

**EASTGATE
SPECIFIC PLAN**

(SP207)

AMENDMENT 1

Eastgate Specific Plan (SP207) – Amendment 1

Introduction

Amendment 1 to the Eastgate Specific Plan is intended to address several design changes requested by the applicant to respond to market conditions, and enhance the feasibility of the project. In addition, the Specific Plan document text is being streamlined to facilitate implementation. Since the original approval of the Specific Plan, the City has developed development standards as part of the Municipal Code that can largely address the needs of the proposed development.

This Specific Plan Amendment 1 supersedes the entirety of the previously approved Specific Plan text.

The land use plan showing the distribution, location, and extent of the uses of land is attached. (Attachment 1)

The site is situated south of Cactus Avenue, east of Oliver Street, north of John F. Kennedy Drive, and west of Moreno Beach Drive.

The primary purpose of the Specific Plan is to allow for residential standards to vary slightly from the existing standards. The Specific Plan boundaries coincide with Tentative Tract Map 22709 in its entirety. These standards are addressed in the zoning ordinance, which is an attachment to the Specific Plan.

The Amendment 1 includes the following components:

- A. Number of Residential Units: The Specific Plan, as amended, will allow for a total of no more than 421 residential single-family units.
- B. Treatment of Channel: The proposal includes a modification to the approved treatment of the drainage channels on the site. The proposal is for naturalized channels that will be designed to convey the 100-year storm flows. The landscaping for the site shall be designed to meet the requirements of the Federal Emergency Management Agency, the City Public Works Department, Riverside County Flood Control District, and the California Department of Fish and Game. The Public Works-Special Districts would maintain this area subject to conditions of approval of the tract. The ultimate design will be a beneficial impact to wildlife resources compared to the grass lined channels that were approved.
- C. The developer shall provide a 6.0-acre park site at the northeast corner of the intersection of John F. Kennedy Drive and Oliver Street, south of the flood control channel (Planning Unit 7). The park shall be improved to City of Moreno Valley standards by the developer and dedicated to the Community Services District.

- D. Vehicle/Pedestrian Bridge: the developer shall construct a pedestrian bridge at approximately the northwest corner of Planning Unit 8. The vehicle bridge crossing at the channel has been eliminated between Planning Units 4 and Planning Units 8 and 9. Public Works-Transportation has reviewed information from the applicant in this regard, and has determined that no further traffic analysis is required.
- E. Additional Access Point: An additional access point along Cactus Avenue has been proposed, eliminating one residential lot. This lot will be replaced at the southern approach to the vehicular bridge to be removed.
- F. The development standards and design criteria have been revised to specify only those development standards where specific design criteria are desired for the Specific Plan area. The standards and criteria are primarily limited to minimum street frontage, residential side yard setbacks, walls and fences, entry statements, and design criteria for the channel. (pages 7-9)

LAND USE PLAN

The Land Use exhibit identifies the approved land uses for the Specific Plan. (Attachment 1) The areas consistent with the outline of Tentative Tract 22709 are all designated as residential. There are two sites at the southeast corner of Cactus Avenue and Moreno Beach Drive and the northeast corner of John F. Kennedy Drive and Moreno Beach Drive that will allow for commercial. The park site and school site remain largely unchanged in the project design.

CIRCULATION/TRANSPORTATION

The proposed development is consistent with the City's General Plan. Vehicle access to the northerly portion of the Specific Plan is provided from Oliver Street, Cactus Avenue, and Moreno Beach Drive. Access to the southerly portion will be from John F. Kennedy Drive. (Attachment 3)

A pedestrian bridge will connect the northerly and southerly portions of the residential component of the Specific Plan.

Roadway Hierarchy

Cactus Avenue, Oliver Street, John F. Kennedy Drive, and Moreno Beach Drive will be improved to typical half-width standards. These requirements are conditions of the tentative tract map, which is already approved for the site.

Cactus Avenue, John F. Kennedy Drive, and Oliver Street are planned as 88-foot wide secondary highways in the Circulation element. This project will ultimately improve 44 feet of each of these roadways with an additional lane on Oliver for southbound traffic and Cactus for westbound traffic.

Moreno Beach Drive is designated as an Urban Arterial Highway with 134 feet of right-of-way. The Specific Plan will provide 67 feet of this improvement.

Circulation within the Specific Plan will be provided by the City's standard for collector streets as reviewed and approved by the Public Works Department. (Attachment 2)

The pedestrian bridge will provide an access across the flood channel. This will allow the residents on the north side of the flood channel to access the park and points to the south, and will allow residents on the south side of the flood channel to access the school site from within the tract. The pedestrian bridge will be completed prior to the occupancy of the first residential unit in Planning Area Unit 8, if the issuance of building permits commences in Planning Area Unit 4 prior to Planning Area Unit 8; or prior to the occupancy of the first residential unit in Planning Area Unit 4, if issuance of building permits commences in Planning Area Unit 8 prior to Planning Area Unit 4. The phasing of the tract will be addressed through the tentative tract map.

Project Entry Points

Two major entry and four minor entry points will access the residential portion of the Specific Plan. Major entry points will be along Moreno Beach and JFK Drives; minor entry points will be along Cactus, Oliver, and John F. Kennedy Drives. Entries will include community identification, and landscaping, and may include signage consistent with Title 9 of the City's Municipal Code. (Attachment 2)

Relationship to Existing Circulation

Roadways that will be utilized by the residents of the Specific Plan include Moreno Beach Drive, Nason Street, Alessandro Boulevard, and State Route 60. This project will ultimately improve the circulation through the area by improving Moreno Beach Drive, Oliver Street, Cactus Avenue, and John F. Kennedy Drive to half widths as noted in the City's General Plan.

