EL CERRITO SPECIFIC PLAN

SP-91-02

Original Document Prepared by the
City of Corona
Adopted: April 15, 1992

Last amended by: SPA2020-0001
Adopted by the Corona City Council
September 16, 2020

EL CERRITO SPECIFIC PLAN
ADOPTED REVISIONS

SPA NO.	Description	Adoption Date	Ordinance #
SPA01-012	Amendment to the El Cerrito Specific Plan (SP 91-2) to establish a Commercial Center (CC) land use district with associated development standards and change the land use designation from 108. 5 acres of Light Industrial (LI) and 5 acres of Commercial (C) to the CC district. (Applicant: Castle & Cook)	05/01/02	2575
SPA02-004	Amendment to the El Cerrito Specific Plan to amend development standards in the Commercial district pertaining to signage and the location of fueling stations. (Applicant: Peninsula Retail Dev.)	03/19/03	2631
SPA02-007	Amendment to the El Cerrito Specific Plan to amend 7.78 acres from Industrial Park to Commercial. (Applicant: City of Corona)	10/02/02	2612
SPA02-009	Amendment to the El Cerrito Specific Plan to revise the development standards for the Commercial Center district. (Applicant: City of Corona)	02/08/03	2623
SPA06-006	Amendment to permit with a minor conditional use permit and establish regulations for tobacco stores and smoking lounges in the Commercial (C) and Commercial Center (CC) districts of the El Cerrito Specific Plan. (Applicant: City of Corona)	02/08/03	2857
SPA07-002	Amendment to the El Cerrito Specific Plan to amend 2.59 acres from Industrial Park (IP) to Office Professional (OP). Applicant: OTO Development	08/01/07	2902

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ADOPTED REVISIONS

SPA NO.	Description	Adoption Date	Ordinance #
SPA07-006	Amendment to the El Cerrito Specific Plan to amend 18.35 acres from Residential Agriculture (RA-20) to Commercial (C1), and add Chapter 12.13, Mixed Use Development. Applicant: Far West Foothill, LLC.	12/05/07	2916
SPA08-003	Amendment to create four Planning Areas on 128 acres within the LI (Light Industrial) land use district and establish additional development standards and permitted uses within Planning Areas LI-1 and LI-2.	01/07/09	2968
SPA09-004	Amendment to allow tattoo and body piercing salons as an ancillary use in the CC – Commercial Center designation.	10/29/2009	3016
SPA11-001	Amendment to establish High Density Residential development standards and amend 21.7 acres from MU (Mixed Use) to HDR (High Density Residential, 15-36 du/ac) (16.87 acres), FC (Flood Control) (0.56 acres) and OS (Open Space) (0.17 acres). Applicant Jeff Hollbrook, Villages of Verona, LLC.	06/15/2011	3082
SPA 14-001	Amendment to establish Medium Density Residential development standards for single family condominiums. Applicant: Tom Grable, Tri Point Homes.	04/16/2014	3166
SPA2018-0003	Amend the signage development standards under Section 12.9.4(H) to allow for new signage for the Crossings at Corona shopping center due to physical changes as a result of the Cajalco Rd/I-15 Improvement Project (Applicant: Castle & Cooke)	7/17/2019	3298
SPA2020-0001	Amend Section 12.11.2(D) to prohibit residential use and cold storage warehouse in the Light Industrial designation.	9/16/2020	3320

SPA NO.	Description	Adoption Date	Ordinance #
SPA2021-0001	Amend Section 12.11.2 (A), 12.11.2 (B) to allow cold storage warehouse in the LI zone for Planning Area 1 and PA 2, and remove cold storage warehouse as a prohibited use in Section 12.11.2(D).	10/06/2021	3334

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Adopted April 15, 1992

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1.0 INTRODUCTION

The El Cerrito Specific Plan sets forth the overall policies, plans and regulations guiding existing and future development within the El Cerrito community. The Specific Plan envisions the continuation of an established residential area having more rural characteristics than the balance of the City. This rural character is a unique aspect which the Specific Plan is designed to preserve and compliment, while also seeking to enhance public services and facilities in the area. The El Cerrito Specific Plan also recognizes the valuable mineral resources in the area and provides for the continuance of extraction operations, in accordance with approved permits. In addition, the El Cerrito Specific Plan provides policies and standards for new development, allowing for a compatible transition of uses while encouraging a well designed and attractive community.

The policies, standards and provisions of the Specific Plan have been prepared especially for the El Cerrito area and serve to link the existing land uses and zoning controls in place under the County's jurisdiction with the provision of services and land use entitlements to be established under the City of Corona's jurisdiction.

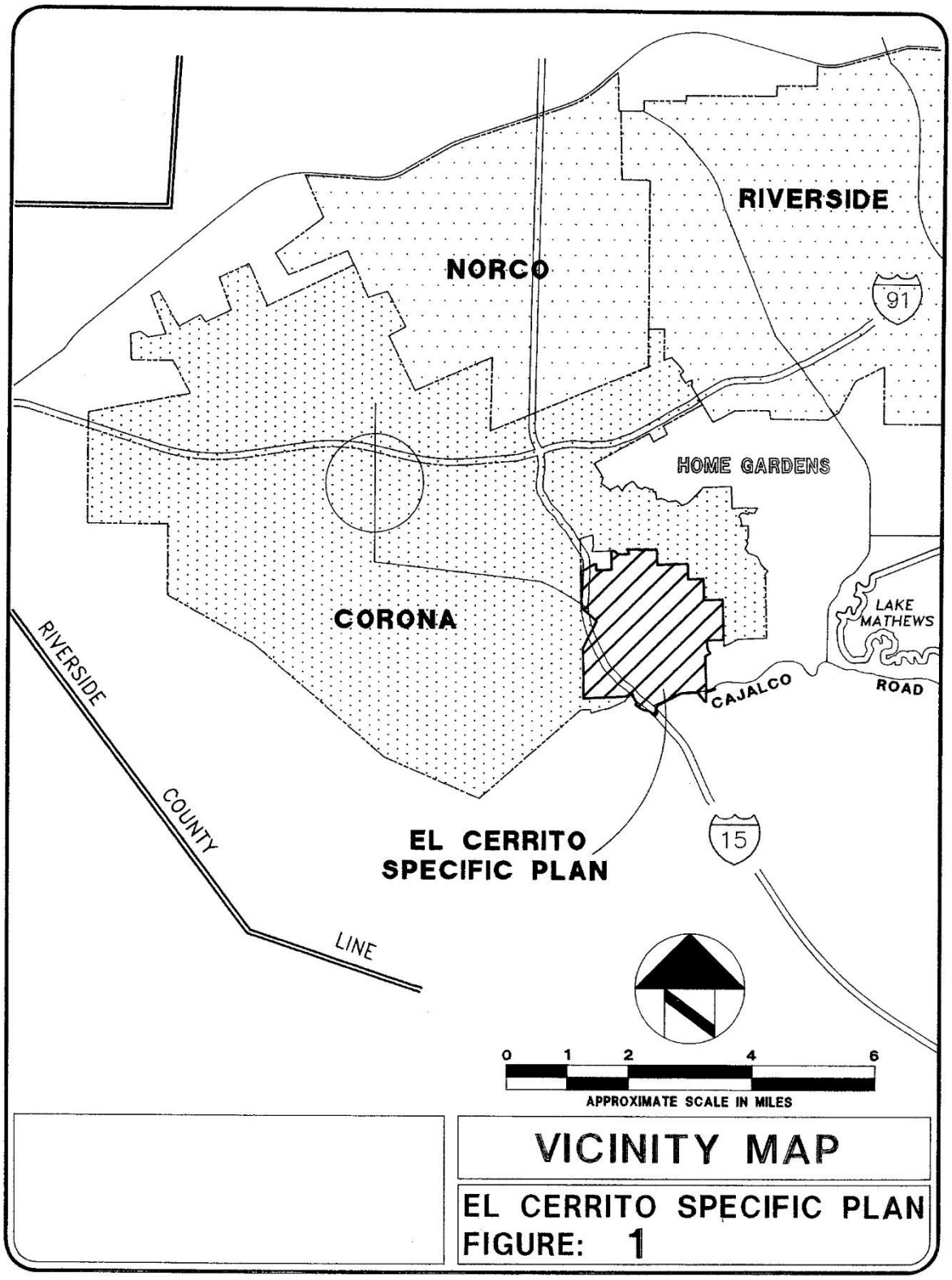
1.1 LOCATION

The El Cerrito Specific Plan includes 2,928 acres of land generally located south of Magnolia Avenue, north of Cajalco Road and to the east and west of the I-15 Freeway. Figure 1 shows the location of El Cerrito in relation to the rest of the City. El Cerrito is located at the northern end of the Temescal Canyon, with the Temescal Wash traversing the eastern portion of the Specific Plan area. The major roadways providing access to El Cerrito include the I-15 Freeway which runs north and south bisecting the western and eastern sections of the plan; Ontario Avenue, which transitions to Temescal Canyon Road; El Cerrito Road and Cajalco Road.

1.2 AUTHORITY AND SCOPE

The adoption of the El Cerrito Specific Plan by the City of Corona is authorized by the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457. The plan has been prepared in accordance with this portion of the Government Code and the City of Corona Municipal Code Chapter 17.53, Specific Plan ordinance.

The Specific Plan functions as the zoning for the area and all future land use decisions regarding properties in El Cerrito must be found consistent with the Specific Plan. In the event that development standards contained in this Specific Plan conflict with other local codes and ordinances, the El Cerrito Specific Plan shall take precedence. In the absence of provisions in the Specific Plan, all other relevant zoning ordinances, municipal codes and City of Corona regulations shall govern.


RIVERSIDE
NORCO
91
HOME GARDENS
CORONA
LAKE MATHEWS
CAJALCO
ROAD
RIVERSIDE
COUNTY
LINE
EL CERRITO
SPECIFIC PLAN
15
0 1 2 4 6
APPROXIMATE SCALE IN MILES
VICINITY MAP
EL CERRITO SPECIFIC PLAN
FIGURE: 1

1.3 BACKGROUND

The El Cerrito Specific Plan area contains an existing residential area of 1,245 homes and adjacent mining and commercial properties. It includes all properties located north of Cajalco Road, between the City Limits and the Eagle Valley Annexation #72. On March 28, 1991, the Riverside County Local Agency Formation Commission (LAFCO) conditioned the completion of Annexation #72 upon the filing of an application for annexation of the El Cerrito area. This requirement was imposed in order to create a more comprehensive easterly boundary for the City of Corona.

A homeowners group called "El Cerrito Citizens for Annexation" filed with LAFCO for annexation of the subject area on August 27, 1991. However, prior to the final certification of the annexation, the City is required to establish prezoning which will become effective upon completion of the annexation proceedings. This Specific Plan satisfies the prezoning requirement. The Specific and preannexation policy statement contained herein (Section 2.3) also serve to inform the property owners, residents and decision makers as to the City of Corona's intentions regarding existing and future land uses in the area.

The El Cerrito Specific Plan is based upon the Temescal/El Cerrito Community Plan approved by the County of Riverside on October 15, 1991. The development standards included herein are derived from the County of Riverside zoning standards for the related land use districts. The overall premise of this document has consistently been to retain the land use provisions currently in place under the County's jurisdiction, and to build upon those to enhance the community's desirability and potential.

PLANNING GOALS AND OBJECTIVES

2.1 GENERAL PLAN CONSISTENCY

The land use designations of the El Cerrito Specific Plan and the City of Corona General Plan were brought into consistency through GPA-91-05. Section 3.2.2 addresses the consistency between the land use designations of the General Plan and the El Cerrito Specific Plan. The following indicates how the goals and objectives of the City of Corona General Plan are to be implemented by the El Cerrito Specific Plan.

Land Use Goals:

A. To conserve, protect and enhance natural resources for the benefit and enjoyment of the residential population and the region and guide future development in a direction that maximizes the utility of natural resources.

   The El Cerrito Specific Plan contains the Hillside Controlled Development and Water Course land use designations which are designed to preserve the hillsides and riparian areas of the community and carefully guide development within these areas that form the backdrop and character of the community.

B. To develop a land use pattern which meets the basic needs of Corona residents for essential services, working and living areas, and areas for pursuit of leisure time activities.

   The El Cerrito land use plan incorporates a variety of residential densities, supporting commercial and industrial uses, parks and trails systems and open space areas to meet the daily needs of the existing and future residents of the community.

Housing Goals:

A. To encourage provision of a variety of housing types, prices, ownership possibilities, and locations.

   The El Cerrito plan provides for varied housing densities within areas ranging from rural to urban. The plan strives to maintain a rural atmosphere with an equestrian element that is not available in the areas of Corona west of the I-15 freeway.

B. To maintain high quality development standards for residential land development to ensure establishment of neighborhoods with lasting value.

   The development standards in the El Cerrito plan will ensure that new development in existing neighborhoods will not have an adverse effect on existing residents or result in a deterioration of the visual or economic character of the neighborhood. The Specific Plan contains design review and public improvement standards to ensure new commercial and industrial developments will be an attractive and functional addition to the community.

Circulation Goals:

A. To provide a safe and efficient system for movement of people and goods in the City of Corona through City actions and coordination of all agencies involved in development of circulation facilities in the Corona area.

   The El Cerrito circulation plan is consistent with the County of Riverside Master Plan of Highways and encourages recognition of the transportation opportunities and needs of the I-15 corridor, as well as providing essential links to adjacent Corona arterials.

B. To increase the mobility of residents through development of an adequate and balanced transportation system that includes automotive and non-automotive transportation considerations.

   The El Cerrito Specific Plan contains a trail element to facilitate the equestrian, pedestrian and bicycle modes of transportation.

Conservation and Open Space Goals:

A. To create a productive balance between man and his uses of land and the conservation of areas with unique environmental and aesthetic value.

   The Hillside Controlled Development and Watercourse land use designations are designed to permit sensitive development and uses within areas of unique environmental and aesthetic value.

B. To achieve a balanced distribution of open space to meet the needs of residents and contribute to logical development of the urban areas.

   The El Cerrito plan incorporates land use designations and standards to preserve the hillsides as a visual backdrop, and the Temescal Wash for use as recreational trails. Both of these natural amenities also provide visual buffers between the residential areas and the adjoining mining operations.

Community Design Goals:

A. To develop a City that is visually attractive, efficiently and effectively organized, and understandable both functionally and psychologically.

   The El Cerrito Specific Plan was developed to maintain consistency and compatibility between the existing and new developments of the community. The plan also strives to maintain the established community character and lifestyle of the residents.

Mineral Resource Goals:

A. To honor surface mining permits and reclamation plans that were issued by the County of Riverside for sites which are annexed into the City.

The land use designations and development standards recognize the existing mining uses by inclusion of a Mineral Resource designation encompassing these operations.

B. To ensure that surface mining activities and neighboring uses are compatible.

The El Cerrito plan incorporates land use patterns that preserve the hillside and watercourse areas that act as natural buffers between the existing residential areas and mining operations.

2.2 SPECIFIC PLAN OBJECTIVES

The objectives of the El Cerrito Specific Plan have been developed from the goals of the Temescal /El Cerrito Community Plan and the communities objectives for the future development of the area. These objectives are as follows:

A. To ensure the unique character of the community by maintaining the rural atmosphere and allow for large animal keeping.

B. To provide for the recreational needs of the community and recognize the rural character of the area by providing equestrian recreational opportunities.

C. To maintain compatibility between land uses within the specific plan area.

D. To ensure consistency of improvements for infill developments within established neighborhoods.

E. To encourage attractive and viable commercial uses along Temescal Canyon Road that will serve the community and create a more economically balanced community with the potential for employment.

F. To recognize the existing mining operations and State identified Mineral Resource Areas by providing enabling land use designations while maintaining adequate buffers to the residential areas.

G. To preserve open space land containing natural resources such as scenic beauty, sensitive species of flora, wildlife habitat and historic and pre-historic sites, through the careful control of development and public facilities.

H. To encourage the retention of open space for areas subject to environmental hazards, such as seismic impacts, flooding and unstable slopes, in order to minimize personal injury and property damage.

