 150 acres are permitted for landfilling and another 70 acres are permitted for excavation and stockpiling cover material and other ancillary activities. The landfill is currently permitted to receive 4,000 tons per day and has an overall remaining disposal capacity of approximately 10,499,288 tons, as of June 30, 2004. The Badlands Landfill is projected to reach capacity between 2015 and 2016 (based on County calculations from aerial flight 11/14/03). Further landfill expansion potential exists at the site.

# COMMUNITY SETTING

## *Section VII*

An alternate landfill serving the project is the Lamb Canyon Landfill, located between the City of Beaumont and City of San Jacinto, at 16411 Lamb Canyon Road (State Route 79), with Interstate 10 to the north and Highway 74 to the south. This landfill, which is owned and operated by Riverside County, encompasses approximately 1,088 acres, of which 144.6 acres are permitted for waste disposal. The landfill is currently permitted to receive 3,000 tons per day of trash for disposal and has a remaining disposal capacity of approximately 13,096,686 tons, as of January 1, 2004. The current remaining disposal capacity is estimated to last until approximately 2023 (based on County calculations from Joint Technical Document 1/1/04). Further landfill expansion potential also exists at this site.

The other closest viable landfill would be the El Sobrante Landfill, located east of Interstate 15 and Temescal Canyon Road to the south of the City of Corona and Cajalco Road, at 10910 Dawson Canyon Road. The existing landfill encompasses 1,322 acres, of which 645 acres are permitted for landfilling. It is currently permitted to receive 10,000 tons of refuse per day (tpd), of which 4,000 tpd is reserved for refused generated within Riverside County. The landfill has a total capacity of approximately 109 million tons or 184.93 million cubic yards, of which approximately 48 million tons are reserved for in-County waste. As of January 1, 2004, the landfill had a remaining in-County disposal capacity of approximately 40.6 million tons. The landfill is expected to have a remaining life of approximately 30 years.

d. Electrical, Natural Gas and Telephone

Electrical service is provided to the project area by the City's municipal electric utility. The City will extend its existing 12-KV underground electric supply system from the following intersections: a) Nason and Cactus; b) Oliver and John F. Kennedy; c) Morrison and Alessandro; and d) Iris and Nason. A 115-KV overhead line, owned by Southern California Edison, is located on the south side of Margaret Avenue and the west side of Lasselle Street south of Margaret Avenue (at the southwest corner of the project). Other 12- and 33-KV lines are located in the project vicinity and through the site, as shown on Exhibit VII-5.

Southern California Gas Company provides natural gas service. A 30-inch high-pressure transmission line is located on the north side of Brodiaea Avenue. Southern California Gas Company also has other smaller lines, ranging from 2 to 6 inches in size, which make up their distribution network for the area, as shown on Exhibit VII-5.

Verizon provides both underground and overhead telephone facilities throughout the study area, most notably along Alessandro Boulevard and Lasselle Street, as shown on Exhibit VII-5.

# COMMUNITY SETTING

## *Section VII*

All existing overhead utilities and future utilities within the project will be placed underground in accordance with City policy.

### C. OPPORTUNITIES AND CONSTRAINTS

Early in the planning process, a resource inventory was completed to identify opportunities and constraints that characterize the Specific Plan area (see Exhibit VII-6). The planning process emphasized evaluation of potential environmental and land use planning concerns to achieve a land use plan and development standards that would be harmonious with environmental resources and the surrounding community. The Specific Plan Amendment provides a variety of design features that address the onsite issues and constraints.

Several technical studies were conducted for the property that contributed to the formulation of the land use plan and development standards for this Amendment. These studies include:

- Traffic – Computerized traffic studies of circulation with and without the project, comparing 2004 baseline conditions with conditions at estimated project buildout as well as buildout of the overall City General Plan. Evaluation of each land use alternative was done to guide project refinement and determine the appropriate amount of mitigation. This analysis resulted in a phasing mitigation program for offsite traffic improvements providing a timeline relative to each phase of development.
- Geotechnical – Review of soil and seismic conditions to evaluate hazards and recommended engineering mitigation. Updates and more extensive investigations including corings have been completed in anticipation of imminent preparation and permitting of infrastructure improvements.
- Archaeological – Review of records and an on-site survey to determine if any historical or cultural features require protection.
- Biology – Records review and onsite survey to determine if significant biological resources exist. Delineation surveys recently have been completed and have been incorporated into applications for the U.S. Army Corps of Engineers Section 404 Permit, the Regional Water Quality Control Board Section 401 Certification and the California Department of Fish and Game Streambed Alternation Agreement. The Specific Plan area, along with most of Western Riverside County, has been extensively evaluated for endangered species and habitat purposes, in conjunction with adoption of the County Multiple Species Habitat Conservation Plan, and the project will comply with the requirements of that Plan.
- Noise – Analysis of existing noise patterns and mapping of project-induced noise on adjacent and proposed land uses.

# COMMUNITY SETTING

## *Section VII*

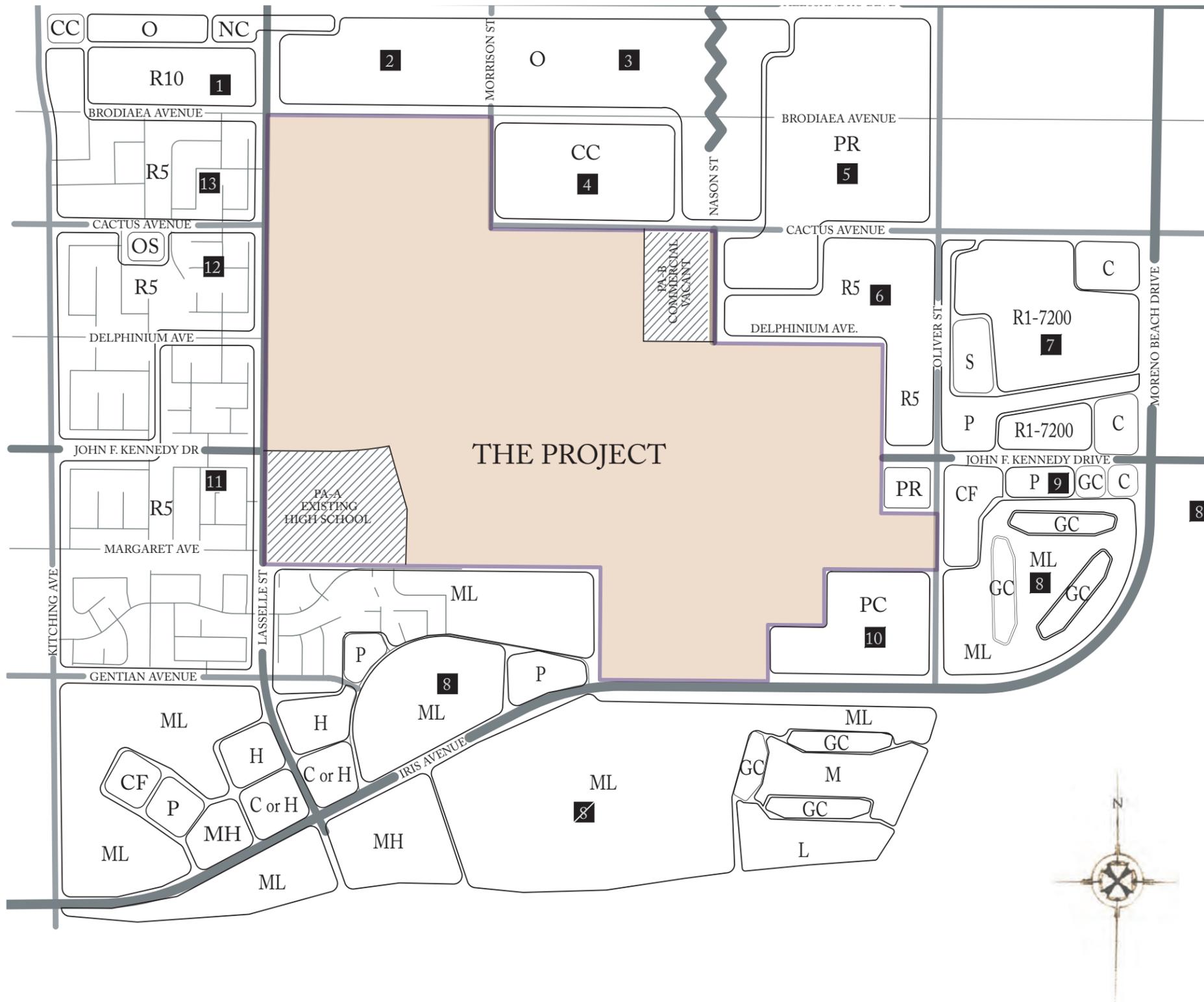
- Drainage – Flood protection studies and cost analysis for environmental and cost/benefit considerations. Applications for a Conditional LOMR and LOMR are being prepared.
- Water and Sewer Capacity – Extensive research of existing facilities in and around the site, documenting availability of water and sewer capacity to serve the project. Where appropriate and feasible, the project will incorporate the use of reclaimed water onsite, including irrigation and replenishment of isolated portions of the AquaBella® lake system.
- Economic/Market Study – Identification of market opportunities and growth projection to assure the proposed project is supported by market reality.
- Utilities – Capacity review in light of increased demand.

The Environmental Documents addressed the impacts associated with the above studies, as well as other general environmental issues. The Addendum to the Environmental Documents addresses project modifications (e.g. the active adult age restriction for residential units) and why the Environmental Documents' consideration of impacts and mitigation remains appropriate under applicable CEQA Guidelines.

The circulation system surrounding the project provides easy access to and from the site. John F. Kennedy Drive, Cactus Avenue and Iris Avenue provide access to the western and eastern areas of the City, while Nason Street, Moreno Beach Drive and Perris Boulevard provide access to SR 60 two miles to the north.

The site is centrally located within the City. It also is very near the Lake Perris State Recreation Area, for camping, picnicing, fishing, swimming and boating opportunities.

The site has view-shed opportunities in the direction of Box Springs Mountain to the northwest, Mt. Russell to the south, San Jacinto Mountain to the southeast and seasonally snow-capped San Geronio Mountain to the northeast.



**Surrounding Land Uses  
(Existing General Plan)**

**Legend:**

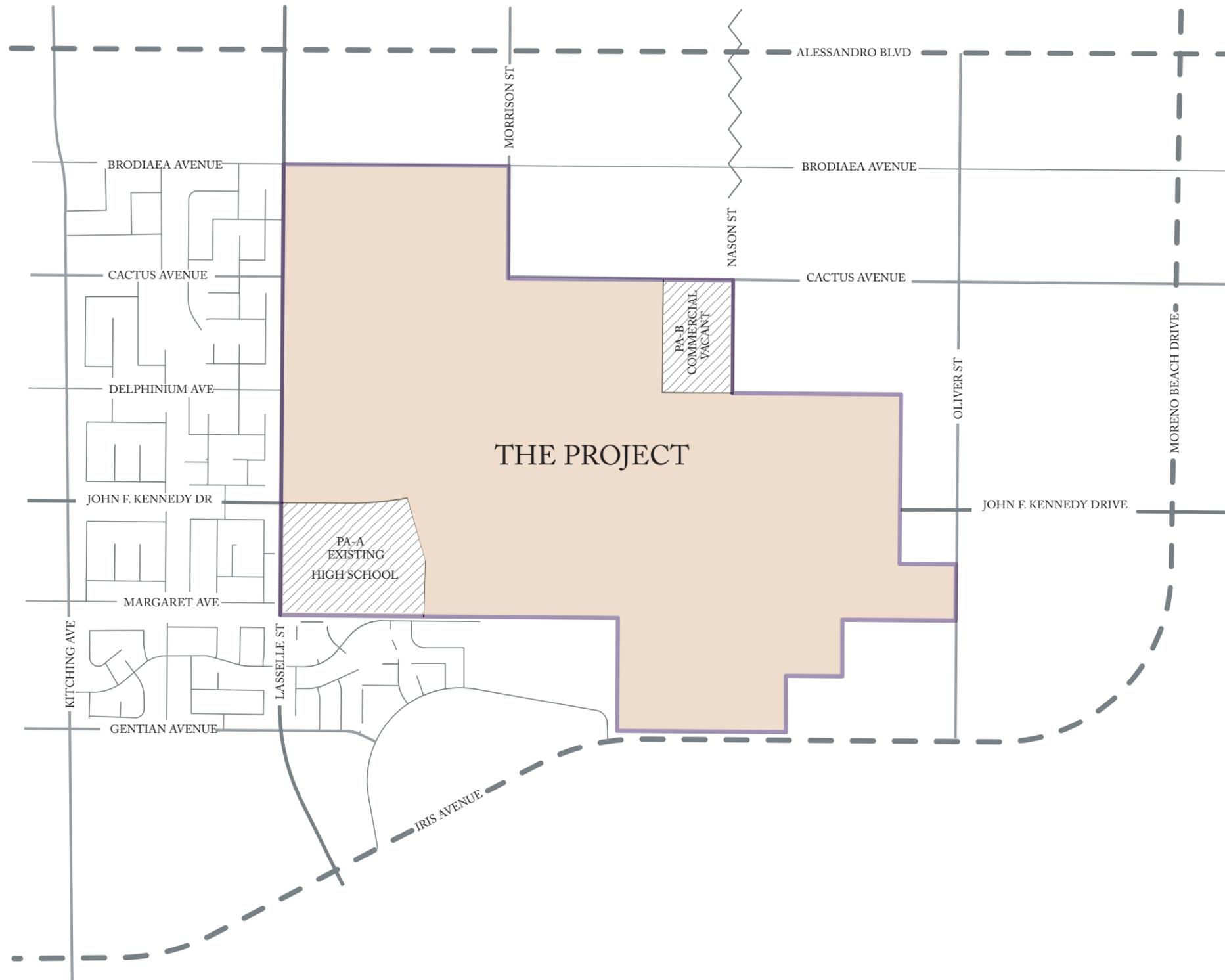
<b>CC</b> Community Commercial	<b>C</b> Commercial
<b>NC</b> Neighborhood Commercial	<b>CF</b> Community Facility
<b>O</b> Office	<b>GC</b> Golf Course
<b>OS</b> General Open Space (natural and developed)	<b>MH</b> Medium High Density Residential
<b>PC</b> Planned Commercial	<b>P</b> Park
<b>PR</b> Planned Residential	<b>R1-7200</b> One Family Dwelling
<b>R3</b> Residential (up to 3 du/ac)	<b>L</b> Low Density Residential
<b>R5</b> Residential (5 du/ac max - 4 du/ac threshold)	<b>M</b> Medium Density Residential
<b>R10</b> Residential (10 du/ac max - 8 du/ac threshold)	<b>H</b> High Density Residential
Land Use As Noted	<b>ML</b> Medium Low Density Residential
Specific Plan Boundary	

**Surrounding Projects:**

<b>1</b> Vacant	<b>8</b> Moreno Valley Ranch and Golf Course
<b>2</b> Vacant	<b>9</b> Fairway Park
<b>3</b> Vacant	<b>10</b> Moreno Valley Community Hospital
<b>4</b> Riverside County Hospital	<b>11</b> Existing Residential Neighborhood
<b>5</b> Vacant	<b>12</b> Existing Residential Neighborhood
<b>6</b> Celebrations	<b>13</b> Existing Residential Neighborhood
<b>7</b> East Gate Ranch	

**SURROUNDING LAND USES  
(EXISTING GENERAL PLAN)**

**EXHIBIT VII-1**



Off-Site Circulation  
(Existing General Plan)

