SIERRA DEL ORO
Specific Plan 85-2

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Introduction

1.0 Location

Specific Plan 85-2 is the development ordinance for 1,374.14 acres at the southwestern gateway of the City of Corona. It is located south of Green River Road, is visible from the Riverside Freeway (91) which courses east to west at a distance of 400'- 1200' north of the property line, and is a mile and a half (1.5) from the western boundary of the County of Riverside where it meets Orange County. (See Figures 1 and 2).

1.1 Project Overview

The topography of Sierra Del Oro and its drainage channels from the Santa Ana Mountains to Wardlow Wash determines some of the parameters of development for the community. Housing needs of people working in Riverside and Orange Counties, who require reasonably priced homes, set other parameters.

Sierra Del Oro is planned as a mixed-density residential community of 3,592 units (See Land Use Plan Figure 3), with a population of approximately 11,260 on 1,374.14 acres, providing integrated recreation and open space and neighborhood commercial areas. Development areas are planned to cluster units leaving 594.60 acres of open space and parkland. A broad spectrum of product types are proposed to help meet the housing needs of future employees of Corona, Riverside and Orange Counties. Single-family detached, attached and patio homes, town homes, flats and apartments are proposed.

Clustering development will reduce the amount of grading, help preserve views of the Santa Ana Mountains from the north, and enable views to be created from many of the units. Clustering also controls infrastructure costs, enabling more homes to be priced for the first-time homebuyer market.

Open Space designations consist of slopes and arroyos that will be left in a natural state (modified in the interest of safety only), planted slopes to blend the built environment into the hillside panorama, and parkland, under homeowners' associations, a maintenance district or under City jurisdiction. Locations are designated for facilities and services to meet community needs (e.g. schools, fire station, reservoirs).

Commercial areas will provide convenience shopping and a panoramic hilltop restaurant for the community and for travelers along Green River Road and Palisades Drive.

A hierarchy of circulation is planned, to best serve the Sierra del Oro community, and to integrate it into the Master Plan of Circulation in the City. The west portion of Green River Road has been modified to continue into Sierra del Oro and traverse the community and connect via a City proposed road to Foothill Parkway. The western portion of Palisades Road now 'T's into Green River Road where it enters Sierra del Oro. Serfas Club Drive now extends southerly to Green River Road.

Additional circulation facilitates the flow of neighborhood traffic into collector streets, and from there into secondary or major streets.

1.2 History

The recent owners, prior to planning of the Sierra del Oro Specific Plan, are descendents of Jose Antonio Yorba, a cattle rancher in the late 1700's and early 1800's. Jose Antonio's four sons expanded their holdings in the 1800's to include the ranches of Sierra Yorba, Rancho Sierra and Rancho Rincon. Historically, the land has been used for its open space qualities, to graze cattle and more recently to graze horses on a seasonal basis. The development of Sierra del Oro will strive to preserve the quality of that open space character in retention of open space vistas, and preserve a major riparian habitat in Fresno Canyon.

1.3 Authority and Scope

As required by California Government Code Section 65451, this Specific Plan is based on, and is consistent with, the Corona General Plan, (see Figure 4) and includes all detailed regulations and conditions necessary or convenient for the systematic implementation of the Corona General Plan, including:

A. The regulation of land uses, building placement, establishment of dwelling unit densities, and site development standards within a flexible regulatory framework that enhances the basic public and private purposes of the Corona General Plan.

B. Encouragement of creative approaches to the development and use of land through variation in building sitting and the combining of appropriate land uses, activities and dwelling types.

C. Establishment of the maximum number of dwelling units by development area.

D. Integration of public and private open space into and around development areas.

E. Maximizing choices of housing densities and product types to meet the needs of the people in the City of Corona.

F. Procedures for the adoption, implementation and amendment of this Specific Plan.

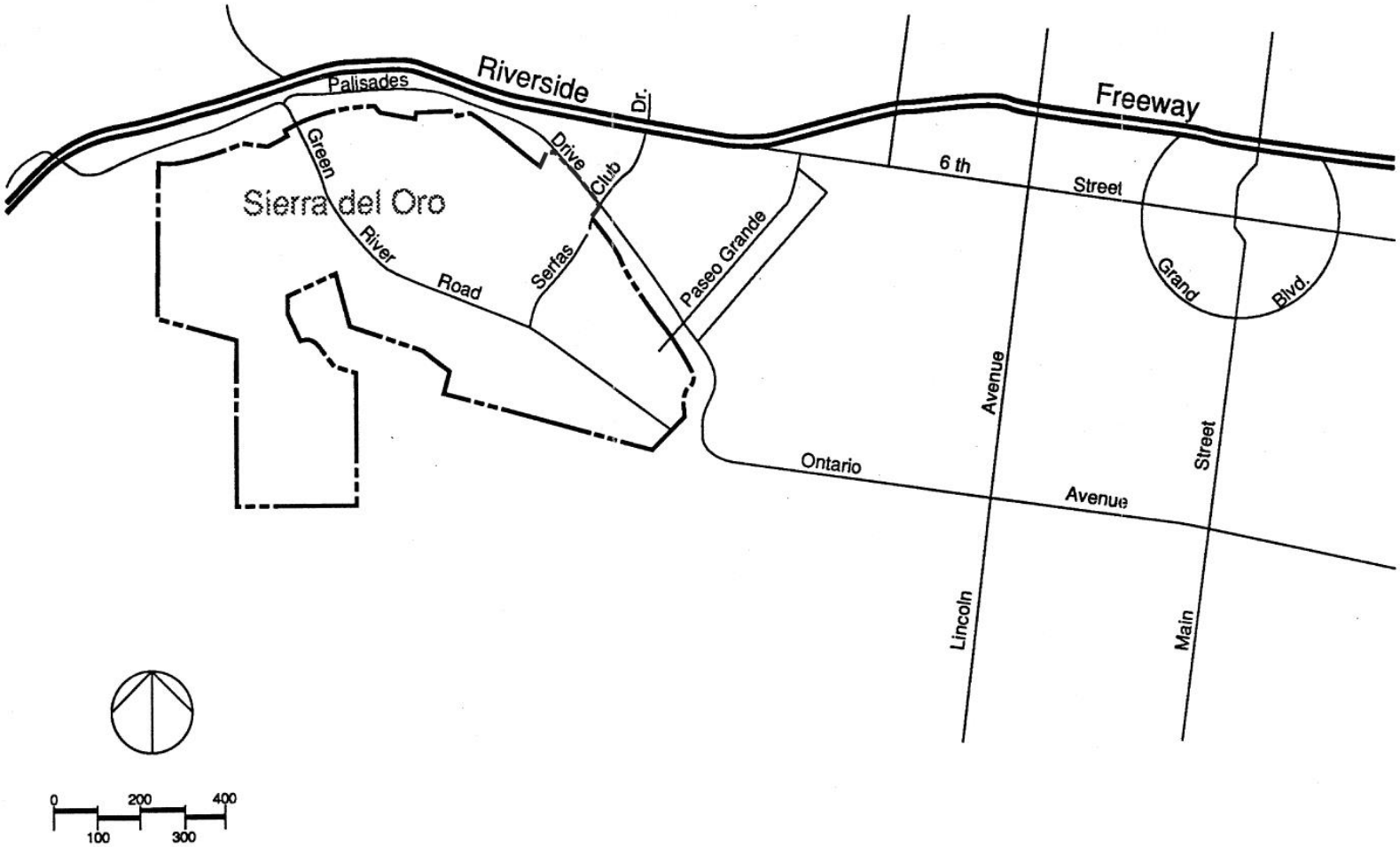
G. SPA 89-6 shall not become effective until annexation of the Kraft Ranch property into the City of Corona is effective.

Not to Scale

Sierra del Oro

Regional Map

Figure 1



Sierra del Oro

Vicinity Map

Figure 2

N
W E
S

This map is intended for general information and planning purposes. The City of Corona is not responsible for any errors or omissions.

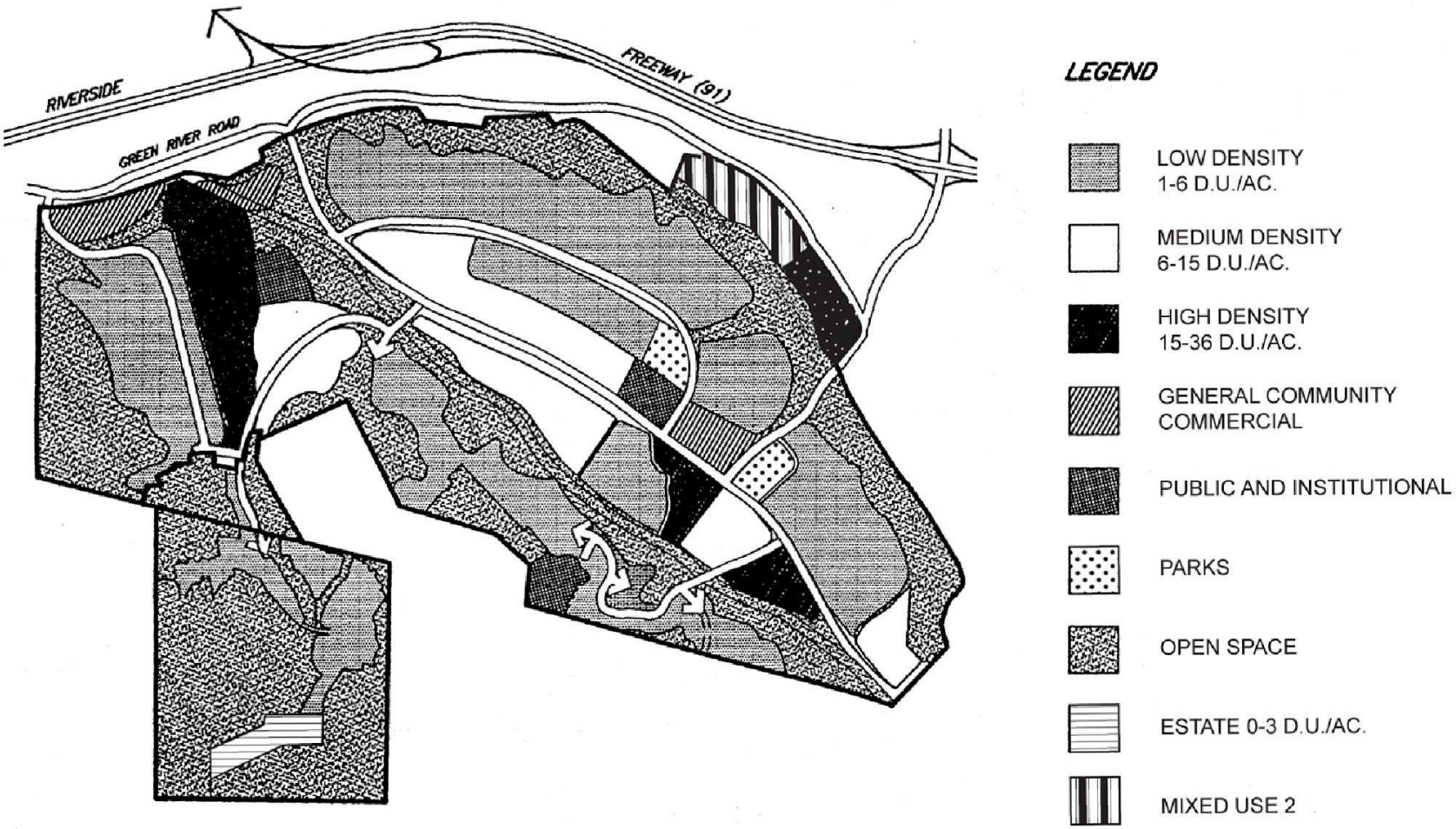
ES Fire Station
HER Hillside Estate Residential
HDR High Density Residential
LDR Low Density Residential
LDR-72 Low Density Residential (7200 sq. ft. lot min.)
LMDR Low Medium Density Residential
MHDR Medium High Density Residential
NCD Neighborhood Commercial District
OS Open Space
P Park
WF Water Facility
MU Mixed Use

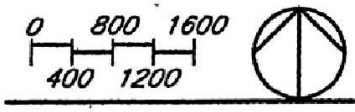
City of Corona
85- 2 Sierra Del Oro
Specific Plan

LAND USE PLAN

12/19/12

City of Corona
Geographic Information Services
Last Updated On: 10/13/2006
Updates Though SPA 06-005





Sierra del Oro
General Plan

Planning Goals and Objectives

2.0 General Plan Goals and Objectives

The following indicates how goals and objectives of the City of Corona General Plan are expressed in the Specific Plan for Sierra del Oro.

A. "Develop a land use pattern which meets the basic needs of Corona residents for essential services, working and living areas, and areas for the pursuit of leisure time activities" (City of Corona General Plan).

The proposed Sierra del Oro land use pattern incorporates residential development, open space, parkland, support commercial, and public utilities and facilities to meet the daily basic needs of future residents of this community within the City of Corona.

B. 'To conserve, protect, and enhance natural resources for the benefit and enjoyment of the resident population and the region, and future development in a direction that maximizes the utility of natural resources" (City of Corona General Plan).

The Sierra del Oro Specific Plan preserves two of the significant drainage areas (Fresno Canyon and Wardlow Wash) in open space and/or parkland in as natural a state as possible in the interest of safety. This will help perpetuate the regeneration of the water tables, keep from accelerating the natural erosion rates and will preserve these visual resources for the enjoyment of future residents. Where public access poses safety hazards, remedial engineering and reseeding will be performed and a new balance of nature will be sought.

The retention of the highest elevation in the Sierra del Oro community in open space or low density development preserves the view shed silhouette of the Santa Ana Mountains for freeway drivers (SR9I).

C. "Economize on the costs of municipal facilities and services and the extension of these services by phasing residential development in a manner consistent with the availability of public improvements" (City of Corona General Plan).

The build out of Sierra del Oro is planned to systematically provide facilities, utilities and services in a timely and cost effective manner (see Section 8).

D. ‘To establish municipal control over the development of the City to avoid physical, governmental and fiscal problems generated by premature residential growth”(City of Corona General Plan).

The Specific Plan process assures the timely and systematic development of a large area within the City and incorporation of services and utilities through regulations enforceable at the Precise Plan, Tentative or Final Map stage.

E. ‘To ensure that developing areas are properly served with essential services, utilities and facilities” (City of Corona General Plan).

The Specific Plan process is an integrated, cohesive procedure that provides for orderly review and development within Sierra del Oro, thereby making it possible to provide necessary services, utilities and facilities (see Section 8) in a timely, cost effective manner.

F. ‘To encourage and promote flexibility and individuality in development” (City of Corona General Plan).

This Specific Plan provides standards within a flexible framework enabling innovation in unit clustering, sitting and architectural expression in living quarters.

G. ‘To protect development that may occur in areas sensitive to development due to hillside character, geologic hazard or flood hazard”(City of Corona General Plan).

Sierra del Oro’s geologic and soils analysis was contributory to the identification of appropriate development areas within the community.

H. ‘To phase development in relation to City service availability.”
‘To phase the extension of public services to promote an orderly pattern of development.”
‘To distribute the cost of new public facilities and services to those generating the need for additional municipal services” (City of Corona General Plan).

This Specific Plan proposed conceptual phasing, master plans for water, sewer and storm drain, as well as guidelines for utility and service provisions and subsequent maintenance, providing for extension of City services and an orderly pattern of development with services provided by those benefited.

I. “Re-use of the Thomas Ranch site to benefit the surrounding community and mitigate the environmental hazards that exist on the site” (City of Corona General Plan).

The Specific Plan includes a mix of compatible land uses on The Ranch at Corona Palisades site (formerly Thomas Ranch), integrating residential uses within proximity to retail, services, office and light industrial development. The mixed land use provides

opportunity for commercial, office/business park, self storage, recreational vehicle storage and light industrial uses, which will provide new job opportunities for the surrounding community and Corona residents. The Specific Plan preserves approximately 9.60 acres of The Ranch at Corona Palisades site as permanent natural open space, including a portion of Wardlow Wash and areas of south of the Wash.

2.1 Specific Plan Concepts

The relationship between land uses, streets, utilities and the financing and construction of municipal facilities is designed to respond to the City of Corona General Plan. The following have been utilized in the development of the Sierra del Oro Specific Plan, and are directly related to one or more of the goals listed above.

A. Each individual living unit will be provided with sufficient private space to meet the occupants' needs for privacy.

B. Residential densities are proposed to vary from one-fifth (1/5) to thirty-six (36) dwelling units per gross acre, providing opportunities for varying residential lifestyles, in rental, as well as ownership housing.

C. This Specific Plan provides a first level of review of planning proposals for development of each area within Sierra del Oro. Procedures for submission are set forth in Section 10, delineating the review and approval processes. These procedures insure appropriate, orderly development and provide for establishment of public facilities and utilities and the orderly maintenance of those facilities.

D. The circulation plan has been developed to provide each unit with efficient and safe access while discouraging through traffic within neighborhoods. Local streets will access collector streets which will be the backbone of the community circulation routes.

   Collector streets will connect to major roadways which will enhance the City's existing and proposed circulation master plan.

E. Municipal services, including water, sewer, storm drain and public utilities, have been planned with the appropriate servicing agencies to insure that adequate capacity will be available as it is needed to service each phase of the Specific Plan.

F. The Community Design Concept of this Specific Plan (Section 7), identifies features which will establish community cohesiveness through recurring landscape elements.

Definitions and General Requirements

3.0 Definitions

Terms used in this text shall be defined as in Section 17.04 of the Corona Municipal Code with the exception or addition of the terms identified below.

Attached single family homes: single family dwellings which are sold individually but have a common lot line and dwelling area wall.

Condominium: an estate in real property, consisting of an undivided interest-in-common in portions of a parcel of land, together with a separate interest in a dwelling unit.

Developer: refers to Pacific Scene, Inc., the firm which is responsible for Units 28-34

Greenbelt: open space owned and maintained by a community association or a landscape maintenance district, which provides for pedestrian circulation, recreational use, or visual relief from urbanization.

Gross acres: a total of the area within subdivided lots, slopes and major roadways, and adjacent designated Open Space (OS) on the Specific Plan Map.

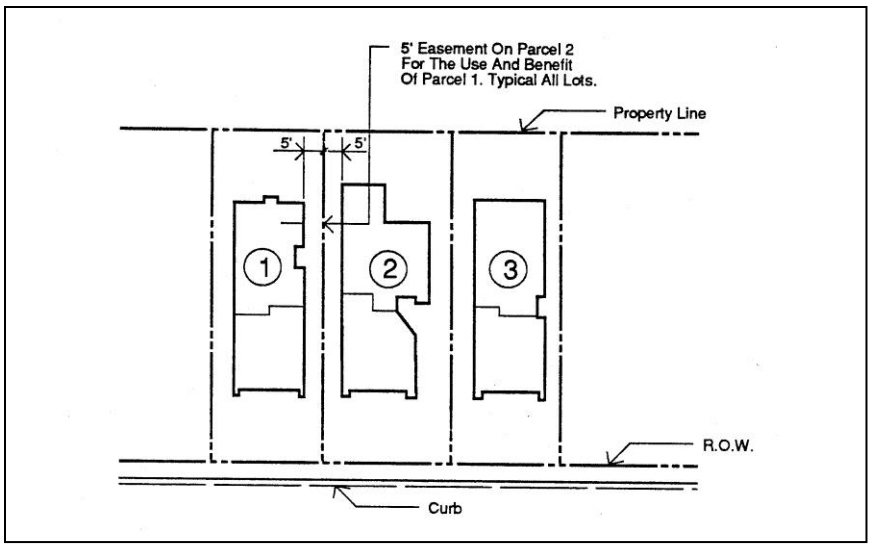
Land use map: adopted map of approximate locations of residential, commercial and/or public and private uses, open space and road systems with a numeric summary of areas and densities for those uses.

Master Developer: refers to WSLA, the original developer of Sierra del Oro and the firm which is responsible for Units 1-27.

Open Space:

• common open space: open space owned and maintained by a specific group of homeowners or residents for their common use and benefit.
• improved open space: open space that has landscape amenities beyond erosion control reseeding, such as ornamental shrubs, lawn and groundcovers, and a maintained irrigation system. Parkland dedication credit may be granted for these areas based upon established City wide ordinance and/or policies adopted by the City Council.
• unimproved open space: open space that has not been graded and landscaped, or has been graded and been reseeded for erosion control.
• private open space: area encompassed within a single lot or unit as patio, balcony, porch, deck, atrium or yards that is for the exclusive use of that dwelling unit occupant.
• public open space: area designated as parkland or open space that will be dedicated to the City of Corona for the general use or enjoyment of the general resident public.

Patio home lot: a building lot with a building set five (5) feet off the property line, and those five (5) feet granted by easement to the adjoining property owner for his use.



Private Street: a roadway through a subdivision, consistent with City standards for same, maintained by homeowners.

Side-living lot: a lot with the minimum lot dimensions, oriented with the deepest dimension parallel to the street and the shallowest dimensions perpendicular to the street, so that the living area is oriented to what is traditionally viewed as the side yard. The minimum yard requirements based on living area orientation of house are still to be upheld. Side living lots shall be clearly indicated as such on the Tentative Tract Map.

Site acreage: that area within the boundary of a tentative map of site development plan designed for development, exclusive of external public right-of-way.

Stacked flat: equal to a condominium laterally, but ownership does not include air space below or above the ownership unit.

3.1 General Requirements

The following requirements apply to the entire Specific Plan area.

A. Vehicular Access:

Each residential building or lot shall have permanent access to a public or private street or alleyway.

B. Maintenance:

The following four classifications of facilities will exist within the Specific Plan area, each requiring different maintenance implementation:

1. Public facilities: Flood control facilities, improved public parklands and public street improvements will be maintained by the Riverside County Flood Control District and/or the City of Corona.

2. Quasi-public facilities:
   - Slopes and setback plantings along public streets shall be maintained by a neighborhood association or landscape maintenance district.
   - Parking bays, alleyways and private streets shall be maintained by a neighborhood association.

3. Community-wide Recreational Facilities: Areas that are open space corridors, and/or provide open space facilities which benefit all residents of the community, will be maintained by a master community association or by a maintenance district.

4. Fuel Modification Zones: Areas to be maintained by the Landscape Maintenance District, and will include dedicated open space lots, as well as maintenance easements on private lots for the benefit of all residents of the community, as fire prevention and public safety measures. For a more detailed discussion of fuel modification, refer to Section 5.7.

C. Conflict in regulations:

Whenever regulations contained in this text conflict with the regulation of Title 17, Chapters 17.02-17.108 of the Corona Municipal Codes, the regulations of the Sierra del Oro Specific Plan shall take precedence.

D. Model complexes:

Within the Specific Plan Area, any model complex or sales office designed for temporary use shall be permitted subject to review and approval according to Chapter 17.98 of the City of Corona Zoning Ordinance.

E. Landscape plans

1. Landscape improvement plans developed pursuant to this plan will be prepared by a licensed landscape architect in conformance with the Community Design concepts of this Specific Plan, (Section 7), Guidelines for Sierra del Oro Community Design, City of Corona Municipal Code, and City standards.

2. In connection with any subsequent precise plan or tentative tract map (if no precise plan is required) for any portion of the project except LDR and Estate Residential zones, the developer thereof, shall submit to the Planning Commission proposed plans for front yard landscaping. Installation of the landscape and irrigation systems shall be provided by the developer prior to Certificate of Occupancy, with the exception that a performance bond may be posted by the developer to install the landscape system within 90 days following Certificate of Occupancy.

F. Guidelines for Sierra Del Oro Community Design

Approval of this document shall precede approval of the final tract map of the first development area, and shall specify community designs and methods for comparing neighborhood design themes such as hardscape, street furniture and softscape.

G. Phasing plan revisions

Phasing of public improvements shown herein are conceptual, and requested modifications shall be subject to the review and approval of the City Engineer.

H. Down zoning

If lower densities than are indicated in a designated land use are desired, the developer shall use the appropriately designated district that corresponds to the lower density and preferred lot size and develop in conformance with all guidelines in that development category.

I. Signage

Signage will conform to the regulations of Chapter 17.74 of the Corona Municipal Code except:

1. A maximum three (3) community identification signs shall be permitted to a maximum size of 300 square feet each when a large lot tentative map has been approved for the community. Location as shown on Figure 5.

    a. A sign permit shall be required and shall be valid for a one year period, with extensions permitted up to a period of four (4) years.

2. One (1) future facility sign for each large lot as shown on Tentative Tract Map 20872 shall be permitted to a maximum size of fifty (50) square feet each upon the recordation of a final map creating said large lot or upon annexation of a new planning unit. These signs are to disclose the types of land use proposed consistent with SP-85-2 and shall be subject to the approval of the Planning Director. See typical future facility sign, Figure 6.

    a. A sign permit shall be required and shall be valid for one year, with yearly extensions permitted up to a period of six (6) years.

3. Thirteen (13) directional signs throughout the community shall be permitted to a maximum size of 36 square feet each upon the approval of the subsequent builder tentative tract maps or precise plans. These signs will be designed to guide interested home buyers to the different product types. Sign design and locations shall be subject to approval by the Planning Director. (See Typical Directional and Locations Signs, Figures 7 and 8).

    a. A sign permit shall be required and shall be valid for a one-year period, with yearly extensions permitted. The signs to remain until six (6) months after issuance of the 3,100th building permit. Adequate deposit to City shall be required prior to the issuance of the sign permit to guarantee removal of said signs.

    b. A maximum of two on-site subdivision signs may be permitted subject to the provisions of C.M.C. Section 17.74.100 A.1. No off-site subdivision signs shall be permitted within the S.D.O. Specific Plan.

4. A maximum of three entry monument signs shall be permitted with a maximum message area of thirty (30) square feet and a maximum height of three feet. The maximum height of any wall, where the signs are placed shall

be six feet. The monument signs are proposed at each of the major vehicular entries into Sierra del Oro: at the east side of the intersection of Green River Road and Palisades Drive, at the north side of the intersection of Green River Road and Paseo Grande Avenue, and on Serfas Club Drive south of its intersection with Palisades Drive (Figure 24). The entry statements will relate to each other, although they'll not necessarily be identical. They will incorporate a name and logo, enhanced by landscaping incorporating trees, shrubs and groundcover that relay the ambiance of the community, subject to review and approval of the Planning Director.

5. A maximum of seven minor monument entry signs, excluding Planning Areas 35-38, shall be permitted at the confluence of a collector Street and a major or secondary street (Figure 24). The message area may be a maximum of three (3) feet high and eighteen (18) square feet on a perimeter wall. The maximum height of said wall shall be six feet. The entry may also incorporate landscaping. Design and materials of signs and landscaping shall be subject to review and approval of the Planning Director.

6. One future development identification sign shall be permitted to a maximum size of 300 square feet for each development area. The sign shall be located within the tract boundary (see Figure 5). A sign permit shall be required and shall be valid for a one year period, with extensions permitted up to a period of four (4) years.

J. All construction within the boundaries of Sierra del Oro shall comply with provisions of all applicable codes. Additionally, all structures within Areas 28-37 shall be equipped with automatic fire sprinkler systems as approved by the Corona Fire Department.

K. If any regulation, condition, program or portion of this Specific Plan is held invalid or unconstitutional by any court or competent jurisdiction, such portion shall be deemed a separate distinct and independent provision and the invalidation of the provision shall not affect the validity of the remaining provisions herein.

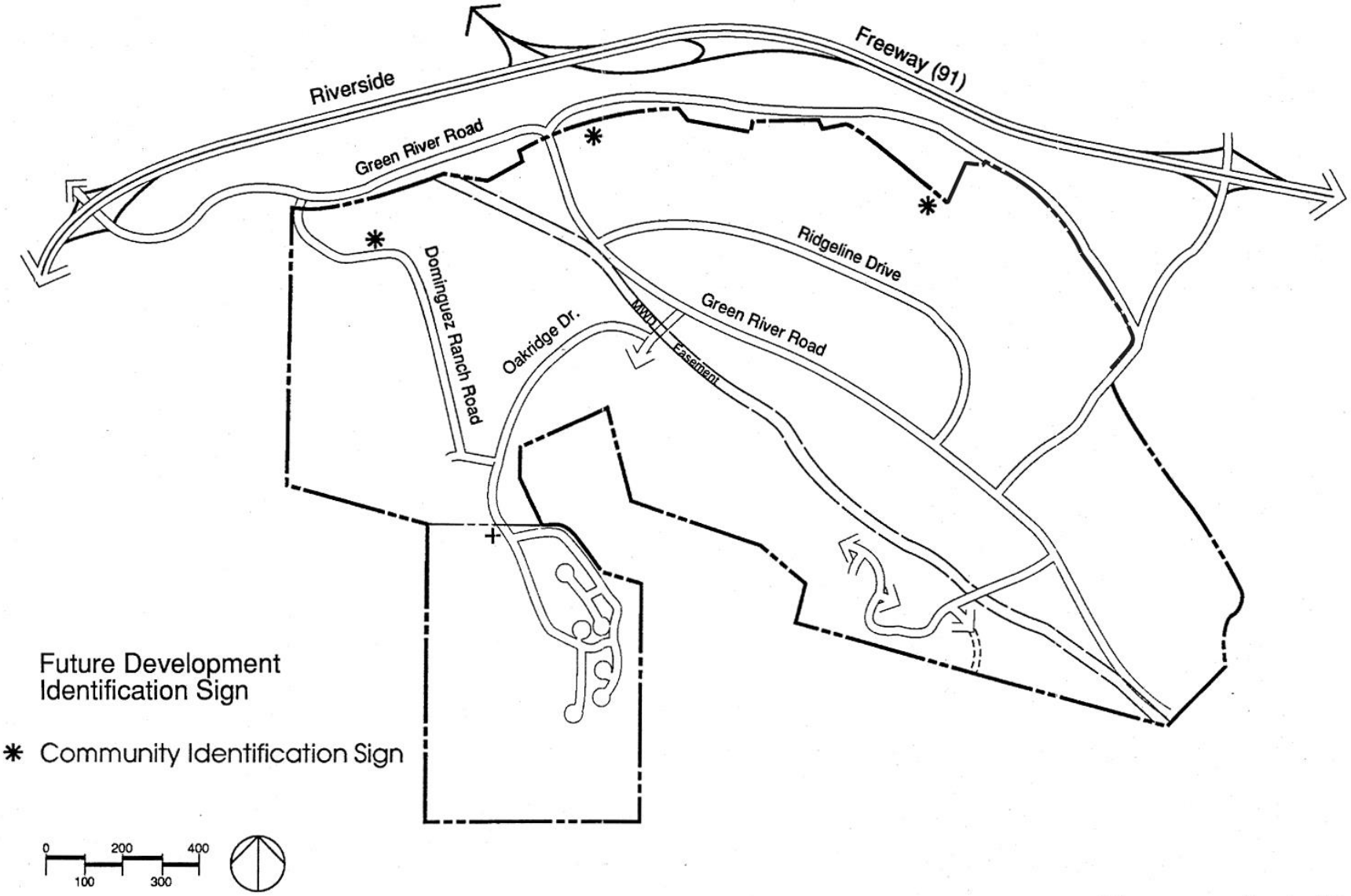
L. All applicable zoning development and design standards of the City of Corona Municipal Code shall apply, except where expressly modified by the Sierra del Oro Specific Plan.

