DESIGN MANUAL

for the

MORENO VALLEY RANCH

and

MORENO VALLEY RANCH GOLF CLUB

A Planned Community By

The Warmington Company

and

Landmark Land Company of California, Inc.

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AEI•CASC ENGINEERING, Planners & Engineers

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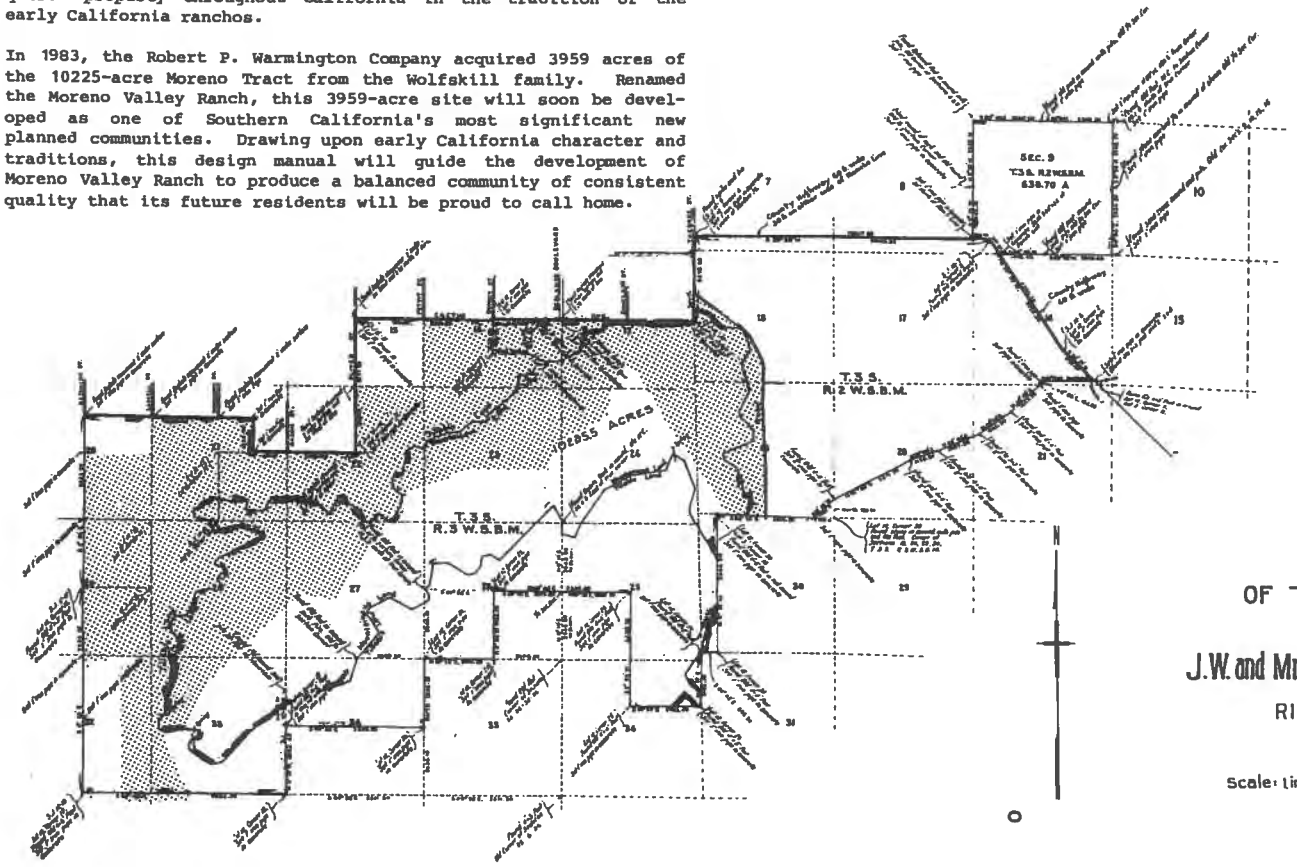
PREFACE

Excerpted from the original 1916 boundary survey, this map shows portions of Riverside County once owned by J.W. and Mrs. Helena Pedrorena de Wolfskill descendants of William Wolfskill, a legendary frontier trapper who settled in Los Angeles in 1831. One of the original founders of the City of Los Angeles, Wolfskill acquired property throughout California in the tradition of the early California ranchos.

In 1983, the Robert P. Warmington Company acquired 3959 acres of the 10225-acre Moreno Tract from the Wolfskill family. Renamed the Moreno Valley Ranch, this 3959-acre site will soon be developed as one of Southern California's most significant new planned communities. Drawing upon early California character and traditions, this design manual will guide the development of Moreno Valley Ranch to produce a balanced community of consistent quality that its future residents will be proud to call home.



MAP

OF THE PROPERTIES

OF

J.W. and Mrs. Helena Pedrorena de Wolfskill

RIVERSIDE COUNTY

CALIFORNIA

Scale: 1 in. = 2000 ft.

Surveyed 1915

by. Leonard Ford

Licensed Surveyor

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Moreno Valley Ranch

I. INTRODUCTION

I. INTRODUCTION

A. Purpose and Intent of the Guidelines

The overall goal of the Moreno Valley Ranch Specific Plan is the creation of a high-quality balanced recreation and family-oriented community. Implementation of the project will draw upon early California traditions and history to create a sense of place for Moreno Valley Ranch. The design concepts are articulated, both textually and graphically, throughout the Design Manual.

The purpose of the Design Manual is to implement the project design concepts of the Moreno Valley Ranch Specific Plan and subsequent amendments. The intention is to provide specific design criteria for development of various parcel within the Ranch. Conformance with the manual will create a desirable living environment, and enhance the community's overall value. The Design Manual embodies implementation criteria for use by builders, planners, architects and civil engineers.

The intent of the Design Manual is to allow each Planning Area in Moreno Valley Ranch to establish an individual identity, yet blend with the overall community theme. To that end, builders and designers are required to review the entire manual to examine the relationship of each site to the entire Moreno Valley Ranch community and to incorporate the guidelines in their project submittals.

B. How to Use the Design Manual

Format

Following the introduction, this Design Manual is presented as follows:

1. General Design Guidelines/Standards
    a. Site Planning
    b. Architecture
    c. Landscape Architecture
2. Community Elements
3. Special Conditions

The "General Design Guidelines/Standards" "Community Elements" and "Special Conditions" sections are presented in the form of textual guidelines and standards and graphic concepts and illustrations. Many situations are addressed through a discussion of a generic situation that should be treated similarly wherever it occurs within the project. In other cases, a particular condition relating to a particular location is described and specific design criteria are presented.

Approach

A prospective builder should first become familiar with Moreno Valley Ranch. The specific plan has been divided into Planning Areas. The Moreno Valley Ranch Specific Plan and conditions of approval should be reviewed since all future submittals must comply with that document.

After reviewing the specific criteria applicable to this proposed project, the builder/designer can then prepare plans and submit documents that can be processed as described below under "Moreno Valley Ranch Approval Process". It should be reiterated that, with the exception of a few specific situations, this Design Manual should be used as guidelines which allow individual interpretation and character.

C. Moreno Valley Rancho Approval Process

There are various levels of approval needed before construction of an individual project can begin within Moreno Valley Ranch:

1. Specific Plan Approval

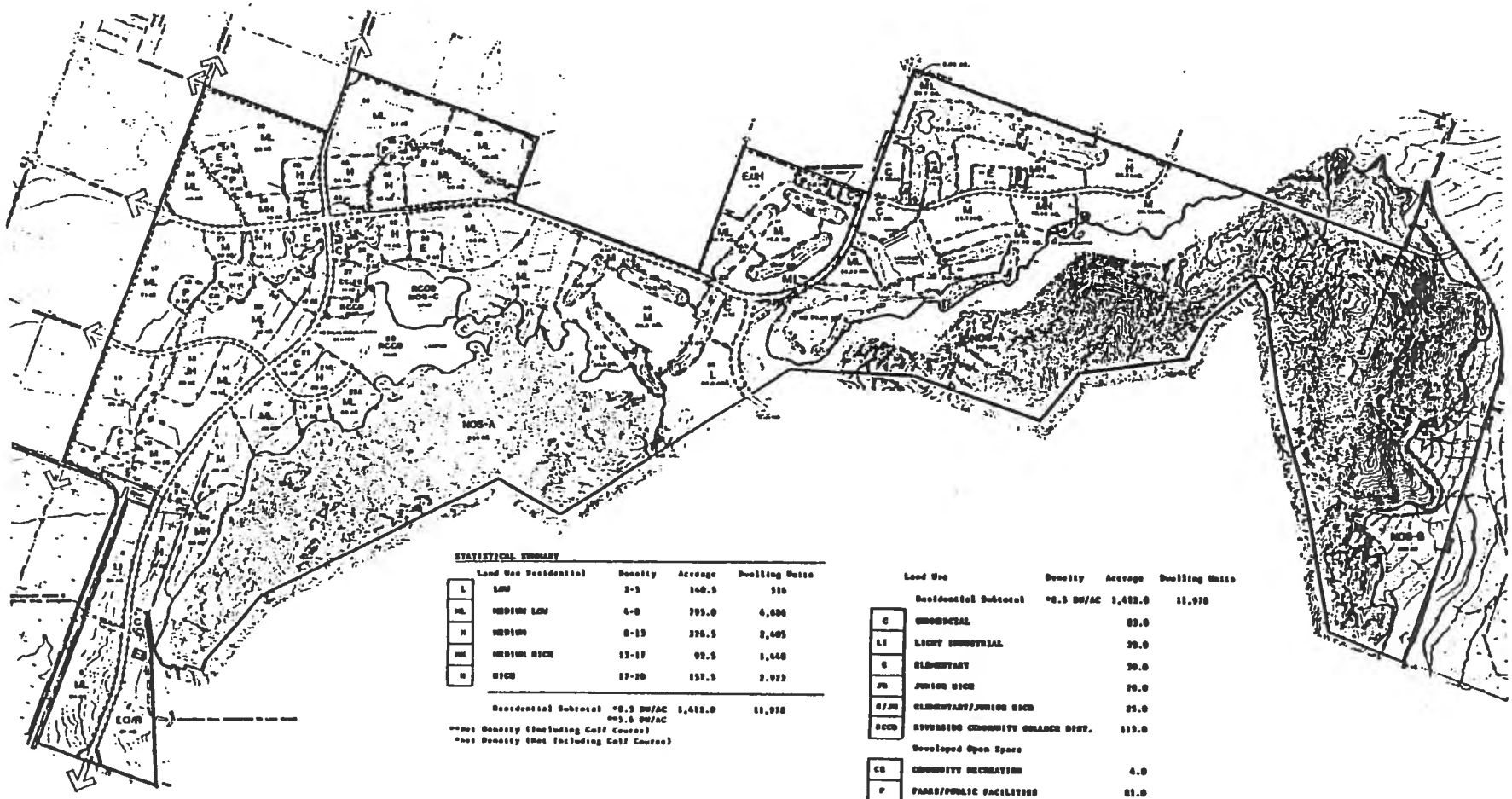
The first step, approval of the Moreno Valley Rancho Specific Plan (#193 and subsequent amendments) by the City. Each builder within Moreno Valley Ranch is responsible for understanding and complying with the criteria, standards, and conditions of approval established by Specific Plan #193 and subseqluent amendments. Many conditions and design criteria are reiterated and/or expanded within this Design Manual. Those conditions that are considered "standard" in nature are not repeated.

2. City Approvals

Each builder is responsible for submittal and processing of all plans and permits required by the City prior to construction. This processing includes, but may not be limited to, Tentative Tract Maps, Rezoning, design Review as may be established by the City, Grading and Building Permits, etc.

3. CC & R's

Homeowner's Associations cover portions of the residential and some recreational areas of the Moreno Valley Ranch property. CC & R's are established in conjunction with these associations.



STATISTICAL SUMMARY

	Land Use Residential	Density	Acreage	Dwelling Units
L	LOW	2-5	140.5	516
ML	MEDIUM LOW	4-8	795.0	4,686
M	MEDIUM	8-13	326.5	2,605
MH	MEDIUM HIGH	13-17	92.5	1,440
H	HIGH	17-20	157.5	2,923
	Residential Subtotal	*2.5 DU/AC **3.0 DU/AC	1,612.0	11,970

**Net Density (Including Golf Course)
*Net Density (Not Including Golf Course)

	Land Use	Density	Acreage	Dwelling Units
	Residential Subtotal	*2.5 DU/AC	1,612.0	11,970
C	COMMERCIAL		83.0	
LI	LIGHT INDUSTRIAL		70.0	
E	ELEMENTARY		30.0	
JH	JUNIOR HIGH		20.0	
E/JH	ELEMENTARY/JUNIOR HIGH		25.0	
RCCD	RIVERSIDE COMMUNITY COLLEGE DIST.		110.0	
	Developed Open Space			
CR	COMMUNITY RECREATION		4.0	
P	PARKS/PUBLIC FACILITIES		81.0	
GC	GOLF COURSE		370.0	
EQ/R	EQUESTRIAN/RECREATION		47.0	
NOS	NATURAL OPEN SPACE		1,040.0	
	FLOOD CONTROL		10.0	
	LAKES		75.0	
	MAJOR ROADS		145.0	
	TOTAL	3.0 DU/AC	3,939.0	11,970

APPROVED SPECIFIC PLAN-AMENDMENT NO. 2

MORENO VALLEY RANCH

The public utility infrastructure necessary to serve the project will be installed during the appropriate construction phases. The site is within the jurisdiction of Eastern Municipal Water District (EMWD) and they have included the site within their master plan for the area.

The project will be phased according to a logical and orderly extension of roadways and infrastructure. Development will begin simultaneously in both halves of the project site, with subsequent phases generally extending to the center of the site. Commercial areas will generally follow the residential phasing in response to market demand. The entire project is estimated to build-out over a period of 20 years.

Moreno Valley Ranch

II. GENERAL DESIGN GUIDELINES/STANDARDS

II. GENERAL DESIGN GUIDELINES/STANDARDS

This section provides design guidelines and standards that apply throughout Moreno Valley Ranch. The following major topic areas are covered:

* Site Planning
* Architecture
* Landscape Architecture

Many of the guidelines and standards, though applicable throughout the project, only apply in certain situations or in conjunction with certain uses. In this case, a key map is provided that shows the affected planning areas. Those guidelines that have no such key map or geographic reference points can be assumed to apply uniformly throughout the project.

It should be noted that these design guidelines and standards do not replace or reduce applicable subdivision requirements of the City of Moreno Valley and the adopted Specific Plan Zone. In many cases, implementation of the concepts presented within this Design Manual will achieve results that go well beyond the minimum City standards.

A. Site Planning Guidelines/Standards

The following site planning guidelines and standards apply to the village cores, commercial, industrial and residential portions of Moreno Valley Ranch. This section is arranged such that a general concept is defined for each of the above-listed uses. For clarity, concepts are presented in both a textual and graphic format. In many cases, an illustrative plan is also presented that depicts a typical site plan implementation of the described concept. Though a variety of site plans will be acceptable, each illustrative plan represents one typical site planning solution that implements the desired concept.

1. Village Cores

Western Village Core

Two village cores are planned within Moreno Valley Ranch as shown on the key map. The Western core, for the Moreno Valley Ranch, contains the following key components.

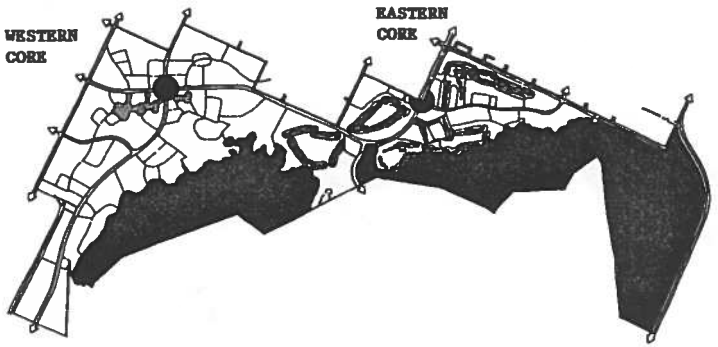
* Lakes
* Community Recreation Facilities
* Community Retail Commercial Uses
* Village Core Arrival Point
* Community Trails
* Community College
* Multi-family Residential Uses

The western village core occurs at the intersection of Iris Avenue and Lasselle Street.

The various land uses within the village core are connected and unified by the following elements:

* Major Roadway System
  - Western Core - Iris Ave/Lasselle Street
* - Eastern Core - Moreno Beach Drive/John F. Kennedy Drive
* Main Trail System along Major roads
* Internal Pedestrian Circulation Systems
* Lakes
* Architectural Design Elements
* Landscape Architectural Design Elements

The western village core and the relationship between its various components are illustrated in the plans and sketches on the following pages. The eastern core will reflect the same character as the western core. The site planning, architectural and landscape architectural guidelines illustrated for the western core also apply to the eastern core.

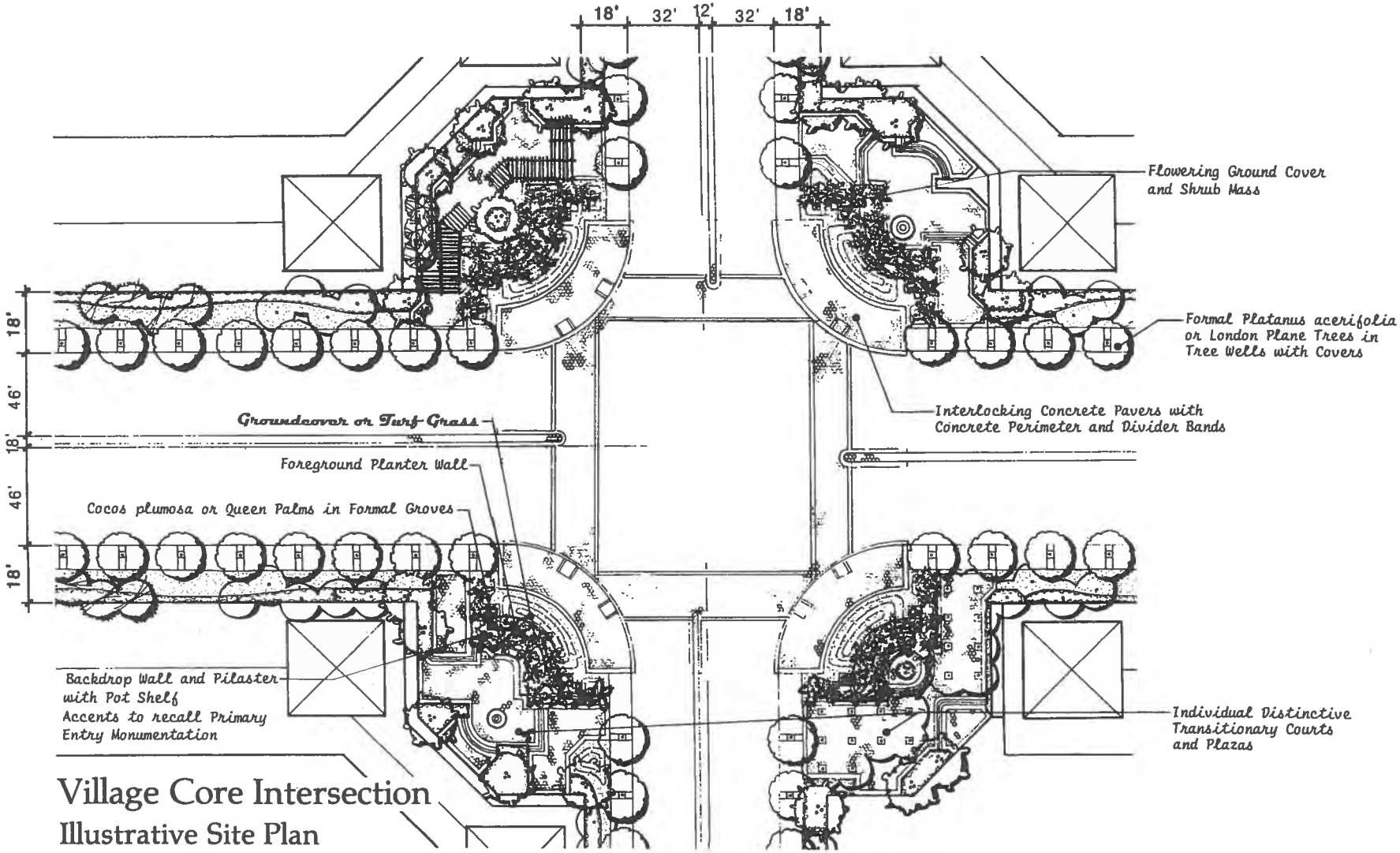


Key Map

Eastern Village Core

The Eastern Village Core occurs at the intersection of Moreno Beach Drive and John F. Kennedy Drive. As in the Western Core, arrival from the north is announced by a water element along the east side of Moreno Beach Drive. The water element is a component of the golf course design that will dominate the east end of the ranch. Golf course fairways create an entry statement for the village core within the project and east along John F. Kennedy Drive. The architectural and landscape architectural design themes are carried over into the village core from the commercial, recreational, and residential uses. The Eastern village Core is included in the first phase of Moreno Valley Rancho Golf Club and contains the following key components.

* Resort Hotel
* Clubhouse
* Community Retail Commercial Uses
* Office/Restaurant Commercial Uses
* Medium Low Density Residential Uses
* Golf Course
* Golf Driving Range with Night Lighting
* Village Core Arrival Points
* Community Trails

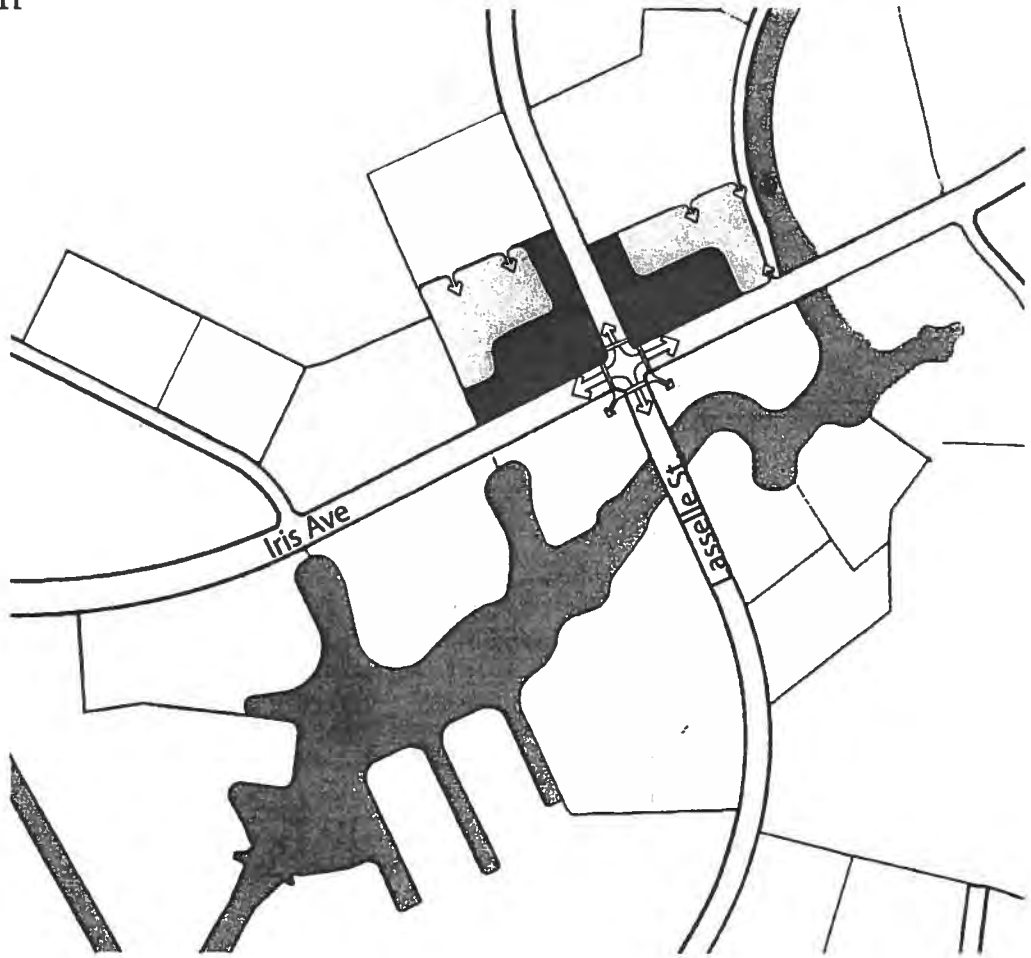


Village Core Intersection
Illustrative Site Plan

MORENO VALLEY RANCH

★ *(NOTE: Illustrations are conceptual for illustrative purposes only.)*

Western Village Core, and Lakes
Concept Plan



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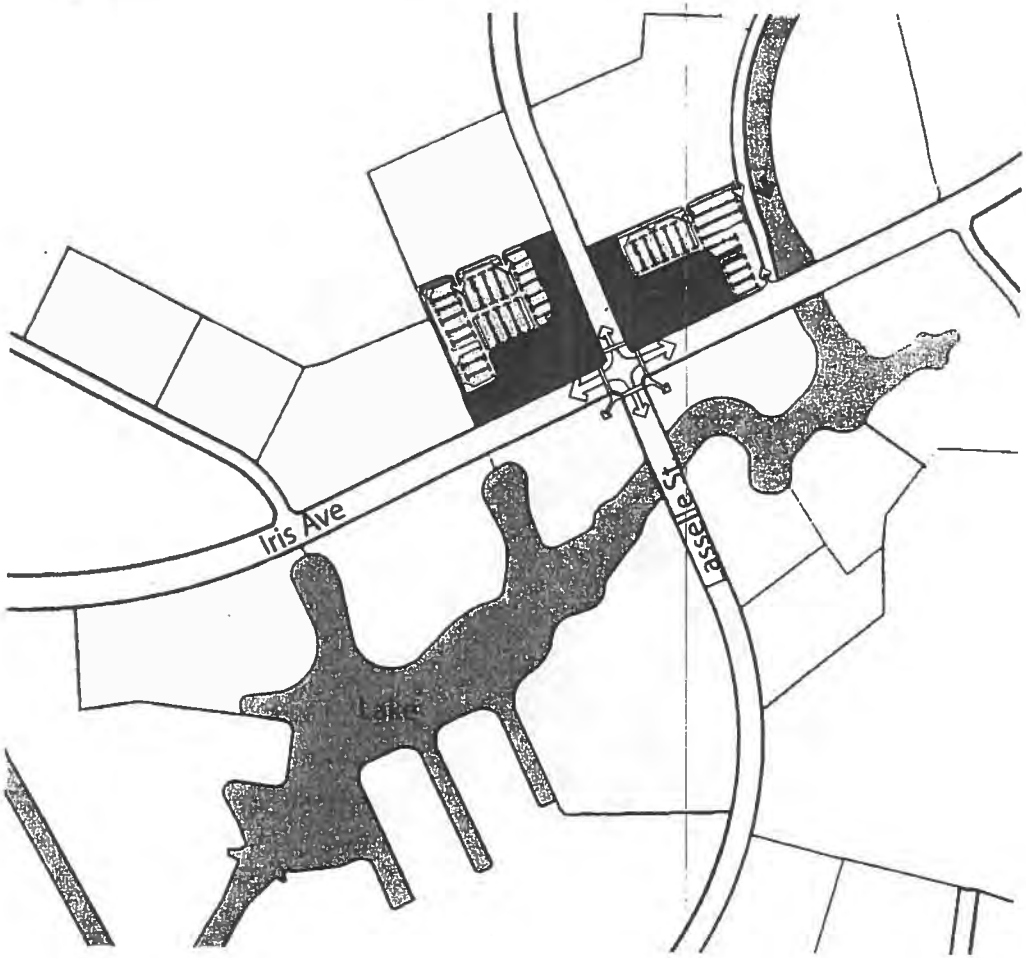


Western Village Core, and Lakes

Illustrative Site Plan

★ *(NOTE: Illustrations are conceptual for illustrative purposes only)*

2. Commercial Development

Commercial development within Moreno Valley Ranch falls into three basic types: commercial/office, community retail commercial, and resort commercial. Community retail commercial centers are located at both the eastern and western village cores and at selected other areas within the project. Resort commercial uses dominate the Eastern Village Core with orientation to the golf course. Each type is described and illustrated in more detail below.

standards

Special Criteria:

One or two story structures - three stories permitted along major streets (Iris, Lasselle).

Pedestrian connections to major community trail system.

Major setbacks at Iris/Lasselle intersection - minimum 75' radius, from intersection of extended curb lines.

Community Retail Commercial

concept

Community retail commercial uses are located in specific areas of Moreno Valley Ranch. They will service the daily retail commercial needs of local residents. Accessibility and visibility are key components of these commercial centers. Buildings are oriented to the major roadway system and to the village core (if applicable). Parking access should be located away from major intersections and from secondary, collector and local streets.

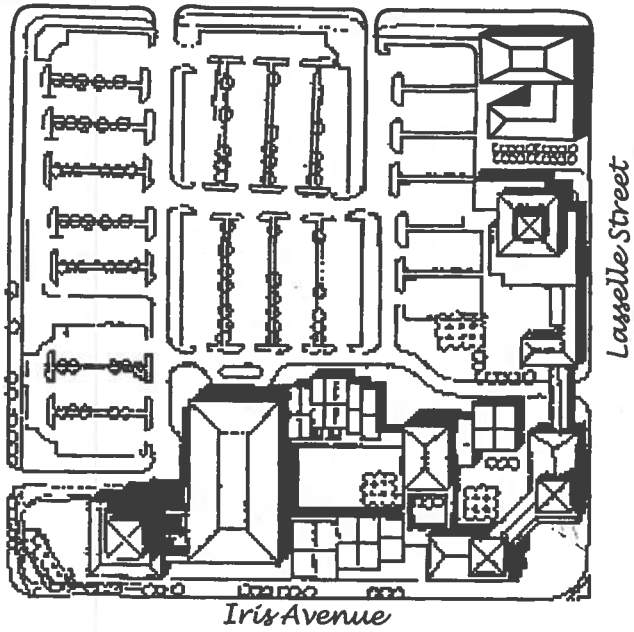
Pedestrian access, especially from the major community trail system is a vital component of the concept. Second story office uses may be feasible in village core sites where lake views are possible.

Special Criteria

One or two story structures - three stories permitted along major streets and along waterfronts within village cores.

Pedestrian connections to major community trail system.

Major setbacks at Iris/Lasselle and Moreno Beach/Redlands intersections - minimum 75' radius from intersection of extended curb lines.



Illustrative Site Plan

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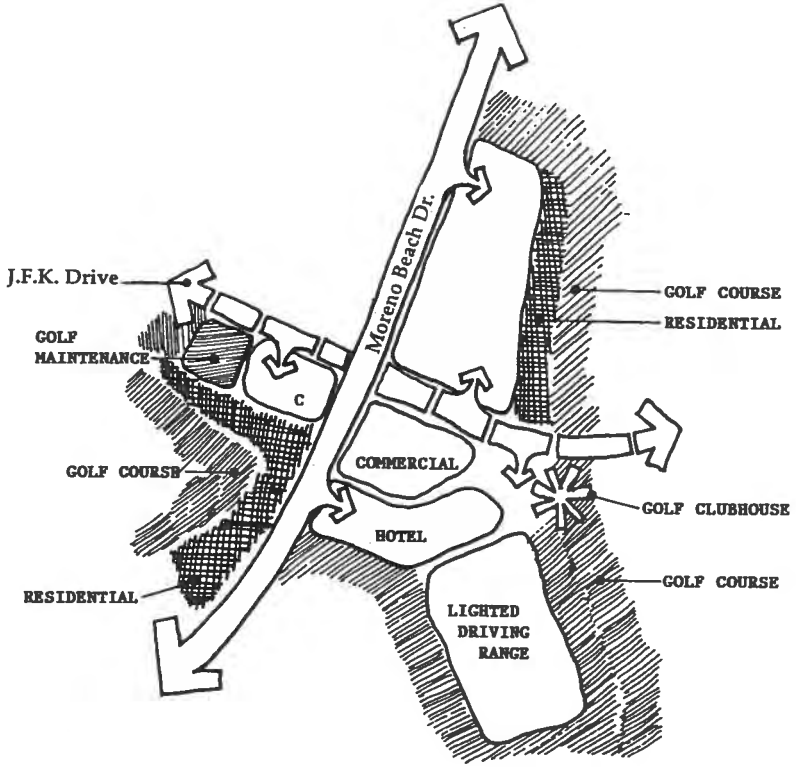
Resort Commercial

concept

Resort commercial uses are associated with the golf course within the Eastern Village Core area. Resort commercial uses will be anchored by the clubhouse for the golf course and a resort hotel. Functional accessibility and a high quality aesthetic presentation are mandatory to reflect an upscale image of the golf course facility and the community around it. Buildings will be oriented toward major streets and golf course fairways to delineate the village core. Parking access will be limited to formal drives oriented away from major intersections.

Pedestrian access will be a key design element facilitating regional traffic as well as golf fairway crossings around the clubhouse.



Concept Plan

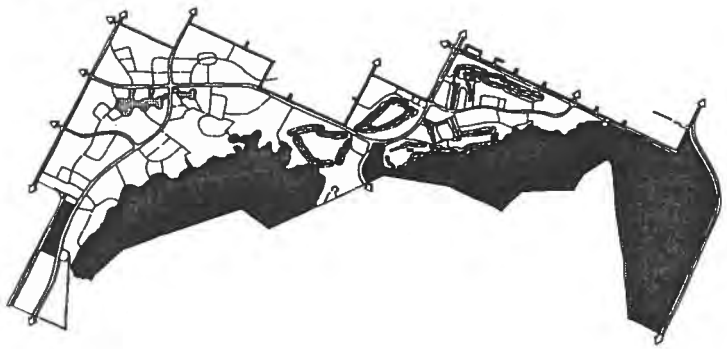
★ *(NOTE: Illustrations are conceptual for illustrative purposes only.)*

standards

Planning Area: 60

Special Criteria: One to three stories permitted - height of resort hotel to be established through a plot plan process based on parking, setbacks, architectural quality, and area spacial considerations.

Pedestrian facilities for regional traffic and golf course fairway crossings.