Equestrian, Bicycle, and Pedestrian Trails

An equestrian trail easement will be dedicated to the City of Moreno Valley along Cactus Avenue. This trail will connect into the existing trail system in the eastern portion of Moreno Beach. (Attachment 3)

The equestrian trail will be constructed to the City of Moreno Valley standards as provided for in the General Plan, and subject to review by the Parks and Recreation Department.

A Class II bikeway will be provided along John F. Kennedy Drive to serve as a connection to the existing and planned bicycle lanes within Moreno Valley.

An internal pedestrian trail will be provided along the north side of the channel. It is expected that this trail will be for internal access from residences to the park and school. It is expected that this path could range from a 6-foot wide sidewalk to a 10-foot wide multi-use trail. This trail would not be built into the channel area.

PARKS AND RECREATION

The current requirement for open space is three acres of open space per 1,000 residents, as required under current City ordinances. Based on the current standard it is estimated that a total of 4.25 usable acres would be required. The usable area that can be provided may slightly exceed this required amount. Any usable park area that would be in excess of the required park acreage would require a percentage credit for the balance of the parkland. This could be accomplished through a separate agreement. The credits could only be applied against the usable portions of the parkland. It is expected that the sloping portion to the drainage channel would not be usable, since it will be part of the semi-natural channel.

With the dedication of the parkland and the completion of the park to City standards, the project would not be required to pay Quimby parkland in-lieu fees or the recreation facilities portion of the development impact fee, but would be required to pay the recreation center portion of the development impact fee.

There will be additional open space provided including approximately 3.6 acres of open space easements, and approximately 16 acres of semi-natural flood control improvements. The latter will not be usable open space improvements. Therefore, no credit for this land would be provided.

PUBLIC FACILITIES

WATER/SEWER

The project will be served for water and sewer by the Eastern Municipal Water District (EMWD). EMWD has indicated that the project can be served for both water and sewer. A water and sewer plan is required as part of the Specific Plan document, and is attached. (Attachments 4 and 5)

DRAINAGE PLAN

The drainage plan will protect the Eastgate project from the 100-year flood potential that exists on the southerly portion of the property. (Attachment 6) In addition, natural drainage courses traverse the center and northern and western boundaries of the site.

Two storm drain channels are proposed to transmit runoff and 100-year storm flows through the site. The channels will be designed in accordance with Riverside County Flood Control. The implementation of these drainage improvements will remove the area from the 100-year flood plain.

The east-west and north-south drainage course is required to be maintained by a public entity in that it does transmit the 100-year storm flow through the site. This drainage area will be maintained by Public Works – Special Districts through an assessment district.

SCHOOLS

An 8.8-acre parcel of land has been designated as a potential school site by the Moreno Valley Unified School District. Proposed schools have been approved as a result of surrounding development, therefore it is not anticipated that the proposed project will result in the construction of any new schools. The proposed school site would provide the potential for a future school to serve the subdivision and surrounding future residential development when such capacity is needed.

DEVELOPMENT STANDARDS AND DESIGN CRITERIA (formerly Volume 5 of Specific Plan and Appendix F of Specific Plan)

The purpose of the development standards and design criteria is to specify only those areas where specific design criteria are desired for this Specific Plan area. The criteria are primarily limited to minimum street frontage, residential side yard setbacks, walls and fences, entry statements, and design criteria for the channel. In general, the City's Municipal Code, Chapter 9 shall be used for reviewing the design of the project, except as otherwise identified and discussed below. The City's standards will ensure quality development without specifying a particular design for the project.

The Municipal Code standards will apply to all areas that are not addressed below.

DEVELOPMENT STANDARDS

The development standards included herein are intended to provide a standard for high quality development with the Eastgate Specific Plan. The following regulations shall apply in the Eastgate Specific Plan area.

Residential Regulations

I. Uses Permitted:

The uses permitted within the Eastgate Specific Plan Residential Zone shall be as provided for in the R5 designation of Chapter 3 of the Municipal Code, Title 9.

II. Development Standards:

The Eastgate Specific Plan Residential Zone shall comply with the development standards of the R5 designation as identified in Chapter 3 of the Municipal Code, Title 9, except as otherwise indicated below.

1. Street Frontage: The minimum frontage of a lot shall be 60 feet, except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of 35 feet.
2. Setbacks:
 - A. Side Yard(s)
Interior Side Yard: A minimum of 5 feet

COMMERCIAL REGULATIONS

All commercially zoned property shall comply with the Neighborhood Commercial zone as provided for in Chapter 9.04 of the Municipal Code.

DESIGN CRITERIA

WALLS AND FENCES

The perimeter wall, which will also be used to provide privacy and security for homes adjacent to the flood control channel, is designed to be aesthetically pleasing and compatible with adjacent approved project. Standards for walls are described below.

Perimeter/Buffer Block Wall

This wall is to be used for all perimeter situations requiring privacy and sound attenuation. Some locations include Moreno Beach Drive, John F. Kennedy Drive, Cactus Avenue and commercial/residential interfaces. This wall shall also be used the rear yards adjacent to the landscaped flood control channels and park.

The wall shall be at least six (6) feet high, and constructed of decorative masonry block at least six (6) inches wide. The wall shall be constructed with brick cap and pilasters. The pilasters shall be provided at intervals of roughly 50 feet (at property lines if appropriate), at changes in vertical or horizontal direction, or at other appropriate locations determined by the Community and Economic Development Department.