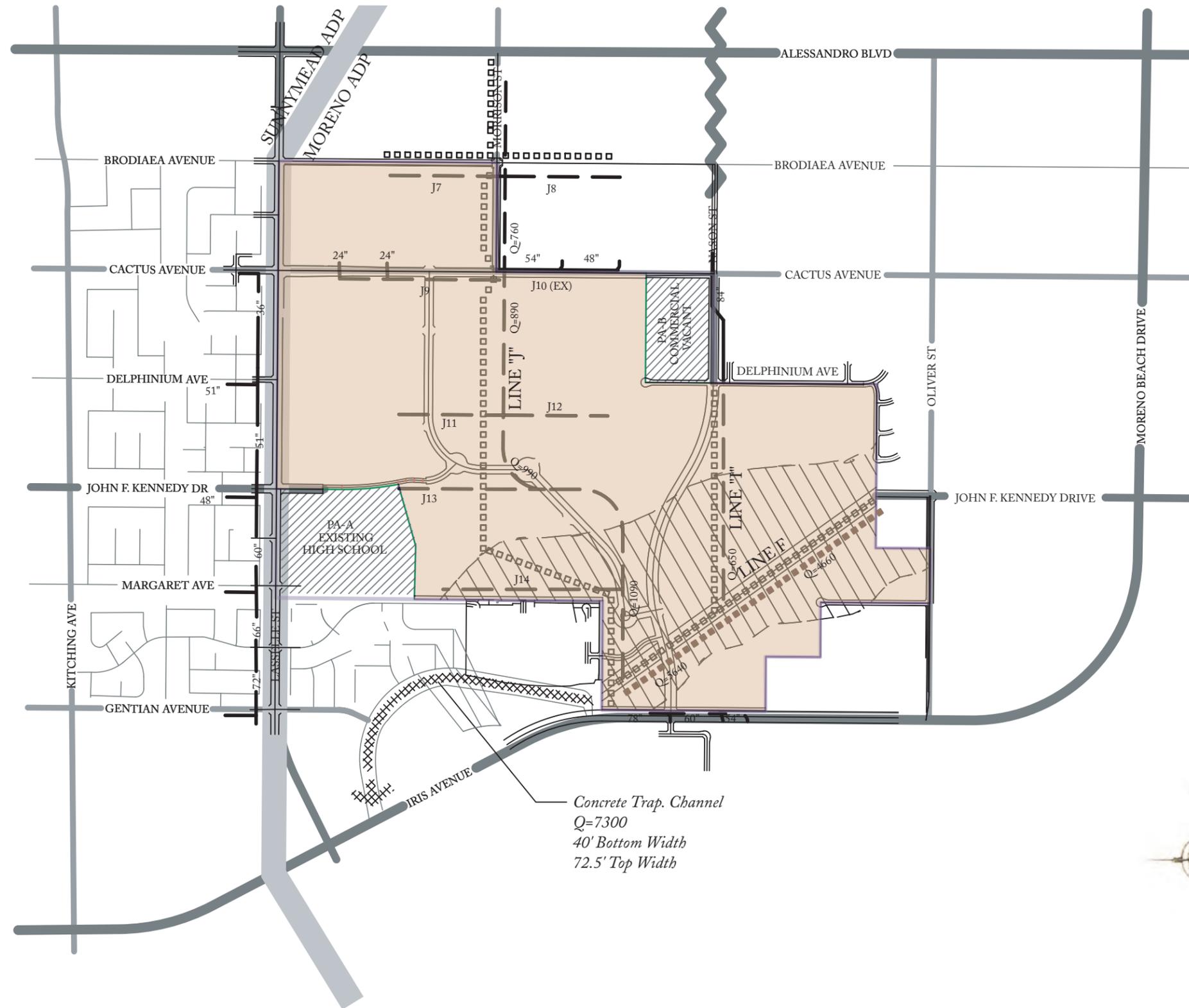
Legend:

- Divided Major Arterial (6D)**  
(6 Lanes - 134' / 110')
- Modified Divided Major Arterial (6D)**  
(6 Lanes - 120' / 102')
- Arterial (4D)**  
(4 Lanes - 100' / 76')
- Minor Arterial (4D)**  
(4 Lanes - 88' / 64')
- Local Residential**
- Land Use As Noted**
- Specific Plan Boundary**

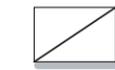


OFF-SITE CIRCULATION  
(EXISTING GENERAL PLAN)  
EXHIBIT VII-2

Existing Drainage And  
Moreno Area Drainage Plan



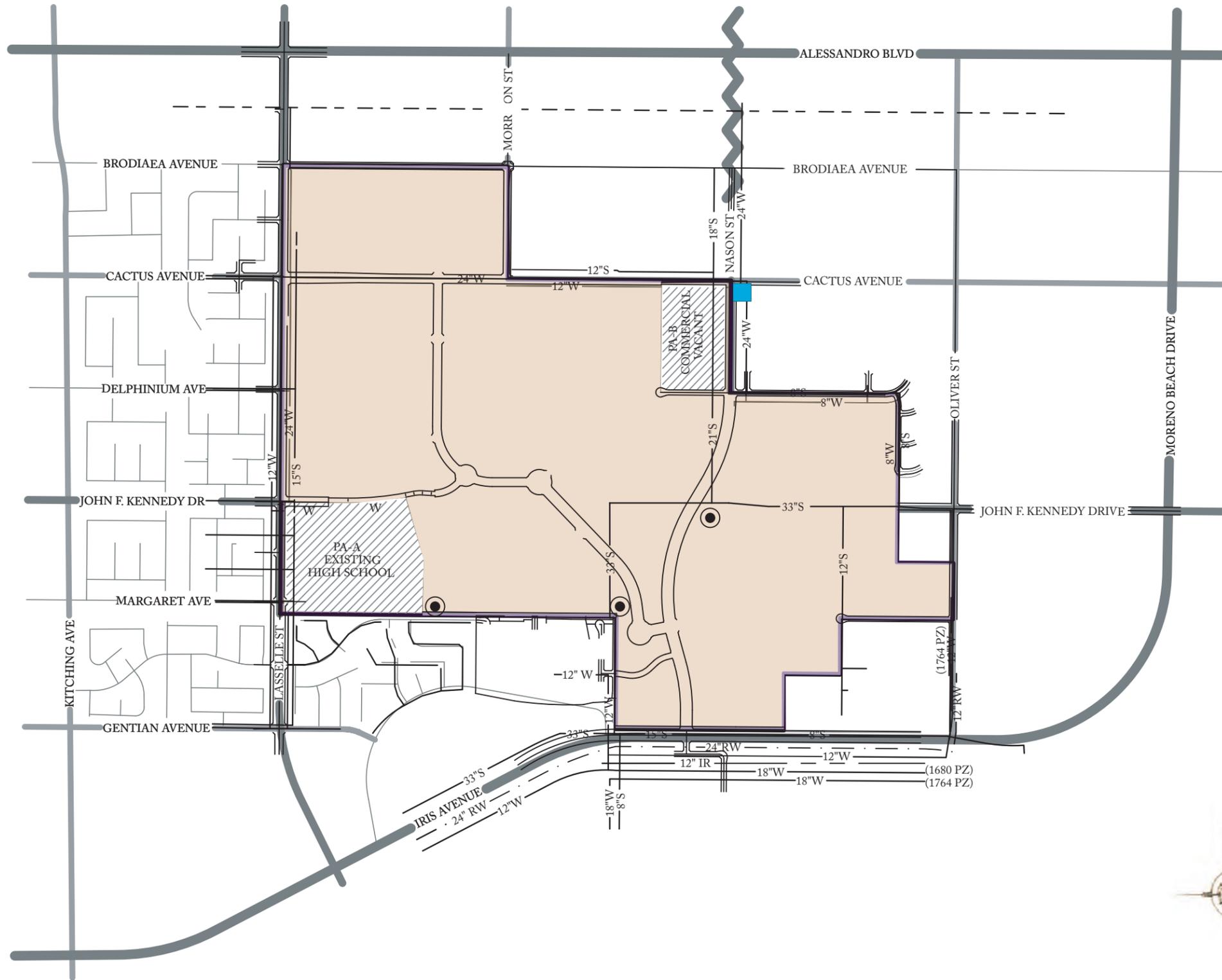
Legend:

-  Existing Drainage Plan Boundary
-  Existing Drainage System
-  Existing Earthen Ditch
-  MADP Proposed Open Channel
-  Concrete Floodway
-  MADP Proposed Storm Drain
-  100-Year Flood Zone
-  Land Use As Noted
-  Specific Plan Boundary

Note:

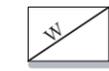
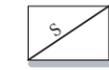
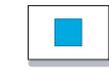
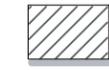
1. Q's Are 100-Year Storm Event Flowrates In CFS Per the Moreno Area Drainage Plan And As-Built Storm Drain Drawings
2. Line Designation (Line "F", Line "J", etc.) Are Per The Moreno Area Drainage Plan.

EXISTING DRAINAGE AND  
MORENO AREA DRAINAGE PLAN  
EXHIBIT VII-3



Existing Wet Utilities

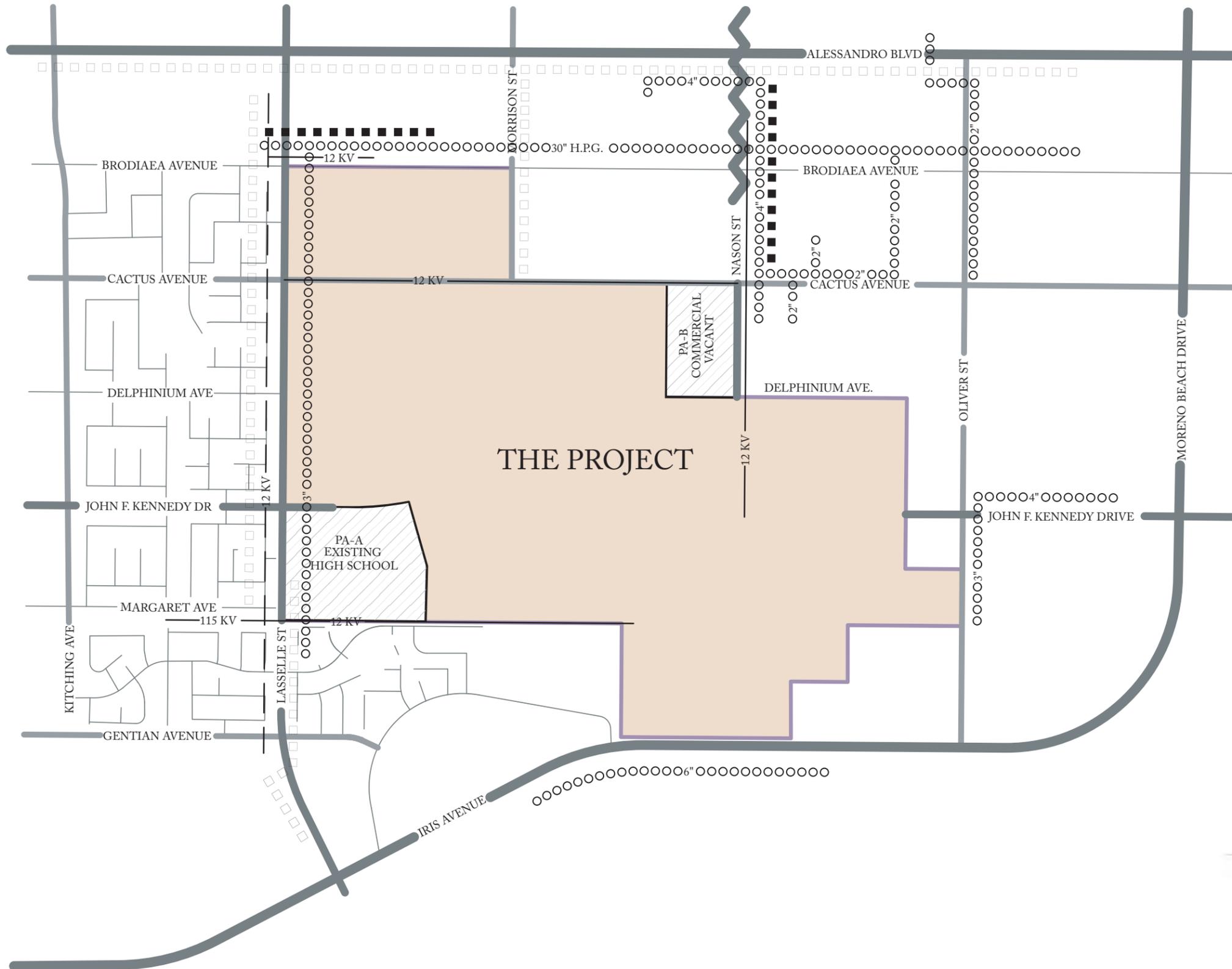
Legend:

-  Water Line (W)  
(Pressure Zone)
-  Recycled Water (RW)
-  Sewer Line (S)
- 16" H.P. Crude Oil Line
-  Water Well
-  E.M.W.D. Water Pumping Plant
-  Land Use As Noted
-  Specific Plan Boundary

Note:

Utilities depicted along Lasselle Street, South Nason Street, Oliver Street and Iris Avenue are in the existing R.O.W.





Existing Dry Utilities

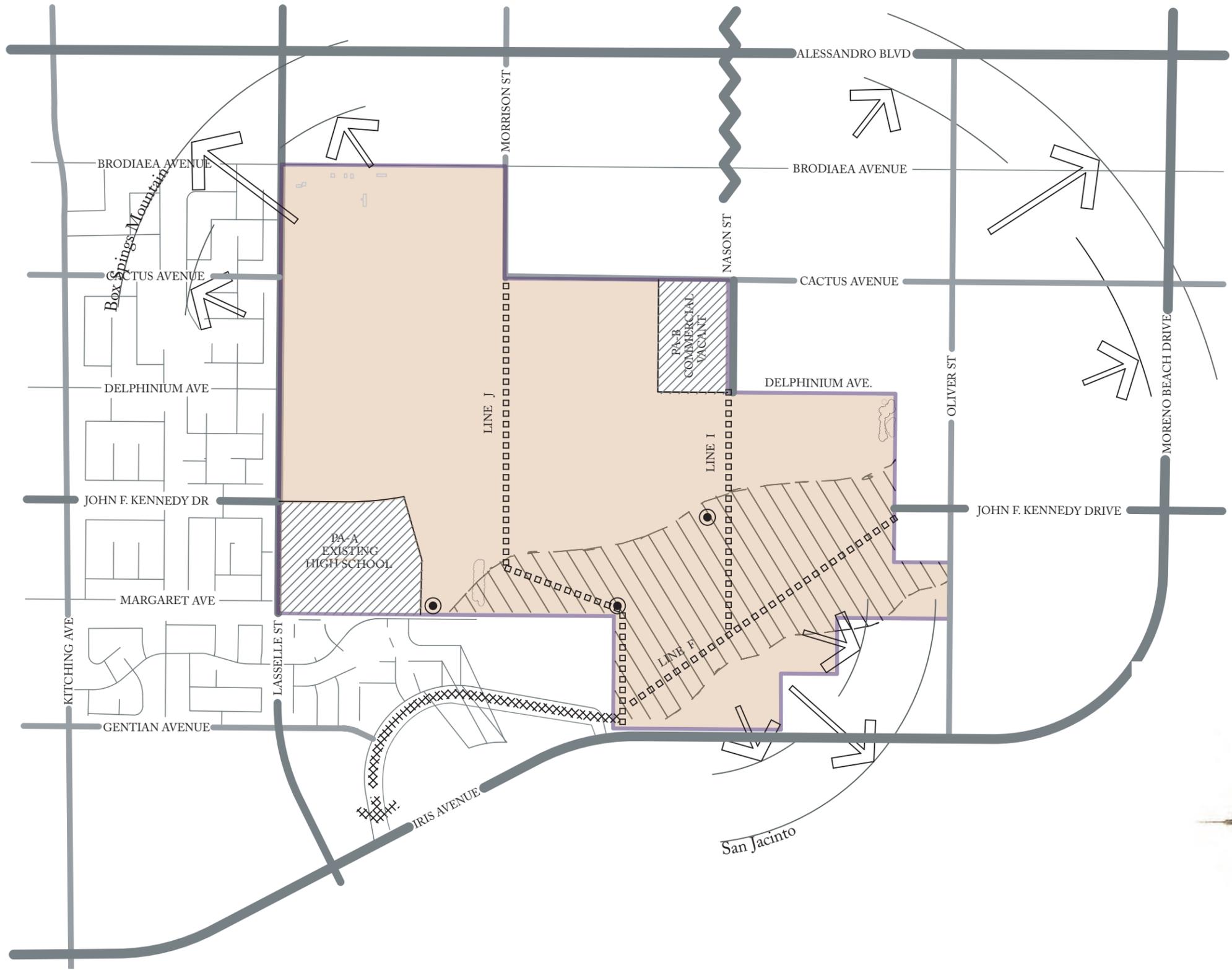
Legend:

-  Underground Electric Line
-  Overhead Electric Line
-  Gas Line
-  Underground Telephone Line
-  Overhead Telephone Line
-  Land Use As Noted
-  Specific Plan Boundary

Note:

All utilities depicted along existing streets are in the existing R.O.W.'s.