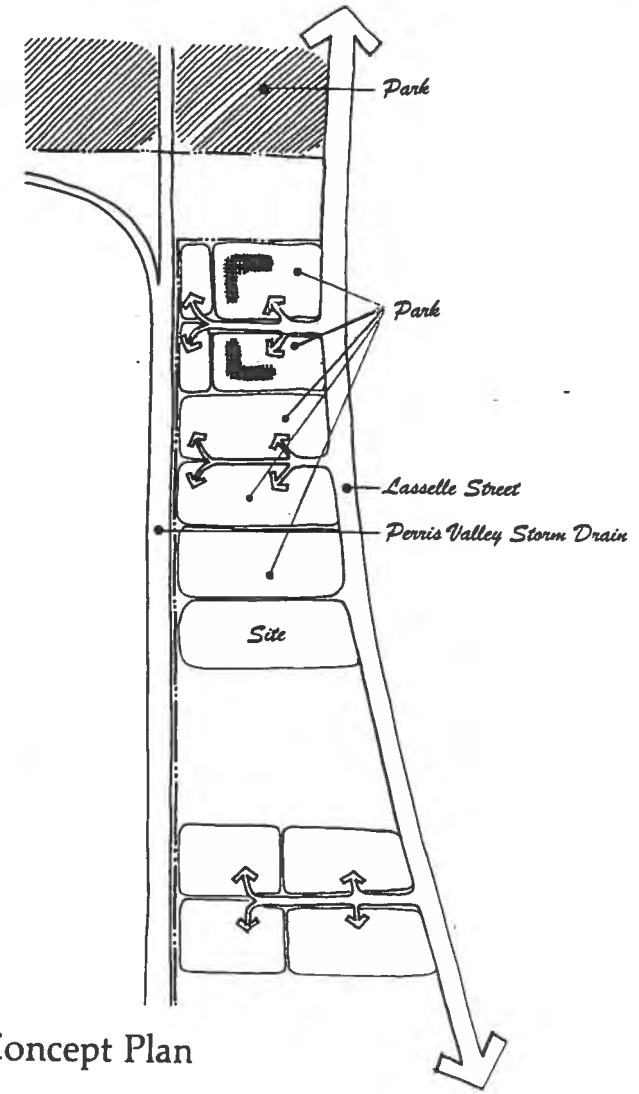


Key Map

Community Facilities
Concept

3. Community Facilities

Community facility uses are proposed for the project site, these uses are intended to be for Recreational Vehicle storage facilities or similar type of facility. Architecturally, portions of buildings that are visible from other portions of Moreno Valley Ranch should conform to the styles set forth in the Architectural Guidelines section of this manual.



Concept Plan

★ *(NOTE: Illustrations are conceptual for illustrative purposes only.)*

Special Criteria:

Buildings should be arranged and staggered and building forms varied to avoid monotonous appearance, and to provide identity.

Loading areas, storage yards, equipment areas and other similar areas to be internalized and screened from public view.

Fencing and walls that are visible from the surrounding community should be compatible with the architectural style as established in the architectural guidelines section of this manual.

4. Residential Development

Residential development within Moreno Valley Ranch, as defined in Specific Plan #193 and subsequent amendments, falls into five broad categories:

* Low Density - 2-5 dwelling unity/gross acre
* Medium Low Density - 4-8 dwelling units/gross acre
* Medium Density - 8-13 dwelling units/gross acre
* Medium High Density - 13-17 dwelling units/gross acre
* High Density - 17-20 dwelling units/gross acre

In general, higher densities are clustered near village cores and near major intersections while lower densities are located adjacent to the natural open space hills and around the periphery of the project. Concepts and illustrative plans are shown for typical product type layouts within each density category.

High Density Residential

standards

Density Range:	17-20 dwelling units per gross acre
Product Types:	Apartments, Condominiums
Implementing Zone:	HR of Specific Plan Zoning Ordinance
Special Criteria:	Parking areas should be landscaped to minimize impact of paved areas and to be screened from roads, trails, the lakes and other public spaces. Pedestrian connection to major community trail system. Buildings and units should be arranged, staggered, and offset to create useable common open space, to avoid monotonous appearance, and to provide each unit with its own identity. Where landscape setbacks in addition to required ROWs exist along major roads that border development, credit against common open space requirements shall be received by the bordering tract. Carports/Garages in middle units face Street

Medium-High Density Residential
(13-17 du/ac.)

Typical Layout: Townhomes/Condomimiums

concepts

Medium-high density residential uses are located along major roadways. Buildings are clustered around private recreational and open space areas. In many cases buildings may also orient to the expanded landscaped areas along major streets as a project amenity. Parking, if detached, should be clustered internally and landscaped to minimize impacts on adjacent public areas. Access will be possible from local (preferable) or major (if necessary) public streets. Internal streets will be private. Internal private open spaces should be connected by internal pedestrian systems that also tie into major community trails.

standards

Density Range:	13-17 dwelling units per gross acre
Product Types:	Townhomes, stacked flats, garden apartments
Implementing Zone:	MHR of Specific Plan Zoning Ordinance
Special Criteria:	Parking areas should be landscaped to minimize impact of paving and to be screened from roads, trails and other public spaces. Pedestrian connection to major community trail system. Buildings and units should be arranged, staggered, and offset to create useable common open space, to avoid monotonous appearance, and to provide each unit with its own identity. Where landscape setbacks in addition to required ROWs exist along major roads that border development, credit against common open space requirements shall be received by the bordering tract. Projects that border natural open space areas should be designed to maximize open space views but to discourage access to natural open space areas.

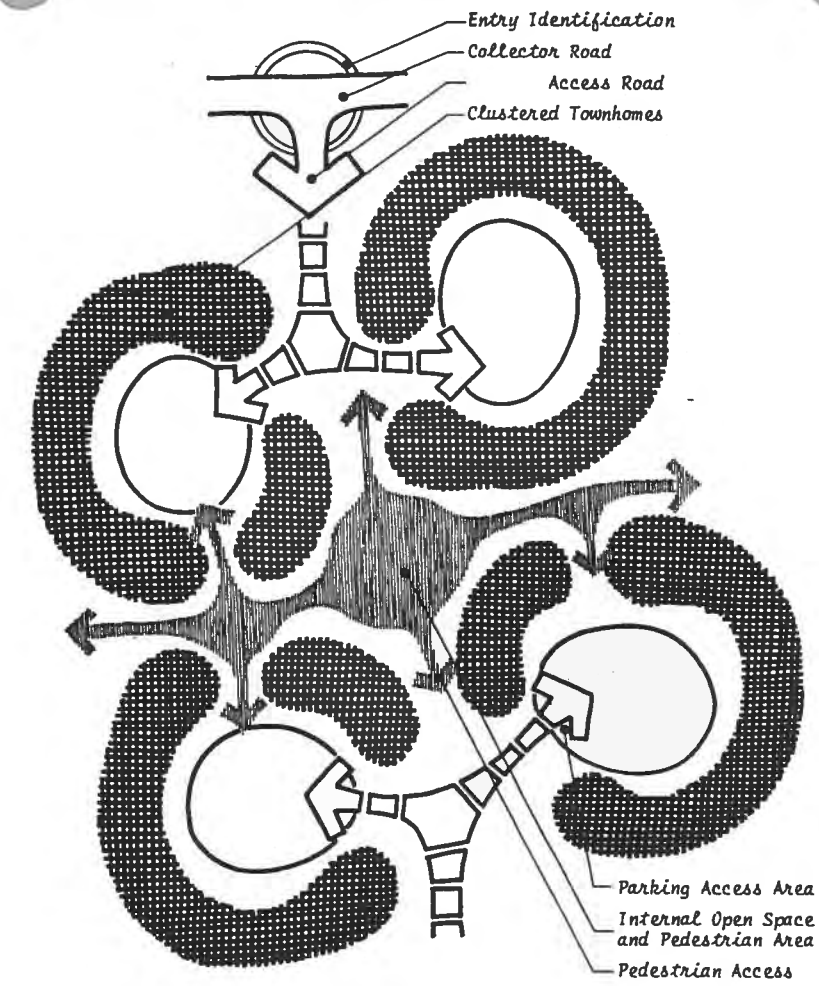
Medium Density Residential

(8-13 du/ac.)

Typical Layout: Front Loaded Townhomes

concept

Medium density residential areas feature either attached housing or single family detached housing. Buildings will most likely contain attached front or rear-loaded garages. By clustering buildings, living areas and patio homes can orient to internal private open space systems, the community trail system, golf course, public facilities or natu4ral open space. Although all medium density residential planning areas lie adjacent to major street systems, access to residential clusters should be taken from collector streets wherever possible to minimize traffic conflicts along major roads and to maximize the continuity of the community trail system. Internal private open space areas should contain pedestrian trails that connect to the community trail system.



Concept Plan

★ *(NOTE: Illustrations are conceptual for illustrative purposes only.)*

standards

Density Range: 8-13 dwelling units

Product Types: Townhomes, fourplexes, duplexes, single family detached

Implementing Zones: MR of Specific Plan Zoning Ordinance

Special Criteria:

Private drives and visitor parking should be landscaped to minimize impact of paving and to be screened from adjacent roads, trails and other public spaces.

Pedestrian connection to major community trail system.

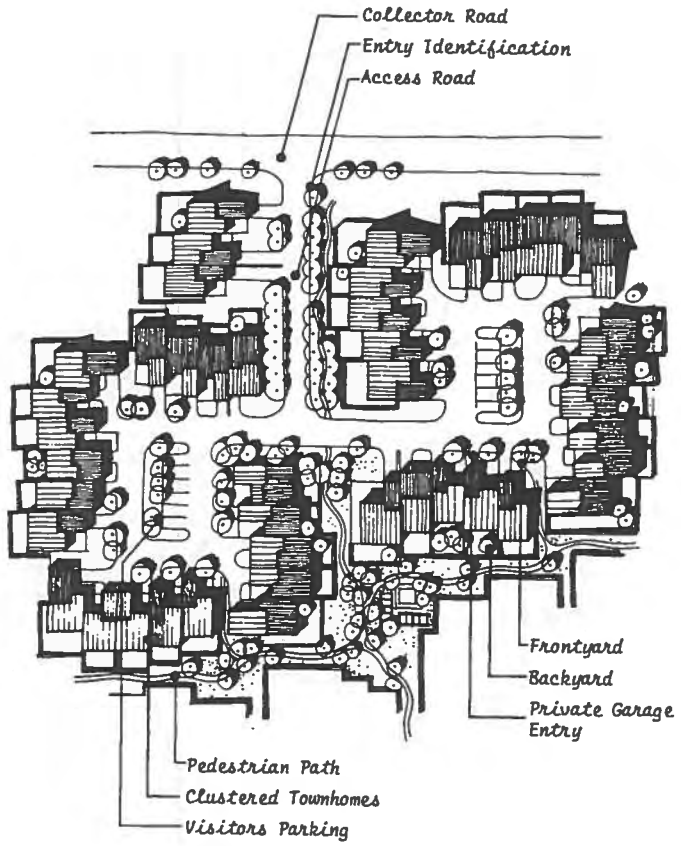
Buildings and units should be arranged, staggered and offset to create useable common open space, to avoid monotonous appearance, and to provide each unit with its own identity.

Two story maximum height except for architectural features and details.

One-story elements should be utilized where possible adjacent to public streets, community trails, parks, and other public spaces to suggest the transition from village core to lower density residential neighborhoods.

View corridors to lakes have a minimum 20 foot setback from lake edge (if applicable)

Where landscape setbacks in addition to required ROWs exist along major roads that border development, credit against common open space requirements shall be received by the bordering project.



Illustrative Site Plan

★ *(NOTE: Illustrations are conceptual for illustrative purposes only.)*

Medium-Low Density Residential
(4-8 du/ac.)

Typical Layout: Patio Zero Lot Line Homes and Paired Zero Lot Line Homes

Concept

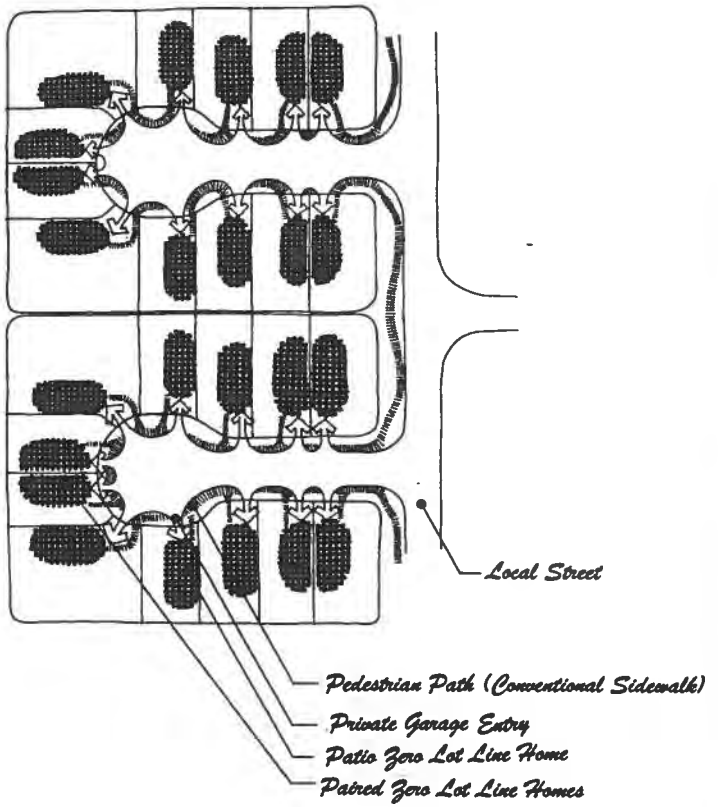
Patio zero lot line homes and paired zero lot line homes may be incorporated by the residential neighborhood. By combining product types, more varied and interesting street scene can be achieved. Sidewalks adjacent to local streets within these neighborhoods will connect with the community trail system.

Typical Layout: Single Family Detached

concept

A majority of the residential acreage within Moreno Valley will be devoted to medium-low density residential uses. As discussed, patio home products are expected to be constructed in many medium-low planning areas. In any case, it is anticipated that most medium density residential areas will be developed with detached single family products. In order to be consistent with the design intent for Moreno Valley Ranch, builders will need to employ subtle yet effective techniques that soften building masses, maintain human scale along the streetscape, reduce monotony, provide interest, and reinforce the Moreno Valley Ranch sensor of place.

The medium-low density residential category encompasses a variety of generic product types, and hence a variety of concepts and illustratives. The illustratives cover a range of possibilities to provide design guidance for any and all of the possible products and layouts allowed within this density category.



Concept Plan

★ *(NOTE: Illustrations are conceptual for illustrative purposes only.)*

standards

Density Range: 4-8 dwelling units per gross acre

Product Types: Patio Zero Lot Line Homes and Paired Zero Lot Line Homes

Implementing Zones: MLR of Specific Plan Ordinance

Special Criteria.

Product types and building types should be varied and intermixed to provide interest and identity and to avoid a monotonous street scene.

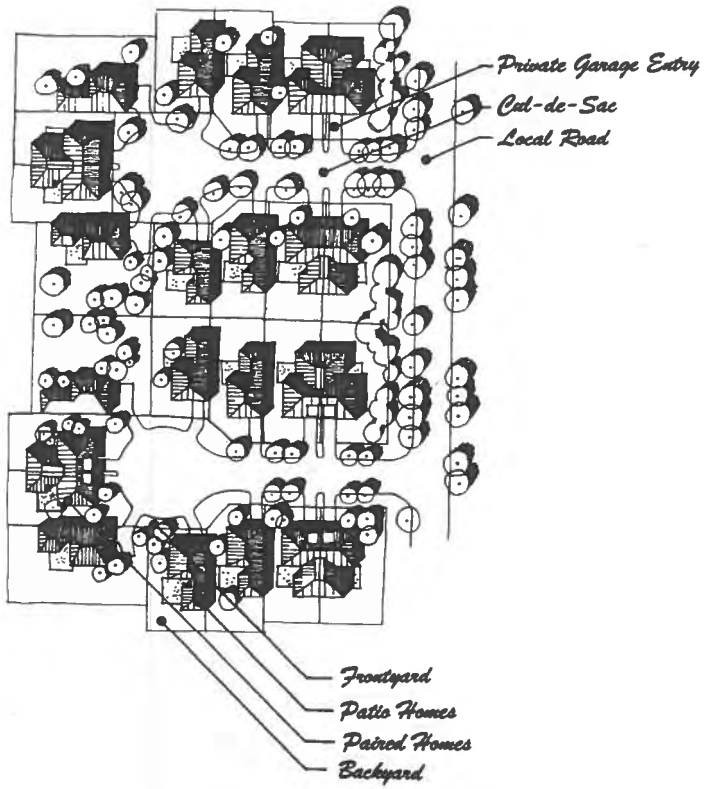
One story elements oriented to streets to soften streetscape.

Varied front street setbacks will create interest and reduce monotony.

Where landscape setbacks in addition to required ROWs exist along major roads that border development, credit against common open space requirements shall be received by the bordering tract.

Although streets are public, a receivable articulated entry into each tract will provide identity and increase "neighborhood pride."

Tracts that border natural open space areas should be designed to maximize open space views but to discourage access to natural open space areas.



Illustrative Site Plan

★ *(NOTE: Illustrations are conceptual for illustrative purposes only.)*

Standards

Density Ranges: 4-8 dwelling units per gross acre

Product Type: Single family detached

Implementing Zones: MLR of Specific Plan Zoning Ordinance

Special Criteria:

A variety of floor plans, elevations and architectural details should be provided including the use of alternately reversing repetitive floor plans.

Varying front setbacks along local streets.

Varying rear setbacks where tracts back up to community greenbelts and trail systems.

Low profiles along street fronts, using techniques such as second story setbacks, single story elements oriented to streets, and clipped roofs at sides and corners of buildings.

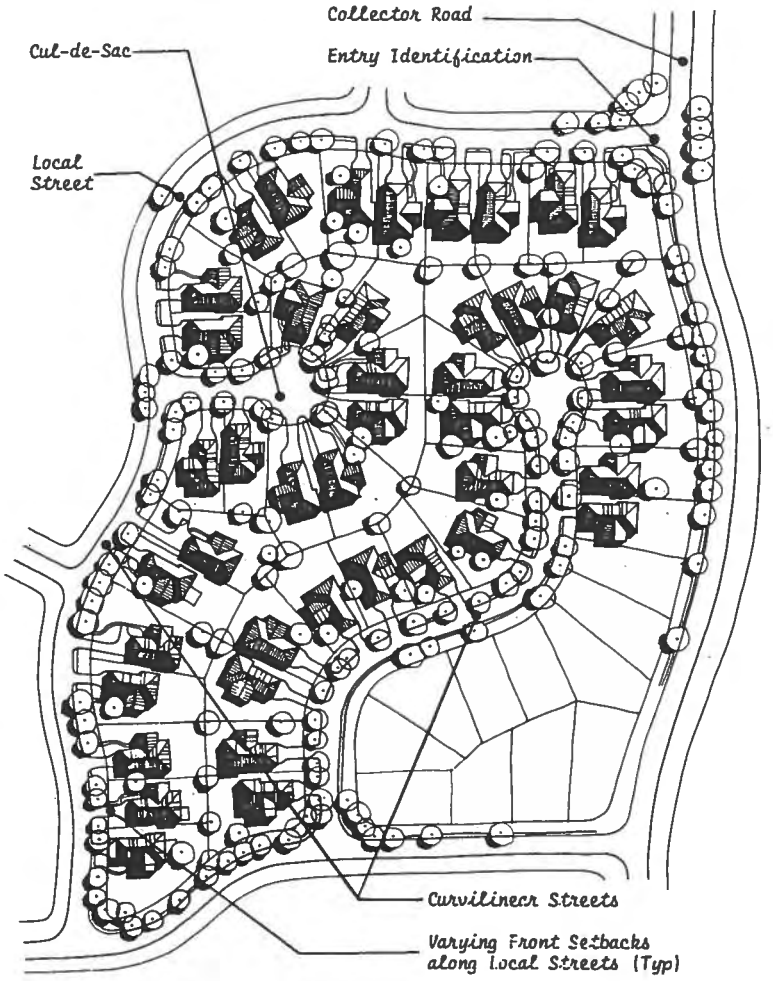
Avoid long straight street alignments - instead, use curvilinear streets, cul-de-sacs for interest, privacy and safety.

Where landscape setbacks, trails, or entry statements in addition to ROWs are required along major roads that border development, credit against common open space requirements shall be received by the bordering tract.

Although streets are public, a perceivable articulated entry into each project (tract) can provide identity and increase "neighborhood pride".

Minimum 20 foot setback from lake edge (if applicable)

Tracts bordering natural open space areas should be designed to maximize open space views and to minimize access to natural open space areas.



Illustrative Site Plan

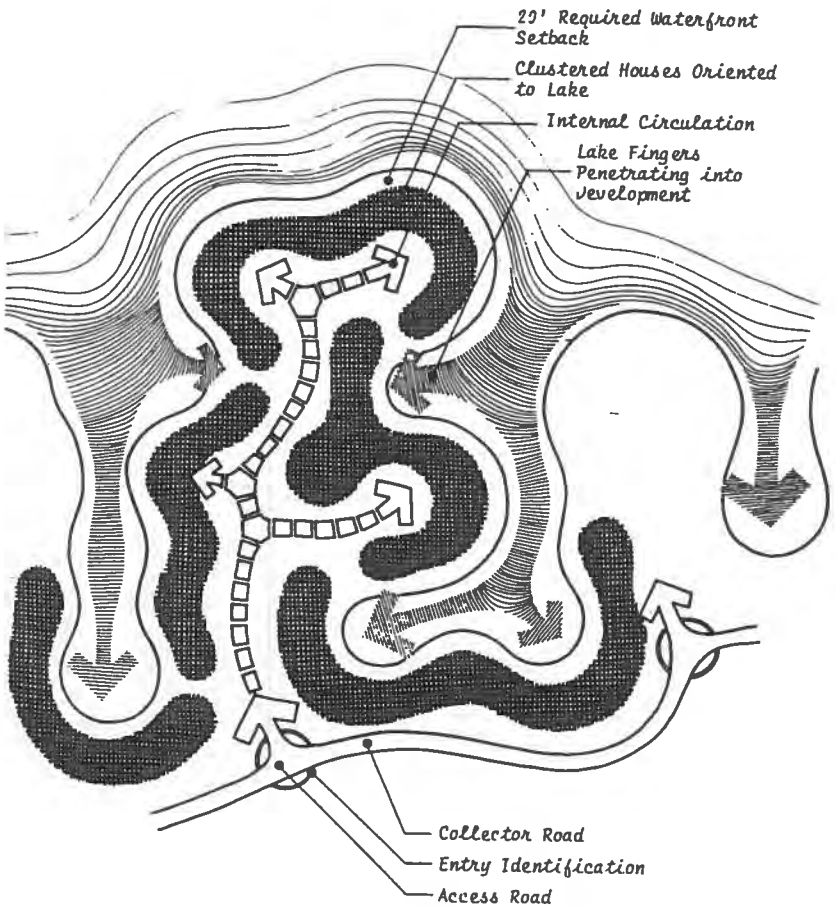
★ *(NOTE: Illustrations are conceptual for illustrative purposes only.)*

Medium-Low Density Residential
(4-8 du/ac.)

Typical Layout: Waterfront Residential

concept

Lake frontage is a desirable, though limited, commodity within Moreno Valley Ranch. A builder may opt to place conventional lots adjacent to the lake. In order to maximize the number of lots exposed to the lake and to take advantage of property values along the lake, it is also possible and desirable to provide a variety of product types, both attached and detached, within the same neighborhood. Fingers of water can penetrate development areas to maximize frontage. Product configurations and arrangement respond to a naturalistic undulating shoreline. The market for this product line has been strong and stable over various cycles of economic activity resulting in a large commitment to this form of housing within the Ranch.



Concept Plan

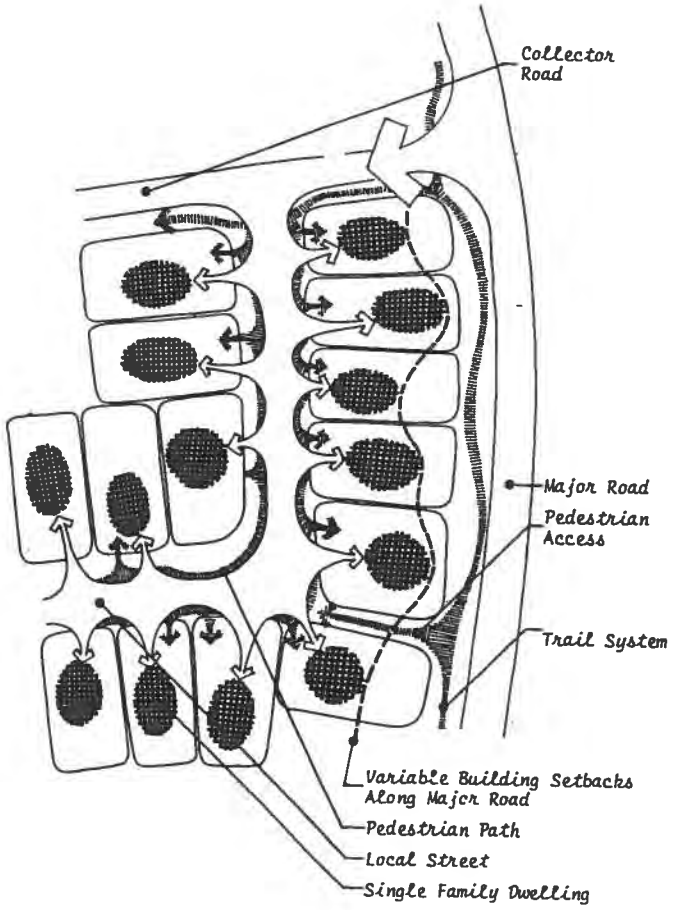
★ *(NOTE: Illustrations are conceptual for illustrative purposes only.)*

Low Density Residential
(2-5 du/ac.)

Typical Layout: Single Family Houses

concept

In order to achieve a balanced residential community, low density residential uses are provided away from village cores mostly adjacent to natural open space. Because of their location within gently sloping terraces adjacent to the natural open space hills, views over the City will be afforded many residences. Site planning on lowest density projects should be sensitive to the natural topography. As with medium-low density detached housing, architectural and site planning techniques can be used to provide interest, soften building masses, and maintain human scale along the streetscape.



Concept Plan

★ *(NOTE: Illustrations are conceptual for illustrative purposes only.)*

standards

Density Range: 4-8 Dwelling Units per gross acre

Product Types: Patio Homes & Single Family Detached

Implementing Zones: MLR of Specific Plan Zoning Ordinance

Special Criteria:

Buildings and units should be staggered and offset to avoid monotonous appearance, and to provide each unit with its own identity.

A varied front street setback will create interest and reduce monotony.

Frontage on views of the lakes in these neighborhoods.

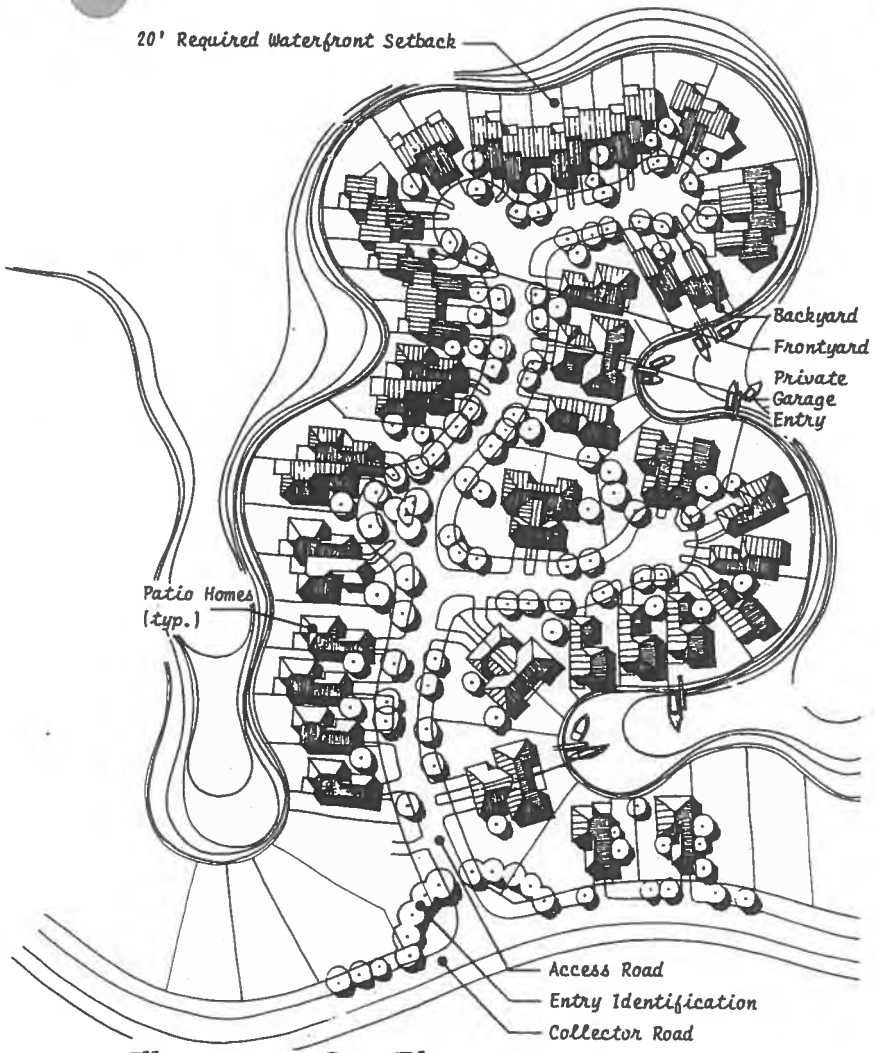
Minimum 20 foot setback from lake edge.

2-story elements oriented to lake to maximize views.

1-story elements oriented to streets to soften streetscape.

Where landscape setbacks in addition to required ROWs exist along major roads that border development, credit against common open space requirements shall be received by the bordering tract.

Though streets are public, a perceivable articulated entry will provide identity, increase "neighborhood pride", and discourage entry by the general public.



Illustrative Site Plan

★ *(NOTE: Illustrations are conceptual for illustrative purposes only.)*

ARCHITECTURAL GUIDELINES/STANDARDS

MORENO VALLEY RANCH

standards

Density Ranges: 2-5 dwelling units per gross acre

Product Types: Single family detached

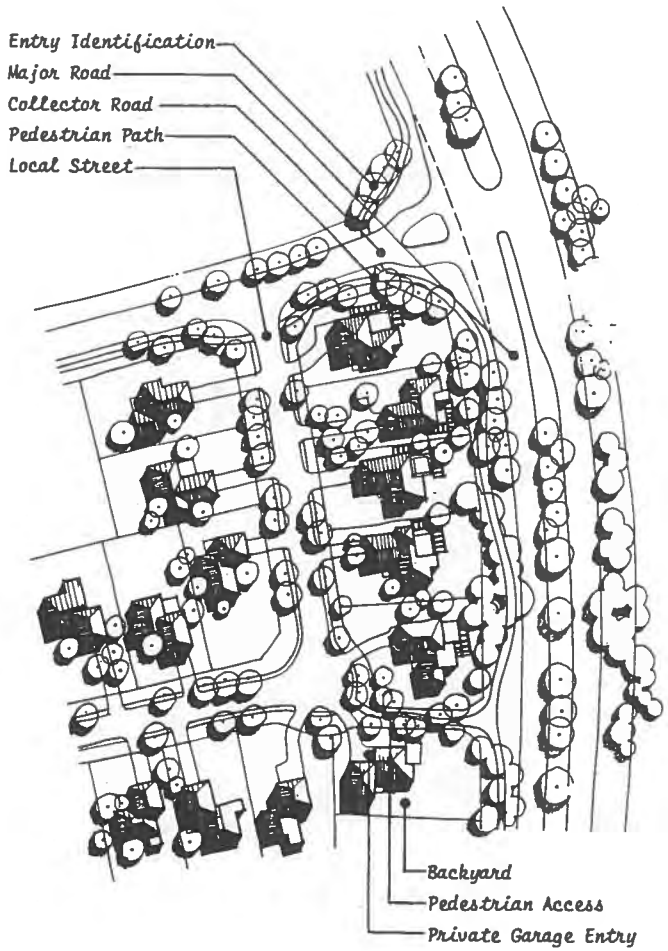
Implementing Zones: LR of Specific Plan Zoning Ordinance

Special Criteria: In tract areas, variety of floor plans elevations, and architectural details should be provided including the use of alternating reversing repetitive floor plans. In custom home areas, adherence to he architectural standards of this manual will provide necessary continuity. Where possible, site grading should be responsive to existing natural topography.

Avoid long straight street alignments - instead use curvilinear streets and cul-de-sacs for interest, privacy, and safety.

Although streets are public, a perceivable articulated entry into each project (tract) can provide identity and increase "neighborhood pride".

Tracts bordering natural open space areas should be designed to maximize open space view and to minimize access to natural open space area



Illustrative Site Plan

★ *(NOTE: Illustrations are conceptual for illustrative purposes only.)*

B. Architectural Guidelines/Standards

1. Introduction

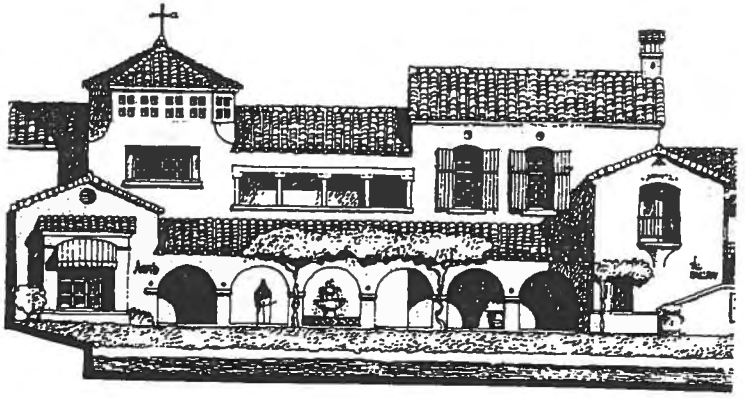
The purpose of these architectural guidelines is to be general in character and is not meant to replace individual research. Research is encouraged in the form of trips to areas where the acceptable architectural styles can be viewed first-hand. The acquiring of books will be helpful to the builder and architect in the specific design of their structures.

The choice of an acceptable architectural style is meant to fulfill three specific goals. The first goal is the establishment of a sense of place for the Moreno Valley Ranch. We believe this sense of place can be best accomplished by choosing a particular architectural tradition within which all structures will be designed. It is our desire that this architectural tradition will create a sense of consistency throughout the Moreno Valley Ranch. This consistency is not meant to be constrictive, but rather offer diversity within stated parameters. The second goal is to respond to the geographical location and climate of the area. Due to the warm semi-arrid nature of the Moreno Valley, the architectural style to be chosen should consist of hardy materials with sensible maintenance. The third goal is to respond to the economic base of the area. The style should be simple in form and materials, with a frugal use of detail so that undue hardship is not placed on the builder in the execution of his structures. The architectural style which best fulfills the above requirements is the traditional Spanish style of architecture. This style is simple in form and material, and is constructed of low maintenance materials. It displays a frugal use of detailing and is a sun-loving style of architecture. Within the Spanish tradition there is a flexibility of architectural styles. The two specific Spanish styles selected as acceptable for the Moreno Valley Ranch are the Spanish Colonial style and the Spanish Monterey style.

In the following paragraphs we will define the general character of the Spanish Colonial and the Spanish Monterey styles. Once the general character of each of these styles is established, we will then deal with their specific application to commercial, residential attached and residential detached structures.