A combination wall/fence shall be provided at the south side of the flood control channel along the property line. The combination wall would consist of approximately 2-3 feet of block wall, and 2-3 feet of wrought iron. Pilasters shall also be provided at intervals of 50 feet (at property lines if appropriate). Colors applied to this wall shall be in keeping with the identified overall project theme.

The wall between the residential and commercial planning areas shall be a minimum of six-foot high decorative masonry block.

Perimeter block walls shall be placed at the tops of slopes only.

Fencing for Street Side and Interior Lot Lines

All fencing along street sides shall be treated with a decorative block wall, or combination wall/fence. The use of wood fencing shall be only for fencing between residential units. Fencing for lots adjacent to commercial properties shall be decorative block wall.

ENTRY STATEMENTS / PROJECT-WIDE SIGNAGE

There are two types of entries to the residential areas of Eastgate proposed: Major and Minor. These are described below:

Major Entry

This entry type will be provided at two locations – the intersection of “N” Street and Moreno Beach Drive, and the intersection of “T” Street and John F. Kennedy Drive. (see Tentative Tract Map 22709) These locations are viewed as the primary arrival locations

for persons in the residential area. The concept for these entries calls for the use of Schinus Molle (California Pepper trees and Washingtonia filifera as the major accent trees. At the major entries, the Schinus molle trees will be planted in groups in widened planter areas created by low planter walls and surrounded by mounded accent shrubs and ground cover. An understory of shrubs and accent plantings will be provided in these planters.

Minor Entry

This entry type will be provided at four locations – the intersection of “I” Street and John F. Kennedy Drive, the intersection of “H” Street and Oliver Street, and the intersection of each of the two access points at Cactus Avenue. The design concept for these entries is similar in most respects to the major entries, with the exception that the enhanced planter area for the Schinus molle trees is not provided. These entries, due to space restrictions will also not be provided with the enhanced, bermed turf areas proposed for the major entries.

The major and minor entries shall be consistent with the City’s landscape guidelines.

The plans for the entries shall be reviewed by Planning and Public Works – Special Districts prior to issuance of any permits for construction.

Buffer between Commercial/Residential

The provisions with regard to a buffer between commercial and residential are addressed in Municipal Code, Chapter 9.

FLOOD CONTROL/DESIGN OF OPEN CHANNEL

The design of the drainage channel will be a semi-natural design establishing a balance between conservation of resources, and the needs for drainage of a 100-year flood plain. The applicant has been working closely with the Federal and State resource agencies, Riverside County Flood Control, and the City regarding a design solution amenable to all parties.

The flood channel will be treated as a paseo, which will convey the major runoff through the site. Retention basins, if necessary, will be located in visible areas of the paseo. There may also be a need for rip-rap structures to reduce the speed of water through the paseo area.

The plant palette for the paseo will consist California natives and drought tolerant species. It is the intent that the plant material be planted in random masses to achieve an endemic appearance. Groupings of riparian type trees shall occur along immediate flow line or where water is present. Trees in the flood plain shall be five-gallon minimum and planted preferably during the rainy season to insure water availability.

PLAN IMPLEMENTATION

General Plan Consistency

The Moreno Valley City Council adopted the City's Draft General Plan on September 20, 1988. The City's adopted General Plan is organized into four elements: Environmental Resources, Public Health and Safety, Community and Cultural Resources, Community Development.

The Community Development Element identifies the City's development goals and objectives in addition to identifying policies and implementation programs by which the goals will be achieved.

The Eastgate Specific Plan project site is located within the current Development area. The Specific Plan is consistent with Community Development Policy 31.1(a), which states:

Commercial, industrial and residential uses will be those permitted by applicable land use designations as shown on the Moreno Valley General Plan land use map.

The Eastgate Specific Plan site was designated as Planned Residential (PR) according to the General Plan Land Use Map adopted by the City Council on September 20, 1988. The Eastgate Specific Plan remains consistent with the intent of the PR land use designation and is therefore consistent with the General Plan. Specifically, the Eastgate Specific Plan promotes the following Community Development Goals to establish:

A pattern of land uses, which organizes future growth, minimizes conflicts between established land uses, and which promotes the rational utilization of presently underdeveloped and undeveloped parcels.

An overall design statement for the City of Moreno Valley that will establish a visually perceivable and unique image throughout the City.

A supply of housing in sufficient numbers to meet the diverse needs of future residents and to support the healthy economic development of the City of Moreno Valley without creating an over-supply of any particular type of housing.

Development Review Process

This Specific Plan was initially approved concurrent with the Tentative Map for Tract No. 22709. The subdivision map delineates the individual residential lots and streets within the Eastgate Specific Plan.

The tract map is still a valid approval with an additional extension of time for a period of three years, expiring on April 10, 2003. It is expected that the map will be revised through a substantial conformance in order for the map to be consistent with the amended Specific Plan.

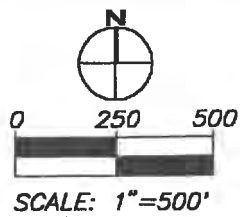
At present, the City is undertaking a comprehensive General Plan update. The proposal is generally consistent with the proposed update, except that the commercial portions of the Specific Plan are proposed to become multi-family. If the comprehensive General Plan is adopted, the Specific Plan would be further amended.

Maintenance Districts

The Moreno Valley Community Services District is authorized to perform park and recreation and street lighting services. Operation and maintenance of existing parks and recreation programs are currently funded through property taxes allocated to the district, together with an annual lot fee.

The main storm drain system will be designed and constructed to Riverside County Flood Control District standards, operated by the District, and maintained by a Landscape Maintenance District through Moreno Valley Special Districts. All public roadways will be designed and constructed to standards acceptable to the City of Moreno Valley, and will be maintained by the City.