2.3 PRE-ANNEXATION POLICY STATEMENT

Prior to application for annexation to the City of Corona by the citizens of the El Cerrito community, a pre-annexation agreement was developed between the City and the Citizens for Annexation. As this area is an established community with a distinct identity, the agreement set policies to guide the development of the specific plan regulations and standards, and to address the provision of services to El Cerrito residents. The complete agreement, adopted by the City Council on July 3, 1991, is as follows:

"IT IS HEREBY AGREED by the City of Corona (hereinafter referred to as "the City") on this third day of July, 1991, that upon the annexation to the City of parts of the Community of El Cerrito (described below), the City will process the El Cerrito Specific Plan which will contain land uses and policies the same as those in the County of Riverside Temescal/El Cerrito Community Plan dated January 30, 1991 as it pertains to the El Cerrito area, specifically, that portion of El Cerrito as set forth in the map attached hereto as Exhibit "A". The following policies agreed to herein shall be included within and guide the development of the El Cerrito Specific Plan:

1. ***ROADS:***

   The City will not require the construction or installation of sidewalks, curbs, gutters or the upgrading of roads or installation of road improvements adjacent to existing developed property as a result of annexation. The City of Corona will assume maintenance responsibility for existing dedicated and accepted roadways and will receive needed repairs and improvements as part of the City's Capital Improvement Program adopted each fiscal year in accordance with adopted citywide practice. In order for the City to accept streets that are currently dedicated but have not been accepted by the County, the property owners adjacent to the street will be responsible for completion of the improvements to the appropriate City standard that will be consistent with the land use and rural life style, to be detailed in, and unique for, the El Cerrito Specific Plan. Private roads and driveways shall be the responsibility of the owner(s) to maintain. New commercial development shall be required to construct streets to City standards including curbs, gutters and sidewalks at the time of development. New subdivisions may be required to provide sidewalks, curbs and gutters if determined by the City Engineer to be necessary for pedestrian safety or drainage control.

2. ***ZONING AND LAND USE:***

   The City will prepare a specific plan for the El Cerrito annexation area that will provide those properties with the same allowable density, lot sizes and uses, including the keeping of animals, that are presently permitted under the existing county zoning and the Temescal/El Cerrito Community Plan dated January 30, 1991 for the same property. This Specific Plan shall be known and referenced as the El Cerrito Specific Plan (SP-91-2).

3. ***WATER SERVICE:***

   Upon annexation, water users who are presently customers of the City of Corona will have their monthly standby charges and water rates reduced to the City's standard rates. The water bills therefore, will decrease by approximately one-third (1/3). Requests for new water connections will be handled in the same manner, and in accordance with the same fee schedule, as other properties currently within the City limits.

The use of private wells will be allowed to continue unless the City receives notice from the County of Riverside Department of Health Services that a well is producing water of a quality below acceptable standards. In the event that a well's water is no longer potable, the property owner will connect to the City water system, after payment of all applicable water connection fees, and continue to use their well water for non-potable uses, provided the correct backflow prevention device is installed and inspected, where appropriate.

4. SEWER SERVICE:

Septic systems will continue to be allowed provided they do not pose a health risk as determined by the County of Riverside Department of Health Services. If sewer connections are requested by existing property owners, the City will assist in the formation of a voluntary sewer assessment district to construct the sewer connections and add required capacity to the City's existing facilities or Waste Water Treatment Plant #3, if economically feasible, for those participating properties.

Commercial and industrial development constructed after annexation will be required to connect to the City's sewer system in accordance with the Corona Municipal Code.

El Cerrito property owners will not be required to pay the City-wide bimonthly sewer service charge until, and unless, they are connected to the City's sewer system.

5. POLICE PROTECTION:

Upon annexation, the El Cerrito area will immediately be entitled to protection by the City of Corona Police Department.

6. FIRE PROTECTION:

Upon annexation, the El Cerrito area will immediately be entitled to protection by the City of Corona Fire Department.

7. STREET LIGHTS:

The City will not require the construction or installation of street lights for property in the El Cerrito area, with the exception of commercial and industrial development constructed after annexation. The current (proposed as of June 14, 1991) annual fee of $1.55 to $7.75 (based on lot size) will be charged to cover the general lighting of major streets throughout the City. The existing homes with street lights in the public right-of-way are assessed based on street frontage, with their rate being approximately (proposed as of June 14, 1991) $34.39 for every 75 feet of frontage. Additionally, proposed as of June 14, 1991, is an annual assessment for city wide traffic signalization ranging from $2.80 to $14.00 (based on lot area).

8. PROPERTY TAXES:

Annexation to the City shall not trigger a reassessment of property values. Upon annexation, properties within the El Cerrito Specific Plan shall be charged the existing city-wide tax rate of 1.0223 percent. The present breakdown of this rate is 1.0000 for General Purpose, 0.0192 for a library bond and 0.0031 for a sewer bond.

9. TRASH COLLECTION:

Trash pick up will be provided weekly by the City at the established City rate.

10. PARKS:

The City's Master Plan of Parks and the Park and Recreation Element of the General Plan shall be amended to include the El Cerrito area for park planning and improvement purposes. In the El Cerrito Specific Plan, an assessment of park, equestrian trails and recreational needs will be identified as well as potential locations, sizes, types and uses.

11. BUILDING AND DEVELOPMENT FEES:

The building permit fees for residential and commercial properties in El Cerrito will be the same as fees charged city-wide for general building purposes. The South Corona Master Plan Fees shall not apply to properties within El Cerrito. However, if new development directly benefits from a roadway improvement, sewer, water or storm drain already constructed with South Corona Master Plan funds, then a reimbursement will be due to the City based upon the frontage foot of the subject property.

3.0 EXISTING CONDITIONS

3.1 LAND USE

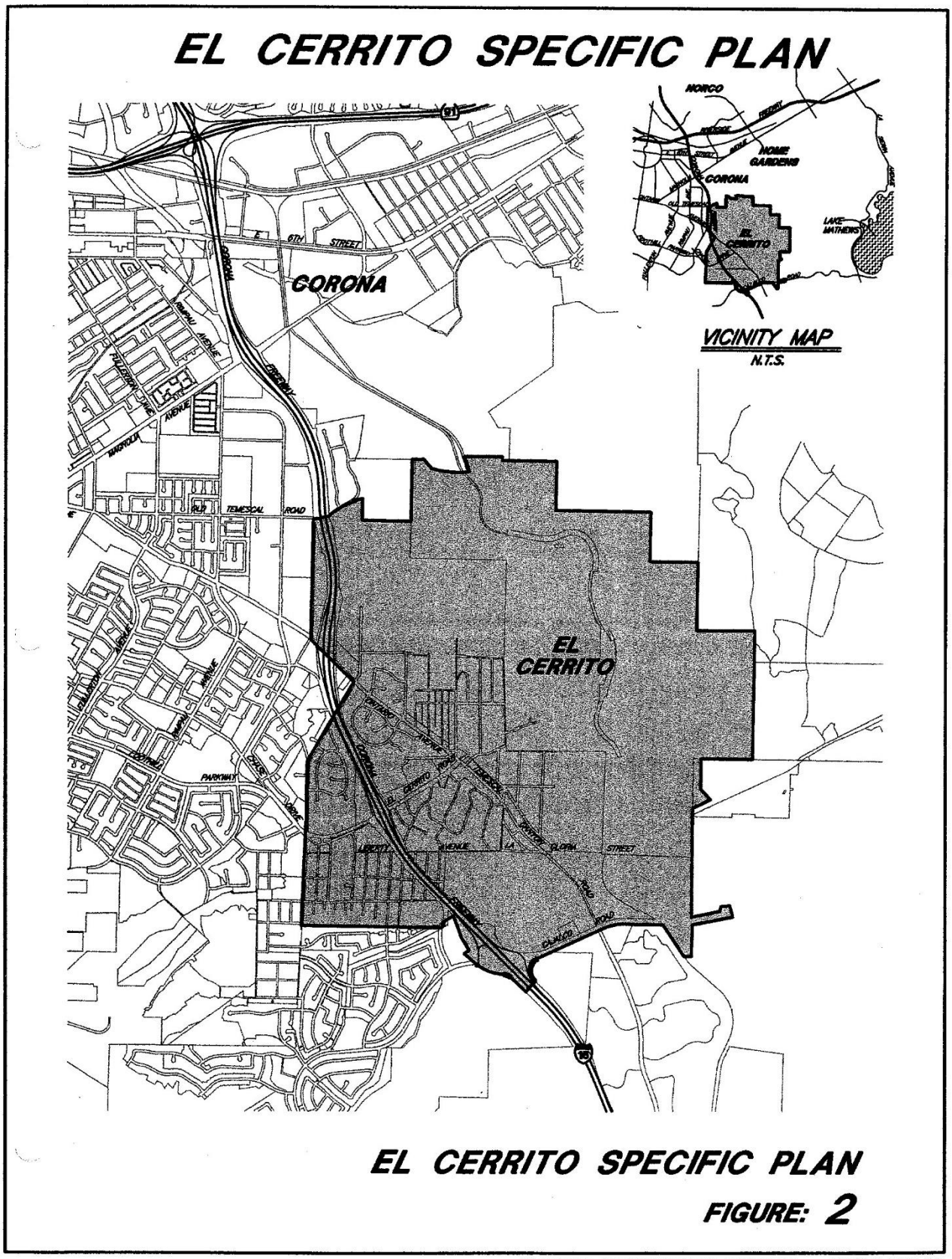
The community of El Cerrito is 2,928 acres of land bounded by the I-15 to the west, Bedford Canyon and Cajalco Road to the south and Annexation #72 to the City of Corona (Eagle Valley) to the east and north. The area is primarily a rural residential community with lot sizes varying from approximately one-quarter to several acres or more. Many residents have horses and seek to maintain a rural lifestyle. The community encompasses approximately 1,245 dwelling units with an estimated population of 3,859. Figure 2, shows the relationship of the specific plan area to the remainder of the City of Corona, and the areas of concentrated development.

Temescal Canyon Road and the I-15 Freeway traverse the community east to west converging at the westerly edge. Temescal Canyon Road is the main thoroughfare, which may be characterized as the commercial corridor of the El Cerrito community. This area appears to be in transition from residential to commercial and light industrial uses. The El Cerrito Elementary School is located on the southwest corner of El Cerrito Road and Temescal Canyon Road. Access from the I-15 Freeway is provided by three off-ramps: Ontario Avenue on the western edge, El Cerrito Road in the middle and Cajalco Road on the eastern edge.

Significant industrial uses within the El Cerrito area include Corona Trucking Company and Corona Industrial Sand Company located on the east side of Temescal Canyon Road; and various trucking and construction firms on the west side of Temescal Canyon Road. These industrial uses are at the easterly end of the community. Two light industrial businesses are located in the residential area, on the southeast corner of Francisca Avenue and Santa Rita Street and the southeast corner of Hillside Street and Envoy Avenue. The industrial uses located within the residential areas and along Temescal Canyon Road between La Gloria Street and El Cerrito Road will be located within the residential, commercial or industrial park land use designation of the El Cerrito Specific Plan. Although this will render these uses non-conforming, they will be permitted to continue under the provisions of Corona Municipal Code Chapter 17.90 and Section 12.2.1(G) of this document.

The easterly boundary of the area follows the Temescal Wash, which is a primarily natural area with the exception of extensive mining activity by the 3M Corporation at the northerly end. The Boral Resources mine is another significant operation located at the approximate midpoint of the easterly boundary of the area.

Figure 3 illustrates these existing land use patterns.



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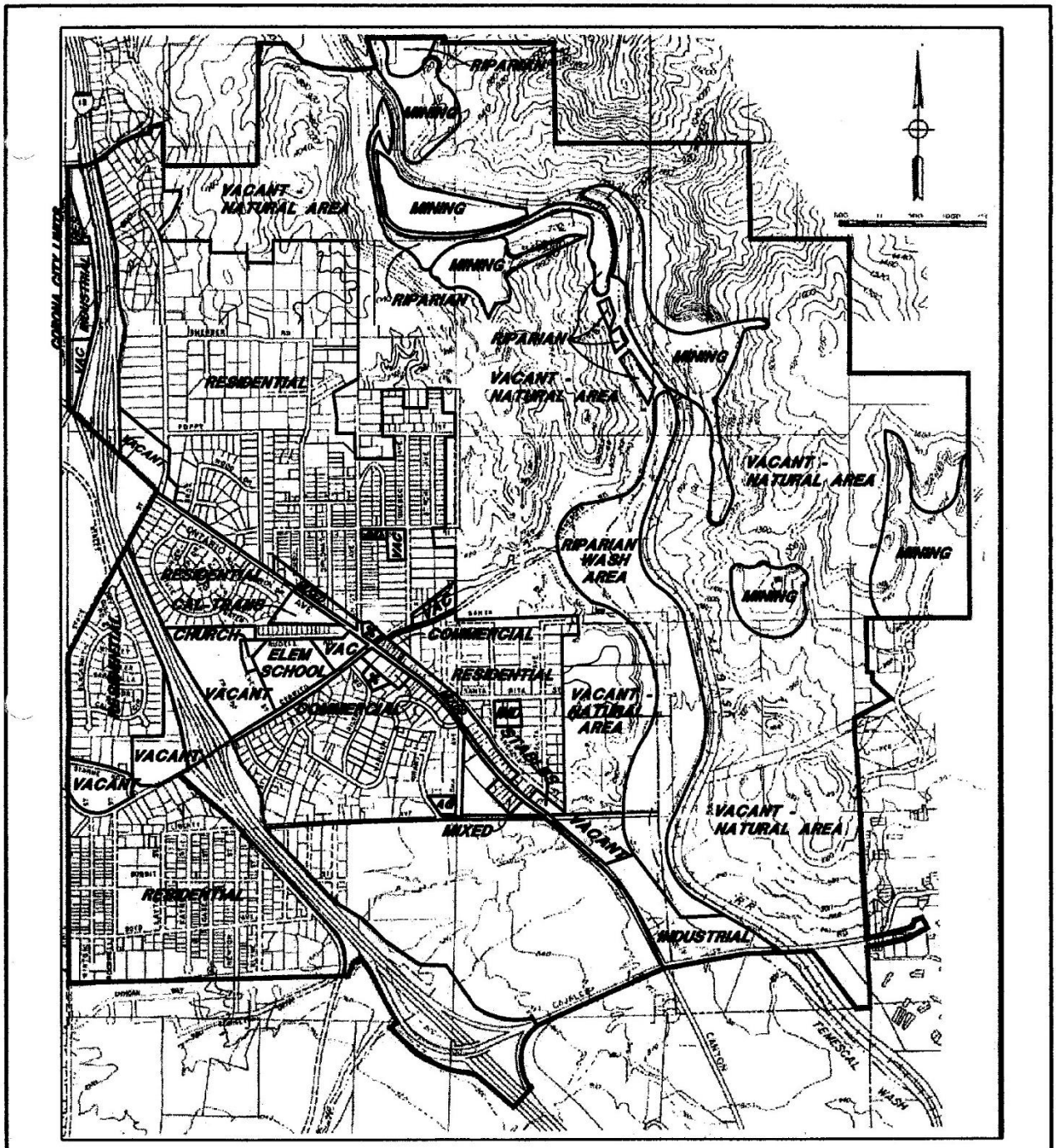

LEGEND

X APARTMENTS

MIXED: RESIDENTAIL/COMMERCIAL

EXISTING LAND USE

EL CERRITO SPECIFIC PLAN

FIGURE: 3

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3.2 GENERAL PLAN AND ZONING

3.2.1 Temescal/El Cerrito Community Plan

The El Cerrito Community is included in the Temescal\El Cerrito Community Plan (TECP) of the County of Riverside General Plan, which was approved by the County on October 15, 1991. The TECP is the statement of goals and policies for development and resource conservation in the unincorporated areas of the Temescal Valley. Figure 4 illustrates the land use allocations of the TECP for the El Cerrito community.

The TECP land use policies recognize the continued rural development of the area. This includes residential densities ranging from one-half to 5 acre minimum lot area, non-improvement of the Temescal Wash, small scale commercial, medium manufacturing and mineral extraction within the mineral resource areas of the Temescal Wash. The policies state that future industrial uses should generally be located along the I-15 freeway.