2. Spanish Colonial Style

The Spanish Colonial style has a diversity of historical roots and is an amalgamation of styles from several countries of the Mediterranean. The areas which contributed most to the development of this style were Spain, North Africa and Italy. It is not the purpose of these guidelines to present an exhaustive history of this style. The Spanish Colonial style is best represented by the downtown area of Santa Barbara, which was designed and built primarily during the 1920s and early 1930s. It is strongly suggested that the builder and architect visit Santa Barbara as part of their individual research. The approach to this architectural style is the traditional look as exemplified by the downtown area of Santa Barbara rather than a contemporary interpretation as exemplified by the Mission Viejo area of Orange County. The difference in the traditional look vs. the contemporary interpretation is a more delicate approach to the detailing. The contemporary interpretation has a certain heavy-handedness that we wish to discourage. The architects and designers of the 1920s and early 1930s had a good grasp of the application of delicately scaled details to the basic rugged and simple forms of the Spanish Colonial style. "The charm of the Spanish Colonial style lies in its austere simplicity, its directness, its adaptibility to sight and exposure, its sturdy straight forwardness in construction, and its contrast of materials, textures and colors. It must be remembered that as soon as any of these characteristics is lessened by too much polishing or refining in the process of the adaptation, the charm disappears." (the Spanish House for America by Rex Ford Newcomb, p. 41)



building forms

The Spanish Colonial style requires an attention to building form as opposed to a fussy application of detail. A variety of massing and almost accidental arrangement of the building forms imparts a charming and delightfully picturesque quality. The building should have a sense of having been added on to over a long period of time. Large building forms should be broken up into smaller segments, giving an asymmetrical character to the buildings. Special attention should be taken to scale, proportion and form to create architectural beauty. The use of courtyards and enclosed patios are an important part of the configuration of the buildings. Because the original Spanish structures were adobe construction, doors and windows were deeply inset. These deep-set windows and doors as well as architectural appendages relieved the flat surface of the plaster walls with shades and shadows. These appendages were balconies, which were either added on or cut out of the building form itself, verandas, pergolas, awnings, and grilled or hooded windows.

materials

The materials used in this style of architecture were fairly simple and straight forward: plaster, wood, clay tile, masonry, wrought iron and ceramic tile. Plaster was the predominant material used to cover the walls of the buildings. The plaster was smooth with a gentle hand-applied texture and smooth, rounded corners. The use of this texture is encouraged wherever possible on the Moreno Valley Ranch.

Wood was used for posts, beams, handrails, spindles, balcony floors on cantilever balconies, window grilles, vents, windows, shutters and doors.

Clay tile was used as a roofing material, patio pavers and wall caps. Masonry was used in the form of carved stone or cast concrete as ornamental door and window surrounds, wall caps, fountains and columns. Field stone was occasionally used for dry-stacked walls. Brick was used as paving and occasionally for courtyard walls.

Wrought iron was used for handrails, window grilles, gates, lighting fixtures, signs, and door and shutter hardware. Ceramic tile was used on the exterior for door and window surrounds, wainscots on walls, wall fountains, and stair risers.

color

Color played an important part in the Spanish colonial style. The body of the building was primarily plaster of neutral and darker colors, usually in white, off-white and cream colors, occasional light pastel tints and richer earth tones in darker shades. The wood was a light brown stain or was kept natural for a weathered look. Accent color was used to impact a festive quality to the building. Some of the colors used as accents were yellow ocher, Tuscan red, blue, deep blue-green, yellow and black. The items accented were: wainscots, window and door surrounds, painted or stained windows, doors, shutters, canvas awnings, exterior drapes, stained spindles at window grilles, vents and occasionally the sheathing of the roof overhang. The use of color is encouraged on the Moreno Valley Ranch to give its buildings a distinctive quality.

roofs

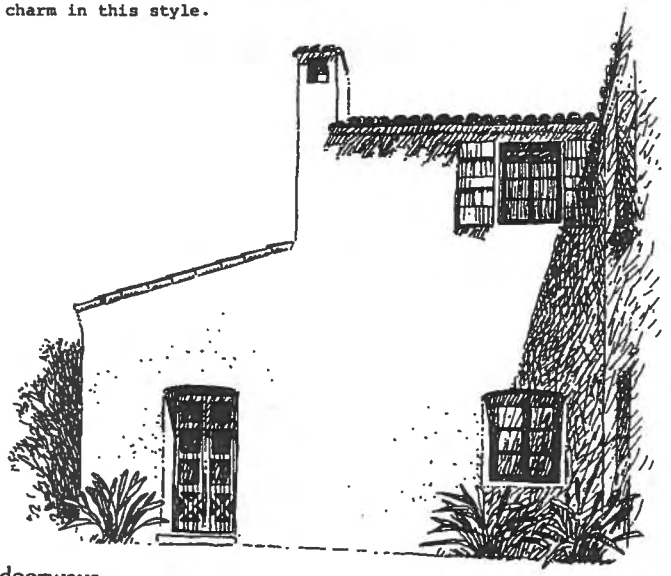
The roofs were the crowning glory of the Spanish Colonial buildings. The roofs were a 4:12 to 6:12 maximum pitch and came in a variety of configurations. The gable roof was the most common configuration used and often had wide overhangs to protect the adobe walls and no overhang at the gable end. Rafter tails were band-sawn in a decorative manner. Often the overhangs were from 6 to 12 inches with exposed radiused rafter tails, or a molded plaster cornice. When used, the hipped roof took the form of a termination at the building end or of a tower element. Shed roofs were used in conjunction with a veranda where the veranda was pitched off the high side of the shedded structure. Flat roofs on the Moreno Valley Ranch are limited to commercial and residential attached structures only. The allowed use of flat and mansard roofs will be addressed later within these guidelines.

The roof materials appropriate to the Spanish Colonial style are clay tile and cement tile. The use of a clay barrel tile is required on all commercial structures. The color is to be a deep reddish brown blend with naturally flashed tile interspersed. The tiles should be laid irregularly, varying slightly the dimension on center and considerably the dimensions to the weather with eaves doubled or tripled. The ridges and hips are to be barrel tiles unevenly spaced to the weather and grouted for an irregular appearance. The tile ends at the eaves shall be enclosed with cement grout on the first story or left open. Clay bird stops may be used on the second or third story eaves. The clay tile used on residential structures can either be a barrel or 'S' barrel tile with a deep reddish brown color with some naturally flashed tiles interspersed. Clay bird stops may be used on residential roofs. The cement 'S' barrel tile is acceptable on residential structures only. The cement tile is to be a deep reddish brown, bright orange cement tile with simulated flashing is not acceptable. An example of the approved color of the cement 'S' barrel tile is Life Tile #106 Mission Red Flashed and #110 Padre Brown.

walls

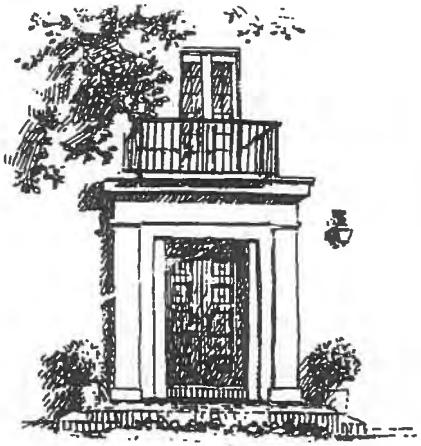
The primary material used on the walls of the Spanish Colonial style was plaster with a smooth hand-applied texture and radius corners. Also acceptable would be plaster over slumpstone to give an irregular surface. Because the original walls were adobe and very thick, a sense of thick wall construction is appropriate to this style. This thickness of wall should be used at door and window locations wherever possible.

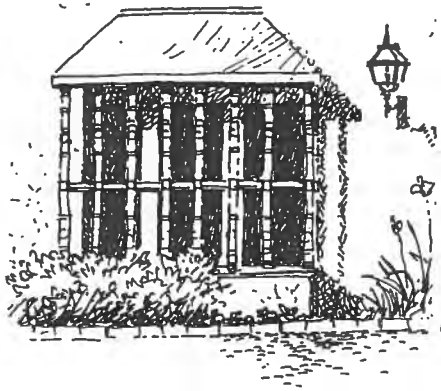
The walls of Spanish Colonial buildings were relatively blank in character with the mass of the wall area predominant over the openings. This relatively blank character of the walls requires that careful attention be taken in the arrangement of windows and doors, which is the primary feature used to create the beauty and charm in this style.

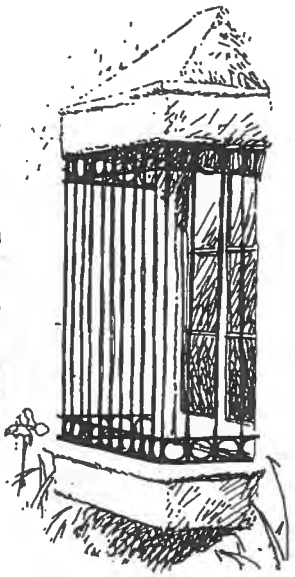


doorways

An important use of ornament on a Spanish Colonial building occurred at the front door, where different types of door surrounds were used. The ornamentation could be as simple in character as a deep-set slot in the wall or as elaborate as a finely detailed carved stone surround. Often during the 1920s cast concrete was substituted for carved stone. These carved stone or cast concrete surrounds are especially appropriate to commercial structures. Often a ceramic tile, a molded plaster, or a simple painted band was used around the door. Two types of entry doors were commonly used. The first was a paneled door with the shiplap detail between the boards taking on a serpentine pattern. The second type was a raised panel door in a variety of geometric patterns. Often iron, brass or bronze nail heads were used on both the door types for decoration. These nail heads came in a variety of shapes such as stars, rosettes, shells, etc. and were applied in a geometrical design. The entry doors were finished in either paint or stain with color accents. Doors were also left natural in order to take on an old weathered look.



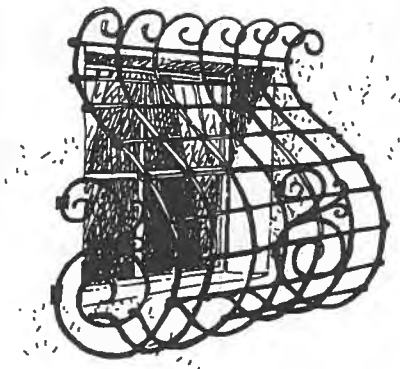




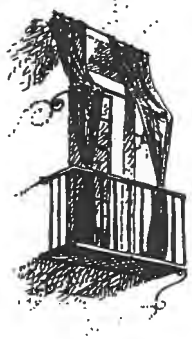
windows

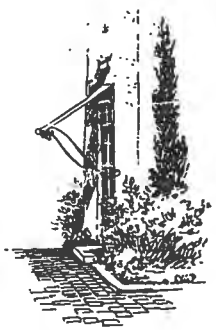
The asymmetrical arrangement of windows became an important architectural feature in the Spanish Colonial style. The windows were generally made of wood with simple rectangular cutups. It is understood, due to economic necessity and maintenance concerns, that aluminum windows will be used. However, where the price range allows, the use of wood windows is encouraged. Wood windows were generally casements and rectilinear in configuration. Arch-toppped windows should be used with restraint.

A variety of window surrounds were common. These surrounds were a simple deep-set slot in the wall, a molded plaster, a ceramic tile, or a simple decorative paint band. Other window treatments came in the form of wrought iron grilles, wood spindle grilles, plaster-hooded windows with iron grilles, shutters flanking each side of the windows or brightly covered canvas awnings. When shutters are used, they should have the appearance of being functional. This means that in a closed position they should be of



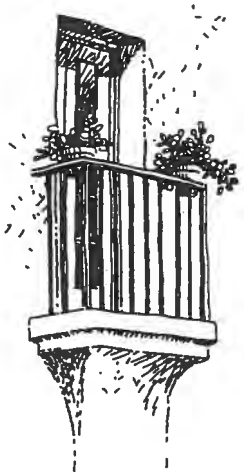
such width to completely cover the window opening. Awnings were at times supported by wrought iron brackets connected back into the building. Another use of canvas for sun control came in the form of exterior draperies. These draperies generally occurred at small balconies.

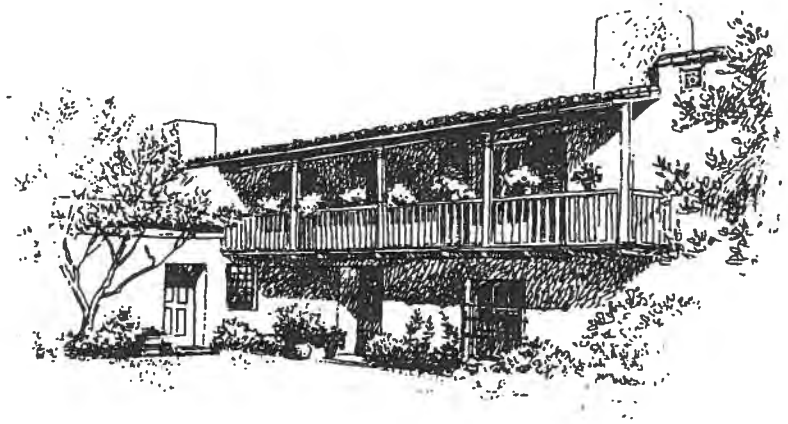




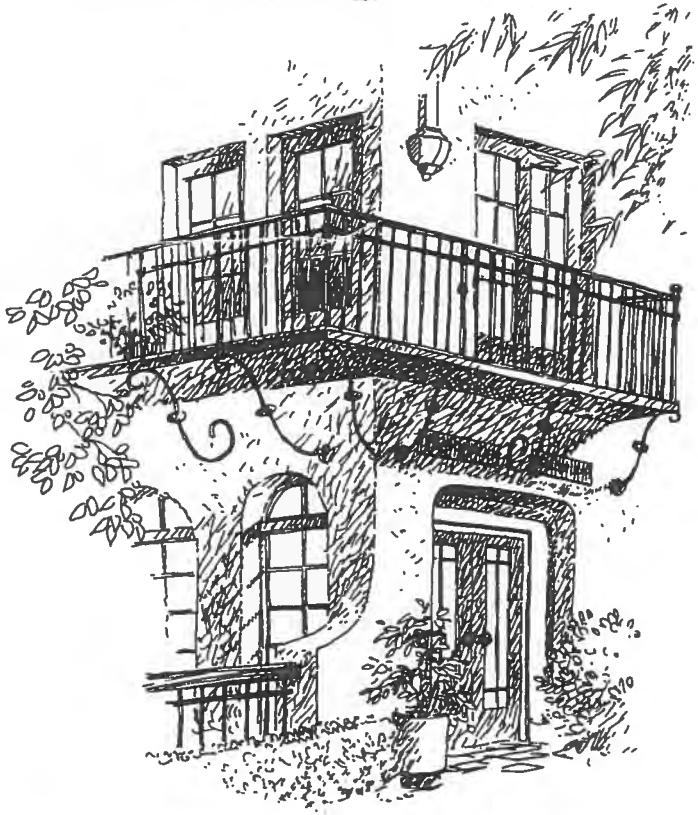
balconies and galleries

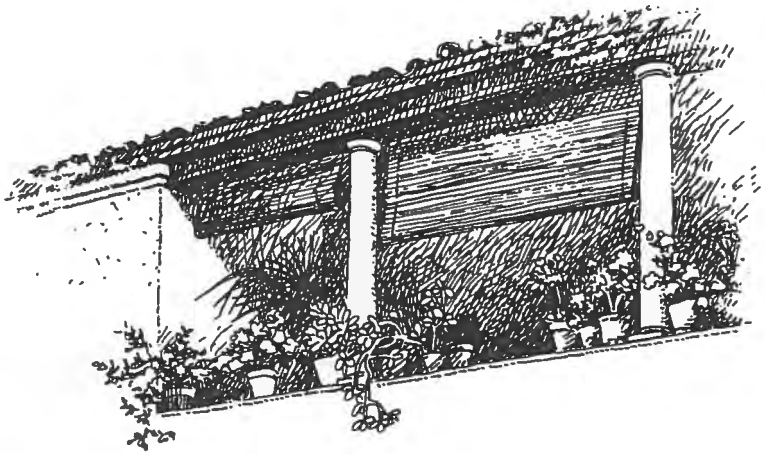
A common architectural feature on the Spanish Colonial style was a balcony, gallery, veranda, or pergola. Balconies came in three basic types; a large cantilevered balcony, a small projected balcony usually with a single pair of French doors opening out onto a small standing area, and a double stacked balcony supported on posts which created a veranda below. Balcony railings were either

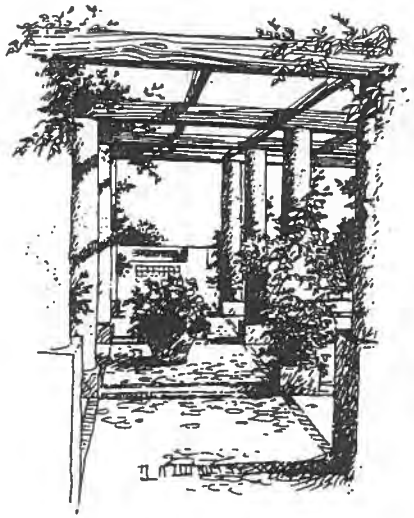




wrought iron, or wood spindles. Galleries or loggias were often used at upper floors to catch the evening breezes. These galleries functioned as outdoor living spaces. Another architectural feature was the veranda or arcade. The veranda roof was supported on wood posts, plaster or carved stone columns, or on an arched plaster wall forming an arcade. The use of pergolas was also common. The pergolas were a structure of vine-covered beams supported upon wood, plaster, carved stone, or cast concrete columns. The use of verandas, arcades, and pergolas is especially appropriate to commercial structures.

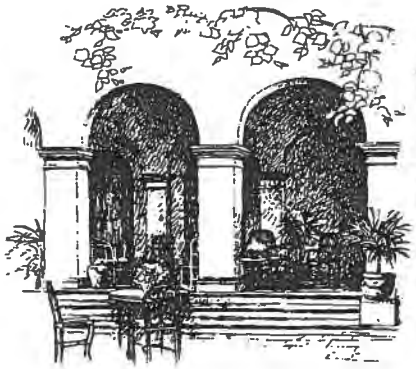


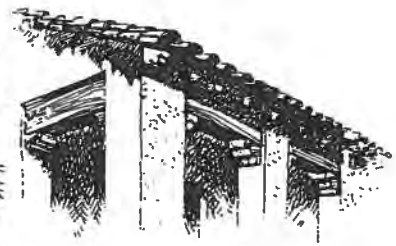




column and arches

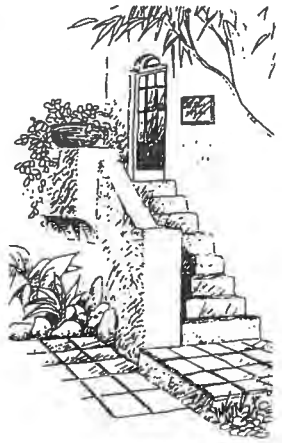
Columns came in the form of carved stone, cast concrete, wood and plaster. Usually carved stone and cast concrete columns were of a simple Doric design. Wood posts should have a minimum dimension of six inches by six inches. These posts often had bolsters at the top and chamfered edges. Plaster columns with molded plaster caps were either round or square in configuration. The configuration of the arches was either a Roman barrel, clipped, or a Moorish pointed arch. We cannot emphasize enough that the use of the arch in this style should be restrained. The arch has been greatly misused in the contemporary interpretation of the Spanish Colonial style.

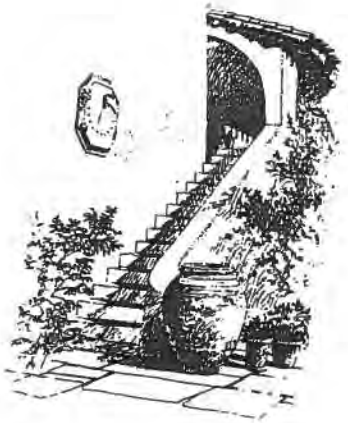




exterior stairways

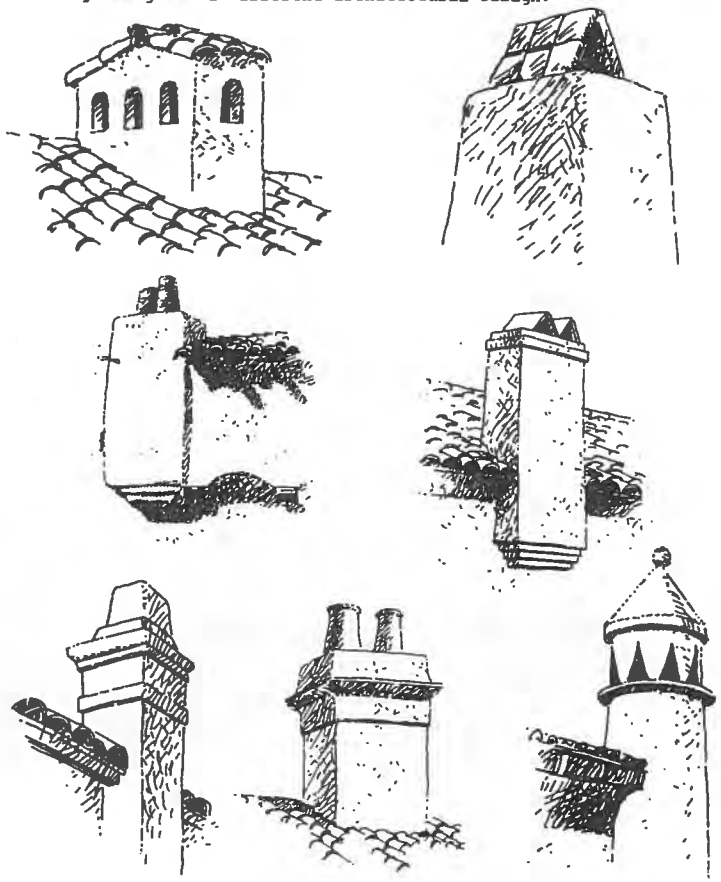
Exterior stairways were used for access to upper balconies and galleries. These exterior stairways were designed as an integral part of the building. Often these exterior stairways had a solid plaster or wrought iron railing with clay paver treads and decorative ceramic tile risers. Stair treads could also be carved stone, cast concrete, or brick pavers.





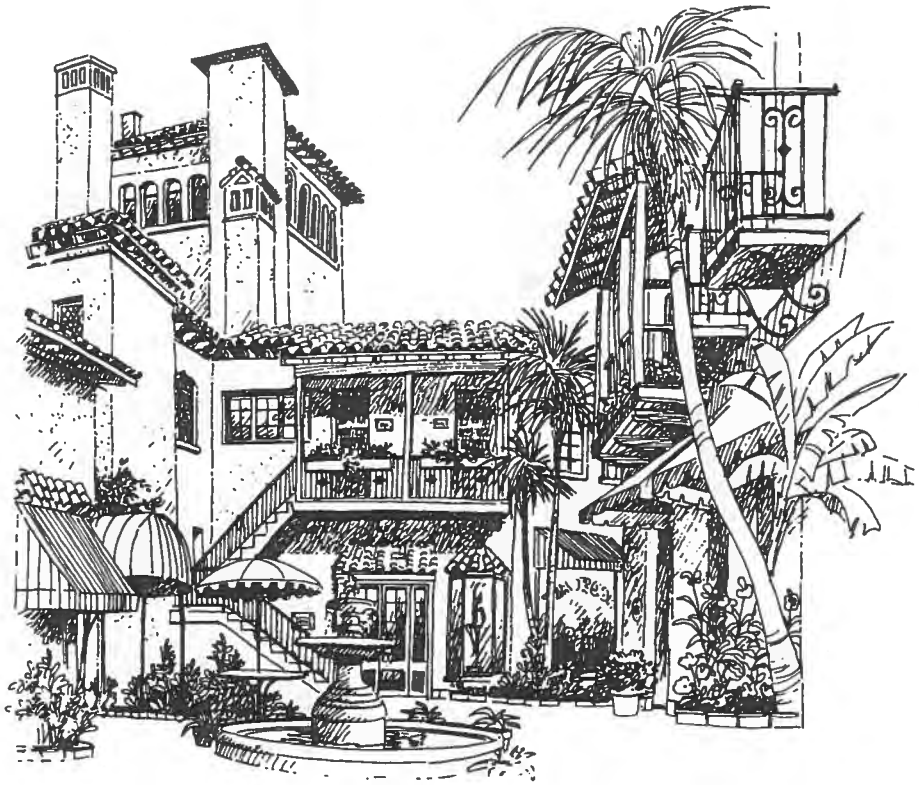
chimneys

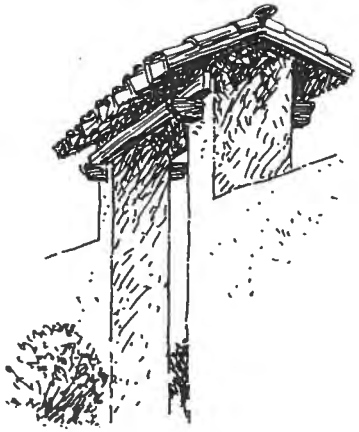
The material commonly used on the chimney was plaster. The chimney cap became a form of architectural ornament with a variety of configurations and materials used. Often each chimney cap on the building was given a different architectural design.



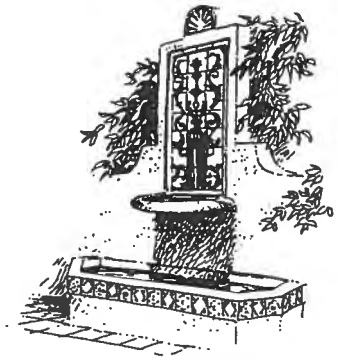
courtyards and patios

The most important planning device in the Spanish Colonial style was the use of internal courtyards and walled patios. These courtyards and patios were not only used for the purpose of security, but also as a auxiliary living space. It was within





these courtyards that the majority of architectural ornamentation was found. The fountain was commonly a focal point in these courtyards. Free standing fountains were carved stone or cast concrete. Wall fountains were of molded plaster, carved stone or cast concrete with ceramic tile inserts. The paving in the courtyard was often clay tile pavers or brick pavers in a variety of patterns. Another design feature in these courtyards or patios was the use of large-scaled architectural pottery. Wood and wrought iron furniture was also used along with a variety of other architectural accessories. Trees, shrubs, flowers, and vines were used in these courtyards and patios to provide shade and color.



3. Spanish Monterey Style

The Spanish Monterey style was developed in the Monterey area of California and is still visible in the Old Town section. This is another style that was popular during the 1920s and early 1930s and is the blending of two architectural traditions. It is the Spanish method of building with a New England sea coast approach to detailing. The Monterey buildings were built primarily with the materials commonly used in the area with architectural details influenced by the New England sea captains. These sea captains brought with them carpenters who were well versed in the colonial forms of architectural detailing. When approaching the design of a Spanish Monterey building emphasis can either be made on the Spanish tradition or the New England tradition. When emphasis is made on the Spanish tradition the detailing should be less refined and more in the character of the Spanish Colonial style. When the New England tradition is emphasized, the detailing can be more refined and delicate in scale incorporating a simplified version of Colonial details.

building forms

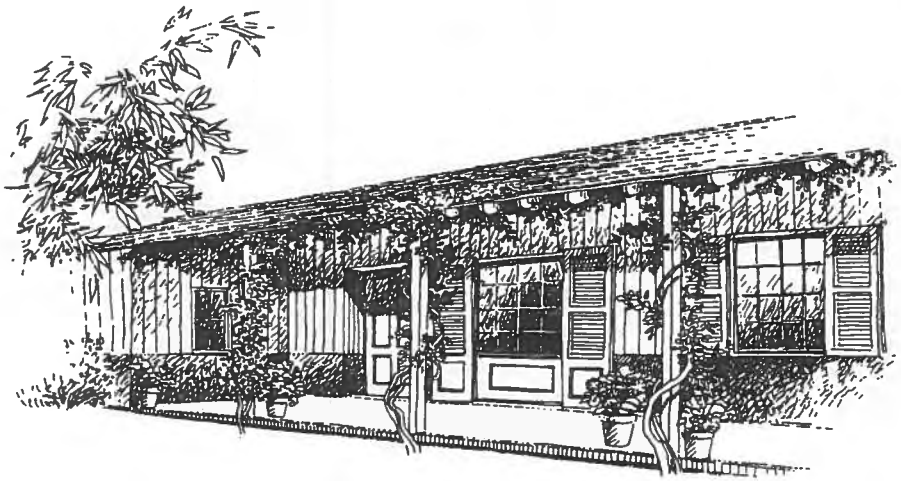
The building forms in this style were simple and direct, and were one and two-story in height. The one story buildings often had verandas attached to them for sun control, while the two-story buildings were characterized by large cantilevered balconies. The horizontal lines of the buildings were emphasized and were planned around internal courtyards or featured walled patios.

materials

The materials commonly used in the Spanish Monterey style were plaster, wood, clay tile, masonry, and wrought iron. The plaster had a smooth texture with radiused corners. Wood was commonly used for roofing shakes, especially where the style took on a New England emphasis. Wood was also used for posts, beams, rafters, handrails, windows, doors, architectural ornamentation, door surrounds, shutters, fences, balcony and porch floors, and exterior stairways. Clay tile roofing, pavers, and wall caps were a common feature. Masonry was occasionally used in the form of dry-stacked field stone and brick walls. Wrought iron handrails, gates, lighting fixtures, signs, door and shutter accessories were common. The specific use of these materials will be addressed in the following paragraphs.

color

When applying color to a Spanish Monterey building, it is important to take into consideration which tradition is being emphasized. If the Spanish Colonial is the emphasis, the wood surfaces should have a stained look, and if the New England tradition is emphasized, the wood should be painted. The overall body color of the structure is to be determined by the material used. Plaster should be white, off-white, cream, or an occasional pastel tint. Wood siding should be a color which is complementary to the plaster. The use of accent color also depends on the tradition to be emphasized. The Spanish tradition requires more color accents using the same palette as the Spanish Colonial style: yellow ocher, Tuscan red, blue-green, blue, yellow and black. The New England tradition uses less accent color, which usually occurs only on shutters, wainscot, entry door, windows, and an occasional Parson's bench.

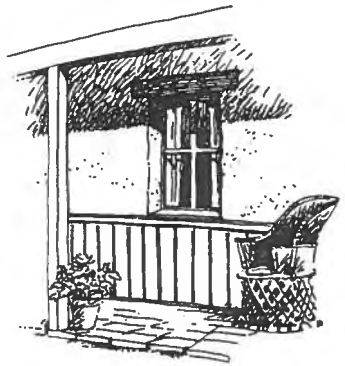


roofs

The typical roof configurations were 4:12 to 6:12 maximum pitched gables featuring broad overhangs with exposed rafter tails or fascias with a molding detail, and overhung gable ends. Hipped roofs were commonly used, but shed, flat, and mansard roofs are not used on this style. When the Spanish tradition is emphasized, the roof material should be clay barrel tile in the same color and application procedures recommended for the Spanish Colonial style. Flat clay tile and flat cement tile are acceptable roofing materials when the New England tradition is emphasized. Whenever the flat tiles are used a random exposure to weather is desired. This random exposure is for the purpose of creating a little more irregularity in the appearance of the roof. Flat tiles should be 8 to 10 inches maximum width. Tiles 12 inches wide are not acceptable. An example of an acceptable cement flat tile is manufactured by RO-Tile in Sierra Brown. The use of composition shingles is acceptable and should be of a better quality dimensional shingle with a sense of depth and texture. An example of this depth and texture is available in the Genstar Architect 80 line. The color of composition shingles should be a deep brown.

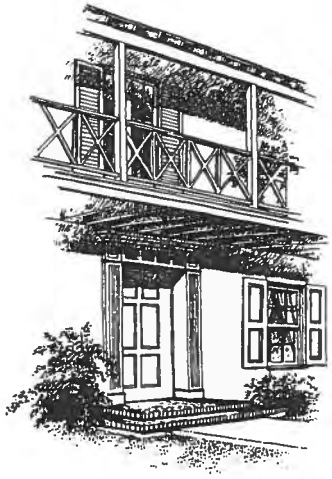
walls

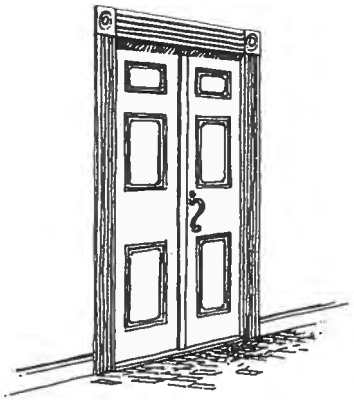
The wall materials used on a Spanish Monterey building were plaster, masonry, and wood siding. Plaster was used primarily on the first floor of the structure and had the same smooth hand-applied texture as Spanish Colonial buildings with softly radiused corners. This smooth texture is especially appropriate on commercial structures; however, on residential structures it is acceptable to use a very lightly textured Spanish lace. Masonry was rarely used for building walls, but when used, was painted. Shiplap or board and batten wood siding was generally used on the second floor of the structure and at gable ends. Wood siding was also used as a wall material or wainscot at porches or verandas. Because the first floor was of adobe construction, an appearance of thick walls with deep-set doors and windows is appropriate. Wood studs were commonly used on the second floors with wood siding or plaster over. There should be less blank wall surfaces in this style of architecture.

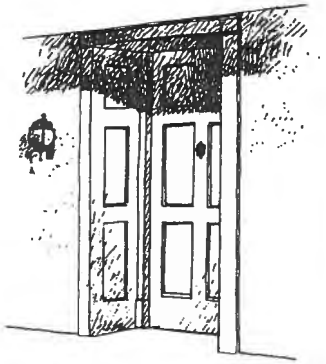


doorways

The front door was a primary feature of the Spanish Monterey style with the architectural ornamentation dependent upon the tradition emphasized. When the Spanish Colonial was emphasized, the front door was a thick deep-set slot in the wall or a molded plaster surround. With the New England tradition emphasized, a wood surround with simple Colonial detail was used. If a transom light occurred over the front door, it was generally a five-light transom. The type of front door was normally a raised six panel door.