Parkway landscaping will be maintained through a Landscape Maintenance District. The project site will also be annexed to a sewer and water improvement district for operation and maintenance of facilities.



- //// - 88' WIDE SECONDARY HIGHWAY
- ==== - 134' WIDE ARTERIAL HIGHWAY
- ▼▼▼▼ - 66' WIDE COLLECTOR STREET
- - MAJOR COMMUNITY ENTRY
- ▲ - MINOR COMMUNITY ENTRY
- ⇨ - ENTRY POINT

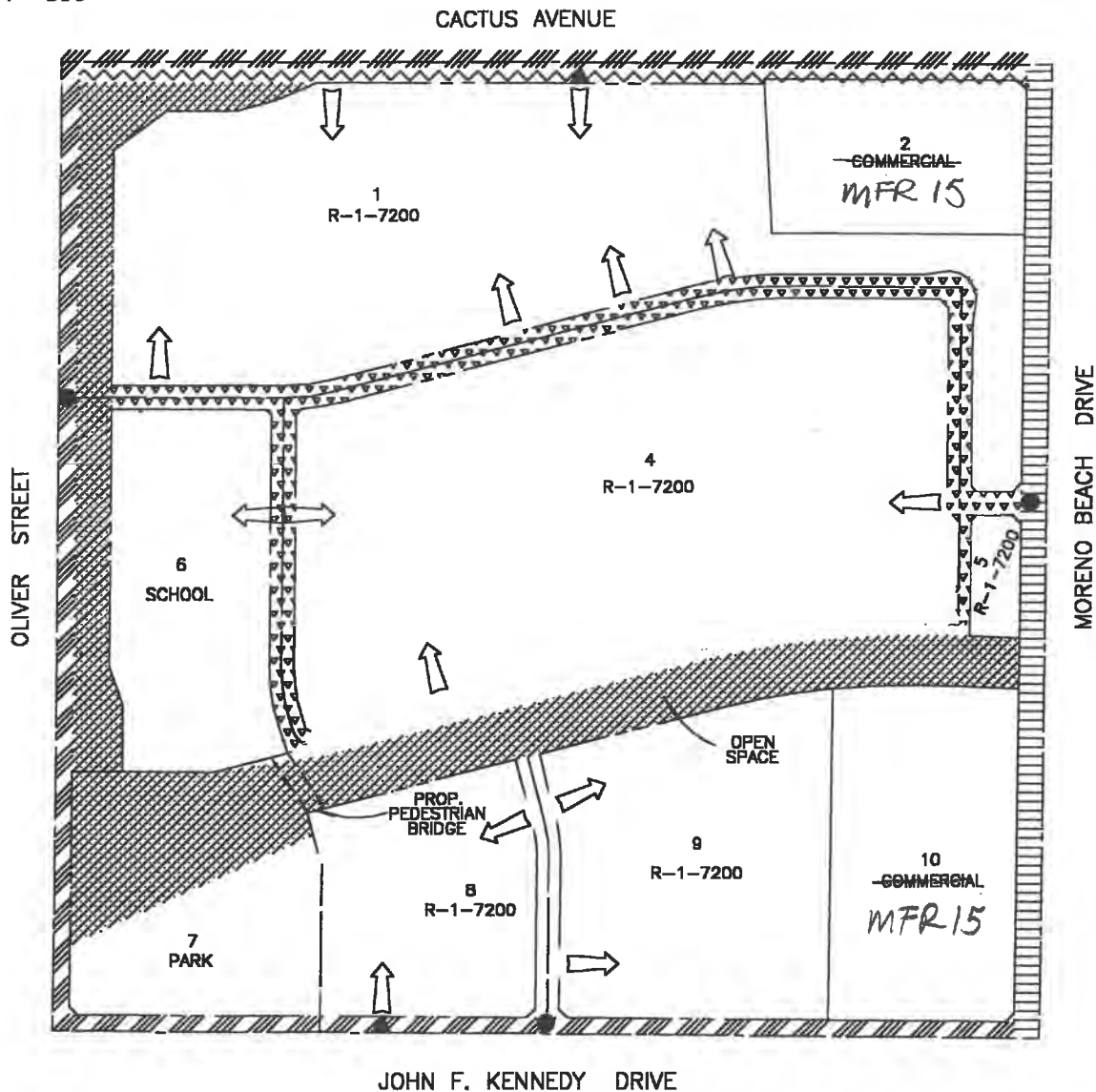
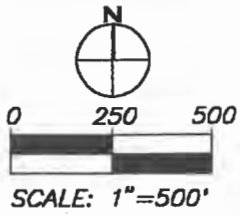






FIGURE 4-1

WINCHESTER ASSOCIATES, INC.

