



Report to Recreational Trails Board

TO: Recreational Trails Board
FROM: Tony Hetherman, Parks Project Coordinator
DATE: February 16, 2017 **ITEM NO. D1**
TITLE: IRONWOOD VILLAGE – DEVIATION OF MASTER PLAN OF TRAILS,
TENTATIVE TRACT MAP 37001, A 181-LOT SINGLE FAMILY
RESIDENTIAL DEVELOPMENT

RECOMMENDED ACTION

Staff recommends that the Recreational Trails Board take the following action:

1. **Approve** the removal of the north-south City-maintained public trail that bisects the project, as shown on the Master Plan of Trails; and
2. **Approve** the addition of a west-east City-maintained public trail, located within the northern boundary of the project.

SUMMARY

The applicant, Global Investment & Development LLC, is requesting to amend the Master Plan of Trails within the General Plan on an existing 78.4 gross acre parcel (Assessor's Parcel Number 473-160-004) for the subdivision and development of a 181-lot single family residential tract (Tentative Tract Map 37001). The project consists of the following requests:

- The General Plan Amendment will remove the proposed north-south trail that bisects the property, as shown on the Master Plan of Trails (Attachment 1). Additionally, the General Plan Amendment will add a new east-west trail along the northern section of the property, connecting a proposed trail north of the property, running easterly to Oliver Street and aligned with Juniper Avenue.
- The proposed Project will add several feeder trails to the City trails which will be owned and maintained by Homeowner Association (HOA).

Project Description

The Ironwood Village Project proposes a residential community with a combination of open spaces, interior walking paths, and park space as a dividing edge between the two density districts. This project includes appropriate use of natural open space, landscaping, trails, right-of-ways and fire access facilities to create a pleasing visual and physical transition between the existing rural residential uses in the vicinity, the project site, and open adjacent hillside residential areas that will remain with the project. The project, as designed, provides for a suburban lifestyle in a cohesively planned “private” non-gated community with amenities not commonly found in the adjacent large lot subdivisions.

General Plan Amendment

As a component of the proposed General Plan Amendment, the project proposes to revise the “Master Plan of Trails.” The current Master Plan of Trails identifies a theoretical future public trail running north and south through the center of the project parcel connecting to a forked future trail just north of the project limits. This central City trail section is proposed to be replaced with private, HOA maintained multi-use trails that would connect the Ironwood Village Project neighborhoods, interior open spaces and on-site park, and will connect to the future City of Moreno Valley public off-site trails on Ironwood Avenue, Oliver Street and to the north (outside of the project site). Additionally, the project proposes to add a City-maintained public trail within the northern boundary, connecting to the forked future trail and extending to the east to Oliver Street. Parks, Recreation and Open Space Element Policy 4.2.8 encourages the development of recreational facilities within private developments with appropriate mechanisms to ensure that such facilities are properly maintained and that they remain available to residents in perpetuity.

Based upon the information presented above, the proposed change in the trail system is consistent and compatible with the goals of the Master Plan of Trails which would not conflict with the goals, objectives, policies or programs of the General Plan.

Site

The 78.4-acre Project site is located in the northeastern portion of the City of Moreno Valley immediately northeast of the intersection of Ironwood Avenue and Nason Street, and bounded by Ironwood Avenue on the south, Nason Street on the west, Oliver Street on the east, and vacant land to the north. The Project site is located immediately south of the foothills of the San Timoteo Badlands, and consists of one single-family residential designated parcel (APN 473-160-004-5). There is no street address associated with the property, which is currently vacant land, though several unimproved trails/dirt roads traverse the property, which are oriented east-west and north-south.

FISCAL IMPACT

None.

ALTERNATIVES

1. **Do Not Approve** the removal of the north-south City-maintained public trail that bisects the project, as shown on the Master Plan of Trails; and
2. **Do Not Approve** the addition of a west-east City-maintained public trail, located within the northern boundary of the project.

NOTIFICATION

Posting of the agenda.

ATTACHMENTS

1. TTM 37001/Master Plan of Trails

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