Opportunities  
And Constraints

Legend:

-  100 Year Flood Zone
-  Water Well
-  Existing Earthen Ditch
-  Concrete Floodway
-  Tree Row
-  View
-  Existing Farm Buildings
-  Land Use As Noted
-  Specific Plan Boundary



OPPORTUNITIES AND  
CONSTRAINTS  
EXHIBIT VII-6

# LAND USE PLAN DISTRIBUTION

## *Section VIII*

**A** Land Use Plan of a specific plan should be somewhat more detailed than the City's general plan. So, too, should the goals, objectives and policies be more project specific. The following represents the goals, objectives and policies of this Amendment:

### A. GOALS, OBJECTIVES AND POLICIES OF LAND USE

The following are the specific goals of the Plan:

1. Implement a plan for the phased development and reduced development scale that characterizes current market conditions and for the anticipated project build-out period.
2. Provide adequate schools and recreational facilities for future residents.
3. Create residential areas which allow for coordinated diversity of density and housing types.
4. Create a community identity consistent with a gated resort oriented community through the provision of design standards to be provided with the implementation of each Planning Area.
5. Provide housing opportunities for nearby employment centers.

### **Objectives**

The following objectives further elaborate these goals:

1. Achieve a Land Use Plan that is adaptable to the changing market scenarios.
2. Achieve a Land Use Plan that is responsive to evolving market demands of the future.
3. Achieve a Land Use Plan that creates diversity of land use patterns.
4. Design an approximately 40 acre lake system which enhances the Land Use Plan and biophysical environment through the provision of view and aesthetic opportunities and walking trails intermingled with wetland and park edges around the lakes.

# LAND USE PLAN DISTRIBUTION

## *Section VIII*

### **Policies**

The following specific policies will enhance the above goals and objectives:

1. Concentrate commercial and other future employment centers primarily along Nason Street and Cactus Avenue, to protect traffic flow elsewhere and to minimize impact on residential, park and school parcels.
2. Concentrate higher density residential uses near commercial and employment centers such as the Riverside County Regional Medical Center and provide a diversity of housing opportunities through varied product offerings. Conduct periodic market reviews to ensure the proper balance and distribution of high density land use designations.
3. Locate similar density or type of development adjacent to existing and proposed development on Specific Plan borders.
4. Provide for a variety of density ranges for those parcels located adjacent to the lakes, in order to provide different housing types and price ranges within the lake resort community.
5. Create design standards that promote creativity, diversity and quality development through unique and master developer-controlled land plan distribution and product design. Design Standards shall be provided to the City as part of each Planning Area Development Implementation Plan application package, discussed in Section IX (Land Use and Development Standards).
6. Allow for the transfer of densities between Planning Areas, based upon an analysis demonstrating that there will be no significant negative impacts upon traffic and/or other surrounding conditions (or mitigation of such impacts).
7. Allow modification of Planning Area boundaries.
8. Create a landscaped pedestrian/bicycle network along major roads to create not only a community identity statement, as well as an active visual and recreational amenity.
9. Buffer the higher intensity uses such as Riverside County Regional Medical Center, the retail center and the high school from less intense residential uses by utilizing landscaping, berming and setbacks.

# LAND USE PLAN DISTRIBUTION

## *Section VIII*

### B. LAND USE PLAN

The Land Use Plan was created from a series of preliminary studies and meetings with the project team and key City staff. A preferred land use alternative identified for this project area, considering regional needs and lack of supply, is an active adult community. Extensive research indicated that the best development of this type of community demanded a higher quality architectural and landscaping program, complimented by amenities such as the lakes and clubhouse(s). The creation of a cohesive community theme with generous recreational opportunities and amenities was developed, as demonstrated in the attached land use plan and supporting text, through the provision of a community clubhouse, a potential satellite clubhouse and lakefront neighborhoods.

The existing and proposed land uses surrounding the property provided a foundation for developing the Land Use Plan. The constructed Riverside County Regional Medical Center located between Nason Street and Morrison Street along the northerly side of Cactus Avenue provides an opportunity to concentrate the higher intensity land uses within the property north of Cactus Avenue.

The 685 acres included within the project have been designed with several distinct land uses (see Exhibit VIII-1). This land use distribution represents the "highest and best uses" of the land after considering environmental issues, opportunities discovered from the various workshops, market analysis and the general character of the land. The active adult residential use, the primary element of the Plan, focuses on the opportunity for unique, high quality, highly demanded housing opportunities in a master-planned community. This element is complemented by the lake/water and clubhouse facilities.

#### High Density Residential

(20 dwelling units per acre)

Approximately 11 acres, shown as Planning Area 2 (see Exhibit VIII-2), have been designated for high density residential use. PA 2 is located in close proximity to the Regional Medical Center, north of Cactus Avenue. These units could be rental apartments or condominiums. Due to the expected high employment potential of the hospital, (estimated to be 3,000 employees) and the potential for medically related services and research-type uses surrounding the hospital, this Planning Area provides the best location for this housing option within the Specific Plan. However, should the market change or a higher density (apartment) project no longer be deemed appropriate or necessary at the time of development of this Planning Area, the Landowner reserves the right to revert this area to an active adult development consistent with the balance of the project.

# LAND USE PLAN DISTRIBUTION

## *Section VIII*

### Low/Medium Density Residential

(4 to 15 dwelling units per acre)

Approximately 566 gross acres, distributed among nine Planning Areas (P.A.s 1, 3 – 10; see Exhibit VIII-2), have been designated for low/medium density residential use. Typically, the density of this land use will not exceed 12 dwelling units per acre, and will include various types of detached and attached units. The distribution of product type within the referenced density range will be planned in a manner that is complementary to adjacent land uses outside the Specific Plan area.

### Lakes/Water Features

Approximately 40 acres of lakes and active water features are distributed throughout the land use plan. The goal is to provide a maximum number of dwelling units with lake frontage or view opportunities. The primary clubhouse facility will also be located on lake edges. Additionally, much of the circulation system contained within the Land Use Plan provides water access or is in view of lake/water features.

### Open Space Areas

Similar to the lake/water features, an abundant amount of open space, including trails, paseos, channels and park areas will be distributed throughout the project to enhance the community character and provide extensive pedestrian access to the numerous lakes and clubhouse facilities.

### Clubhouse Facilities

As many as three clubhouse facilities have been planned for the project. The main (community) clubhouse (Planning Area 5; see Exhibit VIII-2) will be located centrally within the community on the west side of Nason Street. This facility will provide larger scale club amenities and community services. The types of uses anticipated for the primary community clubhouse include, but are not limited to, lounges, fitness center, gymnasiums, saunas, spas, arts and crafts rooms, computer rooms, media rooms, aerobics center, yoga centers, juice bars and cafes. The types of uses may be expanded or modified; however, all uses will complement the type of facility described above. Two additional recreational facilities are possible within the planning areas north of Cactus Avenue and the area east of Nason Street (Planning Areas 1 and 9 respectively; see Exhibit VIII-2). These Planning Area facilities may consist of smaller-scale recreational amenities, such as pool/sauna facilities and small public rooms for meetings and activities. It is anticipated that the main clubhouse facility will be constructed in the first phase of development. Development of the additional recreation facilities will be considered in conjunction with subsequent PADIPs for the respective Planning Areas. If it is determined that additional recreational facilities are not appropriate for the Project, the respective PADIP shall address units within that Planning Area's access to the main clubhouse facility.

# LAND USE PLAN DISTRIBUTION

## *Section VIII*

Planning Area 5 also provides for the potential development of a hotel or other similar guest accommodations such as time shares, cabanas and the like. The number of guest unit accommodations will be limited to a maximum of 300 units. Development of this area will be subject to Conditional Use Permit approval, as provided herein.

### Adjacent Areas of Special Planning Consideration

UCR initially owned 840 acres, of which 80 acres were sold to Riverside County and subsequently developed with the Riverside County Regional Medical Center. The remaining 760 acres became the Moreno Valley Field Station Specific Plan. Within the Specific Plan there are two parcels owned by other public entities: a vacant 25-acre parcel owned by the County of Riverside, and a 50-acre parcel that has been developed by the Moreno Valley Unified School District with a high school. Although these properties are not part of the residential development, they are influenced by and share infrastructure with the rest of the project.

The Specific Plan and Amendment efforts address these special areas in terms of coordinated engineering and nearby land use compatibility. Grading, storm drainage, phasing and funding of street projects, noise control and similar issues have been worked out to protect property values and assure orderly development.

### Riverside County Regional Medical Center

The County of Riverside purchased an 80-acre parcel of land from UCR in 1991 to site a replacement facility for the aging General Hospital located on Magnolia Avenue in the City of Riverside. The 363-bed hospital has been constructed. The County, working with UCR, funded street development in Cactus Avenue between Lasselle Street and Nason Street.

The Regional Medical Center facility occupies the central 40 acres of the 80-acre parcel. The 20-acre sites on the eastern and western sides of the hospital are being held for ancillary medical development such as medical office buildings, child care, laboratories, assisted living complexes and other similar uses. These land uses provide transition in land use intensity and building scale, while buffering residential uses to the east and west. This buffering is required because the hospital is an intense, urban use. The General Plan Amendment and change of zone for these two 20-acre parcels was approved September 24, 1996.

Design coordination has placed the helicopter pad and emergency entrances to the rear or north side of the building facing adjacent areas designated as Commercial Office in the City's General Plan. Other services also access from this area. To minimize traffic impacts, the main entrance is located on Nason Street, rather than Cactus Avenue, due to Nason's direct freeway access. Eventually, Morrison Street and Brodiaea Avenue will provide secondary access points to the Medical Center. Their development will likely follow utilization of the two remaining 20-acre parcels.

# LAND USE PLAN DISTRIBUTION

## *Section VIII*

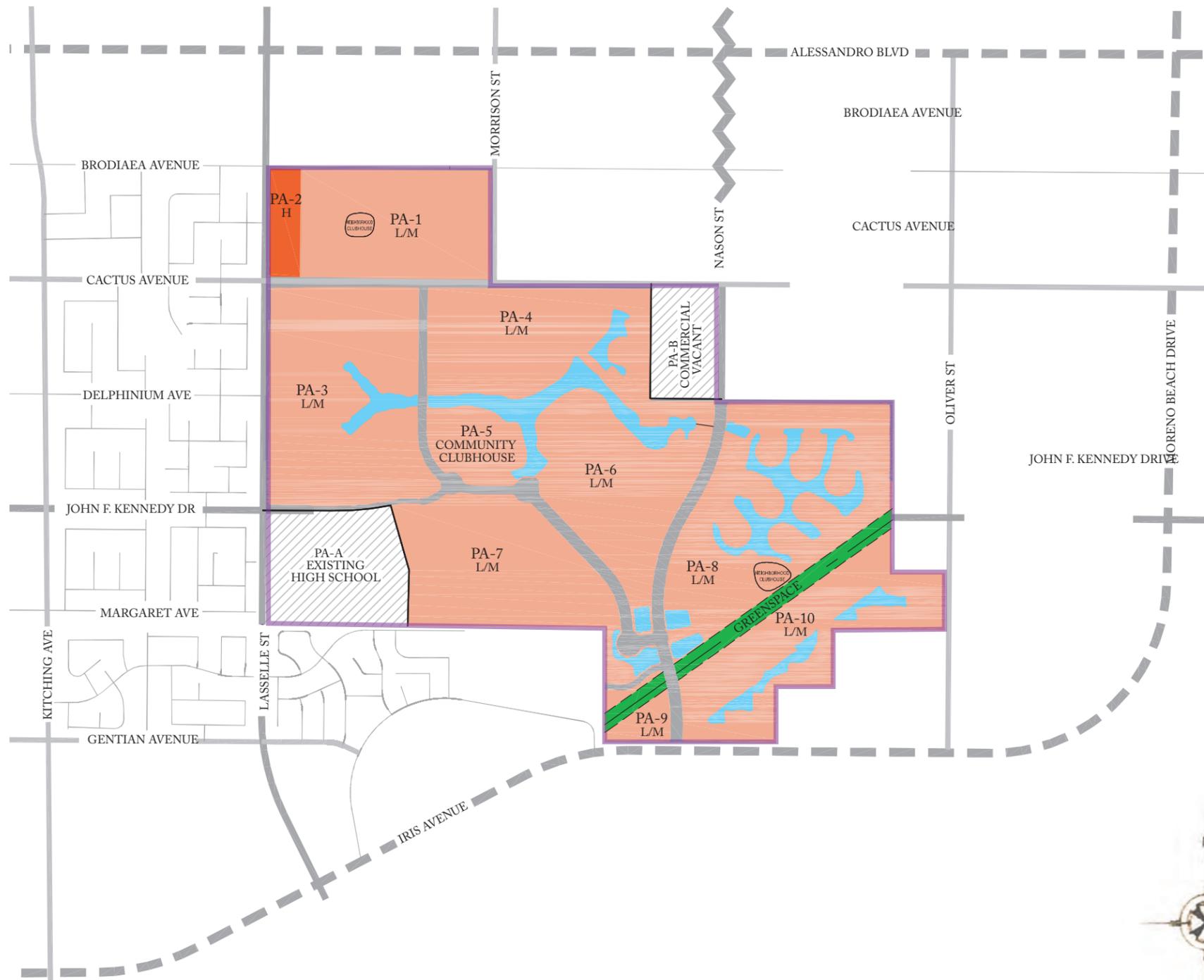
The Specific Plan Amendment sites commercial and high density housing on land near the Medical Center. Approximately 25 acres (also owned by Riverside County) is designated for office and retail uses within the Specific Plan and will be subject to the commercial provisions of the City's Development Code. These parcels support the hospital and provide services and jobs to the project and community residents in general. Planning Area 2 (see Exhibit VIII-1) is planned as a multi-family complex of 220 residential units, potentially providing housing for hospital employees and other workers in the ancillary development areas

### Vista del Lago High School

The Moreno Valley Unified School District purchased 50 acres of the original Specific Plan and constructed its fourth high school within the City (Vista del Lago). Environmental documentation covering the high school was certified in 1992.

### Commercial/Office

Approximately 25 acres of retail and/or office land are shown within the original Specific Plan boundary. The prior plan distributed small commercial areas along Nason Street; this amendment consolidates the commercial uses to the southwest corner of Cactus Avenue and Nason Street. All such property is located along Nason Street to maximize arterial exposure created by high traffic volumes and to avoid traffic congestion and cross flows elsewhere within the Plan area.