LAND SURVEYING CIVIL ENGINEERING
 23640 TOWER ST., STE. 3
 MORENO VALLEY, CA 92553
 909.924.5425 FAX 909.924.2980

EASTGATE RANCH
 ENTRY AND
 ROADWAY HIERARCHY



-  — 13' WIDE EQUESTRIAN EASEMENT
-  — PROPOSED FLOOD CHANNEL
-  — 66' WIDE COLLECTOR STREET
-  — ENTRY POINT

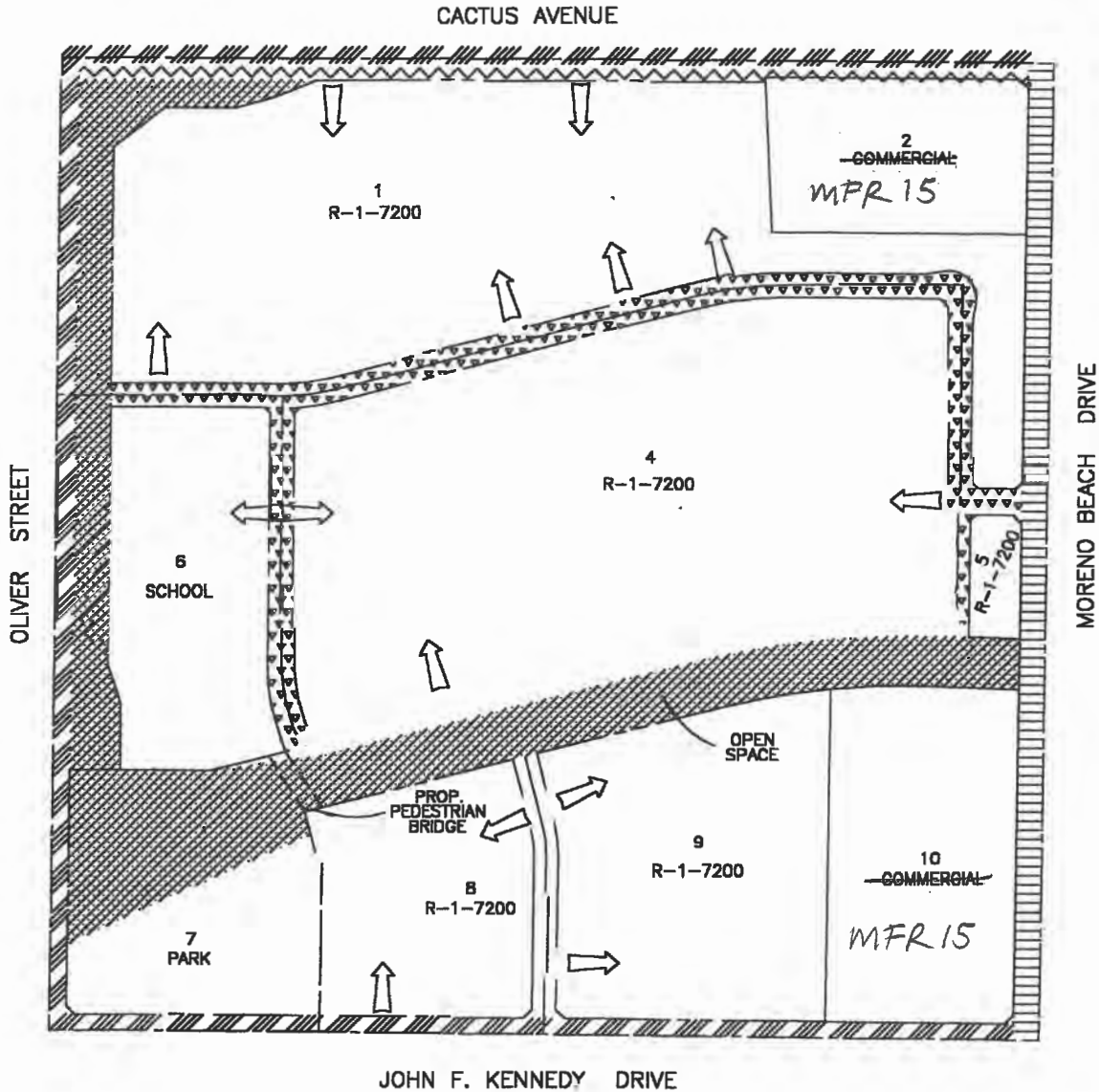


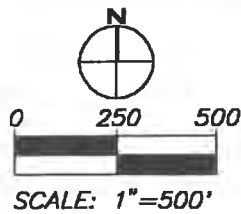
FIGURE 4-2

WINCHESTER ASSOCIATES, INC.