In accordance with the Pre-annexation agreement for the El Cerrito Community, the El Cerrito Specific Plan is based on the TECP and the land use allocation map dated January 30, 1991 (Figure 4). The Specific Plan incorporated and implements the adopted TECP policies as they pertain to the El Cerrito area.

3.2.2 City of Corona General Plan

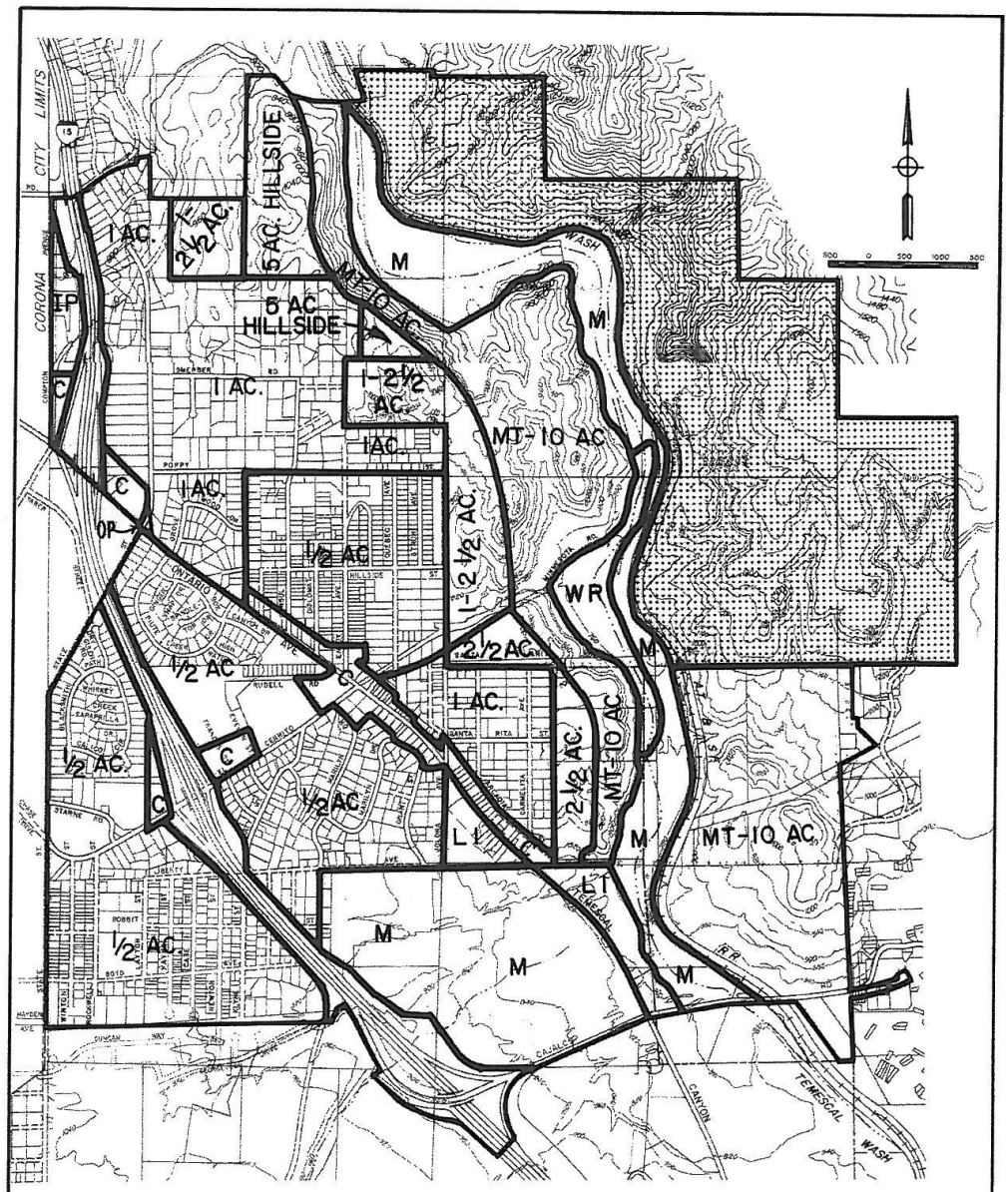
The City of Corona's Pre-Existing General Plan for the El Cerrito community is shown on Figure 5. The residential areas are mainly Low Density Residential (0-6 du/acre) and the Temescal Wash and hillside areas east of the wash are General Industry. There is General Commercial identified along Temescal Canyon Road and at the El Cerrito Road and Ontario Avenue interchanges with the I-15 Freeway. Light Industry is designated between the I-15 Freeway and Compton Avenue. Table 1 shows the compatible land use designations of the General Plan and El Cerrito Specific Plan. A General Plan Amendment (GPA-91-05) was processed concurrently with the El Cerrito Specific Plan to bring the land use designations of the Specific Plan and General Plan into conformance.

A General Plan Amendment (GPA01-007) was recently adopted for the 191.5 acres located at the northwest corner of Cajalco Road and Temescal Canyon Road. The property was previously the site of the Pacific Clay Manufacturing Plant and mining operation. The site has since been reclaimed and is to be developed with light industrial and commercial uses. The amendment changed the designation on 108.5 acres of the site from Light Industrial to General Community Commercial, in order to establish a comprehensive retail and entertainment center. The approved General Plan designation for the property is shown in Figure 6.

TABLE 1

Compatible General Plan/Specific Plan Land Use Designations

General Plan Designation	Acreage	Specific Plan District	Acreage
Estate Residential	1190.2	Rural Residential Residential	243.7 946.5
High Density Residential	16.87	High Density Residential	16.87
Controlled Dev. with Slope Man. Overlay	307.3	Hillside Controlled Dev.	307.3
Parks and Open Space	35.03	Watercourse Flood Control Open Space	34.3 .56 .17
Gen. Community Comm.	196.5	Commercial(C) Commercial Center (CC)	83.0 113.5
Office Professional	2.89	Office Professional	2.89
Light Industry	132.83	Industrial Park Light Industrial	4.83 128.0
General industry with Mineral Res. Overlay	920.9	Mineral Resources	920.9
Roadways	124.92	Roadways	124.92
TOTAL	**2,928**		**2,928**



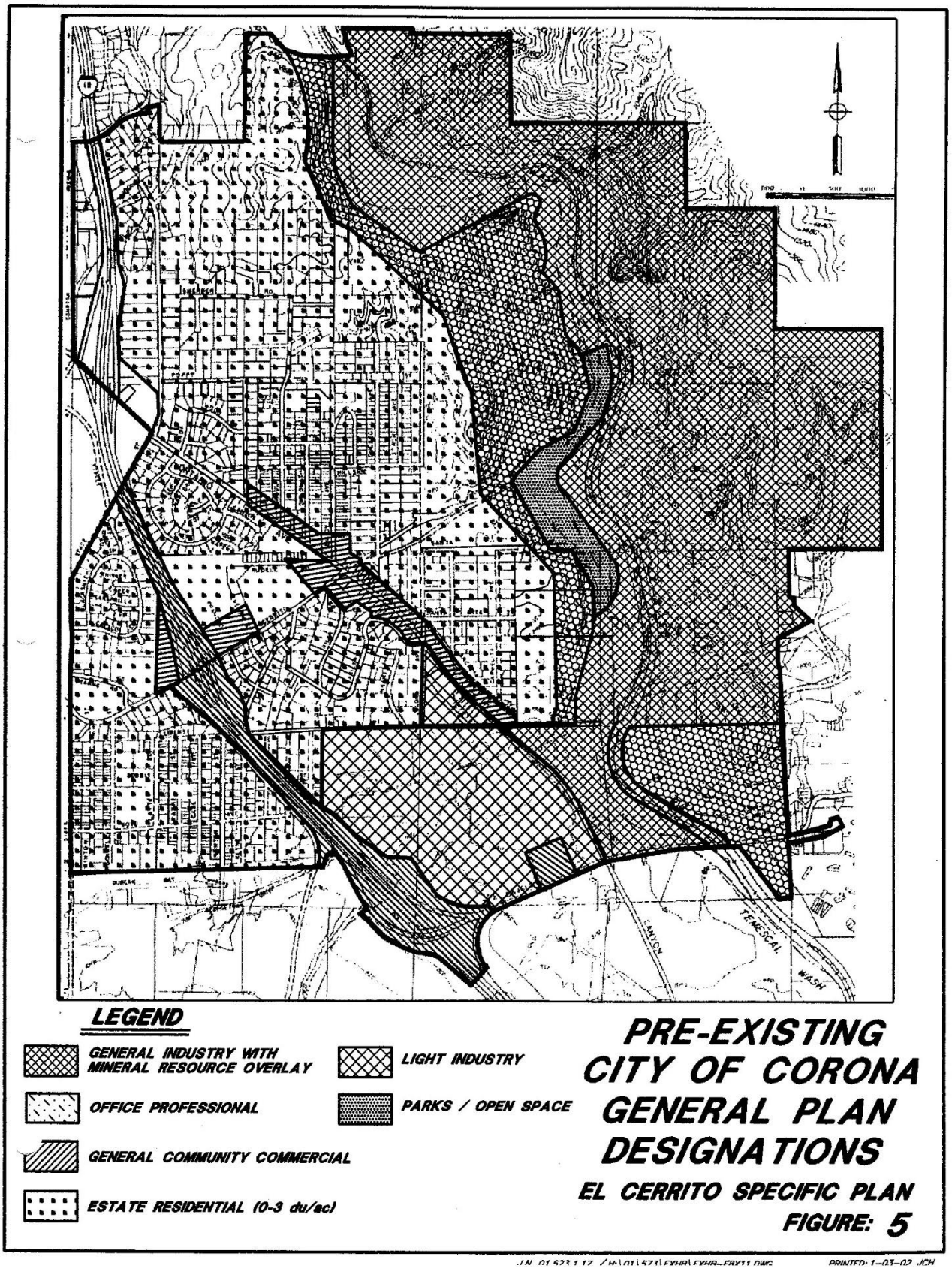
LEGEND

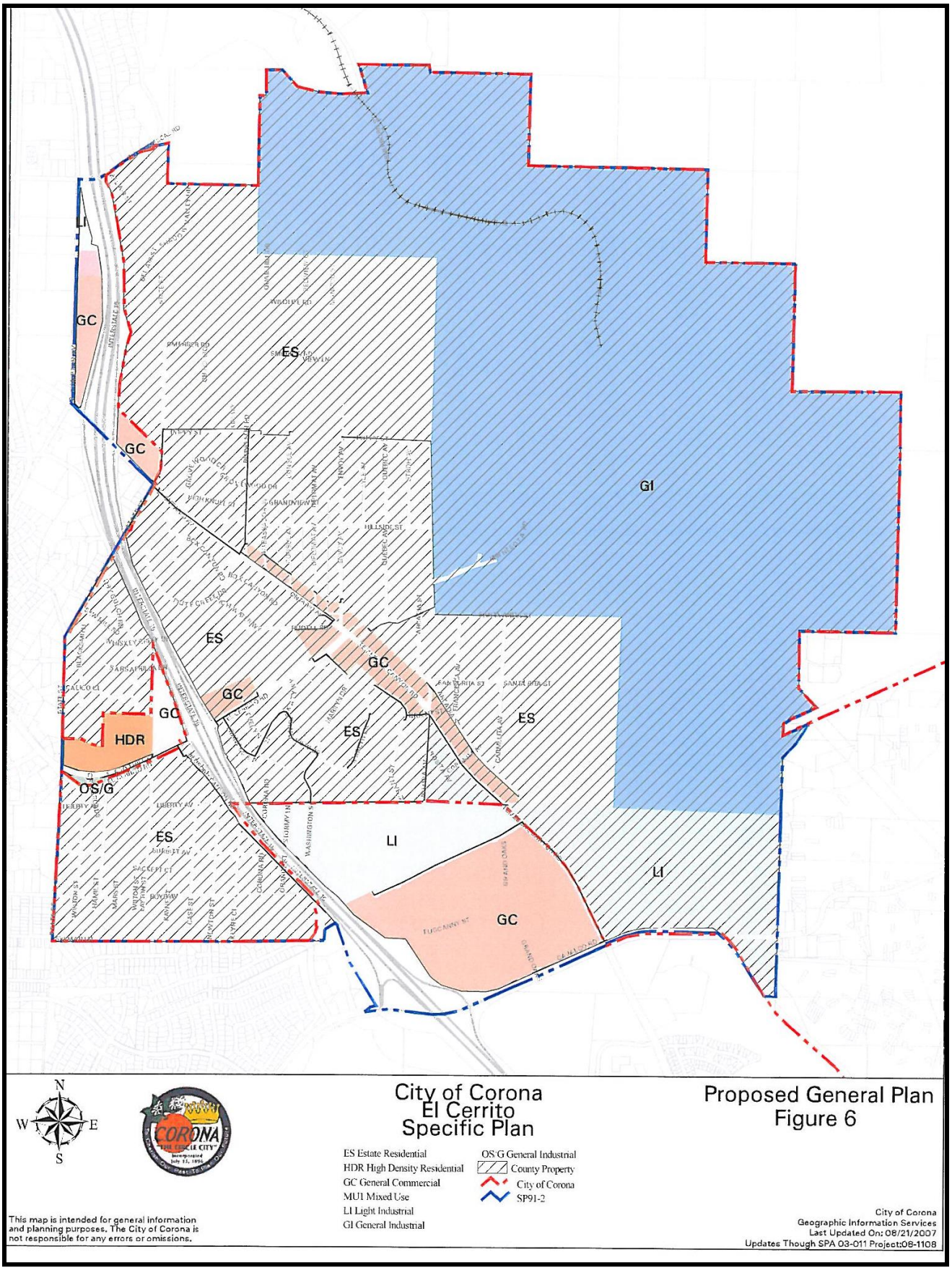
C – COMMERCIAL
IP – INDUSTRIAL PARK
LI – LIGHT INDUSTRIAL
M – MINING/MINERAL RESOURCES
WR – WATER RESOURCES
OP – OFFICE COMMERCIAL
OUTSIDE T.E.C.P. AREA

NOTE: RESIDENTIAL AREAS ARE DESIGNATED WITH MINIMUM LOT SIZE SHOWN

TEMESCAL/EL CERRITO COMMUNITY PLAN LAND USE

EL CERRITO SPECIFIC PLAN
FIGURE: 4


LEGEND
GENERAL INDUSTRY WITH MINERAL RESOURCE OVERLAY
LIGHT INDUSTRY
OFFICE PROFESSIONAL
PARKS / OPEN SPACE
GENERAL COMMUNITY COMMERCIAL
ESTATE RESIDENTIAL (0-3 du/ac)
PRE-EXISTING CITY OF CORONA GENERAL PLAN DESIGNATIONS
EL CERRITO SPECIFIC PLAN
FIGURE: 5
TEMESCAL
WASH


GC
GC
ES
GI
ES
GC
GC
GC
HDR
OS/G
ES
ES
ES
LI
LI
GC
N
W
E
S
CORONA
City of Corona
El Cerrito
Specific Plan
Proposed General Plan
Figure 6
ES Estate Residential
HDR High Density Residential
GC General Commercial
MU1 Mixed Use
LI Light Industrial
GI General Industrial
OS/G General Industrial
County Property
City of Corona
SP91-2
This map is intended for general information and planning purposes. The City of Corona is not responsible for any errors or omissions.
City of Corona
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Updates Though SPA 03-011 Project:08-1108

3.3 SUMMARY OF NATURAL SITE FEATURES AND CONDITIONS

The El Cerrito community was included in the Environmental Impact Report prepared by the County of Riverside for the Temescal/El Cerrito Community Plan. This document and field surveys by City of Corona staff serves as the basis for the summary of existing conditions.

3.3.1 Topography, Soils and Geology

The topography of the El Cerrito area is diverse, ranging in elevation from 1,600 feet in the northeast portion to a low of 645 feet in the Temescal Wash, which is a major drainage artery serving as the connecting link between Lake Elsinore and the Prado Basin. The area varies from relatively flat within the wash and to steeply sloped in the hillside area easterly of the wash.