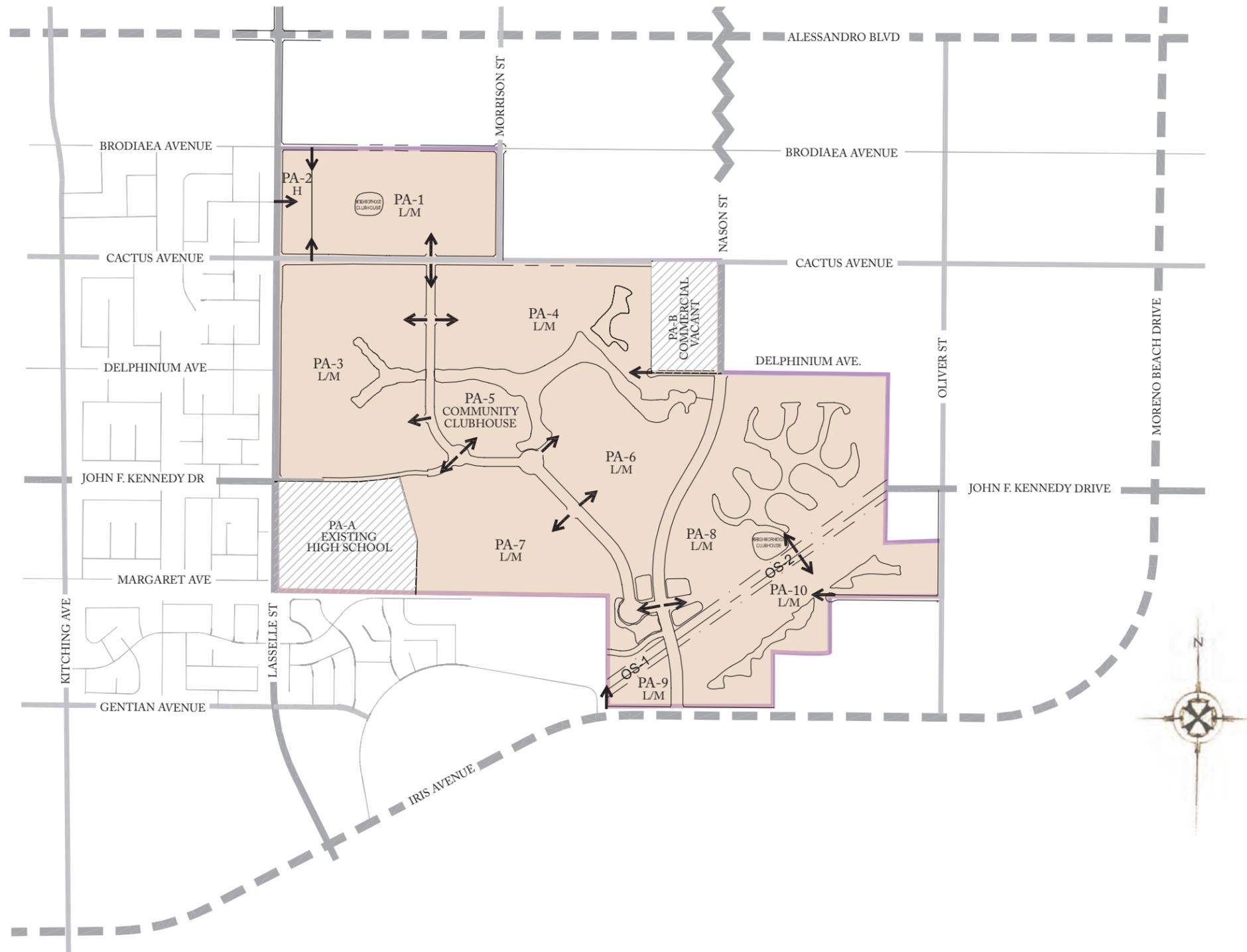
Land Use Plan

Legend:

- Greenspace
- High Density Residential (up to 20 du/ac)
- Low/Medium Density Residential (up to 15 du/ac)
- Open Space
- Streets
- Land Use As Noted
- Specific Plan Boundary

LAND USE SUMMARY TABLE

PLANNING AREA	ACRES	UNITS	DENSITY
<b>RESIDENTIAL LAND USES</b>			
PA-1	61.6	378	6.1
PA-2	11.0	220	20.0
PA-3	103.8	629	6.1
PA-4	80.8	327	4.0
PA-5*	22.5	0	0.0
PA-6	76.6	304	4.0
PA-7	80.6	326	4.0
PA-8	112.0	461	4.1
PA-9	6.4	0	0.0
PA-10	67.2	277	4.1
<b>TOTAL</b>	<b>622.5</b>	<b>2,922</b>	
<b>NON-RESIDENTIAL LAND USES - (INCL. IN PLANNING AREAS - APPROX.)</b>			
LAKES	40.0		
<b>NON-RESIDENTIAL LAND USES (NOT INCL. IN PLANNING AREAS - APPROX.)</b>			
DRAINAGE CHANNEL	15.9		
CIRCULATION	47.1		
SCHOOL	50.0		
COMMERCIAL	25.0		
<b>TOTAL ACREAGE</b>	<b>760.5</b>		
*Includes 300 Potential Hotel/Resort Accommodations, subject to conditional use permit approval.			



Planning Areas & Points of Access

Legend:

-  Specific Plan Boundary
-  Access Point
-  Land Use As Noted
-  Lakes

LAND USE SUMMARY TABLE

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PLANNING AREAS AND  
POINTS OF ACCESS  
EXHIBIT VIII-2

# LAND USE AND DEVELOPMENT STANDARDS

## *Section IX*

An integral part of the Specific Plan is the development standards program for the various land uses identified in Section VIII. Creativity and lotting options have been designed into the standards to promote neighborhood identity and originality. Implementation of the Specific Plan will be guided by these development standards. It is envisioned, due to current and future market conditions, that a number of merchant builders will purchase and construct homes on different tracts within the project. By inviting a variety of merchant builders into the community and by creating unique choices of lot design options, an environment will be created to meet the demand of a wide range of buyers. This concept will also produce a wide range of product types and sales prices. With careful controls over the common elements of the project, a consistent sense of character will be created, making the project a special place to reside.

### A. PLANNING AREA DEVELOPMENT IMPLEMENTATION PLAN

Master Design Guidelines for the project are appended hereto. However, due to the diverse product types which will be provided within this project and the possibility of implementing multiple Planning Areas simultaneously and at different development schedules, certain detailed design information has not been included within the text of this Specific Plan Amendment or the Master Design Guidelines. Detailed designs will be submitted in conjunction with the first development application (e.g., tentative map, conditional use permit, plot plan) within a Planning Area in the form of a Planning Area Development Implementation Plan (PADIP). The PADIP will be considered by the Planning Commission concurrently with, or in advance of, the application.

The following describes the components of the PADIP information to be submitted with the first discretionary approval application package for each Planning Area.

#### 1. Design Guidelines

The Specific Plan provides for development standards for the various product types, and the Master Design Guidelines convey the overall vision for the community. To the degree not already provided previously, more detailed design guidelines for development within each Planning Area include but are not limited to, the following:

- a. Architectural theme with color/materials palette.
- b. Front and side yard landscaping design.
- c. For residential development: provisions for units sharing common driveway access, location of address numbers, areas for mailboxes and trash pick-up, and guest parking.
- d. Infrastructure and services provisions, consistent with Section X.

# LAND USE AND DEVELOPMENT STANDARDS

## *Section IX*

These standards can be provided through the submittal of the development application for the entire Planning Area or in the format of a separate design manual, or a combination thereof. Such design guidelines, once approved, shall be incorporated by such approval into the Master Design Guidelines and shall specify whether they apply to the Project as a whole or are limited to the limited development being considered at that point in time.

### 2. Infrastructure Plan

Each Planning Area and developments within the Planning Area will be self-sustaining, meeting their needs for circulation, fire access, and other infrastructure needs, inclusive of common area improvements. An infrastructure plan shall identify the infrastructure improvements for the Planning Area. If the Planning Area is developed in phases, a phasing plan shall be provided. The phasing plan shall identify the proportional off-site improvements that may be necessary for the build-out of the Specific Plan infrastructure.

### 3. Common Area Improvement Plan

A plan identifying common areas to be maintained by the Home Owner's Association shall be provided. The City-required submittal items may include, but may not be limited to, the following submittal items, depending upon the scope of common area amenities:

- a. Landscape theme and plant palette.
- b. Fence and wall locations, design, and materials for any fences/walls adjacent to or within the common areas. Perimeter walls around the project shall have a consistent, though not necessarily identical, design. It is anticipated that sections of the perimeter wall shall be constructed concurrent with adjacent construction of the project. The first phase of development and first PADIP for the Project shall specify the general design for the entire perimeter wall and landscaping, even though it is recognized that the wall will be constructed in phases, corresponding with development of units within the Project.
- c. Monumentation signs or structural entry locations, design and materials (if applicable). The main entry gates and monumentation for the entire community shall be included with the first PADIP submittal.
- d. Private street design standards and street name sign design and materials (if applicable).
- e. Bikeway and/or pedestrian trails locations and design, providing connections among centers of activity.
- f. Location and design of any other common area amenities.

# LAND USE AND DEVELOPMENT STANDARDS

## *Section IX*

- g. Street light design standards and materials.
- h. Lake system.
- i. Statement of how the design above addresses the overall theme and character of the project.
- j. Pocket Parks. As noted, the first PADIP is expected to include the main clubhouse facility, thus is not expected to include additional park acreage. The second PADIP submittal shall include allocation of park acreage by Planning Area.

### 4. Density Allocation Plan

This Specific Plan Amendment establishes the maximum number of total residential units and minimum number of multi-family units. Overall, the Specific Plan provides for a minimum of 1,187 multi-family units (approximately 40% of the total), of which 220 are proposed to be located in the high-density Planning Area and the balance are to be spread among the other Planning Areas. A density allocation plan will provide the distribution and unit count by product type within any Planning Area, demonstrating compliance with this Specific Plan Amendment. If density transfers to or from other Planning Areas are proposed with a development application, that information also will be included in the PADIP, with a statement of justification for the transfer and an analysis of the impact on all affected Planning Areas.

### 5. Roadways

All roadways shall conform to City standards, unless otherwise approved by the City Engineer. If alternative standards are proposed, design details and support analysis and studies, as required by the Public Works and Fire Departments, shall be provided. Those requirements do not apply to driveways or other traffic circulation features located off streets and within particular components of the project.

### 6. Covenants, Conditions, & Restrictions (CC&R's)

The CC&R's will address any common area maintenance and community age-restrictions. If some other document is utilized to address these matters it shall be submitted in place of the CC&R's.

# LAND USE AND DEVELOPMENT STANDARDS

## *Section IX*

Modifications to the approved PADIP for a Planning Area shall be made in the same manner in which the PADIP was initially approved, or in conjunction with approval of a subsequent development application. Nothing herein shall preclude submittal and approval of a subdivision map and related development applications for only a portion of a Planning Area. However, the first submittal for any given Planning Area shall include the Infrastructure Plan and the portions of the lake systems, if any, for the entire Planning Area. All subsequent subdivision maps and related development applications for that Planning Area shall demonstrate consistency with the initial submittal for that Planning Area.

### B. RESIDENTIAL STANDARDS

Residential development within the project will be governed broadly by the Land Use Plan. Development will occur in numerous phases over a protracted period of time and the need to build in flexibility is critical to the successful implementation of the project. By permitting various lot options in any given Planning Area, the likelihood is increased of creating a diversified community having customized architectural schemes developed by the master developer and provided to the City at the time of the Planning Area Development standards program.

### C. DEVELOPMENT STANDARDS

The development standards are designed to reward creativity in lot shapes and setback standards. In most options, there are liberal minimum lot width and depth requirements, in order to promote interesting and different street scenes throughout the project. In any given Planning Area, the respective builder has the choice of using a variety of lot design options, subject to the maximum number of dwelling units established for each Planning Area unless otherwise modified by permitted density transfers.

The following matrix describes the development standards for the various categories of residential lots which will be used in the project. In some instances, existing general City standards are modified as to this Specific Plan to facilitate use of innovative configurations which, among other things, help eliminate a garage-dominated street-scene.

For purposes of the Specific Plan and development of the Project, the terms “multi-family” and “attached” shall refer to configurations of residential units consisting of not less than two (2) units sharing at least one (1) common wall.

As each Planning Area is designed, the developer/builder may propose other alternative configurations to accommodate their products. Each development application shall indicate the zoning category below that is being requested, and development under that application shall be regulated in terms of the standards applicable to the designated category.

# LAND USE AND DEVELOPMENT STANDARDS

## Section IX

<b>DEVELOPMENT STANDARDS</b>			
	<u>Low/Medium Density</u>		<u>High Density</u>
	<u>Single-Family</u>	<u>Multi-Family</u>	<u>Multi-Family</u>
Planning Areas:	1, 3-10	1, 3-10	2
Maximum Density:	10 du/ac	15 du/ac	20 du/ac
Minimum Lot Size:	4,000 sq. ft.	N/A	N/A
Minimum Developable Area	N/A	10,000 sq. ft.	20,000 sq. ft.
Minimum Lot Dimensions:	45 feet/85 feet	100 feet/85 feet	100 feet/85 feet
Minimum Cul-de-sac and Knuckle Frontage on Streets:	35 feet	35 feet	35 feet
Minimum Frontage on Off-Street Motor Courts:	25 feet	25 feet	25 feet
Minimum Front Setback:			
Building (excluding garage), for 50% of width of structure:	10 feet, and 5 feet for balance	10 feet	10 feet
Front Loaded Garage:	3 feet, or minimum of 18 feet	3 feet, or minimum of 18 feet	3 feet, or minimum of 18 feet
Side Loaded Garage:	6 feet	6 feet	10 feet
Alley Loaded Garage:	31 feet between garage door faces	31 feet between garage door faces	31 feet between garage door faces
Minimum Rear Setback:	10 feet	10 feet	15 feet
Alternative Garage Location – at rear lot line	0' side and rear	0' side and rear	0' side and rear
Accessory Structure:	5 feet	5 feet	15 feet
Minimum Interior Side Setback:	5 feet	5 feet	15 feet
Minimum Equipment/ Projections Setback:	3 feet	3 feet	3 feet
Minimum Street Side Setback:	10 feet	10 feet	10 feet
Minimum Side Yard Setbacks (for adjacent lots):	5 feet / 7.5 feet	5 feet / 10 feet	5 feet / 10 feet
Minimum Distance Between Structures:	10 feet	15 feet	20 feet
Maximum Lot Coverage:	60%	50%	50%
Maximum Floor-Area Ratio:	1 story – 0.50 2 stories – 0.75	1 story – 0.50 2 stories – 0.75	1 story – 0.50 2 stories – 0.75
Maximum Height:	45 feet <sup>(1)</sup>	55 feet <sup>(1)</sup>	75 feet
Minimum Private Open Space:	N/A	300 sq. ft.	150 sq. ft.
Minimum Common Open Space:	800 sq. ft./unit	15% of developable area	20% of developable area
Maximum Fence Wall/Height:	6 feet	6 feet	6 feet
Parking Requirement:	As per Development Code	As per Development Code	As per Development Code
Guest Parking – may be located on street, in driveway or at other off-street location	1 per detached unit	0.25 per attached unit	0.25 per attached unit

(1) Maximum allowable height for one non-habitable architectural features or landmarks not to exceed 105 feet.

# LAND USE AND DEVELOPMENT STANDARDS

## Section IX

<b>DEVELOPMENT STANDARDS</b>			
	<u>Low/Medium Density</u>		<u>High Density</u>
	<b>Single-Family</b>	<b>Multi-Family</b>	<b>Multi-Family</b>
Patio Covers:	Min. 3 feet to property line	As per Plot Plan approval on PADIP	As per Plot Plan approval on PADIP
Street Trees:	One per 40 ft. street frontage	One per 40 ft. street frontage	One per 40 ft. street frontage
Minimum Dwelling Unit Size:	1,000 sq. ft.	2 br – 800 sq. ft. 3 br – 1,000 sq. ft.	2 br – 800 sq. ft. 3 br – 1,000 sq. ft.