M. Emergency services and police protection shall comply with the requirements of the City of Corona.

N. Public parks shall comply with the requirements of the City of Corona.

O. Where feasible, temporary construction access shall be provided in accordance with city staff approval through undeveloped areas in order to minimize disruption of developed areas. These routes may also be used by the City of Corona Fire Department. In Areas 28-37, all-weather access, as defined in the Corona Municipal Code, Section 15.12.060, shall be provided and approved by the Fire Department prior to any building construction.

P. Drainage facilities shall comply with all provisions of the Corona Public Works Department.



Sierra del Oro

Community Identification Signs

Figure 5

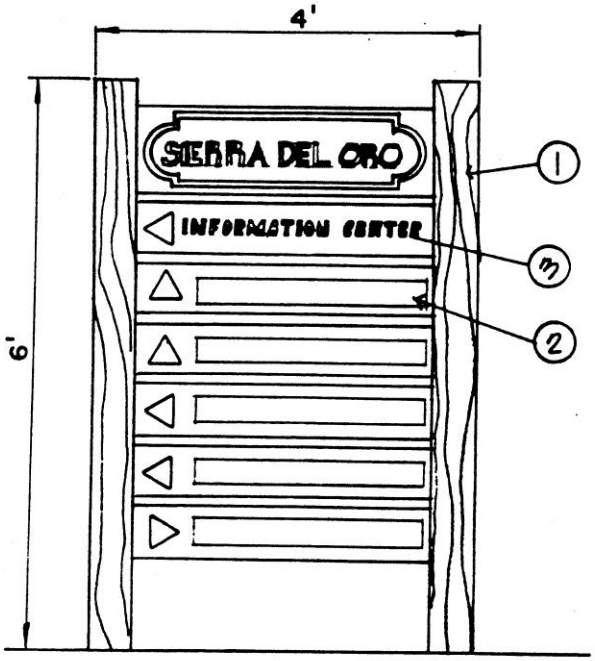
Legend

1. Concrete as mfg. by woodcrete - standard color.
2. N. D. O. board ptd. enamel - Ceylon Ivory #5370 W - By Frazee
3. All line art/lettering to be silk screened - Kings Blue #5415 N - Frazee.

Sierra del Oro

Typical Future Facility

Figure 6



Legend

1. Concrete as mfg. by woodcrete - standard color.

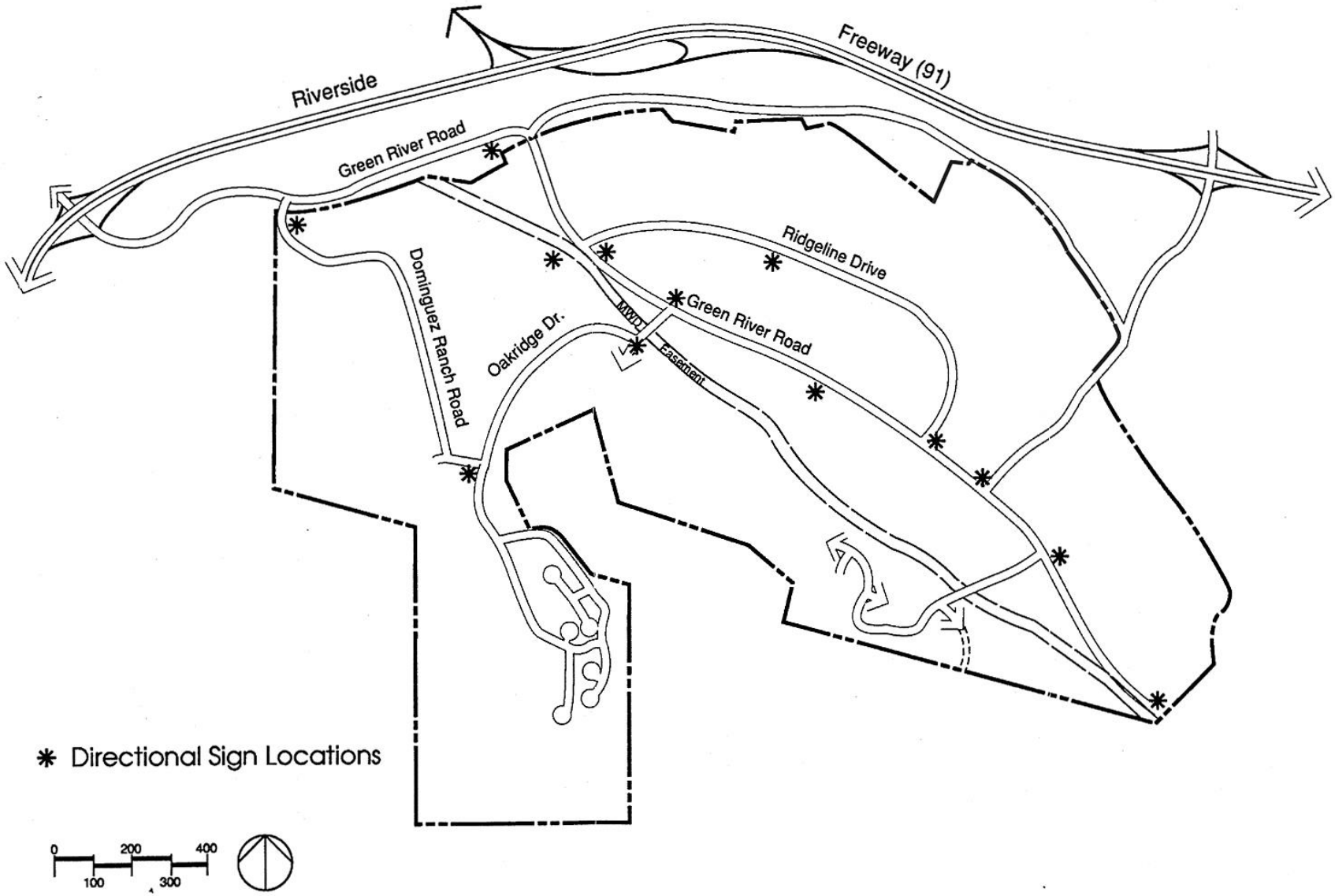
2. N. D. O. board ptd. enamel - Ceylon Ivory #5370W - By Frazee

3. All line art/lettering to be silk screened - Kings Blue #5415 N Frazee.

Sierra del Oro

Typical Directional Signs

Figure 7



Sierra del Oro

Directional Sign Locations

Figure 8

Land Uses

4.0 Introduction

The Sierra del Oro Specific Plan is a mixed density residential community of 1,374.14 acres. It provides for 3,592 residential units, 594.60_acres of open space and parkland, two (2)_neighborhood commercial sites, and one (1) 15.98-acre mixed-use site with light industrial, self storage, office/business park, and RV storage uses (See Land Use Table). Additional supporting facilities and utilities are included in the plan.

Varied densities will provide a range in housing prices from reasonable to luxury and a diversity of lifestyles from apartments and attached ownership units, to single-family homes. The circulation network and open space will serve the residents of the City of Corona living inside as well as outside of Sierra del Oro.

Open space will provide neighborhood play areas, a unique riparian park, and planted and natural slopes that soften the transitioning from the Santa Ana Mountains to the suburban environment of Corona. Slopes and elevation changes will buffer varied land use densities, and a minimum of a 100-foot wide fuel modification zone will transition from the developed environment to the natural. Land uses for community services and utilities are also provided. They include a fire station, school and water servicing facilities.

4.1 Land Use Plan

The mix of residential units are proposed to be developed as hillside estate (1 dwelling unit per 5 acres), low density 7200 (0-6 dwelling units per acre), low density (0-6 dwelling units per acre), medium low (0-6 dwelling units per acre), medium (0-6 dwelling units per acre), medium high (6-15 dwelling units per acre) and high density (15 36 dwelling units per acre). A transfer of residential dwelling units may be made among lots within a project area provided the following conditions are met:

A. The total allowable dwelling units for the entire project are not exceeded.

B. The maximum transfer shall not increase the allowable units on a lot by more than 5%.

C. The transfer request shall be made in writing to the Planning Director for approval or disapproval.

The area proposed for hillside estate development (HER) is Planning Area 33 with a total of one (1) detached unit. The area proposed for low density development is LDR

7200 (LDR7200) Planning Areas 22 & 28 with a total of 107 detached units. The areas proposed for low density (LDR) development are 1, 2, and 3, proposing a total of 542 detached units. Low medium density development (LMDR) is designated for development in areas 4, 5, 17 and 18, with a total of 663 detached and attached units. Buffering these units, from the freeway, the railroad and Palisades Drive (to the north), puts an expanse of open space in the foreground of the community for off-site viewers.

Medium density development (MDR) is planned in areas 6, 7, 8, 9, 10, 11, 13 and 14_for a total of 928 single-family detached and attached units.

Medium high density units are proposed in areas 12, 15 and 16, as single-family detached or attached town homes, patio homes and flats. Four hundred and sixty-two (462) dwellings are proposed.

High density development is proposed in areas 19, 20 and 37 where Serfas Club Drive meets Green River Road, where Montana Ranch Road starts south from Green River Road, and generally west of where Palisades Drive meets Serfas Club Drive. In addition, high density development is planned in area 34 on Green River Road. Up to eight hundred eighty nine (889) attached units are proposed.

At the major intersection of Green River Road and Serfas Club Drive an eleven (11) acre neighborhood commercial site is proposed (Area 23). A second commercial site often acres is proposed on Green River Road (Area 21), visible from the 91 Freeway, at the south-west end of the site.

Mixed-use development is planned on a total of 15.98 acres in Area 35. This area may contain a mix of self storage, recreational vehicle storage, light industrial, and office/business park uses. Limited support commercial uses are also permitted.

The 594.60 acres proposed for open space consisting of fifty-four (54) acres in Fresno Canyon, 9.60 acres in and adjacent to Wardlow Wash (Area 38), five (5) acres dedicated and improved parkland area (Area 26), 134 acres as scenic parkland (Areas 29, 30, 31, and 32), three hundred and eighty-two (382) acres of unimproved slopes and flood plains, a five (5) acre active park at the intersection of Serfas Club Dr. and Green River Road (Area 25), and another five (5) acre park on Ridgeline Drive (Area 24). (An existing private gravel road through Fresno Canyon provides access to a clay mining operation that is not part of this Specific Plan. That road shall remain separated from improvements to Fresno Canyon, herein proposed.) Eight (8) acres are proposed in water system facilities.

Prior to the recordation of a final map of Areas 28 park fees will be required to be paid in lieu of parkland dedication. No park credit is to be received for the dedication of Fresno Canyon open space within these Areas.

- Map recordation predates elimination of Planning Area 34 (SPA-99-05).

- A new Planning Area 34 was added with SPA03-010.

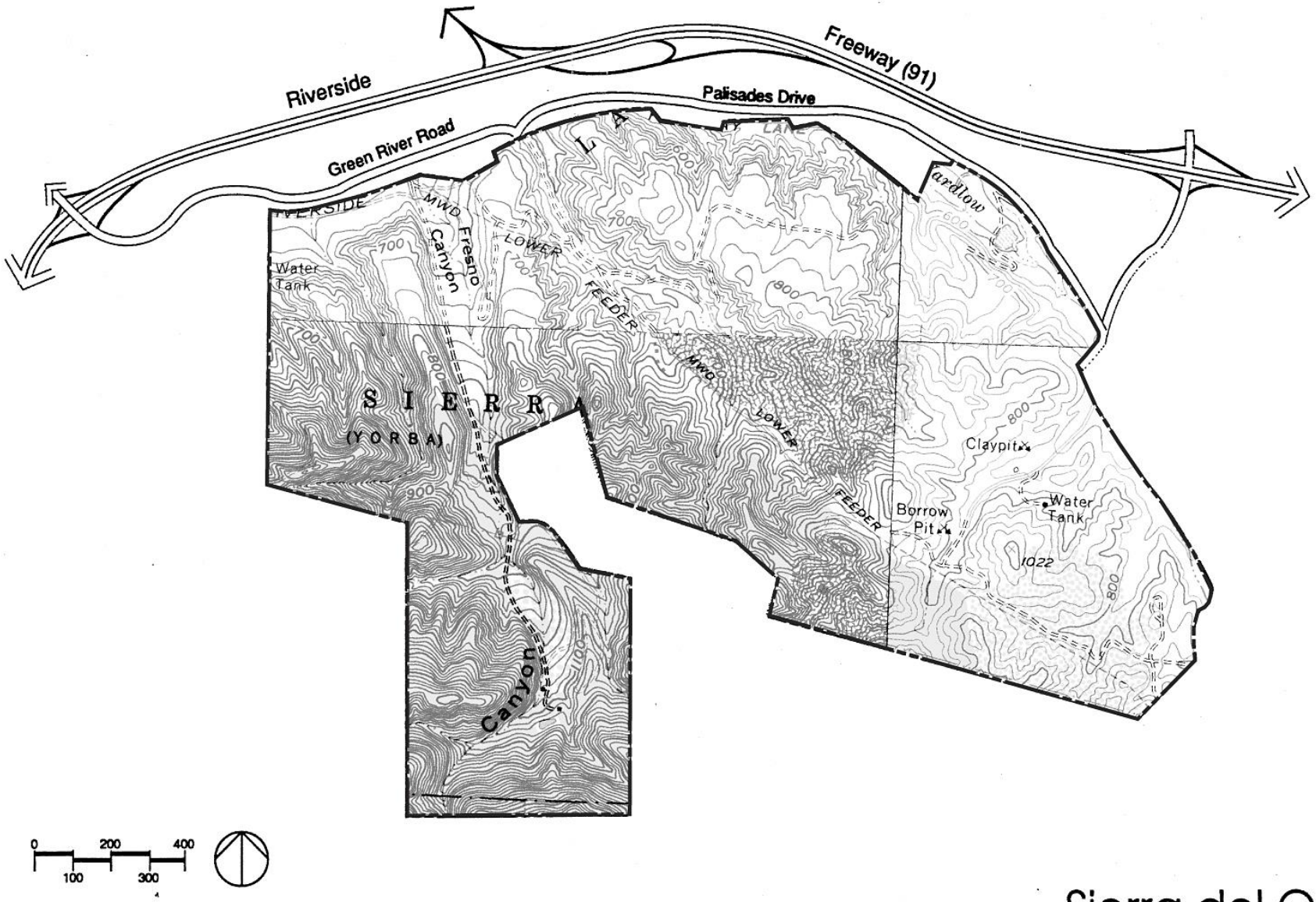
All units in Planning Areas 28 and 33 shall comply with the City's fuel modification requirements or as recommended by the Fire Chief.

One elementary school site of ten (10) acres is proposed, and a fire station of one (1) acre is planned at the intersection of Green River Road and Canyon Crest Drive.

The one hundred and fifty (150) feet wide MWD easement is incorporated into the community's unimproved open space.

LAND USE TABLE Updated through SPA12-002						
Land Use	**Max Density**	**PA**	**Gross Area**	**Density**	**Approved Units**	**Built Units**
LDR	0-6 du/ac	1	82	2.7	274	280
		2	68	3.8	258	244
		3	28	0.3	10	9
		Subtotal	**178**		**542**	**533**
LDR 7200	Low Density Development	22	8	2.0	16	16
		28	2	1.0	1	1
			40	2.3	90	90
		Subtotal	**50**		**107**	**107**
LMDR	0-6 du/ac	4	86	4.8	405	495
		5	56	4.4	258	257
		17	10	3.8	56	38
		18	16	3.4	82	54
		Subtotal	**142**		**663**	**844**
MDR	0-6 du/ac	6	40	5.0	197	109
		7	20	5.5	97	104
		8	25	5.2	127	130
		9	18	4.7	85	81
		10	24	5.3	132	136
		11	25	4.4	110	112
		13	20	5.4	99	99
		14	17	5.1	81	81
		Subtotal	**103**		**928**	**852**
MHDR	6-15 du/ac	12	8	15.0	120	120
		15	17	4.1	70	72
		16	13	14.2	134	138
		Subtotal	**150**		**462**	**330**
HDR	15-36 du/ac	19	12	23.5	282	296
		20	13	23.1	300	300
		34	1	13.6	19	19
		37	12.56	22.9	288	288
		Subtotal	**38.56**		**889**	**903**
HER	Hillside Estate Residential	33	10	.10	1	1
		Subtotal	**10**		**1**	**1**
NCD	Neighborhood Commercial	21	11			
		23	11			
		Subtotal	**22.00**			
MU	Mixed Use	35	15.98			
		Subtotal	**15.98**			
Open Space	Unimproved slopes, flood plain		382			
	Park	24	5			
	Park	25	5			
	Park	26	5			
	Fresno Canyon	27	54			
	Scenic Parkland	29	5			
		30	10			
		31	74			
		32	45			
	Wardlow Wash	38	9.60			
		Subtotal	**594.60**			
Miscellaneous	Fire Station	23	1			
	School	23	10			
	Major Streets	--	59			
		Subtotal	**70**			
TOTAL			**1,374.14**		**3,592**	**3,570**

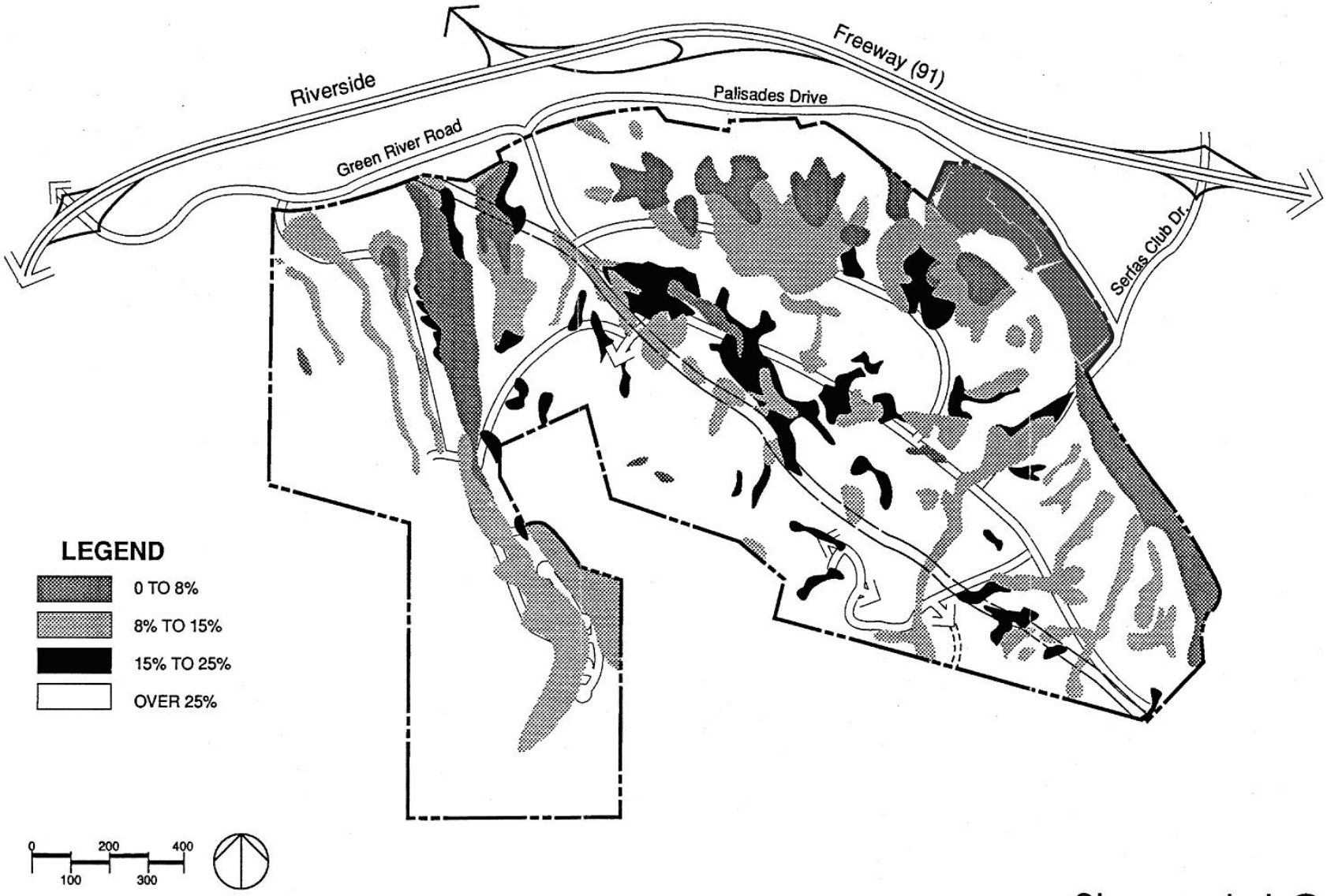
Note: PA 36 was deleted as a result of SPA12-002 adopted by City Council on December 19, 2012.



Sierra del Oro

Topography Map

Figure 9



Sierra del Oro

Slope Analysis

Figure 10

4.2 Hillside Estate Residential District (HER)

Sections:

4.2.01 Purpose
4.2.02 Permitted uses
4.2.03 Conditional uses
4.2.04 Prohibited uses
4.2.05 Lot size
4.2.06 Building height
4.2.07 Yards
4.2.08 Distance between buildings
4.2.09 Lot coverage
4.2.10 Walls, fences
4.2.11 Landscaping
4.2.12 Access
4.2.13 Off-street parking
4.2.14 Hillside standards
4.2.15 Grading standards
4.2.16 Driveway standards

4.2.01 Purpose: The Hillside Estate Residential District is planned for single-family detached dwellings and accessory structures. All buildings erected in this district shall be in accordance with the regulations set forth in this Specific Plan.

4.2.02 Permitted Use: The following uses shall be permitted subject to property development standards designated in sections 4.2.05 to 4.2.18 below.

A. One and two-story or split-level single-family detached homes.

B. Animals to maximum numbers as follows:

   1. Three weaned cats

   2. Three weaned dogs

C. Home occupation in compliance with Chapter 17.80 of the City of Corona Municipal Code.

D. Trailers used as a construction project office during legal construction for a new subdivision.

E. Playgrounds, recreation or open space areas, hiking or bicycle trails.

F. Secondary residential units in accordance with the regulations in the City of Corona Municipal Code Chapter 17.85.

G. Orchards, tree crops, field crops, truck gardening, berry and bush crops, flower gardening, nurseries, greenhouses or lath houses not exceeding 10 percent of the lot area, and other similar enterprises carried on in the general field of agriculture; provided, there shall be no sales stands on the premises.

H. Uses customarily incidental to any of the above uses and accessory buildings, including a private open garage, private recreation facilities, barns, non-commercial agricultural uses and servants' quarters, provided no kitchen or kitchen facilities shall be included in any such accessory building.

I. Small Family Day Care Homes

4.2.03 Conditional Uses: The following uses may be permitted subject to a conditional use permit issued in accordance with Chapter 17.92 of the Corona Municipal Code:
Commercial agricultural uses

4.2.04 Prohibited Uses:

Commercial Uses
Manufacturing Uses

4.2.05 Lot Size: Each dwelling unit in the HER district shall be located on a lot with a minimum size of five acres; a two hundred and fifty feet (250') minimum width and a minimum depth of three hundred feet (300').

4.2.06 Building Height: The height of buildings shall not exceed thirty-five (35) feet from finished grade, or from lowest floor level including the garage in cases where there is no graded pad.

4.2.07 Yards:

A. Front Yard setback. The front yard shall be a minimum of thirty (30) feet from the street right-of-way or private road easement to a building structure (including garage).

B. Sideyard setbacks. Sideyard setbacks shall be a minimum of fifteen feet (15). The side yard setback shall be a minimum of fifteen (15) feet from private road easement. Sideyards where a lot line abuts a street right-of-way shall be a minimum of fifteen (15) feet when the street right-of-way is a local street and twenty (20) feet when a collector, secondary or major arterial street.

C. Rear yards. Each lot shall have a minimum rear yard setback distance of not less than thirty (30) feet.

4.2.08 Distance Between Buildings: The minimum distance between accessory and main buildings shall be ten (10) feet.

4.2.09 Lot Coverage: Building lot area coverage shall not exceed five (5) percent of the total lot acreage.

4.2.10 Walls, Fences: The provisions of Chapter 17.70.070 of the Corona Municipal Code shall apply with the exception that only wrought iron, split rail and decorative masonry walls shall be allowed. For fencing requirements within LMDs, see Section 5.8.

4.2.11 Landscaping: The provisions of Chapter 17.70.070 of the Corona Municipal Code shall apply with the exception that choice of street trees shall be in conformance with Table 3 of this Specific Plan. Improved Open Space and Fuel Modification buffers shall be planted in conformance with section 4.10.07.

4.2.12 Access: Access shall be in conformance with the provisions of Chapter 17.68 of the Corona Municipal Code.

4.2.13 Off-Street Parking: Parking shall conform to Chapter 17.76 of the City of Corona Municipal Code.

4.2.14 Hillside Standards: All HER district subdivisions or developments shall conform to CMC Sections 17.62.110 through 17.62.220 (Hillside Overlay).

4.2.15 Grading Standards: The use of built-up foundations and split pads shall be encouraged to reduce the amount of grading and its associated impacts. Structures should conform to the natural terrain through the use of retaining walls, piers and decks in areas of 30% or greater slope.

No grading slopes shall be allowed within areas designated for open space easements.

No manufactured slopes shall occur which exceed thirty (30) feet in vertical height. No grading shall occur within the 100 year flood plain of a “blue line creek.” Where grading does occur, slopes should be rounded horizontally and should conform to the character of the natural terrain abutting the slope. Slopes exceeding ten (10) feet in vertical height shall be rounded at the toe and crest in proportion to the slope height and slope of the adjacent natural ground. The horizontal limits of all slopes shall be rounded to join the face of adjacent natural slopes.

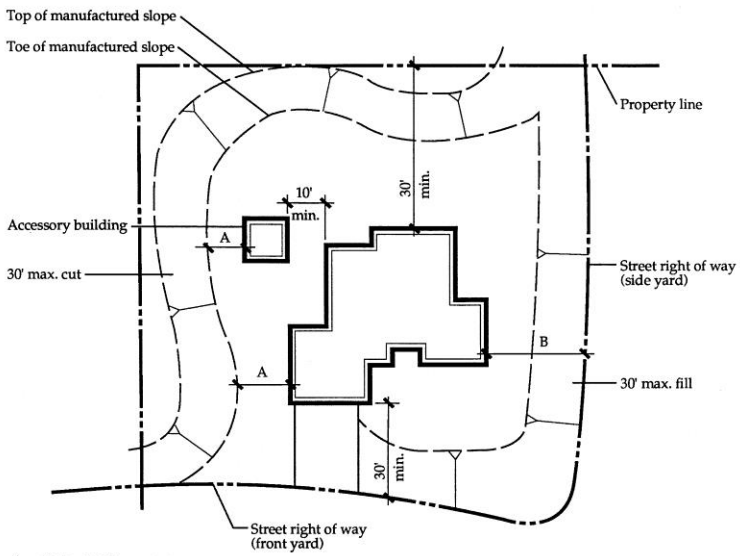
Significant rock outcroppings and healthy native specimen trees with a trunk diameter of four (4) inches or greater shall be preserved wherever possible. The size, variety and location of all healthy specimen trees shall be shown on all grading plans. The plans shall indicate which trees are to be saved in place and which are to be removed or relocated. The plans shall also indicate that all trees to be saved shall be protected during construction by fencing and other measures as required by the City Parks Planner or Engineer. All healthy specimen trees removed shall either be relocated on-site or shall be replaced with ten 15 gallon trees of a similar variety, in a location approved by the City Parks Planner or Engineer. For Planning Areas 28-34, see the Tree Preservation Plan on page 130 of this document.

Natural drainage courses shall be preserved where possible and drainage from developed areas shall be returned to the natural drainage course as soon as practicable. The outflow of all drainage structures into natural drainage courses shall be dissipated by the use of indigenous rock or other natural materials to minimize erosion and visual impacts. Down drains shall be flattened at the bottom of the slope where an outflow condition will occur. Interceptor drains shall utilize an ungrouted rock lining rather than gunite when acceptable to the City Engineer.

Slope erosion control landscaping shall utilize the renaturalized plant palette (Table 6) and shall conform to the fuel modification requirements for planting densities in areas designated for fuel modification. Refer to Section 5.7 for more detailed information pertaining to fuel modification.

The total disturbed areas for clearing or improvements of any kind other than fuel modification shall be limited to those areas not designated for open space easements.

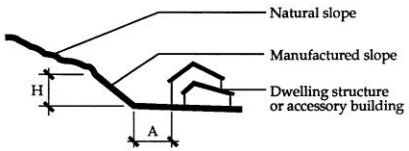
4.2.16 Driveway Standards: Private driveways may provide access to a public street for up to four units per driveway. Such driveways shall be constructed with 25 feet of pavement width. Any driveway over 100 feet in length with no through access shall provide a fire truck turnaround or additional fire protection measures approved by the Fire Chief within 150 feet of any portion of the exterior wall of the first story of the last Residence served by the driveway. Driveways shall provide an all-weather surface as defined in the Corona Municipal Code, Section 15.12.060, and approved by the Fire Department. For standards regarding private drives, see Section 6.7.

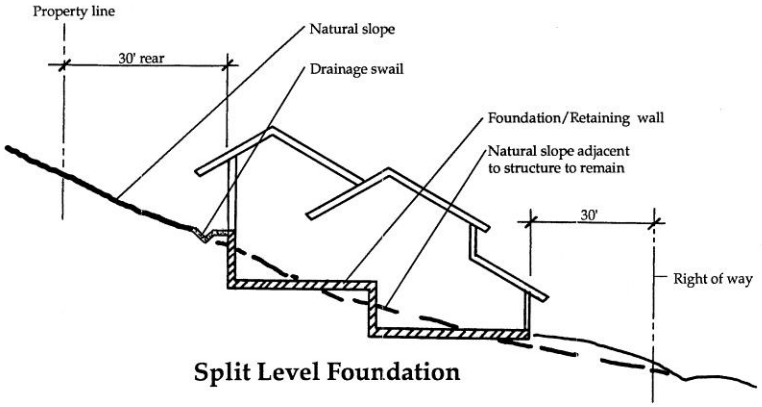


A= H/2 - shall be a minimum of 5 level feet, but shall not be required toexceed 10 feet total

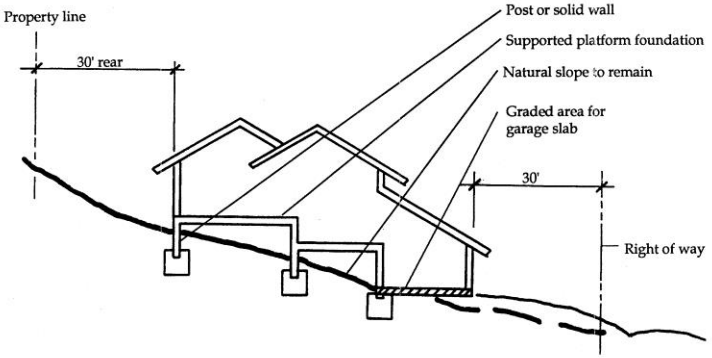
B= 15' to private road easement or local street right of way, or, 20' to collector, secondary or major arterial street right of way.