The geological units that comprise the specific plan area are varied. A majority of the area contains sedimentary Cenozoic marine groupings and recent alluvium which comprise the Temescal Valley floor. Geologic units found in the hillside areas include igneous rocks of the Mesozoic granitic and metavolcanic types.

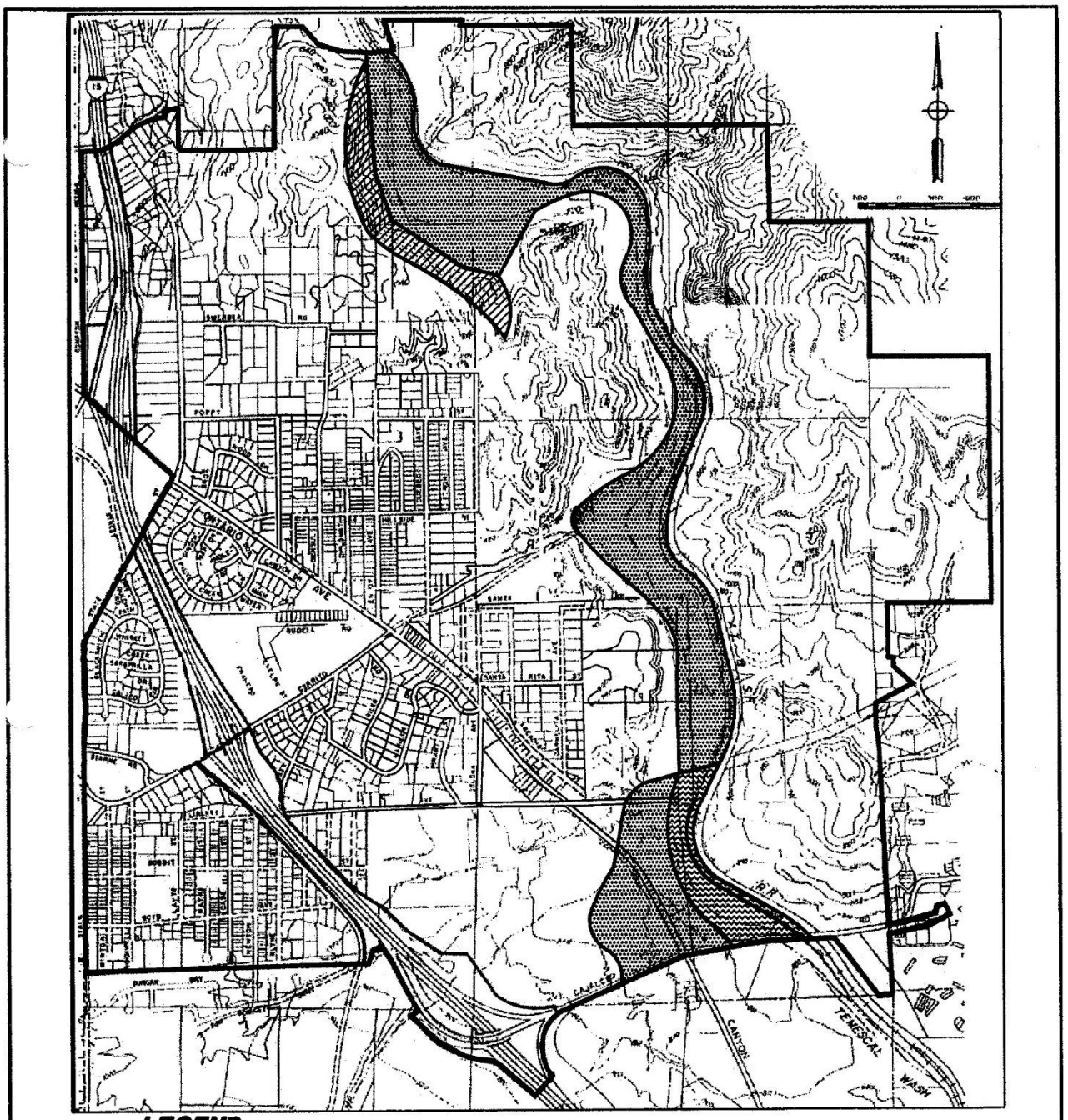
The western Riverside County soil survey identifies the El Cerrito Specific Plan area to be primarily comprised of Monserate-Arlington-Exeter Association with minor amounts of the Cajalco-Temescal-Las Posas Association found in the hillside areas. Both of these soils are identified as being well-drained, located in topography that varies from nearly level to moderately sloped. Textural characteristics range from sandy loam to loam that overlies hardpan or various rocky layers. These soil types are suited to the land uses identified in the specific plan.

The El Cerrito area does not include any Alquist-Priolo Special Study Zones or known active faults. The nearest fault zone is the Elsinore Fault along the base of the Santa Ana Mountains. However, the Glen Ivy area (southerly of El Cerrito) is seismically the most active portion of the Elsinore Fault Zone, estimated to be capable of causing an earthquake in the magnitude of 7 to 7.5 on the Richter Scale. This could result in secondary seismic hazards from groundshaking and liquefaction. Potential liquefaction areas have been identified in the Temescal Wash to an area southerly of Liberty Street, where it expands to include portions of the westerly side of Temescal Canyon Road, north of Cajalco Road as shown in Figure 7. Groundwater depths in this area are shallow, ranging from 10 to 30 feet.

All of the above conditions have been considered in the siting of the land uses within the El Cerrito Specific Plan.

3.3.2 Biology

A major portion of the El Cerrito Specific Plan is currently developed with either residential, commercial, industrial or mining operations. The developed areas are not expected to contain any sensitive plant or animal species. Areas of natural vegetation are located mainly along the Temescal Wash and northeasterly of the wash in the hillside areas. The natural vegetation includes riparian woodland, coastal sage scrub and grasslands associations. The EIR prepared for the Temescal/El Cerrito Community Plan did not include detailed biological studies in the El Cerrito area, other than to identify the areas of riparian habitat, which are shown on Figure 8.


LEGEND
LIQUEFACTION HAZARD AREAS
BOUNDARY OF AREA OF POTENTIAL LIQUEFACTION WITHIN WHICH GROUNDWATER IS SHALLOWER THAN 10 FEET.
BOUNDARY OF AREA OF POTENTIAL LIQUEFACTION WITHIN WHICH GROUNDWATER IS SHALLOWER THAN 30 FEET.
SLOPE INSTABILITY AREA
MODERATE SLOPE INSTABILITY ARE BASED ON SOIL AND ROCK CONDITIONS.
SEISMIC-GEOLOGIC HAZARD AREAS
EL CERRITO SPECIFIC PLAN
FIGURE: 7
J.N. 01.573.1.17 / H:\01\573\EXHB\EXHB-FBX11.DWG
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These identified riparian areas are located in the Temescal Wash, encompassing mature, less mature and disturbed riparian habitat The Least Bell's Vireo (Vireo bellii pusillus), California Black-Tailed Gnatcatcher (Polioptila melanura californica), Williow Flycatcher (Empidonax traillii) and Northern Goshawk (Accipiter gentilis) are four sensitive species that could inhabit these riparian areas.

The developed portion of the El Cerrito community is not within the Stephens Kangroo Rat Study or Fee Area as identified by the Riverside County Habitat Conservation Plan. However, the vacant properties on the northern edge of the specific plan area are within the Fee Area and include areas of identified and probable habitat. Figure 8 illustrates the boundaries of the Fee Area.

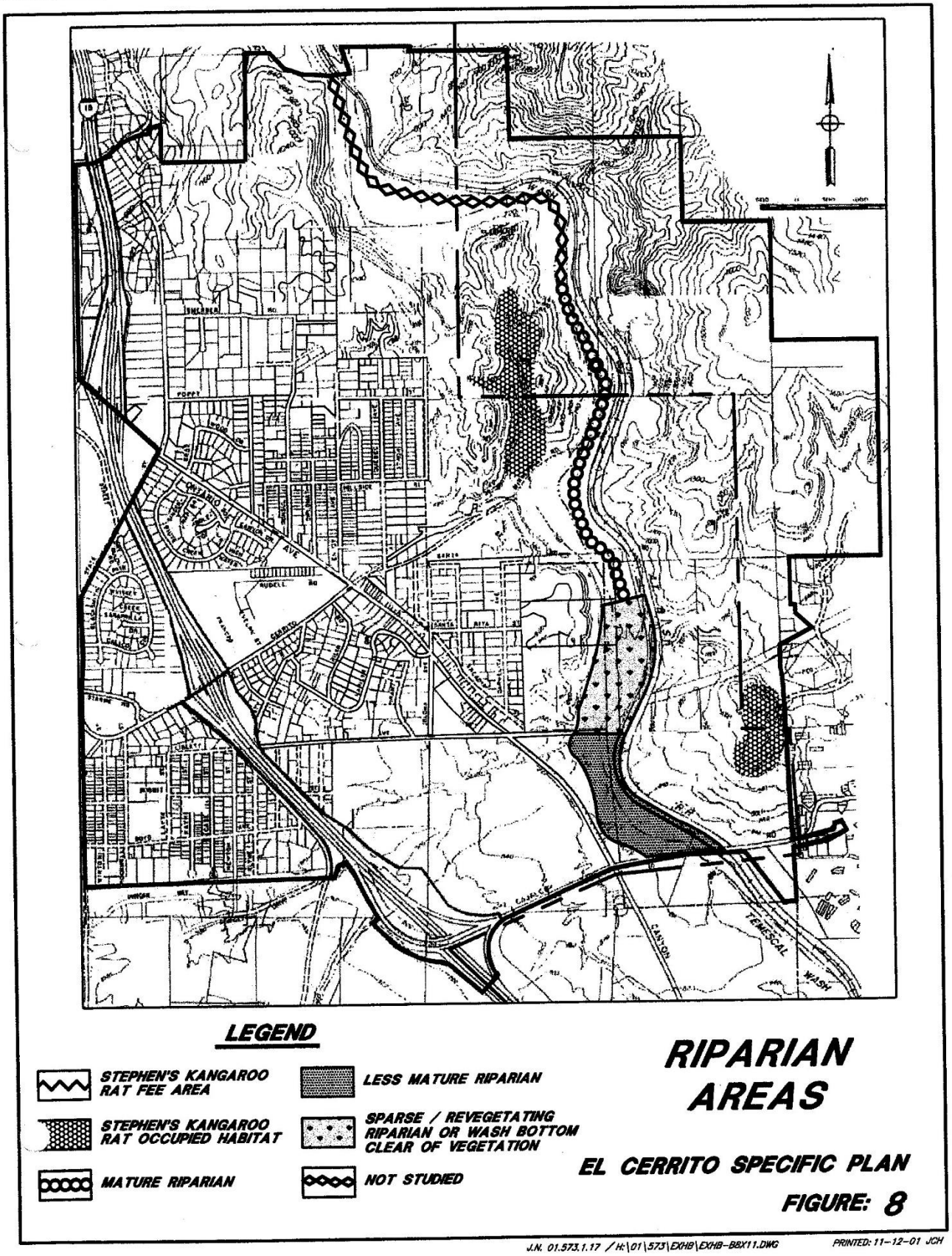
Additionally, the coastal sage scrub and grassland areas of the site are the possible habitats of the San Diego Coast Horned Lizard (Phyrnosoma coronatum blainvillei), which is a sensitive species.

3.3.3 Cultural and Paleontologic Resources

The name of the community of El Cerrito can be traced to Howard Thompson's survey of Rancho La Sierra (Yorba) in 1868. Cerrito in spanish means "hillock" and was used in Thompson's field notes to describe several hills in the area of his survey. In the early 1900s, the area was a citrus ranch, the last owner being Francis A. Stearns. In 1946, Stearns subdivided the ranch property under the name of "El Cerrito Hills".

No known historic sites exist within the specific plan. However, vacant properties along portions of the Temescal Wash, where many of the historical and prehistorical inhabitants are thought to have lived, are identified as areas of cultural resource sensitivity. These areas are identified in Figure 9.

Within the El Cerrito Specific Plan area there is a fossiliferous sedimentary formation with paleontological sensitivity (Figure 10). This formation (Puente Formation) was created during the Miocene epoch, about 26 million years ago. The marine sedimentary rocks of the Puente formation may contain fossils of whales, porpoises, mastodons, birds, fish, sharks, plants and marine algae.


LEGEND
STEPHEN'S KANGAROO RAT FEE AREA
STEPHEN'S KANGAROO RAT OCCUPIED HABITAT
MATURE RIPARIAN
LESS MATURE RIPARIAN
SPARSE / REVEGETATING RIPARIAN OR WASH BOTTOM CLEAR OF VEGETATION
NOT STUDIED
RIPARIAN AREAS
EL CERRITO SPECIFIC PLAN
FIGURE: 8
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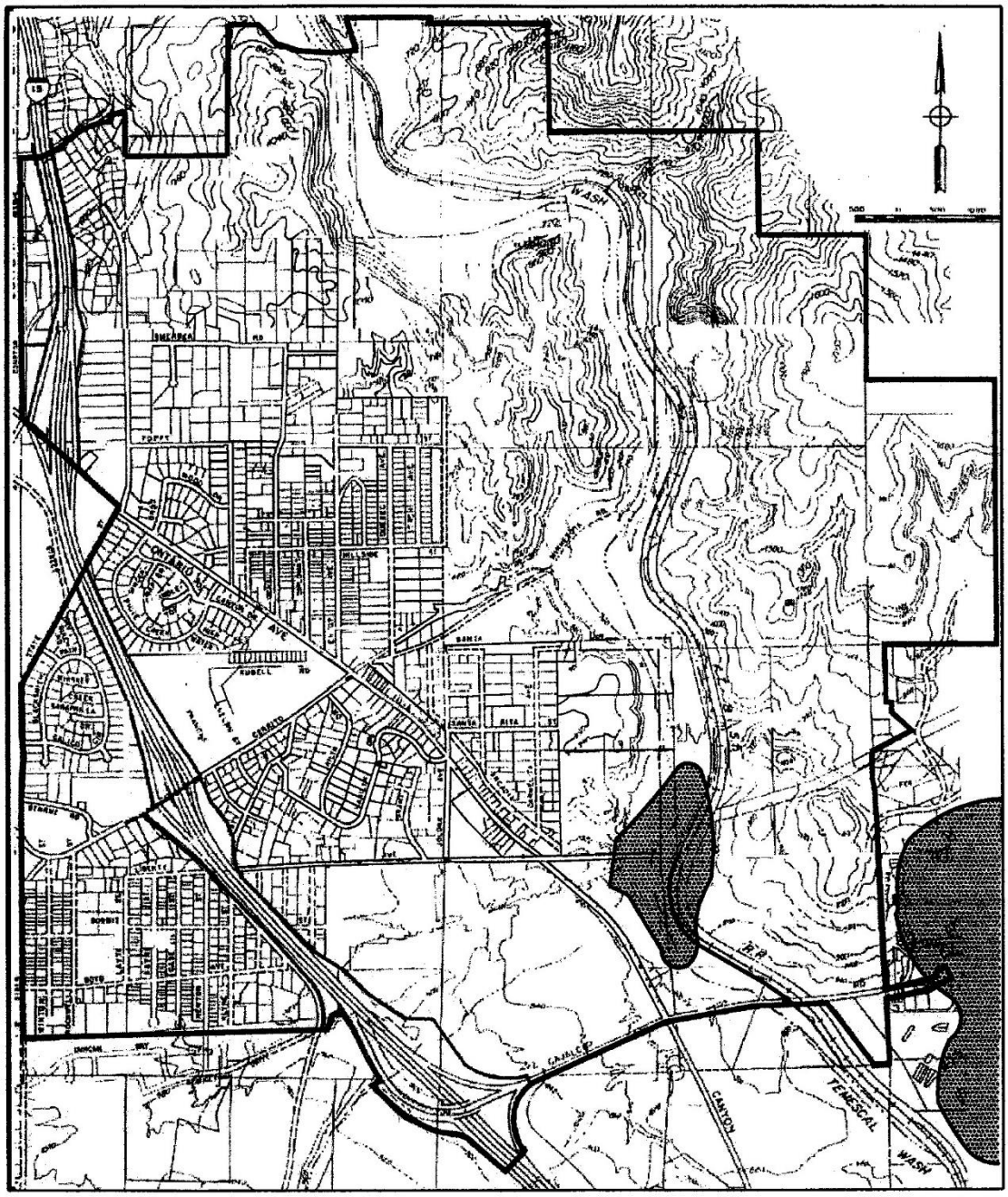