### D. DISCREPANCIES AND REQUIREMENTS NOT SPECIFIED

In cases where discrepancies occur between the General Plan and this Specific Plan, the General Plan shall take precedence. Where discrepancies occur between this Specific Plan and the City's Development Code, the Land Use and Development Standards contained herein shall prevail. Where no regulations or guidelines are specified in this Specific Plan, the City's General Plan and Development Code shall govern.

### E. NON-RESIDENTIAL USES IN RESIDENTIAL PLANNING AREAS

The following non-residential uses in Residential Planning areas are permitted subject to the approval of a Conditional Use Permit, issued by the City under the Development Code guidelines:

- Religious Assembly
- Private Schools
- Residential Care-Convalescent Care and Assisted Living Facilities
- Recreation Facilities (inclusive of Club Houses)
- Hotel/Guest Accommodations

### F. NON-RESIDENTIAL DEVELOPMENT USES AND STANDARDS

Certain Planning Areas within the Specific Plan Area have been designated for non-residential development. The primary use (other than residential where applicable) for each non-residential area shall conform to uses identified in the City's Development Code. The existing high school site conforms to the P (Public) standards of the City Development Code. The commercial site will be subject to the CC (Community Commercial) standards of the City Development Code.

### G. CONTINUED FARMING

Farm operations may, at the discretion of the Landowner, continue on those parcels not in active development.

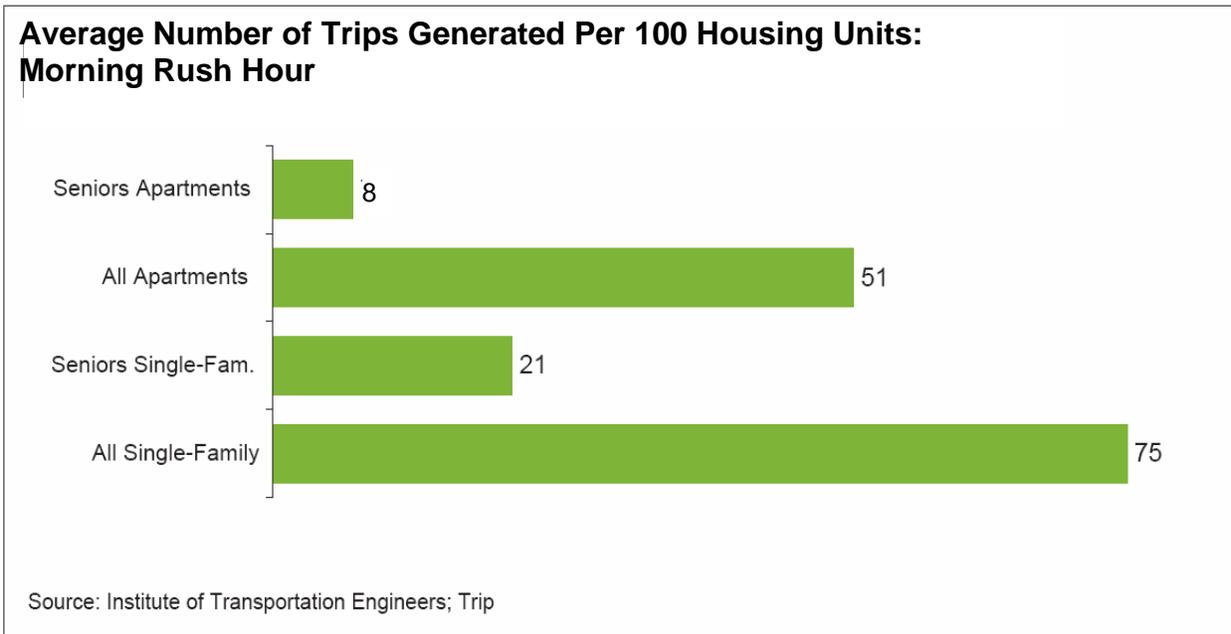
# INFRASTRUCTURE AND SERVICES

## Section X

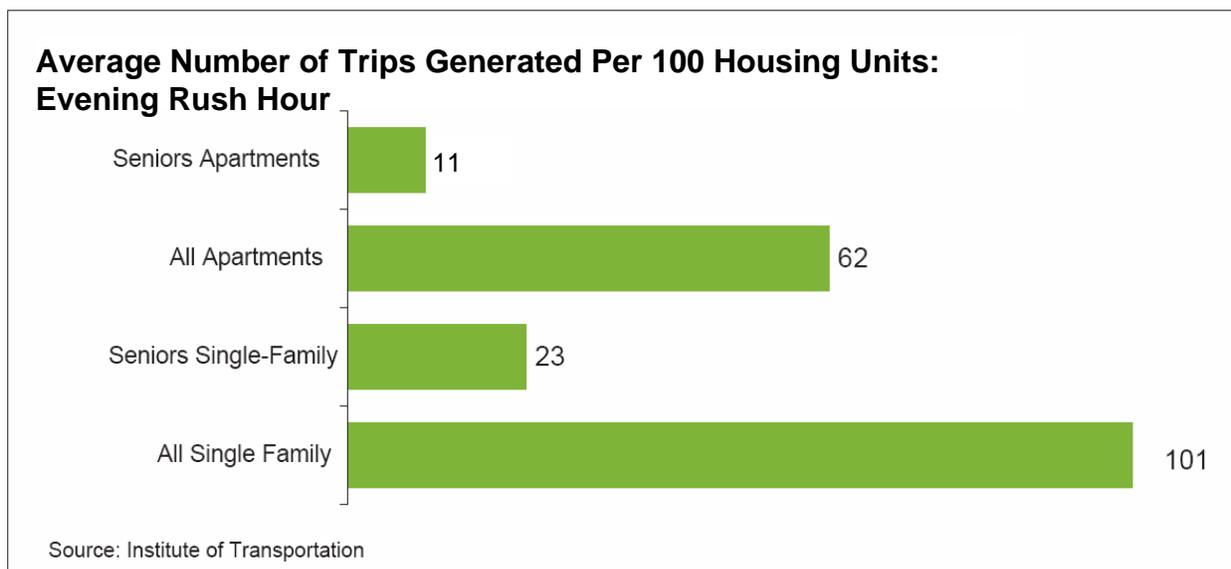
The development of the Specific Plan Amendment will require the construction of public infrastructure and the provision of public services. These would include such facilities as street, water, sewer and drainage facilities, parks and other community facilities. Each of the public facilities that the project will require is discussed below.

### A. CIRCULATION

**Figure X-1**



**Figure X-2**



# INFRASTRUCTURE AND SERVICES

## *Section X*

### Decreased Trip Generation Due to Age Restriction

The single greatest change in the project description from the Specific Plan to this Amendment is the dramatic reduction in traffic generation due to the age-restricted nature of the development. It is well documented that age-restricted communities have a lower person-per-household ratio, resulting in lower traffic generation rates. Additionally, drivers within the “active senior” demographic which will reside in the project travel off of the normal “peak” hours for traffic, further reducing the burden on on-site and off-site circulation infrastructure.

According to the Institute of Transportation Engineers, both morning rush hour and evening rush hour trip generation is significantly diminished in age-restrict communities.

The Traffic Study for the project establishes that the Amendment will result in a reduction from 44,486 average daily trips (“ADT”) to 13,953 ADT relative to the previously approve Specific Plan, a reduction of 30,533 ADT.

### Adjacent Infrastructure (Backbone)

The proposed circulation system utilizes four major roadways that serve as the primary access roads: Cactus Avenue, Lasselle Street, Nason Street and Iris Avenue. Alessandro Boulevard, Morrison Street, John F. Kennedy Drive (emergency access only), Oliver Street and Brodiaea Avenue, located within or near the Plan area, will also serve the project. Cross-sections for the streets referenced above are shown on Exhibit X-2. Additional pavement width may be required at major intersections to accommodate additional turn lanes, as recommended by the traffic study. There will also be a need to transition traffic from one street classification to another. This may require additional right-of-way and pavement on Nason Street, from Cactus Avenue to Delphinium Avenue. The Specific Plan recommends the dedication of these key arterial streets within or near the project and establishes a funding mechanism for phased development as residential tracts are systematically constructed.

As previously noted, it was determined that it would be beneficial to avoid bisection of the community by eliminating a proposed extension of John F. Kennedy Drive and rerouting traffic around the project through functionally equivalent circulation improvements. This modification was expressly approved by the Moreno Valley Unified School District, in that extension of John F. Kennedy Drive posed “safety hazards” for students at Vista del Lago High School.

### Residential Streets (Private)

Except as otherwise approved, the on-site private roadway system will be constructed to the City design standards for local residential streets. Alternative residential street sections may be approved by the City Engineer; provided that the developer substantiates that the alternate designs are functional through analysis provided by the project’s traffic consultant. They also are subject to review by the Fire Department. With the exception of Fire Department review,

# INFRASTRUCTURE AND SERVICES

## *Section X*

those requirements do not apply to driveways or other traffic circulation features located off streets and within particular components of the project.

Sidewalks adjacent to the curb are discouraged. The use of alternate curb sections (i.e. wedge curb, rolled curb, valley curb) within the private residential streets is proposed pending approval of the City Engineer and Fire Department.

### Traffic Signals

Over the life of the project build-out, several traffic signals will need to be installed. The specifics and locations for these signals are provided in the mitigation program for the project approved by the City Traffic Engineer.

### Traffic Circles

Traffic circles or “roundabouts” may be utilized at certain intersections, both to facilitate traffic flow and as esthetic features. Although commonly used in many other localities, such features have not been used in the City previously. Consequently, prior to introducing these features, criteria for their use will need to be established. Additionally, their effect upon traffic flows will need to be analyzed for any intersection at which their use is proposed. Such analysis will occur in connection with the PADIP for each respective Planning Area in which use of traffic circles as components of the circulation system is being considered.

### Mass Transit

The Riverside Transit Agency (RTA) will serve the Specific Plan area. RTA currently serves Moreno Valley along Nason Street between Eucalyptus Avenue and Cottonwood Avenue (when school is in session) and the Riverside Community College at Iris Avenue and Lasselle Street, just south of the project. Although transit route extensions will serve the Specific Plan area at some time in the future, those routes are subject to change until final build-out has occurred. It is anticipated that transit routes will be designed along Cactus Avenue, Nason Street and Lasselle Street. As build-out occurs, routes will be finalized.

### Trails

A trail system will be provided around and/or within the project area. The trails shall be designed at least to standard City sections. Because the project area is to be gated, portions of the trail system will be for public use and others for private use. Every effort should be made to integrate the proposed trail system into the existing adjacent neighborhood trails, pathways, lake system and circulation elements. Bike trails are shown to be provided on Cactus Avenue between Lasselle Street and Nason Street, on Nason Street between Cactus Avenue and Iris Avenue and on Lasselle Street between John F. Kennedy Drive and Alessandro Boulevard.

# INFRASTRUCTURE AND SERVICES

## *Section X*

### B. WATER AND SEWER FACILITIES

EMWD provides potable water, sanitary sewer and non-potable water facilities for the region. Water lines border and traverse the project, including lines in Lasselle Street, Cactus Avenue and Iris Avenue. Sanitary sewer lines exist in Lasselle Street and portions of John F. Kennedy Drive and Nason Street. Some existing utilities (e.g. sewer and water lines) may have to be relocated or partially relocated within the site to conform to the configuration of proposed roads (see Exhibit X-2). All wet utilities are available at the site to serve the future needs of this project. Will-serve letters will be obtained at tentative map stages of development processing. EMWD previously prepared a "Service Plan" for this Specific Plan. This plan has been adapted as shown on Exhibit X-2. As necessary to conform to the proposed road configuration, a revision to this Service Plan will be prepared concurrently with an application for residential subdivision.

EMWD will be the primary provider of both domestic water and tertiary treated water supplies for the project. The project site currently is supplied with irrigation water from three private wells in the southern portion of the site.

While the reclaimed water available from EMWD is not suitable for domestic purposes, it can be used for irrigation of landscaping, including public areas within extended parkways. The Landowner is conferring with EMWD regarding this approach, as well as alternatives for the most beneficial use of the existing water wells.

Implementation of the project is expected to involve the extension of infrastructure for the provision of non-potable, tertiary treated reclaimed water. Recycled water may be used for irrigation of common landscape areas, private and public street parkway and median areas. Reclaimed water also may be used to fill a segregated portion of the man-made lakes and provide the necessary make-up water to maintain the design water surface elevations of that segregated portion. (Reclaimed water will not be co-mingled with the primary lake system). The use of reclaimed water will be in compliance with guidelines of EMWD's Ordinance No. 68.1 (Rules and Regulations Governing the Provision of Recycled Water System Facilities and Service).

The use of reclaimed water meets EMWD's mandate to reduce its consumption of imported water and groundwater. This increases its supply of water for domestic consumption without developing any new resources for this valuable commodity.

# INFRASTRUCTURE AND SERVICES

## Section X

### C. DRAINAGE FACILITIES

The Specific Plan is entirely within the bounds of the Riverside County Flood Control District's Moreno Drainage Plans. Limited underground storm drain facilities exist within the property near the county hospital north of the project site. Earthen farm ditches carry drainage through the site in a north-south direct to a common location near the southerly boundary where the storm waters are collected by an offsite concrete channel which conducts flow through adjoining tracts.

The Moreno Drainage Plans will be implemented as shown on Exhibit VII-3, in cooperation with the City. The Moreno Drainage Plans call for underground pipes (except for Line F, which is proposed as an open channel across the southerly portion of the project site) to convey all storm waters through the site upon development.

The District's system also requires upstream implementation of flood detention basins, at (i) the intersection of Nason Street and SR 60 and (ii) the intersection of Sinclair Street and SR 60, for ultimate effectiveness. The basin at Nason Street has been built while the one at Sinclair Street has not.

This Specific Plan Amendment proposes extensive use of lakes for control of on-site storm water runoff. These lakes will be constructed to provide improved storm water quality, protect the groundwater and other drinking water supplies, and protect the downstream receiving waters. In order to accomplish this goal, the lakes will be designed as a storm water best management practice (BMP) and include features such as biofilters, wetlands components and aeration to improve the water quality and maintain the lake quality. They will be lined to minimize the amount of make-up water necessary to maintain the water level. The typical lake cross-section will consist of side slopes having a 4:1 gradient. The ideal depth of the lakes is between 10 and 15 feet, and the ideal minimum bottom width is between 12 and 15 feet, though final design of the lakes may deviate somewhat from these dimensions. Isolated portions of the lake system may be filled and/or maintained with tertiary-treated water obtained from EMWD. The lakes containing tertiary-treated water will retain water to the level of a 100-year storm.

Maintenance of these privately owned and operated lakes will be the responsibility of the Home Owners Association. An Operation and Maintenance Program will be incorporated into the CC&R's of the project by reference, addressing the following areas of concern:

- Trash/litter Removal – Any floating or shoreline trash/litter is to be removed from the lakes.
- Algae Control – Algaecides may be used only if uncontrolled algae growth is observed. Also, a water colorant may be applied on an as-needed basis, to minimize the growth of algae and aquatic weeds by reducing the ultraviolet light penetration.

# INFRASTRUCTURE AND SERVICES

## Section X

- Aquatic Weed Control – Weeds may be allowed to flourish until they come within six inches of the water surface or eight feet from the shoreline, at which point aquatic weeds will be physically removed.
- Pump Maintenance – All pumps should be inspected regularly and maintenance performed as needed.
- Biofilter Maintenance – The biofilters should be backwashed and the media gravel rotated regularly. The backwash will be discharged to the sanitary sewer system with approval of EMWD.
- Aeration System Maintenance – The aeration system pumps should be inspected regularly and maintenance performed, as required. Aeration disks should be inspected and maintenance performed, as required.