LAND SURVEYING CIVIL ENGINEERING
23640 TOWER ST., STE. 3
MORENO VALLEY, CA 92553
909.924.5425 FAX 909.924.2980

EASTGATE RANCH

LAND USE PLAN



- //// - 88' R/W SECONDARY HIGHWAY
 - ==== - 134' R/W URBAN ARTERIAL HIGHWAY (1/2 STREET IMPROVEMENTS)
 - ▼▼▼▼ - 66' R/W COLLECTOR STREET
 - ~~~~ - EQUESTRIAN TRAIL
 - - BIKE TRAIL
 - - PEDESTRIAN TRAIL
- CACTUS AVENUE

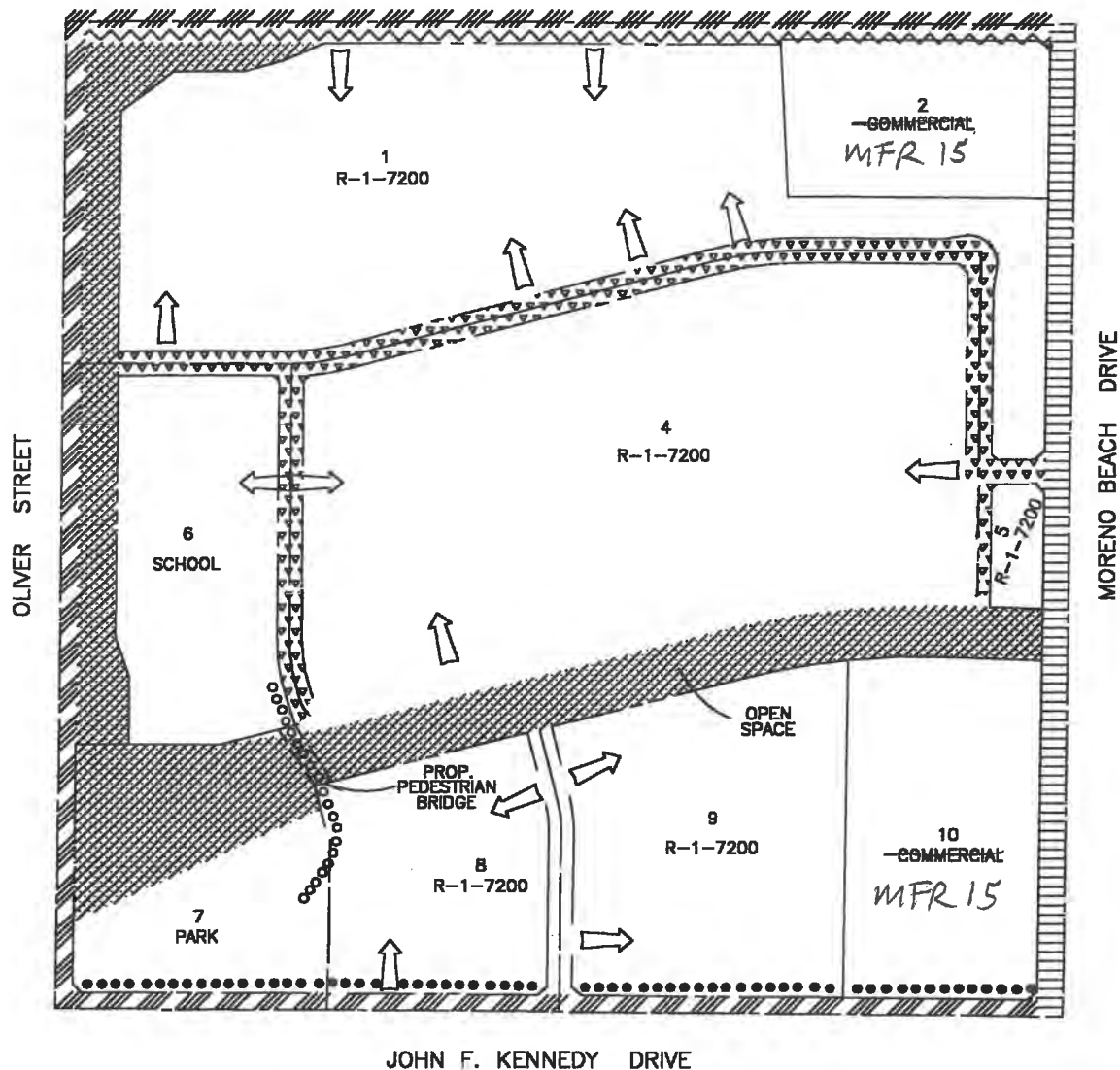
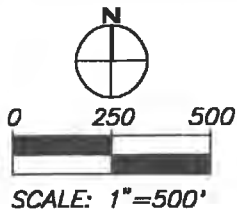


FIGURE 4-3

WINCHESTER ASSOCIATES, INC.

LAND SURVEYING CIVIL ENGINEERING
23640 TOWER ST., STE. 3
MORENO VALLEY, CA 92553