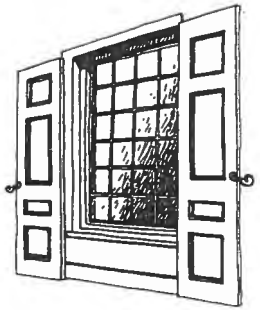


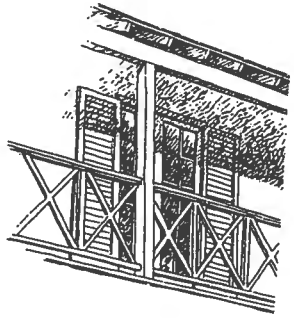




windows

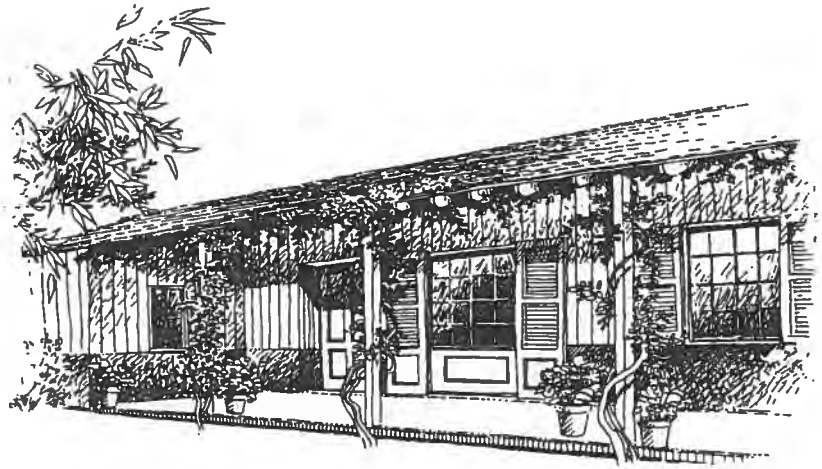
The windows most often were double or single hung wood, cutup with 12 or 24 lights. The windows were deep-set on the first floor or had simple wood surrounds. The windows on the second floor were not deep-set because of the wood stud construction. The most common window treatment was shutters flanking the windows. When shutters are used, they should appear to be operational and completely cover the window when closed. Occasionally colorful canvas awnings were used for sun control.



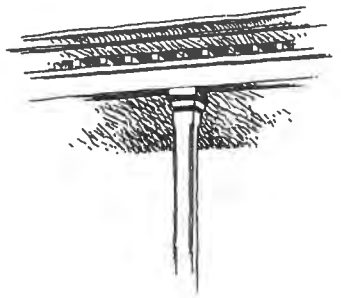


balconies, verandas and porches

Balconies, verandas and porches were integral to the Spanish Monterey style. Two types of balconies were commonly used: a cantilevered version and one supported upon posts which created a veranda below. The railings were normally of wood with simple square spindles or wrought iron pickets. Another feature was the use of verandas and porches on one-story structures, which were

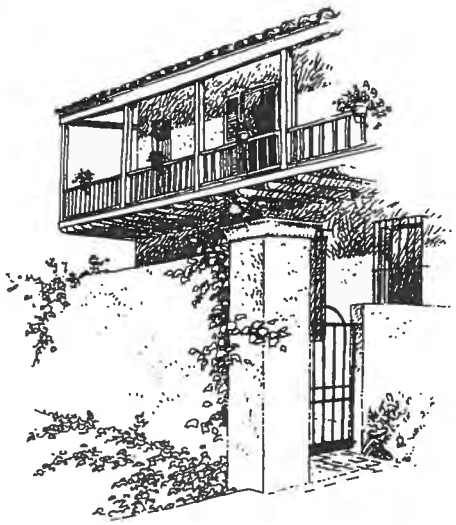


used as auxiliary living spaces. The columns used to support these verandas or porches were either plaster columns with molded plaster caps or wood posts. The detail used on the wood post depended upon the tradition to be emphasized. When the Spanish tradition was emphasized the post was a simple post to beam connection sometimes with a small bolster between post and beam. When the New England tradition was emphasized the post often had chamfered edges with a molding to the post to beam connection.



exterior stairways

Exterior stairways were used to gain access to the balconies at the second floor and were generally made of wood. The railings were either wood or wrought iron and the treads and risers were wood.

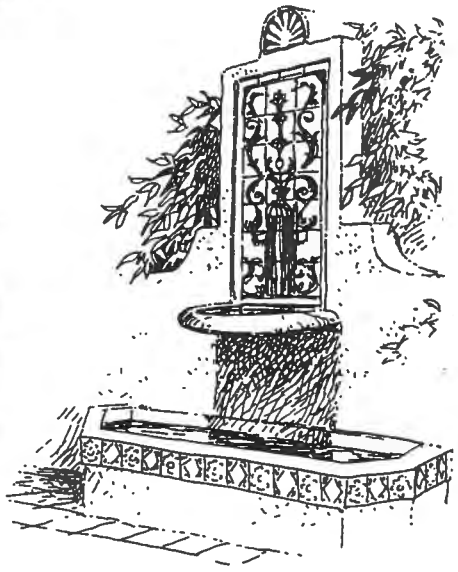


chimneys

The fireplace chimneys were not emphasized in this style and were located on an outside gable end or within the center of the building. The materials used on the chimneys were primarily stucco or occasionally painted brick. The chimney cap was of simple design and was often reminiscent of chimney caps seen on the New England sea coast.

courtyards and patios

The use of internal courtyards and walled patios is characteristic of the planning in the Spanish Monterey style. These courtyards and patios were not only used for the purpose of security, but also as a auxiliary living space. It was within these courtyards that the majority of architectural ornamentation was found. The fountain was commonly a focal point in these courtyards. Free standing fountains were carved stone or cast concrete. Wall fountains were of molded plaster, carved stone or cast concrete with ceramic tile inserts. The paving in the courtyard was often clay tile pavers or brick pavers in a variety of patterns. Another design feature in these courtyards or patios was the use of large scaled architectural pottery. Wood and wrought iron furniture was also used along with a variety of other architectural accessories. Trees, shrubs, flowers, and vines were used in these courtyards and patios to provide shade and color.

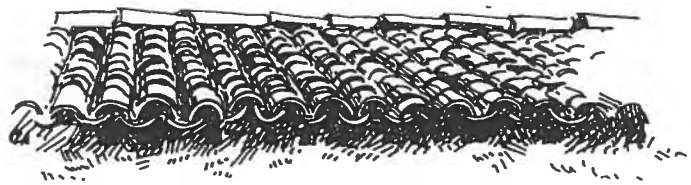


4. Application to Commercial Structures

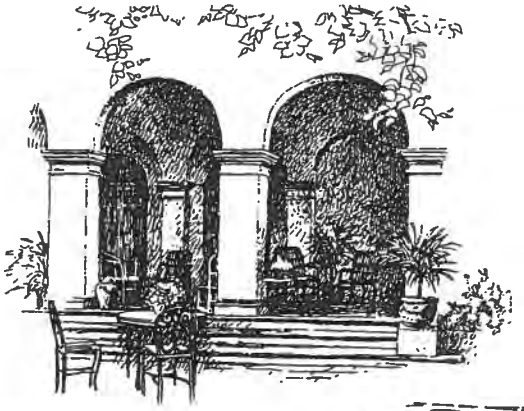
The application of the Spanish Colonial and the Spanish Monterey styles to commercial structures will be dealt with in the following paragraphs. It is strongly encouraged that both builder and architect visit the downtown area of Santa Barbara to see the use of the Spanish Colonial style first-hand. It is our desire that the commercial cores be of an architectural quality that will create a strong sense of place within the Moreno Valley.

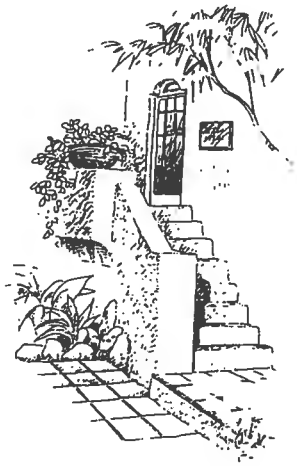
spanish colonial style

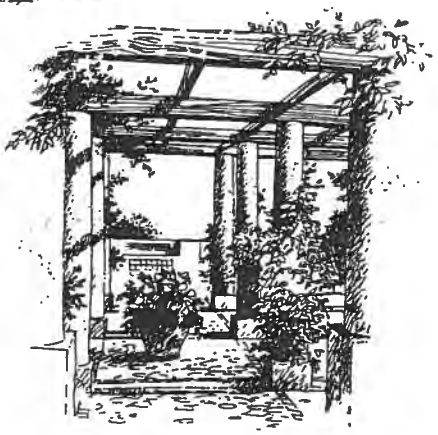
There are special areas of concern in applying the Spanish Colonial style to a commercial structure, the most critical being an asymmetrical irregularity in the massing of the building forms. Careful attention to the massing of these forms will be the major tool the architect has to create charm and beauty. The recommended roofing material is to be clay barrel tiles. Other types of tiles are acceptable at the discretion of the Master Architectural Review Committee. The colors should be a deep reddish brown with an interspersement of naturally flashed tiles. The method application should be a random pattern and exposure for a irregular appearance. Clay bird stops may be used or the ends of the tiles can be closed off with cement grout. Cement grout should be used on one-story structures. Clay bird stops may be used on two or three-story structures. The application of barrel tiles to the ridges and hips are to be irregular in exposure and grouted into place. The eaves should be started



with a stacking of two or three layers of tile. The use of a mansard with flat roofs is acceptable on commercial structures; however, mansards should be 4:12 to 6:12 maximum pitch and should be designed to appear as a normal roof. Small steeply pitched obvious mansard roofs are not acceptable. Roof-mounted equipment is to be screened from view by roof structures. The use of plaster on the exterior walls is to be in a smooth hand-troweled texture with radiused corners. A careful attention to creating a sense of thick wall construction with deep-set windows and doors should be observed. Windows are also of special concern in their application to commercial structures. It is realized that windows are for the purpose of display and therefore need to be larger than would normally be used on a Spanish Colonial style building. When aluminum storefront is used, it should be designed to be compatible with this style of architecture. The use of accent colored aluminum and ceramic tile insert panels can be helpful in adapting aluminum storefront to this style. The use of windows with wood cutups is encouraged. Spanish Colonial window treatments should be used on the structures to add character to the buildings. Courtyards, arcades and pergolas are especially appropriate to the commercial areas. It is encouraged that planting be used up close to the buildings and vinery and espalier material be used on the buildings themselves to soften the building forms.

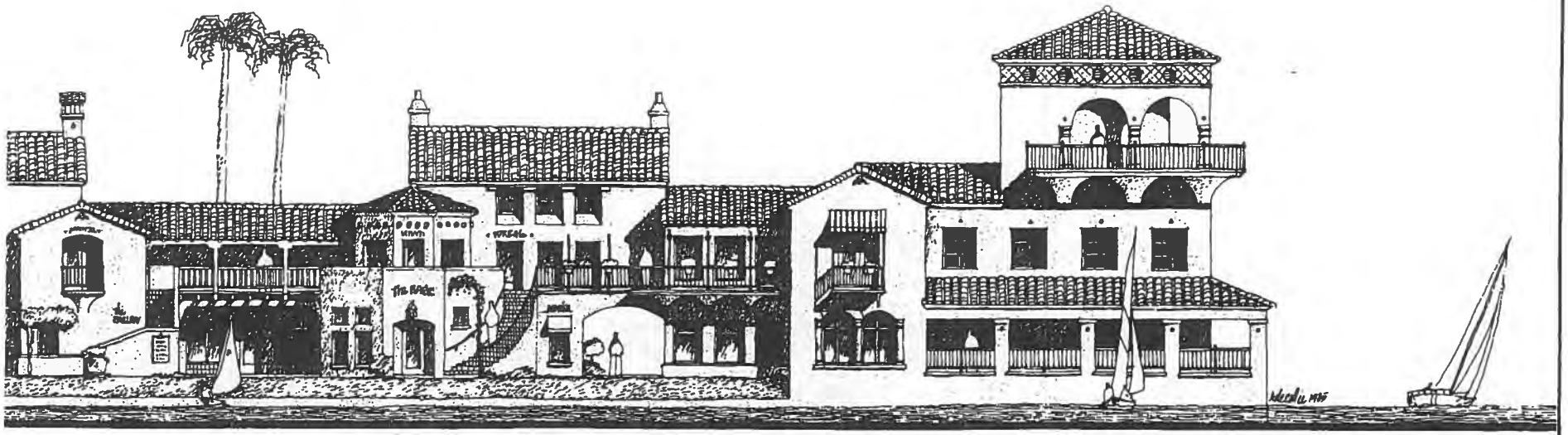


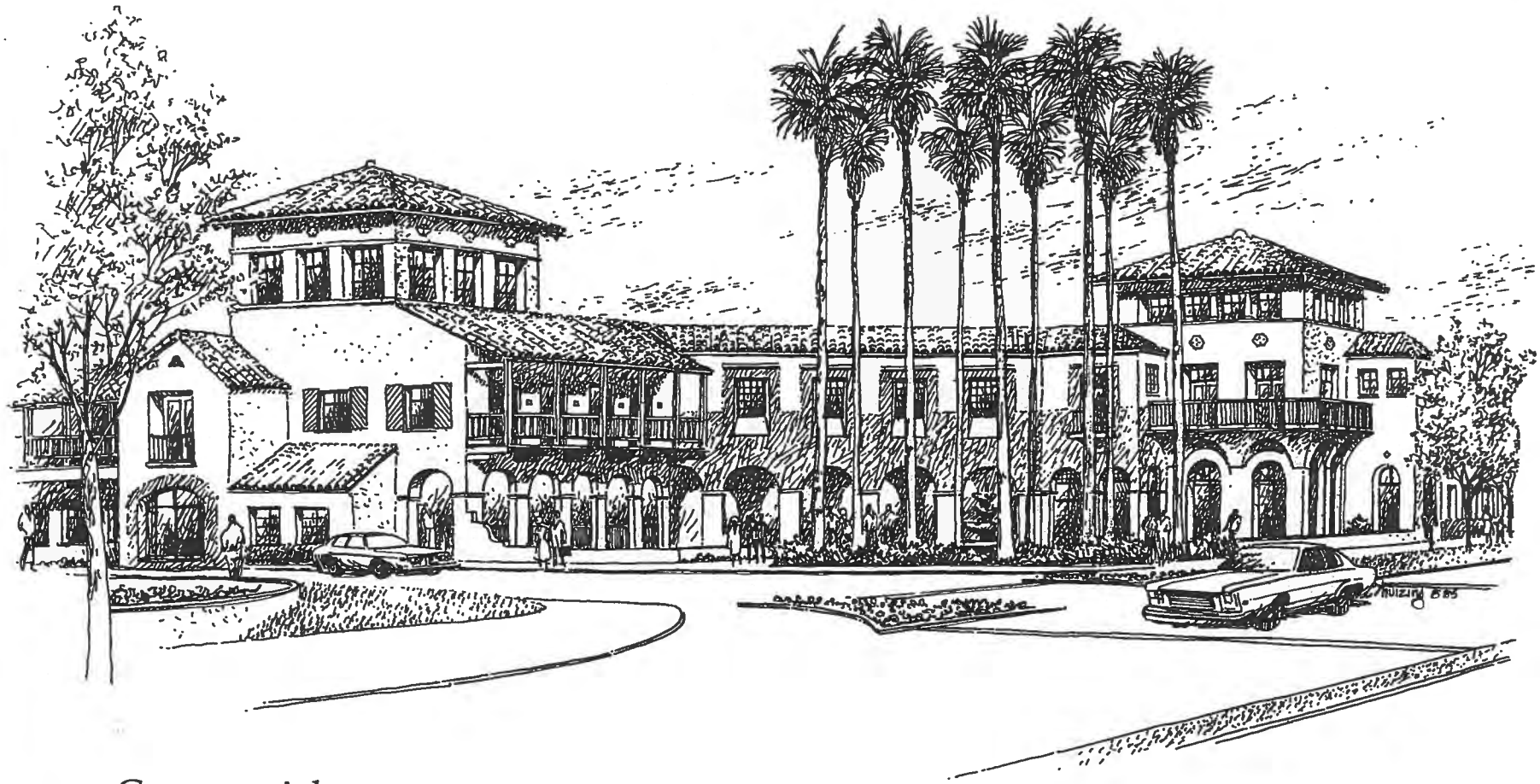




The elevations and perspectives on the following pages illustrate the application of the Spanish Colonial style to Commercial - Office and restaurant uses adjacent to the lakes and at the major intersection in the Western Village core.

Commercial/Office
Illustrative Plan





Commercial
Illustrative Plan

There are special areas of concern in applying the Spanish Monterey style to commercial structures. It is our desire that the Spanish Monterey style maintain a Spanish emphasis rather than a New England emphasis in the commercial cores. It is realized that in doing commercial buildings it is often necessary to use flat roofs. These areas of flat roof should, however, be screened with parapets or mansard roofs. Whenever mansard roofs are used in conjunction with flat roofs on a commercial structure, the mansard should be designed in such a way as to appear to be a normal pitched roof. Small, steeply pitched obvious mansard roofs are not acceptable. Roof pitches of 4:12 to 6:12 maximum are to be used on mansards and they should have a generous enough depth so as to appear to be roofs.

The recommended roofing material for the Spanish Monterey style on commercial buildings is clay barrel tile. Other types of tile are acceptable at the discretion of the Master Architectural Review Committee. The color and method of laying the roof tile is to be the same as that for Spanish Colonial in order to create a sense of consistency within the commercial areas. The plaster wall textures are also to be the same as those used for Spanish Colonial buildings. This texture is to be a smooth slightly irregular texture with a hand-applied appearance and radiused corners. A Spanish lace texture is not acceptable in the commercial cores. Some New England detail can be expressed at the entry doors to commercial structures, but the detailing should be kept simple. Dutch and French doors are acceptable as entries in place of solid raised panel doors. It is understood that windows are for the purpose of display and that the size will be larger than is normally used on a Spanish Monterey building. When aluminum storefront is used, it should be designed to be compatible with this style of architecture. The use of accent colored aluminum and ceramic tile insert panels can be helpful in adapting aluminum storefront to this style. Bay windows are appropriate in this style of architecture. The use of some windows with wood cutups is encouraged to provide character. The use of window treatments characteristic to the style is also encouraged to give character to the buildings. Courtyards and verandas are very appropriate to these commercial buildings and they should be lushly planted with trees, shrubs, flowers and vines. They also should have various architectural features such as fountains and architectural furniture. The builder and architect would do well to visit the old commercial area of Monterey to see this style first-hand.

5. Application to Detached Residential Structures

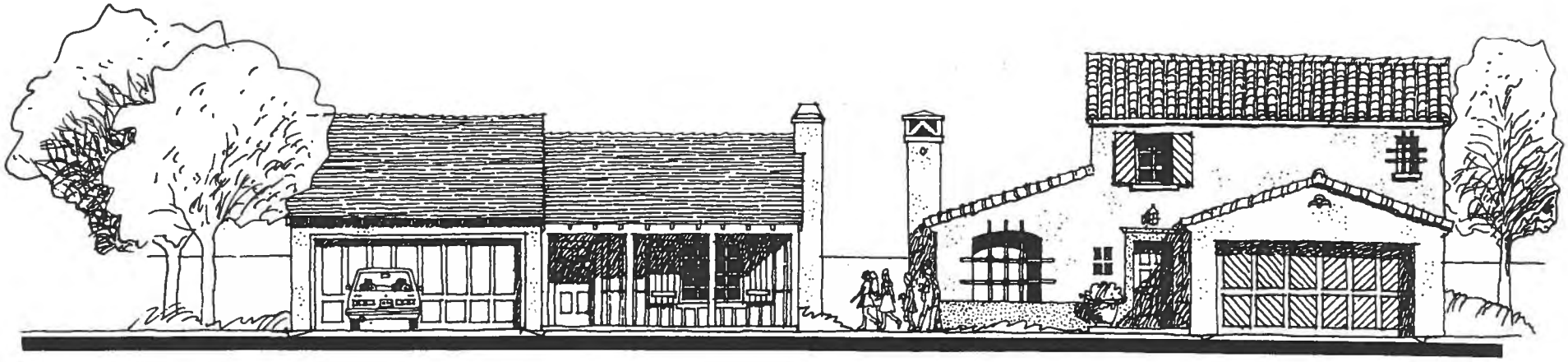
When applying the Spanish Colonial and Spanish Monterey styles to residential structures, the architect and builder are encouraged to look back to some of the older neighborhoods that were built during the 1920s and 1930s. These neighborhoods had a sense of character that is seldom seen in our modern neighborhoods. Today's builder and architect are hindered by the need to incorporate so many cars within our neighborhoods, and the typical 50 foot wide lot is overwhelmed by the size of a two-car garage. It is still useful to see the application of building form and detail within the old neighborhoods where the Spanish Colonial and Spanish Monterey styles were used. These neighborhoods can be found in parts of Los Angeles, Palos Verdes, Hollywood, and Santa Barbara.

spanish colonial style

There are some special areas of concern in applying the Spanish Colonial style to a detached residence. In the area of roof forms, flat roofs are not acceptable on a residential detached structure. The roof materials that are acceptable are clay barrel tiles, clay 'S' tiles and cement 'S' tiles. Clay tiles should be kept to a deep reddish brown color. When cement 'S' tiles are used, they should be of a configuration to resemble barrel tile and should have a deep reddish brown color. Any other types of tile are acceptable at the discretion of the Master Architectural Review Committee.

The bright orange color with simulated flashing that is commonly seen on cement tiles is not acceptable. An example of an acceptable color range is Life Tile #106 Mission Red Flashed and #110 Padre Brown.

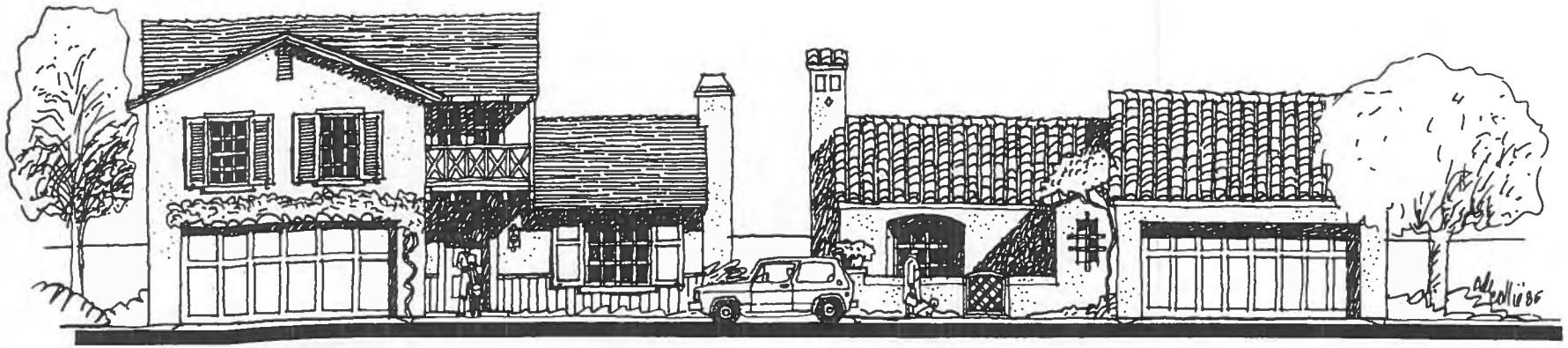
The plaster textures for walls of residences should be a very light Spanish lace or a smooth float finish over an irregular brown coat. Aluminum windows may be used on detached residences. It is suggested, however, that builders research the possibility of using other colors besides white and bronze. If other colors are not economically feasible then some type of wood surround at the aluminum windows is encouraged to introduce color. On front elevations, where possible, the creation of deep-set windows is encouraged. The use of window surrounds, awnings, shutters, grilles, etc. are encouraged to make up for the flat appearance of the aluminum windows. Sliding and casement aluminum or wood windows are appropriate to this style of architecture. Because of the common use of metal fireplaces, special attention should be given to the design of the chimney caps. Some diversity within the design of the chimney caps is encouraged. The use of walls to simulate courtyards and low walls to create courtyard gardens at the entry would be appropriate. The use of color and accent color on single family detached residences is encouraged to create more of a festive quality to the houses.



spanish monterey style

There are some special areas of concern in applying the Spanish Monterey style to a single family detached residence. The acceptable roofing materials for this architectural sytle are: clay barrel tile, flat clay tile, cement 'S' tile, or flat cement tile. When clay tiles are used they should be in a deep reddish brown color., When cement 'S' tiles are used they should be of a configuration to resemble barrel tile and should have a deep reddish brown color. For the appropriate color to be used on the cement 'S' tiles, reference should be made to the above section under the Spanish Colonial style. Flat cement tiles should be in a dark brown color to simulate wood shakes. An acceptable color and texture is manufactured by Ro-Tile in Sierra Brown. When flat cement tiles are used, they should be given a random exposure to the weather for an irregular appearance and should be 8 to 10 inches maximum in width. Tiles 12 inches wide are not acceptable. Other types of tiles are acceptable at the discretion of the Master Architectural Review Committee.

The use of aluminum windows is acceptable. The color aluminum windows to be used should be white when the New England tradition is emphasized and bronze when the Spanish Colonial is the emphasis. Windows on the front elevation should be single hung with cutups. Shutters and window surrounds should be used to make up for the flat appearance of the aluminum windows. A deep-set condition should be created at the windows on the first floor front elevation of the residence. Where balconies are used on the Spanish Monterey style, they should be functional. French doors should open on the balconies rather than just window. The use of courtyards or elements that suggest courtyards is encouraged. Low walls to form courtyards at the entry and wood picket fences are appropriate. Wood or masonite siding may be used only in the areas where this material would normally have been used on the Spanish Monterey style. These areas are at the second floor and at the first floor under porches and verandas. A use of wood siding as a wainscot is also acceptable.



Single Family Illustrative

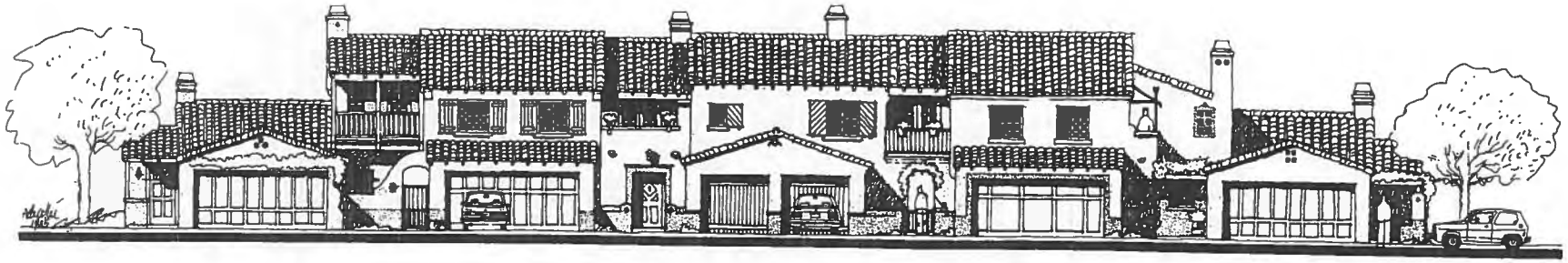
6. Application to Attached Residential Structures

Many townhome and apartment projects were produced in these styles during the 1920s and early 1930s. These apartments and townhomes can be viewed in some of the older areas of Los Angeles, Hollywood, Palos Verdes and Santa Barbara.

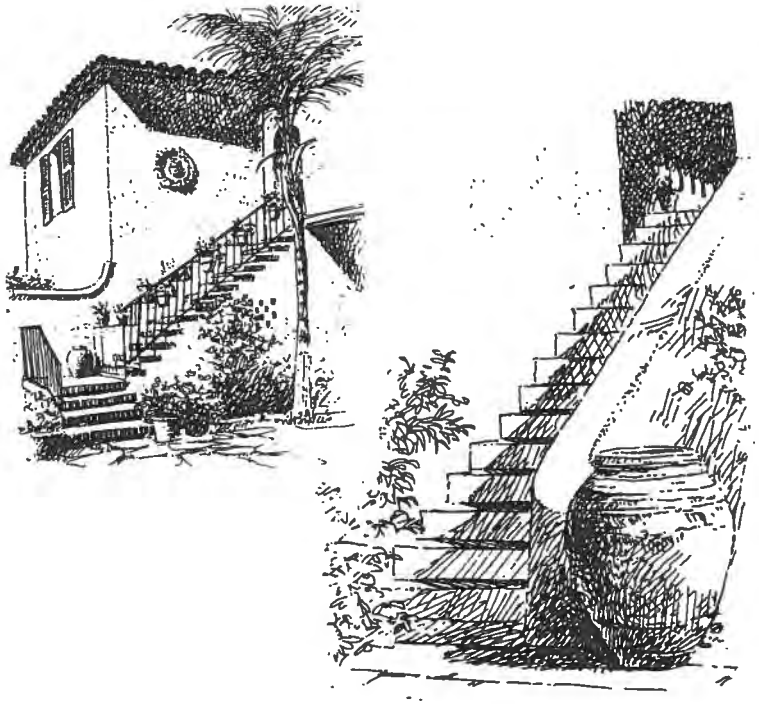
spanish colonial style

There are some special concerns in applying the Spanish Colonial style to attached residential units. One of the primary concerns is in the massing of the building forms. these building forms should take on an irregular, asymmetrical character as much as possible. The use of flat roofs is acceptable on attached residences; however, they should be screened with parapets or mansard roofs. Mansards should be 4:12 to 6:12 maximum pitch and should be designed in such a way as to appear to be roofs. Small steeply pitched obvious mansard roofs are not acceptable. the roof materials that are acceptable are clay barrel tiles, clay 'S' tiles and cement 'S' tiles. Other types of tile are acceptable at the discretion of the Master Architectural Review Committee. Clay tiles should be kept to a deep reddish brown color. When cement 'S' tiles are used, they should be of a configuration to resemble barrel tile and should have a deep reddish brown color. the bright orange color with simulated flashing that is commonly seen on cement tiles is not acceptable. An example of an acceptable color range is Life tile #106 Mission Red Flashed and #110 Padre Brown.

The plaster textures for walls of residences should be a very light Spanish lace or a smooth float finish over an irregular brown coat. Aluminum windows may be used on attached residences. It is suggested, however, that builders research the possibility of using other colors besides white and bronze. If other colors are not economically feasible then some type of wood surround at the aluminum windows is encouraged to introduce color. On front elevations, where possible, the creation of deep-set windows is encouraged. The use of window surrounds, awnings, shutters, grilles, etc. is encouraged to make up for the flat appearance of the aluminum windows. Sliding and casement aluminum or wood windows are appropriate to this style of architecture. Because of the common use of metal fireplaces, special attention should be give to the design of the chimney caps. Some diversity

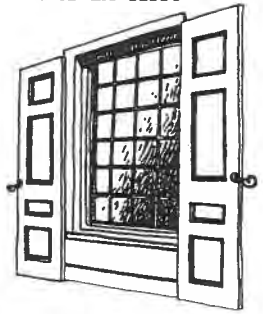


within the design of the chimney caps is encouraged. The use of walls to simulate courtyards and low walls to create courtyard gardens at the entry would be appropriate. The attached residential projects provide a good opportunity for the use of exterior stairways and balconies which are designed as an integral part of the structure. The use of courtyards is another architectural feature of this style which is easily applied to attached residential townhome and apartment structures. Special care needs to be taken in the design of carports and auxiliary buildings. These structures should be designed with the architectural elements used within the Spanish Colonial style. The use of color on townhomes and apartments is encouraged to introduce a festive quality to the buildings. Especially the use of painted wainscots and door and window surrounds can be used to inexpensively give the buildings a unique quality.



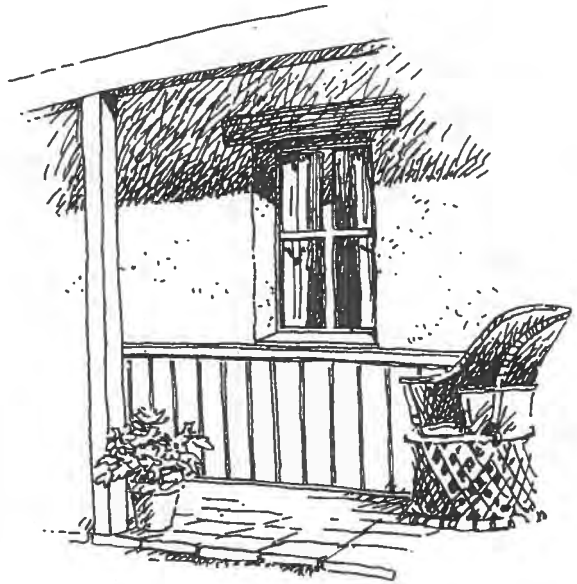
spanish monterey style

The acceptable roofing materials for this architectural style are: clay barrel tile, flat clay tile, cement 'S' tile or flat cement tile, or other materials as approved by the Master Architectural Review Committee. When clay tiles are used they should be in a deep reddish brown color. When cement 'S' tiles are used they should be of a configuration to resemble barrel tile and should have a reddish brown color. For the appropriate color to be used on the cement 'S' tiles, reference should be made to the above section under the Spanish Colonial style. Flat cement tiles should be in a dark brown color to simulate wood shakes. An example of an acceptable cement flat tile is manufactured by RO-Tile in Sierra Brown. When flat cement tiles are used they should be given a random exposure to the weather for an irregular appearance and should be 8 to 10 inches maximum width. Tiles 12 inches wide are not acceptable. The use of aluminum windows is acceptable. These windows should be single hung with cutups on the front elevation. the colors of aluminum windows to be used should be primarily white. The use of shutters and window surrounds at the windows should be used to make up for the flat appearance of the aluminum windows. A deep-set condition should be created at the windows on the first floor, front elevation of the residence.



Wood or masonite siding is appropriate to use on this style only in the areas where this material would normally have been used on the Spanish Monterey style. These areas are at the second floor or at the first floor under the porches or verandas. A use of wood siding as a wainscot is also acceptable.

The attached residential projects are a good opportunity for the use of exterior stairways and balconies which are designed as an integral part of the structure. The use of courtyards is another architectural feature of this style which is easily applied to attached, residential townhome and apartment structures. Special care needs to be taken in the design of carports and auxiliary buildings. These structures should be designed with the architectural elements used within the Spanish Monterey style. The use of color on townhomes and apartments is encouraged to introduce a festive quality to the buildings. Especially the use of painted wainscots can be used to inexpensively give the buildings a unique quality.



7. Summary

These guidelines have been prepared, not as an exhaustive presentation of the architectural styles that are acceptable on the Moreno Valley Ranch, but as a guide for further individual research. It is especially encouraged that the builder and architect visit the suggested areas where they can view the Spanish Colonial style and Spanish Monterey style first-hand. It is again to be emphasized that we wish to encourage the traditional appearance of these styles rather than a contemporary interpretation. It is understood that economics necessitates some interpretation of these styles. This interpretation, however, should follow traditional forms, scale and details. It is our hope that, together with these guidelines and the individual research done by builders and architects, the Moreno Valley Ranch will become a special place, not only within the Valley, but within the Southern California area.

C. Landscape Architectural Guidelines/Standards

1. Introduction

It is important for each participant in the development of Moreno Valley Ranch to understand the overall landscape development concept of the project. Proper selection and use of the plant materials while emphasizing individual project themes must also reinforce overall community identity.

The selection of plant materials for Moreno Valley Ranch shall generally reinforce the 'Early California' thematic image as well as the particular architectural style of each project. An emphasis shall be placed on the use of indigenous, naturalized and drought resistant species of plant materials.