Typical operation and maintenance costs vary, but, for the purposes of this Specific Plan, based upon currently available information, are estimated to be approximately \$700 per month per acre of lake, plus \$1,000 per month per acre for equipment replacement and monitoring. Therefore, based upon an assumed lake surface area of approximately 40 acres, the anticipated lake operations and maintenance costs are expected to be approximately as follows:

<b>Description</b>	<b>O&amp;M Costs</b>
Monthly O&M Cost	\$57,800
Annual O&M Costs	\$693,600
Monthly O&M Cost per Household	\$21

The Specific Plan drainage facilities combine the surface capacity of the streets and underground conduits to convey flows, structural BMPs and wetland treatment systems leading into the lakes, extensive biofilter, aeration and circulation treatment of the lake waters and the storage and detention capacity of the lakes to effectively handle the quantity and quality of project stormwater and non-stormwater flows to meet applicable requirements of all Federal, State and local agencies. This permanent lakes system conveys and cleans all of the storm and non-stormwater runoff from the site and mitigates flooding of all habitable areas of the site.

The lakes and lake edges, along with the open, shallow, grass-lined channel, as proposed for the improvement of MADP Line F, permit a "suburbanized" riparian habitat with wildlife values. These represent an environmental enhancement over the agricultural ditches presently on site.

# INFRASTRUCTURE AND SERVICES

## *Section X*

A major portion of Planning Area 10 is subject to flooding from a 100-year storm under existing conditions. With the development of the lake system and appropriate drainage facilities, including particularly the channelization of MADP Line F, residential areas will be protected from the 100 year flood zone. Where drainage crosses under major roads, drainage flows will be directed into and through reinforced concrete pipes or boxes, or, in certain instances, bridge structures.

Prior to the construction of any habitable structure within the 100-year flood plain the developer shall obtain a Conditional Letter of Map Revision (“CLOMR”) from the Federal Emergency Management Agency (“FEMA”). Prior to the issuance of any permit to occupy habitable structures the developer shall obtain a Letter of Map Revision (“LOMR”) or other such approval from FEMA that demonstrates that the structures are outside the 100-year flood plain.

The design of Line F channel improvements shall consider the offsite storm water flows entering the site via Line F improvements which are now under construction immediately upstream from this site. Concurrent with the detail design of the onsite improvements of Line F a detailed engineering analysis shall be made of the storm water runoff tributary to Line F from offsite upstream and from onsite. This analysis shall be submitted for approval of the City and Riverside County Flood Control & Water Conservation District (“RCFC&WCD”). Exhibit X-3 shows the proposed drainage conditions, including approximate magnitude flows.

Prior to the acceptance of Line F for ownership, operation and/or maintenance, the developer shall enter into a three-party agreement with the City and RCFC&WCD.

The proposed drainage condition for backbone infrastructure is shown in Exhibit X-3.

### D. ENERGY

The City of Moreno Valley will provide electric service to the project. All new service lines within the project will be constructed underground. Street lights will be provided in accordance with adopted City policy and per plans and studies approved by the City. In addition, a lighting plan will be required to provide for safe use of the expanded parkways and other public open space elements. The design will address not only safety issues, but also impacts of light and glare on adjoining residential uses.

Southern California Gas Company provides natural gas service. All future Planning Areas will have access to natural gas lines.

All dry utilities are available at the site to serve the future needs of the project without significant off-site extensions. Will-serve letters will be obtained at tentative map stages of development processing.

# INFRASTRUCTURE AND SERVICES

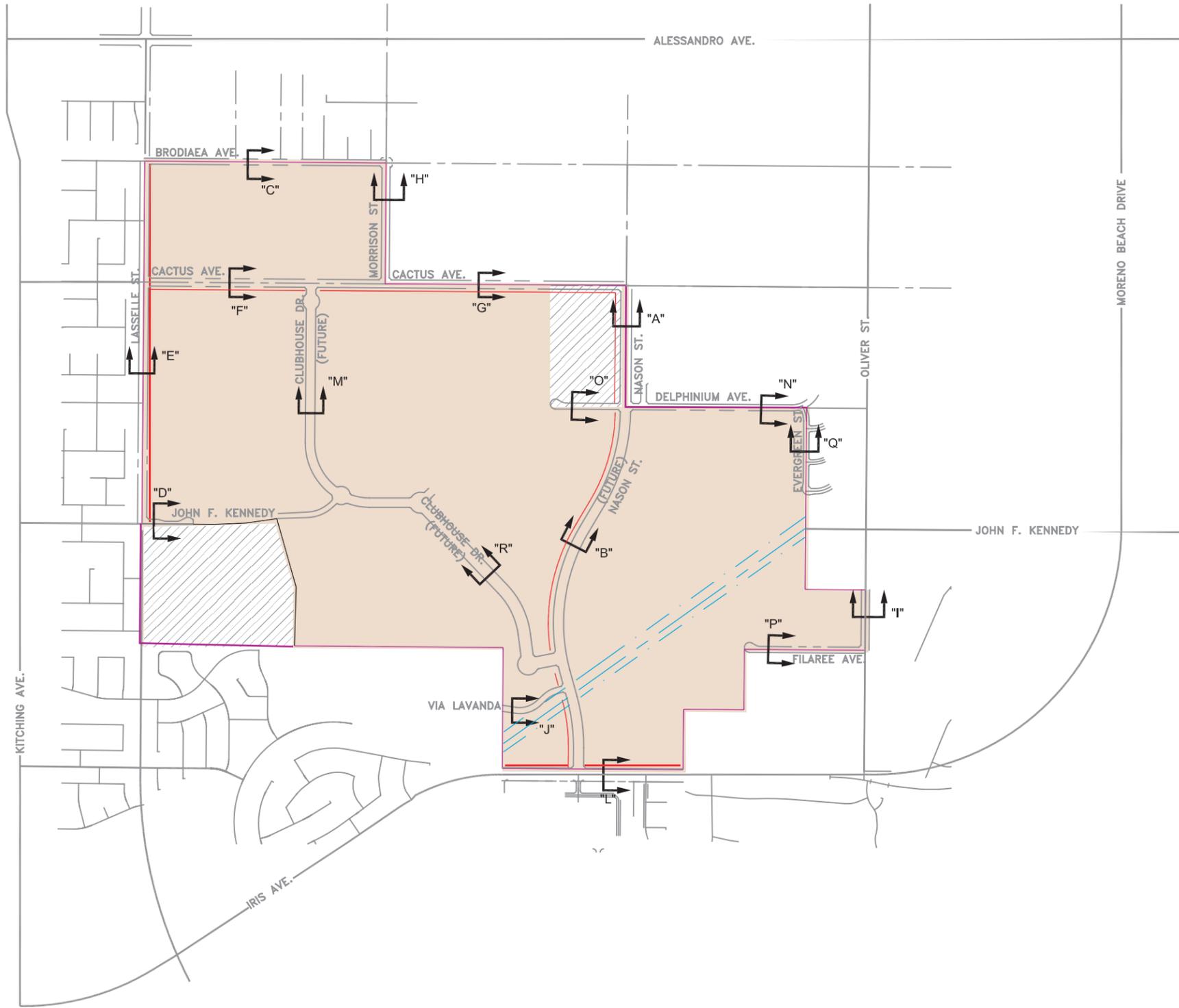
## *Section X*

### E. SOLID WASTE

According to the information provided by the Riverside County Waste Management Department, the sites most likely to accept disposal material from the proposed Specific Plan area would be the Badlands, Lamb Canyon, and/or El Sobrante landfills.

Solid waste collection services within the City are provided under contract by the Waste Management Department of Riverside County. Solid waste collected within the project will be disposed of primarily at the sanitary landfills described in Section VII.B above.

The California Integrated Waste Management Act of 1989 (Assembly Bill 939) enacted a comprehensive reorganization of the state's solid waste management planning process changing the focus from "solid waste management" to "integrated waste management." AB 939 requires that County-wide Integrated Waste Management Plans be prepared. One component of the County-wide Integrated Waste Management Plan is the "Source Reduction and Recycling Element." The cities within the County must also prepare and adopt a Source Reduction and Recycling Element. These elements have identified all feasible source reduction, recycling and composting programs, along with an implementation schedule which will show how the jurisdiction will divert 25 percent of all solid waste from landfill or transformation facilities by 1995 and 50 percent by the year 2000. The City has prepared and implemented a Final Source Reduction and Recycling Element and Household Hazardous Waste Element.



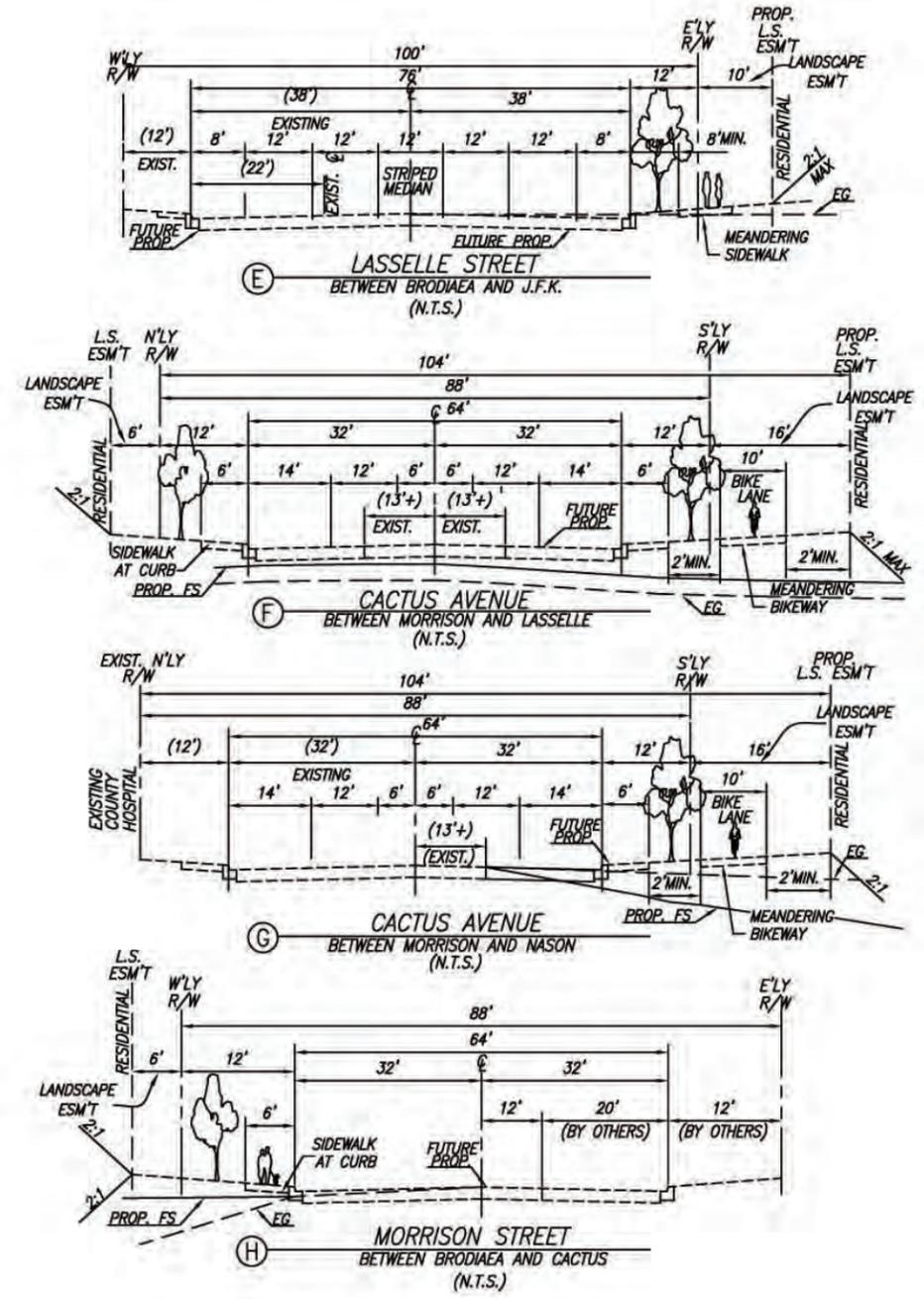
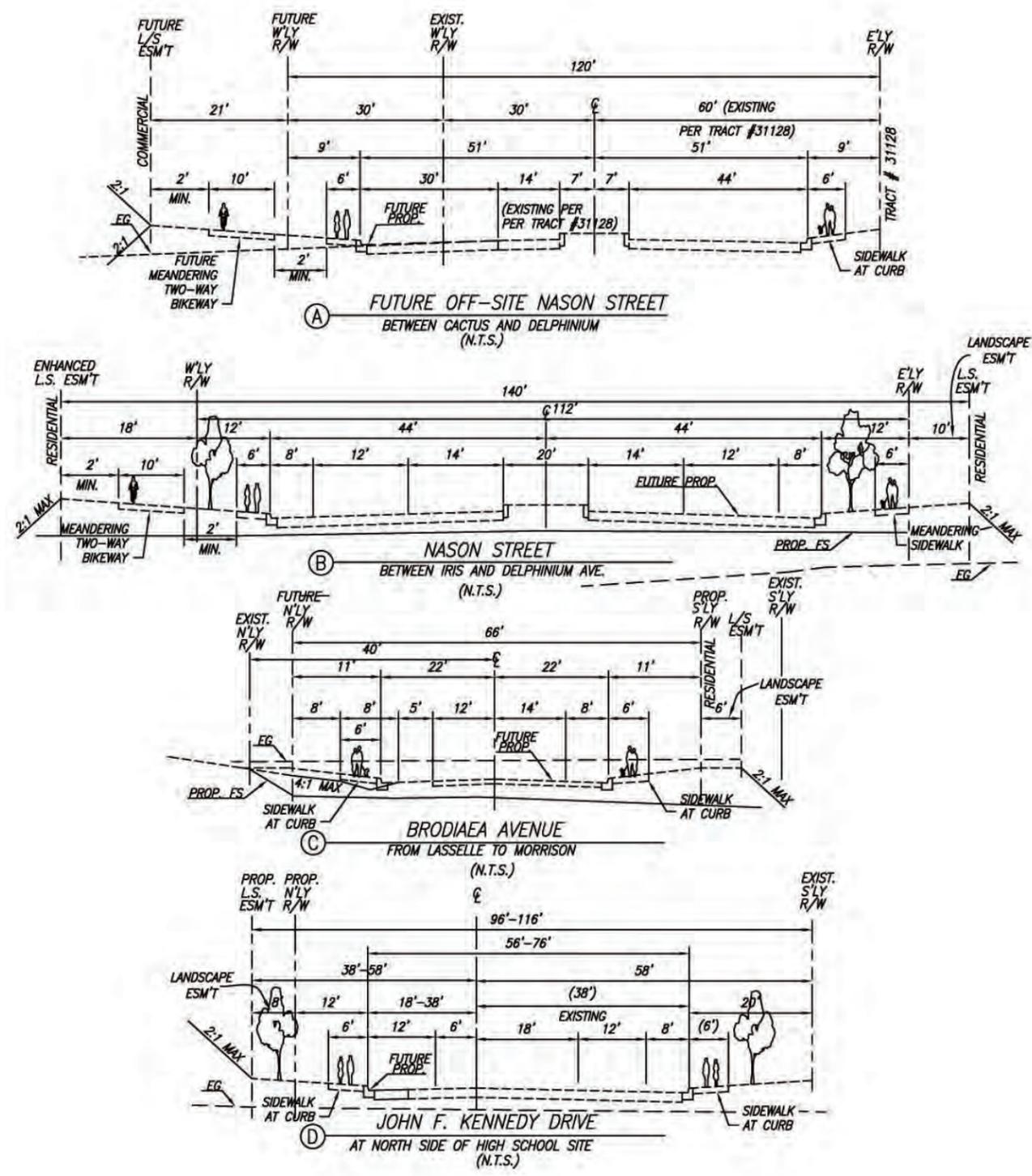
Circulation and Bike Trail Master Plan

Legend:

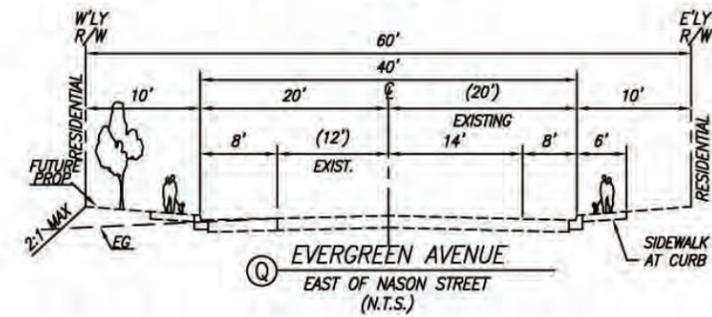
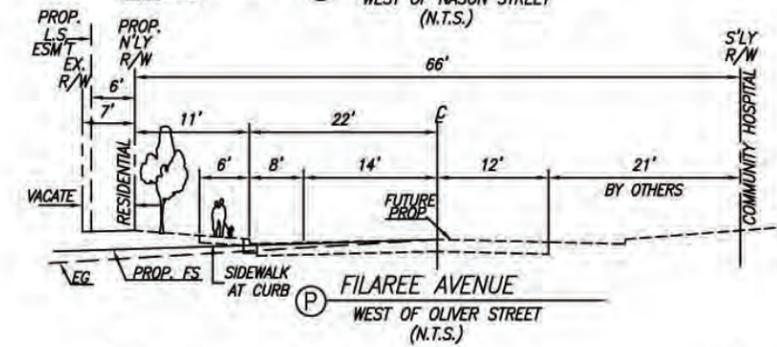
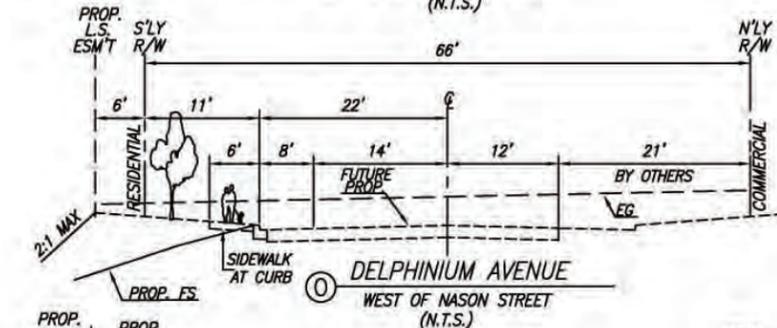
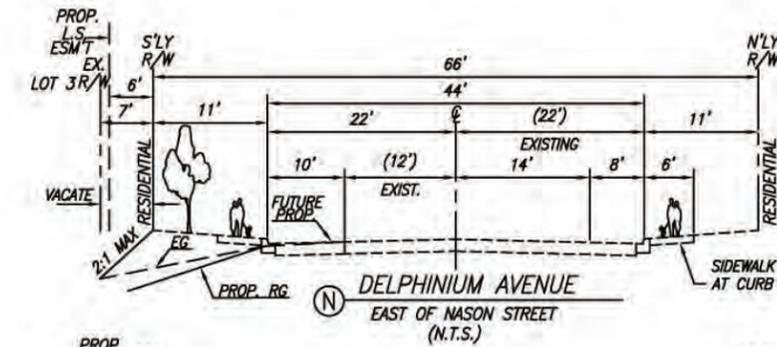
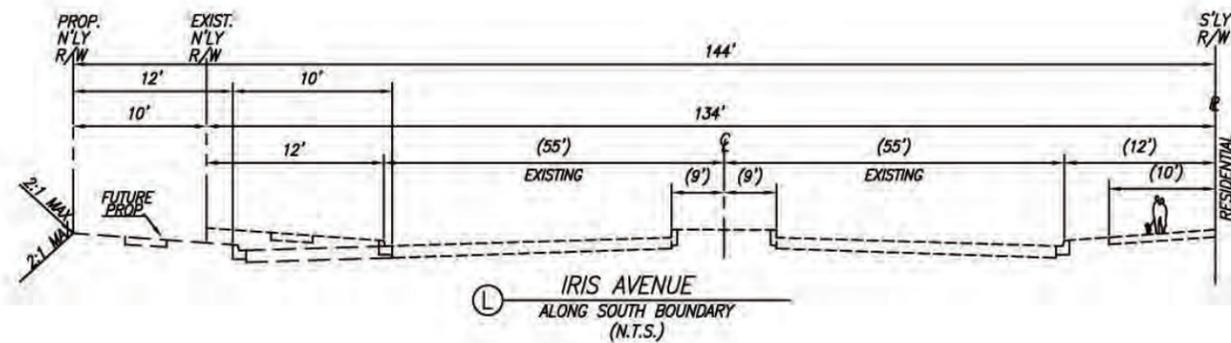
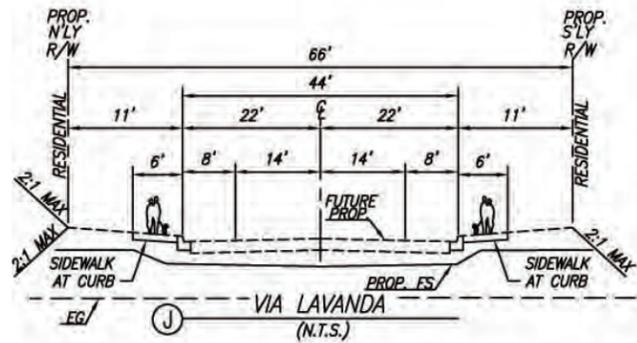
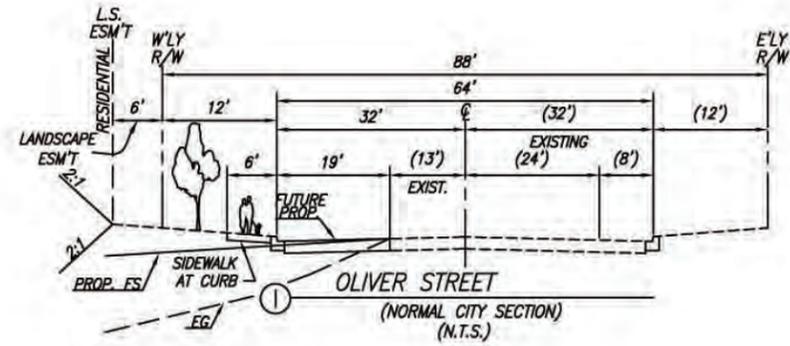
-  Class III Bike Trail
-  Specific Plan Boundary
-  Land Use As Noted



CIRCULATION AND BIKE TRAILS  
MASTER PLAN  
EXHIBIT X-1



CIRCULATION AND BIKE TRAIL  
MASTER PLAN SECTIONS  
EXHIBIT X-2A



CIRCULATION AND BIKE TRAIL  
 MASTER PLAN SECTIONS  
 EXHIBIT X-2B

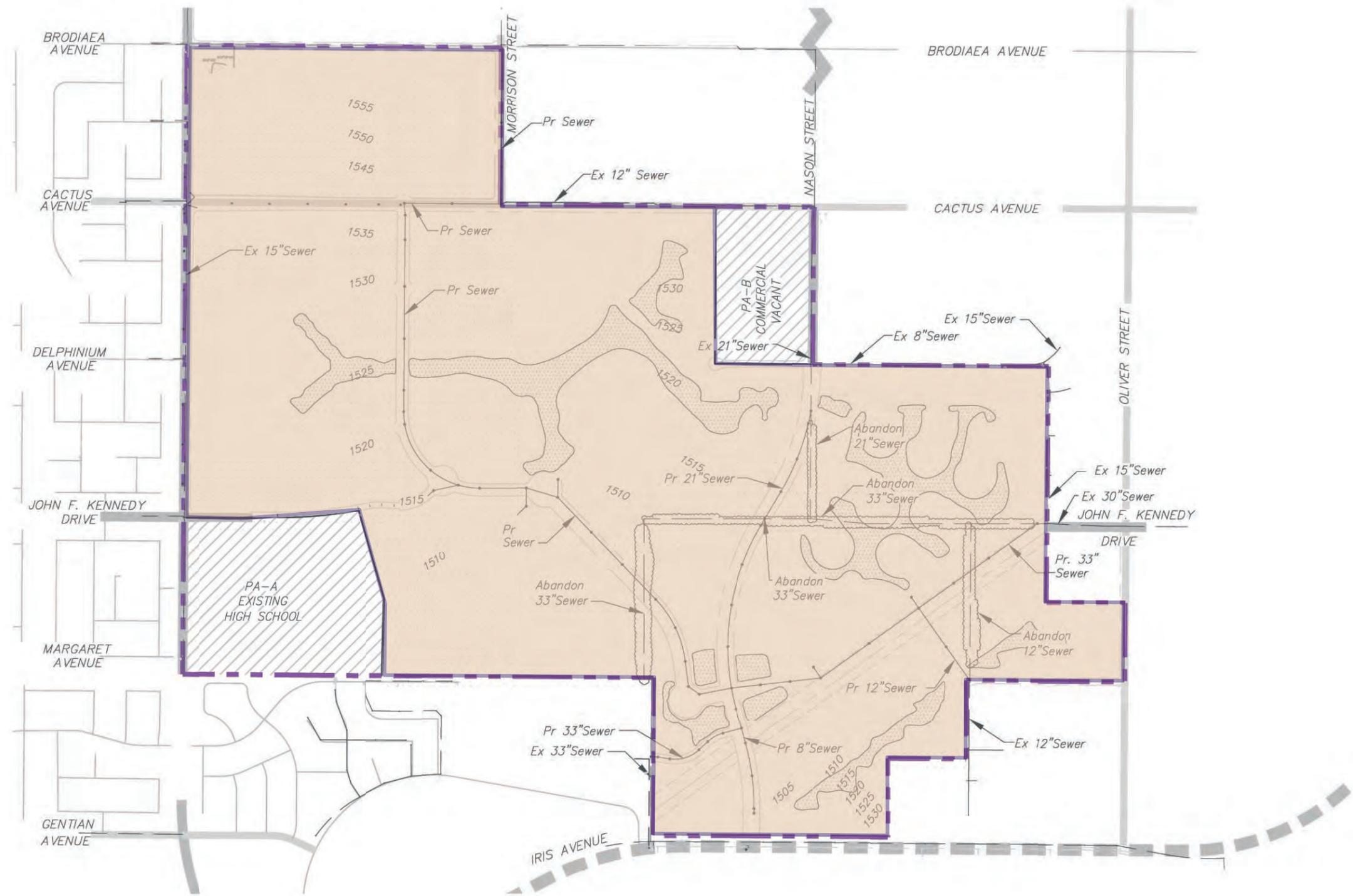
### Conceptual Sewer Improvements

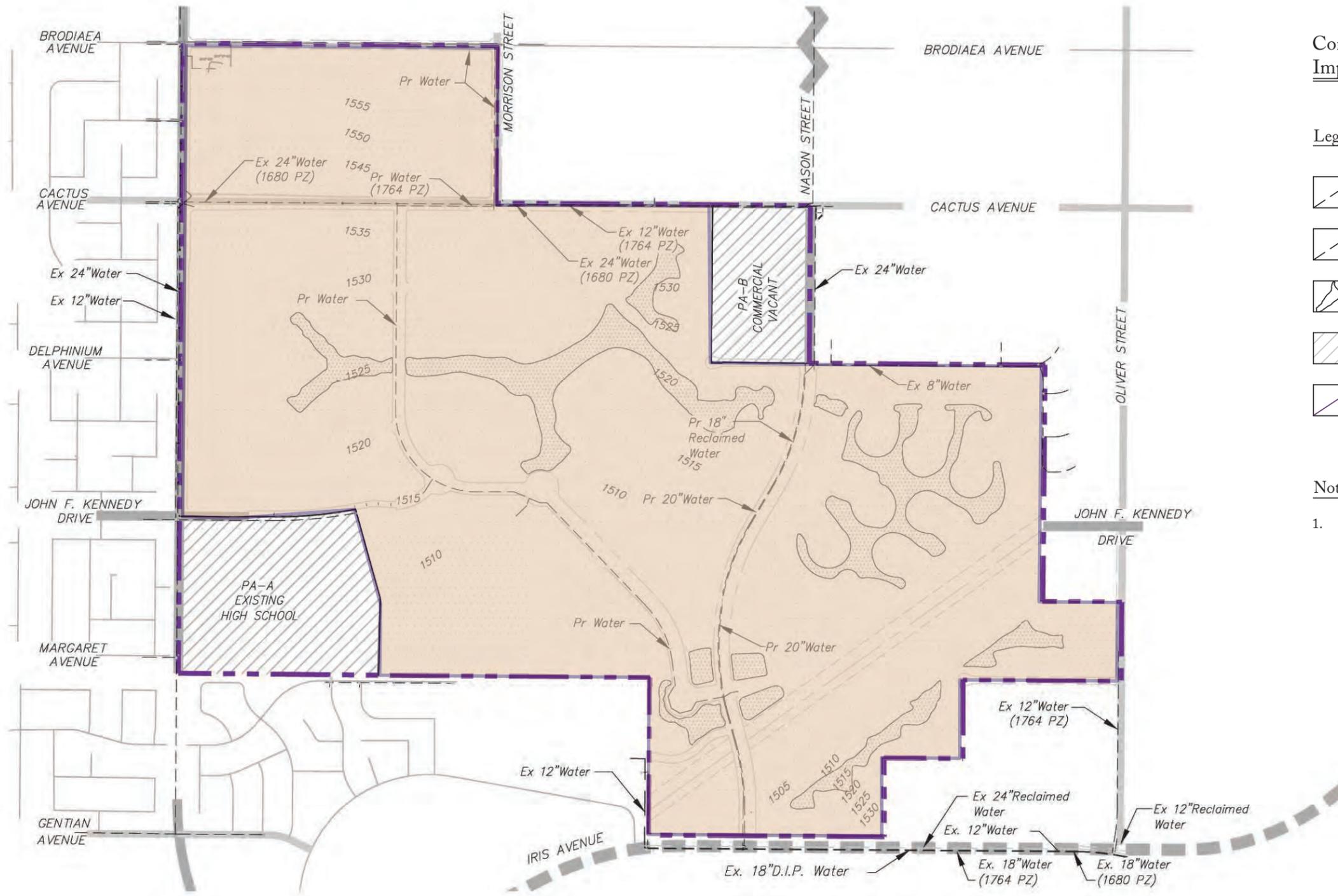
#### Legend:

-  Existing Sewer Line
-  Proposed Sewer Line
-  Proposed Lake System
-  Abandon Existing Sewer
-  Land Use As Noted
-  Specific Plan Boundary

#### Notes:

1. All proposed sewer lines to be 15" in diameter unless otherwise noted.





**Conceptual Water Improvements**

**Legend:**

-  Existing Water Line
-  Proposed Water Line
-  Proposed Lake System
-  Land Use As Noted
-  Specific Plan Boundary