909.924.5425 FAX 909.924.2980

EASTGATE RANCH
MASTER
CIRCULATION PLAN



- — EXIST. E.M.W.D. MASTER TRUNK SEWER LINE
- — EXIST. 8" SEWER LINE
- ▽▽▽ — PROPOSED 8" SEWER LINE

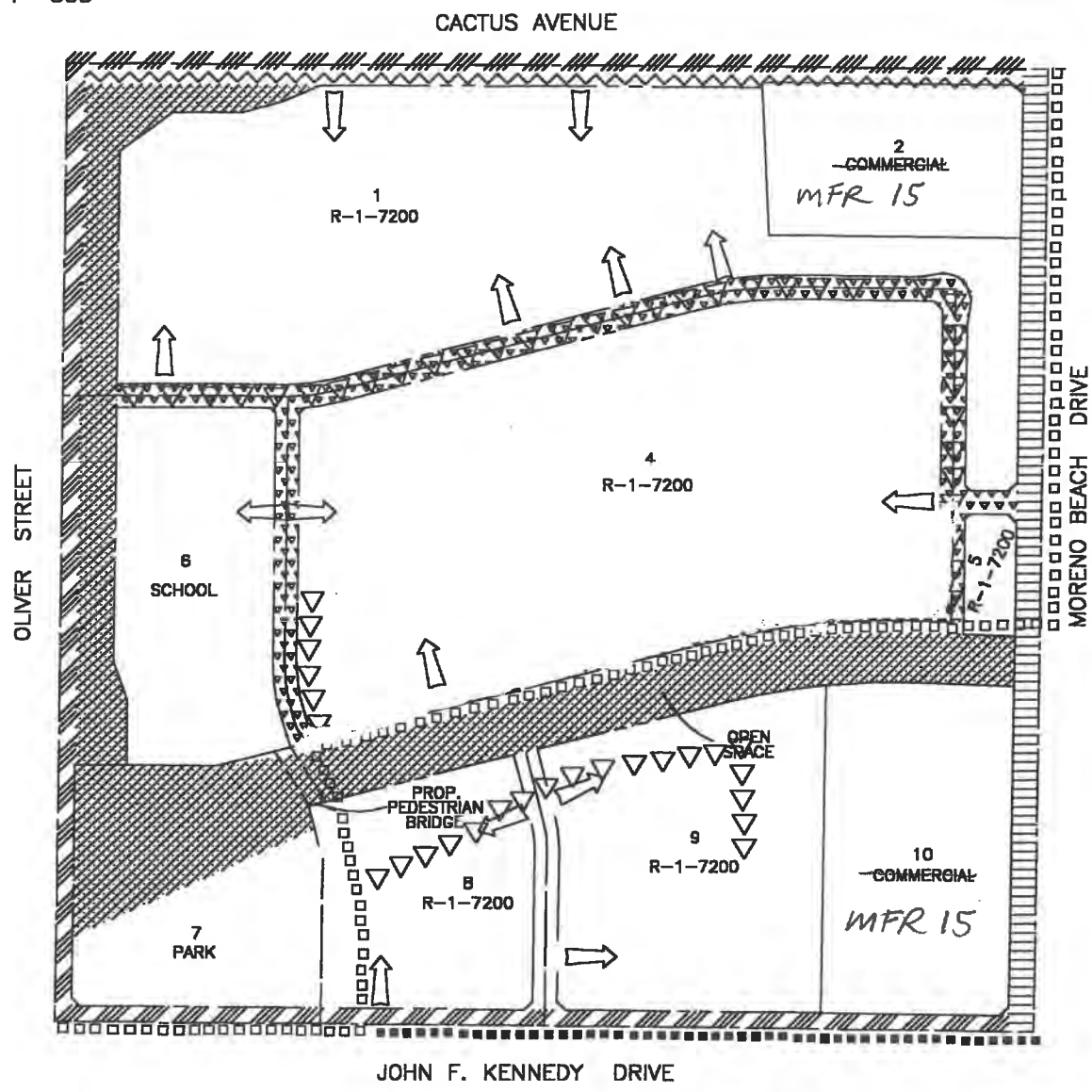
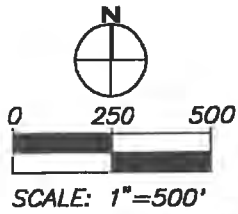


FIGURE 4-4

WINCHESTER ASSOCIATES, INC.

LAND SURVEYING CIVIL ENGINEERING
 23640 TOWER ST., STE. 3
 MORENO VALLEY, CA 92553
 909.924.5425 FAX 909.924.2980

EASTGATE RANCH
 MASTER
 SEWER PLAN



- X X X X — EXIST. E.M.W.D. 24" MASTER WATER LINE
- ● ● ● — EXIST. 12" WATER LINE
- ▲ ▲ ▲ ▲ — PROPOSED 12" WATER LINE
- ● ● ● — RECLAIMED WATER LINE