2. Major Community Streetscenes

The landscape design development associated with the street scenes along Iris Avenue, Moreno Beach Drive, Redlands Blvd., Krameria Street and Lasselle is uniform and consistent in order to provide a strong sense of community identity. Sharp contrasts of tree forms and their placement provide land use emphasis and community direction. Tree forms in particular that are reminiscent of Early California and repetitive of early Riverside County roadways reinforce the landscape heritage of Moreno Valley Ranch.

As a general informative guideline to the Landscape treatment of planting areas throughout the community, the landscape character of the above-referenced major street scenes is presented herein. Refer to the appropriate plan view and elevation exhibits in Section IV B of this Manual for graphic presentation of the following descriptions.

Cocos plumosa or **Queen Palm** trees utilized in formal groves backdrop Primary Entry Monumentation features and recur to emphasize and frame the village core intersections. This delicate appearing but hardy palm may be utilized in formal groves, straight rows or informal groupings at intensive use areas such as plazas, courtyards, recreation features, vista points and commercial developments.

Washingtonia filifera or **California Fan Palm** trees utilized in formal groves backdrop Secondary Entry Monumentation features, Transitional Entry Monumentation features and Neighborhood Entries associated with the major community street scenes. This palm tree is best used and is most reminiscent of Early California when used in formal groves or straight rows emphasizing a special land use or entry feature at plazas, courtyards, recreation features, parks, playgrounds, vista points, greenbelts, trail heads or commercial developments.

Schinus molle or **California Pepper** trees are the primary evergreen theme tree utilized at points of project emphasis throughout the Moreno Valley Ranch community. As such, they represent foreground specimen accent trees at Primary, Secondary, Neighborhood and Transitional Entry Monumentation features. These trees should be repeated at all significant points of the individual project and community interest. Such applications logically include street intersections; knuckles or changes in street direction; park entries; trail heads; walkway or community trail intersections; plazas; courtyards and other such significant locations where a reinforcement of the community theme tree will be recognized and will serve a functional purpose.

Platanus acerifolia or **London Plane** trees in a formal arrangement of thirty (30) to forty (40) feet on-center spaced rows are utilized in the right-of-ways and median islands of the major community streetscenes. This medium scale uniform tree serves as a decidious foreground element providing summer shade and permitting welcome winter sun. Other applications of this tree may include formal groves as a courtyard or plaza canopy; residential street tree; or as an informal foreground grove tree in parks, greenbelts or other common areas.

Eucalyptus sideroxylon 'Rosea' or **Red Ironbark** and **Eucalyptus polyanthemos** or **Silver Dollar Gum** and **Pinus eldarica** or **Mondell Pine** trees are utilized as informal vertical evergreen backdrop trees to all major street scenes. These trees may be used to block views or frame views. Their use at the boundary of common street scenes permit easier transitions to the variety of adjoining land uses. Wherever possible and logical, these evergreen grove trees should be extended from primary streetscenes into adjoining developments as background trees in order to 'break-down' the hard development edge between parcels and visually unify land uses.

3. Plant Material Palette

It is the intent of these guidelines to provide flexibility and diversity in plant material selection, while maintaining a limited palette. The plant material lists have been selected for their appropriateness to the project theme, climatic conditions, soil conditions and concern for maintenance. In order to give greater unity and thematic identity to the community, the primary tree and shrub selections for individual project plan palettes should be made from the guidelines' Plant List. Selections for secondary and accent trees, shrubs, and groundcovers may be made outside of the List, subject to review and approval by pertinent City staff.

A limited selection of materials utilized in simple, significant composition complimentary to adjacent common landscape areas while reinforcing the individual architectural and site setting is encouraged.

Overall plan material selection for given project areas, wherever possible, shall have compatible drought resistant characteristics. Irrigation programming can then be designed to minimize water application for entire landscape setting.

PLANT LIST

TREES - EVERGREEN

Botanical Name	Common Name
Acacia baileyana	Bailey Acacia
Arbutus unedo	Strawberry Tree
Brachychiton populneus	Bottle Tree
Ceratonia seliqua	Carob
Citrinus species	Citrus varieties
Comarostaphylis deversifolia	Summer Holly
Cupaniopsis Anacardioides	Carrot Wood
Eucalyptus maculata	Spotted Gum
Eucalyptus polyanthemos	Silver Dollar Gum
Eucalyptus sideroxylon 'Rosea'	Red Iron Bark
Eucalyptus viminalis	White Gum
Feijoa sellowiana	Pineapple Guava
Hymenosporum flavum	Sweetshade
Olea europaea 'Fruitless'	Fruitless Olive
Pinus canariensis	Canary Island Pine
Pinus coulteri	Coulter Pine
Pinus eldarica	Mondell Pine
Pinus halepensis	Desert Pine
Pinus pinea	Stone Pine
Pittosporumn rhombifolia	Queensland Pittosporum
Podocarpus gracilor	Fern Pine
Quercus agrifolia	California Live Oak
Quercus ilex	Holly Oak
Schinus molle	California Pepper
Schinus terebinthifolius	Brazilian Pepper
Ulmus parvifolia 'Drake'	Evergreen Elm

TREES DECIDUOUS

Botanical Name	Common Name
Bauhinia variegata	Purple Orchid Tree
Cercis occidentalis	Redbud
Fraxinus velutina	Arizona Ash
Fraxinus uhdei 'Tomlinson'	Tomlinson Ash
Ginko biloba (graft or male only)	Maidenhair Tree
Jacaranda acutifolia	Jacaranda
Koelreuteria bipinnata	Chinese Flame Tree
Koelreuteria panniculata	Golden Rain Tree
Lagerstroemia indica	Crape Myrtle
Liquididambar styraciflua	Sweet Gum
Liriodendron tulipifera	Tulip Tree
Platanus acerifolia	London Plane Tree
Platanus racemosa	California Sycamore
Tipuana tipu	Tipu Tree

PALMS

Botanical Name	Common Name
Brahea armata	Mexican Blue Palm
Brahea edulis	Guadalupe Palm
Cocos plumosa	Queen Palm
Phoenix canariensis	Canary Island Date Palm
Phoenix dactylifera	Date Palm
Trachycarpus fortunei	Windmill Palm
Washingtonia filifera	California Fan Palm
Washingtonia robusta	Mexican Fan Palm

SHRUBS

Botanical Name	Common Name
Abelia 'Edward Goucher'	Edward Goucher Abelia
Acacia ongerup*	No Common Name
Acacia redolens*	No Common Name
Arctostaphylos species	Manzanita
Aucuba japonica	Japanese aucuba
Callistemon species	Bottlebrush
Camellia species	Camellia
Ceanothus species	California Lilac
Cistus species	Rockrose
Cocculus laurifolius	Snailseed
Cortaderia selloana	Pampus Grass
Cotoneaster species	Cotoneaster
Dendromecon harfordii	Island Bush Poppy
Dendromecon rigida	Bush Poppy
Eleagnus pungens	Silver Berry
Euonymus fortunei	No Common Name
Euonymus japonica	Evergreen Euonymus
Fatsia japonica	Japanese Aralia
Hebe coed	Veronica
Ilex species	Holly
Lantana Species	Lantana
Ligustrum japonicum	Japanese Privet
Magnolia soulangeana	Saucer Magnolia
Mahonia aquifolium and 'Compacta'	Oregon Grape
Nandina domestica and 'Compacta'	Heavenly Bamboo

Nerium oleander	Oleander
Osmanthus fragrans	Sweet Olive
Phormium tenax	Flax
Photinia Frazeri	Photinia
Pittosporum tobira and 'Wheelers Dwarf'	Mock Orange
Podocarpus macrophyllus	Yew Pine
Prunus caroliniana	Carolina Laurel Cherry
Prunus ilicifolia	Hollyleaf Cherry
Pyracantha species	Firethorn
Raphiolepis indica 'Springtime'	Pink Indian Hawthorn
Rhus ovata	Sugar Bush
Ribes sanguinium	Pink Winter Currant
Ribes speciosum	Fuchsia - Flowering Gooseberry
Romneya coulteri	Matilaja Poppy
Ternstroemia gymnanthera	Ternstroemia
Xylosma congestum	Xylosma

SUB SHRUBS

Botanical Name	Common Name
Acanthus mollis	Bear's Breech
Agapanthus africanus	Lily of the Nile
Arctostaphylos species	Manzanita
Ceanothus species	California Lilac
Clivia miniata	Clivia
Hemerocallis species	Day Lily
Iris douglasiana	Beardless Iris
Lonicera japonica 'Halliana'	Hall's Honeysuckle
Mimulus cardinalis	Monkey Flower
Moraea bicolor	Fortnight Lily
Penstemon species	Beard Tongue
Rhynchospermum jasminoides	Star Jasmine

VINES

Botanical Name	Common Name
Ampelopsis veitchi	Boston Ivy
Cissus antarctica	Kangaroo Treevine
Cissus hypoglauca	No Common Name
Doxantha unguis-cati	Cat's Claw Vine
Ficus pumila	Creeping Fig
Gelsemium sempervirens	Carolina Jasmine
Jasminum mesnyi	Primrose Jasmine
Jasminum polyanthum	No Common Name
Lonicera japonica	Japanese Honeysuckle
Rhynchospermum jasminoides	Star Jasmine
Wisteria floribunda	Wisteria

GROUND COVERS

Botanical Name	Common Name
Arctostaphylos edmundsii	Little Sir Manzanita
Baccharis pilularis 'Twin Peaks'	Coyote Brush
Hypericum calycinum	Aaron's Beard
Lonicera japonica	Honeysuckle
Nandina domestica 'Harbour Dwarf'	Dwarf Heavenly Bamboo
Rhynchospermum jasminoides	Star Jasmine
Rosemarinus officinalis	Rosemary

* Will freeze in unprotected exposure area but will generally rejuvenate from undamaged parts. Use with caution.

4. Planting Time

Due to the climate extremes of the Moreno Valley area, the installation of plant materials during the coldest winter months (December through March) or the hottest summer/fall months (July through September) can be difficult. Container plant materials not acclimated to the area can easily suffer from frost damage or sun/heat exposure resulting in partial or entire foliage loss even though such materials are perfectly suited to the temperature ranges once established. If planting must be done during these difficult periods, plant establishment may be difficult, and may require a prolonged period of time.

5. Landscape Development

Installation Requirements

All areas required to be landscaped shall be planted with turf, ground cover, shrub or tree materials selected from the plant palette contained in these guidelines.

The owners of parcels which require landscape development shall assess any existing common landscape areas adjoining their property. Where feasible, landscape development shall reinforce or be compatible with such existing common area setting.

6. Climate Constraints

Plant material palettes for Moreno Valley Ranch contained herein are compatible with the climatic setting of the area. The utilization of some materials depending upon their site location, exposure and

relationship to other influential factors may not be appropriate. As an aid to the most appropriate plant material selection, the following climatological factor summary is presented.

Temperature

The extreme maximum summer temperature is 110° F and the extreme minimum winter temperature is 18° F. The average summer daytime temperature is 90° F with the average nighttime temperature being 58-1/2° F. The average winter daytime temperature is 65° F with an average nighttime temperature of 40° F.

Wind

The prevailing summer wind direction is Northwest at an average mean of 5 knots and an extreme mean of 43 knots.

The prevailing winter wind direction is Northwest at an average mean of 4 knots and an extreme mean of 49 knots.

Extreme seasonal wind velocities may exceed 50 knots at peak gust periods.

Rain

Average annual rainfall is 8.9 inches per year.

7. Horticultural Soils Test Requirements

Soil characteristics within the Moreno Valley Ranch project may be variable. The owners of parcels which require landscape development shall procure a horticultural soils report in order to determine proper planting and maintenance requirements for proposed plant materials. Such a soils test shall be performed by a qualified agricultural laboratory and shall include a soil fertility and agricultural suitability analysis with pre-plant and post-planting recommendations.

8. Irrigation

All areas required to be landscaped shall be watered with an automatic underground irrigation system. Irrigation systems which adjoin a Homeowners Association or other maintenance responsibility area shall be designed in a manner to insure complete water coverage between the areas.

Proper consideration of irrigation system design and installation in the climate extremes of the Moreno Valley Ranch area is critical to the success of the landscape investment. In particular, the combined summer elements of heat and wind must be carefully considered in proper irrigation design and equipment selection.

Irrigation systems shall be designed with head to head 100% double coverage at a minimum. In addition, irrigation controllers should have a minimum time setting of one (1) minute and be capable of providing multiple repeat and start times.

All irrigation heads adjacent to walks, drives, and curbs (car overhangs) shall be of the pop-up type.

Irrigation backflow prevention devices and controllers shall be located with minimum public visibility or shall be screened with appropriate plant materials.

9. Landscape Maintenance

Other than Association or Assessment District maintained areas, all landscaped portions of each parcel shall be maintained by the Owner or Sub-Homeowner Association of each parcel in accordance with the best industry standards for professional landscape maintenance. Such maintenance shall include watering, fertilization, mowing, edging, pruning, trimming, herbicide programming, pesticide programming, clean-up and other on-going seasonal programmed maintenance functions. Replacement of dead or diseased plant materials originally approved shall be accomplished on a routine basis. Automatic irrigation systems shall be routinely inspected, repaired and maintained in an operating condition at all times. All exterior portions of each parcel including walks, parking areas and service areas shall be kept routinely free of litter and debris.

10. Accent Paving

The community accent paving utilized in median islands, significant street intersections, Primary Entries and sidewalks at significant intersections is an interlocking concrete paver system. The interlocking paver module used in the above situations is the 'Jupiter' module manufactured by Earthstone, Inc. or equivalent. Color shall be a combination of Red, Brown and Earthstone Grey.

Wherever possible, the interlocking concrete pavers should be utilized as accent paving in tree wells, plazas, courtyards, project entries, recreation areas and other high visibility areas. A variety of paver modules and installation patterns are available and are encouraged for variety. In addition, a variety of perimeter edge treatments, borders, bands and dividers are encouraged. Mottled, intermixed colors in the terra-cotta range are preferred. Solid red, orange, tan and beige colors shall be avoided.

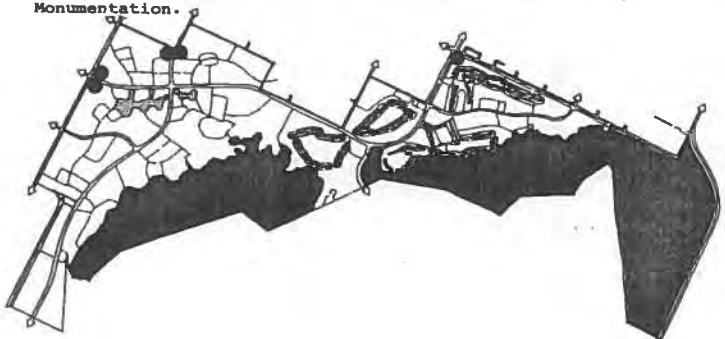
11. Tree Well Covers

Tree wells surrounded by paved surfaces occur in the parkways of major street scenes adjacent to commercial land uses near the Village Cores. In addition, a great many opportunities for tree wells in plazas, court yards and other pedestrian intensive areas are encouraged. Tree well covers may be interlocking concrete pavers set over a sand base with sub-terranean irrigation to reinforce accent paving themes. Cast iron, decorative tree well covers (grates) may also be appropriate. Pre-cast concrete tree well covers designed to complement adjacent flatwork may further be appropriate. Synthetic, resin based tree covers should not be used.

A. Entry Monumentation

Community Entries consist of a thematic blend of construction features, landscape features, project identity signage and specialty lighting that convey the unique image of the Moreno Valley Ranch project.

A hierarchy of community entries reinforce the unique thematic image throughout the project. The hierarchy consists of Primary Entry Monumentation, Secondary Entry Monumentation, Transitional Entry Monumentation associated with the Village Cores and Neighborhood Entry Monumentation.

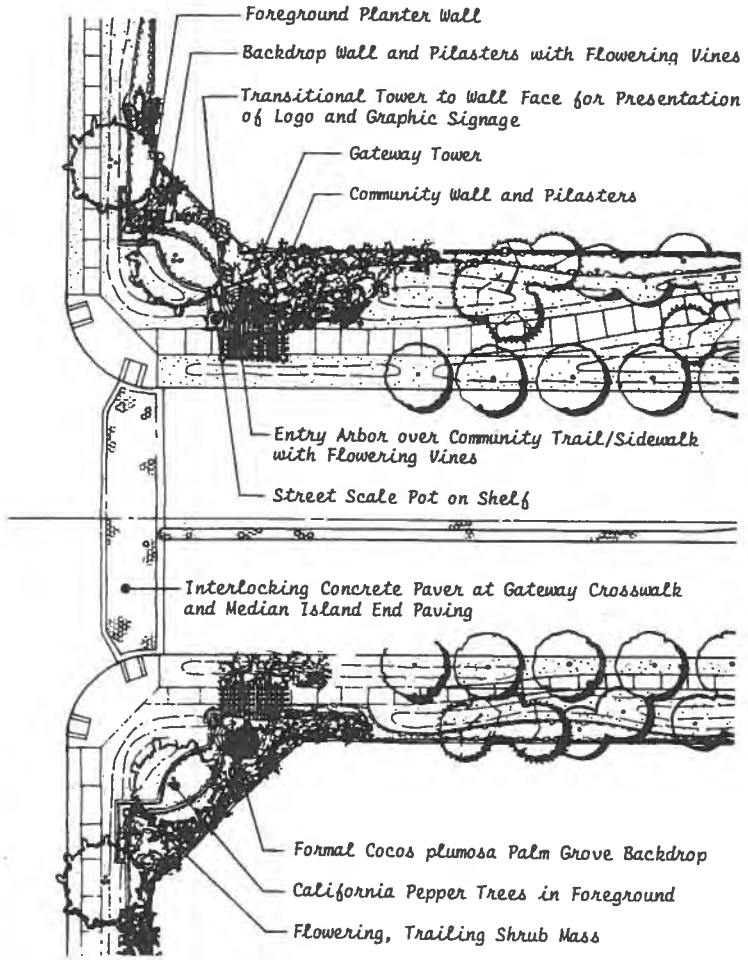


Key Map

1. Primary Entry Monumentation

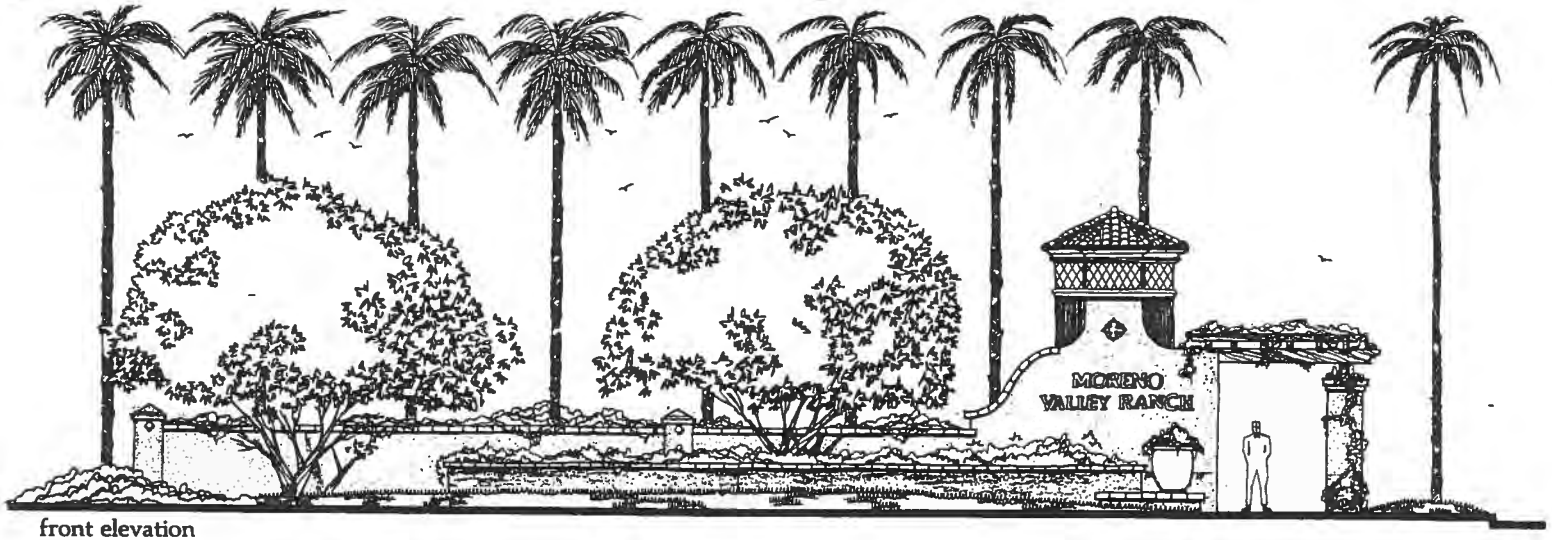
These major community entries occur on Lasselle, John F. Kennedy Drive, Iris and Moreno Beach Boulevard. The overall sense of Entry Monumentation is created by a harmonious blend of thematic features occurring in a formal, symmetrical configuration on both sides of the roadway, which may include the following:

- *A gateway tower
- *An entrance arbor through which the community trail and sidewalk runs
- *Transitional tower to wall face for the presentation of the community logo and graphic signage
- *Backdrop wall with pilasters
- *A foreground planter wall with the integration of a pot shelf
- *A formal backdrop of Cocos plumosa palm trees with specimen California Pepper trees integrated with the foreground wall system
- *Flowering and cascading blend of vines, shrubs, ground cover and annual color
- *Turf or groundcover foreground introducing the street scene treatment and creating a visual park-like threshold
- *Specialty lighting of graphics, tower, arbor and specimen trees

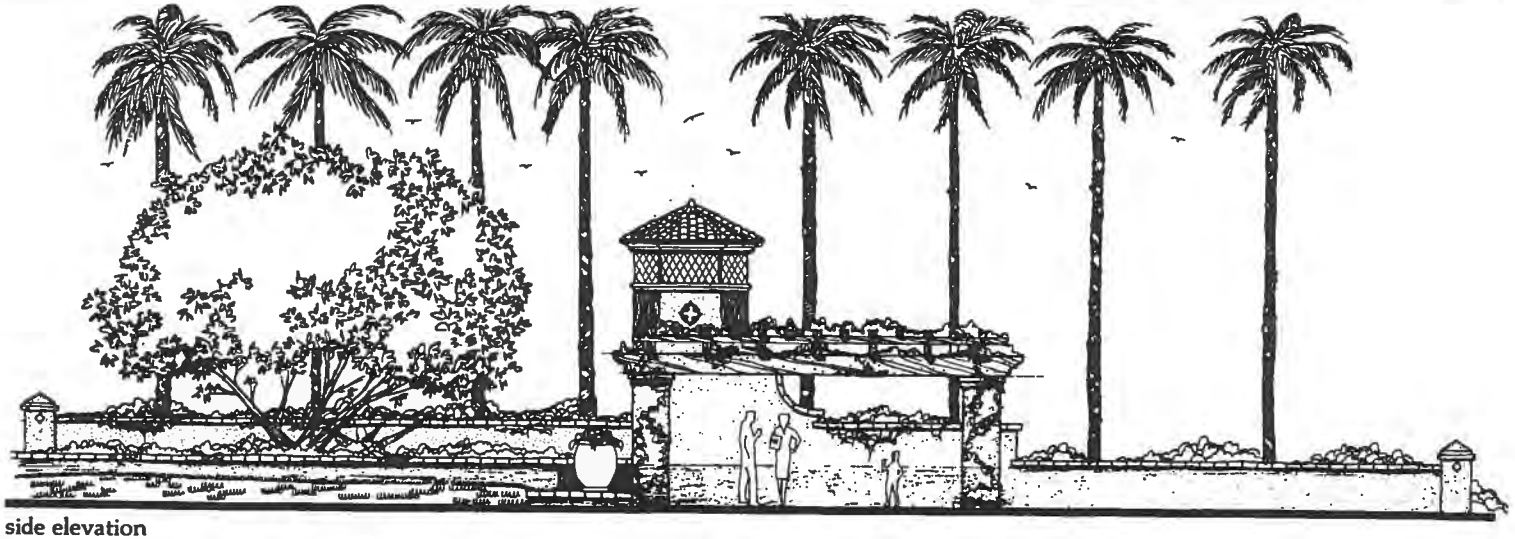


Illustrative Site Plan

★ *(NOTE: Illustrations are conceptual for illustrative purposes only.)*

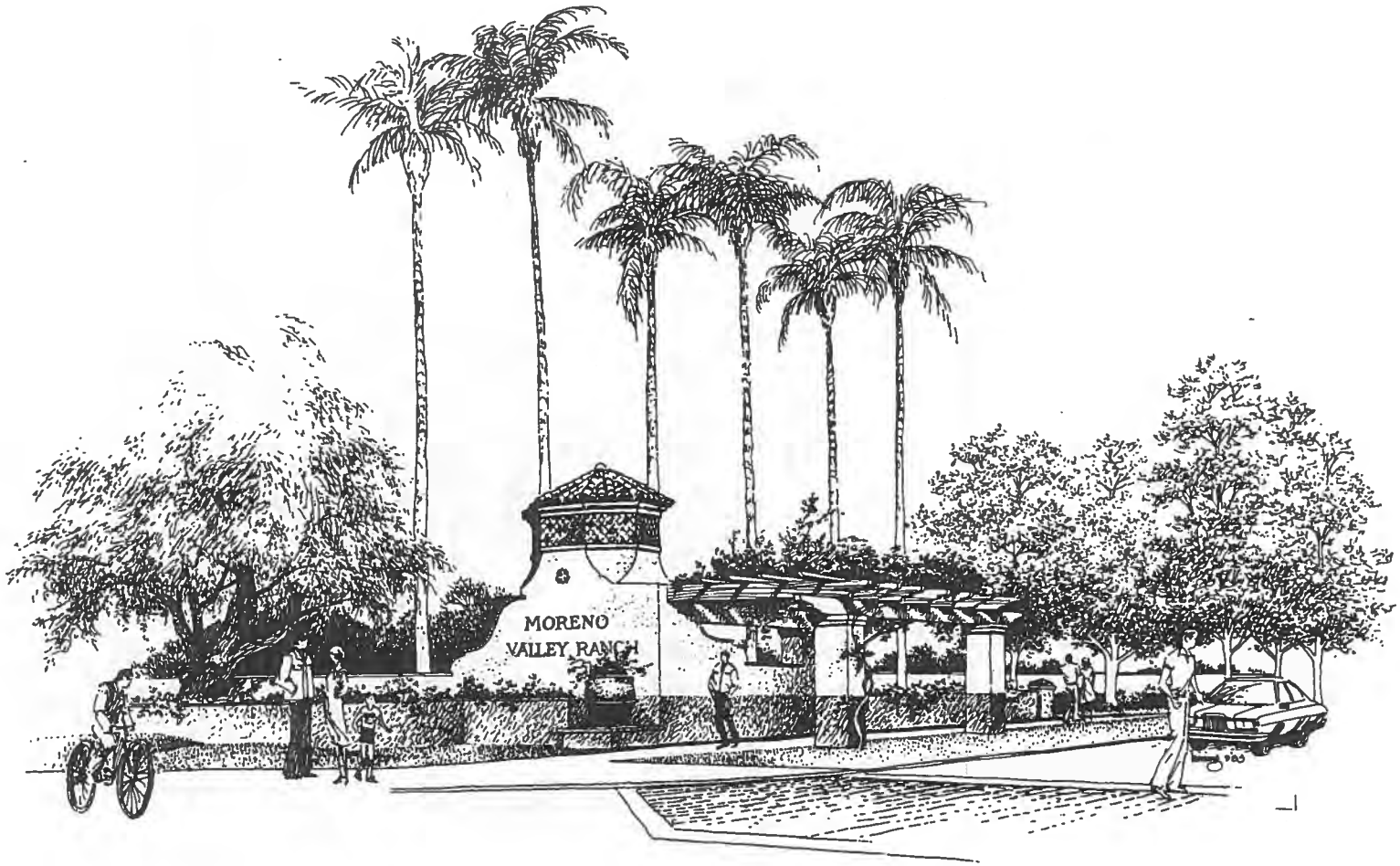


front elevation

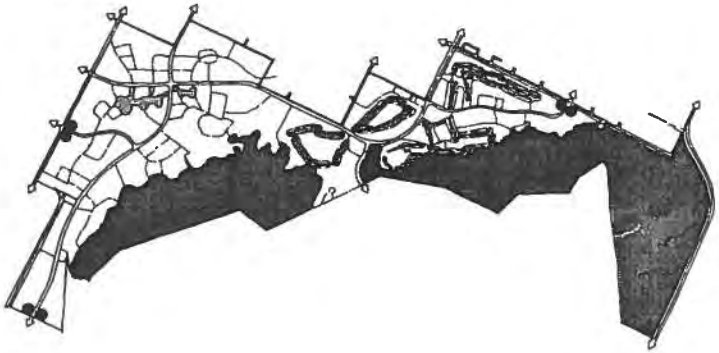


side elevation

Primary Entry Monumentation



Primary Entry Monumentation

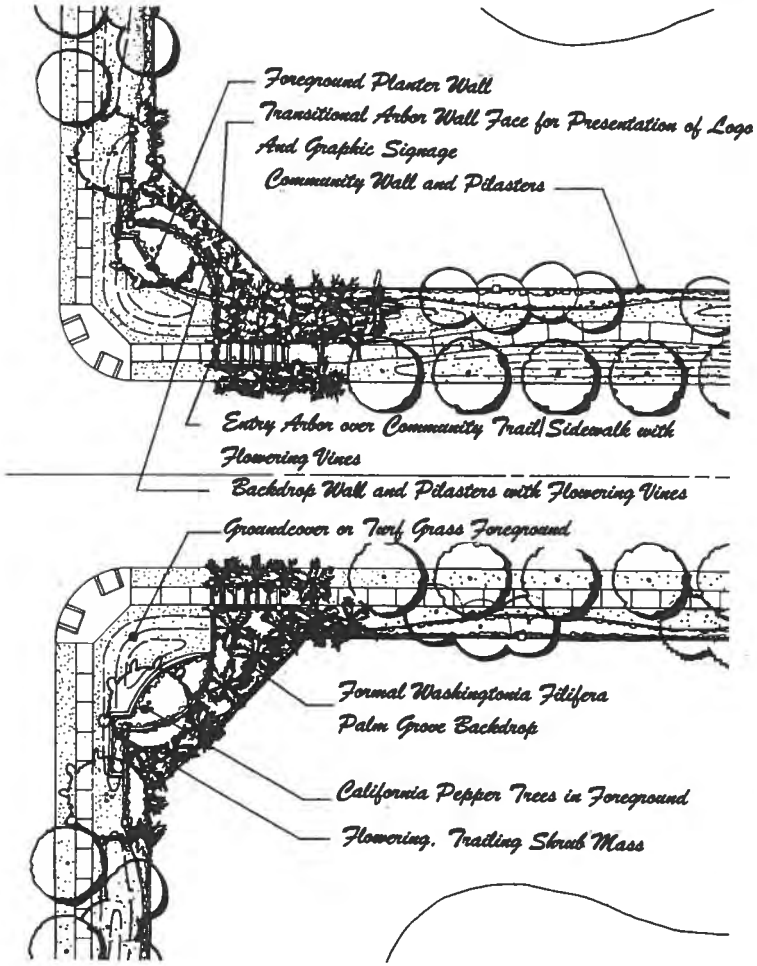


Key Map

2. Secondary Entry Monumentation

These minor community entries occur on John F. Kennedy Drive, Krameria and the south project boundary with Lasselle. These Secondary entries convey the unique project identity by repetition of significant Primary Entry Monumentation features but will exclude the major impact of the gateway towers. The Secondary entries occur in a formal, symmetrical configuration on both sides of the roadway. They feature:

- *An entrance arbor through which the community trail and sidewalk run
- *Transitional arbor wall face for the presentation of community logo and graphic signage
- *Backdrop wall with pilasters
- *Foreground planter wall
- *A formal backdrop of Washingtonia filifera palm trees with specimen California Pepper trees integrated with the foreground wall system
- *Flowering and cascading blend of vines, shrubs, ground cover and annual color
- *Turf or groundcover foreground introducing the street scene treatment beyond and creating a visual park-like threshold
- *Specialty lighting of graphics, arbor and specimen trees



Illustrative Site Plan

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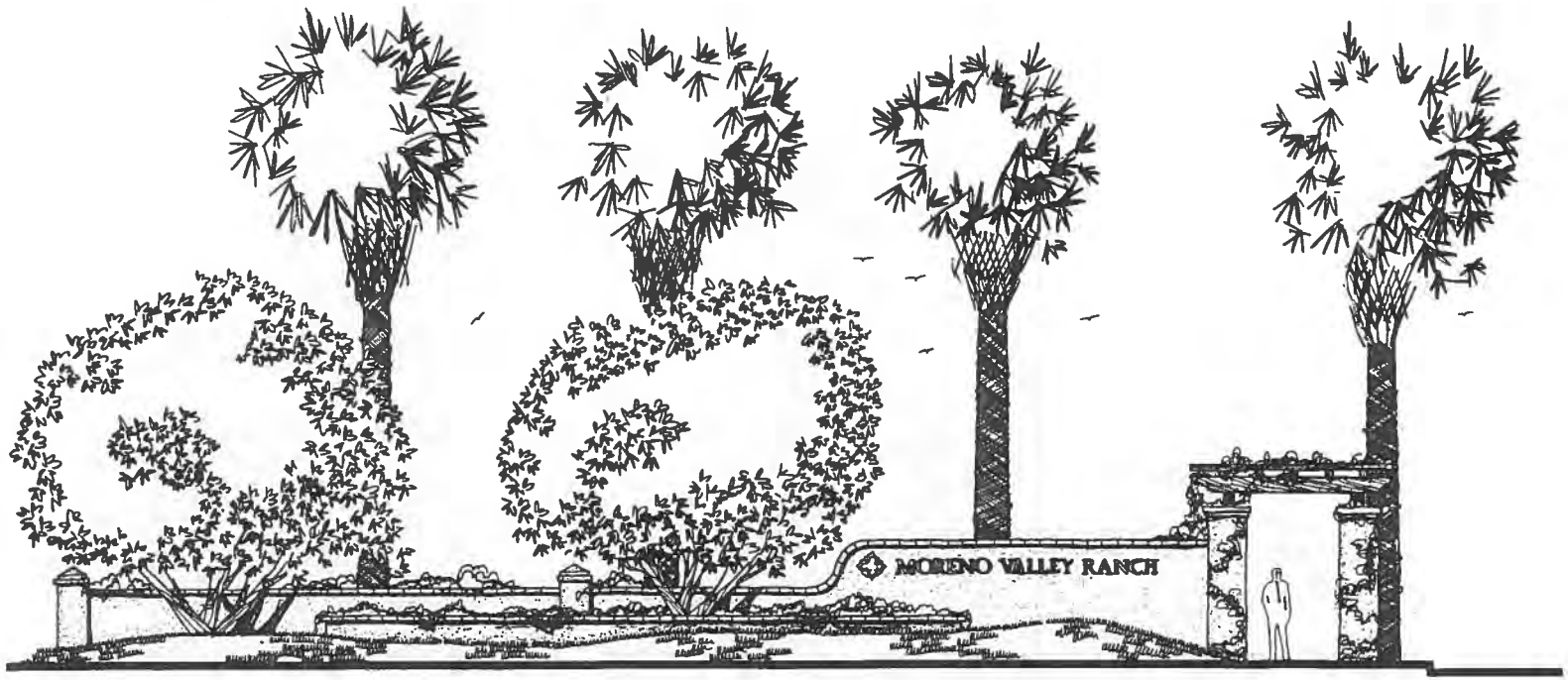
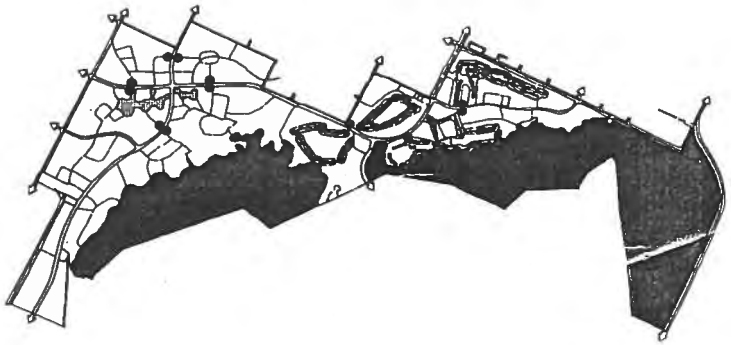