SENSITIVE CULTURAL RESOURCE AREAS

LEGEND

AREAS OF SENSITIVITY

EL CERRITO SPECIFIC PLAN

FIGURE: 9

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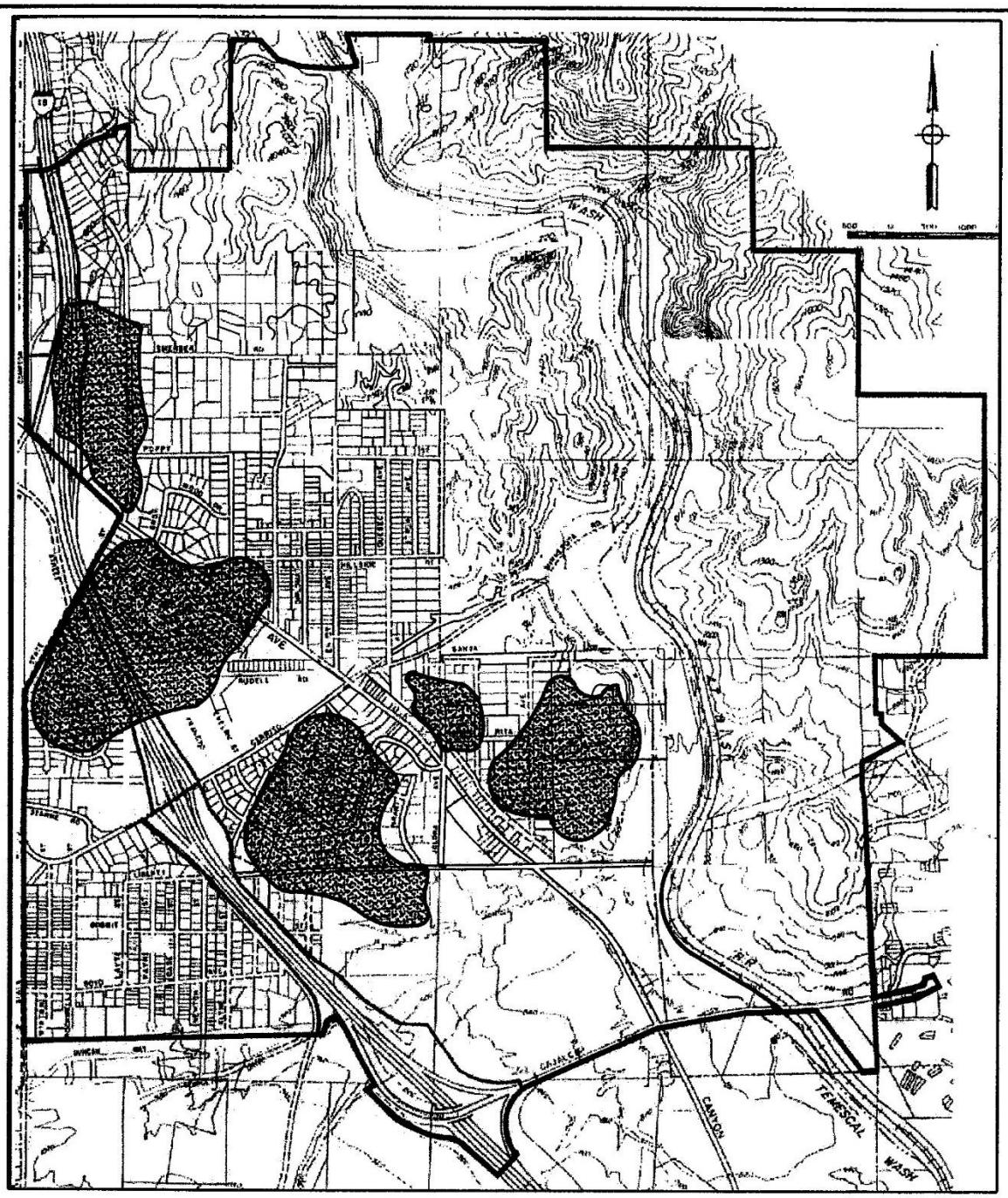

LEGEND

PUENTE FORMATION (MAY CONTAIN PALEONTOLOGIC RESOURCES)

SENSITIVE PALEONOLOGICAL AREAS

EL CERRITO SPECIFIC PLAN

FIGURE: 10

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3.3.4 Hydrology

The Temescal Wash is the principal drainage course traversing the specific plan area from south to north. This wash also serves as the primary drainage for 164 square miles of the Santa Ana River Basin being fed from at least 50 ephemeral streams that emanate from the Santa Ana Mountains and the Gavilan Hills, including the Lake Mathews area. The Temescal Wash also serves as a drainage channel for Lake Elsinore when the lake's elevation exceeds 1,260 feet. This has occurred in 1917, 1980 and 1983.

The Flood Insurance Rate Maps, published in 1983 by the United States Department of Housing and Urban Development, indicated the existence of 100-year flood zone in the wash area, which is illustrated in Figure 18 in Section 8. The Riverside County Flood Control and Water Conservation District has not prepared a master drainage plan for the wash through the El Cerrito community.

Lake Mathews located approximately 3 miles northeast of the specific plan area is a reservoir owned and operated by the Metropolitan Water District. Lake Mathews has three dams, but the west dam is the one that would affect the El Cerrito specific plan. This dam drains to the Cajalco Creek watershed, which feeds the Temescal Wash, which in turn ultimately terminates at the Prado Basin. If this dam should fail, water would flow westerly from an elevation of 1,200 feet to the Temescal Wash at 800 feet in elevation. A dam inundation study by the Metropolitan Water District has calculated that if a sudden release of all water from a full reservoir at Lake Mathews occurred, it would take approximately 5 minutes for that water to flow down Cajalco Creek to the wash and into the dam inundation area. Figure 18 also identifies the dam inundation boundaries in the El Cerrito specific plan.

3.3.5 Implications for New Development

The preceding sections and accompanying illustrations will serve to identify potential development constraints or areas of sensitivity that will require further study and mitigation prior to development. Section 13.0, Environmental Compliance, outlines specific measures that must be implemented prior to project approval.

4.0 LAND USE PLAN

The existing Land Use Plan for the El Cerrito Specific Plan is shown in Figure 11. The plan incorporates generally the same land use allocations for El Cerrito as the County of Riverside Temescal\El Cerrito Community Plan (TECP). The Plan includes five residential densities with minimum lot areas ranging from 1/2 to 5 acres. The Plan also includes three commercial districts, two light industrial districts, a mineral resource designation and two conservation designations. Table 2 presents a statistical summary of the Land Use Plan.

Exhibit 11 incorporates an amendment to the Land Use Plan adopted in April, 2002 as SPA-01-012. The amended Land Use Plan changed the existing Light Industrial and Commercial designations of the 113.5 acres located at the northwest corner of Cajalco Road and Temescal Canyon Road to a new Commercial Center (CC) District. As shown in Exhibit 11 and Table 2, within the Commercial Center District, there are also two subareas shown as "Flex Zones", which together total 25.68 acres. These areas carry the primary land use designation of the CC district, and a secondary land use designation of Industrial Park (IP). The purpose of the flex zone is to accommodate potential changes in the market over time in the event that there is not sufficient demand for retail at these locations. The secondary land use designation may be activated for either or both of the flex zones, resulting in the development of office, research & design facilities, or other light industrial uses which would be compatible with the adjacent commercial center. The submittal and approval of a Precise Plan is required for either land use option selected.

4.1 GENERAL PROVISIONS

The following land use policies will be applied to the El Cerrito community.

A. Public facility sites shall be selected to take advantage of the topography and shall be compatible with surrounding land uses.

B. Drought tolerant and non-toxic plant materials will be encouraged to be utilized for street trees and landscaping.

C. Where practical, stands of established trees shall be retained in their natural setting or incorporated into planned landscaping.

D. The planting of fire resistant vegetation shall be promoted in high fire hazard areas.

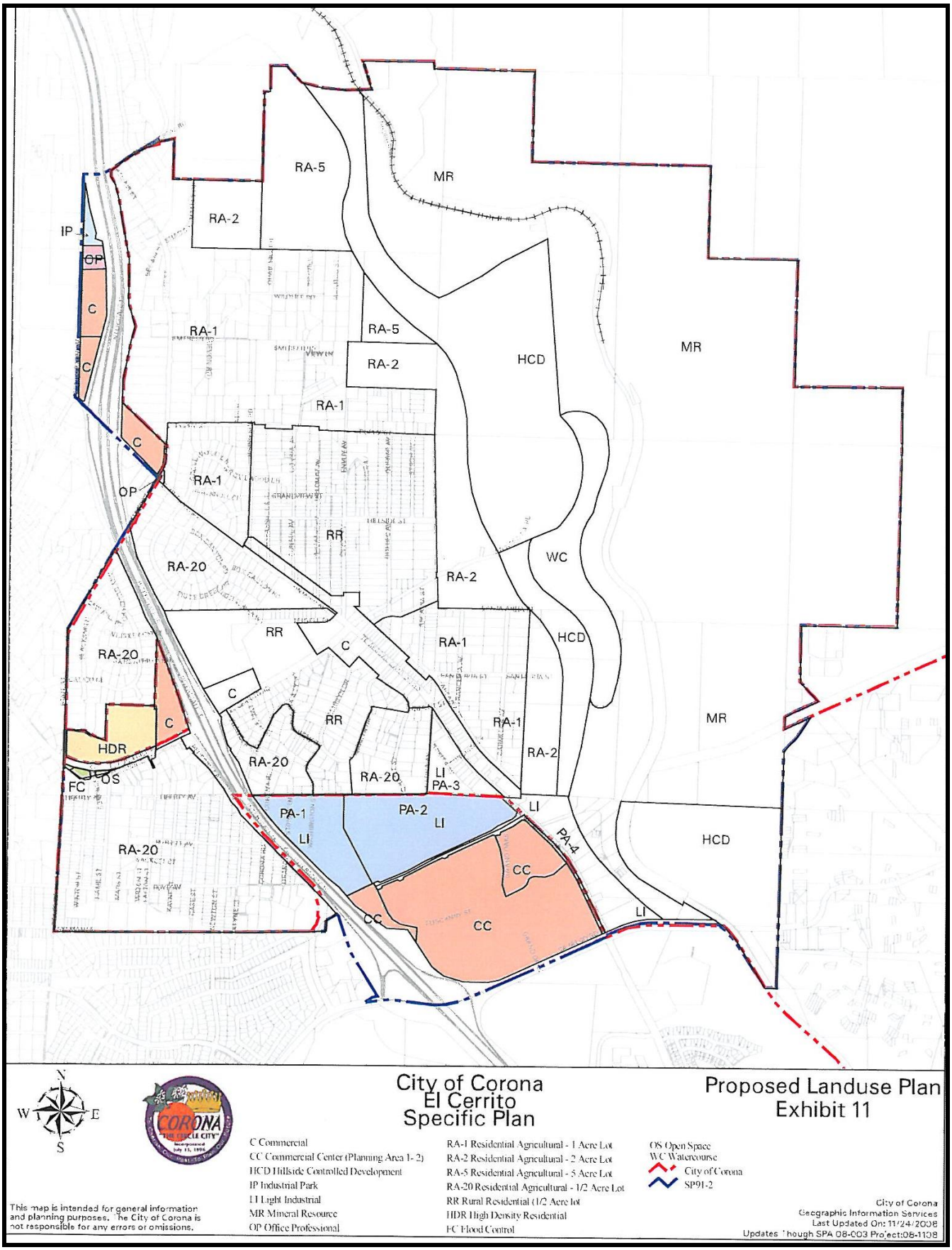
E. Outstanding scenic vistas and visual features, such as the ridgelines east of Interstate 15, shall be preserved and protected.

F. The maintenance and conservation of native trees, such as oaks, natural vegetation, and other features shall be required where feasible.

G. Development shall not encroach upon existing or planned natural open space areas. Preservation of views from such natural open space areas shall be encouraged.

Table 2
EL CERRITO SPECIFIC PLAN
LAND USE SUMMARY

LAND USE DISTRICT	ACRES	PERCENT OF TOTAL
RR Rural Residential	243.7	8.32%
RA-20 Residential Agriculture (20,000 sq. ft. lot)	365.25	12.5%
RA-1 Residential Agriculture (1 acre min.)	361.4	12.3%
RA-2 Residential Agriculture (2 acre min.)	164.0	5.60%
RA-5 Residential Agriculture (5 acre min.)	55.9	1.92%
HDR High Density Residential	16.87	.58%
Total Residential:	**1207.12**	**41.22%**
C Commercial	83.0	2.83%
OP Office Professional	2.89	0.09%
CC Commercial Center	87.8	2.99%
Flex Zone Sub-area 1: (Industrial Park)	6.2	0.19%
Flex Zone Sub-area 2: (Industrial Park)	19.5	0.57%
Total Commercial:	**199.39**	**6.81%**
IP Industrial Park	4.83	0.16%
LI Light Industrial:		
Planning Area (PA)-1:	28.0	0.95%
Planning Area (PA)-2:	47.0	1.60%
Planning Area (PA)-3:	12.0	0.40%
Planning Area (PA)-4:	41.0	1.40%
Total Industrial:	**132.83**	**4.53%**
MR Mineral Resources	920.9	31.4%
Total Mineral Resources:	**920.9**	**31.4%**
HCD Hillside Controlled Development	307.3	10.5%
WC Watercourse	34.3	1.17%
FC Flood Control	0.56	0.02%
OS Open Space	0.17	0.00%
Total Conservation & Open Space:	**342.33**	**11.69%**
Streets and Highways	124.92	4.26%
Total Roadways:	**124.92**	**4.26%**
GRAND TOTAL:	**2,928 Acres**	**100%**


RA-5
MR
RA-2
IP
OP
C
C
RA-1
RA-5
RA-2
HCD
MR
RA-1
C
OP
RA-1
RR
RA-20
RA-2
WC
RR
C
RA-1
HCD
RA-20
C
C
RR
RA-1
MR
HDR
RA-20
RA-2
FC
OS
RA-20
LI
PA-3
PA-1
PA-2
LI
LI
LI
PA-4
HCD
RA-20
CC
CC
CC
LI
City of Corona
El Cerrito
Specific Plan
Proposed Landuse Plan
Exhibit 11
N
W
E
S
C Commercial
CC Commercial Center (Planning Area 1- 2)
HCD Hillside Controlled Development
IP Industrial Park
LI Light Industrial
MR Mineral Resource
OP Office Professional
RA-1 Residential Agricultural - 1 Acre Lot
RA-2 Residential Agricultural - 2 Acre Lot
RA-5 Residential Agricultural - 5 Acre Lot
RA-20 Residential Agricultural - 1/2 Acre Lot
RR Rural Residential (1/2 Acre lot
HDR High Density Residential
FC Flood Control
OS Open Space
WC Watercourse
City of Corona
SP91-2
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H. Residential development in close proximity to environmentally constrained areas, including those subject to flood, fire, and geological hazards, shall be restricted unless such hazards can be mitigated to meet City standards.

I. Any commercial or industrial development proposal shall be approved by Design Review (or Precise Plan if Design Review is not in place) as provided in Section 14.3 of this Specific Plan.

J. Canyons which might create a significant fire hazard and/or which contain significant biological resources shall be left undeveloped.

K. Open space, which will protect environmental resources and maximize public health and safety in areas where significant environmental hazards exist shall be preserved and maintained.

L. Open space considerations shall be incorporated into urban development in order to enhance recreational opportunities and project aesthetics.

4.2 RESIDENTIAL LAND USE

4.2.1 Rural Residential

This category will be utilized for single family detached homes on minimum one-half acre lots, permitting limited animal keeping. There are 243.7 acres of Rural Residential in the El Cerrito Specific Plan. This designation is intended to maintain the rural character of the existing neighborhoods but not permit commercial animal keeping or agricultural uses.