H= Vertical height of adjacent manufactured slope





Split Level Foundation



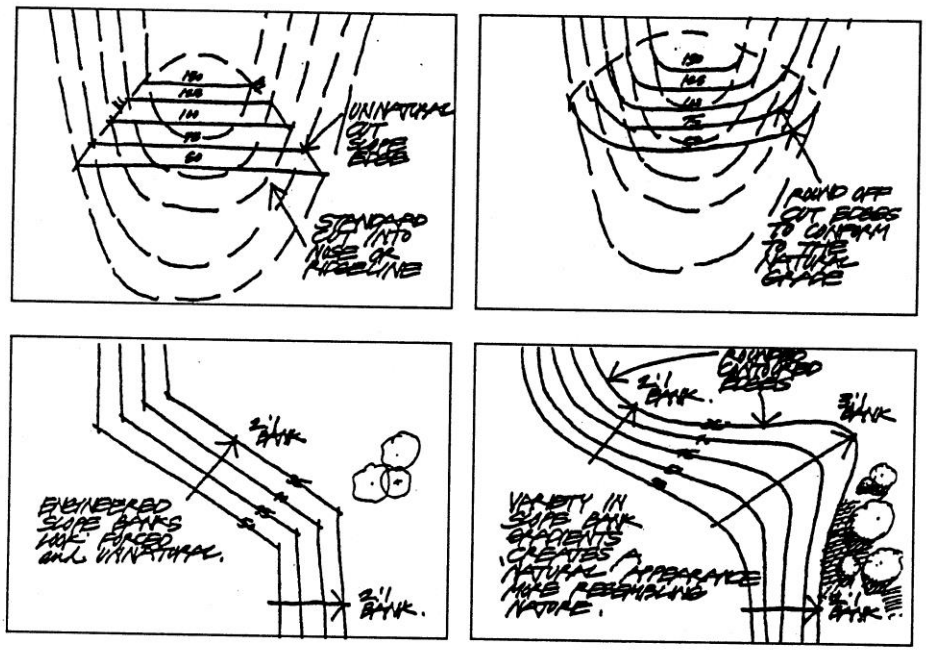
Built-Up Foundation

Sierra del Oro

Hillside Adaptive Architecture

Figure 11

Not Acceptable **Acceptable**



Sierra Del Oro

HER District Grading Illustration

Figure 12

4.3 Low Density Residential 7200 District (LDR7200)

Sections:

4.3.01 Purpose
4.3.02 Permitted uses
4.3.03 Prohibited uses
4.3.04 Lot size
4.3.05 Building height
4.3.06 Yards
4.3.07 Distance between buildings
4.3.08 Lot coverage
4.3.09 Walls, fences
4.3.10 Landscaping
4.3.11 Access
4.3.12 Off-street parking
4.3.13 Hillside standards
4.3.14 Street Frontage
4.3.15 Grading Standards

4.3.0 1 Purpose: The Low Density Residential7200 District is planned for single-family detached dwellings. All buildings erected in this district shall be in accordance with the regulations set forth in this Specific Plan.

4.3.02 Permitted Uses: The following uses shall be permitted subject to property development standards designated in sections 4.3.05 to 4.3.15 below.

A. One and two-story single-family detached homes.

B. Animals to maximum numbers as follows:

   1. Three weaned cats
   2. Three weaned dogs

C. Home occupation in compliance with Chapter 17.80 of the City of Corona Municipal Code.

D. Trailers used as a construction project office during legal construction for a new subdivision.

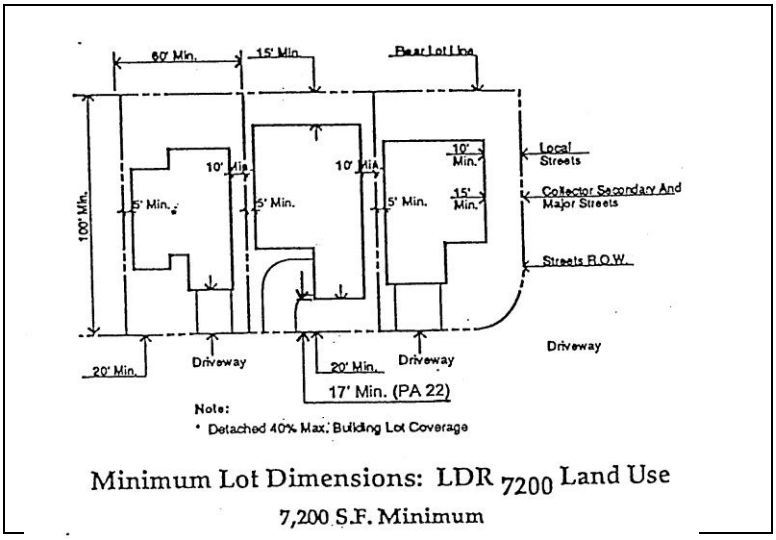
E. Playgrounds, recreation or open space areas, hiking or bicycle trails.

F. Secondary residential units in accordance with the regulations in the City of Corona Municipal Code, Chapter 17.85.

G. Small Family Day Care Homes.

4.3.03 Prohibited Uses: Commercial uses and manufacturing uses.

4.3.04 Lot size: Each dwelling unit in the LDR 7200 district shall be located on a lot with a minimum size of 7,200 square feet; a minimum width of sixty-five (65) feet and a minimum depth of one hundred (100) feet with the lot width averaging 70' per residential block. Each lot shall provide a minimum pad area of 6,000 square feet, except for Planning Area 22. Front yard areas with slopes of four (4) feet or less in height may be credited towards this pad area requirement. Home sites existing at the time of the adoption of Specific Plan Amendment 89-6 and lots containing existing specimen trees shall be specifically exempt from the minimum pad area requirement. However, at no time shall the pad area be decreased on existing home sites from the area existing at the time of the adoption of Specific Plan Amendment 89-6 and the minimum lot size shall be maintained. Ten (10) percent of the lots within and LDR 7200 planning area may be designated as "side living" on the tentative tract map for the planning area. "Side living" lots shall have the lot width measured perpendicular to the street frontage (the usual lot depth) and the lot depth measured parallel to the street frontage (the usual lot width).



4.3.05 Building Height: The height of buildings shall not exceed thirty (30) feet from finished grade.

4.3.06 Yards:

A. Front yard.

Planning Area 22 The front yard setback shall be a minimum of seventeen (17) feet from the street right-of-way to the dwelling unit living area and side entry garage. For garages that open directly onto the street, the setback shall be a minimum of twenty (20) feet.

Planning Area 29 The front yard shall be a minimum of twenty (20) feet from the street right-of-way to a building structure.

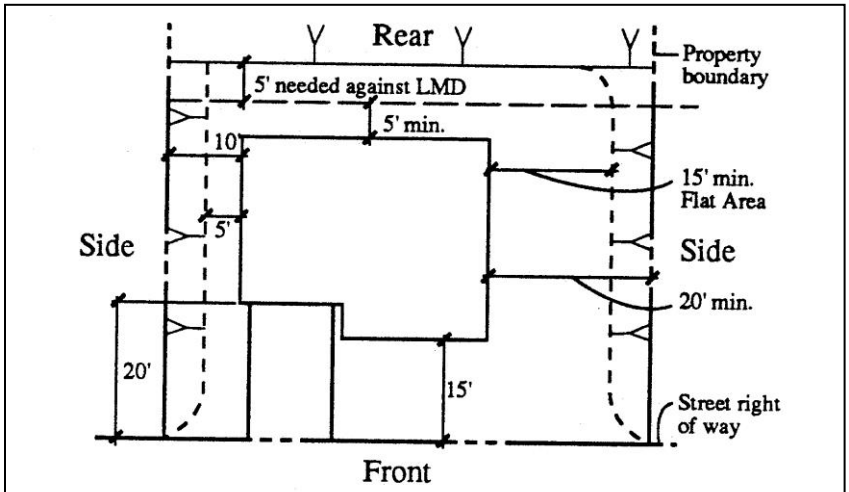
B. Sideyards

1. Lots shall have a minimum level area of 5’ adjacent to either side of the dwelling. Lots shall have a setback from property line to the dwelling of 10’ on one side and 5’ on the other side. “Side living” lots shall have a minimum front yard of 15’ from the street right-of-way to building structure and 20’ to the face of the garage.

2. Sideyards where a lot line abuts a street right-of-way shall be a minimum of 15 feet when the street right-of-way is a local street and 20’ when a collector, secondary or major arterial street.

3. “Side living” lots shall have one side yard of 10’ with 5’ of level area and one side yard of 20’ with 15’ of level area (to function as the rear yard area). A patio structure open on three sides or an accessory structure within ten (10) feet of the property line shall also be permitted.

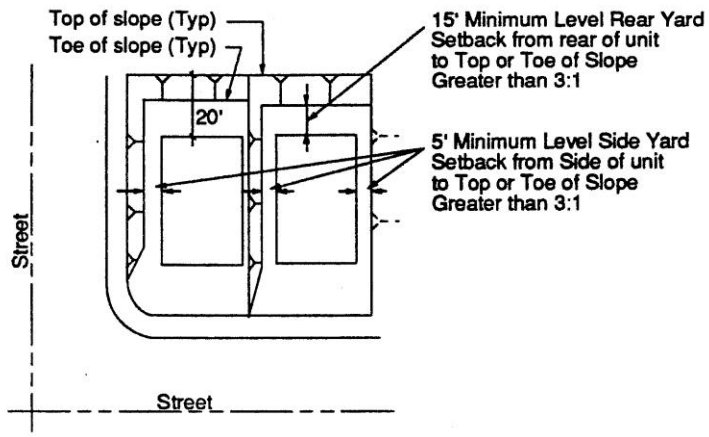
C. Rear yards. Each lot shall have a level rear yard of not less than fifteen (15) feet and a total rear yard distance of not less than twenty (20) feet. “Side living” lots shall have a level rear yard of not less than five (5) feet and a total rear yard distance of not less than ten (10) feet. When abutting an LMD, side-living lots shall have a level rear yard of not less than ten (10) feet. A patio structure open on three sides or an accessory structure within ten (10) feet of the property line shall also be permitted.



Side Living Lot Dimensions

D. Home sites existing at the time of adoption of Specific Plan Amendment 89-6 and lots with existing specimen trees shall be specifically exempt from minimum flat yard areas, but not from minimum yard distances. No reduction to the existing yard areas on these lots below the minimum requirements shall be allowed.

E. Variations to the required setbacks may be approved by the Planning Commission during the Precise Plan Review for environmental considerations, such as preserving specimen trees or significant rock outcroppings.



Building Pad Slope Setback Requirements

4.3.07 Distance Between Buildings: The minimum distance between accessory and main buildings shall be ten (10) feet.

4.3.08 Lot Coverage: Building lot area coverage for single-story units shall not exceed forty-five (45) percent of the total lot acreage. Lots with two-story buildings or structures shall not exceed thirty-five (35) percent coverage of the total lot area.

4.3.09 Wall, Fences: The provisions of Chapter 17.70 of the Corona Municipal Code shall apply with the exception that solid walls, hedges or fences to a height of six (6) feet are permitted along a side or backyard adjacent to a secondary or major street right- of-way.

4.3.10 Landscaping: The provisions of Chapter 17.70.070 of the Corona Municipal Code shall apply with the exception that choice of street trees shall be in conformance with Table 3 of this Specific Plan. Improved Open Space and Fuel Modification buffers shall be planted in conformance with Section 4.10.07.

4.3.11 Access: Access shall be in conformance with the provisions of Chapter 17.68 of the Corona Municipal Code.

4.3.12 Off-Street Parking: Parking shall conform to Chapter 17.76 of the City of Corona Municipal Code.

4.3.13 Hillside Standards: All LDR, 7,200 District subdivisions or developments shall conform to CMC Sections 17.62.100 through 17.62.220 (Hillside Overlay), excepting there from Section 17.62.150 for lots less than one acre in area.

4.3.14 Street Frontage: Where detached units front on a cul-de-sac street or street knuckle a minimum of thirty-two feet (32') of lot frontage at the curb line shall be provided. In no case shall the driveway width (excluding driveway approaches) exceed fifty (50) percent of the curb frontage. Driveways shall be placed so as to maximize on-street parking. See Figure 13 on page 44 of this document

4.3.15 Grading Standards: Site sensitive grading techniques shall be utilized which conform to the character of the natural terrain, emphasize utilization of low impact development areas and retain the majority of the environmentally sensitive areas undisturbed by grading. Manufactured slopes over thirty (30) feet in height shall be avoided wherever possible. Slopes over fifteen (15) feet in vertical height shall conform to the natural topography adjacent to the toe or top of the slope. The horizontal limits and the toe and crest of these slopes shall be rounded to create a smooth transition to adjacent natural slopes.

No grading shall occur within the 100 year flood plain of any "blue line creek" except for public and private road and driveway crossings and their supporting embankments. Significant rock outcroppings on slopes steeper than 1:1 shall be retained wherever possible.

The majority of healthy native specimen oak trees on site shall be preserved. Individual trees shall be preserved wherever possible at the edge of development areas by the use of retaining walls three (3) feet or less in height, varied street widths or slopes up to 11/2:1 where approved by a registered soils engineer and the City Engineer. The size, variety and location of all healthy specimen trees in development areas shall be shown on the grading plans. The plans shall indicate which trees are to be saved in place, which are to be relocated and which are to be removed The plans shall also indicate that all trees to be saved shall be protected during construction by fencing and other measures as required by the City Parks Planner or Engineer. For Planning Areas 28-34, see the Tree Preservation Plan on page 130 of this document.

4.4 Low Density Residential District (LDR)

Sections:

4.4.01 Purpose
4.4.02 Permitted uses
4.4.03 Conditional uses
4.4.04 Prohibited uses
4.4.05 Lot size
4.4.06 Building height
4.4.07 Yards
4.4.08 Distance between buildings
4.4.09 Lot coverage
4.4.10 Walls, fences
4.4.11 Landscaping
4.4.12 Access
4.4.13 Off-street parking
4.4.14 Hillside standards
4.4.15 Street Frontage

4.4.01 Purpose: The low density residential district is planned for single-family detached dwellings. All buildings erected in this district shall be in accordance with the regulations set forth in this Specific Plan.

4.4.02 Permitted Uses: The following uses shall be permitted subject to property development standards designated in sections 4.4.05 to 4.4.15 below.

A. One- and two-story single-family detached homes.

B. Animals to maximum numbers as follows:

   1. Three weaned cats
   2. Three weaned dogs

C. Home occupation in conformance with Chapter 17.80 of the City of Corona Municipal Code.

D. House trailers used as a construction project office during legal construction or as a sales office for a new subdivision.

E. Playgrounds, recreation or open space areas, hiking or bicycle trails.

F. Secondary residential units where lots are a minimum of 7,200 square feet, in accordance with the regulations in the City of Corona Municipal Code.

G. Small Family Day Care Homes.

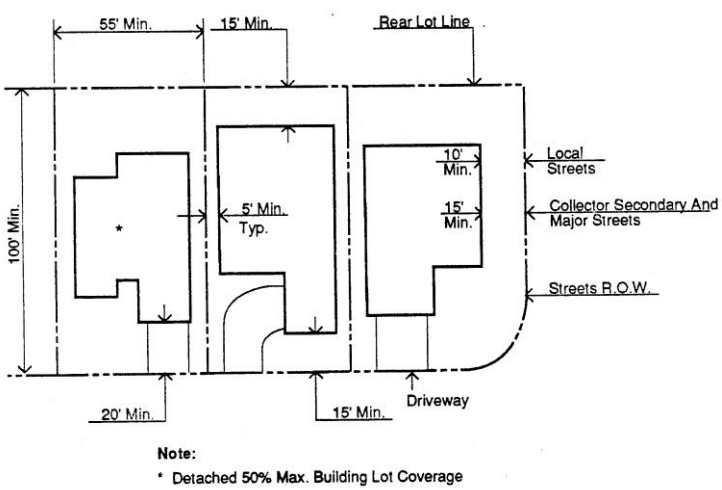
4.4.03 Conditional Uses: The following uses may be permitted subject to a conditional use permit issued in accordance with Chapter 17.92 of the Corona Municipal Code:

Town homes or attached residences through Precise Plan review and approval (Section 10.3.0)
Churches
Day nurseries or nursery schools

4.4.04 Prohibited Uses:

Commercial Uses
Manufacturing Uses

4.4.05 Lot Size: Each dwelling unit in the LDR district shall be located on a lot with a minimum size of six thousand (6,000) square feet, a fifty-five (55) feet minimum width and a minimum depth of one hundred feet (100'). Slopes of 3:1 or steeper shall not encompass more than 20% of the required minimum lot area.



Minimum Lot Dimensions: LDR Land Use
6,000 Square Foot Minimum

4.4.06 Building Height: The height of buildings shall not exceed thirty (30) feet from finished grade.

4.4.07 Yards:

A. Front Yard. The front yard shall be a minimum of fifteen (15) feet from the street right-of-way to a building structure (including side of garage). The garage door to street setback shall be a minimum of twenty (20) feet.

B. Sideyards

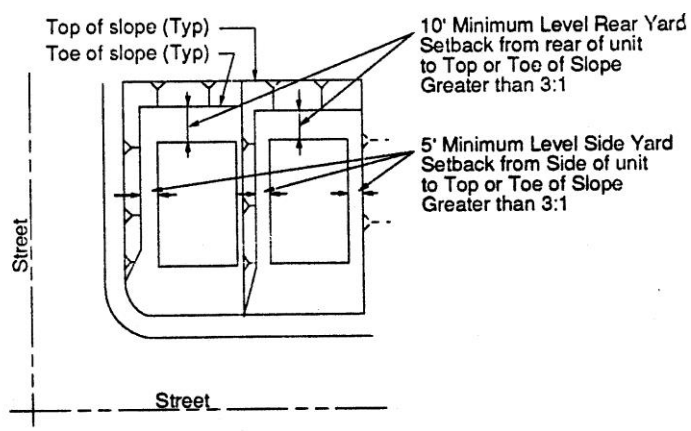
1. Lots shall have a minimum level area of five (5) feet adjacent to either side of the dwelling.

2. Sideyards where a lot line abuts a street right-of-way shall be a minimum of ten (10) feet when the street right-of-way is a local street and fifteen (15) feet when a collector, secondary or major street.

C. Rear yards. Each lot shall have a level rear yard of not less than ten (10) feet and a total rear yard distance of not less than fifteen (15) feet.

4.4.08 Distance Between Buildings: The minimum distance between accessory and main buildings shall be ten (10) feet.

4.4.09 Lot Coverage: Building lot area coverage shall not exceed fifty (50) percent of the total lot acreage.



Building Pad Slope Setback Requirement

4.4.10 Walls, Fences: The provisions of Chapter 17.70 of the Corona Municipal Code shall apply with the exception that solid walls, hedges or fences to a height of six (6) feet are permitted along a side or backyard adjacent to a secondary or major street right-of-way.

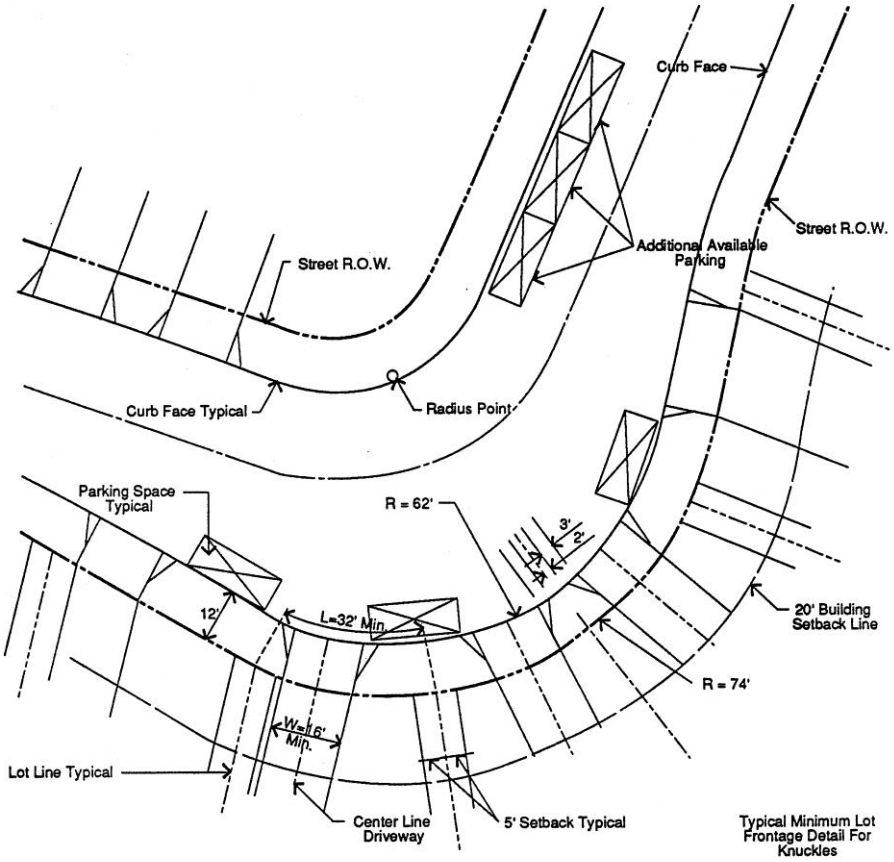
4.4.11 Landscaping: The provisions of chapter 17.70.070 of the Corona Municipal Code shall apply with the exception that choice of street trees shall be in conformance with Table 3 of this Specific Plan. Improved Open Space and Fuel Modification buffers shall be planted in conformance with section 4.10.07.

4.4.12 Access: Access shall be in conformance with the provisions of Chapter 17.68 of the Corona Municipal Code.

4.4.13 Off-Street Parking: Parking shall conform to Chapter 17.76 of the City of Corona Municipal Code.

4.4.14 Hillside Standards: All LDR District subdivisions or developments shall conform to CMC Sections 17.62.100 through 17.62.220 (Hillside Overlay), excepting there from Sections 17.62.150 and 17.62.160 for lots less than one acre in area.

4.4.15 Street Frontage: Where detached units fronting on a cul-de-sac Street or street knuckle a minimum of thirty-two feet (32') of frontage at the curb line shall be permitted subject to the approval of the Public Works Director. Provisions for lost parking will be provided within a reasonable distance as determined by the Public Works Director. In no case shall the driveway width (excluding driveway x's) exceed fifty (50) percent of the curb frontage. Driveways shall be placed so as to maximize on-street parking. See Figure 13. The applicant shall submit a proposed parking plan at the time of tentative tract map submittal showing a minimum of one on-street parking space per unit.



Note:
1) Minimum Curb Length Frontage Shall Be 32'.
2) Driveway Width Shall Not Exceed 50% Of Curb Length Lot Frontage.

Sierra del Oro

Typical Parking Layout

Figure 13

4.5 Low Medium Density Residential District (LMDR)

Sections:

4.5.01 Purpose
4.5.02 Permitted uses
4.5.03 Conditional uses
4.5.04 Prohibited uses
4.5.05 Lot size
4.5.06 Building height
4.5.07 Yards
4.5.08 Distance between buildings
4.5.09 Lot coverage
4.5.10 Walls, fences
4.5.11 Landscaping
4.5.12 Access
4.5.13 Off-street parking
4.5.14 Hillside standards
4.5.15 Street Frontage

4.5.01 Purpose: The low medium density residential district is planned for single- family attached and detached dwellings. All buildings developed shall conform to the regulations set forth below, and to other appropriate sections of this Specific Plan.

4.5.02 Permitted Uses: The following uses are permitted subject to property development standards designated in sections 4.5.05 to 4.5.15 below.

A. One and two-story single-family detached and attached homes.

B. Animals to maximum numbers as follows:

   1. Three weaned cats
   2. Three weaned dogs

C. Home occupations in conformance with Chapter 17.80 of the City of Corona Municipal Code.

D. House trailers used as a construction project office during legal construction or as a sales office for a new subdivision.

E. Parks, play grounds, open space areas, hiking or bicycle trails.

F. Secondary residential units where lots are a minimum of 7,200 square feet, in accordance with the regulations in the City of Corona Municipal Code.

G. Small Family Day Care Homes.

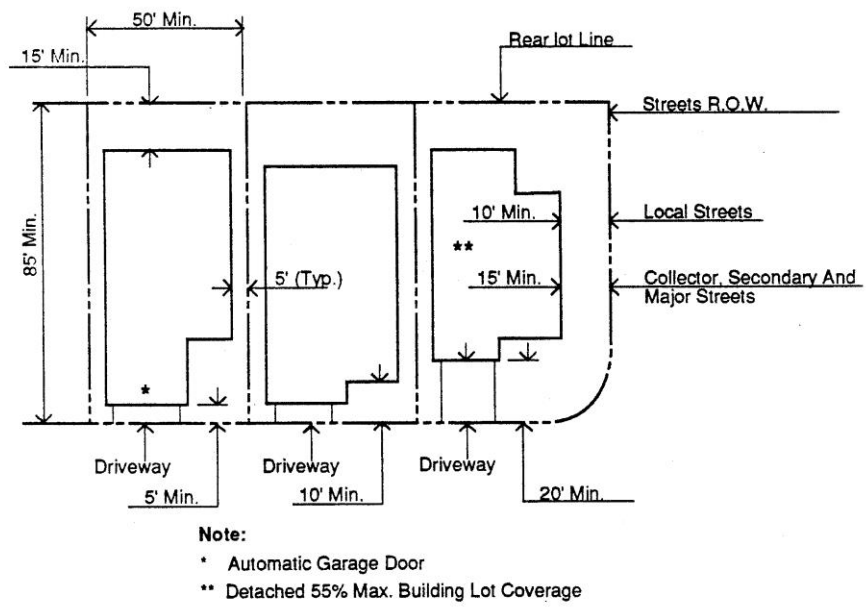
4.5.03 Conditional Uses: The following uses may be permitted subject to a conditional use permit issued in accordance with Chapter 17.92 of the Corona Municipal Code

Town homes or multiple-family attached residences through Precise Plan review and approval (Section 10.3.0)
Churches
Day nurseries or nursery schools

4.5.04 Prohibited Uses:

Commercial Uses
Manufacturing Uses

4.5.05 Lot Size: Each dwelling unit in the LMDR district shall be located on a lot with a minimum size of five thousand (5,000) square feet, a minimum lot width of fifty (50) feet and a minimum depth of eighty-five (85) feet. Slopes of 3:1 or steeper shall not encompass more than 20% of the required minimum lot area.



Minimum Lot Dimensions: LMDR Land Use
Detached Housing - 5,000 S. F. Min. Lot

4.5.06 Building Height: The height of buildings shall not exceed thirty (30) feet from finished grade.

4.5.07 Yards:

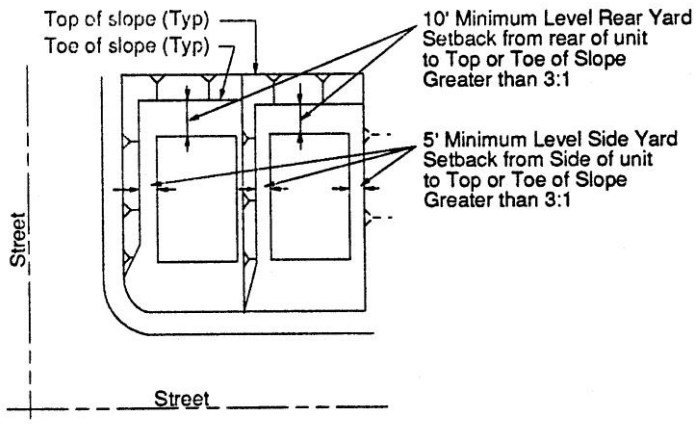
A. Front Yard. The front yard shall be a minimum of ten (10) feet from street right-of-way to on-grade living quarters. The garage door setback shall be five (5) feet, with an automatic garage door opener, or a minimum of twenty (20) feet without an automatic garage door opener. No garage door setback shall be permitted to be between five (5) and twenty (20) feet.

B. Sideyards

1. Lots shall have no minimum sideyard (see Patio Home Lot in Definitions, Section 3.0), but the minimum level distance adjacent to the side of a building shall be five (5) feet.

2. Sideyards adjacent to a street shall be a minimum of ten (10) level feet if the street is a local and fifteen (15) feet, ten (10) of which must be level, if it is a collector, secondary or major roadway.

C. Rear yards. Each lot shall have a level rear yard of not less than ten (10) feet and a total rear yard of not less than fifteen (15) feet.



Building Pad Slope Setback Requirement

4.5.08 Distance Between Buildings: The minimum distance between accessory buildings and main buildings shall be ten (10) feet.

4.5.09 Lot Coverage: Lot area covered by buildings shall not exceed fifty-five (55) percent of the total lot.

4.5.10 Walls, Fences: The provisions of Chapter 17.70 of the Corona Municipal Code shall apply with the exception that solid walls, hedges or fences to a height of six (6) feet are permitted along a side- or backyard adjacent to a secondary or major street right-of-way.

4.5.11 Landscaping: The provisions of Chapter 17.70.070 of the Corona Municipal Code shall apply with the exception that choice of street trees shall be in conformance with Table 3 of this Specific Plan. Improved Open Space and Fuel Modification buffers shall be planted in conformance with section 4.10.07.

4.5.12 Access: Access shall be in conformance with the provisions of the Corona Municipal Code, Chapter 17.68.

4.5.13 Off-Street Parking: Off-street parking shall conform with Chapter 17.76 of the City of Corona Municipal Code.

4.5.14 Hillside Standards: All LMDR District subdivisions or developments shall conform to CMC Sections 17.62.100 through 17.62.220 (Hillside Overlay), excepting there from Sections 17.62.150 and 17.62.160 for lots less than one acre in area.

4.5.15 Street Frontage: Where detached units fronting on a cul-de-sac street or street knuckle a minimum of thirty-two feet (32') of frontage at the curb line shall be permitted subject to the approval of the Public Works Director. Provisions for lost parking will be provided within a reasonable distance as determined by the Public Works Director. In no case shall the driveway width (excluding driveway x exceed fifty (50) percent of the curb frontage. Driveways shall be placed so as to maximize on-street parking. See Figure 13 in Section 4.4.15. The applicant shall submit a proposed parking plan at the time of tentative tract map submittal showing a minimum of one on-street parking space per unit.

4.6 Medium Density Residential District (MDR)

Sections:

4.6.01 Purpose
4.6.02 Permitted uses
4.6.03 Conditional uses
4.6.04 Prohibited uses
4.6.05 Lot size
4.6.06 Building height
4.6.07 Setbacks
4.6.08 Building separation
4.6.09 Lot coverage
4.6.10 Walls, fences
4.6.11 Landscaping
4.6.12 Access
4.6.13 Off-street parking
4.6.14 Outdoor living space
4.6.15 Hillside standards
4.6.16 Street frontage

4.6.01 Purpose: The medium density residential district is planned for detached and attached dwellings, one or more units per lot. Any and all buildings erected in this district shall be in accordance with the regulations set forth in this Specific Plan.

4.6.02 Permitted Uses: The following uses shall be permitted subject to property development standards designated in sections 4.6.05 to 4.6.16 below.

A. One, two and two and one-half story single-family detached or attached homes.

B. Animals to maximum numbers as follows:

   1. Two weaned cats
   2. Two weaned dogs

C. Home occupations in conformance with Chapter 17.80 of the City of Corona Municipal Code.

D. House trailers used as a construction project office during legal construction or as a sales office for a new subdivision.

E. Modular or mobile homes on a permanent foundation system subject to provisions of Chapter 17.81 of the Corona Municipal Code.