Secondary Entry Monumentation

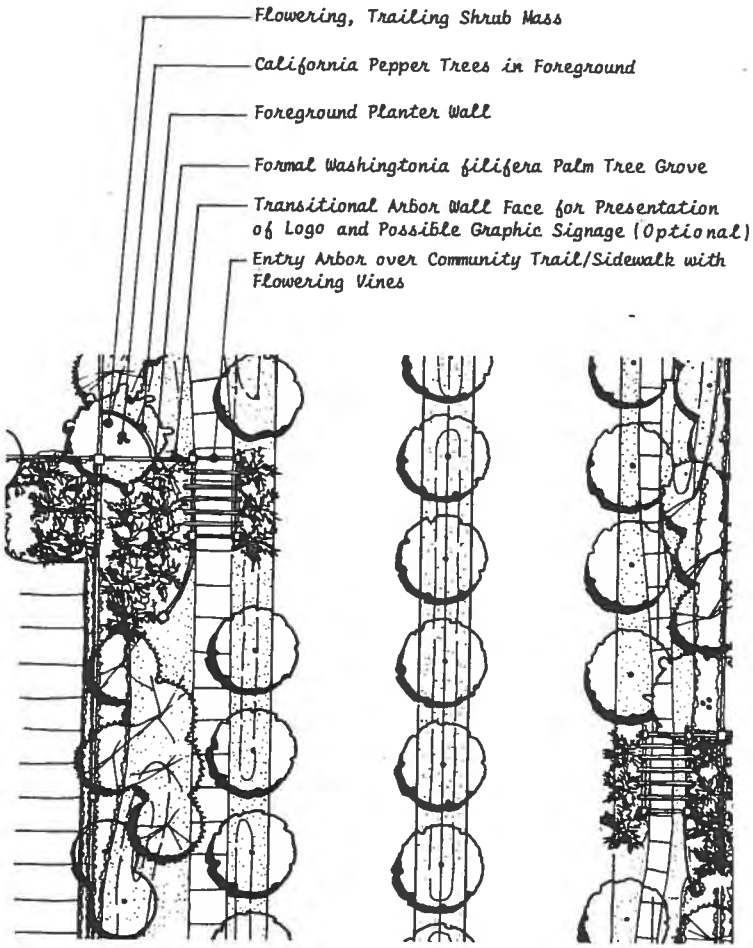


Key Map

3. Transitional Entry Monumentation

Transitional Entry Monumentation features occur between lower density residential lands uses and medium to higher density residential land uses approaching the commercial cores on Iris, Lasselle, Redlands and Moreno Beach Boulevard. These Transitional Entries repeat thematic features of the Primary and Secondary Entry Monuments while signaling the change to a formal, urban Village Core area. Where possible, the Transitional Entries will link with or serve as view plazas to the lakes beyond. Consistent features shall include:

- *An entrance arbor through which the community trail and sidewalk runs (optional)
- *Transitional arbor wall face for the presentation of community logo and possible graphic signage (optional)
- *Backdrop wall with pilasters
- *Foreground planter wall
- *Formal backdrop of Washingtonia filifera palm trees with specimen California Pepper trees integrated with the foreground walls
- *Flowering and cascading blend of vines, shrubs, ground cover and annual color
- *Turf or groundcover foreground
- *Specialty lighting of graphics, specimen trees and palms



Illustrative Site Plan

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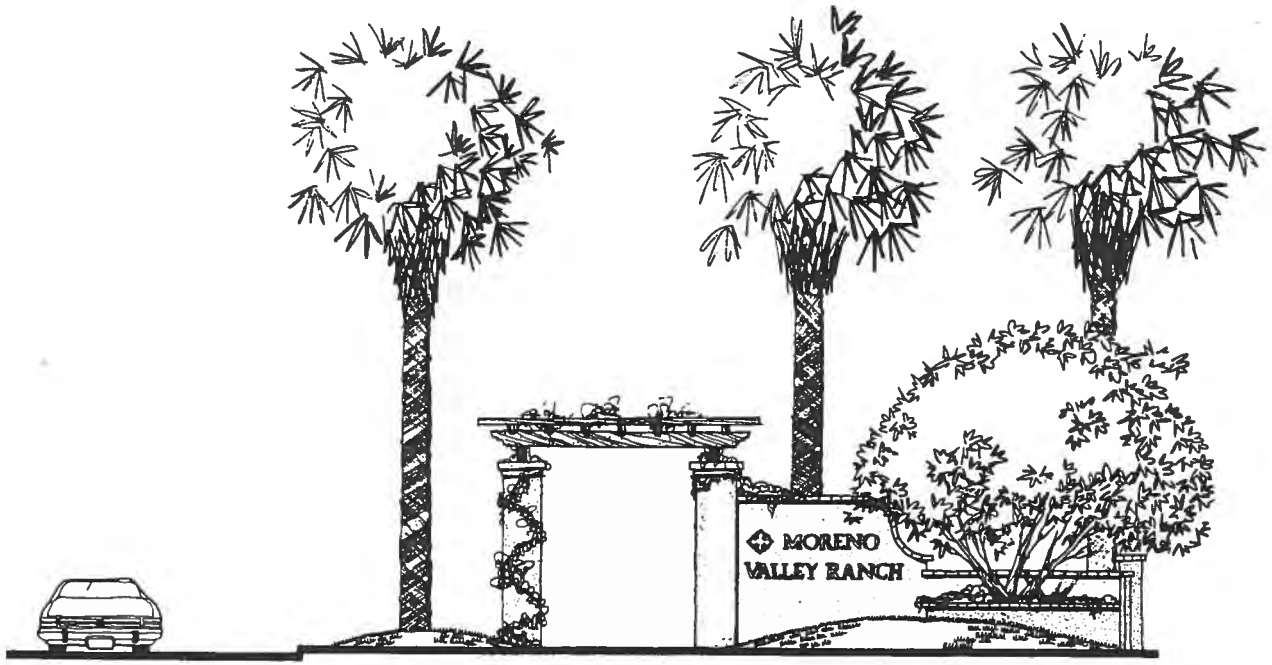
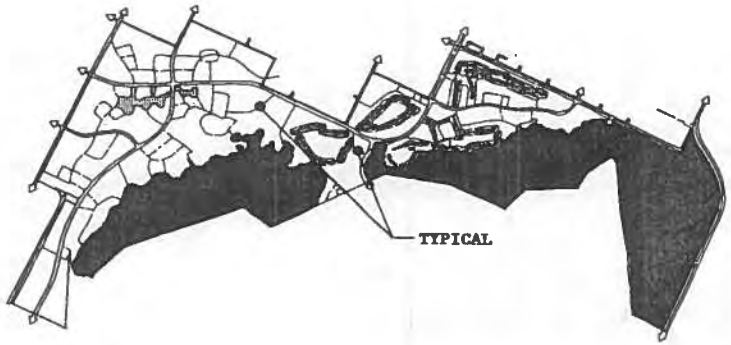
Moreno Valley Ranch

III. COMMUNITY ELEMENTS



Transitional Entry Monumentation



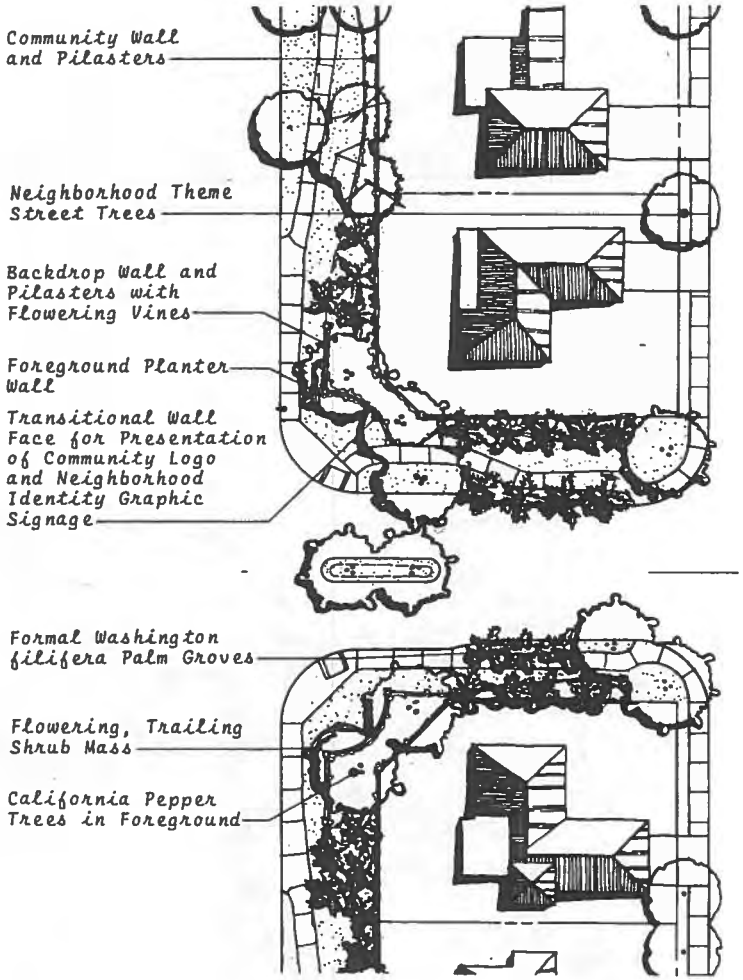
Key Map

4. Neighborhood Entry Monumentation

Entries to residential neighborhoods and projects will occur throughout the community. Residential Neighborhood Entries shall convey overall thematic project identity by repetition of significant Primary and Secondary Entry Monumentation features, excluding the use of gateway towers and entrance arbors.

Where possible, Neighborhood Entries shall occur in a formal, symmetrical configuration on both sides of the roadway. Consistent features shall include:

- *Curvilinear backdrop wall with pilasters
- *Transitional wall face for the presentation of community logo and individual project identification graphics
- *Foreground planter wall
- *A formal backdrop of Washingtonia filifera palm trees with specimen California Pepper trees integrated with the foreground wall system
- *Flowering and cascading blend of vines, shrubs, ground cover and annual color
- *Turf or groundcover foreground extending into the project street scenes
- *Specialty lighting of graphics, specimen trees and palms



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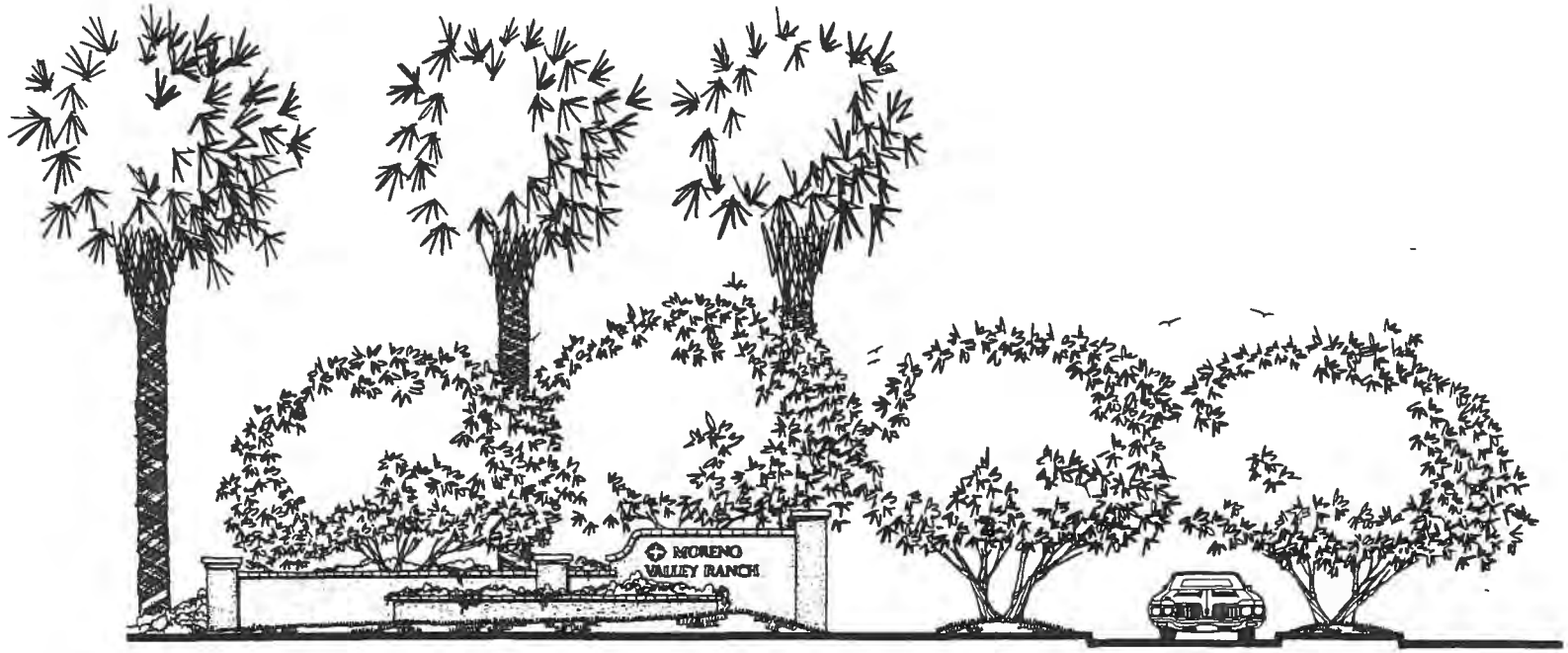
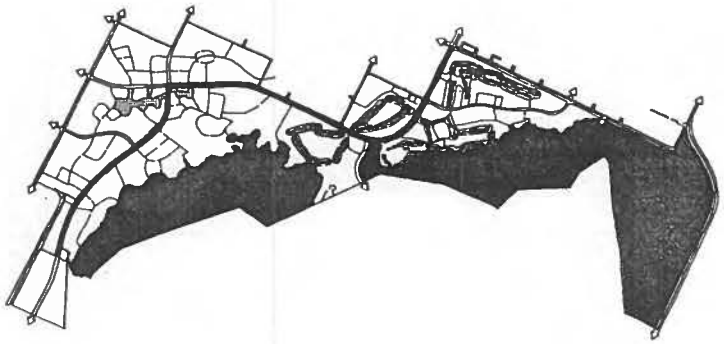


Neighborhood Entry Monumentation

B. Streetscape and Community Trails

Streetscape or street scenes include the combination of landscape and hardscape features visable from a given roadway. These features generally include the Community Wall at the boundary of adjoining land use; the Community Trail and sidewalk; roadway and trail light fixtures; Entry Monumentation features described elsewhere; miscellaneous introduction features associated with the Community Trail, traffic control and directional signage, and the Landscape Development including median island treatment where applicable.

A Composite Circulation Plan is being developed for each Master Phase of development. The Composite Circulation Plan defines the type and extent of backbone pedestrian and vehicular circulation development standards, phasing and maintenance responsibilities. As adjacent Planning Areas are developed, these backbone trails and streets must be developed according to the standards set forth in the Composite Circulation Plans.



Key Map

1. Streetscape and Major Community Trails

Major community streetscapes with uniform thematic treatment include those associated with certain Arterial and Major Highways having median islands. In particular, these include Arterial Highways with 134' right-of-ways and 18' median islands in Iris Avenue and Moreno Beach Boulevard and a Major Highway with 100' right-of-way and 12' median islands in Lasselle Street.

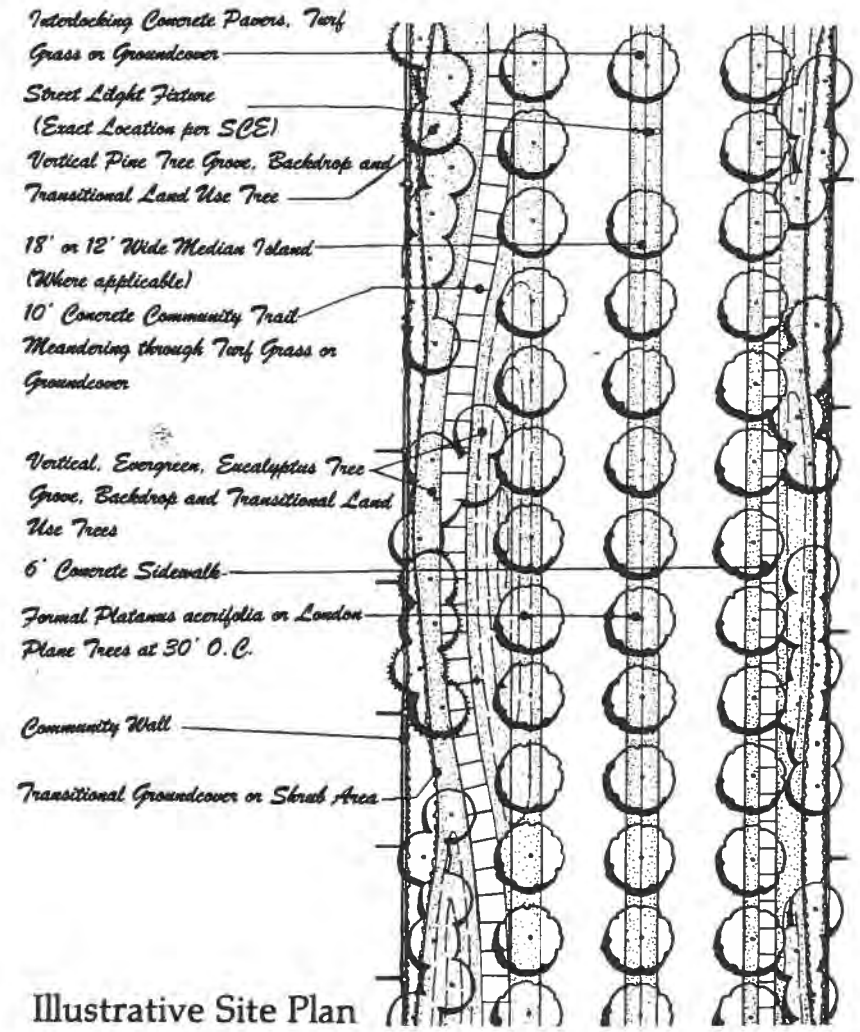
MEDIAN ISLANDS

Median Islands associated with these major streetscapes are either 18' or 12' in width (curb face to curb face) and are all treated in an identical fashion. Platanus acerifolia or London Plane trees, which are uniform medium scale decidious trees, are planted at thirty feet (30') on-center spacing. This uniform tree treatment compliments an identical tree usage in the parkways of each side of the street providing a formal, foreground, village entrance feel. As described previously under "Entry Monumentation," the formal foreground village tree pattern is interrupted at entries and intersections by formal vertical palm groves and California Pepper trees which provide emphasis, direction and thematic reinforcement.

The median island ground plane treatment is either formally paved with interlocking concrete pavers or formally planted with turf grass.

GREENBELTS/COMMUNITY TRAIL

On one side of the street beyond the curb is a twenty foot (20') minimum greenbelt. This greenbelt may widen to as much as forty foot (40') where local trails intersect the community trail system. Meandering through the greenbelt is a ten foot (10') wide concrete Community Trail serving the entire community and linking with secondary trails. The Community Trail runs beneath entry arbors, serves bus stop waiting areas, and features periodic appropriate pedestrian scale light fixtures, benches and litter receptacles. The landscape treatment within the greenbelt is that of turf or groundcover meandering with the Community Trail transitioning to a ground cover and shrub zone against the Community Wall. Tree patterns are as described under "Major Community Street Scenes" in Section III. C., Landscape Architecture Guidelines/Standards.



Illustrative Site Plan

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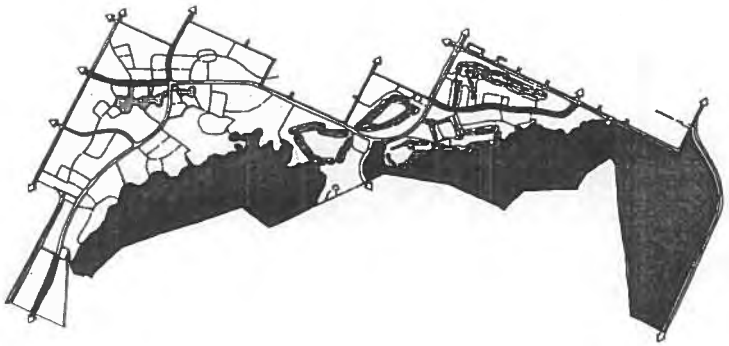


Key Map

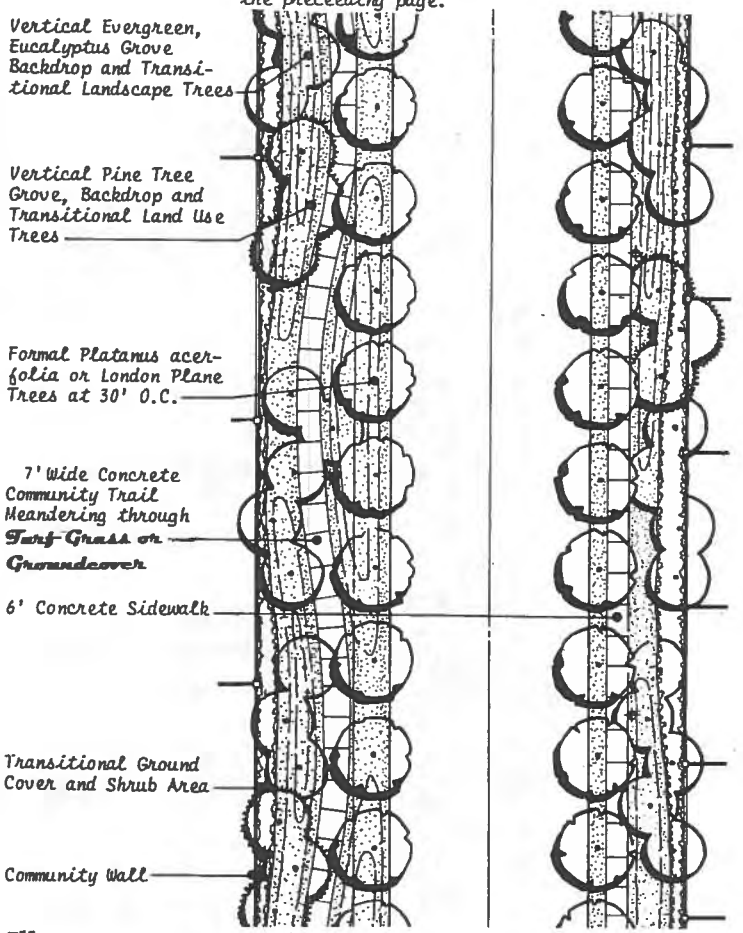
2. Streetscape and Minor Community Trail

Minor community streetscapes with uniform thematic treatment include those associated with certain Arterial, Major and Secondary Highways with and without median islands. This application will be found on portions of Iris, Lasselle, and John F. Kennedy Drive.

GREENBELTS/COMMUNITY TRAIL

On one side of the street beyond the curb is a twenty foot (20') minimum greenbelt. This greenbelt may widen to as much as 30 feet where local trails intersect the community trail system. The meandering seven foot (7') wide concrete Community Trail runs through the Greenbelt. Landscape treatment is identical to Major Streetscape.

Note: Moreno Beach Drive, Lasselle Street, and Iris Avenue will have a center median as illustrated on the preceeding page.



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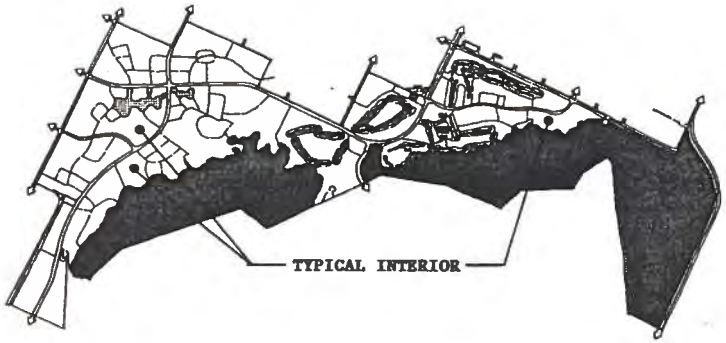
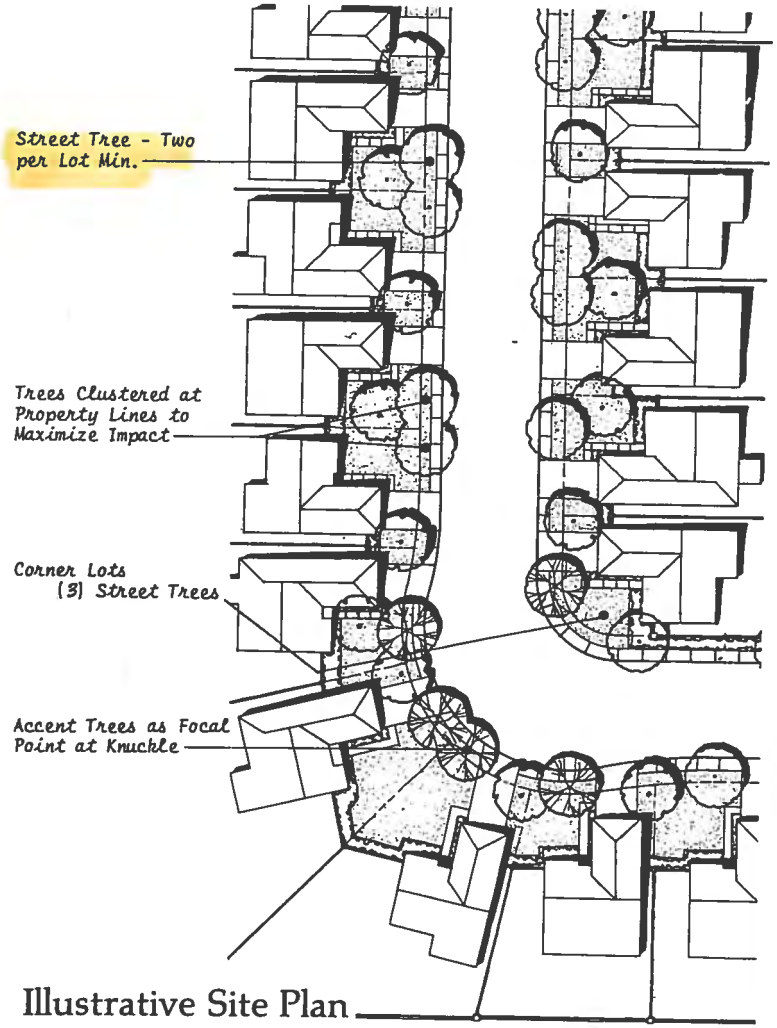


Key Map

3. Residential Neighborhood Streetscape

Residential landscaping and irrigation shall be provided in accordance with the City's landscaping and irrigation requirements.



Illustrative Site Plan

★ *(NOTE: Illustrations are conceptual for illustrative purposes only.)*

C. Community Walls

All walls which adjoin Association or Assessment District maintained parcels shall be located entirely within such parcels for common maintenance allowance. Such walls shall be termed Community Walls and shall be designed and installed in accordance with these standard details. In areas where walls are set back 16' or less from curb face, the walls shall be offset for variety

WALL STANDARDS JURSIDICTION/APPLICATION

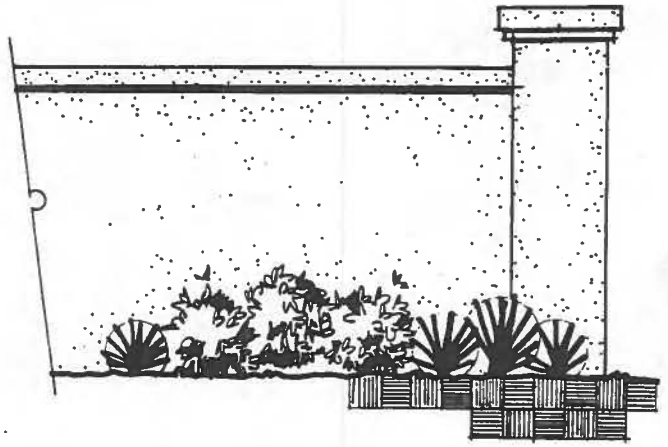
Community wall standards described and detailed herein are intended to apply to all situations where such walls are visible from public streets, public use areas, common Homeowner Association and Assessment District maintenance areas.

Specifically excluded are: residential rear yard and side yard situations not adjoining a public street or common use area; single and multi-family front yard enclosure fencing; and perimeter fencing for commercial and attached product areas. Wall applications in these areas will be evaluated for appropriateness with the architectural setting.

All residential edge Community Walls adjoining the street scenes of Iris Avenue, Moreno Beach Drive, Redlands Blvd., Krameria Street Lasselle Street, Cactus Street, John F. Kennedy Drive, Oliver Street, Kitching Street, Gentian Avenue, and the west side of the park entry road shall be designed and constructed as follows unless a specific up-grade proposal is accepted.

SOLID WALL BASE REQUIREMENT

Where privacy or protection of common area views dictate, a solid masonry wall with pilasters shall be used. The wall shall be five feet (5') minimum height and shall be constructed of a minimum six inch (6") width machine block. All exposed machine block surfaces shall receive a three-eights inch (3/8") thick stucco brown coat followed by a minimum one-eights inch (1/8") thick stucco finish coat in an even, smooth, fine sand finish. The color shall be La Habra Products, Inc. 'Aspen' #X-23 or equal. The wall shall be capped with a four inch (4") tall by eight inch (8") width machine block stuccoed over as described above to create a molded, shadow-line. Pilasters constructed of sixteen inch (16") square column block shall occur at all property lines, changes in vertical and horizontal direction and at other intervals appropriate to the length of wall run. Pilasters shall be capped with a two inch (2") followed by a four inch (4") machine block or built-up cap detail with stucco finish to match wall as noted above. All corners and edges of stucco work shall be square and straight.



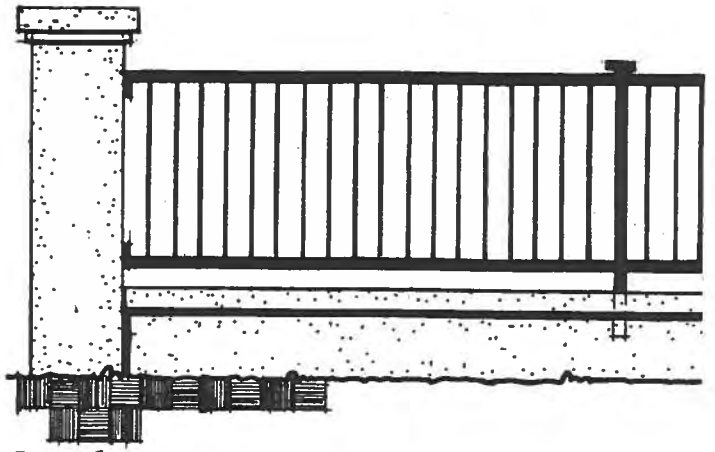
Solid Wall - Base Requirement

COMBINATION WALL BASE REQUIREMENT

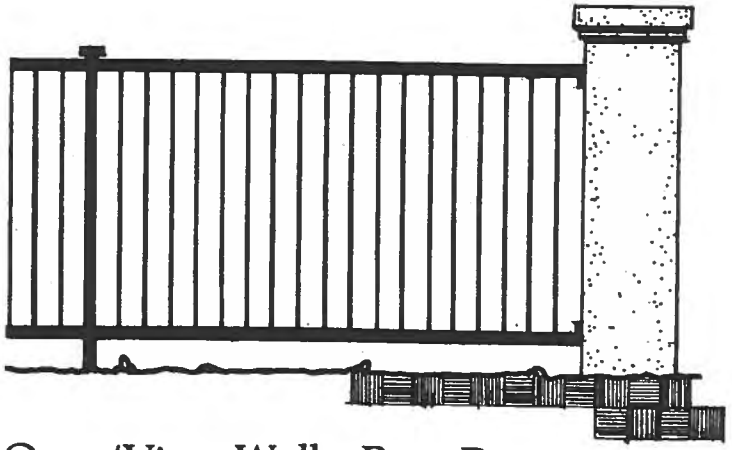
Where partial privacy is suggested with some view opportunity permitted, a combination masonry foundation wall with pilasters and tubular steel fence panels between shall be used. The pilasters shall match those described herein for the Base Requirement Solid Wall treatment inclusive of size, design configuration and location. An eighteen inch (18") height masonry foundation wall constructed of minimum six inch (6") width machine block capped and stuccoed over to match the Base Requirement Solid Wall treatment shall run between pilasters. Tubular steel fence panels shall run between pilasters set between two inch (2") square, 12 gauge posts set into the foundation masonry wall. Posts shall be topped with one inch (1") thick by three inch (3") square caps. Top and bottom horizontal rails shall be one and one-half inch (1-1/2") by two inch (2") by 12 gauge laid flat. Vertical pickets shall be one-half inch (1/2") square at five inches (5") on center. All tubular steel fence members shall be galvanized and shall be painted with one (1) color coat minimum over a metal primer. Acceptable colors for tubular steel fencing are black, Tuscan Red (Pantone color system #491C or equivalent), deep blue-green (Pantone color system #553C or equivalent), and deep blue (Pantone color system #309C or equivalent)

OPEN/VIEW WALL BASE REQUIREMENT

Where view opportunity is a premium and where the visual protection from common maintenance areas is assured, an open or view wall may be used. The wall or fence shall be five feet (5') minimum height contructued between masonry pilasters. The pilasters shall match those described herein for the Base Requirement Solid Wall treatment inclusive of size, design, configuration and location. Tubular steel fence panels shall run between two inch (2") square, 12 gauge posts set into appropriate concrete footings and topped with one inch (1") thick by three inch (3") square caps. Top and bottom horizontal rails shall be one and one-half inch (1-1/2") by two inch (2") by 12 guage laid flat. Vertical pickets shall be one-half inch (1/2") square at five inches (5") on center. All tubular steel fence members shall be painted with one (1) color coat minimum over a metal primer. Acceptable colors for tubular steel fencing are black, Tuscan Red (Pantone color system #491C or equivalent), deep blue-green (Pantone color system #553C or equivalent), and deep blue (Pantone color system #309C or equivalent)



Combination Wall - Base Requirement



Open/View Wall - Base Requirement

COMMUNITY WALL ALTERNATIVES

SOLID WALL ALTERNATIVE REQUIREMENTS

Alternative up-grade or more detailed solid wall designs may be utilized where appropriate and approved. Such design alternatives may generally be used on other than the primary community image street scenes in conjunction with medium, medium high or high density residential land-use and in near proximity to or with commercial development.