4.2.2 Residential Agricultural

The Specific Plan establishes 946.5 acres of Residential Agricultural in four density categories with minimum lot areas of one-half, one, two and five acres. This designation is intended for single family homes or agricultural uses permitting a wider range of animal keeping and raising than the RR designation. This category also permits agricultural uses such as wholesale nurseries, aviaries, crops, experimental farms, grazing and kennels/catteries.

4.2.3 High Density Residential

The El Cerrito Specific Plan Designates 16.87 acres for High Density development. This HDR designation will be placed adjacent to Foothill Parkway and adjacent to the I-15 Corridor and commercial zoned property abutting the I-15 Corridor. The development standards will address compatibility to the adjacent Single Family Residential.

4.3. COMMERCIAL

The El Cerrito Specific Plan designates 199.39 acres for commercial development. The specific plan contains three commercial designations which are intended to meet the needs of the community and serve the commercial needs generated by the I-15 freeway. These designations include Office Professional (OP), General Commercial (C), and Commercial Center (CC). The designations are sited by their relation to the freeway, major thoroughfares and existing land uses. The commercial areas are primarily located along Temescal Canyon Road, Cajalco Road and El Cerrito Road.

The Office Commercial designation is applied to areas where, due to traffic and circulation impacts or potential land use incompatibilities, commercial uses must be limited and operate primarily during daylight hours, such as professional offices. This designation excludes hotels, motels, fast food, major restaurants (except support food service such as walk up service, snack bars, employee's cafeteria), service stations and similar uses.

4.4 INDUSTRIAL

4.4.1 Industrial Park

The El Cerrito Specific Plan establishes 4.83 acres in the Industrial Park category located between the I-15 freeway and Compton Avenue. This category includes research and development industries and offices in an industrial business park setting. Due to regional traffic and circulation concerns, general retail operations are prohibited; however, limited support or incidental retail within a project may be approved by a Conditional Use Permit. Additional landscaping and buffer treatments will be required to create the desired industrial park environment.

4.4.3 Light Industrial

The Light Industrial category encompasses 128 acres of land along Temescal Canyon Road. The Light Industrial District is allocated to four separate Planning Areas (PA) within the Specific Plan, as shown in the Land Use Plan, (Figure 11). Planning Area 1 (PA- 1) is located directly east of the I-15 Freeway, and north of “The Crossings” regional retail center, and is intended for the development of office uses, light industrial uses, commercial recreation, and limited retail. Planning Area 2 (PA-2) is designed to be a campus-style business park with light industrial, flex-office, office and associated service uses. The landscape, signage and architectural design standards are of higher quality in the PA-1 and PA-2 subareas, in order to maintain compatibility with development in the adjacent CC District. Planning Areas PA-3 and PA-4 are located adjacent to Temescal Canyon Road and incorporate existing industrial uses established under the County of Riverside zoning standards. The intent of PA-3 and PA-4 is to allow for the continuation of these established uses, while providing for the development of new light industrial establishments.

4.5 MINERAL RESOURCE

The Specific Plan contains 920.9 acres designated as Mineral Resource. The intent of this designation is to permit operation of existing and future mining activities within State designated Mineral Resource areas. The Mineral Resource designation shall be regulated by the General Plan Mineral Resource Policies and Corona Municipal Code Sections 17.62.310 through 17.62.340 (Mineral Resource Overlay, M-3 zone) and Title 19 (Surface Mining and Reclamation).

Substantial modification or renewal of existing County issued permits and establishment of new operations will require the application for a Surface Mining Permit per Corona Municipal Code Title 19 (Surface Mining and Reclamation).

4.6 CONSERVATION AND OPEN SPACE

The El Cerrito Specific Plan establishes two conservation designations of Hillside Controlled Development and Watercourse Conservation on 342.33 acres. These designations are intended to minimize the development impacts within sensitive natural areas. These categories will contain development standards designed to minimize the grading and visual impacts of development in mountainous areas and natural watercourses.

The boundaries of the Water Resource and Hillside Controlled Development designations are based on general topographical and hydrological data as well as policy considerations relating to erosion, landslides, rockfall, fire hazards, difficulty of providing services, biological and archaeological resources, liquefaction and other seismic safety issues, etc. Therefore, the lines should not be considered final for the purposes of determining how much of a given parcel is inside or outside the designation. Development applications located on the edge of mountainous or watercourse designations shall be accompanied by more detailed topographic or hydrologic data to further define slope characteristics of the parcels or the extent of the watercourse in relation to the parcel.

4.6.1 Hillside Controlled Development

The Hillside controlled development designation is intended to permit limited recreational and agricultural development in environmentally sensitive areas. The natural conditions contained in this designation are not compatible with residential development, to protect human health, safety and welfare. This designation will contain standards designed to minimize the grading and visual impacts of hillside development and encourage preservation of hillsides, ridgelines and sensitive natural habitats that form the backdrop of the El Cerrito Community.

4.6.2 Water Course

The Water Course designation is intended to preserve sensitive riparian habitats and protect the public health, safety, welfare and property from flooding hazards. This designation includes areas within the Temescal Wash that are subject to periodic flooding and inundation from Lake Mathews. This designation permits limited agricultural and recreational uses that will minimize the structures, grading and visual impacts in the natural watercourses.

4.6.3 Flood Control

The Flood Control designation is intended to facilitate the construction and establishment of flood control facilities or maintenance of existing facilities to ensure adequate conveyance of storm waters. Properties within this designation may be dedicated and/or maintained by the City of Corona or Riverside County Flood Control.

4.6.4 Open Space

The Open Space designation is intended to designate lands which are designed to remain as open space. Such lands shall be landscaped and maintained by the property owner or designee.

4.7 PARKS AND TRAILS

The El Cerrito Specific Plan contains a master plan for park and trail facilities. This plan identifies two potential park sites consisting of a community park located on the north side of El Cerrito Road, east of the I-15 freeway, and an equestrian park within the Temescal Wash area. The proposed trail system is intended to link the community to the equestrian park and regional trail system along the Temescal Wash. These facilities are proposed to meet the recreational needs of the community of El Cerrito and facilitate the continuation of recreational riding.

4.8 PUBLIC AND QUASI-PUBLIC LAND USES

4.8.1 Schools

The El Cerrito Specific Plan area is in the Corona-Norco Unified School District. The existing residents are served by junior highs and high schools outside of the community. There is an elementary school (El Cerrito Elementary) located between Rudell and El Cerrito Roads, west of Temescal Canyon Road. No changes to the existing schools are proposed in the Specific Plan.

4.8.2 Fire Station

As properties with the El Cerrito Specific Plan annex to the City, they will be served by Station 6 (Main Street and Upper Drive), Station 1 (Magnolia and Ontario Avenues) with additional response by Station 2 (Harrison and North Main Streets) and Station 4 (McKinley and Ranch Vista Rd.). When constructed and staffed, Station 7 in Eagle Glen will provide improved fire response to the El Cerrito area. The County of Riverside Station #15 is existing within the El Cerrito community on the east side of Temescal Canyon Road, north of Cajalco Road. This station will continue to be operated by the County of Riverside to serve the unincorporated areas of El Cerrito and the Temescal Valley.

4.8.3 Other

Currently there are no other public lands within the El Cerrito community. Upon annexation, the area will be served by the libraries and post offices in the City of Corona. However, public and quasi-public uses are compatible with the Commercial (C) and Office Commercial (OP) designations along Temescal Canyon Road and will be expected to locate in these areas to serve the El Cerrito community.

5.0 CIRCULATION PLAN

5.1 GENERAL PROVISIONS

A. The City will not require the construction or installation of sidewalks, curbs, gutters, or the upgrading of roads or installation of road improvements along the existing developed properties as a result of annexation.

B. Upon annexation the City will assume maintenance responsibility for those existing roadways that were dedicated to and accepted by Riverside County.

C. Any existing roadways, currently receiving the County's maintenance, will be provided services equal to the existing level of service by the City.

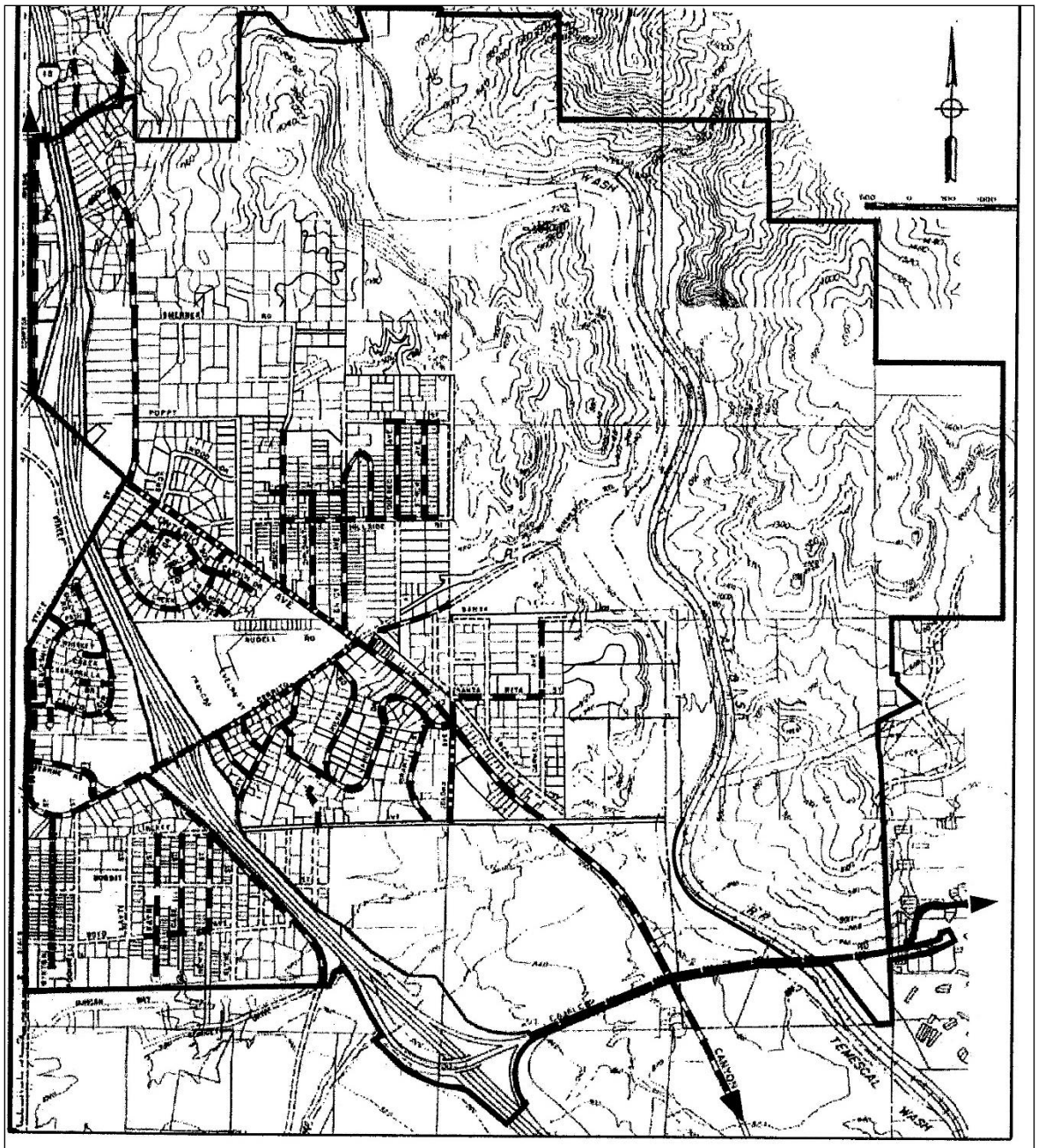
D. Roadways not previously accepted for maintenance by the County will have to be improved by the adjacent property owners to the standards adopted herein for the El Cerrito Specific Plan prior to being accepted for maintenance by the City of Corona.

E. Any missing roadway right-of-ways or improvements will be required to be installed for projects involving construction of a structure or addition to an existing structure of more than 650 square feet. The required improvements shall be in accordance with the standards contained herein and CMC Section 15.48.020. Full improvements of curb/gutter, sidewalks and street lights will be required of commercial and industrial projects subject to this section.

5.2 EXISTING ROADWAYS

Appendix A shows the roadway conditions in the El Cerrito area based on field observations, performed in April 1991. Most roadways are rural, with no existing curb, gutter, sidewalk, drainage systems (storm drains, culverts, etc.), or streetlights. In most cases, existing street improvements do not provide adequate pavement width to accommodate parking on the street. Street name signage is generally non-existent or inadequate. Figure 13 illustrates the existing roadway improvements.

As shown on Appendix A, a majority of the streets have been offered for dedication, but not improved to the appropriate standard to be accepted by the County of Riverside prior to annexation of the El Cerrito area. In essence, these streets would still be considered as private streets until the time they are improved to the standards adopted herein and accepted by the City for maintenance purposes. Figure 12 illustrates the County maintained streets, which are generally those that have been accepted as public streets. Upon annexation of any of the areas containing accepted streets, the City will continue to maintain these streets.



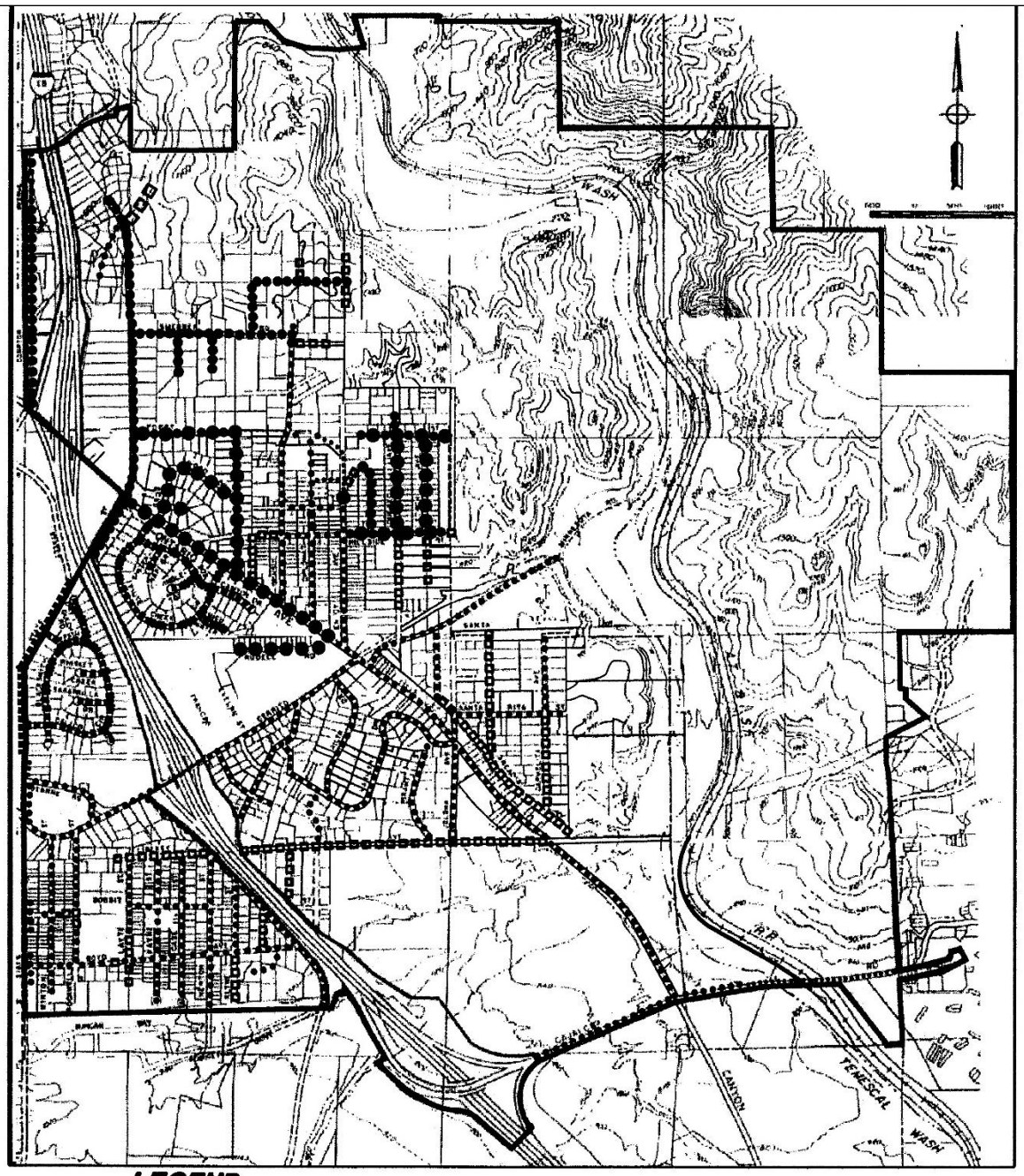
LEGEND

- PAVED SURFACE
- GRAVEL SURFACE
- FEDERAL AID URBAN ROAD
- FEDERAL AID STATE ROAD
- ACCEPTED FOR PUBLIC USE BUT NOT MAINTAINED

EXISTING MAINTAINED ROADS AND STREETS

EL CERRITO SPECIFIC PLAN

FIGURE: 12



LEGEND

- A.C. PAVEMENT W/ OR W/OUT A.C. CURB
- A.C. PAVEMENT W/CONCRETE CURB ONE SIDE
- A.C. PAVEMENT W/CONCRETE CURB BOTH SIDES
- A.C. PAVEMENT W/CONCRETE CURBS AND STREET LIGHTS
- GRAVEL OR DIRT ROAD

(SEE APPENDIX FOR MORE DETAILS)

EXISTING STREET IMPROVEMENTS

EL CERRITO SPECIFIC PLAN

FIGURE: 13

The roadway surface conditions noted in Appendix A, have been classified under three (3)categories:

Good: Asphalt - A.C. free of potholes or "alligator" cracking. Surface is smooth and edges are even.