**Notes:**

1. All proposed water lines are to be 12" in diameter unless otherwise noted.

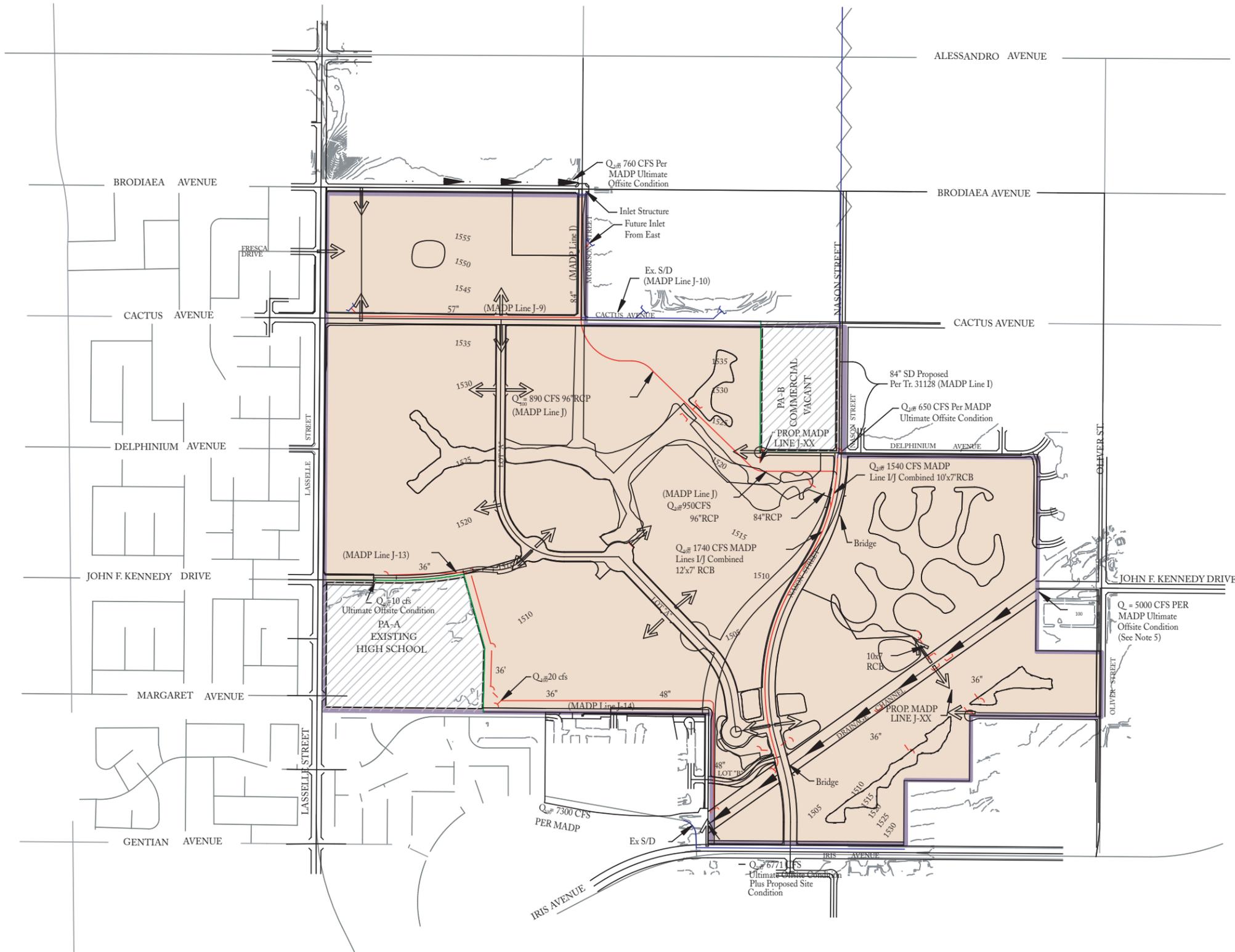
Proposed Drainage  
Condition (Offsite/On-Site)

Legend:

-  Existing Underground Storm Drain
-  Proposed Underground Storm Drain
-  Proposed Lake System
-  Proposed Box Culvert/Bridge
-  Proposed Open Channel
-  Approximate Pipe Diameter
-  Land Use As Noted
-  Specific Plan Boundary

Note:

1. Line designations (Line "F", Line "I", etc.) are per the Moreno Area Drainage Plan.
2. Lakes will be used as detention and water quality basins for onsite drainage.
3. Only those pipes 36" in diameter and larger are shown
4. Flow rates indicated are approximate and are to be used as "magnitude" flows only.
5. The reach of Line "F" immediately upstream of this site is the subject of proposed channellization improvements which were approved by FEMA with issuance of a conditional letter of map revisions (CLOMR) in 1990. An application for a letter of map revision was submitted in February, 2004. The documentation submitted to the city and FEMA for approval indicates that  $Q_{100}=6800$  cfs at the intersection of Line "F" and easterly boundary of this specific plan area. This difference will be reconciled by obtaining approval from both RCFC & WCD and FEMA prior to the design of any channel improvement for Line "F".



PROPOSED DRAINAGE CONDITION  
(OFFSITE/ON-SITE)  
EXHIBIT X-5



# IMPLEMENTATION AND ADMINISTRATION

## *Section XI*

**D**evelopment will be implemented in conformance with the regulations and guidelines contained within this Specific Plan Amendment. This Section contains the procedures for implementation and administration of the overall Amendment, and the programs and comprehensive funding mechanisms for the projected sequence of development. Other information covered in this Section pertains to general administration and permit processing and to possible future amendment of the plan. Adoption of this Specific Plan Amendment will be followed by submittal of subdivision maps for individual Planning Areas or components of Planning Areas, to allow each of those areas to be separately developed, financed, sold or conveyed. The subdivision process will create lots by means of parcel or tract maps, and will allow implementation of development phasing.

### A. INFRASTRUCTURE RESPONSIBILITIES

A master developer will have initial responsibility for the major components of infrastructure, particularly in the initial phases of development. The master developer is expected to sell portions of the project to merchant builders to construct individual subdivisions and other project components, and those merchant builders may assume responsibility for construction of certain infrastructure facilities as conditions of approval of their respective developments.

Each builder will be responsible for onsite improvements within their respective subdivision or parcel, as well as all necessary offsite improvements, such as roads, utilities, traffic signals, flood control facilities and landscaping, to adequately serve the proposed development, existing development, and any future development that may be affected by that builder's activities.

Implementation of the required infrastructure systems may be assisted through use of special tax and/or special assessment districts, and other City-authorized financing mechanisms. In any event, the owners of the property within the Specific Plan area will bear the financial responsibility for the costs of the infrastructure required for development of the property. Use of such financing mechanisms also will allow for accelerated construction of infrastructure facilities, for the general public benefit, subject to subsequent reimbursement of, or granting of fee credits to, the master developer and other participating parties, as more specifically addressed in the Development Agreement for the project between the Landowner and the City.

Infrastructure requirements will be evaluated in connection with each application for subdivision or other development approval, and any such approval will be subject to conditions relating to the extent and timing of infrastructure development.

# IMPLEMENTATION AND ADMINISTRATION

## Section XI

### B. PHASING

This Specific Plan does not propose a precise phasing plan for the development of the property. It is intended that such phasing will be guided by the master developer and market forces, rather than by a predetermined sequence of development. An exhibit and supporting text has been provided to the City to identify the initial infrastructure necessary to implement the master drainage concept, primary lake, first phase mass grading, circulation and supporting utilities. Subsequent phasing will be identified and detailed at the time that maps or other development applications are submitted for each of the Planning Areas. Additionally, supporting Development Standards and Design Guidelines will be submitted with each PADIP.

It is estimated that the project will take approximately 10 years to build out with an average absorption rate of 500 units a year, using a straight-line projection method. However, it is probable that development will occur simultaneously in multiple Planning Areas with varying product types. This also will expedite infrastructure development.

### C. PUBLIC FACILITIES FINANCING OPTIONS

The capital facilities necessary to support the Specific Plan Amendment generally fall into two categories: (i) those provided by the developers as a condition of development approvals and (ii) those provided by the City through a system of fees, taxes or other financing sources. However, there may be situations in which the City requests developers to construct facilities which ordinarily would be the responsibility of the City or requests that construction of developer-provided facilities be accelerated. The following describes some of the financing options available, depending upon the ultimate ownership and construction scheme.

1. Cash/Pay-As-You-Go Financing. The City has used this method of financing to pay for most capital improvements constructed to date.

The City charges developers a series of impact and mitigation fees which provide the source of income to pay for capital projects. When enough cash has been accumulated, the City constructs the next capital project in order of priority. This method forces the City to delay construction of various projects until funds have been collected.

Certain local districts, such as EMWD, collect various fees of their own, based upon the amount of infrastructure proposed.

# IMPLEMENTATION AND ADMINISTRATION

## Section XI

2. Reimbursement Agreements. In certain instances, a developer may ask the City to move a public improvement project forward in time and to construct a facility before certain funds have been collected. When this occurs, the City could adopt the policy of having the interested developer construct the improvement based on a reimbursement agreement. Over a period of time, the City would reimburse the developer for the portion of the improvement that was to be funded by City resources. Payments typically would commence at the time the City had originally scheduled the construction of the facility in their Capital Improvement Program. Assuming that moving the improvement forward in time is for the benefit of the developer; the City's repayment would be limited to the cost of the public portion of the work, and no interest would accrue to the developer. The use of this method of financing does not eliminate the developer's obligation to pay City fees. In other cases where the City requests a developer to construct more facilities than are the developer's responsibility, and/or requests that a developer construct such facilities at an earlier point in time than otherwise required the developer would be entitled to accelerated reimbursement, including interest, for the portion that exceeds their responsibility.

3. Credit for City Fees. When it is in the public interest to construct certain public facilities earlier than would be possible under a pay-as-you-go program, the City may give a developer credit for fees that would otherwise be paid, up to the cost of the public improvement. These credits would reduce the amount of development fees payable in future years.

Fee credits must be used carefully to avoid loss of income from capital fees necessary to finance other projects. Two alternatives exist for fee credits:

Full fee credit immediately: Under this option, a developer who builds a public improvement would be eligible to deduct the full cost of the improvement from fees when payable. Once the fee credit is exhausted, the developer would begin paying fees as normally assessed by the City.

Partial fee credit/credit over time: Under this option, a developer who builds a public improvement would receive a credit spread over an extended time period. This would allow the City to continue to receive at least a portion of fees designated for other capital projects, while giving the developer credit for the construction of public improvements that otherwise would have been paid for by the City.

4. Debt Financing. A range of debt financing alternatives is available to the City, particularly where it is in the public interest to construct an improvement before funds are otherwise available. If the improvement is being accelerated for the convenience or benefit of a developer, that developer would normally bear the costs of issuance and interest over the life of the debt issue. The actual mechanics of a debt issue and determination of the developer's responsibility to support these costs would be defined when the method of debt financing is chosen.

# IMPLEMENTATION AND ADMINISTRATION

## *Section XI*

Available debt financing vehicles include:

Special Assessment Districts. State law allows the formation of a variety of special assessment districts to fund the construction of most types of infrastructure and other public facilities. Such districts are formed by the City or other public agencies, though property owners have an opportunity to object. Once formed, they impose annual assessments upon properties benefiting from the improvements. City participation in a district of this type is possible to the extent of public improvements that otherwise would have been the responsibility of the City.

Special Tax Districts. Special tax districts, such as Mello-Roos Community Facilities Districts, are similar to assessment districts in some respects, but provide a more flexible tool for financing a wider range of public infrastructure, typically through the issuance of tax exempt bonds. Eligible facilities include parks, streets, utilities, storm drains, parkways, lakes and open space, schools, libraries and utility lines. These districts may also pay operating costs, to the extent the services are in addition to those already being provided prior to the formation of the district.

Revenue Bonds. The City may elect to issue revenue bonds to finance improvements related to utility functions or other City services that generate a fee for service, although other City functions could support the use of revenue bonds. If public improvements are being installed ahead of schedule to accommodate a developer, the City would expect the developer to offset costs of such an issue, as described above.

Certificates of Participation. Certain public facilities, such as buildings, can be financed through certificates of participation. These are, in effect, lease agreements between the City and another agency. A developer wishing to accelerate such improvements might consider constructing a facility such as a library or fire station using this financing tool. The developer may be asked to bear certain costs or to accept credit in lieu of payment for certain improvements.

General Obligation Bonds. The City has the ability to issue general obligation bonds to fund the construction of public improvements. However, because this requires citywide voter approval, it is unlikely that this financing vehicle will be available to benefit a specific development.

# IMPLEMENTATION AND ADMINISTRATION

## *Section XI*

### D. SPECIFIC PLAN AMENDMENTS

In accordance with California Government Code Sections 65453-65454, specific plans are required to be prepared, adopted and amended in the same manner as general plans, except that specific plans may be adopted either by resolution or by ordinance. This Specific Plan and Amendment originally were adopted by ordinance, and therefore may be amended as necessary in the same manner. Any such amendment does not require a concurrent General Plan amendment, unless it is determined that the former would substantively conflict with General Plan goals, objectives, policies or programs. The program Environmental Documents and Addendum certified for the original Specific Plan applies to all future development consistent with the Specific Plan and Amendment. However, further environmental documentation may be required, in connection with approval of any Plan amendment or any further approval pursuant to the approved Plan, if it is determined that such approval would result in significant environmental impacts that are different or greater than those analyzed in the program Environmental Documents and Addendum.

Specific Plans of this scope and size may require changes from time-to-time in the implementation of the Plan. Two types of Specific Plan modifications can occur which require increasing authority of review: minor modifications and amendments.

Minor modifications to the Specific Plan Amendment which do not conflict with the intent of the Amendment or the conditions of approval of the Amendment and related project entitlements may be approved administratively by the City's Community Development Director, without public hearings except on appeals. These include such items as:

- Shift of Planning Area boundaries;
- Creation of sub-planning areas;
- Shift of densities within or among Planning Areas, subject to the limits set forth in this Amendment and provided the maximum number of dwelling units of the overall plan are not exceeded;
- Minor change to landscape and streetscape plans;
- Minor change to lakes open space, and/or recreational facilities;
- Refinement of street configurations;
- Alternative house plotting (setbacks, coverage, house type); and

# IMPLEMENTATION AND ADMINISTRATION

## *Section XI*

- Modifications to the AquaBella® Design Guidelines as contained in Appendix A shall not require a Specific Plan Amendment, but may be approved by the Planning Commission as part of future development applications. Modifications of the AquaBella® Design Guidelines shall reflect the intent of the original Design Guidelines.

Any amendment to the Specific Plan will require public hearings by the Planning Commission and City Council. Amendments include such items as:

- Removal of community age restrictions;
- Modifications to Development Standards;
- Significant change in land use or character of development;
- Increase in project-wide residential density above the Specific Plan limit (i.e., 2,922 units);
- Major alterations to circulation and other infrastructure systems; and
- Any change in Specific Plan goals.

In any case where modification or amendment of the Specific Plan Amendment requires concurrent changes in infrastructure requirements, such changes will be governed by the requirement for any Planning Area and the project as a whole to be responsible for its fair share of any such infrastructure, to be described in the PADIP for each Planning Area.

# IMPLEMENTATION AND ADMINISTRATION

## Section XI

### E. MAINTENANCE PROGRAM

The Specific Plan Amendment includes several facilities and landscape areas that will need to be maintained to ensure the quality of the project. A maintenance program has been established that will spread the cost fairly to those future residents who will benefit most from the facilities. The following describes the maintenance areas and the responsible parties:

Public Streets*	City of Moreno Valley (City)
Private Streets , including street sweeping, and storm drains/catch basins**	Homeowners Association (HOA), through privately collected assessments
Expanded Parkways/Medians***	Landscape Maintenance District (LMD) or City
Side/Rear Parkways along Non-Loaded Public Streets	Homeowners or HOA
Entry Features	LMD or HOA
Common Areas, including pedestrian and bicycle trails, lakes and open space	HOA
Front Yards	Homeowners or HOA
Fences/Walls abutting Public Right-of-Way	Homeowners or HOA

\* After streets are accepted by the City

\*\* To be maintained at same level as public streets

\*\*\* Arterial streets only

### F. SUBSEQUENT ACTIONS

Implementation of this Specific Plan Amendment will require additional regulatory reviews and approvals, principally by the City but also by other public agencies. For example, the City will have jurisdiction over subdivision maps, zoning permits and grading/building permits. Agencies such as EMWD will have review authority over certain infrastructure plans, such as water and sewer facilities. Finally, certain state and federal agencies may have permitting authority over development activities which impact resources under the jurisdiction of those agencies. Each of these further approvals will be the subject of specific applications and plans, and will be consistent with this Specific Plan Amendment.