The solid masonry wall specified in the Solid Wall Base Requirement should be utilized but may be capped in a variety of ways. Masonry cap material height shall not exceed two inches (2") and may include adobe pavers, pre-cast colored concrete pavers or other such masonry paver material. Cap material color shall generally be in the 'Terra Cotta' color range with solid, primary red tones avoided. Heavy, contemporary cap treatments thicker (taller) than two inches (2") shall be avoided as inappropriate with the Moreno Valley Ranch architectural themes.

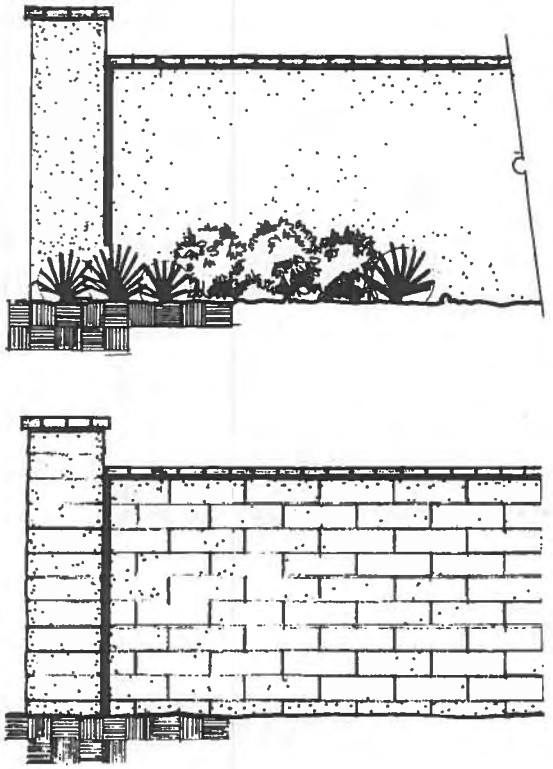
Pilasters associated with alternative wall designs should again match those specified on the Solid Wall Base Requirement but may be capped to match the adjoining alternative wall treatment. A simple, single maximum two inch (2") thick (tall) masonry paver cap may be utilized. Several horizontal layers of pavers designed as a stacked and cantilevered unit may be appropriate. Highly detailed pilaster caps such as installed at the Primary Entry Monumentation areas may also be appropriate for highly visible, intensive use areas.

COMBINATION AND OPEN/VIEW WALL ALTERNATIVE REQUIREMENTS

More intricate and stylized tubular steel fence panels either atop a low masonry foundation wall or as a singular fence between pilasters may be proposed if appropriate for alternative up-grade situations. The tubular steel fence design shall adhere to all code requirements and be compatible with the architectural setting and guidelines.

SOLID OR COMBINATION WALL ALTERNATE

An alternative, acceptable wall design for locations other than adjoining the street scenes of Iris Avenue, Moreno Beach Boulevard, Redlands Road, Krameria Street and Lasselle Street features a minimum six inch (6") width slump block wall. All exposed slump block wall surfaces shall be 'Parged' or thinly coated with plaster while permitting the block slump to be visible. Finish color of parged slump block surfaces shall be of an integral plaster color or painted to match La Habra Products, Inc. 'Dove Grey' #X-40 or equal. The wall shall be capped with a maximum two inch (2") thick (tall) masonry paver, adobe paver or colored concrete paver. Cap material color shall generally be in the 'Terra Cotta' color range with solid, primary red tones avoided. Pilasters associated with the alternative parged slump block wall shall present a sixteen inch (16") wide face and shall be finished to match the wall as noted herein. Pilaster cap material shall match wall cap material.



Solid Wall - Alternatives

D. Signage

General

Signage and its integration into the over-all project is an unavoidable and critical element in the design of any well-planned community. Use of certain consistent forms, materials, and colors go a long way to establishing continuity throughout Moreno Valley Ranch.

All signage within Moreno Valley Ranch must conform to the architectural and landscape architectural styles established in the preceding section of this manual. Size and configuration are determined by the function of the sign and according to the hierarchy of information, direction and organization.

All signs will be coordinated and approved by the Robert P. Warmington Company through the design review process estblished in Section I.C. of this manual. All signage must conform with the applicable City of Moreno Valley policies and ordinances.

Materials and Colors

In general, signs should be consistent with the materials and colors established within the architectural guidelines section of this manual.

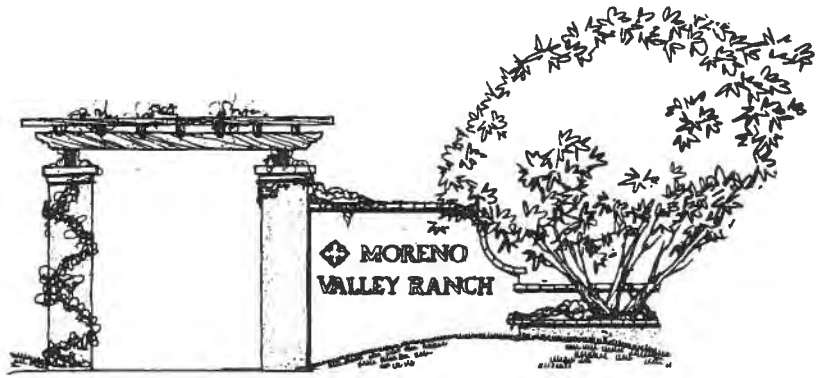
Appropriate materials includes plaster, wood, clay tile, masonry, wrought iron and ceramic tile. While plastic, back-lighted signs are not blanketly forbidden within the project, there are situations where they will not be acceptable. When allowed, they must be designed to utilize and emulate the style, materials and colors typical of the project. Front-lighted signs using the above-listed materials are preferable.

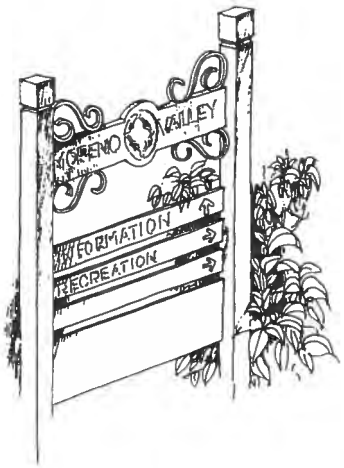
Base colors for plaster elements are primarily neutral usually whites, off-whites, cream and occasionally light pastel tints. Wood should have a light brown stain or be kept natural for a weathered look. Acceptable accent and lettering colors are: yellow ocher, Tuscan red, blue, deep blue-green, yellow and black.

Specific Applications

1. Entries

A hierarchy of entries has been established for the project as described in section IV.A. above. Entry signage will follow this hierarchy. Beyond major, minor, and neighborhood entries, private entry, directional, and facility/identification signs should be sized to indicate a further reduction in scale and importance.



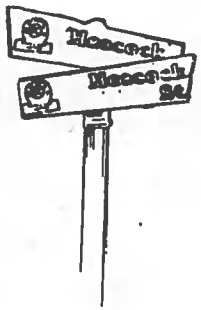


2. Temporary signs.

Temporary signs (eg. for sale, for rent, future facility, construction signs) will necessarily be constructed to last only their useful life. They must, nonetheless, be designed and applied to be consistent with the over-all permanent signage program. Their general appearance should be maintained while they are in use, and they should be removed promptly when they are no longer needed.

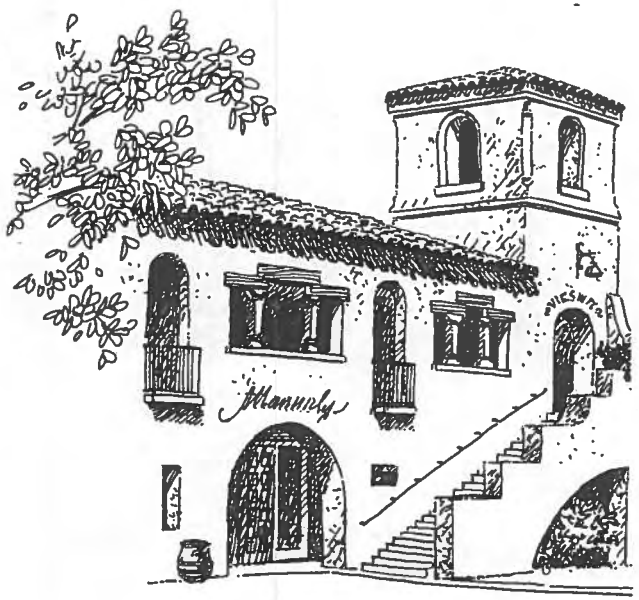
3. Street signs.

Street and traffic control signs will be consistent with standards which have been adopted by the City.



4. Public area, village core, commercial signs.

Signs in these areas should be sized and located to perform their necessary function but to be sensitively integrated with the other elements of the site. When located on buildings, they should be designed as a part of the structure utilizing the architectural elements appropriate to the building style. Signage can be incorporated into building accents such as awnings and doorways or painted directly on the stucco using the appropriate accent colors listed above. Signage should conform to Moreno Valley Ranch Specific Plan No. 193 adopted Zoning Ordinance.



Moreno Valley Ranch

IV. SPECIAL CONDITIONS

IV. SPECIAL CONDITIONS

A. Community Recreation, Public Park

As public and quasi-public facilities, these uses are highly visible and should be designed to invite and encourage public use. Strong connections with community greenbelt and trail systems are necessary. Where possible, parking facilities should be shared between public uses to reduce the areas devoted to paving and hardscape.

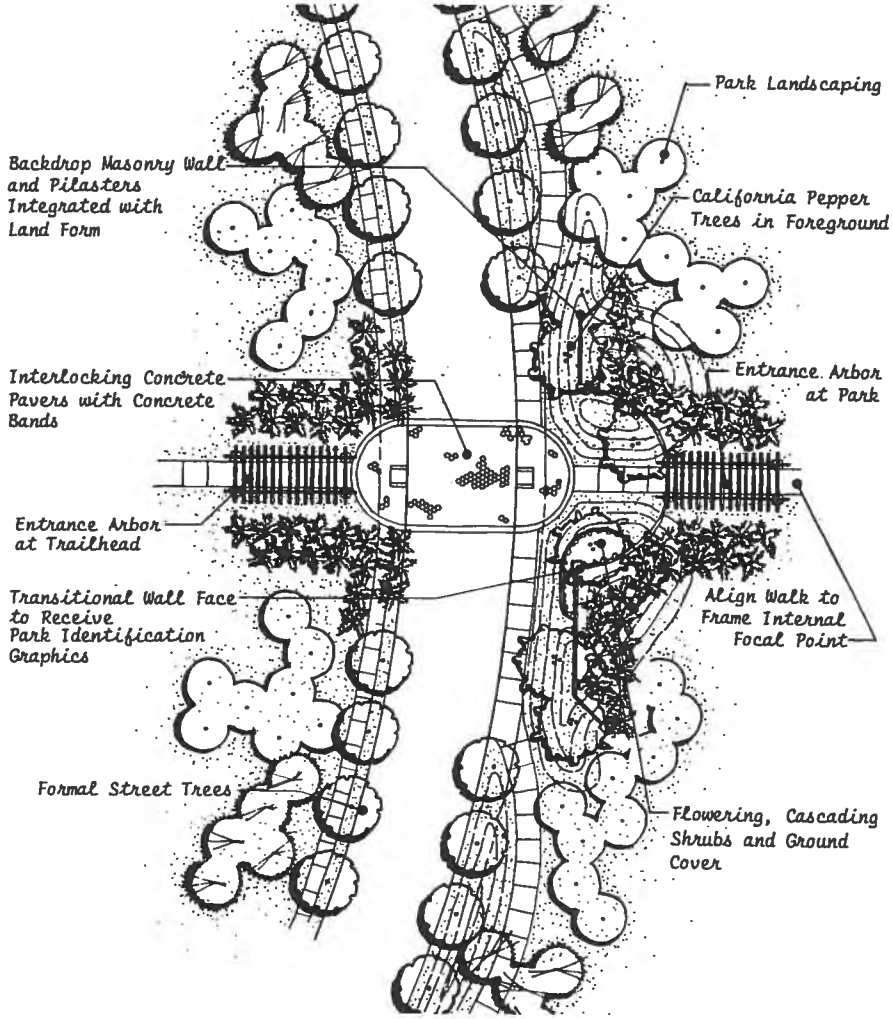
Because many of these areas fall adjacent to the lakes and major street systems, visibility is increased as is the need for sensitive high quality site design. Away from major streets and village cores, public oparks function as a local neighborhood focus.

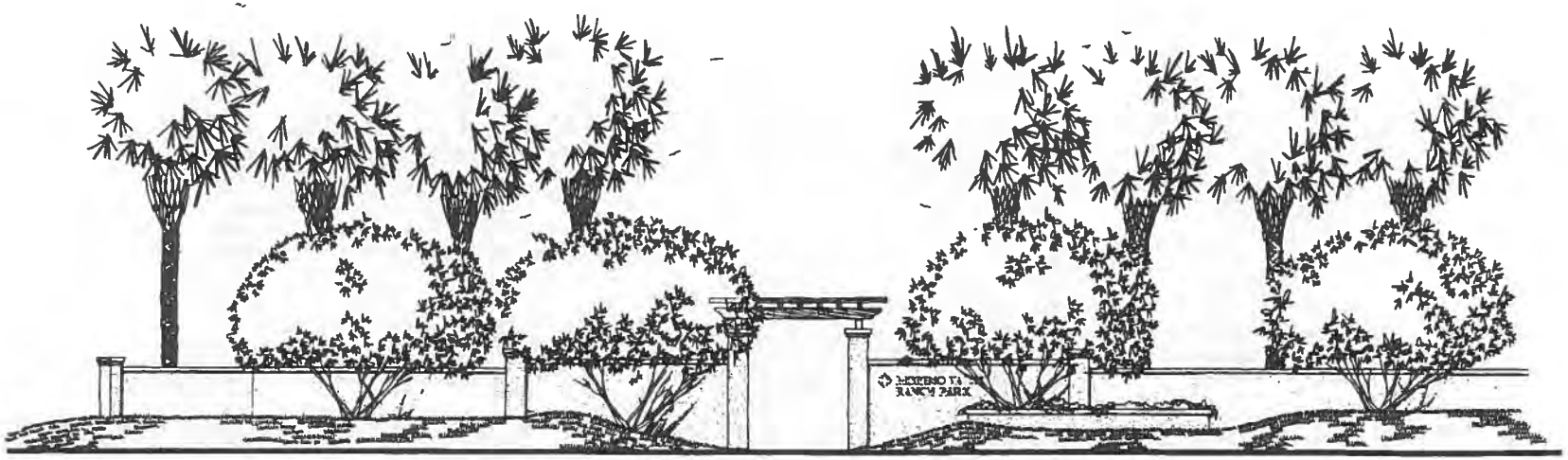
Project-wide architectural and landscape architectural elements and themes should be repeated throughout all public and quasi-public uses in Moreno Valley Ranch.

PARK ENTRANCE/TRAILHEADS

Park Entries and Trailheads shall be emphasized and thematically treated by introduction of Community Entry hardscape and landscape features. At a minimum, an entrance arbor shall be used. A transitional wall or walls extending from the arbor may be used to integrate the arbor with the land form and provide a display area for park identification graphics. Extended background walls and pilasters integrated with mounded land forms may be appropriate to further emphasize the park entrance. Foreground planter walls may also be used to reiterate Community Entry features. Interlocking concrete pavers wherever possible will recall community thematics and emphasize the entry function.

Formal groves of Washingtonia filifera or California Fan palms will backdrop and frame the park or trail entry. California Pepper trees used in the foreground will reiterate the overall community landscape theme. These rather formal park entries can readily transition into informal or naturalistic park and open space areas by manipulation of landform and landscape treatment. Wherever possible, park entries shall frame on-site focal points or distant views.





Park Entrance

B. Natural Open Space Edge Condition/ Equestrian Trails

A key component of the Moreno Valley Ranch Specific Plan is the preservation of undisturbed open space. This open space area performs several functions:

* Preservation of unique and valuable archaeological sites and resources

* Preservation of natural wildlife habitats
  - Bald eagle habitat
  - Raptor wintering habitat
  - Stephen's Kangaroo Rat habitat

* Open Space buffer between development and the Lake Perris Recreation Area, a regional facility

* Protection of the visual integrity of hills surrounding Lake Perris

* Preservation of coastal sage scrub biotic community on-site.

As shown on the land use plan, this natural open space is divided into three categories, representing future proposed ownership:

NOS-A: State Department of Parks and Recreation
NOS-B: State Department of Fish and Game
NOS-C: Riverside Community College District

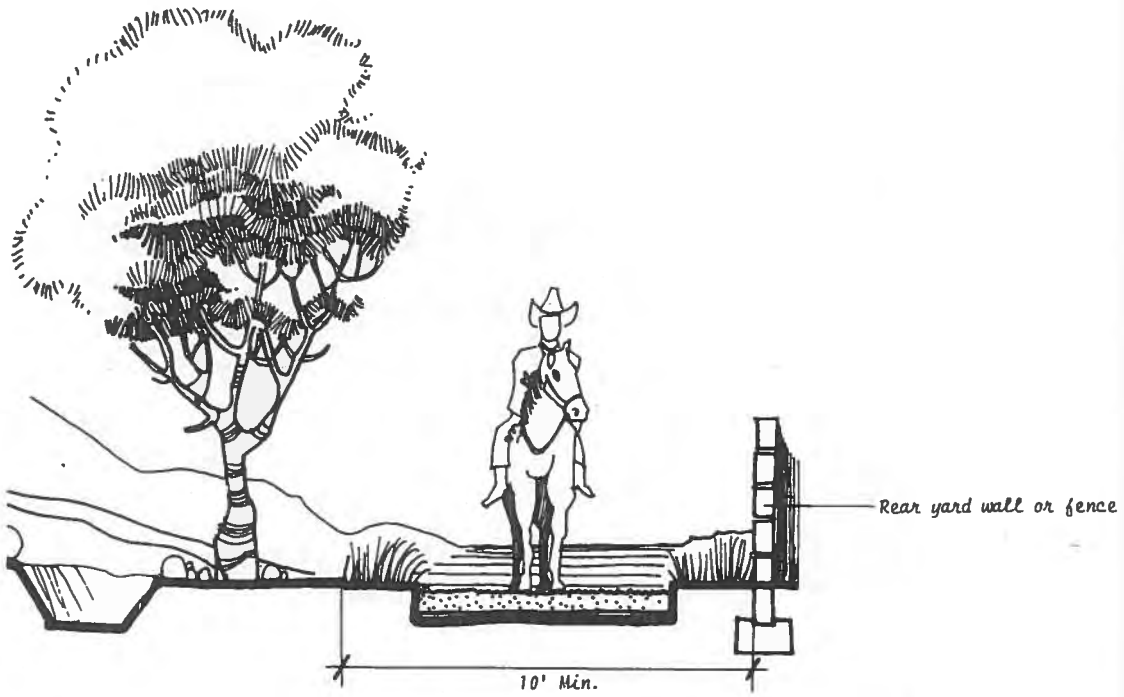
NOS-B Is located away from development, completely buffered by NOS-A. Portions of NOS-A and NOS-C are directly adjacent to development. For this reason, the following standards apply wherever development abuts natural open space areas (NOS-A and NOS-C).

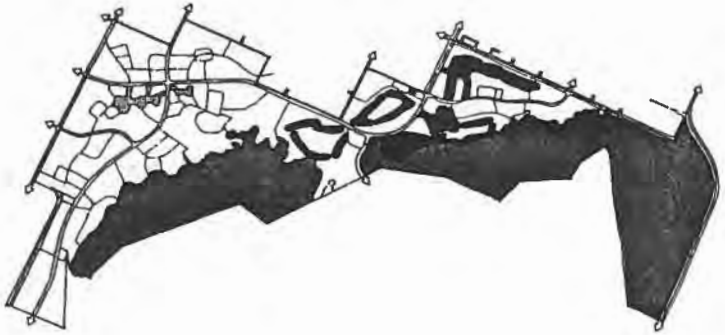
STANDARDS

Special Criteria: Views of natural open space areas are desirable. Site planning should take advantage of and emphasize these views.

Access to NOS-A which will become property of Parks and Recreation, should be discouraged except as allowed by the Department of Parks and Recreation through its internal roadway and trail system.

A trail is required to be established along the interface between the development and the natural open space. This trail should be designed and constructed to the standards illustrated in this manual.

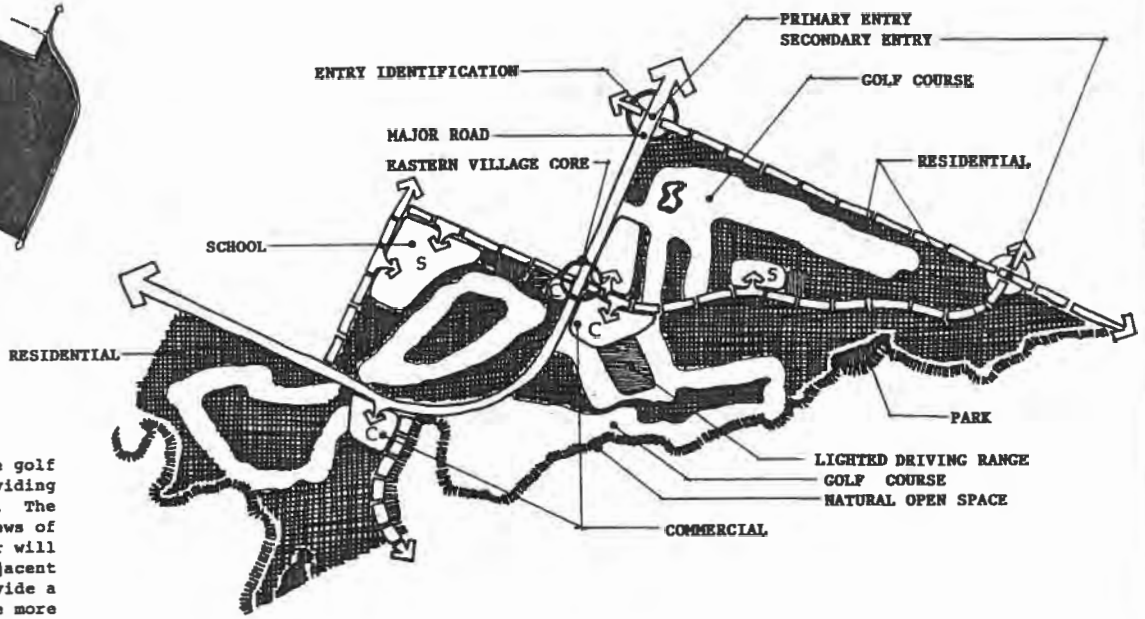




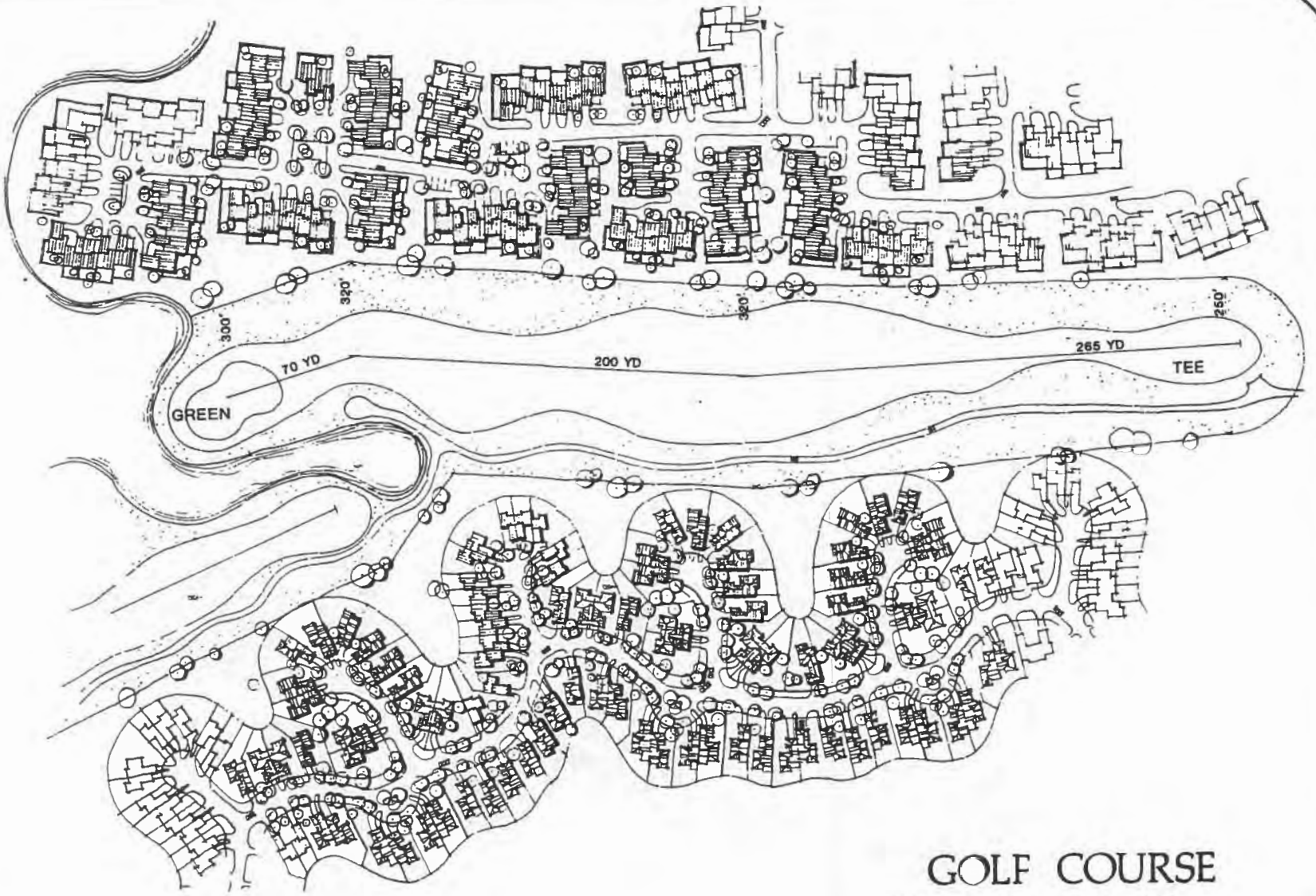
Key Map

C. Golf Course, Club, Hotel

From the centrally located golf clubhouse, 3 nine hole golf course corridors flow throughout the development providing recreation and open space buffers between residential units. The golf clubhouse and hotel will be situated to maximize views of the golf course and mountains beyond. The hotel visitor will find accommodations convenient to the golf clubhouse and adjacent commercial center. Fairways along the mountain base provide a transition from the existing natural landscape to the more manicured residential areas while preserving views of mountains and other natural features. Golf course grading is contoured to enhance existing rock outcroppings which create visual interest and serve as focal points. Portions of golf course open space are designed to accommodate seasonal storm drainage and are engineered as an intergral part of a regional flood control system. Pedestrian access will be provided only through the clubhouse.



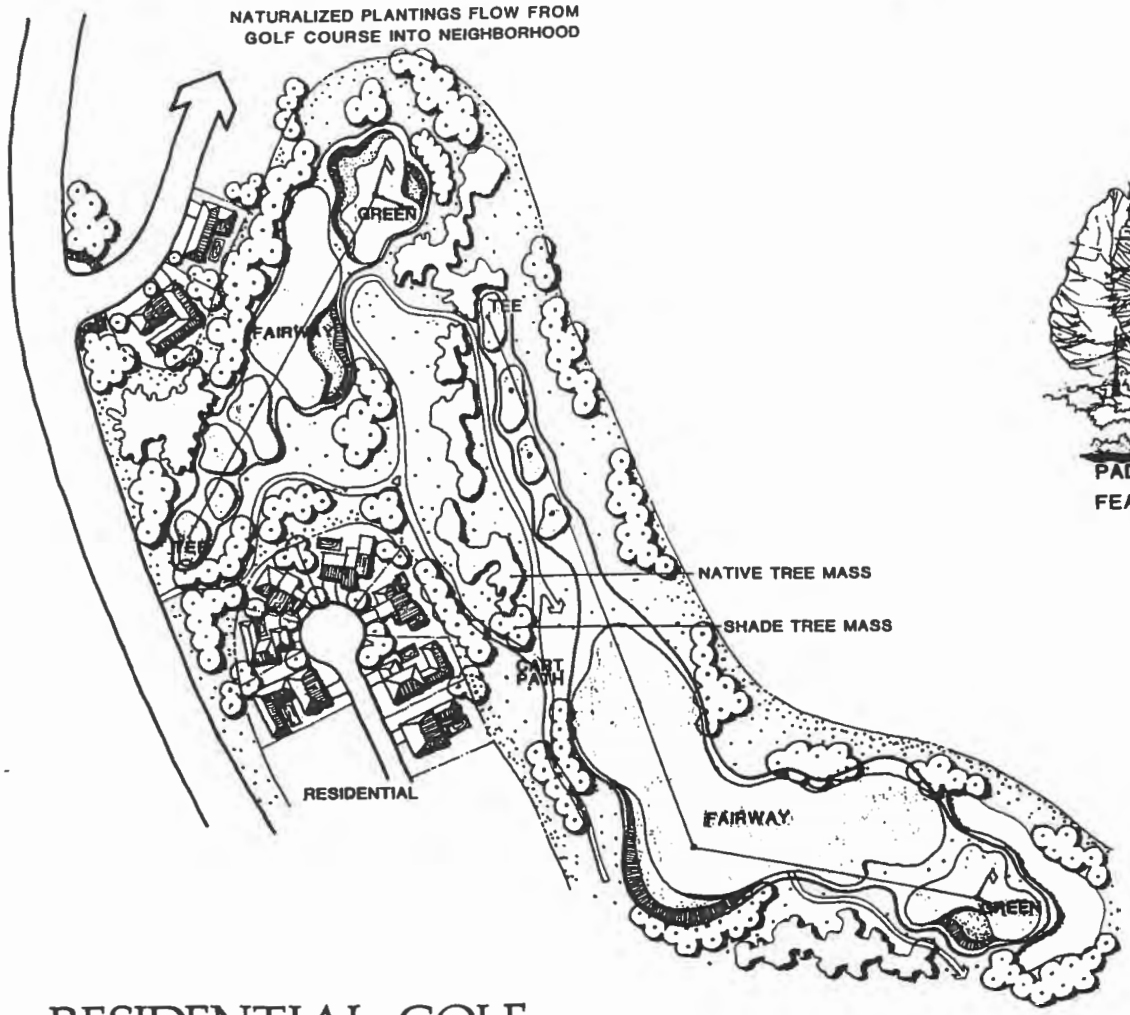
Concept Plan

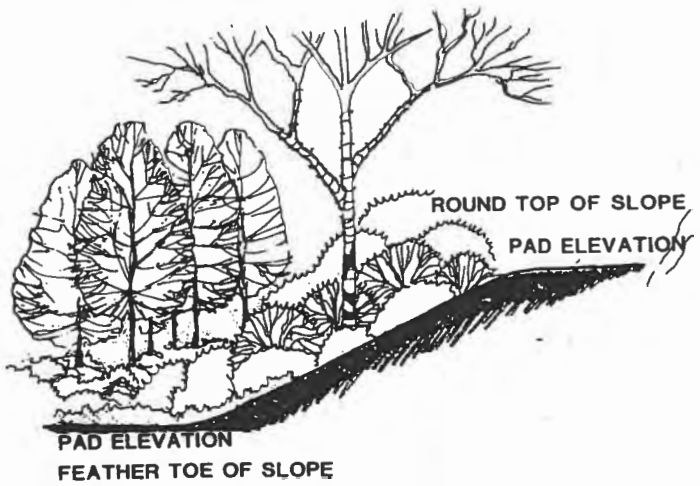


GOLF COURSE

Illustrative Site Plan

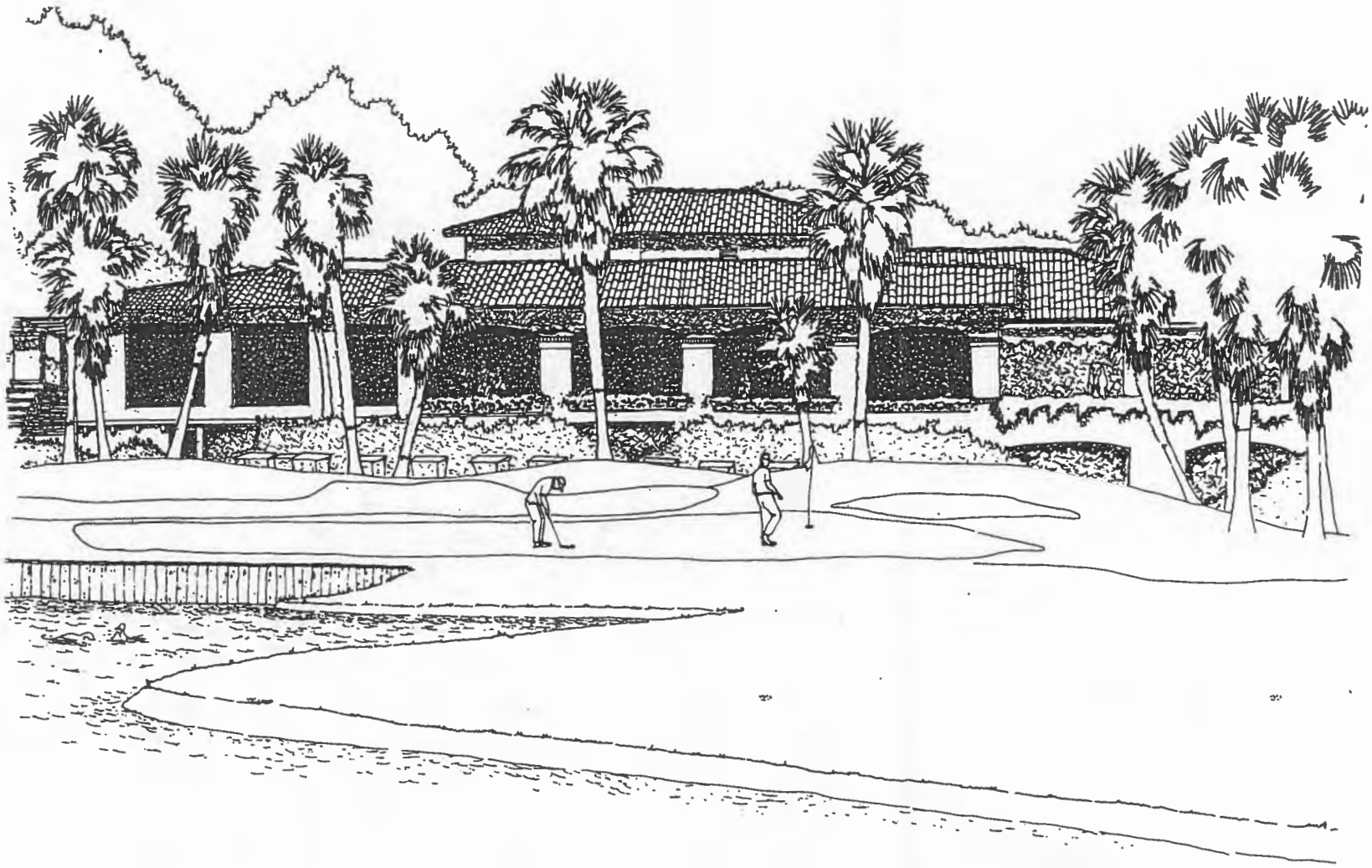
★ *(NOTE: Illustrations are conceptual for illustrative purposes only.)*