Dirt - Surface is free of potholes or erosion channels. No large rocks are protruding above the surface. Roadway appears to have been maintained by grading.

Fair: Asphalt - A.C. shows normal aging. Surface shows cracking and oil loss but no potholes are present. A.C. edge is breaking away.

Dirt - Surface shows travel ruts and/or has loose gravel surface.

Poor: Asphalt - A.C. shows significant oil loss. Potholes and cracking actually impede drivability.

Dirt - One or more of the following continuously impede drivability: Erosion channels, large stones in roadway, overgrown weed areas and room for 1 vehicle at a time in the roadway.

5.3 ROADWAY CLASSIFICATIONS

5.3.1 Hierarchy of Roads

The El Cerrito Specific Plan provides for a hierarchy of roads consisting of eight (8) general roadway classifications as follows:

- Modified Major
- Secondary
- Collector
- Local
- Local Industrial
- Rural Local
- Private Street
- Private Drive

The first three master plan roadway classifications were developed based on the applicable County of Riverside General Plan of Circulation, and City of Corona roadway standards. The development of the remaining roadway classifications was based on the recognition of the existing roadway system and level of improvements in the El Cerrito area.

5.3.2 Design Standards

Table 3 outlines the specific roadway design criteria for the various classifications of streets proposed in the El Cerrito Specific Plan. The corresponding street cross-sections are provided in Figures 14A and 14B. The following descriptions relate the basic purpose of each type of street and the specified improvement requirements.

A. Modified Major Arterial:

A modified major arterial is either a four-lane or six-lane divided roadway that is a high speed facility with limited and restricted access. The primary purpose of this roadway type is to carry intermediate range trips to or between major residential and non-residential land uses, as well as to the freeway system. On-street parking is prohibited, although a major arterial provides for emergency parking. Class II or Class III bike lanes may also be included in the right –of-way, depending on the location of the street segment. Cajalco Road and portions of Temescal Canyon Road are proposed to be developed as Modified Major arterials.

1. **Design Standards**
   See Table 3 and Figure 14 for the required design criteria.

2. **Improvement Requirements**
   A modified major arterial would require a right-of-way of between 88 feet to142 feet, with pavement curb to curb varying between 66 feet to 116 feet, including a raised median of between 14 feet to 28 feet, and two eight-foot emergency parking lanes. A minimum of ten (10) foot wide parkways on each side include eight-inch curbs and gutters, minimum 5 foot-wide sidewalks and street trees/landscaping.

B. Secondary Arterial:

A secondary arterial is a four-lane, undivided roadway which is a medium speed facility abutting similar land uses. The primary function of a secondary arterial is to collect and distribute within the circulation system. A secondary arterial does allow for parking and/or emergency parking and a significant amount of pedestrian activity. On the west side of the I-15 freeway, El Cerrito Road, (a secondary arterial), transitions to Foothill Parkway, a Divided Secondary arterial. The adopted roadway section for Foothill Parkway is shown in Figure 14B.

1. **Design Standard**
   See Table 3 and Figure 14 for the required design criteria.

2. **Improvement Requirement**
   A secondary arterial requires an 88-foot right-of-way, which includes 64 feet of pavement, curb-to-curb, with two eight-foot wide parking lanes. The 12-foot wide parkways on each side include eight-inch curbs and gutters, five-foot wide sidewalks, street trees/landscaping, street lights and other utilities.

C. Collector Street:

A collector arterial is a two-lane street, which is a low speed, moderate volume facility. A collector primarily provides access to residential, businesses, and other abutting property. This type of facility can allow for parking and/or emergency parking lanes and may have a significant amount of pedestrian activity.

1. **Design Standard**
   See Table 3 and Figure 14 for the required design criteria.

2. **<u>Improvement Requirement</u>**
   A collector arterial requires a right-of-way of 68 feet, with 44 feet of pavement curb-to-curb, including two eight foot wide parking lanes. Twelve (12) foot wide parkways on each side include eight-inch curbs and gutters, five-foot wide sidewalks (if applicable), street trees/landscaping, street lights (if applicable) and other utilities.

D. Local Street:

A local street is a two-lane, low speed and volume street which primarily provides direct access to abutting residential uses. This type of roadway has parking on both sides and a significant amount of pedestrian activity. The local street designation is intended for new tract development of less than 1/2 acre.

1. **<u>Design Standard</u>**
   See Table 3 and Figure 14 for the required design criteria.

2. **<u>Improvement Requirement</u>**
   A local street would require a right-of-way width of 60 to 64 feet with 40 to 44 feet of pavement, curb to curb, which includes two eight foot wide parking lanes. Ten (10) foot wide parkways on each side include six-inch curbs and gutters. No sidewalks or street lights are required.

E. Local Industrial Street

A Local Industrial Street is a two-lane, low-volume roadway serving industrial complexes and business park developments. The street is wide enough to accommodate large truck traffic, and allows on-street parking. Sidewalks and parkways are also included in this street section, pursuant to the criteria in Table 3.

1. **<u>Design Standard</u>**
   See Table 3 and Figure 14 for the required design criteria.

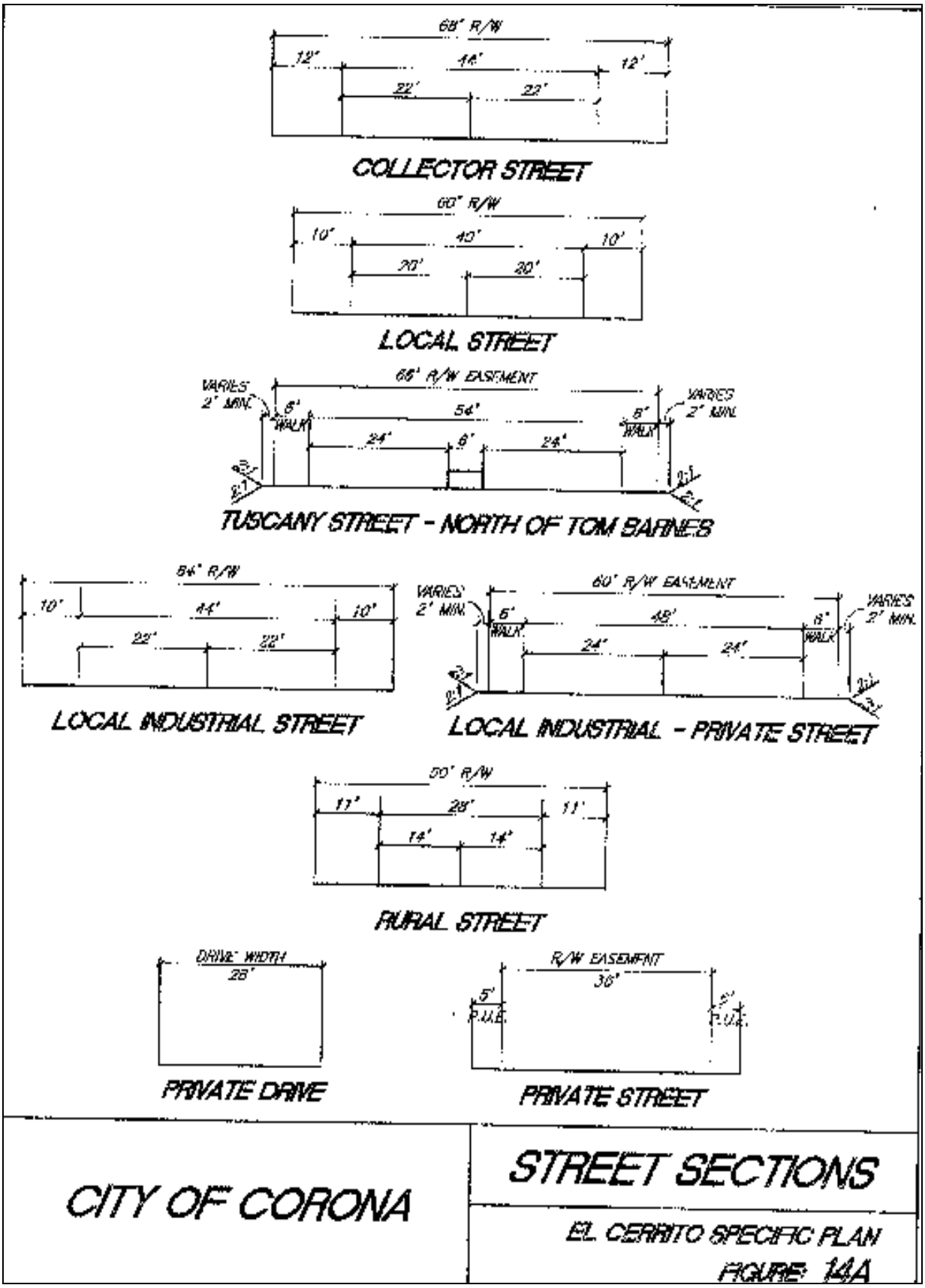
2. **<u>Improvement Requirement</u>**
   A Local Industrial street requires a 64 foot right-of-way and a 44 foot curb-to-curb pavement section. A 5.5 foot sidewalk is provided on both sides of the street, within a minimum 10 foot parkway. Street trees, lighting and landscaping are also provided within the parkway area.

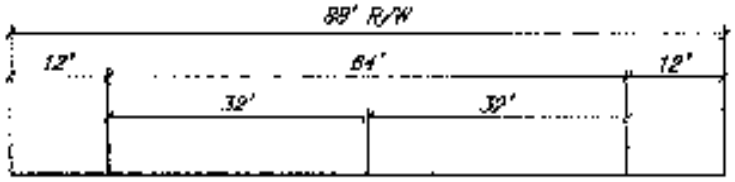
TABLE 3
EL CERRITO SPECIFIC PLAN
ROADWAY DESIGN CRITERIA (a)

Standard	*Modified Major (b)*	*Secondary*	*Collector*	*Local*	*Industrial (g) Local/Private*	*Rural Res.*	*Private Drive*
Right of Way	Varies 88' – 142'	88'	68'	60'-64'	64'/60	50'	36' – 50'
Curb to curb Width	Varies 66' – 116'	64'	44'	40'-44'	44'/48	28' (c)	36' – 40' (d)
Curb Height	8"	8"	8"	6"	6"/6"	None	6" or rolled
Sidewalk Width	6'	6'	5'	None	5.5'/6'	None	None – 5'
Posted Speed Limit	45	35	35	25	25/NA	25	---
Design Speed	55	45	45	35	35/30	25	20
Minimum Centerline Radius (e)	1800'	1100'	1100'	500'	500'/175	300'	150'
Maximum Centerline Grade	6%	8%	8%	10%	10%/10%	10%	10%- 14%
Maximum Centerline Length (e)	650'	550'	600'	425'	425'/NA	500'	450- 375'
Mtn. Terrain Maximum Grade	8%	9%	10%	12%	12%/NA	---	---
Mtn. Terrain Centerline Length	500'	450'	400'	400'	400'/NA	---	---
Driveway Access	(f)	(f)	(f)	---	---	---	---

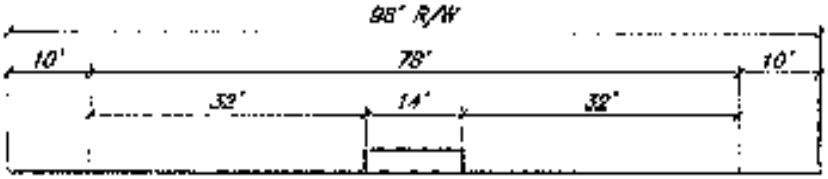
Notes:

(a) Minimum acceptable to the City of Corona
(b) Includes Cajalco Road, Temescal Canyon Road and Ontario Ave. See City Standard 100-B and Figure 14 of this Plan.
(c) Pavement Width
(d) A Five foot wide Public Utilities Easement (P.U.E.) is required on both sides
(e) Use Cal-tran's Highway Design Manual Tables
(f) Access drives restricted to Commercial, Industrial and Multiple-family land uses. Prohibited to Single Family Residential.
(g) See Figure 14A for an illustration of the Industrial Street Sections. Private Industrial Streets with a center median require a larger right of way, per Exhibit 14A.

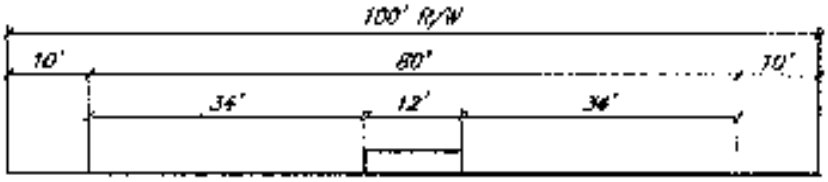

68' R/W
12'
14'
12'
22'
22'
COLLECTOR STREET
60' R/W
10'
40'
10'
20'
20'
LOCAL STREET
66' R/W EASEMENT
VARIES 2' MIN.
6' WALK
54'
6' WALK
VARIES 2' MIN.
24'
6'
24'
TUSCANY STREET - NORTH OF TOM BARNES
64' R/W
10'
44'
10'
22'
22'
LOCAL INDUSTRIAL STREET
60' R/W EASEMENT
VARIES 2' MIN.
6' WALK
48'
6' WALK
VARIES 2' MIN.
24'
24'
LOCAL INDUSTRIAL - PRIVATE STREET
50' R/W
11'
28'
11'
14'
14'
RURAL STREET
DRIVE WIDTH
28'
PRIVATE DRIVE
R/W EASEMENT
36'
5' P.U.E.
5' P.U.E.
PRIVATE STREET
CITY OF CORONA
STREET SECTIONS
EL CERRITO SPECIFIC PLAN
FIGURE 14A



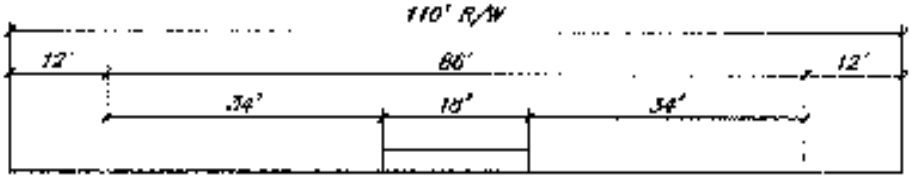
SECONDARY ARTERIAL



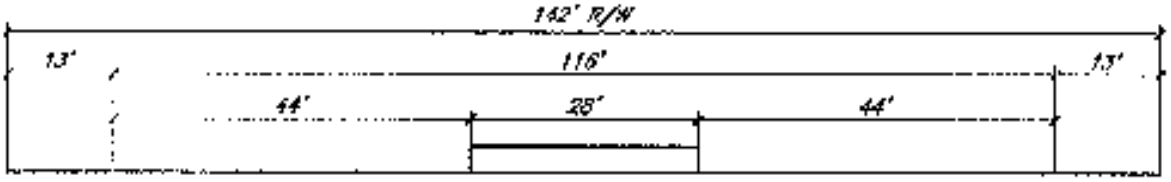
FOOTHILL PARKWAY



MAJOR ARTERIAL



TEMESCAL CANYON ROAD



CAJALCO ROAD

CITY OF CORONA

STREET SECTIONS

EL CERRITO SPECIFIC PLAN
FIGURE: 14B

F. Private Industrial Street

A Private Industrial Street is a two-lane or four-lane, low-volume roadway serving industrial complexes and business park developments. The street is wide enough to accommodate large truck traffic, and provides for turning movements. A six foot sidewalk is located adjacent to the curb in this street section. A modified section with a raised center median may be provided at the main entrances of business park developments, if determined to be necessary for adequate circulation and emergency response. An example of this condition is at Tuscany Road, north of Tom Barnes Street, as shown in Figure 14A.