F. Parks, playgrounds, recreation or open space areas, hiking or bicycle trails.

G. Small Family Day Care Homes.

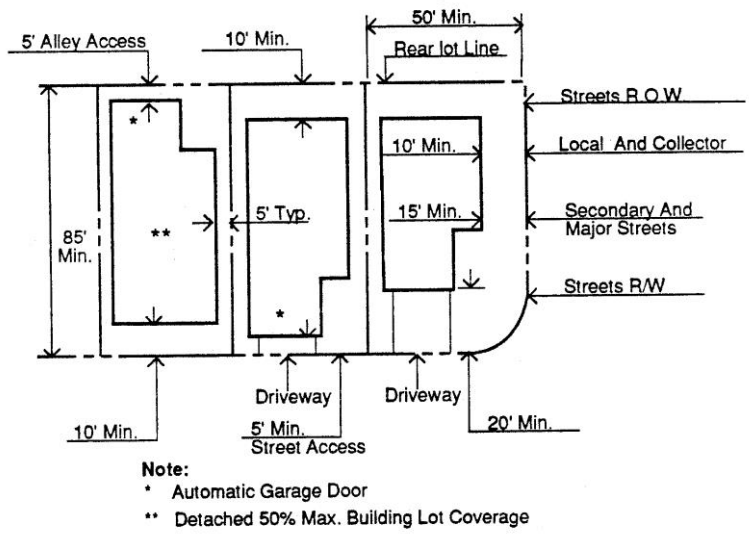
4.6.03 Conditional Uses: The following uses may be permitted subject to a conditional use permit issued in accordance with Chapter 17.92 of the Corona Municipal Code:

Churches
Day nurseries or nursery schools

4.6.04 Prohibited Uses:

Commercial Uses
Manufacturing Uses

4.6.05 Lot Size: There is no minimum lot size per dwelling unit for attached products, and five thousand (5,000) square feet minimum lot size for detached units with a minimum lot width of fifty (50) feet and minimum lot depth of eighty-five feet (85'). Slopes of 3:1 or steeper shall not encompass more than 20% of the required minimum lot area for detached units.



Minimum Lot Dimensions: MDR Land Use
Detached Housing - 5,000 S. F. Min. Lot

4.6.06 Building Height: The height of buildings shall not exceed forty (40) feet from finished grade provided that in areas of fire department access to front and rear, the height to windows of living areas shall not exceed 30' from finished grade.

4.6.07 Setbacks:

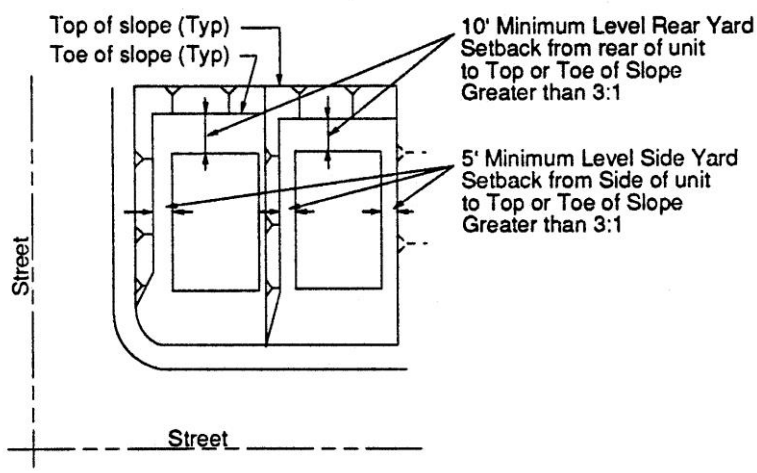
A. Front building setback. The front setback shall be a minimum of ten (10) feet from public right-of-way or private street to the living quarters. The front garage setback shall not be less than five (5) feet, with an automatic garage door opener, and will be at least twenty (20) feet without an automatic garage door opener. No garage door setback shall be permitted to be between five (5) and twenty (20) feet.

B. Side setbacks

   1. Lots shall have no minimum sideyard (see Patio Home Lot in Definitions, Section 3.0), but the minimum level distance adjacent to the side of a building shall be five (5) feet.

   2. Street right-of way to building setbacks shall be a minimum of ten (10) feet from local and collector streets, fifteen (15) feet from secondary to major streets.

C. Rear setbacks. Each building shall have a level rear setback of not less than ten (10) feet. A five (5) foot minimum setback is required for a garage from an alleyway or a private street.



Building Pad Slope Setback Requirement

4.6.08 Building Separation: Attached products of more than two (2) units shall have ten (10) feet between one-story main buildings, twenty (20) feet between two story buildings, twenty-five (25) feet for three (3) stories. The minimum distance between accessory buildings and the main structure shall be ten (10) feet.

4.6.09 Lot Coverage: For attached units, the maximum lot coverage is sixty percent (60%). Detached units shall not exceed fifty-five (55) percent lot coverage.

4.6.10 Walls, Fences: The provisions of Chapter 17.70 of the Corona Municipal Code shall apply with the exception that solid walls, hedges or fences to a height of six (6) feet are permitted along a side or backyard adjacent to a secondary or major street right-of-way.

4.6.11 Landscaping: The provisions of Chapter 17.70.070 of the Corona Municipal Code shall apply with the exception that choice of street trees shall be in conformance with Table 3 of this Specific Plan. Improved Open Space and Fuel Modification buffers shall be planted in conformance with section 4.10.07.

4.6.12 Access: Internal site access can b
e through an alleyway or private drive. Where residential access is to a street right-of-way it will be in conformance with the provisions of the Corona Municipal Code Chapter 17.68.

4.6.13 Off-Street Parking: Off-street parking for attached units shall be required at a ratio of one (1) guest space for four (4) units. At the time of tentative map approval consideration shall be given to recreational vehicle parking for each development area.

4.6.14 Outdoor Living Space: Open space and recreational facilities shall be provided in conformance with the Corona Municipal Code Sections 17.24.200 and 17.24.220.

4.6.15 Hillside Standards: All MDR District subdivisions or developments shall conform to CMC Sections 17.62.100 through 17.62.220 (Hillside Overlay), excepting there from Sections 17.62.150 and 17.62.160 for lots less than one acre in area.

4.6.16 Street Frontage: Where detached units fronting on a cul-de-sac street or street knuckle a minimum of thirty-two feet (32') of frontage at the curb line shall be permitted subject to the approval of the Public Works Director. Provisions for lost parking will be provided within a reasonable distance as determined by the Public Works Director. In no case shall the driveway width (excluding driveway x's) exceed fifty (50) percent of the curb frontage. Driveways shall be placed so as to maximize on-street parking. See Figure 13 in Section 4.4.15. The applicant shall submit a proposed parking plan at the time of tentative tract map submittal showing a minimum of one on-street parking space per unit.

4.7 Medium High Density Residential District (MHDR)

Sections:

4.7.01 Purpose
4.7.02 Permitted uses
4.7.03 Conditional uses
4.7.04 Prohibited uses
4.7.05 Lot size
4.7.06 Building height
4.7.07 Minimum unit size
4.7.08 Setbacks
4.7.09 Building separation
4.7.10 Building coverage
4.7.11 Walls, fences
4.7.12 Landscaping
4.7.13 Access
4.7.14 Off-street parking
4.7.15 Open space requirements
4.7.16 Trash pickup area
4.7.17 Hillside standards
4.7.18 Street frontage

4.7.01 Purpose: The medium high density residential district is planned for detached or attached dwelling units with one or more buildings per lot. All buildings erected in this district shall be in accordance with the regulations set forth in this Specific Plan.

4.7.02 Permitted Uses: The following uses shall be permitted subject to property development standards designated in sections 4.7.05 to 4.7.18 below.

A. Single, clustered or multi-story residential buildings, town homes, multi story condominiums, apartments or flats.

B. Modular or mobile homes on a permanent foundation system subject to the provisions of Chapter 17.81 of the Corona Municipal Code.

C. Animals to maximum numbers as follows:

   1. Two weaned cats
   2. Two weaned dogs

D. Home occupations in conformance with Chapter 17.80 of the City of Corona Municipal Cede.

E. House trailers used as a construction project office during legal construction or as a sales office for a new subdivision.

F. Parks, playgrounds, recreation or open space areas, hiking or bicycle trails.

G. Small Family Day Care Homes.

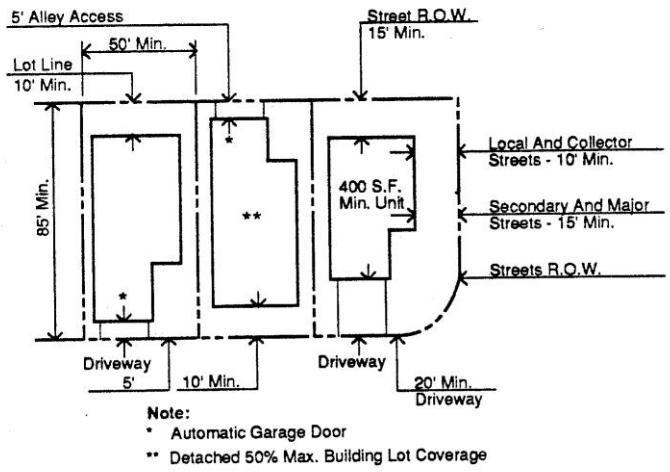
4.7.03 Conditional Uses: The following uses may be permitted subject to a conditional use permit issued in accordance with Chapter 17.92 of the Corona Municipal Code:

Churches
Day nurseries or nursery schools

4.7.04 Prohibited Uses:

Commercial Uses
Manufacturing Uses

4.7.05 Lot Size: There is no minimum lot size per dwelling unit for attached units, and five thousand (5,000) square feet minimum lot size for detached units with a minimum lot width of fifty (50) feet and a minimum lot depth of eighty-five feet (85'). Slopes of 3:1 or steeper shall not encompass more than 20% of the required minimum lot area for detached units.



Minimum Lot Dimensions: MHDR Land Use

4.7.06 Building Height: The height of buildings shall not exceed forty (40) feet from finished grade and in areas of fire department access to front and rear; the height to windows of living areas shall not exceed 30' from finished grade.

4.7.07 Minimum Unit Size: No attached unit shall be smaller than five hundred (500) square feet. No single family unit shall be smaller than nine hundred (900) square feet.

4.7.08 Setbacks:

A. Front setback. The front building setback from living quarters to a street right-of-way shall be a minimum of ten (10) feet. The garage setback shall be five (5) feet with an automatic garage door opener or a minimum of twenty (20) feet without an automatic garage door opener. No garage door setback shall be permitted to be between five (5) and twenty (20) feet.

B. Side setbacks

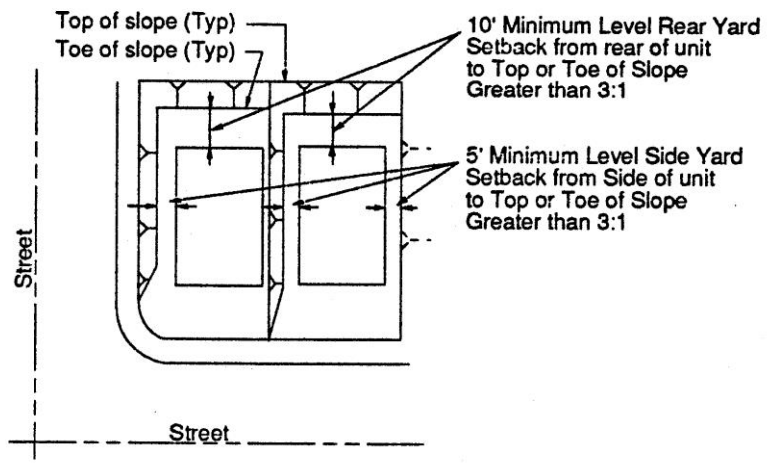
   1. Building setbacks shall be a minimum of five (5) feet, level.

   2. Sideyards adjacent to a street shall be a minimum of ten (10) level feet if the street is a local and fifteen (15) feet, ten (10) of which must be level, if it is a collector, secondary or major street.

   In Planning Area 15 only, the side setbacks for interior units only may be reduced to 1.33 feet to allow construction of an open three-sided or free-standing arbor structure. For end units only, the side setback shall not be less than 1.33 feet from the prolongation of the unit side line.

C. Rear setbacks. Residential buildings shall have a rear setback of not less than ten (10) level feet from an interior lot line and fifteen (15) feet to a street right-of-way, at least ten (10) of which shall be level. Where rear alleyways provide garage access, a five (5) feet setback shall be required.

   In Planning Area 15 only, the rear setbacks may be reduced to three feet (3') to allow construction of an open three-sided or free-standing arbor structure.



Building Pad Slope Setback Requirement

4.7.09 Building Separations: Individual multi-family buildings shall have minimum separations of ten (10) feet for one story, twenty (20) feet for two stories, twenty-five (25) feet for three stories.

4.7.10 Building Coverage: Maximum building coverage for attached units is sixty percent (60%). Detached buildings shall not exceed fifty-five (55) percent coverage of the total lot.

4.7.11 Walls, Fences: The provisions of Chapter 17.70 of the Corona Municipal Code shall apply with the exception that solid walls, hedges or fences to a height of six (6) feet are permitted along a side or backyard adjacent to a secondary or major street right-of-way.

4.7.12 Landscaping: The provisions of Chapter 17.70.070 of the Corona Municipal Code shall apply with the exception that choice of Street trees shall be in conformance with Table 3 of this Specific Plan. Improved Open Space and Fuel Modification buffers shall be planted in conformance with section 4.10.07.

4.7.13 Access: Access shall be in conformance with the provisions of the Corona Municipal Code, Chapter 17.68.

4.7.14 Off-Street Parking: Off-street parking shall conform to Chapter 17.76 of the City of Corona Municipal Code except that

A. For studios and one bedroom units one (1) covered and one-half (.5) uncovered spaces per unit shall be provided within the development area.

B. The City Engineer may require additional uncovered visitor parking to a maximum of one (1) space per four (4) units.

4.7.15 Open Space Requirements: Open space shall be provided in conformance with Sections 17.24.200 and 17.24.220 of the City of Corona Municipal Code.

4.7.16 Trash Pick-up Area: A common trash pick-up area is required only where group parking is provided. Trash areas shall be fully enclosed to City standards with a minimum of six (6) cubic feet per dwelling unit served.

4.7.17 Hillside Standards: All MHDR District subdivisions or developments shall conform to CMC Sections 17.62.100 through 17.62.220 (Hillside Overlay), excepting there from Sections 17.62.150 and 17.62.160 for lots less than one acre in area.

4.7.18 Street Frontage: Where detached units fronting on a cul-de-sac street or street knuckle a minimum of thirty-two feet (32') of frontage at the curb line shall be permitted subject to the approval of the Public Works Director. Provisions for lost parking will be provided within a reasonable distance as determined by the Public Works Director. In no case shall the driveway width (excluding driveway x's) exceed fifty (50) percent of the curb frontage. Driveways shall be placed so as to maximize on-street parking. See Figure 13 in Section 4.4.15. The applicant shall submit a proposed parking plan at the time of tentative tract map submittal showing a minimum of one on-street parking space per unit.

4.8 High Density Residential District (HDR)

Sections:

4.8.01 Purpose
4.8.02 Permitted uses
4.8.03 Conditional uses
4.8.04 Prohibited uses
4.8.05 Lot size
4.8.06 Building height
4.8.07 Minimum unit size
4.8.08 Setbacks
4.8.09 Building separation
4.8.10 Building coverage
4.8.11 Walls, fences
4.8.12 Landscaping
4.8.13 Access
4.8.14 Off-street parking
4.8.15 Open space
4.8.16 Trash pickup area
4.8.17 Enclosed storage area
4.8.18 Hillside standards
4.8.19 Water meters for multi-family buildings in Planning Area 37
4.8.20 Signs

4.8.01 Purpose: The high density residential (HDR) district is planned for attached dwelling units. All buildings erected in this district shall be in accordance with the regulations set forth in this Specific Plan.

4.8.02 Permitted Uses: The following uses shall be permitted in all HDR districts, except as other noted, subject to the property development standards designated in Section 4.8.05 to 4.8.20 below:

A. Single, or multi-story, multi-family residential buildings with individual units for sale or rent.

B. Animals to maximum numbers as follows:
   1. Two weaned cats
   2. Two weaned dogs

C. Home occupations in conformance with Chapter 17.80 of the City of Corona Municipal Code.

D. Construction or house trailer used as a construction project office during legal construction or as sales office for a new subdivision.

E. Parks, playgrounds, recreation or open space areas, hiking or bicycle trials.

F. Small Family Day Care Homes.

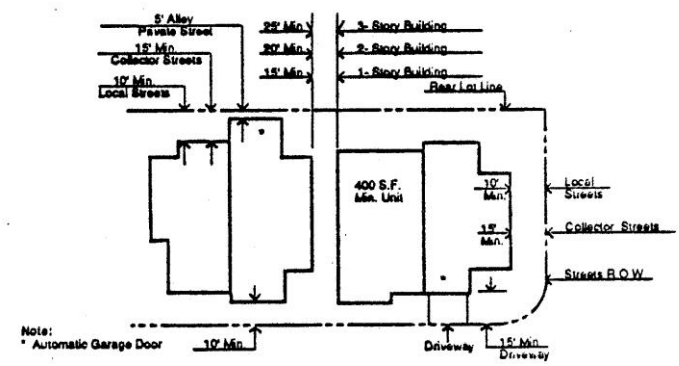
4.8.03 Conditional Uses: The following uses may be permitted subject to a conditional use permit issued in accordance with Chapter 17.92 of the Corona Municipal Code:

Churches
Day nurseries or nursery schools

4.8.04 Prohibited Uses:

Commercial Uses
Manufacturing Uses

4.8.05 Lot Size: There is no minimum lot size for multiple family units.



Minimum Lot Dimensions: HDR Land Use

4.8.06 Building Height: The height of buildings shall not exceed forty (40) feet from finished grade provided that in areas of fire department access to front and rear, the height to windows of living areas shall not exceed thirty feet (30') from finished grade.

4.8.07 Minimum Unit Size: No individual unit shall be smaller than five hundred (500) square feet.

4.8.08 Setbacks:

A. Front setback in Planning Areas 19 and 20. The front setback for multiple unit buildings shall be a minimum of ten (10) feet for one-story units, twenty (20) feet for two- story units and twenty-five (25) feet for three-story units. Garage entrance setback shall be a minimum of twenty (20) feet or five (5) feet with an automatic garage door opener. The front yard setback adjacent to a collector shall be 20 feet. The setback adjacent to a major or secondary street shall be 30 feet.

B. Front setback in Planning Area 34. The front setback for multiple unit buildings shall be a minimum of 15 feet.

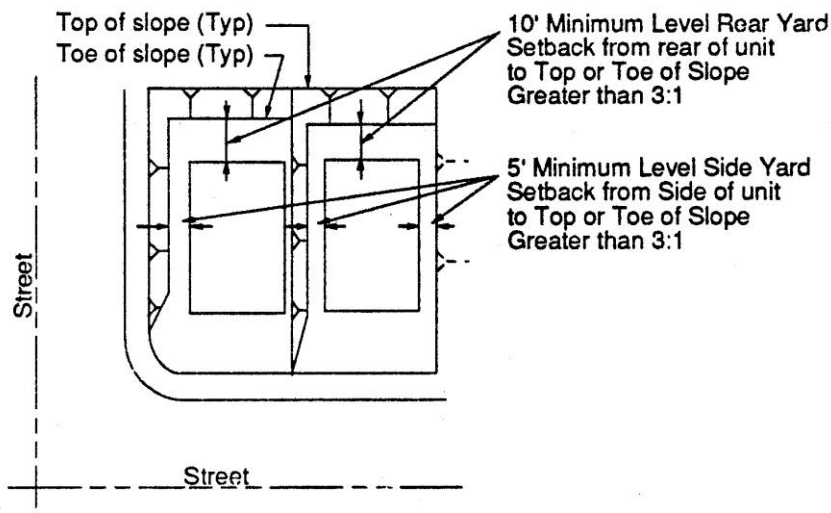
C. Front setback in Planning Area 37. The building setback from Palisades Drive shall be a minimum of twenty-five (25) feet.

D. Side and rear setbacks

1. Building yard setbacks shall be a minimum of ten (10) feet, with five (5) level feet adjacent to the building.

2. Sideyard setbacks adjacent to a collector, secondary or major street shall be fifteen (15) feet.

3. Each lot shall have a rear yard of not less than ten (10) level feet from an interior lot line and fifteen (15) feet to a street right-of-way, ten (10) of which must be level. Where alleyways provide garage access, a five (5) foot setback shall be required.



Building Pad Slope Setback Requirement

4.8.09 Building Separation:

A. Building Separation in Planning Areas 19 and 20**.** The minimum distance between buildings shall be ten (10) feet for one (1) story, twenty (20) feet for two (2) stories, twenty-five (25) feet for three (3) stories.

B. Building Separation in Planning Area 34. The minimum distance between buildings shall be ten (10) feet.

C. Building Separation in Planning Area 37. The minimum distance between main buildings shall be twenty (20) feet.

4.8.10 Building Coverage: Building coverage shall not exceed sixty percent (60%).

4.8.11 Walls, Fences: The provisions of Chapter 17.70 of the Corona Municipal Code shall apply. Perimeter fencing around Planning Area 37 shall be optional at the discretion of the builder/developer, subject to review and approval by the Community Development Department.

4.8.12 Landscaping: The provisions of Chapter 17.70.070 of the Corona Municipal Code shall apply with the exception that choice of street trees shall be in conformance with Table 3 of this Specific Plan. Improved Open Space and Fuel Modification buffers shall be planted in conformance with section 4.10.07.

4.8.13 Access: Access for a multiple-building lot shall be in conformance with the provisions of the Corona Municipal Code, Chapter 17.68.

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4.8.14 Off-Street Parking: Off-street parking shall conform with Chapter 17.76 of the City of Corona Municipal Code, except:

A. One (1) covered parking space and one-half (.5) uncovered parking space shall be required for each studio and one bedroom unit.

B. For Planning Area 37, two (2) covered parking spaces shall be required for each two-bedroom unit, and two (2) covered parking spaces and one-half (0.5) uncovered parking space shall be required for each three-bedroom. The covered parking spaces shall be provided in an enclosed garage. Side-entry and tandem garages shall be permitted in Planning Area 37. The garage parking spaces shall solely be used for the parking of automobiles and not for the storage of materials.

C. The City Engineer may require additional parking for visitors to a maximum of one (1) space per four (4) units. For Planning Area 37, visitors parking shall be required at one (1) space per five (5) units.

4.8.15 Open Space:

A. Open space shall be created for the use or visual benefit of residents within the designated area in conformance with Chapters 17.24.200 and 17.24.220 of the City of Corona Municipal Code, with the exception of Planning Area 37.

B. In Planning Area 37, a minimum of 75 square feet of private outdoor living space shall be provided per dwelling unit in the form of a yard, patio, and/or balcony. The minimum depth of all required private outdoor living spaces shall be six (6) feet.

C. In Planning Area 37, a minimum of 200 square feet of common outdoor open space shall be provided per dwelling unit, and may include swimming pools, spas, recreation buildings, tot lots or similar uses deemed appropriate by the Community Development Director.

4.8.16 Trash Pick-up Area: A common trash pick-up area is required only where group parking is provided with six (6) square feet for each dwelling unit served. The minimum inside dimensions of the trash enclosure shall be 6'4" x 9'2". Requests for variation from the requirements may be submitted in writing to the Community Development Director. Requests for variation should provide the reason for the request and should include all alternatives proposed (trash compactors, etc.). The applicable Corona Municipal Code Section is 17.79.070.

4.8.17 Enclosed Storage Area: One hundred (100) cubic feet shall be provided for each unit, unless garage parking is provided.

4.8.18 Hillside Standards: All HDR District subdivisions or developments, with the exception of Planning Area 37, shall conform to CMC Sections 17.62.100 through 17.62.220 (Hillside Overlay), excepting there from Sections 17.62.150 and 17.62.160 for lots less than one acre in area.

4.8.19 Water Meters for Multi-family Buildings in Planning Area 37: Water meters for multi-family buildings in Planning Area 37 shall be provided as depicted on an approved Utility Plan.

4.8.20 Signs: One entry monument is permitted in Planning Area 37. The monument sign shall be located outside of corner cutoff areas for visibility, and shall not exceed a signage area of forty-eight (48) square feet and a height of six (6) feet.

4.9 Neighborhood Commercial (NCD)

Sections:

4.9.01 Purpose
4.9.02 Permitted uses
4.9.03 Conditional uses
4.9.04 Prohibited uses
4.9.05 Site area
4.9.06 Building Heights
4.9.07 Setbacks
4.9.08 Distance between buildings
4.9.09 Signs
4.9.10 Landscaping
4.9.11 Access
4.9.12 Off-street parking
4.9.13 Off-street loading
4.9.14 Storage
4.9.15 External equipment
4.9.16 Trash enclosures

4.9.01 Purpose: The neighborhood commercial district (NCD) is intended to provide the daily commercial needs of residents in accordance with objectives, policies and proposals of the City General Plan. All buildings erected in this district shall adhere to the regulations set forth in this Specific Plan, and the architecture and landscaping shall reflect the Community Design Concept (Section 7).

4.9.02 (a) Permitted Uses: The following establishments shall be permitted in all Neighborhood Commercial Districts, subject to property development standards designated in Section 4.9.05 to 4.9.15 below:

Bank or savings and loan
Barber shop
Beauty shop
Bicycle shop
Churches, Day nurseries or nursery schools
Clothes cleaner-retail
Copying, printing, mail service establishments (retail only)
Delicatessen
Dinnerhouse restaurant
Drug store and pharmacies
Food store (e.g. groceries, donuts, green grocer, etc.)
Hardware store
Construction or house trailer, used as a construction project office during legal construction phases
Ice cream store
Laboratories, medical and dental
Laundry self-service
Liquor store (package)
Music store
Movie theater

Newsstand
Nursery plant sales-retail
Offices: business, professional
Record or video store
Restaurant or coffee shop
Service related offices
Supermarket
Variety store

Similar uses permitted in Chapter 17.34.020 of the Corona Municipal Code, by Planning Commission determination.

4.9.02 (b)
In addition to the uses listed above, the following uses shall also apply to Planning Areas 21 and 23 of the Neighborhood Commercial District:

Antique shop
Art gallery
Ancillary game arcade constituting less than five percent of the floor area of the store
Appliance and electronics store
Bakery goods shop
Book and stationery store
Clothes and apparel shop
Computer/educational & tutorial school
Confectionery store
Convenience store without sale of alcoholic beverages
Craft beer, wine, and liquor lounge (Planning Area 21 only)
Custom dressmaking shop
Dry goods or notions store
Film and camera stores
Fast photo store
Flower shop
Furniture store
Gift store
Healthcare/fitness facility
Hobby shop
Jewelry store
Locksmith
Offices: business, professional, medical and dental
Paint store
Pet shop
Photographer
Post Office, library, or police substation
Printing shop
Repair shop for sewing machines, VCR's, televisions & stereos
Shoe repair
Shoe store
Sporting goods store
Studio academy including art, music, dance, and material arts

Tailor shop
Travel agency
Weight loss/nutrition store

4.9.02 (c) "Ancillary game arcades constituting in total between six and twenty percent of the full commercial floor area are permitted with the approval of the Board of Zoning Adjustment".

4.9.03 Conditional Uses: The following uses may be permitted subject to a major conditional use permit (CUP) or a minor conditional use permit (MCUP) issued in accordance with Chapter 17.92 of the Corona Municipal Code.

Automobile service station, subject to CMC Chapter 17.72 and only in Planning Areas 21 and 23 (CUP)
Drive-through restaurant, only in Planning Areas 21 and 23 (CUP)
Smoking lounges, refer CMC Section 17.33.160 for supplemental development standards (MCUP)
Tobacco stores, subject to the provisions of CMC Chapter 5.19 (MCUP)

4.9.04 Prohibited Uses:

Residential uses
Industrial uses

4.9.05 Site Area: A proposed site may be developed in more than one phase, but development of the perimeter of the site and its landscaping shall be included in phase one, and fire protection and access shall be maintained for each phase.

4.9.06 Building Heights: The height of buildings shall not exceed forty (40) feet from finished grade provided that in areas of fire department access to front and rear, the height to occupied areas shall not exceed thirty (30) feet from finished grade.

4.9.07 Setbacks: The NCD shall have an average ten (10) feet setback from Street right-of-way, with no parking permitted, and variable setbacks encouraged.

4.9.08 Distance Between Buildings: The minimum distance between main buildings shall be fifteen (15) feet.

4.9.09 Signs: Signage will conform to the regulations of Chapter 17.74 of the Corona Municipal Code except that a construction sign shall not exceed one hundred (100) square feet, and only one is permitted per site. In addition, the following exception shall be made:

A. For Planning Area 21, an individual business within a multi-tenant commercial retail center may have a separate monument style parcel identification sign provided that the following are met:
    a. The building/use associated with the sign shall be located on a separate legal lot or pad with a single tenant in the building.
    b. The building shall be located within 50 feet of the right-of-way.

c. The sign shall not be located in the right-of-way or corner cut-off area.
d. The sign shall contain only the name of the business in the associated building with a maximum sign face area of 24 square feet.
e. The sign shall not exceed a height of 8.5 feet including architectural projections.
f. The sign may be constructed up to 6 feet in height in the building setback. Any sign over 6 feet in height shall be located outside of the building setback.
g. The sign shall incorporate the same architectural features as that of the main shopping center.

4.9.10 Landscaping: The provisions of Chapter 17.70.070 of the Corona Municipal Code shall apply for planting ratios, but the choice of plants shall conform with Plant Palette, Table 3 of this Specific Plan.

4.9.11 Access: Access shall be in conformance with the provisions of the Corona Municipal Code, Chapter 17.36.160. Commercial establishments shall be accessed through common driveways. Driveways shall provide an all-weather surface as defined in the Corona Municipal Code, Section 15.12.060, and approved by the Fire Department.

4.9.12 Off-street Parking: Off-street parking shall conform to Chapter 17.76 of the City of Corona Municipal Code, except for the following:

A. Walk-in and take-out food services shall be parked at a ratio of 1 space/250 square feet of building area.

B. Full-service eating establishments shall be parked at a ratio of 1 space/100 square feet of building area.

4.9.13 Off-street Loading: The provisions of Chapter 17.78 shall apply.

4.9.14 Storage: Trash and storage shall be confined in conformance with City standards.

4.9.15 External Equipment: All equipment, such as compressors, hearing and air conditioning units shall be screened so not to be visible from adjacent street.

4.9.16 Trash Enclosures: Trash enclosures are required for all commercial projects located within the Neighborhood Commercial District. The minimum inside dimensions shall be 19.8 ' W x 6.6' D for two forward approach facing dumpsters, or 11' W x 9' D for two side-by-side facing dumpsters. Deviation from these requirements shall be reviewed by the City's waste provider, Waste Management. Sixty (60) square feet of trash enclosure is required for each 10,000 square feet of commercial floor area. Requests for variation from these requirements may be submitted in writing to the Community Development Director for determination. Requests for variation should provide the reason for the request and should include all alternatives proposed (trash compactors, etc.).

4.10 Open Space District (OS)

Sections:

4.10.01 Purpose
4.10.02 Permitted uses
4.10.03 Conditional uses
4.10.04 Prohibited uses
4.10.05 Categories of open space
4.10.06 Unimproved open space
4.10.07 Improved open space
4.10.08 Development and maintenance
4.10.09 Common open space
4.10.10 Water system facilities

4.10.01 Purpose: The designation of open space encompasses acreage that will be open space independent of other proposed land uses, or as an auxiliary use to other land uses. It will provide aesthetic relief, transitional buffers between land uses and recreational and scenic opportunities. Open space within residential development areas will be discussed as common or private open space, but does not carry an open space designation at the Specific Plan level. A five (5) percent increase or decrease of the open space area shall be permitted within each planning area and subject to the approval of the Planning Director.