Section

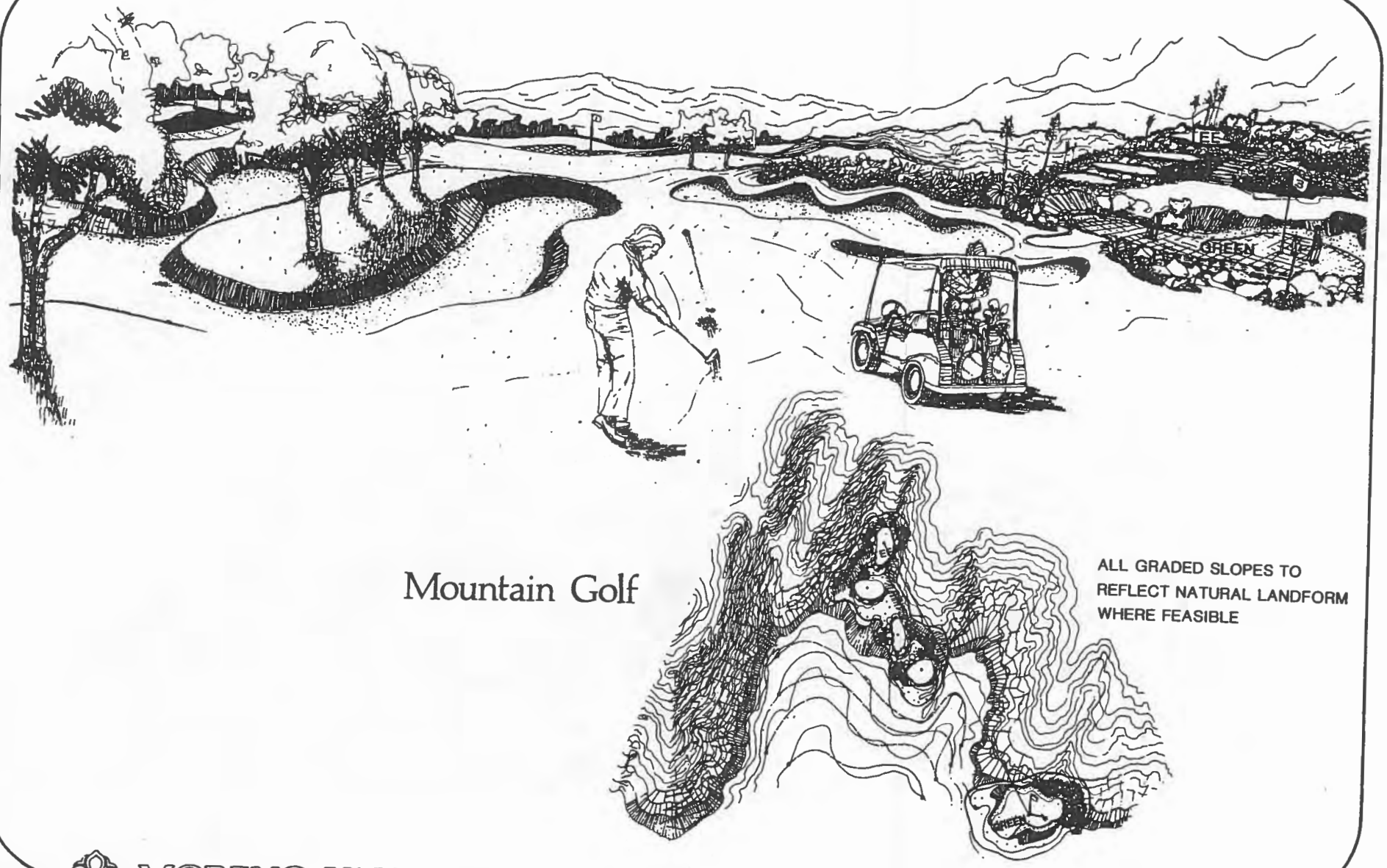
RESIDENTIAL GOLF



HOTEL GOLF CLUB

MORENO VALLEY RANCH

Hotel Entry



Mountain Golf

ALL GRADED SLOPES TO REFLECT NATURAL LANDFORM WHERE FEASIBLE

MORENO VALLEY RANCH

MORENO VALLEY RANCH SPECIFIC PLAN NO. 193

ZONING ORDINANCE

Section 1. Purpose

The purpose of this Zoning Ordinance is to encourage, preserve and improve the health, safety, and general welfare of the Community by encouraging the use of contemporary land planning principles. This Zoning Ordinance is intended to allow diversification of uses while insuring compliance with the intent of the Moreno Valley Ranch Specific Plan No. 193.

Section 2. General Land Use and Development Standards

The following general land use and development standards are to apply to the entire Moreno Valley Ranch Specific Plan area:

General Land Use and Development Standards

A. The City's Development Code, inclusive, as from time to time amended or updated, shall apply to the property, except as expressly modified as set forth herein.

B. The two attached planning area tables, entitled "Moreno Valley Ranch Specific Plan (SP193), Land Use Plan," and the attached maps, entitled "Moreno Valley Ranch Specific Plan 193 West Side Planning Areas, Land Use Plan" and "Moreno Valley Ranch Specific Plan 193 East Side Planning Areas Land Use Plan" are part of this Zoning Ordinance. Said tables and maps identify the location and extent of the zones described in this Zoning Ordinance.

C. No land or structure shall be used, constructed, altered or maintained except in conformance with the provisions of this Zoning Ordinance. Such structure or use shall conform to the general land use and development standards as well as the provisions of the particular zone in which such land or structure is located or proposed to be located.

D. All building construction within the Specific Plan shall comply with applicable building codes.

E. Agricultural uses shall be permitted on property subject to the Specific Plan as interim uses, until the property is developed in accordance with the Specific Plan, subject to the provisions of the Development Code and any amendments thereto.

F. Dedication and improvement of all rights of way shall meet with the approval of the City Engineer.

G. Development projects shall be reviewed for compatibility with the Moreno Valley Ranch Design Manual.

H. All development shall comply with the parking and loading requirements included in Chapter 9.11 of the Development Code.

I. All signage within the Specific Plan must conform to the architectural and landscape styles established in the Moreno Valley Ranch Design Manual. Signage must also conform to Chapter 9.12 the Development Code. If there is a conflict, the Specific Plan Design Manual shall prevail.

J. Churches shall be permitted or permitted with a conditional use permit in any zone as provided for by the Permitted Uses Table (9.02.020) of the Development Code with the exception of the NOS designation. Churches shall be subject to the standards of the Development Code.

Section 3. Residential Zones

The Moreno Valley Ranch will provide a wide range of housing opportunities. Housing types will range from custom lots to apartments. Higher density housing generally concentrated around the village cores and neighborhood nodes with lowest density housing is generally found away from the village cores.

3.1 Development Standards General to All Residential Areas

A. The following accessory structures shall be permitted in all residential districts:
   a. Garages and carports
   b. Fences, walls, and trellises.
   c. Swimming pools and other recreational amenities.
   d. Accessory buildings, structures, and uses where related and ancillary to a permitted use.

   Accessory structures shall comply with the setbacks and other standards of the Development Code.

B. All fences shall be limited to 6 feet in height unless they are attached to a main building and are an architectural design element, in which case they may exceed 6 feet subject to approval of the Community and Economic Development Director.

C. Open trellis and beam construction shall be permitted to attach the garage or carport to the dwelling and may also extend from the dwelling to the property line in the side, or rear yards, subject to building codes.

D. Minimum setbacks in each zone shall apply except that where structures abut a park, greenbelt, or other permanent open space setbacks may be reduced by the Community and Economic Development Director if the Community and Economic Development Director finds that the adjacent

open space is substantial and permanent and further finds that the exception will not grant a special privilege as compared to other properties in the neighborhood.

E. Where garages or carports are entered directly from an alley, no setback shall be required, provided at least 24 feet of clear area is provided directly behind the garage or carport to allow for adequate back-up clearance.

F. Signage shall comply with the standards and guidelines set forth in the Moreno Valley Ranch Design Manual and City of Moreno Valley's sign regulations.

G. Fencing and walls shall be designed according to the standards and guidelines set forth in the Moreno Valley Ranch Design Manual.

H. Residential development projects shall be reviewed for compatibility with the Moreno Valley Ranch Design Manual.

I. The minimum dwelling unit size for single family detached dwellings shall be 1,000 square feet. All other land use classifications shall comply with the Development Code.

J. Temporary Uses Permitted

Temporary uses shall be permitted as per the Development Code.

K. Accessory Uses Permitted:

(1) Any accessory use which the Community and Economic Development Director finds consistent with the purpose and intent of the residential district.

3.2 Low Density Residential Zone (LR)

Land designated as Low Density Residential is intended for residential development that ranges from 2 to 5 dwellings per gross acre. Housing types include single family detached units on lots ranging from 6,000 square feet to 20,000 square feet. This classification also provides for single family and semi-custom lot sale programs. The following regulations apply:

A. Principal Uses Permitted: The following uses are permitted provided a plot plan shall have been approved prior to issuance of a building permit pursuant to the provisions of the Development Code.

(1) Single family detached dwellings.

(2) Public parks, playgrounds, athletic fields.

B. Site Development Standards:

(1) Lot area: 6,000 square feet minimum.

(2) Lot width: 55 feet minimum except lots fronting on knuckles or cul-de-sacs may have a minimum frontage of 35 feet and a minimum width at the setback line of 45 feet.

(3) Lot depth: Minimum lot depth shall be 100 feet.

(4) Front yard setback: Minimum 20 feet from the front property line. Front yard setbacks in subdivision developments may be reduced by 20% provided the mean of all such setbacks in the development is not less than the minimum of 20 feet from the front property line.

(5) Side yard setback: 5 feet minimum. Minimum street side setbacks shall be 15 feet.

(6) Rear yard setback: 25 feet minimum.

(7) Building height: 35 feet maximum.

3.3 Park or Low-Density Residential Zone (P or LR)

Any planning area designated as Park or Low-Density Residential (P or LR) must be developed either (1) entirely in accordance with the requirements of the Park (P) designation, or (2) if the developer enters into a binding agreement with the City to provide equivalent park land and park facilities in another location, the planning area may be developed entirely in accordance with the requirements of the Low-Density Residential (LR) designation.

3.4 Medium-Low Density Residential Zone (MLR)

Land designated as Medium-Low Density Residential is intended for residential development that ranges from 4 to 8 dwellings per gross acre. Housing types include single-family dwellings on lots ranging typically from 5,000 square feet to 7,200 square feet. The following regulations apply:

A. Principal Uses Permitted: The following uses are permitted provided a plot plan shall have been approved prior to issuance of a building permit pursuant to the provisions of the City Development Code.

(1) Conventional single-family detached dwellings

(2) Zero-lot line patio homes (detached dwellings) and zero-lot line paired homes (attached dwellings)

(2) Public parks, playgrounds, athletic fields

B. Site Development Standards:

(1) Conventional subdivision (single family detached dwellings)

a. Lot area: 5,000 square feet minimum.

b. Lot width: 50 feet minimum, except lots fronting on knuckles or cul-de-sacs may have a minimum frontage of 35 feet. Stem portions of "flag" lots shall have a minimum width of not less than 24 feet, if no other alternatives are available and at the discretion of the decision-making body.

c. Lot depth: minimum lot depth shall be 90 feet.

d. Front yard setback: Minimum 18 feet from front property line. There shall be no averaging of the front setback as provided for in the Development Code.

e. Side yard setback: 5 feet minimum. Minimum street side setbacks shall be 10 feet.

f. Rear yard setback: 15 feet minimum.

g. Building height: 35 feet maximum.

(2) Zero-lot line patio homes and zero-lot line paired homes

a. Lot area: 4,500 square feet minimum.

b. Lot width: 45 feet minimum, except lots fronting on knuckles or cul-de-sacs may have a minimum frontage of 35 feet. Stem portions of "flag" lots shall have a minimum width of not less than 24 feet, at discretion of decision-making body if no other alternatives are available.

c. Lot depth: minimum lot depth shall be 90 feet.

d. Building site coverage: 60 percent maximum.

e. Front yard setback: Minimum 18 feet from the property line.

f. Interior side yard setback: Zero. Minimum street side setbacks shall be 10 feet.

g. Rear yard setback: 15 feet minimum.

h Building height: 35 feet maximum.

3.5 Medium Density Residential Zone (MR)

Land designated as Medium Density Residential is intended for residential development that ranges from 8 to 13 dwellings per gross acre. Housing types include single family and multiple-family dwellings.

A. Principal Uses Permitted: the following uses are permitted provided a plot plan shall have been approved prior to issuance of a building permit pursuant to the provisions of the City Development Code as amended from time to time:

(1) Single family dwellings, including single family detached dwellings, zero-lot line patio homes and zero-lot line paired homes.

(2) Multiple family dwellings, including apartments, townhouses and condominiums

(3) Public parks, playgrounds and athletic fields.

B. Site Development Standards

(1) Single-family dwellings

Development of single-family dwellings shall comply with the development standards of the RS10 designation provided for the Development Code, except that residential density shall be based on the density range established by the Medium Residential (M) designation.

(2) Multiple-family dwellings:

Development of apartments, condominiums and townhouses shall comply with the development standards of the R15 designation provided for the Development Code, except that residential density shall be based on the density range established by the Medium Residential (M) designation.

Medium High Density Residential Zone (MHR)

Land designated as Medium High Density Residential is intended for multiple-family residential development that ranges from 13 to 17 dwellings per gross acre. Housing types include townhouses, condominiums and apartments.

A. Principal Uses Permitted: The following uses are permitted provided a plot plan shall have been approved prior to issuance of a building permit pursuant to the provisions of Sec. 18.30 of the City Land Use Ordinance as amended from time to time.

(1) Townhouses and condominiums

(2) Apartments

B. Site Development Standards: Development within the Medium High (MH) shall comply with the development standards of the R20 designation of the Municipal Code, except as follows:

(1) Residential density shall not exceed 17 dwellings per acre.

(2) Parking shall be provided in accordance with the following standards:

Unit type	Parking Spaces	Covered Spaces
1 bedroom/studio	1.5	1.0
2 bedroom	2.0	1.0
3 or more bedroom	2.5	2.0

(3) Recreational vehicle parking is not required.

(4) The minimum building separation shall be reduced to 15 feet, subject to the following limitations:

a. The buildings subject to the reduced separation shall not exceed two stories in height; and

b. None of the buildings subject to the reduced separation shall contain more than 8 dwelling units; and

c. The walls and roofs of the buildings subject to the reduced separation shall include architectural enhancements and shall be articulated (with recesses and projections) to break up the mass of each building.

High Density Residential Zone (H)

Land designated as High Density Residential is intended for multiple-family residential development that ranges from 17 to 20 dwellings per gross acres. Housing types include townhouses, condominiums and apartments.

A. Principal Uses Permitted: The following uses are permitted provided a plot plan shall have been approved prior to issuance of a building permit pursuant to the provisions of the Development Code:

(1) Townhouses and condominiums

(2) Apartments

(3) Public parks, playgrounds, athletic fields.

B. Site Development Standards: The development within the High Density Residential (HR) designation shall comply with the development standards of the R20 designation of the Municipal Code, except as follows:

(1) Parking shall be provided in accordance with the following standards:

Unit type	Parking Spaces	Covered Spaces
1 bedroom/studio	1.5	1.0
2 bedroom	2.0	1.0
3 or more bedroom	2.5	2.0

(2) Recreational vehicle parking is not required.

(3) The minimum building separation shall be reduced to 15 feet, subject to the following limitations:

a. The buildings subject to the reduced separation shall not exceed two stories in height; and

b. None of the buildings subject to the reduced separation shall contain more than 8 dwelling units; and

c. The walls and roofs of the buildings subject to the reduced separation shall include architectural enhancements and shall be articulated (with recesses and projections) to break up the mass of each building.

Section 4. Commercial Zones

It is anticipated that the population generated by the eventual build-out of Moreno Valley Ranch will be served by several commercial centers located within village core neighborhood nodes.

4.1 Commercial Zone (C)

A. Principal Uses Permitted - The permitted uses shall be as provided for in the Neighborhood Commercial designation in the Permitted Uses Table (Table 9.02.020-1) of the Development Code.

B. Site Development Standards - Projects shall conform to the architectural and landscape designs standards and guidelines of the Moreno Valley Ranch Specific Plan Design Manual and shall comply with the development standards of the Neighborhood Commercial designation as provided for in Chapter 9.04 of the Development Code.

4.2. Commercial Zone or Medium Residential (C or MR)

Any parcel designated as Commercial or Medium Residential (MR or C) must be developed either (1) entirely in accordance with the requirements of the Commercial (C) designation, or (2) entirely in accordance with the requirements of the Medium Residential (MR) designation.

4.3 Commercial or High Density Residential Zone (C or H)

Any parcel designated as Commercial or High-Density Residential (C or H) must be developed either (1) entirely in accordance with the requirements of either the Commercial (C) designation, or (2) entirely in accordance with the requirements of the High Density Residential (H) designation.

Section 5. Equestrian/Recreation Zone

An equestrian and recreation zone is planned to provide a recreational trail staging area and supporting uses.

5.1 Equestrian/Recreation Zone (EQ/R)

A. Principal Uses Permitted: The following uses are permitted pursuant to the provisions of the City's Development Code:

(1) Trail Staging Area

(2) Accessory buildings, structures, and uses related and ancillary to the above.

(3) Other similar uses which are found by the Community and Economic Development Director to be consistent with and not more detrimental than the above listed uses and which are consistent with the intent of this land use classification.

B. Site Development Standards:

(1) Projects shall comply with the development standards of the Public designation provided for in Section 9.07.030 of the Development Code.

(2) Projects shall conform to the architectural and landscape design guidelines of the Moreno Valley Ranch Design Manual.

Section 6. Community Facilities Zone (CF)

The following community support uses shall be permitted consistent with the Moreno Valley Ranch Specific Plan

6.1 Community Facilities (CF)

A. Principal Uses Permitted:

(1) Natural Open Space.

(2) Parks, trails, and other public or private recreation facilities.

(3) Public Schools and Community Colleges

(4) Hospitals

(5) Fire stations and other public or quasi-public facilities.

(6) Water reservoirs and related facilities.

(7) Recreational vehicle storage facilities

(8) Office uses

(9) Accessory buildings, structures, and uses related and incidental to the above.

(10) Other similar uses which are found by the Community and Economic Development Director to be consistent and not more detrimental than the above listed uses and which are consistent with the intent of this land use classification.

B. Site Development Standards:

(1) Projects shall comply with the development standards of the Public designation provided for in Section 9.07.030 the Development Code.

Section 7. Community Recreation Zone (CR)

Land designated as Community Recreation is intended to provide recreation facilities that are owned and operated by the Moreno Valley Ranch Master Homeowner's Association.

7.1 Community Recreation Zone (CR)

A. Principal Uses Permitted: The following uses are permitted, provided a plot plan has been approved pursuant to the provisions of the Development Code:

(1) Private recreational facilities.

(2) Accessory buildings, structures, and uses related and incidental to the above.

(3) Other similar uses which are found by the Community and Economic Development Director to be consistent and not more detrimental than the above listed uses and which are consistent with the intent of this land use classification.

B. Site Development Standards:

(1) Projects shall conform to the architectural and landscape design standards and guidelines of the Moreno Valley Ranch Design Manual and shall be subject to plot plan review, and with the Development Standards of the Public designation provided for in Section 9.07.030 of the Development Code, and all other applicable development standards.

Section 8. Park Zone (P)

Land designated as Park is intended to provide public park facilities.

Park Zone (P)

A. Principal Uses Permitted: The following uses are permitted, provided a plot plan has been approved pursuant to the provisions of the Development Code.

(1) Public parks

B. Site Development Standards: Projects shall conform to the architectural and landscape designs standards and guidelines of the Moreno Valley Ranch Design Manual and shall be subject to plot plan review, and with the Development Standards of the Public designation provided for in Section 9.07.030 of the Development Code, and all other applicable development standards.

C. PA46 Park Site: The precise location and shape of PA46, shall be established in conjunction with the design of any subdivision or other development within PA42 and/or PA47. The minimum area of such park shall be 4 acres.

Section 9. Natural Open Space Zone (NOS)

Land designated as Natural Open Space is intended to provide open space owned and maintained by public agencies.

9.1 Natural Open Space Zone (NOS)

A. Principal Uses Permitted:

(1) Natural Open Space.

(2) Hiking and equestrian trails and facilities.

(3) Arboretum.

(4) Water reservoirs and related facilities.

(5) Accessory buildings, structures, and uses related and incidental to the above.

(6) Other similar uses which are found by the Community and Economic Development Director to be consistent and not more detrimental than the above listed uses and which are consistent with the intent of this land use classification.

B. Site Development Standards:

(1) Subject to Plot Plan review if the City has jurisdiction to review the proposal, or subject to review of government agency that owns property.

Section 10. Golf Course Zone (GC)

Land designated as Golf Course is intended to provide an active open space use which is privately owned and maintained.

10.1. Golf Course Zone (GC)

A. Principal Uses Permitted

(1) Golf Courses

(2) Hiking and equestrian trails and facilities

(3) Water reservoirs and related facilities

(4) Maintenance facilities including structures, gasoline storage, and uses related to the above, providing a plot plan has been reviewed and approved pursuant to the Development Code.

(5) Other similar uses which are found by the Community and Economic Development Director to be consistent and not more detrimental than the above listed uses, and which are consistent with the intent of this land use classification.

B Site Development Standards

Development will be based on the development standards included in the City's Development Code, and will be subject to Plot Plan review.

Section 11. Definitions

Apartment - One or more rooms with private bath and kitchen facilities comprising an independent self-contained dwelling unit in a building containing more than two dwelling units.

Commercial Recreation - Any use or development either public or private, providing amusement, pleasure, or sport.

Commission or Planning Commission - The City of Moreno Valley Planning Commission

Community and Economic Development Director - The Community and Economic Development Director of the City of Moreno Valley

Community Facility - A noncommercial use established primarily for the benefit and enjoyment of the community in which it is located.

Conventional Subdivision - A development of single-family detached homes in which each dwelling is situated on a residential lot of record, no lot contains more than one dwelling and no dwelling is located on a property line.

Design Manual - Moreno Valley Ranch Specific Plan Design Manual approved by the Planning Commission.

Development Code - The City of Moreno Valley Development Code, Title 9 of the Municipal Code, Planning and Zoning.

Senior Citizen Project - Any residential development limited to occupancy by senior citizens 55 years or older.

Setback Area - The area between the building line and the property line, or when abutting a street, the ultimate right-of-way line, unless defined differently elsewhere in this Ordinance.

Setback Distance - The distance between the building line and the property line, or when abutting a street, the ultimate right of way line, unless defined differently elsewhere in this Ordinance.

Specific Plan - Specific Plan No. 193 as amended from time to time.

Townhouse Development - A cluster development consisting of attached dwelling units.

Zero Lot Line Paired Home – A single family dwelling that is both (1) attached at the interior side lot line to one other dwelling, and (2) located on a separate lot from such other dwelling.

Zero Lot Line Patio Home – A single family dwelling that is both (1) placed on an interior side property line, and (2) detached from any other dwelling on an adjoining lot.

Zoning Ordinance - The Specific Plan Zoning Ordinance of Moreno Valley Ranch.

Moreno Valley Ranch Specific Plan (SP 193)
Land Use Plan (Amendment No. 12)

Planning Area Table
West Side

Planning Area	Zone	Planning Area	Zone	Planning Area	Zone
1	MLR	14	LR	32	MHR (Amd. 12)
2A	EQ/R	15	LR	33	MLR (Amd. 8)
2B	CF	16	P or LR	34	MLR
2C	MLR	17	MLR	35	MHR
3	MLR	18	Deleted w/ Amd. 3	36	C or H
4A	MLR	19	Deleted w/ Amd. 3	37	CF
4B	CF	20	MLR	38	P
4C	P	21	H	39	MLR
5	MR	21A	H	40	H
5A	MLR	22	CF	41	C or H
6	MLR	22A	LR	42	MLR
6/11	LR Added w/ Amd. 7	23	P/CR	43	H
7	Deleted w/ Amd. 7	24	MLR	44	MLR
7/11	MR Added w/ Amd. 7	25	MLR	45	P
8	P	26	Deleted w/ Amd. 2	46	P
9	CF	27	CF	47	MLR
10	MLR	28	MHR (Amd. 12)	48	MLR
11	Deleted w/ Amd. 7	29	MLR (Amd. 12)	49	MLR
12	LR	30	MHR (Amd. 12)	50	MLR
13	CF	31	MHR (Amd. 12)		

Moreno Valley Ranch Specific Plan (SP 193)
Land Use Plan (Amendment No. 12)

Planning Area Table
East Side

Planning Area	Zone	Planning Area	Zone	Planning Area	Zone
51A	MLR	**61**	MR or C	**71**	MLR
51B	LR	**62**	MLR	**72**	MLR
52	MR	**63**	MLR	**73**	P
53A	LR	**64**	MLR	**74**	MLR (Amend. 11)
53B	LR	**65**	CF	**75**	P
54	C	**66**	MLR	**76**	P
55	MLR	**67**	MLR		
56	CF	**68**	MLR		
57	MLR	**69**	MLR		
58	C	**70**	MLR		
59	MLR				
60	H (Amend. 10)				

All areas not otherwise identifed on the Land Use Plan are designated as GF (Golf Course).

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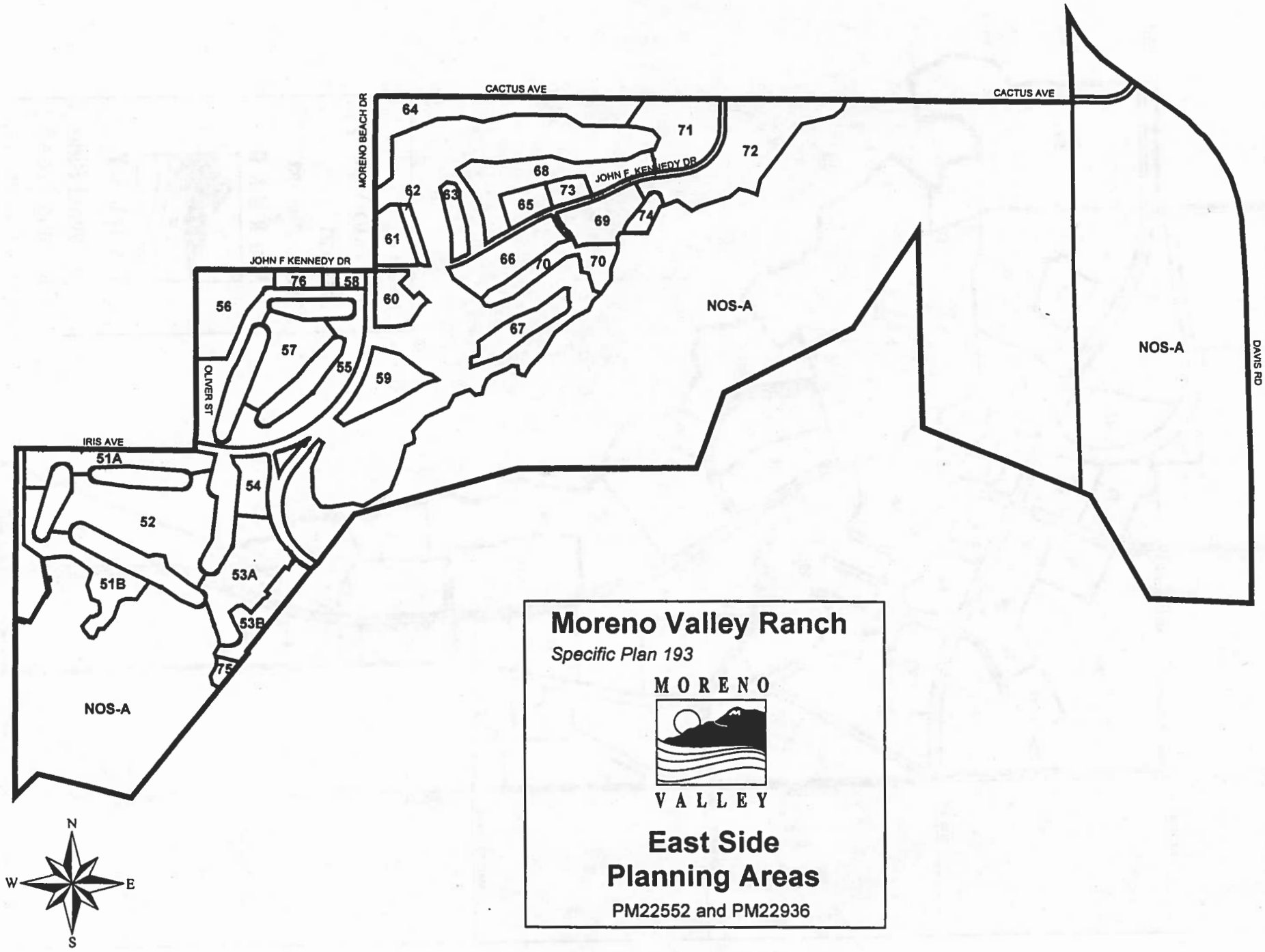

Moreno Valley Ranch

Specific Plan 193

MORENO VALLEY

East Side Planning Areas

PM22552 and PM22936

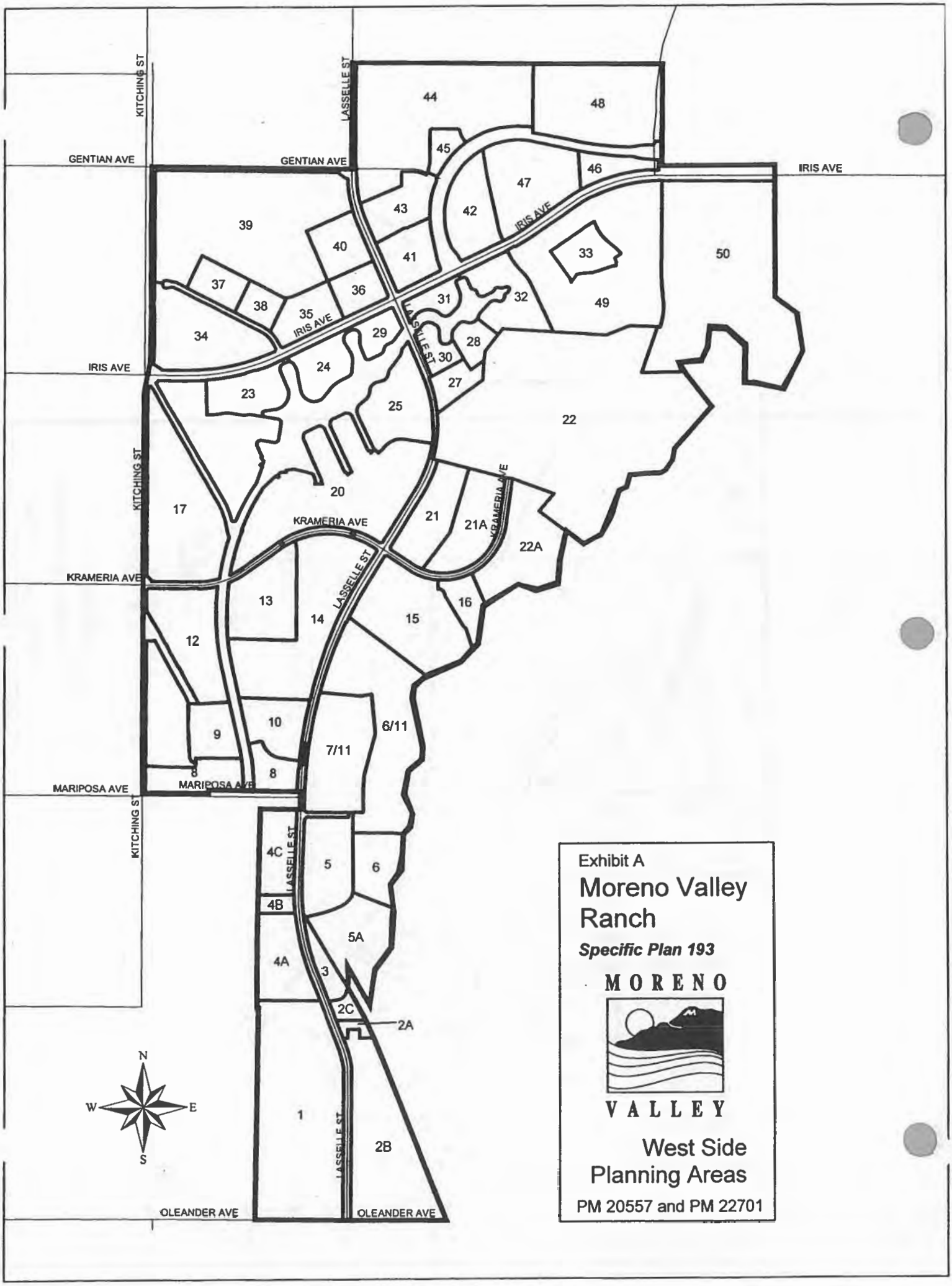
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Exhibit A
Moreno Valley Ranch
Specific Plan 193
MORENO VALLEY
West Side Planning Areas
PM 20557 and PM 22701