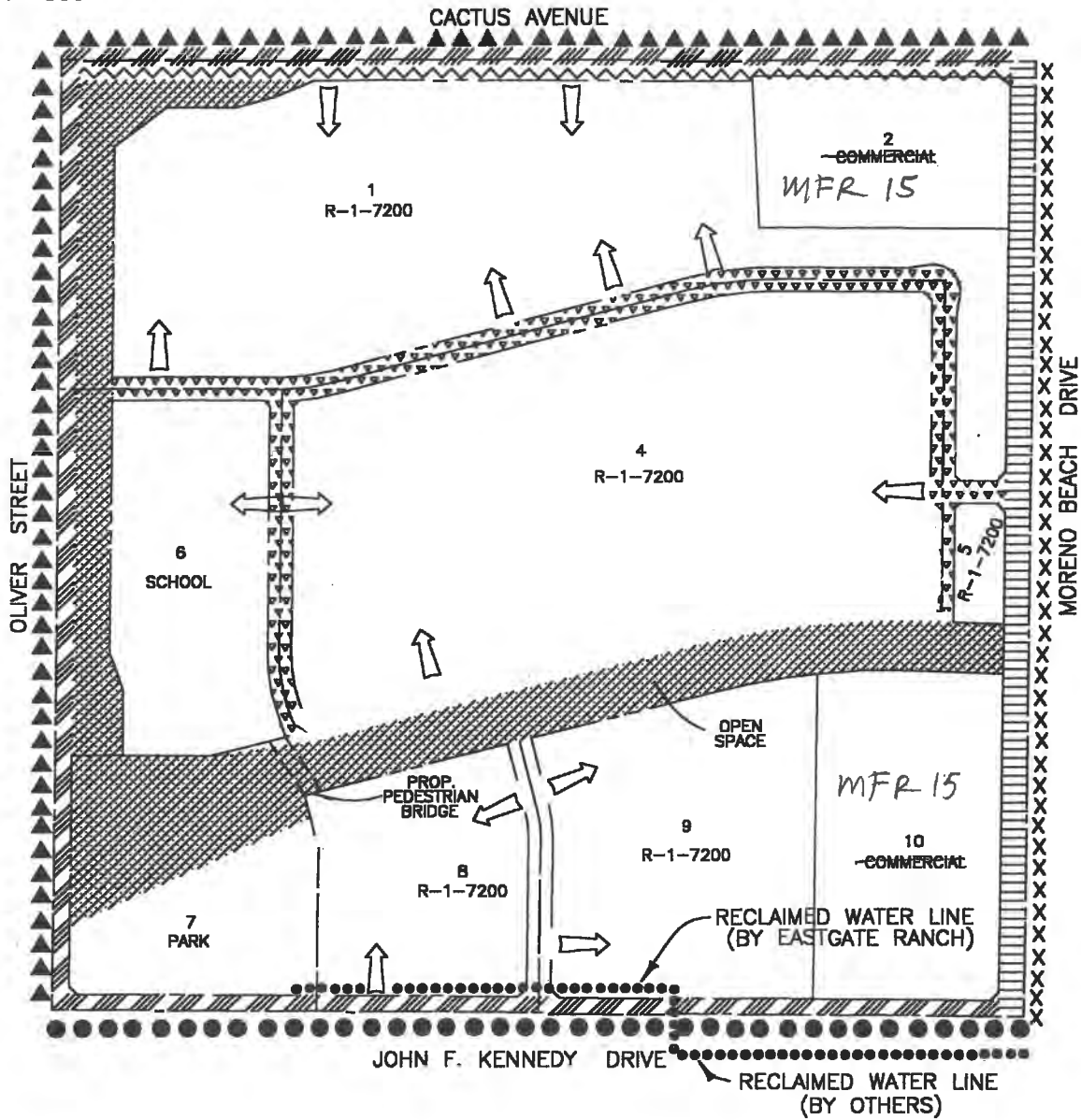
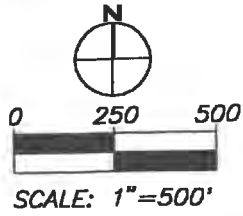


FIGURE 4-5

WINCHESTER ASSOCIATES, INC.
 LAND SURVEYING CIVIL ENGINEERING
 23640 TOWER ST., STE. 3
 MORENO VALLEY, CA 92553
 909.924.5425 FAX 909.924.2980

EASTGATE RANCH
 MASTER
 WATER PLAN



- PROPOSED SEMI-NATURAL CHANNEL
- DIRECTION OF FLOW

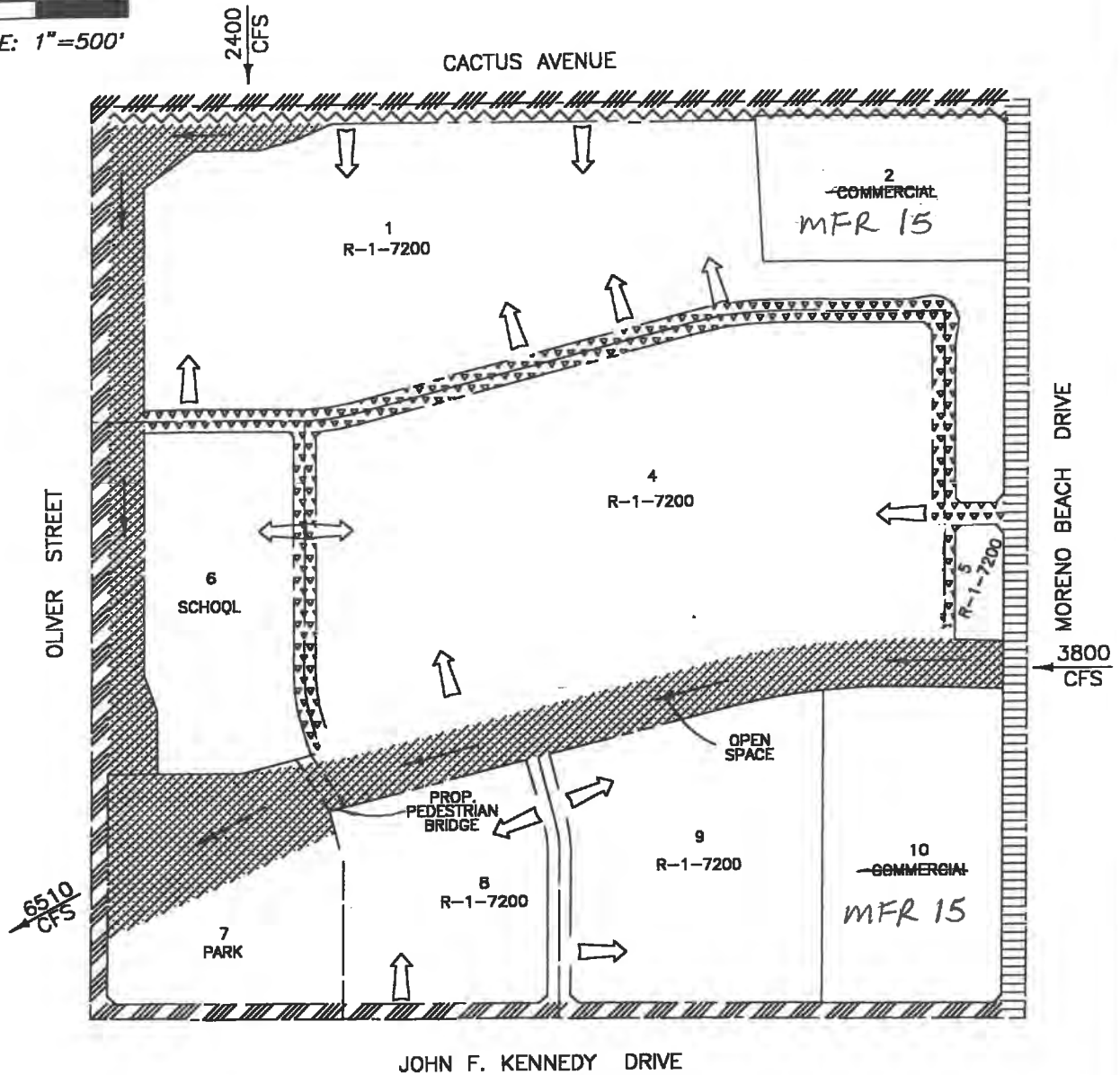


FIGURE 4-6

WINCHESTER ASSOCIATES, INC.
 LAND SURVEYING CIVIL ENGINEERING
 23640 TOWER ST., STE. 3
 MORENO VALLEY, CA 92553
 909.924.5425 FAX 909.924.2980

EASTGATE RANCH
 MASTER
 DRAINAGE PLAN