4.10.02 Permitted Use: The following uses shall be permitted:

Bicycle paths
Clubhouses or recreation buildings
Commercial recreational facilities
Equestrian center and trails
Jogging and pedestrian trails
Passive landscaped areas
Picnic or barbecue areas
Playgrounds
Public utility easements
Slopes, planted or natural
Swimming pools and spas
Tennis facilities
Tot-lots, playgrounds
View corridors
Water recharge, percolation and watershed areas

Accessory uses to any of the above.

4.10.03 Conditional Uses: The following uses may be permitted subject to a conditional use permit in accordance with Chapter 17.92 of the Corona Municipal Code.

Miniature or executive golf course
Nursery stock growing for off-site sale
Public or private school
Sports complex

4.10.04 Prohibited Uses: The following uses shall be prohibited.

Commercial or manufacturing uses
Residential uses

4.10.05 Categories of Open Space: (Figure 14). If there is a question regarding classification of an open space area, the developer will apply the standards of one of the following categories deemed most appropriate subject to the approval of the City Planning Director.

A. Unimproved Open Space

B. Improved Open Space

    1. Slopes
    2. Parkland
    3. Ornamental landscape
    4. Transitional zones

        a. Fuel modification requirements
        b. Renaturalized planting

C. Development and maintenance

    1. Common open space

        a. Slopes within private development areas

    2. Water system facilities

4.10.06 Unimproved Open Space: The 595.42 acres of unimproved open space are proposed to be left in as natural a state as safety and fire regulations will permit. Landscaping will only be made in this otherwise undisturbed open space where necessitated by revegetation or fuel modification requirements. Such improvements create a transitional landscape zone and are described further under Section 4.10.07 Improved Open Space.

The Unimproved Open Space category encompasses slopes and flood plains not impacted during the course of development.

4.10.07 Improved Open Space: Pursuant to City regulations, 3 acres of "parkland" are required per 1,000 residents. The approximate projected population of Sierra del Oro at build-out will generate a community-wide need for thirty-four (34) acres of parkland. Additional improved open space will encompass slopes and setbacks that are proposed as part of the street scene of Sierra del Oro. Improved open space will also encompass acreage between development areas, some will overlap fuel modification/revegetation zones, and some will be permanently maintained in more ornamental vegetation.

All landscaping shown on Figure 14 shall be designed and installed by the master developer (WSLA) for areas 1-27 and by the independent developer of areas 28-38. Landscape guidelines for the Green River Road and Serfas Club Drive streetscape are provided in Appendix A.

A. Slope Landscaping - Choice of landscaping materials will adhere to the guidelines set forth in the Community Design Section 7 of this Specific Plan and be selected from Tables 2, 4 and 5, as appropriate.

   1. Erosion control and ornamental landscaping plans for setbacks, as shown in Figure 14, will be submitted at the time of permit approval for that roadway.

   2. Seeding of slope for erosion control will accompany roadway construction. The ornamental portion and slope planting of the landscape plans will be submitted and approved prior to issuance of permits.

B. Parkland: Parkland proposed for Sierra del Oro includes five (5) acres in Fresno Canyon (Parcel 26). Five (5) acres in Parcel 24 and five (5) acres in Parcel 25 are proposed to be neighborhood parks. The five (5) acres of parkland in Fresno Canyon will be surrounded by an additional eighty-seven (87) acres of riparian, scenic canyon that will be in as natural a state as safety will allow. This will give a unique quality to the park, making it appear to be larger than its five (5) acres, and preserve the aesthetic, and rural qualities of a major wash of the Santa Ana Mountains. Plans for the park shall include adequate physical separation in the form of a fence, wall or other barrier approved by the Planning Director, between the park area and the truck road to the clay mining area.

   Preliminary park plans for dedicated parkland will be subject to review and approval of the park and recreation commission.

   Parking requirements for parkland and improved open space will meet the requirements of the City of Corona Municipal Code Section 17.76.

C. Ornamental Landscape Area. Highly ornamental landscape is encouraged in areas designated for high visual impact (i.e., community "gateways," project entries, themed commercial centers and all slopes not designated for fuel modification or renaturalized slope planting). Approved ornamental plants are listed in Tables 3 and 4 and their use is dependent upon soils being modified to meet the needs of this landscape material. Planting installation details shall follow standards set by the City of Corona.

   1. The master developer shall install ornamental landscaping along roadways as shown on the Open Space Plan (Figure 14) except for areas 28-33 which shall be installed by the developer of those areas.

D. Transitional Zone This zone serves to visually blend natural open space areas with introduced landscapes while deterring fire, stabilizing new slopes or restoring disturbed native vegetation.

Within otherwise unimproved open space areas, landscaping will be installed and maintained only in areas where grading has occurred, or where fuel modification is required (see 4.8.08). The goal is to make the graded areas stable and re-establish them as "natural" and to clear and reseed the fuel modified zones with material to deter fires from traveling through the zone, while allowing them to "appear" to be natural, rather than developed.

E. Fuel Modification Zone

1. For safety and fire hazard control in Planning Areas 1-27, a one hundred (100) feet wide zone is proposed between buildings and undisturbed natural vegetation. It will be planted and maintained as recommended by a licensed Landscape Architect, with the approval of the City Planning Director, to visually appear to be a transition between the "built" and the "natural." Functionally it will be fire retardant and will deter wildfires from reaching development, and keep urban fires from sweeping through the environment.

2. Native high fuel modification material shall be removed and replaced with low fuel plants (see Table 2).

3. The height of plant material shall be kept minimal. The planting requirements shall include a combination of shrubs and groundcovers providing a minimum of six (6) shrubs per 1,000 square feet of area. Ground covers may be obtained from pots, flats, cutting, seed or hydro seed. Irrigation shall not be required unless necessitated by plant materials used.

4. For Planning Areas 28-33, fuel modification plans will be required, subject to the fuel modification standards in section 5.7 and 5.8 or by approval of the Fire Chief.

5. Requirements of re-naturalized planting:

    a. Landscapes in this area should achieve a natural looking character, rather than a manicured appearance. This is the appropriate landscape treatment for low use peripheral areas of a development, or where disturbed ground is adjacent to native vegetation. This planting treatment should be utilized as often as needed to prevent a distinct line between introduced and natural landscape.

    b. An emphasis of this zone is low maintenance through the use of plant combinations with matched growth requirements. This will promote a higher quality appearance over a longer period of time.

    c. Planting of transitional area shall include a combination of trees, shrubs and ground covers. It will provide a minimum of fifteen trees and shrubs for every 1,000 square feet of slope area; 80% of this quantity shall be shrubs and the remaining 20% shall be trees. The minimum tree container size shall be one and five gallon cans. The minimum shrub size shall be 5" pots. Of the total number of trees required, 20% shall be 5-gallon cans and

80% one-gallon can size. Ground covers may be obtained from pots, flats, cuttings, seed or hydro seed. Permanent irrigation shall not be required unless necessitated by plant materials used.

d. Planting of container plant material shall extend (at same density) twenty (20) feet beyond the limit of grading, into the undisturbed vegetation.

4.10.08 Development and Maintenance: Development and maintenance of acreage with an improved or unimproved open space designation will be provided for as follows:

A. Improved open space areas common to all developments within the S.D.O. project such as street landscape and slopes not contained within an individual planning area will be owned and maintained by a Landscape Maintenance District. Installation and maintenance will be the responsibility of the master developer, except for areas 28-33 which shall be the responsibility of the developer of those areas until a Homeowner's Association is established.

B. Appropriate parkland acreage will be dedicated to the City and fees paid according to Section 16.24.050 of the City Code. Development and maintenance shall be under the City's jurisdiction.

C. Unimproved open space shall be owned and maintained by a Landscape Maintenance District, except for utility facilities which will be owned and maintained by the appropriate servicing agency. Installation of required planting materials and maintenance will be the responsibility of the master developer except for areas 28-33, which shall be the responsibility of the developer of those areas until a Homeowner's Association is established.

4.10.09 Common Open Space: Where required, common open space areas within builder tracts and precise plans shall be improved by the merchant builder and serve the active, and aesthetic needs of residents of individual development areas. Acreage will be owned and maintained by a Homeowners' Association. The areas will be improved in conjunction with development areas in accordance with the regulations of the CC & R's controlling the association.

A. Slopes within the development areas. This category includes slopes within the development areas which are not shown on Figure 14--Open Space Plan. These slopes shall be planted by the merchant builder according to the Planning Director's Slope Planting Standards, Table 4 of this Specific Plan for plant palette and Corona Municipal Code Section 17.70.070 B-2 Slopes.

4.10.10 Water System Facilities: Plans for water filtration, storage transmission and distribution in conformance with the Master Plan of Water will be approved by the Director of Utility Services, prior to approval of final tract map. As a condition of the tract map, the developer(s) shall construct and dedicate the facility to the City which will be responsible for maintenance and operation.

Table 2
Fuel Modification Plant Palette

Trees
Ceratonia siliqua - Carob tree
Pinus eldarica "mondell" - Mondell Pine
Pinus halepensis - Aleppo Pine
Quercus agrifolia - Coast Live Oak

Shrubs
Acacia 'Pecoffverde' - Pecoff Acacia
Acacia redolens 'prostrata' - Ungerop Acacia
Cistus salvifolius - Sage leaf Rockrose
Cistus purpureus - Orchid Rockrose
Heteromele sarbutifolia - Toyon
Rhamnus alaternus - Italian Buckthorn
Rhus integrifolia - Lemonade Berry

Ground Covers
Atriplex lentiformis - Quail Bush
Atriplex canescens - Four Wing Saltbush
Antriplex semibaccata - Austrian Saltbush
Baccharis pilularis - Coyote Bush
Helianthemum nummularium - Sunrose
Romarinus officinalis 'Prostratus' - Dwarf Rosemary
Santolina virens - NCN

Fire-Retardant Native Plant Species for Use in Oak Woodlands

Trees
Juglans californica - Walnut
Quercus agrifolia - Coast live oak
Populus fremontii - Cottonwood

Shrubs
Rhamnus crocea - Redberry
Rhamnus californica - California coffeeberry
Sambucus mexicana - Elderberry
Prunus ilicifolia - Holly-leaf cherry
Ribes speciosum - Fuchsia-flowered gooseberry
Opuntia littoralis - Prickly pear
Yucca schidigera (or whipple) - Spanish dagger
Rhus ovata - Sugarbush
Rhus integrifolia - Lemonade berry
Heteromeles arbutifolia - Toyon

Ground Cover
Rhus trilobata - Squawbush
Toxicodendron diversilobum - Poison oak
Ribes speciosum - Fuchsia-flowered gooseberry
Lonicera subspicata - Honeysuckle
Clematis paciflora - Clematis
Rubus ursinus - California blackberry

Table 3
Streetscape Plant Palette

Trees - Deciduous
Albizia julibrissin - Silk Tree
Jacaranda acutifolia - Jacaranda
Liquidambar styraciflua - Sweet Gum
Platanus acerifolia - London Plane Tree
Platanus occidentalis - American Sycamore

Trees - Evergreen
Cinnamomum camphora - Camphor Tree
Magnolia spp.
Podocarpus gracilior - Fern Pine
Pinus canariensis - Canary Island Pine
Pinus eldarica "mondell" - Mondell Pine
Quercus ilex - Holly Oak
Quercus agrifoli~~s~~a - Coast Live Oak (California Live Oak)
Tristania conferta - Brisbane Box

Shrubs
Raphiolepis indica - Indian Hawthorn
Callistemon spp.
Cistus villosus - Rockrose
Heteromeles arbutifolia - Toyon
Ilex spp.
Pittosporum spp.

Ground Covers
Lawn
Baccharis pilularis 'Twin Peaks' - Coyote Bush
Rosmarinus officinalis prostrata - Creeping Rosemary
Trachelosperumum jasmininoides - Star Jasmine
Vinca spp.

Vines
Ficus repens - Creeping Fig
Parthenocissus tricuspidata - Boston Fig

Table 4

Improved Open Space and Slope Plant Palette

Trees - Deciduous
Albizia julibrissin - Silk Tree
Gleditsia triancanthus inermis - Thornless Honey Locust
Jacaranda acutifolia - Jacaranda
Koelreuteria spp.
Lagerstroemia indica - Crape Myrtle
Liquidambar styraciflua - American Sweet Gum
Platanus acerifolia - London Plane Tree
Platanus occidentalis - American Sycamore
Zelkova serrata - Japanese Zelkova

Trees - Evergreen
Acacia baileyana - Bailey Acacia
Cinnamomum camphora - Camphor Tree
Chorisia speciosa - Floss Silk Tree
Eriobotrya spp.
Ficus rubiginosa - Rustyleaf Fig
Podocarpus gracilior - Fern Pine
Pinus canariensis - Canary Island Pine
Pinus eldarica "mondefl" - Mondell Pine
Quercus ilex - Holly Oak
Tristania conferta - Brisbane Box

Shrubs
Abelia "Edwards Goucher" - Edward Goucher Abelia
Baccharis pilularis - Dwarf Coyote Bush
Carissa spp. - Natal Plum
Hebe coed.
Ilex cornuta - Chinese Holly
Jasminum spp.
Juniperus spp.
Limonium perezii - Sea Lavender
Mahonia lomarlifolia - Chinese Mahonia
Nandina domestica - Heavenly Bamboo
Pittosporum tobira - Tobira
Pittosporum tobira "Wheelers Dwarf" - Wheelers Dwarf
Punica granatum "Nana" - Dwarf Pomegranate
Raphiolepis indica - Indian Hawthorn
Tecomaria capensis - Cape Honeysuckle
Xylosma conjestum - Xylosma

Screen Shrubs
Abelia grandiflora - Glossy Abelia
Cocculus laurifolius - Cocculus
Dodonaea viscosa - Hopseed Bush
Escallonia spp.
Mahonia aquifolia - Oregon Grape
Murraya paniculata - Giant Orange Jessamine
Nandina domestica - Heavenly Bamboo
Photinea fraseri - Photinia
Pittosporum undulafum - Victorian Box
Pittosporum tobira - Tobir
Viburnum spp.
Xylosma congestum - Shiny Xylosma

Ground Covers
Asparagus sprengeri - Sprenger Asparagus
Atriplex semibacatta - Australian Saltbush
Baccharis pilularis 'Twin Peaks' - Coyote Bush
Lantana sellowiana - Trailing Lantana
Potentilla verna - Spring Sinquefoil
Rosmarinus officinalis - Rosemary
Trachelaspermum jasminoides - Star Jasmine
Vinca minor - Dwarf Periwinkle

Vines
Bougainvillea spp.
Doxantha unguis - cati - Cat's Claw
Ficus pumila - Creeping Fig
Parthenocissus spp.
Wisteria spp.

Plants for Slopes

Trees
Bauhinia variegata - Purple Orchid Tree
Eucalyptus Species
Gleditsia triancanthus - Honey Locust
Pinus eldarica 'mondell' - Mondell Pine
Rhus lancea - African Sumac
Schinus molle - California Pepper

Shrubs
Atriplex spp.
Calistemon citrinus - Lemon Bottlebush
Ceanothus spp.
Cotoneaster horizontalis - Carmel Creeper
Cistus villosus - Rockrose
Grevillia ‘canberra’ - Grevillea
Heteromeles arbutifolia - Toyon
Mahonia nevinii - Nevin Mahonia
Photinia fraseri - Photinia
Pyracantha ‘santa cruz’ - Pyracantha
Rhamnus alaternus - Italian buckthorn
Rhus integrifolia - Lemonade Berry
Rhus ovata - Sugar Bush
Rosa banksiae - Lady Banks Rose

Ground Cover
Acacia redolens ‘prostrata’ - Ungerop Acacia
*(plant with a nurse crop)
Baccharis pilularis - Dwarf Coyote Bush
Baccharis pilularis ‘twin peaks’ - Coyote Bush
Ceanothus griseus horizontalis - Carmel Creeper
*(plant with a nurse crop)
Lantana ontevidensis - Trailing Lantan
Rosmarinus officinallis ‘prostrata’ - Rosemary
*(plant with a nurse crop)

Table 5
Parkland Plant Palette

Shrubs
Baccharis pilularis - Coyote Bush
Ceanothus griseus - Carmel Ceanothus
Fremontia Californica - California Flannel Bush
Mahonia aquifolia - Oregon Grape
Morea bicolor - African Iris
Phormium spp.
Pittosporum tobira - tobira
Pittosporum tobira - Wheeler Dwarf - Wheeler Dwarf
Raphiolepis indica - Indian Hawthorn
Rhamnus crocea - Buckthorn
Rhus ovata - Sugar Bush
Spiraea douglasii - Douglas Spiraea

Screen Shrubs
Pittosporum undulatum - Victorian Box
Pittosporum tobira - Tobir
Viburnum spp.
Xylosma congestum - Shiny Xylosma

Ground Covers

Lawn
Asparagus sprengeri - Sprenger Asparagus
Atriplex semibaccatta - Australian Saltbush
Baccharis Pilularis - Coyote Bush
Hedera helix - English Ivy
Rosmarinus officinalis - Rosemary
Trachelospermum jasminoides - Star Jasmine
Vinca minor - Dwarf Periwinkle
Vinca major - Periwinkle

Trees
Aesculus californica - California Buckeye
Alnus rhombifolia - White Alder
Heteromeles arbufffolia - Toyon
Plantanus acerifolia - London Plane Tree
Pinus eldarica ‘mondell - Mondell Pine
Pinus pinea - Italian Stone Pine
Plantanus racemosa - California Sycamore
Quercus agrifolia - Coast Live Oak

Vines
Bougainvillea spp.
Doxanthus unguis - Cati - Cat Claw
Ficus pumila - Creeping Fig
Parthenocissus tricuspidata - Boston Ivy

Table 6
Re-Naturalized Plant Palette

Atriplex lentiformis - Quail Bush
Atriplex canescens - Four Wing Saltbush
Atriplex semibaccata - Australian Saltbush
Baccharis pilularis - Coyote Bush
Heliantheinum nummularium - Sunrose
Rosmarinus officinalis 'prostratus' - Dwarf Rosemary
Santolina virens - NCN
Acacia redalens prostrata - Ungerop Acacia
Heteromeles arbutifolia - Toyon
Rhamnus alaternus - Italian Buckthorn
Rhus integrifolia - Lemonade Berry

Note: These plant materials fall under the Fuel Modification classification.

Fire-Retardant Native Plant Species for Use in Oak Woodlands

Trees
Juglans californica - Walnut
Quercus agrifolia - Coast live oak
Populus fremontii - Cottonwood

Shrubs
Rhamnus crocea - Redberry
Rhamnus californica - California coffeeberry
Sambucus tnexicana - Elderberry
Prunus ilicifolia - Holly-leaf cherry
Ribes speciosum - Fuschia-flowered gooseberry
Opuntia littoralis - Prickly pear
Yucca schidigera (or whipple) - Spanish dagger
Rhus ovata - Sugarbush
Rhus integrifolia - Lemonade berry
Heteromeles arbutifolia - Toyon

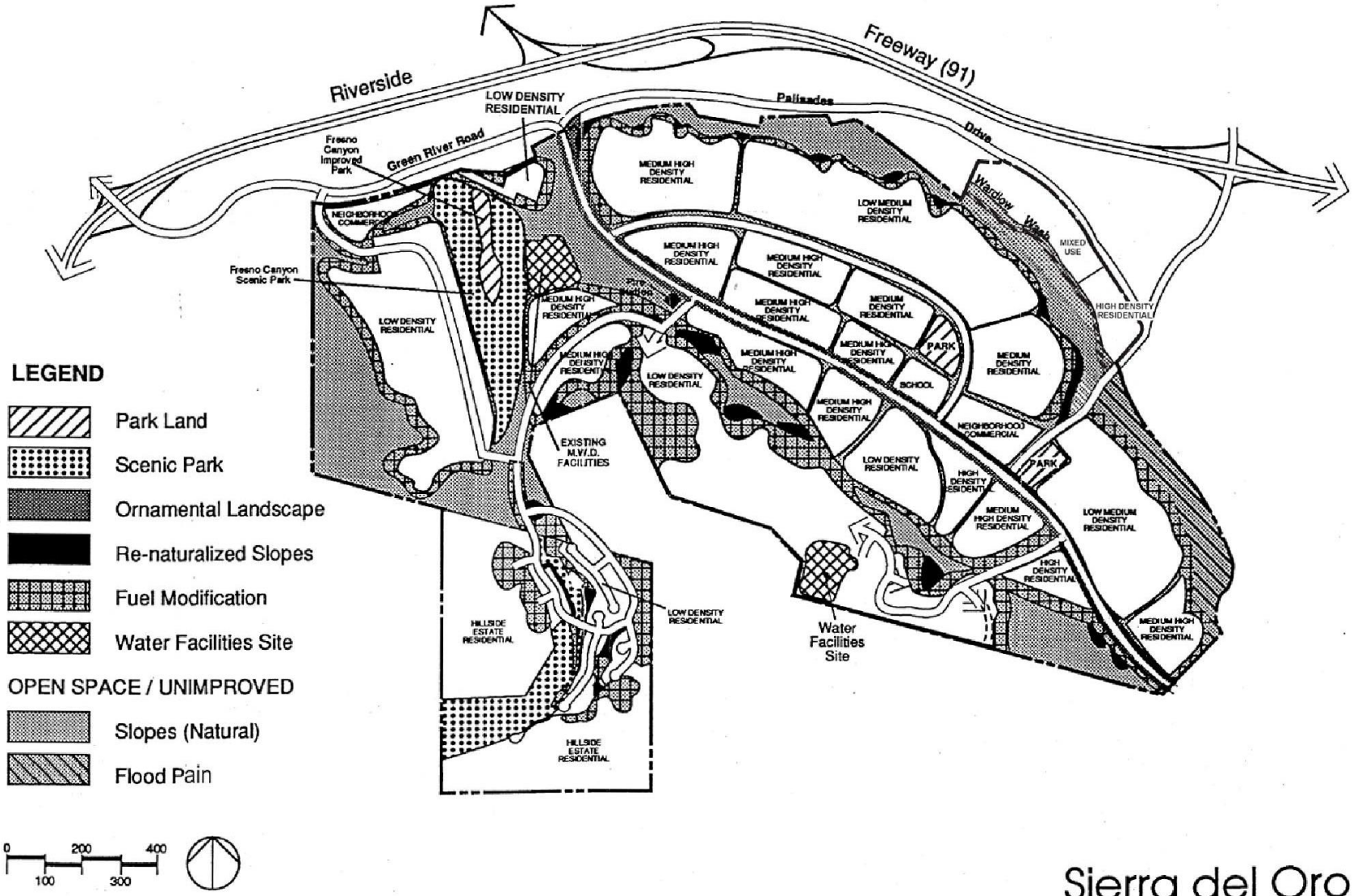
Ground Cover
Rhus trilobata - Squawbush
Toxicodendron diversilobum - Poison oak
Ribes speciosum - Fuchsia-flowered gooseberry
Lonicera subspicata - Honeysuckle
Clematis paciflora - Clematis
Rubus ursinus - California blackberry

Table 7
Plantings for Planning Areas 35, 37 and 38

Trees
Bambusa olhamii – Timber Bamboo
Cercidium floridum – Blue Palo Verde
Liquidambar styraciflua 'Rotundiloba' – Sweet Gum
Olea europaea 'Wilsonii' – Olive
Plantanus racemosa – California Sycamore
Populus fremontii – Western Cottonwood
Quercus agrifolia – California Live Oak

Shrubs, Grasses and Groundcovers
Acacia redolens – Prostrate Acacia
Agave Americana – Agave
Anigozanthos 'Bush Blaze' – Kangaroo Paw
Baccharis hybrid 'Starn' – Coyote Bush
Bambusa m. 'Alphonse Karr' – Alphonse Karr Bamboo
Bougainvillea 'Rosenka' – Bougainvillea
Carex spp. – Sedge
Cortaderia selloana - Pampus Grass
Helictotrichon sempervirens – Blue Oat Grass
Kniphofia uvaria – Red Hot Poker
Miscanthus giganteus – Giant Chinese Silver Grass
Muhlenbergia c. 'Regal Mist' – Deer Grass
Pennisetum setaceum 'Rubrum' – Red Fountain Grass
Phormium tenax 'Variegatum' – New Zealand Flax
Rosmarinus o. 'Prostrata' – Prostrate Rosemary
Rosmarinus o. 'Tuscan Blue' – Rosemary
Salvia leucantha – Mexican Bush Sage
Senecio mandraliscae – Senecio
Stipa tenuissima – Mexican Feather Grass
Westringia fruticosa – Coast Rosemary

Slope at Wardlow Wash
Native upland vegetation typical of Coast Sage Scrub



Sierra del Oro

Open Space Plan

Figure 14

4.11 Community Facility Standards (All areas)

Sections:

4.11.01 Purpose
4.11.02 Permitted uses
4.11.03 Building heights
4.11.04 Off-street parking

4.11.01 Purpose: The Community Facility standards will permit convenient location of facilities that will enhance and improve the quality of community, or urban life.

4.11.02 Permitted Uses:

Retention basins
Fire station
School
Accessory buildings related and incidental to the above
Water facilities
Cable Television
Headend Facilities

4.11.03. Building Height: The height of buildings shall not exceed forty (40) feet from finished grade, provided that areas of fire department access to occupied areas shall not exceed thirty feet (30') from finished grade.

4.11.04 Off-street Parking: Off-street parking shall conform with Chapter 17.76 of the City of Corona Municipal Code.

4.12 Mixed-Use (MU)

Sections:

4.12.01 Purpose
4.12.02 Permitted uses
4.12.03 Conditional uses
4.12.04 Prohibited uses
4.12.05 Site area
4.12.06 Building heights
4.12.07 Setbacks
4.12.08 Distance between buildings
4.12.09 Signs
4.12.10 Landscaping
4.12.11 Off-street parking
4.12.12 Off-street loading
4.12.13 Trash enclosures
4.12.14 Outside storage areas
4.12.15 External equipment

4.12.01 Purpose: The mixed-use district (MU) is intended to provide for a mix of office, business park, light industrial, recreational vehicle storage, and self storage uses in accordance with objectives, policies and proposals of the City General Plan. All buildings erected in this district shall adhere to the regulations set forth in this Specific Plan, and the architecture and landscaping shall reflect the Community Design Concept (Section 7).

4.12.02 Permitted Uses: The following establishments shall be permitted subject to property development standards designated in Sections 4.12.05 to 4.12.15 below:

Art gallery
Bakery shop
Blueprint and reprographic business
Book store
Clothes – cleaning, dying, pressing, tailoring
Computer and copy sales, equipment sales, engineering and repair
Construction trailer (used as a construction project office during time of construction when a valid building permit is in force)
Copying, printing, mail service establishments (retail only)
Decorating or drapery shop
Delicatessen
Fast photo store, film and camera sales
Film processing and packaging
Healthcare/fitness facility, not exceeding a total floor area of 600 square feet
Laboratory, medical or dental
Locksmith
Luggage store
Medical equipment provider

Offices: business, professional
Office supply store
Parking lots
Pharmacy in association with a medical office
Photography service or studio
Post office and postal annex
Repair shop for small appliances
Research development and testing laboratories and facilities
Restaurant, cafe or coffee shop (no drive-throughs or live entertainment permitted)
Recreational vehicle and boat storage (only in conjunction with an approved self-storage facility) including incidental uses such as RV washes and supporting facilities
Self storage facility
Shoe repair
Studio academy including art, music, dance, and martial arts
Warehouse and distribution
Weight loss/nutrition store

Other similar and compatible uses as allowed by Planning Commission determination.

4.12.03 Conditional Uses: The following uses may be permitted subject to a major conditional use permit (CUP) or a minor conditional use permit (MCUP) issued in accordance with Chapter 17.92 of the Corona Municipal Code:

Automobile service station, subject to CMC Chapter 17.72 (CUP)
Drive-through restaurant (CUP)
Restaurants with live entertainment (MCUP)
Places of worship including churches, mosques, temples, etc., not to exceed a combined area of 10,000 square feet (MCUP)
Tobacco stores, subject to the provisions of CMC Chapter 5.19 (MCUP)
Veterinarian services (MCUP)

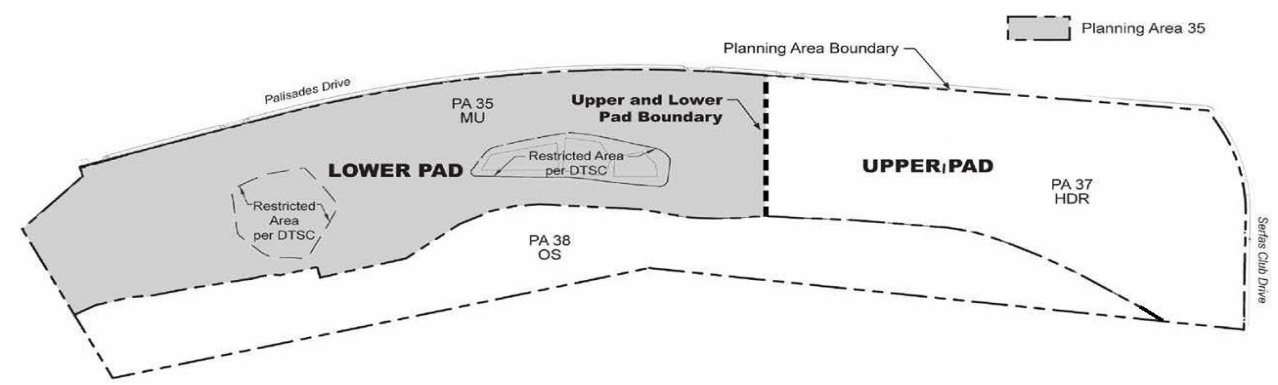
4.12.04 (a) Prohibited Uses:
Car washes, including both self service and full service
Residential uses

4.12.04 (b) Prohibited Uses in Planning Area 35 Only:
The Department of Toxic Substances Control determined that a Land Use Covenant (LUC) was necessary for the "Lower Pad" of The Ranch at Corona Palisades (Thomas Ranch) site, which is located in Planning Area 35 of the Specific Plan, to protect present and future human health and safety and the environment. As such, in addition to the uses listed in Section 4.12.04 (a), the following uses shall also be prohibited in Planning Area 35 of the Mixed Use District, per the Department of Toxic Substances Control's Covenant to Restrict Use of Property, Environmental Restriction (RE: Thomas Ranch's Waste Ponds; portion of APN 102-380-009), dated December 15, 2006:

Residential uses, including any mobile home or factory built housing, constructed or installed for use as residential human habitation
Hospitals, human
Public or private school, for persons under 21 years of age
Day care center

4.12.04 (c) Restricted Activities in Planning Area 35 Only:
The ponds and the ten (10) foot restricted setback area on the Lower Pad of The Ranch at Corona Palisades (Thomas Ranch) site, which are located in Planning Area 35 of the Specific Plan, are defined as the "Restricted Areas" in the aforementioned Department of Toxic Substances Control's Land Use Covenant. The following site activities shall not be conducted in the "Restricted Areas" of Planning Area 35 of the Mixed Use District without prior written approval by the Department of Toxic Substances Control, per the Covenant to Restrict Use of Property, Environmental Restriction (RE: Thomas Ranch's Waste Ponds; portion of APN 102-380-009), dated December 15, 2006:

Activities that will disturb the two Engineered Caps, nor the soil below the Engineered Caps (e.g., excavation, grading, removal, trenching, filling, earth movement or mining)
Installation of wells and extraction of groundwater
Activities that will disturb the vapor extraction system or any of the equipment associated with the vapor extraction system
Activities that will disturb the surface water management features installed as part of the remedy; features include V-ditches installed to protect the Engineered Caps, and rip-rap bank protection installed to protect the sloped bank leading to Wardlow Wash



Upper and Lower Pad Boundary in Planning Area 35

4.12.05 Site Area: A proposed site may be developed in more than one phase, but development of the perimeter of the site and its landscaping shall be included prior to the completion of phase one, and fire protection and access shall be maintained for each phase.

4.12.06 Building Heights: The height of buildings shall not exceed forty-two (42) feet from finished grade; provided that in areas of fire department access to front and rear, the height to occupied areas shall not exceed thirty (30) feet from finished grade.

4.12.07 Setbacks: The front yard setback shall be ten (10) feet minimum from any public street right-of-way, landscaped and with no parking permitted. Side yard setbacks between adjacent off-site uses and Planning Area 35 shall be five (5) feet minimum, which shall be landscaped and no parking shall be permitted. No interior side yard or rear yard setbacks shall be required.

4.12.08 Distance Between Buildings: The minimum distance between main buildings shall be ten (10) feet. Where MU development abuts residential uses, the minimum distance between an MU main building and an adjacent residential main building shall be twenty-five (25) feet. Landscaping, access, and parking shall be permitted within the spacing between main buildings.

4.12.09 Signs: Signage shall conform to the regulations of Chapter 17.74 of the Corona Municipal Code, except that a construction sign shall not exceed one hundred (100) square feet, and only one is permitted per project. In Planning Area 35, up to four (4) monument signs are allowed along the site's frontage. The monument signs shall identify the names of the project, and shall not exceed a sign area of forty-eight (48) square feet and a height of six (6) feet. Each monument sign is also allowed to identify up to three (3) tenants.

4.12.10 Landscaping: The provisions of Chapter 17.70 of the Corona Municipal Code shall apply for planting ratios, but the choice of plants shall conform with Plant Palette, Table 7 of this Specific Plan.

4.12.11 Off-street Parking: Off-street parking shall conform to Chapter 17.76 of the City of Corona Municipal Code, except for the following:

A. Self-storage facility: one space for every 50 storage units.

B. Parking lots requiring twenty-five (25) or more off-street parking spaces may have up to forty percent (40%) of such spaces designated for compact vehicles. Parking lots requiring twenty-four (24) or fewer spaces may have up to twenty-five percent (25%) of such spaces designated for compact vehicles. All such spaces shall be clearly marked.

4.12.12 Off-street Loading: Loading areas for all uses shall comply with Chapter 17.78 of the City of Corona Municipal Code. For industrial and office uses, one loading space

shall be provided for the first 2,500 square feet of building floor area. Thereafter, one additional loading space shall be provided for each additional 15,000 square feet of floor area or major fraction thereof. Each loading space shall be not less than 12 feet in width, 25 feet in length and 14 feet in height. Except for industrial uses, shared loading spaces for parcel delivery space may be provided. Loading doors shall be required for industrial buildings only.
Loading doors and docks shall conform to the following location criteria:

A. Loading doors or docks shall not be located at the front of buildings or next to main building entrances;

B. Loading doors or docks shall not be located adjacent to a street, unless it is properly screened from public view; and

4.12.13 Trash Enclosures: All uses shall provide trash enclosures in accordance with Chapter 17.79 of the City of Corona Municipal Code, unless determined to be impractical by the Community Development Director. The number of trash enclosures may be waived if alternatives are proposed.

4.12.14 Outside Storage Areas: Outside storage areas shall be allowed as provided for in this section:

A. Decorative block walls shall be required for all fencing of outdoor storage yards located within view of a public street. The Community Development Director, in his or her discretion, shall determine whether the proposed outdoor storage yards are within view from a public street. Tubular steel fencing with a metal mesh backing may be permitted if the outdoor storage yard is not visible from a public street.

B. Outside storage shall not occupy more than 10% of the total lot area, obstruct required parking spaces, or obstruct drive aisles.

C. Outdoor storage containers that are intended to function as a permanent structure or fixture shall be architecturally compatible with the primary structure associated with the property, shall not encroach into drive-aisles or required parking spaces unless affected parking spaces can be relocated on-site, shall comply with the property development standards set forth in § 17.44.040 of the City of Corona Municipal Code, and shall not be placed on the property without first obtaining all applicable permits from the City of Corona.

D. Covered recreational vehicle storage shall be permitted according to an approved Site Plan, provided that the area is properly screened and buffered from sensitive land uses and from view of public streets.

4.12.15 External Equipment: All equipment, such as compressors, heating and air conditioning units, shall be screened so not to be visible from adjacent streets.

Grading and Safety

5.0 Introduction

Development of Sierra del Oro should be treated as a whole. The development of each area will provide safe drainage and grading practices and shall be subject to approval of the Director of Public Works.

Grading will be necessary to accommodate development of the 3,412 residential units, 23.40 acres of commercial and 19.75 acres of mixed use. The major concerns regarding this activity are:

- Safety in relation to geology and soils.
- Continuity of circulation through the community.
- Minimization of erosion and drainage concerns.
- Visual appearance of the altered landscape.
- Landscaping and maintenance of open space areas.

The ways that these concerns are addressed are:

- Grading is planned to maximize views to the north and east.
- The perception of landform alteration from SR91 and development to the east has been minimized.
- Most development areas are designed to slope upward, to the south, at a rate of eight (8) to ten (10) percent from the existing natural bluffs along the north of the community.
- The predominant natural topographic feature, the “palisades” or undulating bluffs paralleling the northern community boundary, will be largely retained.
- Manufactured slopes will be blended into the bluffs and landscaping will be designed and installed to obscure the transition.
- Green River Road will be built to follow a natural draw, which will locate it topographically below adjacent development, introducing topographic noise mitigation and a landscaped corridor.

5.1 Geology and Soils

A geology and soils analysis has been conducted for Sierra del Oro. Figure 15 capsulizes the findings. The Site Development Plan for each area will follow geologic recommendations for grading, foundations, and construction in the report prepared by Irvine Soils, 1984. The soil, geology and natural topography for each development area will be considered for safe and healthful development under direction of a licensed geologist. Additional studies may be required with each proposed development.

5.2 Topography

An analysis of existing slopes is shown in Figure 10 above. Conceptually proposed grading (Figure 16) will allow for effective clustering of units (grouping open space acreage into meaningful, functional parcels) and cost effective infrastructure for utilities and services. The palisades south of Palisades Drive will be preserved to the extent that safety will allow.

5.3 Drainage

Sierra del Oro acreage accepts run-off from a northeasterly section of the Santa Ana Mountains (Figure 17). Fresno Canyon and Wardlow Wash are major drainage courses through the site. Fresno Canyon will be improved in the interest of safety, to accommodate proposed parkland and scenic uses and in conformance with the Park Master Plan. The portion of Wardlow Wash within Sierra del Oro is proposed to be unimproved. Drainage through upper Fresno Canyon (areas 28-34) will be contained in a combination of storm drain facilities and the existing natural channels as required by the Department of Public Works of the City of Corona.

Drainage through the developed areas of Sierra del Oro will be contained in storm drain facilities as required by the Department of Public Works of the City of Corona.

5.4 Grading Concepts

(See also Sections 4.2.15 and 4.3.16 for a discussion of grading standards within HER and LDR 7200.)

A. Daylight lines shall be rounded to blend grading into the natural hillside contours.

B. Oak trees in Fresno Canyon (Areas 26 and 27) will be preserved where doing so will not create a safety hazard to the accessing public. Removal of oak trees shall be allowed for public roads and their required grading. All oak trees within the development area will be plotted in the grading plan.

   Oak trees removed during development of areas 28-33 shall be replaced at the rate of ten (10) 15-gallon trees for every healthy tree with a trunk diameter of four (4) inches or greater which is removed. The replacement trees shall be located within the unimproved open space area encompassing the intermittent creek and on renaturalized slopes adjacent to the intermittent creek.

C. The first interim ridgeline between Palisades Drive and Green River Road in the eastern portion of the community will be lowered, thereby enhancing views from off-site of the higher ridges further south.

D. Where slopes are created, they should undulate horizontally to present an appearance compatible with surrounding natural terrain.

E. Circulation routes through Sierra del Oro which can provide views of the valley below should have adjacent grading that is sensitive to maximizing those views.

F. Long, created slope faces should be minimized or should vary in slope ratios to create a pleasing appearance.

G. Development of residential building pads should incorporate grading concepts which provide variety in pad configurations.

H. Where natural drainage courses are to be retained, natural vegetation should also be retained.

I. Slope plantings shall blend into the natural terrain (see Community Design Concepts, section 7).

J. For Planning Areas 28-33, contour grading shall conform to the standards depicted in Figure 12 on page 33 of this document. Specifically, engineered slope banks and unnaturally cut slope edges, as well as cuts into noses or ridgelines should be avoided. Cut edges should be rounded off to conform to the natural grade, and a variety of slope bank gradients should be the goal of the grading, in order to achieve a more natural appearance.

5.5 Standards

Chapter 15.36 of the City of Corona Municipal Code will apply and will follow the recommendations of the Geology and Soils Report (Irvine Soils, 1984).

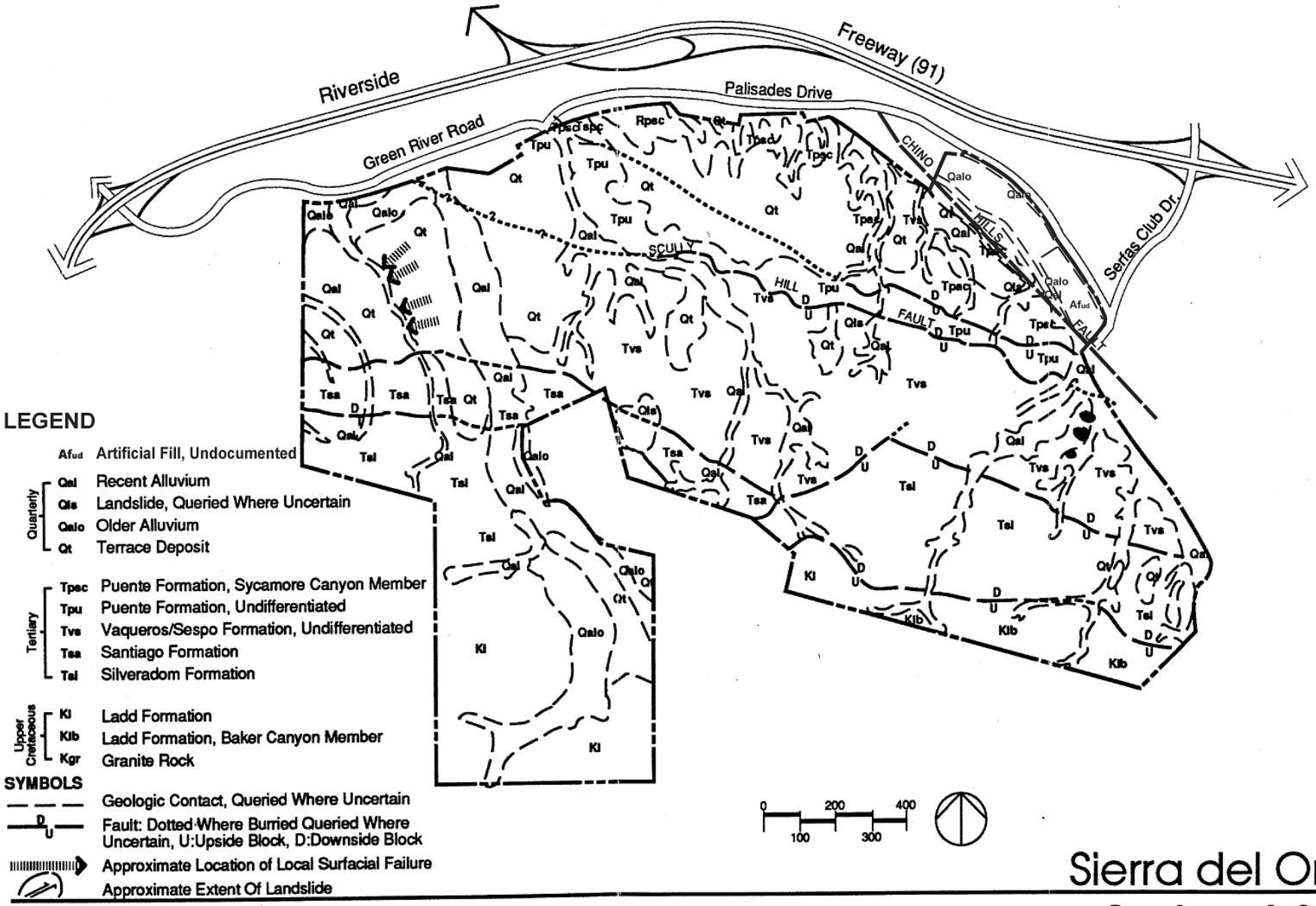
A. Maximum slope for driveway access to individual residential units is 14%, and up to 20% with Fire Chief approval.

B. No created slope (fill) shall exceed 2:1.

C. Property walls will be at the top of a slope only where ownership and maintenance involves the Landscape Maintenance District.

5.6 Revegetation

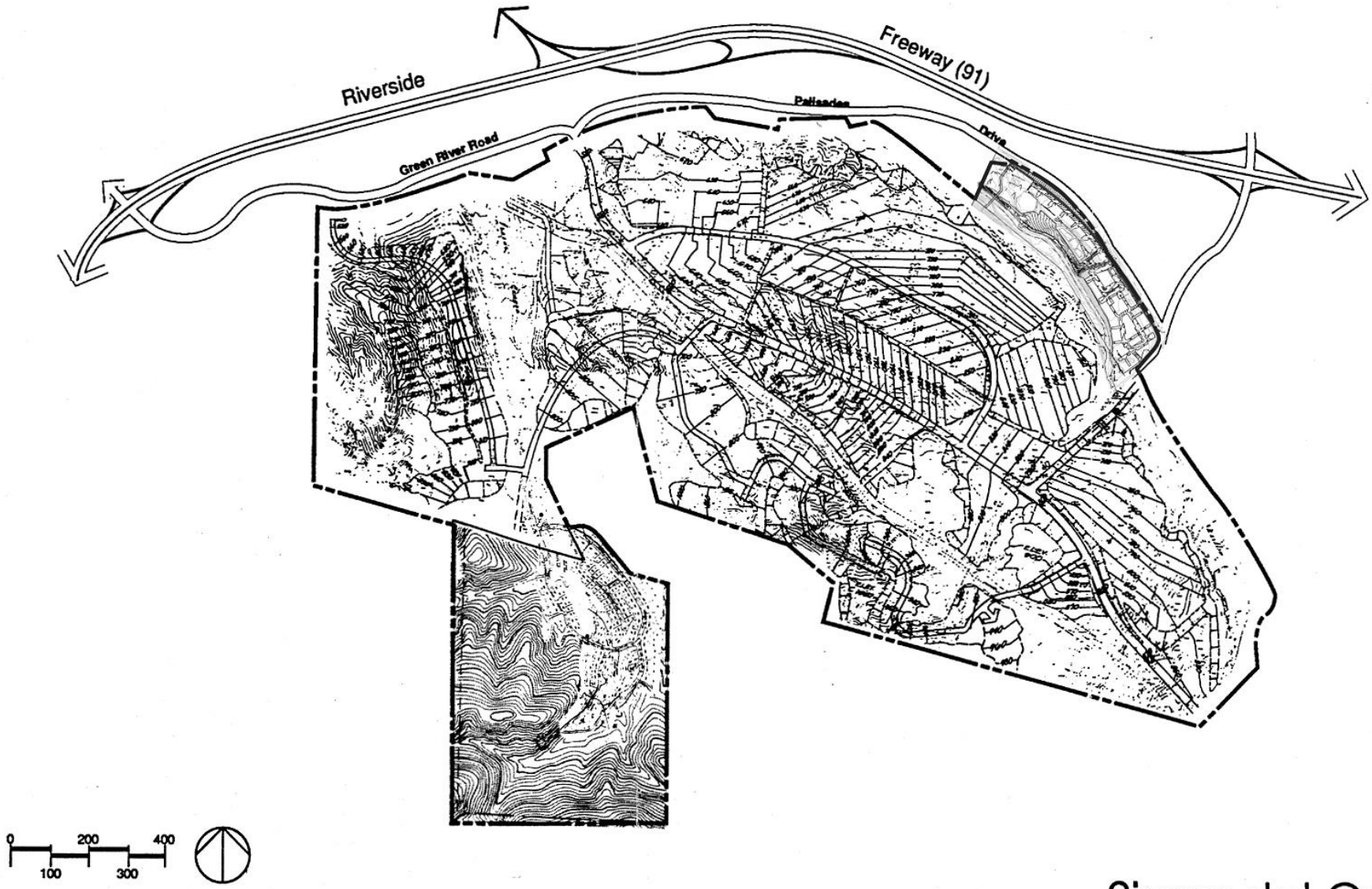
The developer shall revegetate the north facing manufactured slopes with plant materials approved by the Planning Director that will densely cover the manufactured slopes within a period of one year from the completion of grading for that area.



Sierra del Oro

Geology & Soil

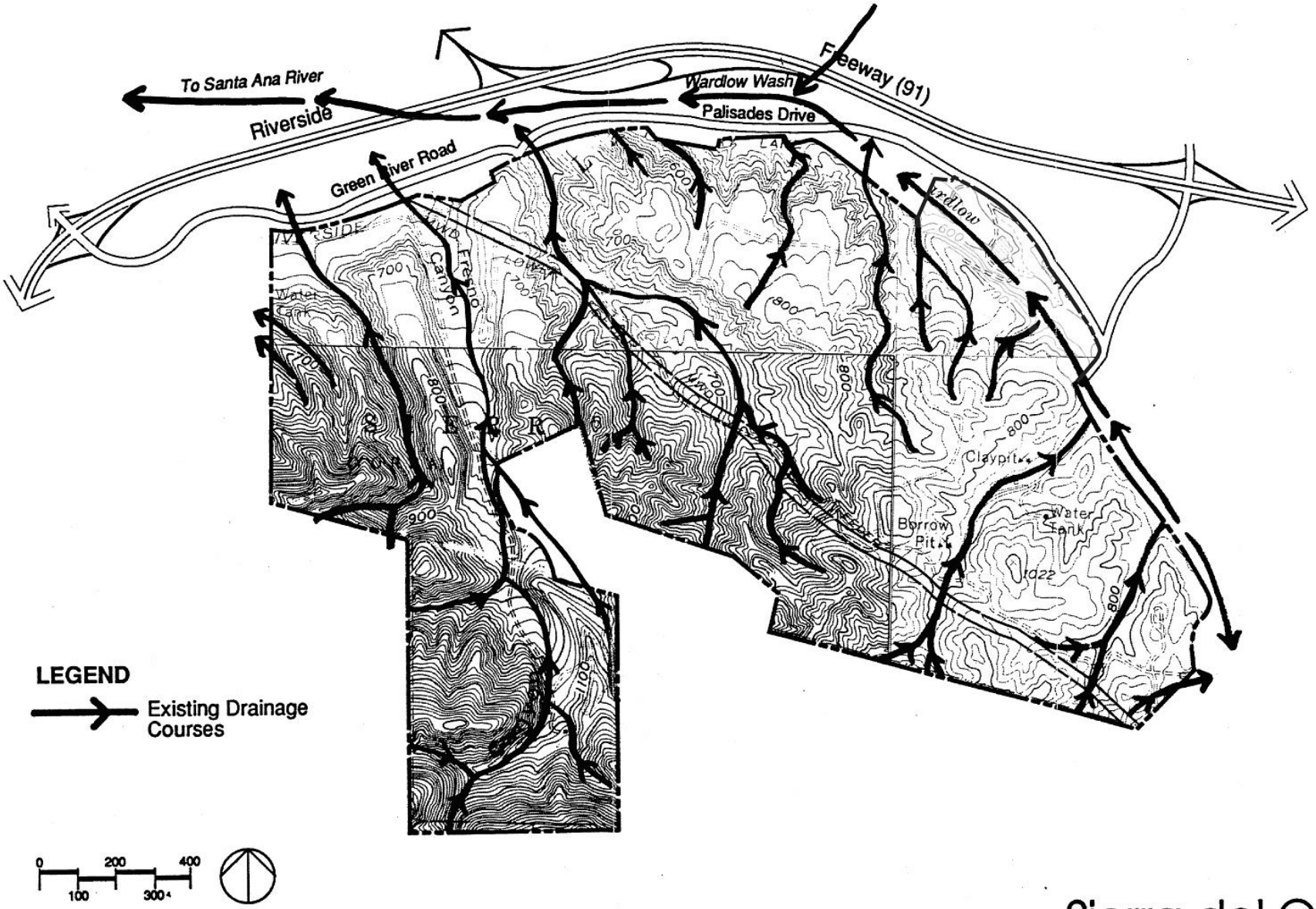
Figure 15



Sierra del Oro

Conceptual Grading

Figure 16



Sierra del Oro

Existing Drainage

Figure 17

5.7 Fuel Modification

This discussion applies to fuel modification within Areas 28-34 only.

Sections:

5.7.01 Approval Process
5.7.02 Wet Zone
5.7.03 Fuel Modification Zones
5.7.04 Maintenance
5.7.05 Fencing

5.7.0 1 Approval Process: A conceptual fuel modification plan identifying required fuel modification zones, vegetation removals and replanting and irrigation shall be approved by the Fire Chief and the Director of Parks and Recreation prior to the approval of a tentative tract map covering these planning areas. A final fuel modification plan shall be approved by the Fire Chief and the Director of Parks and Recreation prior to the first final map covering these planning areas.

5.7.02 Wet Zone: In all areas of natural vegetation adjacent to dwelling structures, a "wet zone" irrigated by a permanent, automatic overhead spray system shall be created. This zone shall be a minimum of fifty feet (50) wide and a maximum of seventy-five feet (75') wide, measured from the property line and/or edge of building pad. The irrigation wet zone shall be seeded with the following low fuel mix:

Lotus scoparius	Deerweed
Escholtzia cal	California Poppy
Encelia actonii	NCN
Festuca megalura	Zorro Fescue
Mimulus long	Southern Monkey Flower
Phaceliaperiyi	Perry's Phacelia
Argemone munita	Prickly Poppy
Plantago insularis	NCN

5.7.03 Fuel Modification Zone: The width of each fuel modification area shall be measured from all dwelling structures and exhibited on the Fuel Modification Zone Map. The Fuel Modification Zone widths for specific areas shall be determined on the following basis:

A. In canyons and draws, Zone "A" shall be one hundred and twenty-live feet (125) wide, of which the first seventy-five (75) shall be a wet zone. Zone "B" shall be seventy-five feet (75') wide and Zone "C" shall be fifty feet (50) wide.

B. On ridges and spines, Zone "A" shall be one hundred feet (100) wide, of which the first fifty feet (50) shall be in a wet zone. Zone "B" shall be thirty feet (30) wide, and Zone "C" shall be twenty feet (20) wide.

C. Where slopes are determined to be inaccessible due to extreme steepness, vegetation shall be modified as per Zone "A" standards in all areas which can be reached at the tops and toes of such slopes. Within the fuel modification area, the following modifications shall be required:

1. All Scrub Oak (Querus Dumosa), Sugar Bush (Rhus Ovafa), Live Oak (Quercus Agrifolia), Hollyleaf Cherry (Prunus ilicifolia), Thickleaf ceanothus (Ceanothus crassifolius), Elm-brush (Cercocaipus betuloides), Lemonade Berry (Rhus infe and Toyon (Heteroineles Arbutifolia) shall be thinned drip line to drip line twenty-two feet (22') apart in Zone "A," twenty feet (20') apart in Zone "B," and eighteen feet (18') apart in Zone "C' and headed up to six feet (6'). Any other plant material shall be cleared to the ground with a twelve inch (12") maximum height stump. ('Thinned" shall be defined as removal of all plants between those to remain as indicated above. The root system shall remain intact. "Headed up" shall be defined as removal of all side branches, leaves, and foliage measured from the drip line to the ground on all sides of the plant.)

2. One hundred percent (100%) of the above ground portions of the following plant species in all Fuel Modification Zones shall be cleared to a maximum twelve inch (12") height stump, leaving root system intact: Chamise (Adenosfoma fasiculatum), Red Shanks, Sage (Salvia and Artemesia) and Buckwheat (Eriogonum fasiculatum).

3. All above ground portions to a maximum twelve inch (12") height stump of dead or dying plant material, regardless of species, size, or location shall be removed in all Fuel Modification Zones. Root systems in all cases shall remain.

4. Where there is no six foot (6') or taller plant material existing for heading up, healthy specimens of a smaller size at twenty-six feet (26') on center in Zone "A," twenty-four feet (24') on center in Zone "B" and twenty-two feet (22') on center in Zone "C' may be chosen and headed up by two thirds of their height. They shall then continue to be headed up proportionate to their growth until the six foot (6') level is reached.

5. Conditions created by "Zone A "type clearing on slopes steeper than 2:1 are impossible to adequately re-vegetate and irrigate. An unstable soil condition can be created, and the slope is susceptible to water and wind erosion. Therefore, only the toe and top of the slope should be irrigated.

5.7.04 Maintenance: The width of each fuel modification area shall be measured from all dwelling structures and exhibited on the Fuel Modification Zone Map. The Fuel Modification Zone Map will be recorded with the final map and will state the responsible party for each zone. The Fuel Modification Zone widths for specific areas shall be determined on the following basis:

A. Except for those plants remaining at 22', 20', or 18' apart, drip line to drip line, all seeded and existing low fuel plants shall be maintained at two feet (2') or lower at all times. (See list IA). Grasses and high fuel vegetation which resprouts shall be maintained at six inches (6") or lower at all times.

B. Plant material headed up to six feet (6') shall be maintained to remove any resprouting or side growth which occurs below the six foot (6') level.

C. During the initial clean-up, all cleared material shall be removed from the site and disposed of in a legal fashion.

D. Controlled burn fuel cleaning may be accomplished in areas where natural vegetation is substantially surrounded by grading operations and fire prevention equipment can access these graded areas. Controlled burns are subject to approval by the Corona City Fire Department and the Local Air Quality Management District.

E. After the initial clean-up and removal of cleared material, the amount of cleared material to be removed from the site during subsequent maintenance shall be determined by the fire prevention officer during the maintenance survey. However, all branch and deadwood greater than 4" in diameter shall be removed from the site during subsequent maintenance.

F. The developer of Areas 28-34 shall be responsible for maintenance of the Fuel Modification Zones within those areas for a period of one (1) year from the issue of Certificate of Occupancy for ninety percent (90%) of the dwelling units in Areas 28-34.

G. Maintenance and maintenance surveys shall be performed biannually as follows:

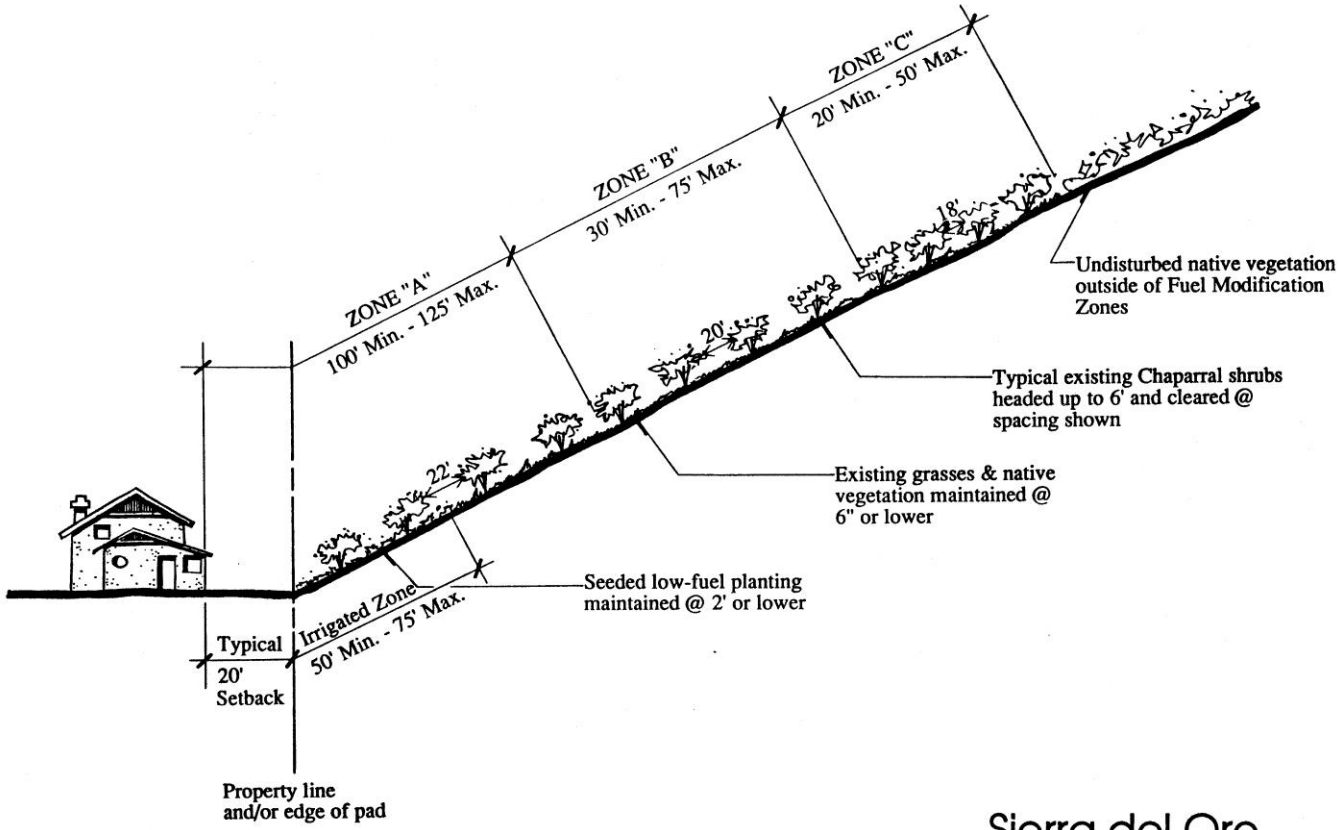
1. Fuel modification areas maintained by the LMD will be subject to bi annual survey and maintenance. Fuel modification areas within a homeowner's lot and not within a maintenance easement will be required to be maintained by the homeowner. If the homeowner is unable to maintain the fuel modification area, he may request the LMD to perform the maintenance at his expense. The homeowner shall be notified of this requirement in the CC&R's. The property owner shall contact the Fire Department to request an inspection of his property for maintenance of the fuel modification area.

2. During these surveys, a determination is to be made as to which areas are to be maintained, how much clearing is required to keep vegetation at proscribed levels, and how much of the cleared material is to be removed from the site.

3. Unless modified by the Fire Prevention Bureau or the Fire Marshal of the City of Corona, spring maintenance shall begin no later than May 1st and be completed no later than June 1st, and autumn maintenance shall begin no later than November 1st and be completed no later than December 1st.

4. The Fire Prevention Bureau or the Fire Marshal of the City of Corona shall be notified seventy-two (72) hours before maintenance is to begin.

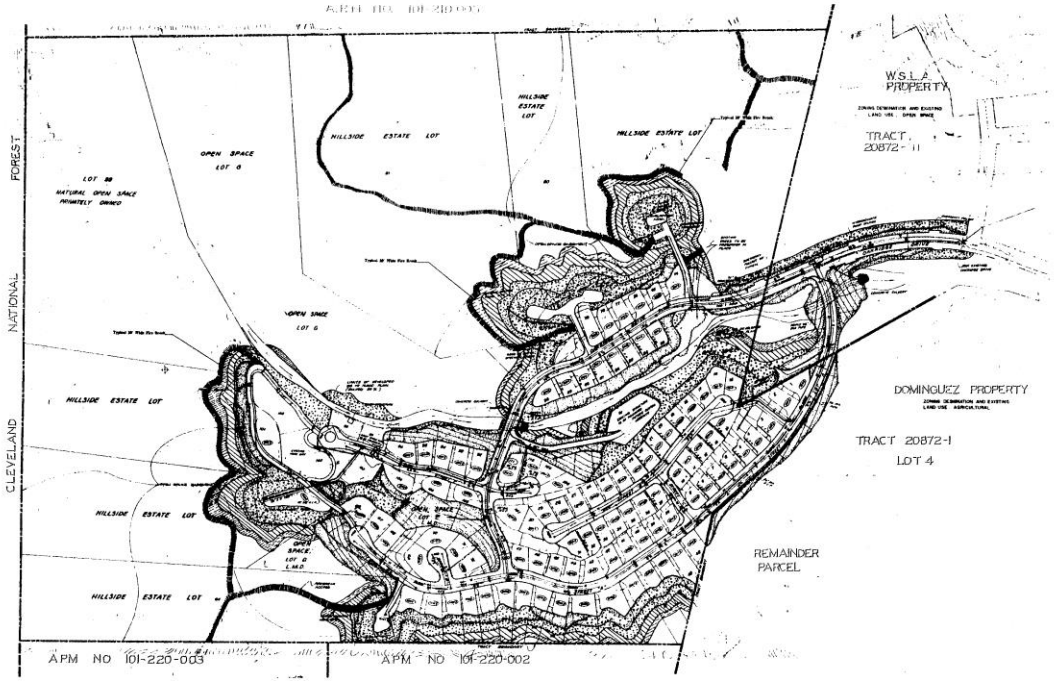
5. The Fire Prevention Bureau or the Fire Marshal of the City of Corona may supersede the Fuel Modification Standards subject to the review of concerned parties.



Sierra del Oro

Fuel Modification Zone Sections

Figure 18



LEGEND

Manufactured slopes to be planted with native and low fuel materials and irrigated by an automatic system.

50'to 75' wet zone around buildings, hydroseed with low fuel materials, and irrigated by an automatic system. Plants from the following list shall be used:

Rhus trilobata	Squawbush
Ribes speciosum	Fuchsaflowerdgooseberry
Lonicera subspicata	Honeysuckle
Clematis pacifiora	Clematis
Rubus ursinus	California blackberry
Atriplex semibaccata	Australian saltbush

Zone A
100 to 125' wide, plants thinned to 22' apart

Zone B
35 to 75' wide, plants thinned to 20' apart

Zone C
20 to 50' wide, plants thinned to 18' apart

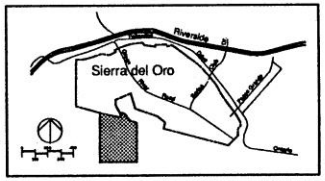
Notes

Rocky and or steep areas to be weed whipped where accessible @ top and toe of slopes.

Riparian zone to be left natural except for dead plant material determined to be a fire hazard.

Lots with existing trees to be pruned up to a 6' understory and cleared of underbrush.

20' Wide fire break to be cleared of all brush and weed whipped biannually.

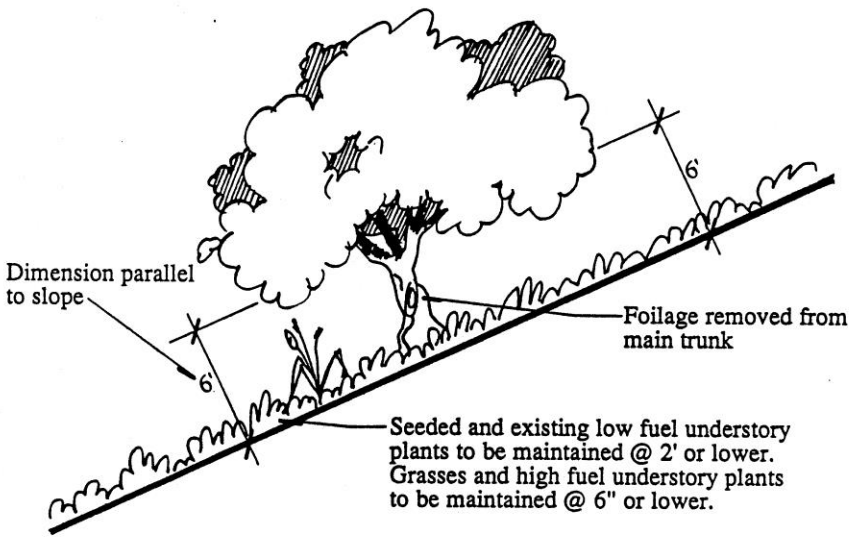


NOT TO SCALE

Sierra del Oro

Fuel Modification Map for Areas 28-34
Figure 19

93



Sierra del Oro

Fuel Modification Pruning

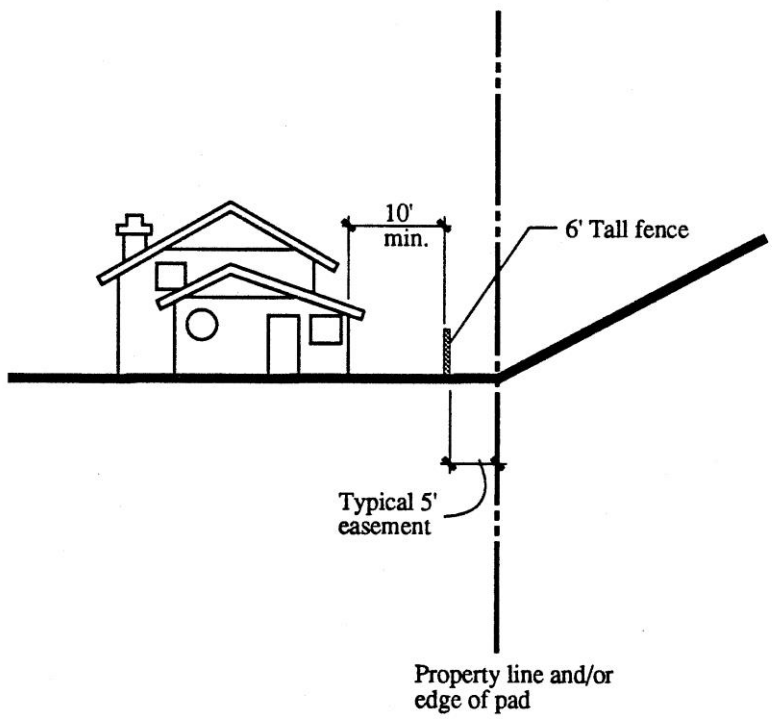
Figure 20

5.7.05 LMD Fencing:

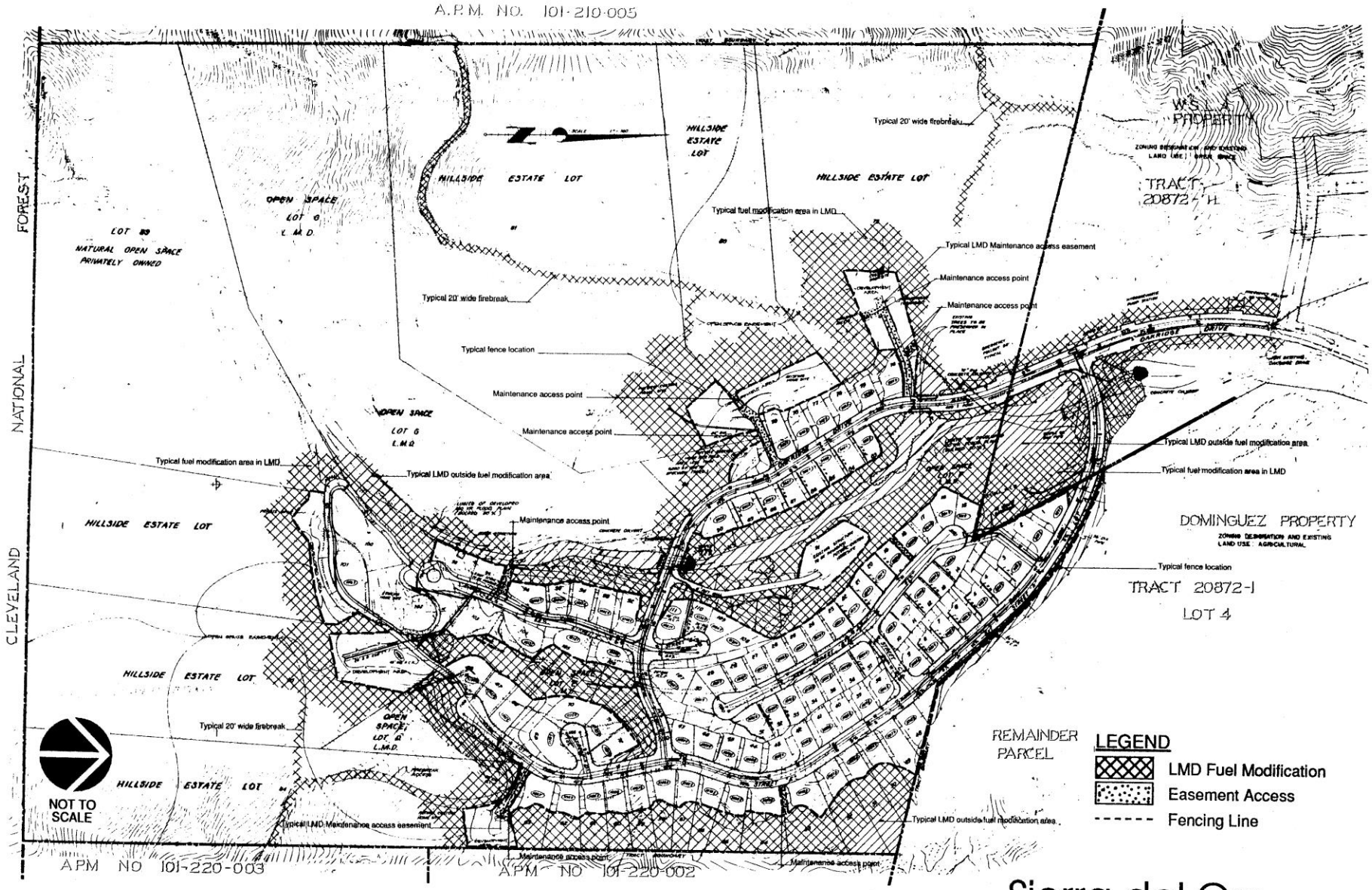
(This section pertains to fencing within Landscape Maintenance Districts only. Specific fencing plans for all other areas will follow in the Precise Plans.)

Fencing as a barrier between the maintenance easements and dwelling sites will be necessary. The fences will be a minimum of five feet (5') high. Access points will be as indicated on the Conceptual LMD Easement and Fencing Plan (Figure 21). Any gated access points shall have Knox-Box entry locks, and keys shall be provided to the Fire Department and the City maintenance crew.

LMD boundaries will be delineated, and markers to show the limits of easements will be placed at the boundaries of maintenance easements, on ridges and at corners, in dose enough proximity so that they are visible, one from the other. All markers shall be five feet tall. Markers shall be constructed of materials that are vandal-resistant and white. Backyard fences within the lot or between residential uses and the LMD zone will be tubular steel, or other decorative material, with masonry pilasters. No wood fences will be allowed adjacent to brush lands or fuel modification zones.



LMD Access Easement



Sierra del Oro

Conceptual LMD Easement & Fencing PLan

Figure 21

5.8 LMD (Landscape Maintenance District) Requirements for Fuel Modification Zone

In situations where the graded pad ends in a slope to be fuel modified, and where maintenance is the responsibility of the LMD, there must be a minimum of five feet of flat area between the back fence and the toe of the slope. This area is necessary for maintenance access. Maintenance of fuel modification areas via easements must be detailed and explained as a part of the Tentative Tract Map submittal.

All proposed districts shall be subject to the review and approval of the Public Works and the Parks and Recreation Departments. Similarly, access to all LMDs must be approved by the Directors of the Public Works and the Parks and Recreation Departments prior to Tentative Tract Map approval. Furthermore, the Conceptual Fuel Modification Plan must be approved prior to the approval of the Tentative Tract Map, and the Final Fuel Modification Plan must be approved prior to the first final map.

5.9 Oak Tree Preservation

To preserve oak trees through relocation, it is important to determine the feasibility and survivability of relocating the trees. Factors such as timing, tree health and vigor, weather, type of soil, cost and physical accessibility must be taken into consideration. Once these factors have been evaluated, the first step in the relocation process is pruning. Trees selected are pruned between November and February. Pruning reduces the canopy area by approximately 33% to help compensate for root loss. Pruning also serves to lighten the actual physical load to be lifted. Pruning consists of thinning the trees by removing damaged branches and enhancing the tree's natural form and branch structure.

After the tree has been pruned, a custom box is placed around the roots of the tree. The box is specifically sized to meet the needs of the tree's root system and is actually built around the root ball. Sideboxing the tree employs the use of a backhoe tractor, but the actual root cutting and rootball shaving is performed by hand with loppers, handsaws and sharpened shovels. The rootball is shaped square to the full box size, and all cut roots over one-half inch (1/2") in diameter are treated with an anti-dessicant. Coinciding with the sideboxing is the application of a preventative pesticide to keep pests in check. The tree then remains sideboxed in place for a minimum of ninety (90) days before the bottom roots are cut and the trees physically moved. This period is critical for survival in that it allows the tree to stabilize, heal and regenerate new feeder roots. A rootball fungicide / fertilization drench is applied during the sidebox stage and re-applied every six months during the tree moving and establishment period. After the sideboxing process is complete, hand tunneling and root cutting under the box is performed in order to allow for the bottom boards to be installed. Next, the main trunks are "cleated" and secured to the top of the box, and the tree is thus ready to be transported, either to a new planting location or to an on-site storage area.

A post-relocation maintenance program is recommended for a period of one year, with monthly monitoring and watering extended into the second year. Relocated oaks require irrigation performed by filling the four inch (4') watering basin with water twice weekly during warm weather and weekly during the cooler season, for a one-year period. The

objective of this watering basin is to contain the water above the “capture” root mass to insure percolation into the rootball, not down to the backfill, where it could bypass the upper root system and pool at the planting pit bottom. (More detailed mitigation and monitoring measures, as well as Oak Tree Preservation Plan, are found in the Appendix of this document.)

Circulation Plan

Sections:

6.0 Vehicular circulation
6.1 Roadway hierarchy
6.2 Major arterials
6.3 Secondary arterials
6.4 Collector streets
6.5 Local streets
6.6 Private streets
6.7 Private drives

6.0 Vehicular Circulation

The vehicular circulation network proposed for Sierra del Oro (Figure 22) is proposed to safely meet the needs of the residents, and take into consideration that it will be an integral part of a rapidly growing city. It addresses projected growth patterns anticipated within the City, in accordance with recommendations of the approved traffic study outside of the boundary of this Specific Plan, and seeks to help the City achieve the goals of its Master Plan of roads. Full rights-of-way proposed will be provided by the Sierra del Oro developer(s), except where a roadway capacity is required due to through traffic generated off site. Signalization assurity funds will be posted at the time of large lot final tract map approval, except for areas 28-34 for which signalization assurity funds, if any, shall be posted at the time of the final tract map approval.

6.1 Roadway Hierarchy

The hierarchy of roads planned incorporates a major arterial for through community travel; secondary arterials to feed traffic from the major arterial to collector streets, and from there, local roadways to serve neighborhoods.

6.2 Major Arterial

Within Sierra del Oro, Green River Road is identified as a major arterial and provides access to the 91 Freeway.

6.2.01. Design Standards: The major arterial within Sierra del Oro will be designed to meet the City's General Plan Guidelines, as well as the projected traffic flows. Construction to meet the traffic demands from proposed development of residences within Sierra del Oro will be the responsibility of the developers of Sierra del Oro. Split roadways are permitted where they reduce cut and fill required, or where they increase view potential to the valley below.

A. Residences may front on to a major arterial, only where vehicular access to same is from a rear street or alleyway.

B. Maximum street grades are 10%, allowable to 15% with approval of the Fire Chief and Director of Public Works.

6.3 Secondary Arterials

Secondary arterials within Sierra del Oro include Serfas Club Drive, Palisades Drive and Ridgeline Drive. The southerly extension of Serfas Club Drive will connect to Green River Road and provide another access to the freeway.

6.3.01 Design Standards: Secondary arterials will be designed according to the guidelines of the City of Corona, with the following exceptions:

A. Split roadways are permitted to help minimize cuts or fill, or to maximize views along the route.

B. Plantings between the curb and right-of-way boundary will conform to the appropriate plant palette in Section 4.10.

C. Street grade maximums are 10% except that grades of 15% may be permitted subject to the approval of the Public Works Director and the Fire Chief.

D. Residences may front onto a secondary arterial only where vehicular access to same is from a rear street or alleyway.

6.4 Collector Streets

At the Specific Plan level, three streets have been identified as collectors: Montana Ranch Road, Dominguez Ranch Road, and Oakridge Drive north of Dominguez Ranch Road. Subsequent ones are anticipated within, or between residential communities. These will be identified when tentative tract maps are filed for the respective developments.

6.4.01 Design Standards: Collector streets within Sierra del Oro will be designed according to the standards of the City of Corona, with the following exceptions:

A. Split roadways are permitted to help minimize cuts or fill, or to maximize views along the route.

B. Plantings within the right-of-way boundary will conform to the appropriate plant palette in Section 4.10.

C. Street grade maximums are 10% except that grades of 15% may be permitted subject to the approval of the Public Works Director and the Fire Chief.

D. There is only one ingress and egress point for all of Areas 28-34, so emergency turnouts have been designed to provide additional room for the negotiation of emergency vehicles. Emergency turnouts on Oakridge Drive within Planning

Areas 30-34 shall be nine (9) feet wide and sixty (60) feet long, at a maximum of 400-foot intervals on both sides of Oakridge Drive where a median exists.

6.5 Local Streets

Local streets shall be the predominant direct access to driveways, alleyways or private streets within Sierra del Oro.

6.5.01 Design Standards: Local streets will be designed according to the City of Corona's standards except:

A. Maximum street grades shall be 10% except 15% may be permitted subject to the approval of the Public Works Director and the Fire: Chief.

B. Cul-de-sac turnarounds shall be provided as forty-four (44) feet roadway radii.

C. The permitted length of a cul-de-sac shall be five hundred (500) feet.

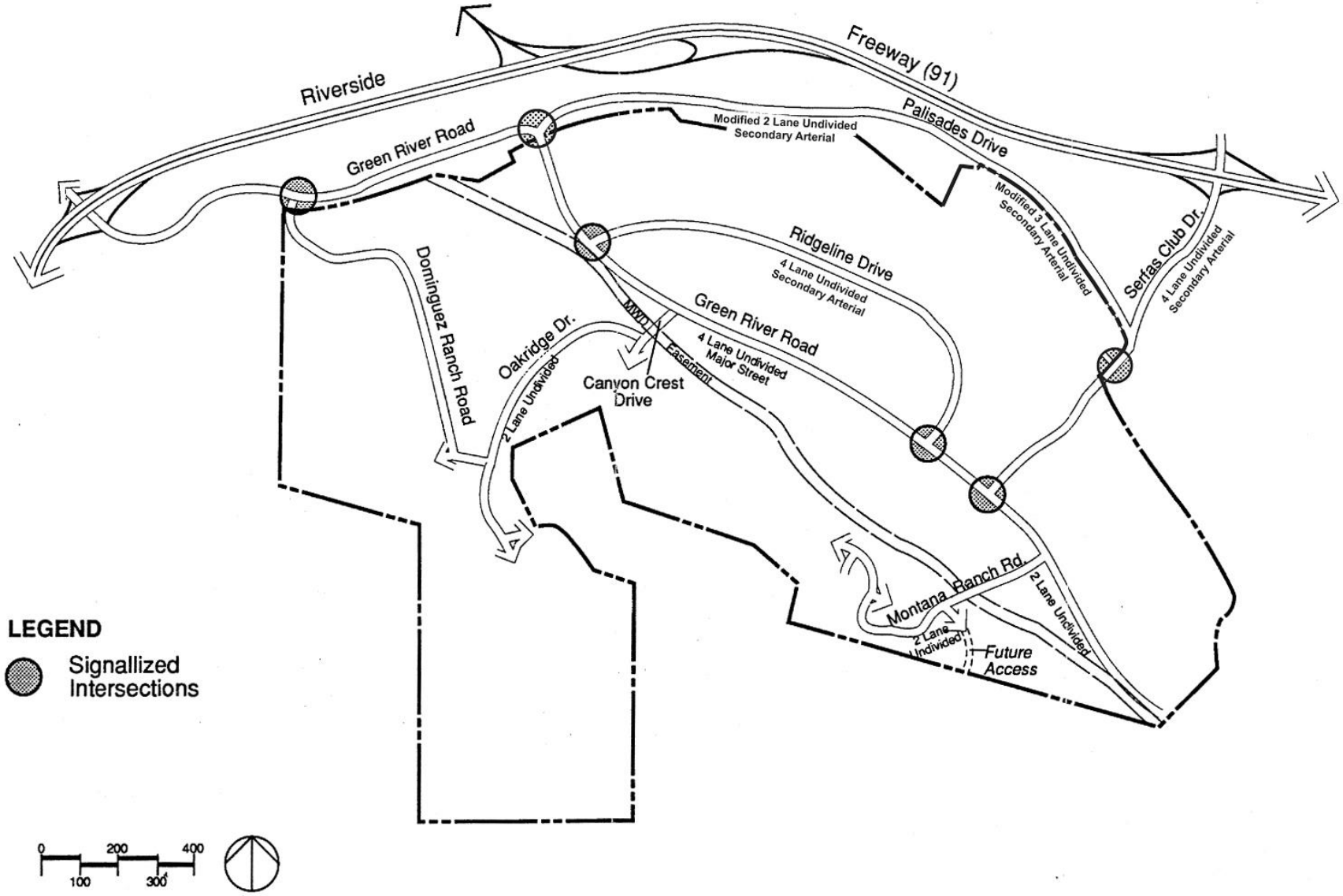
D. Hillside Development Areas (areas with a natural slope of 8% to 15%), where cul-de-sacs will be designed according to 17.62.160 of the Hillside Development Ordinance, except that cul-de-sac turnarounds shall be designed according to paragraph B above.

6.6 Private Streets

Private streets shall be designed in accordance with the City Engineer's private street standards.

6.7 Private Drives

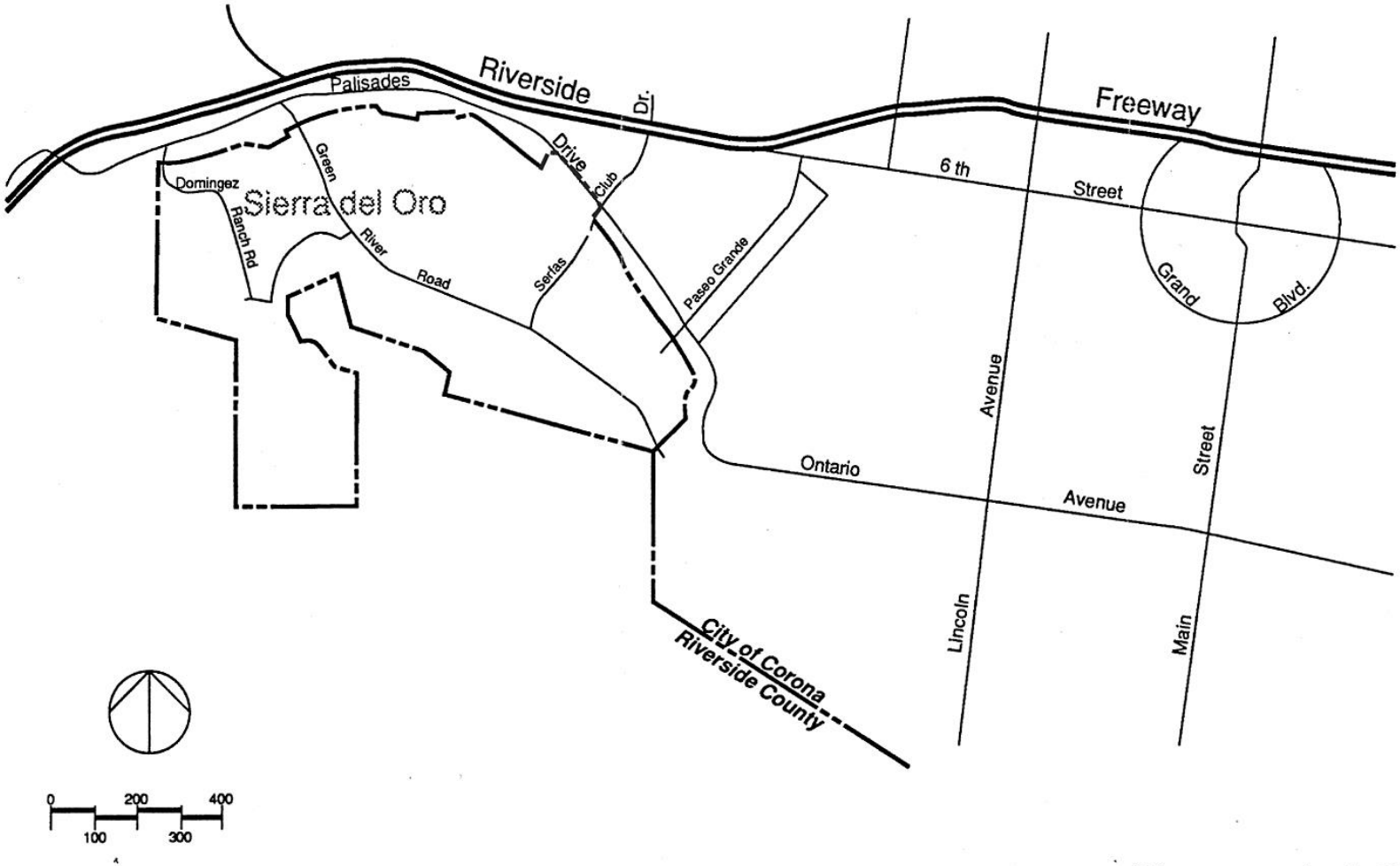
All private drives, with the exception of alley drives, shall be designed to a minimum width of twenty-eight feet. Multi-family residential alley drives shall be designed to a minimum pavement width of twenty-four feet. Private drives serving two or more units shall be maintained by a Homeowners' Association, of which the owner of each lot served shall be a member. The maximum slope per private drives shall be 10%, and up to 14% with the approval of the Fire Chief. Private drives shall provide an all-weather surface, as defined in the Corona Municipal Code, Section 15.12.060, approved by the Fire Department. Private drives shall provide access to within 150 feet of any portion of the exterior wall of the first story of the last residence served. Any dead-end private drive in excess of 150 feet shall be provided with an approved fire equipment turnaround.



Sierra del Oro

Proposed Circulation

Figure 22



Sierra del Oro

Proposed Vicinity Circulation

Figure 23

Community Design Concept

7.0 Introduction

The design goal is to create a community with a strong homogeneous character and sense of place, and individual neighborhoods within the community that express interpretations of that character. There are three levels of design proposed: a community scale, a neighborhood scale design concept and an architectural design concept.

7.1 Community Scale

Sierra del Oro should create a cohesive community of homes and plantings when viewed from the Riverside Freeway (SR91) and an awareness of that community cohesiveness when one travels along the major and secondary roadways that separate the neighborhoods of Sierra del Oro. Where the topography is visible from these roadways, whether natural or man-made, it should look to be a part of the community.

A. Graded topography shall appear to be a part of the mountain vista. This can be done by a variety of methods including, but not limited to, natural contour slopes through rounding, revegetation, the use of multiple slope ratios (2:1, 3:1, 4:1 etc.) within a single slope. Generally the appearance of a tall manufactured slope should be avoided.

B. The Riverside Freeway (SR91) vista of Sierra del Oro shall be enhanced by the following:

    1. Avoidance of a long continuous line of silhouetted rooflines along the ridgeline adjacent to the freeway.

    2. Landscaping such as tall and full trees shall be used to break up continuous roofing.

    3. A variety in roof heights shall be achieved.

    4. Dark earth tones such as browns and greens shall be used to blend with the natural colors; bright colors and whites shall be avoided.

C. Dark earth tones such as browns or reds shall be used on roof tops visible in the higher elevations of Sierra del Oro. Texture roofs of tile and concrete shakes shall be used rather than flat composition tile materials.

D. Commercial centers shall use integrated color, signage and material themes.

7.1.01 Landscaping: Community scale landscaping plans for major and secondary roadways will group shrubs and trees. The plantings will screen the roadways, and rows

of houses from external view, and frame views for residents and for travelers along the internal roadways.

7.1.02 Planting Choices: Drought resistant, indigenous and fire retardant vegetation shall be used in community landscape designs in Sierra del Oro, with specific choices taken from Table(s) 2, 3, 4, 5, 6 or 7 as appropriate. These lists have been prepared from known plants that can be expected to grow successfully in the Corona climate. Additional plants not listed in Tables 2 through 7 of this Specific Plan shall be allowed as recommended by a licensed landscaped architect and subject to approval by the Community Development Director.

7.1.03 Open Space: Besides active uses designated, open space will play a passive role in the design concept of Sierra del Oro. Open space shall be designed to silhouette the profile of land forms visible from roadways external and internal to the community. Where grading has altered the natural terrain, man should strive to recreate a natural-looking terrain. Plantings necessary to prevent erosion should be designed not just to hold the soil and capture run-off, but to frame vistas, to soften the visibility to development and to relate the open space to development surrounding the open space. Choice of plant materials should be from Table 4.

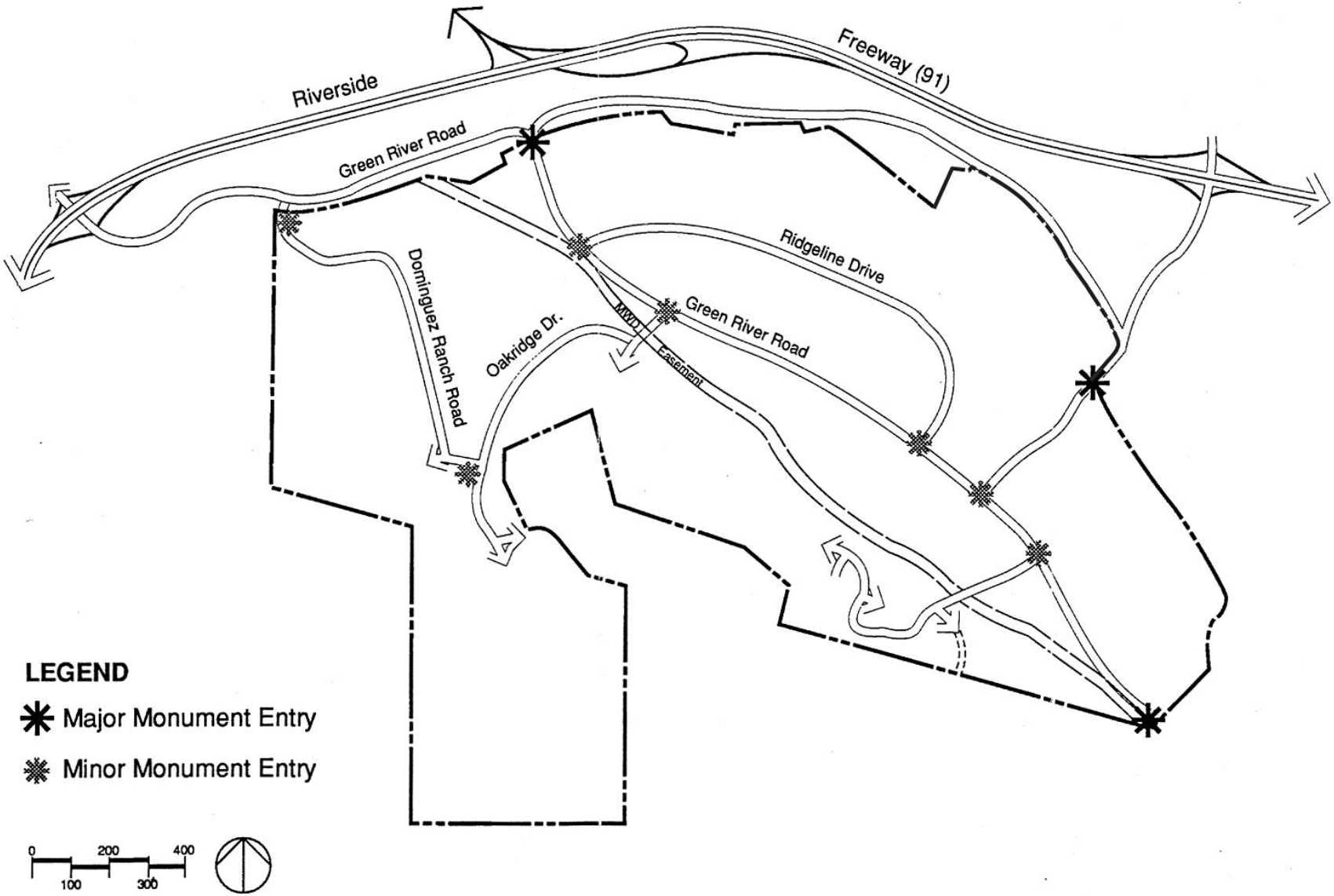
7.2 Neighborhood Scale

The neighborhood design scale should reflect the essence of the community design theme, but should do so in a distinctive way that gives unique identification to each particular neighborhood. The specific design theme should be determined to provide an external visual statement.

7.2.01 Landscaping: The landscaping choices for the street and slope plantings shall be unique to a neighborhood, but when visible externally they should make a composite statement that the neighborhood is part of the community of Sierra del Oro. Plantings should be taken from Table 2 or 3 as appropriate.

7.2.02 Common Open Space: Common open space will be used to define neighborhoods, provide an aesthetic setting and provide recreational acreage where necessary.

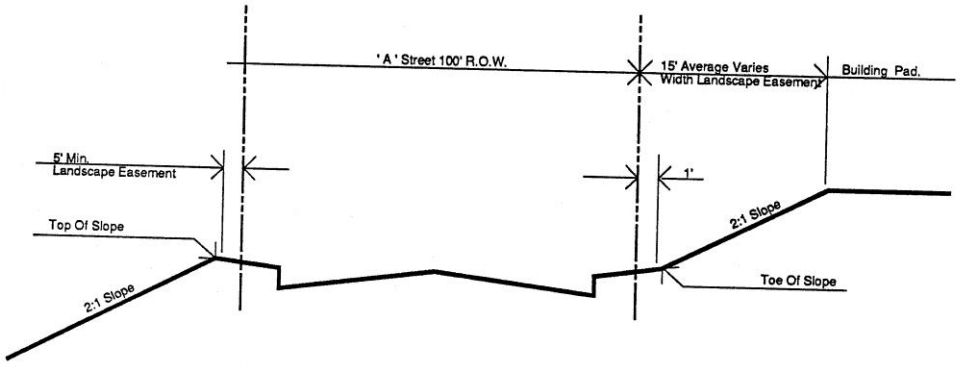
7.2.03 Green River Road Landscape Lot: An average fifteen (15) feet wide landscape lot shall be provided on both sides of Green River Road between Palisades Drive and Paseo Grande. The landscape lot shall be a minimum of five (5) feet and shall contain property to the top of slopes. The lot shall be shown as an easement on the tentative tract map, described for conveyance purposes, and shall be dedicated as separate lots with final tract maps filed for building purposes. The lot shall be dedicated to a maintenance district prior to issuance of building permits for floor area development on any lot fronting Green River Road. Landscaping shall be subject to review and approval by the City's Planning Director. Proposed or required project area walls and fences shall be located behind the landscape lot.



Sierra del Oro

Entry Monument Locations

Figure 24



Sierra del Oro

Green River Road Landscape Easement

Figure 25

Municipal Services

8.0 Introduction

Services and utilities for Sierra del Oro will be provided as part of the development process by participating builders and developers. Water and sewer connection fees will be paid by the developer at the time of approval of individual development areas. Where feasible, municipal services shall be provided within the street rights-of-way.

8.1 Water

Domestic water service will be provided by and dedicated to the City of Corona. Water facilities including source, storage, transmission, pumping and distribution shall be provided by the developer(s) in conformance with a Master Plan of Water Improvements for the area within the proposed community. Said Master Plan of Water Improvements shall be approved by the Director of Utility Services. Backbone facilities (i.e. infrastructure) shall be provided as a condition of development.

A. Water system conditions for the Sierra del Oro Specific Plan include:

    1. Precise plans (Section 10.3.0), tentative and final tract maps coordinated with and accommodating requirements of the water system funded by the developer as shown in the Municipal Service Plan: Water System (Figure17).

    2. The developer is responsible for water system improvements in conformance with a phasing program. At the Specific Plan level, water facilities' sizing is preliminary, and actual sizing will be confirmed through detailed evaluation when refined circulation street design alignments are available.

    3. The water system, fire hydrants and required fire flow shall be provided, tested, placed in service and approved by the Fire Department prior to any building construction.

8.2 Sewer

Sewer services will be provided by the City of Corona. Sewage conveyance, pumping and disposal facilities shall be provided by the developer(s) in conformance with the Municipal Service Plan: Sanitary Sewer as illustrated in Figure 24. Backbone facilities (infrastructure) shall be provided as a condition of development and shall conform to a Master Plan to be approved by the City Director of Utility Services.

A. Preliminary sewer main sizing indicated must be confirmed through detailed system evaluation when refined street grades become available.

B. Sewer system conditions for Sierra del Oro require Precise plans (Section 10.3.0), tentative and final tract maps coordinated with the Sewer System Master Plan.

At the Specific Plan level, sewer main sizing is preliminary, and actual sizing will be confirmed through detailed evaluation when refined circulation street design grades are available.

8.3 Storm Drain

On-site drainage will be accommodated by a combination of surface and underground channels. Existing major drainage courses, such as Fresno Canyon and Wardlow Wash, will be predominantly unimproved (Section 4.8). They are designated parkland and open space, respectively, and maintenance will be under the jurisdiction of the appropriate controlling agency (e. g. the City or Landscape Maintenance District). The routing of run-off from developed areas to these natural courses is shown in Figure 28. The storm drain system will be constructed by the developer(s) in conformance with the Master Plan to be agreed to by the developer(s) and dedicated to the appropriate agency for maintenance. Detailed hydrology studies will be required at the time of final tract map review.

Developers of individual parcels shall be required to complete portions of the master planned drainage systems that affect the individual parcel. Additional drainage systems may be required at the time detailed development plans are reviewed.

8.4 Gas and Electric

Gas will be provided by Southern California Gas. Electric will be provided by Southern California Edison.

8.5 Telephone

Telephone service will be provided by AT&T.

8.6 Schools

The schools currently serving the west area of Corona are:

Adams Elementary	2350 Border Ave.	K-6
Raney Jr. High	1010 W. Citron	7-9
Corona Sr. High	1150 W. 10th St.	10-12
Prado View Elementary	2800 Ridgeline	K-6

An agreement between the developer and the Corona/Norco Unified School District requires provision of one elementary school site, and meeting the balance of the obligation to the district with in lieu fees.

The High Density Residential development in Planning Area 37 is expected to be served by the Corona-Norco Unified School District. The developer will pay in lieu fees to the school district.

8.7 Police and Fire

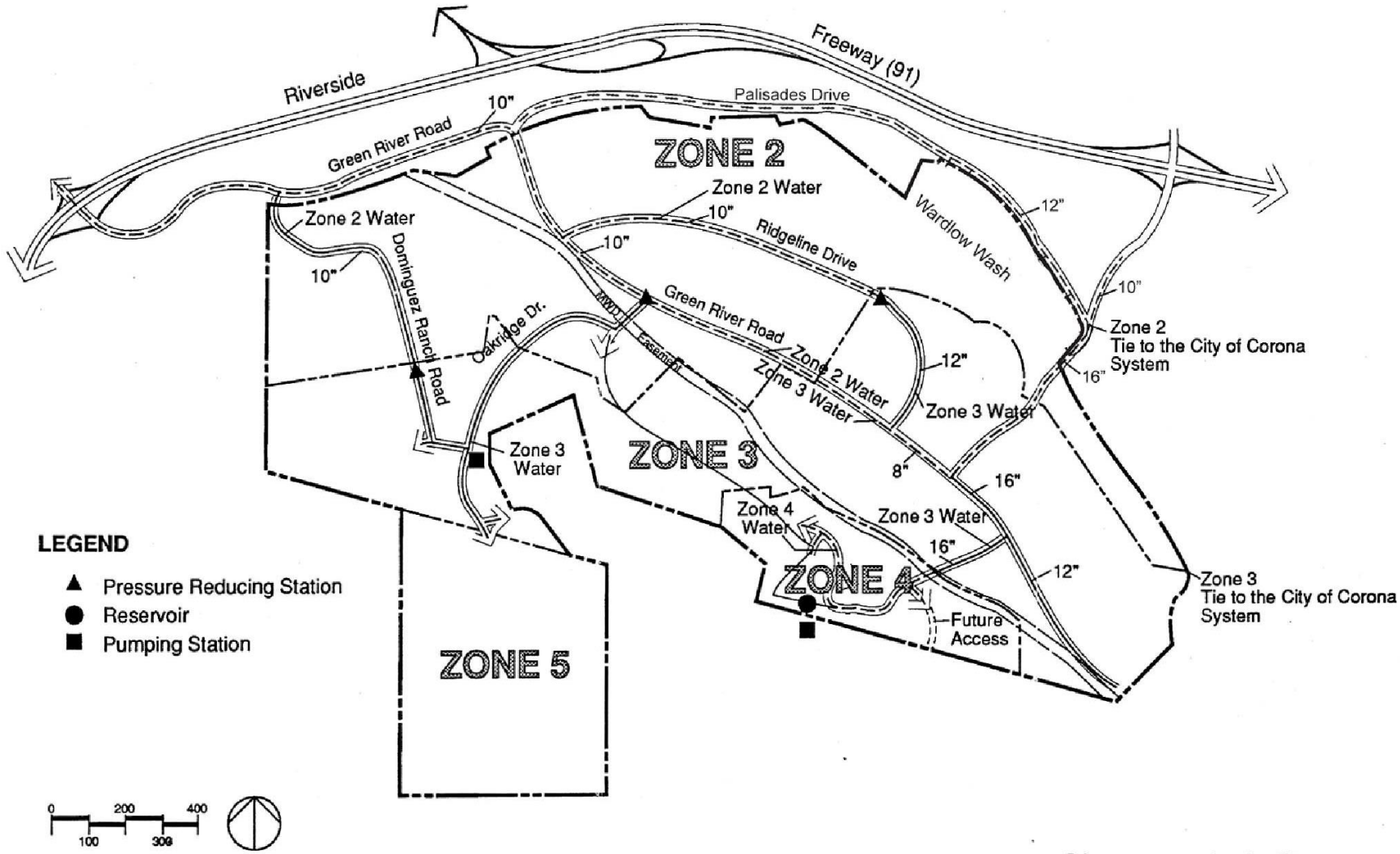
Police and fire services will be provided by the City of Corona. Development of the Sierra del Oro community will meet the City's Fire Department demands of fire flows, fire hydrant types and placement thereof. Blue dots will mark hydrant locations per City Standards and roofing materials used shall be of class A or class B as required by the Fire Department. A minimum of one fire station, of residential type, and one fire engine, both to Fire Department specifications, shall be provided by the developers with the first phase of residential or commercial building development. The fire station shall be at the intersection of Green River Road and Canyon Crest Drive. The specific equipment will be determined with the tentative map review process.

8.8 Refuse Collection

Refuse collection will be provided by a private firm contracted with the City of Corona.

8.9 Street Lights

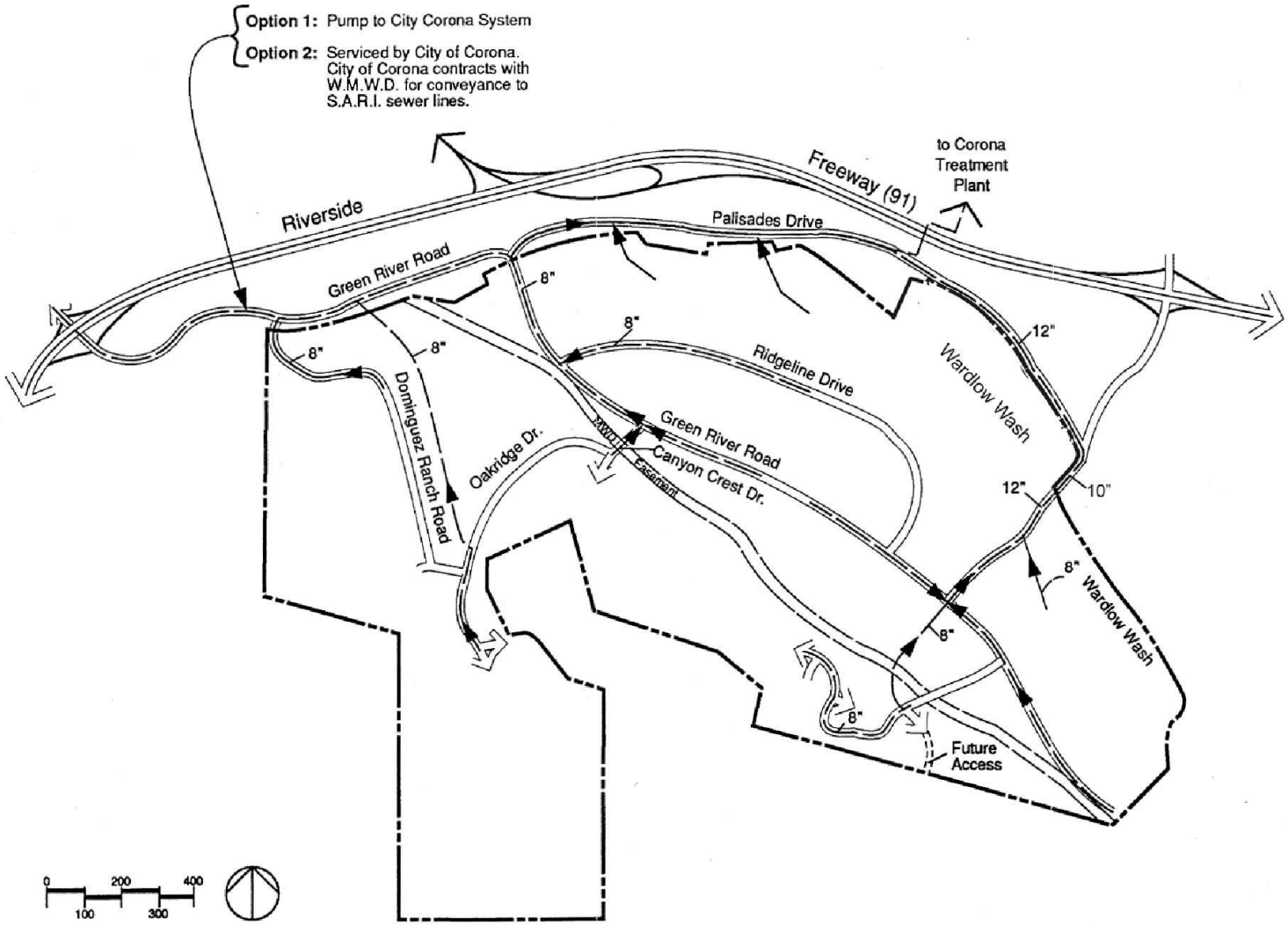
Street lighting will be installed by developers according to the codes of the City of Corona.



Sierra del Oro

Municipal Service Plan: Water

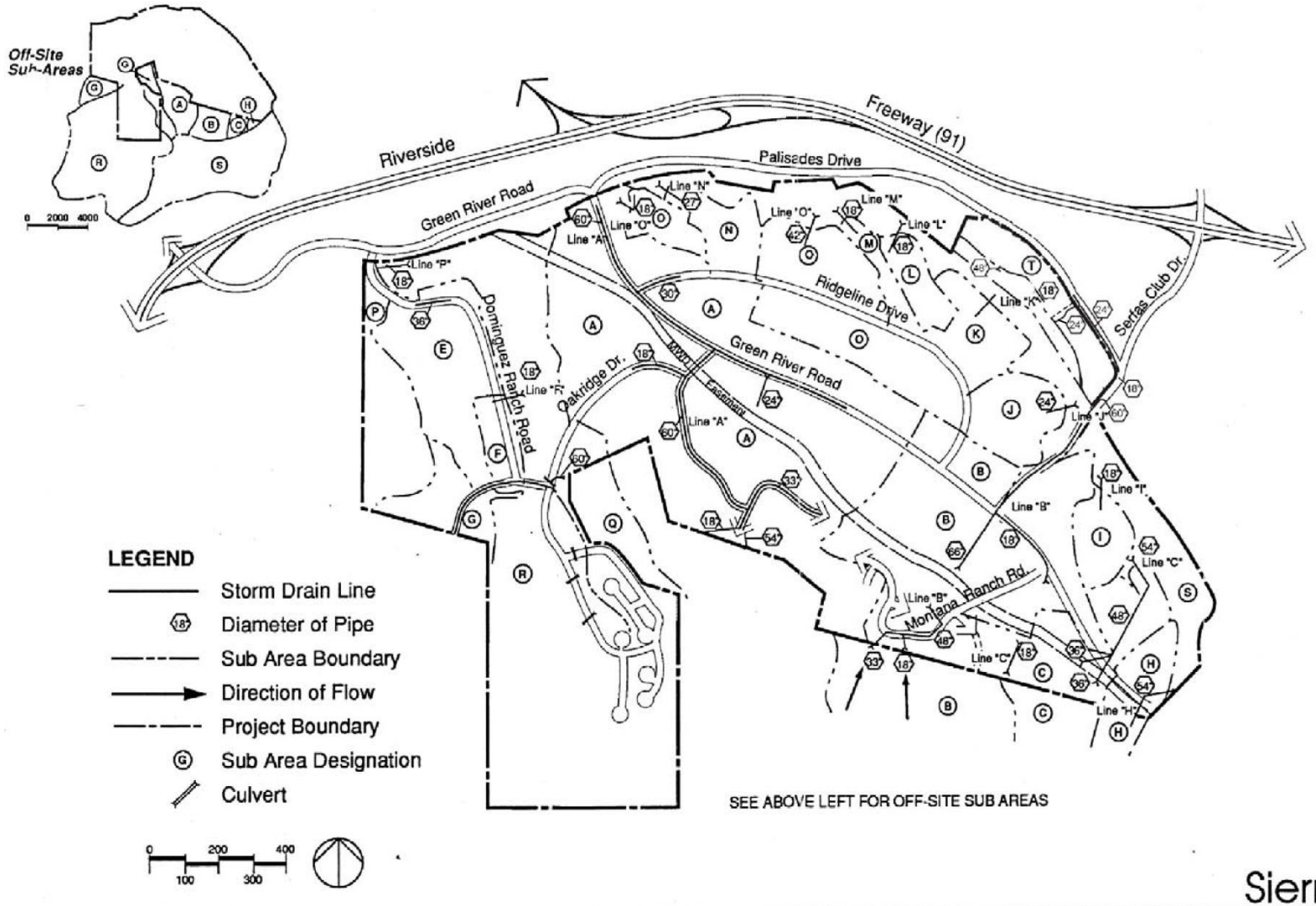
Figure 26



Sierra del Oro

Municipal Service Plan: Sewer

Figure 27



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HYDROLOGIC TABLE

LINE	SUB AREA	AREA	LINE	SUB AREA	AREA
A	A-1	125.0	L	L-1	-
	A-2	337.1		L-2	13.8
TOTAL		462.1 Ac	TOTAL		13.8 Ac.
B	B-1	145.1	M	M-1	-
	B-2	167.6		M-2	11.3
TOTAL		312.7 Ac	TOTAL		11.3 Ac.
C	C-1	1.3	N	N-1	-
	C-2	117.0		N-2	20.3
TOTAL		118.9 Ac	TOTAL		20.3 Ac.
D	D-1	-	O	O-1	-
	D-2	75.4		O-2	12.0
TOTAL		75.4 Ac.	TOTAL		12.0 Ac.
E	E-1	-	P	P-1	-
	E-2	54.4		P-2	1.2
TOTAL		54.4 Ac	TOTAL		1.2 Ac.
F	F-1	-	Q	Q-1	96.0
	F-2	10.8		Q-2	-
TOTAL		10.8 Ac	TOTAL		96.0 Ac.
G	G-1	46.0	R	R-1	115.0
	G-2	22.9		R-2	-
TOTAL		68.9 Ac	TOTAL		115.0 Ac.
H	H-1	16.0	S	S-1	104.0
	H-2	11.9		S-2	-
TOTAL		27.9 Ac	TOTAL		104.0 Ac.
I	I-1	-	T	T-1	19.8
	I-2	17.2		T-2	7.9
TOTAL		17.2 Ac	TOTAL		27.7 Ac
J	J-1	-			
	J-2	25.2			
TOTAL		25.2 Ac	TOTAL		
K	K-1	-			
	K-2	26.7			
TOTAL		26.7 Ac.	TOTAL		

-1 Indicates Off-Site
-2 Indicates On-Site

Multiply Acres by 1.5 to Obtain Approx Q

Sierra del Oro

Municipal Service Plan: Storm Drain

Figure 28

Phasing

9.0 Land Use Sequence

The phasing of Sierra del Oro will reflect the optimal provision of utilities and services in an economic and timely way. A six to eight year development span is anticipated, depending on the economic climate and actual market absorption rates. Figure 29 indicates conceptual community phasing.

Dedication or development of open space will be phased as indicated on the conceptual plan.

9.1 Circulation Sequence

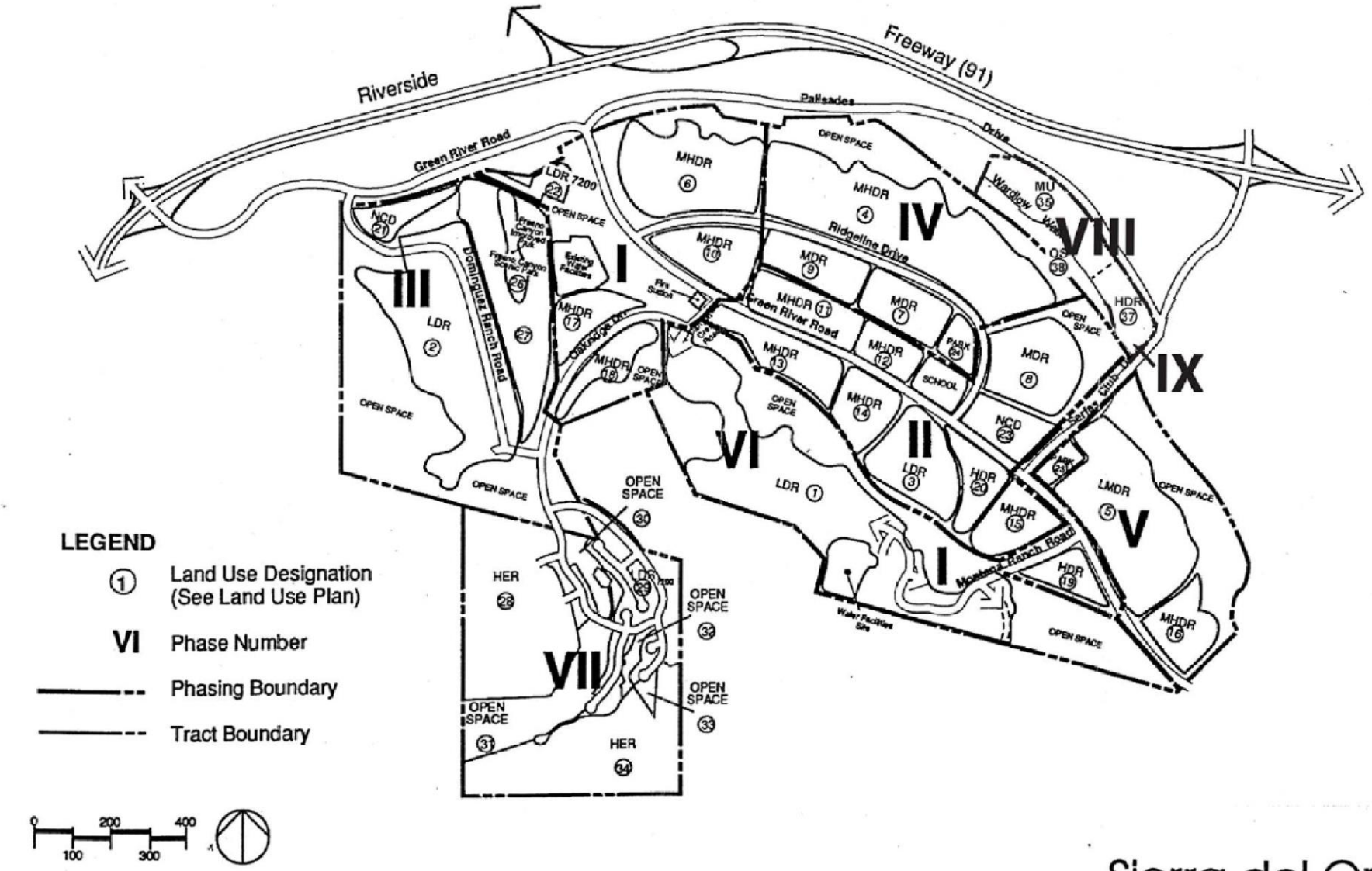
To meet the needs of future Sierra del Oro residents and the City of Corona, streets will be phased as indicated on the conceptual plan in conformance with existing City of Corona regulations and practices, to meet the needs of development of residential areas and satisfy fire and safety concerns.

9.2 Utilities and Public Facilities Phasing

Utilities will be provided as approved in the conditions of development, or with drainage, sewer and water facilities installed and connected in accordance with development demand.

Fire protection shall be phased according to an agreement between the developer and the Fire Chief (also see Section 8.7).

Public facilities or land for same will be provided in accordance with an agreement between the developer and the city, or appropriate agency.



Sierra del Oro

Conceptual Phasing Plan

Figure 29

Administration and Implementation

10.0 Introduction

Following approval of this Specific Plan, or concurrently, a General Plan Amendment shall be approved to bring governing documentation into conformance. Implementation of the proposed land uses shall be through approved Subdivision Map Act procedures as appropriate: Large Lot Tentative Tract Maps, Tentative and Final Tract Maps, Precise Plans and Site Development Plan Review.

Should future economic or development trends indicate the need to amend this Specific Plan, the procedures are covered below.

10.1 Subdivision Map Act Procedures

In accordance with state regulations, the following items shall apply:

A. A pre-annexation Large Lot Tentative Tract Map will be submitted. It is not intended for construction purposes, but will facilitate parcelization and financing and only address large parcels. The Large Lot Tentative Tract Map submittal will meet all requirements stipulated by the Subdivision Map Act.

B. Tentative Tract Maps will be required for detached single family residential projects, or for the parcelizing of a number of lots for future use as a condominium, apartment or cluster development.

C. After Tentative Tract Map approval, the Final Tract Map may be approved, recorded and building permits issued.

10.2 Development Plan Review

All development shall be subject to City procedures for Development Plan Review (C.M.C. Section 17.102).

10.3 Precise Plans

All development plans shall be subject to review and approval by the City's Planning Commission.

A. Action by Commission. The Planning Commission shall review all plans and proposals within forty-five (45) days of filing. A public hearing on the application shall be held in accordance with the provisions of Chapter 17.92, Conditional Use Permit, of the City of Corona Municipal Code. The Commission may approve, modify, conditionally approve or deny the Precise Plan application.

B. Effective Date.

1. No precise plan approval granted or authorized by the Commission, as provided in this section, shall become effective until the next regular City Council meeting after the date of the resolution granting approval.

2. Appeal. All decisions of the Commission concerning the merits of the applications shall be final unless appealed within the time period prescribed in Section 17.92.130 of the Corona Municipal Code or unless the Council initiates a review thereof.

Where use is made of the Precise Plan procedures as provided in this Specific Plan, no building permits shall be issued for any development on the subject property, or part thereof, until the Planning Commission and/or City Council have approved the Precise Plan.

C. Expiration of Approval. In any case where Precise Plan approval has been granted and a building permit not issued within eighteen (18) months after the date of granting thereof, then without further action, the approval shall be null and void.

D. Extensions. Extensions of time in this Section may be granted by the Commission upon showing of good faith effort by the permittee to comply therewith and failure to so comply by reason of conditions beyond the control of permittee.

E. The Planning Director may approve or conditionally approve minor adjustments to an approved Precise Plan provided such adjustments are in substantial compliance with Planning Commission approval.

F. The Planning Commission may authorize the Planning Director, in its approval of the Precise Plan, to approve subsequent phases of the Precise Plan which are substantially the same as the first phase.

10.4 Building Permit Submittals

Submittal packets for the issuance of building permits shall include, among other plans, landscape and slope treatment plans and plans for automatic fire sprinkler systems where required.

10.5 Landscape Plans

Landscape plans prepared by a licensed landscape architect shall be submitted at the building permit approval stage for all development. They will use only plant material taken from the Streetscape, Open Space, Fuel Modification, Parkland, Re-Naturalized or Plantings for Planning Areas 35, 37 and 38 Plant Palette Tables (Tables 2, 3, 4, 5, 6 or 7), as appropriate. Plant material quantities will conform to Section 17.70 of the City of Corona Municipal Code, and will include calculations verifying conformity. They will

also indicate the residence-to-street-tree irrigation system proposed for neighborhood street trees separated from adjacent residences by fences or block walls.

10.6 Specific Plan Amendments

Modifications to the Specific Plan shall be submitted in the form of a written amendment under the provisions of CMC Chapter 17.104.

10.7 Variances

The provisions of CMC Chapters 17.96 and 17.98 shall be followed for any variance requests from SP-85-2.

10.8 Conditional Use Permit

The provisions of CMC Chapter 17.92 shall be followed for any Conditional Use Permit requests.