1. **Design Standard**
   See Table 3 and Figure 14A for the required design criteria.

2. **Improvement Requirement**
   A Private Industrial Street requires a 60 foot right of way and a 48 foot curb-to-curb pavement section. A six foot sidewalk is provided on both sides of the street. Private Industrial Streets with a median require a 66 foot right-of-way and a 54 foot curb-to-curb pavement section, with a six foot landscaped median. A six foot sidewalk is provided on both sides of the street. No landscaped parkway is provided in the street section, although onsite landscaping will be provided in accordance with the development standards of the LI and IP Districts.

G. Rural Street:

A rural street is a two-lane, low volume facility that primarily provides direct access to abutting existing residential neighborhoods. This type of facility does provide for parking or emergency parking and horse trails, if applicable. The rural street designation is to be used for residential infill developments within the existing neighborhoods of El Cerrito. The purpose of this street type is to maintain the rural character of the community.

1. **Design Standard**
   See Table 3 and Figure 14 for the required design criteria.

2. **Improvement Requirement**
   A rural street requires 50 foot wide right-of-way including 28 feet of pavement and a minimum 8-foot wide graded shoulder on both sides, to be used for parking or emergency parking and/or horse trails. The shoulders should be graded to a maximum of 6% cross slope. No sidewalks or street lights are required. No drainage conveyance mechanism will be required until downstream facilities are in place.

H. Private Street:

A private street is a two-lane, very low speed, low volume facility that provides parking on both sides. The private street designation can be requested for use in new developments, by the developer of the proposed subdivision, and is subject to the review and approval of the City Engineer, Fire Chief and Planning Director. The maintenance of private streets, including provisions for enforcement of parking restrictions, shall be the homeowners association's responsibility.

1. **<u>Design Standard</u>**
   See Table 3 and Figure 14 for the required design criteria.

2. **<u>Improvement Requirement</u>**
   A private street requires a right-of-way and pavement width of 36 feet. A 5 foot wide landscaped public utility and water easement would be required on both sides to accommodate the placement of any utility lines. The 36-foot wide pavement allows for parking on one side. The pavement width could be increased to 40 feet to accommodate parking on both sides. No sidewalks are required.

I. Private Drive:

A private drive is intended to serve as access to four or fewer lots with approval of the Board of Zoning Adjustment. This access is usually through easements over private lots with maintenance by the homeowners utilizing the drive. Private drives are not anticipated to be improved to the standards for acceptance by the City.

1. **<u>Design Standard</u>**
   Private drives shall provide an all-weather access in conformance with CMC Section 15.12.060. Any drive in excess of 150 feet in length shall provide a turnaround to the approval of the Fire Chief and City Engineer. Private drives shall not exceed 12% grade, unless approved by the Fire Chief and City Engineer. Figure 14 illustrates the required design section.

2. **<u>Improvement Requirement</u>**
   A private drive requires a 28 foot wide easement approved by the Board of Zoning Adjustment. No curbs and gutters (other than necessary to control drainage), sidewalks, street lights or landscaping is required. Parking will not be permitted on private drives.

5.4 MASTER PLAN OF ROADWAYS

The El Cerrito Specific Plan Traffic Circulation Plan (Figure 15) identifies the planned arterials within the El Cerrito Specific Plan. Figure 15 also shows the General Plan circulation designations. Undesignated streets are classified as local, rural or private streets. New developments will be required to conform to the master plan and General Plan designations and design criteria. The master plan is based on the classifications set out in Section 5.4. of this specific plan, the Riverside County General Plan Circulation Element for the El Cerrito area and forecast traffic demand resulting from the projected build out of El Cerrito under the current land uses.

Sidewalks and street lights will be required of residential subdivisions and any commercial and industrial construction or addition over 650 square feet in area along major, secondary and collector roadways to provide safe and adequate pedestrian access to commercial sites, schools and recreation facilities.

The following text describes the existing roadway conditions and the master planned improvements for the arterial streets serving the El Cerrito Specific Plan:

- **Ontario Avenue, West of I-15:**

Existing: This section of Ontario Avenue is outside the boundary of the El Cerrito Specific Plan, but has an effect on the traffic circulation within the plan. Ontario Avenue is currently a two lane undivided street which graduates in width from 60 to 80 feet going westerly from the I-15 to Garretson Avenue.

Planned: This section of Ontario Avenue, which is outside the boundaries of the El Cerrito Specific Plan, is master planned as a Major 6-lane divided arterial. The right-of-way width of 106 feet will include 88 feet of pavement curb to curb and a 9 foot wide parkway, with full improvements of curb and gutter, sidewalks, landscaping and street lights each side. The design detail for this portion of Ontario Avenue is illustrated in the South Corona Community Facilities Plan, Sections G and J.

- **Ontario Avenue/Temescal Canyon Road, East of I-15:**

Existing: Ontario Avenue changes name to Temescal Canyon Road at El Cerrito Road. The street width graduates from 60 feet at the I-15 to 28 feet at El Cerrito Road, 26 feet at Jolora and 24 feet easterly of Jolora to Cajalco. Only the 60 foot wide section from the I-15 to Rudell has curb and gutter, the balance is asphalt and dirt shoulder without curb/gutter, sidewalk or street lights.

Planned: Ontario Avenue/Temescal Canyon Road is currently designated as a secondary arterial from State Street to La Gloria Street. The right-of-way width of 88 feet will include 64 feet of pavement curb to curb and a 12-foot wide parkway (containing sidewalks and street lights), on each side.

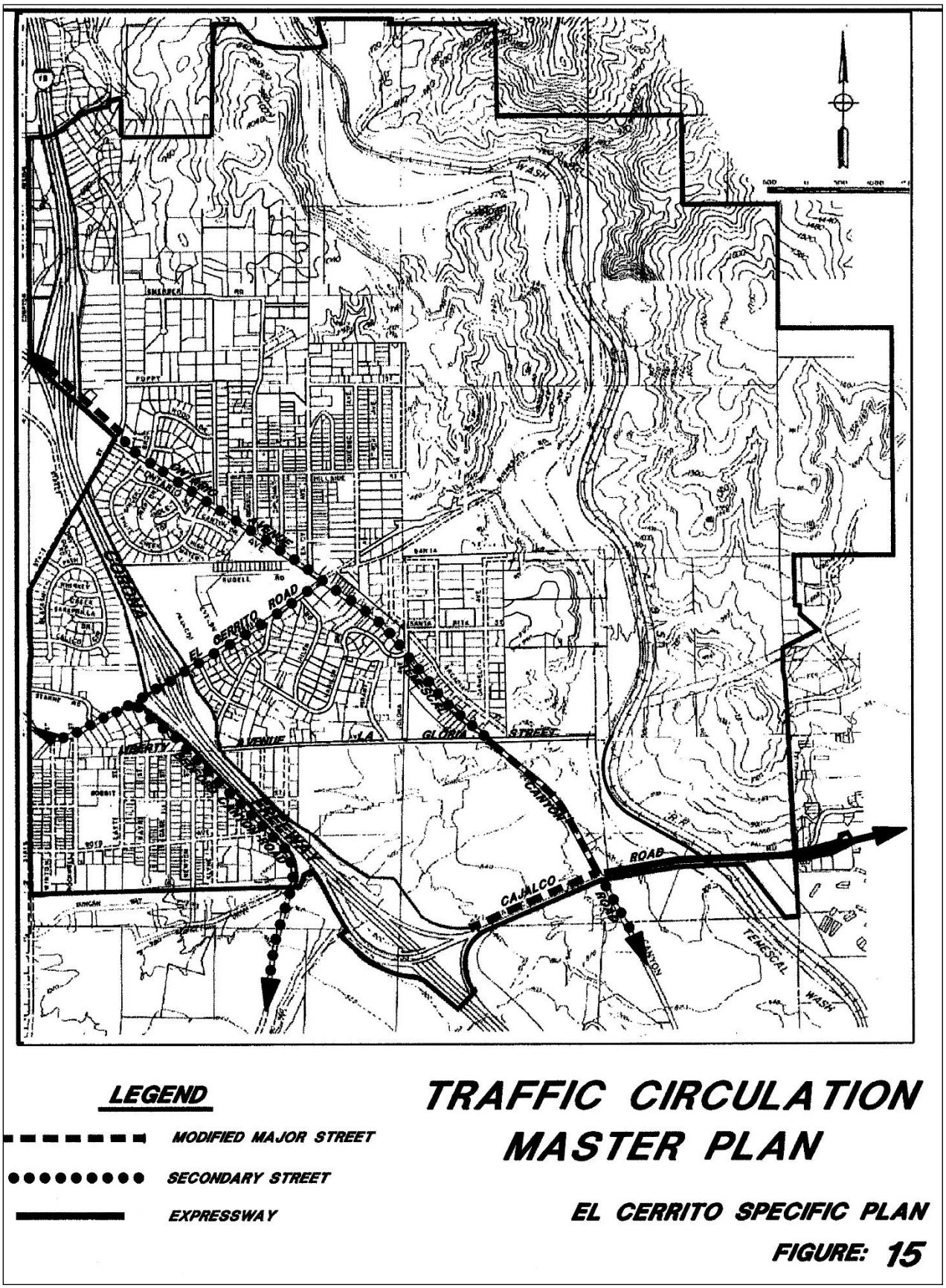
Temescal Canyon Road, from La Gloria south to Cajalco Road, is proposed to be designated a Modified Major Arterial with 110 feet of right of way, an 18 foot wide raised median, and 15 foot wide parkways.

A Class II bike lane is proposed along the west side of Temescal Canyon Road. The path is designed to be 5 feet in width, located within the pavement section, and separated from the travel lane by a 6" solid white stripe, in accordance with the City of Corona Bicycle Master Plan.

- **El Cerrito Road, East of I-15:**

Existing: East of I-15, El Cerrito Road has a right-of-way width of 75 feet, and is divided with an open flood control channel in the median. There is only a dirt shoulder with an absence of curb/gutter or sidewalks. El Cerrito Road does have an interchange with the freeway.

Planned: El Cerrito Road is designated as a secondary arterial. The right of way width of 88 feet will include 64 feet of pavement curb to curb and a 12-foot wide parkway, containing sidewalks and street lights, on each side. A Class II bikeway will be located on both sides of this portion of El Cerrito Road.



TRAFFIC CIRCULATION MASTER PLAN

EL CERRITO SPECIFIC PLAN

FIGURE: 15

Temescal Canyon Road, from La Gloria south to Cajalco Road, is proposed to be designated a Modified Major Arterial with 110 feet of right of way, an 18 foot wide raised median, and 15 foot wide parkways.

A Class II bike lane is proposed along the west side of Temescal Canyon Road. The path is designed to be 5 feet in width, located within the pavement section, and separated from the travel lane by a 6" solid white stripe, in accordance with the City of Corona Bicycle Master Plan.

- **El Cerrito Road, East of I-15:**

Existing: East of I-15, El Cerrito Road has a right-of-way width of 75 feet, and is divided with an open flood control channel in the median. There is only a dirt shoulder with an absence of curb/gutter or sidewalks. El Cerrito Road does have an interchange with the freeway.

Planned: El Cerrito Road is designated as a secondary arterial. The right of way width of 88 feet will include 64 feet of pavement curb to curb and a 12-foot wide parkway, containing sidewalks and street lights, on each side. A Class II bikeway will be located on both sides of this portion of El Cerrito Road.

- **El Cerrito Road, West of I-15:**

Existing: El Cerrito Road is paved to a width of 18 to 24 feet, with a dirt shoulder. There is no curb/gutter or sidewalk. The westerly end of El Cerrito Road connects to Chase Drive.

Planned: The existing El Cerrito Road will remain as a frontage road to Foothill Parkway, which will be constructed adjacent to the north side. Foothill Parkway is designated as an 88 foot wide 4 lane divided arterial. This section will have 78 feet of pavement, curb to curb, with 5 foot parkways and 20 foot landscape lots on each side. The landscape lot on the north side will contain a bikeway per the City's Master Plan of Bikeways.

- **Bedford Canyon Road:**

Existing: Bedford Canyon Road is paved to a width of 40-42 feet with an asphalt curb along the easterly side. There is no curb/gutter on the west side or sidewalks on either side.

Planned: Bedford Canyon Road is designated as a secondary arterial. The right-of-way width of 88 feet will include 64 feet of pavement curb to curb and a 12-foot wide parkway on each side.

- **Cajalco Road, from I-15 to Easterly Specific Plan Boundary:**

Existing: From the easterly border of the Specific Plan to Temescal Canyon Road, the pavement width varies from 26 to 32 feet, increasing to 70 feet between Temescal Canyon Road and I-15. Cajalco Road has an interchange with the freeway.

Planned: Cajalco Road is designated as Modified Major Arterial with a minimum right of way width of 142 feet, including a 28 foot wide landscaped median. Landscaped parkways 14 feet in width, and encompassing a 6 foot sidewalk next to the curb, are required. A Class II bike lane is planned along the north side of Cajalco Road, and will be a minimum of 5 feet in width separated from the travel lanes by a 6" white stripe. The bike lane shall be developed in accordance with the City of Corona Bicycle Master Plan.

5.5 PUBLIC TRANSIT

The El Cerrito community will be served by the City of Corona Dial-A-Ride. The City does not have an fixed route inter-city bus system. The Riverside Transit Authority, which provides inter-city bus service, does not have an established route through the area at this time.

6.0 WATER FACILITIES

6.1 GENERAL PROVISIONS

A. Water service to the El Cerrito area shall be provided by either the City of Corona water distribution system or by private wells as approved prior to development.

B. The existing private wells within the area shall be permitted to remain in service as long as they meet the Health Department drinking water standard. In the event that a well's water is no longer potable, the property owner will connect to the City water system, upon payment of all applicable fees. Well water may continue to be utilized thereafter for non-potable uses if an approved backflow prevention device is installed.

6.2 EXISTING WATER SERVICE AND FACILITIES

6.2.1 Existing Water Service

The majority of the El Cerrito Specific Plan area was within the City of Corona Water service area prior to annexation. However, lands east of the railroad right-of-way and above 1000 feet of elevation may be served by Western Municipal Water District or the City of Corona, dependent on the service availability and infrastructure. This area is not currently within a City of Corona water service area pressure zone.

The majority of the existing homes and businesses within the El Cerrito community, west of the railroad right-of-way, are presently being served water by the City of Corona through waterlines shown on Figure 16. Most of the existing water systems are at a level of service comparable to other areas within the City. However, as the City minimum line size is currently 8 inches, there are some undersized pipelines (6 inches or less) being utilized in the El Cerrito area (Figure 16) which may result in inadequate water pressure or flows. The El Cerrito area is within the City of Corona water pressure zones 3 and 4 as shown in Figure 17.

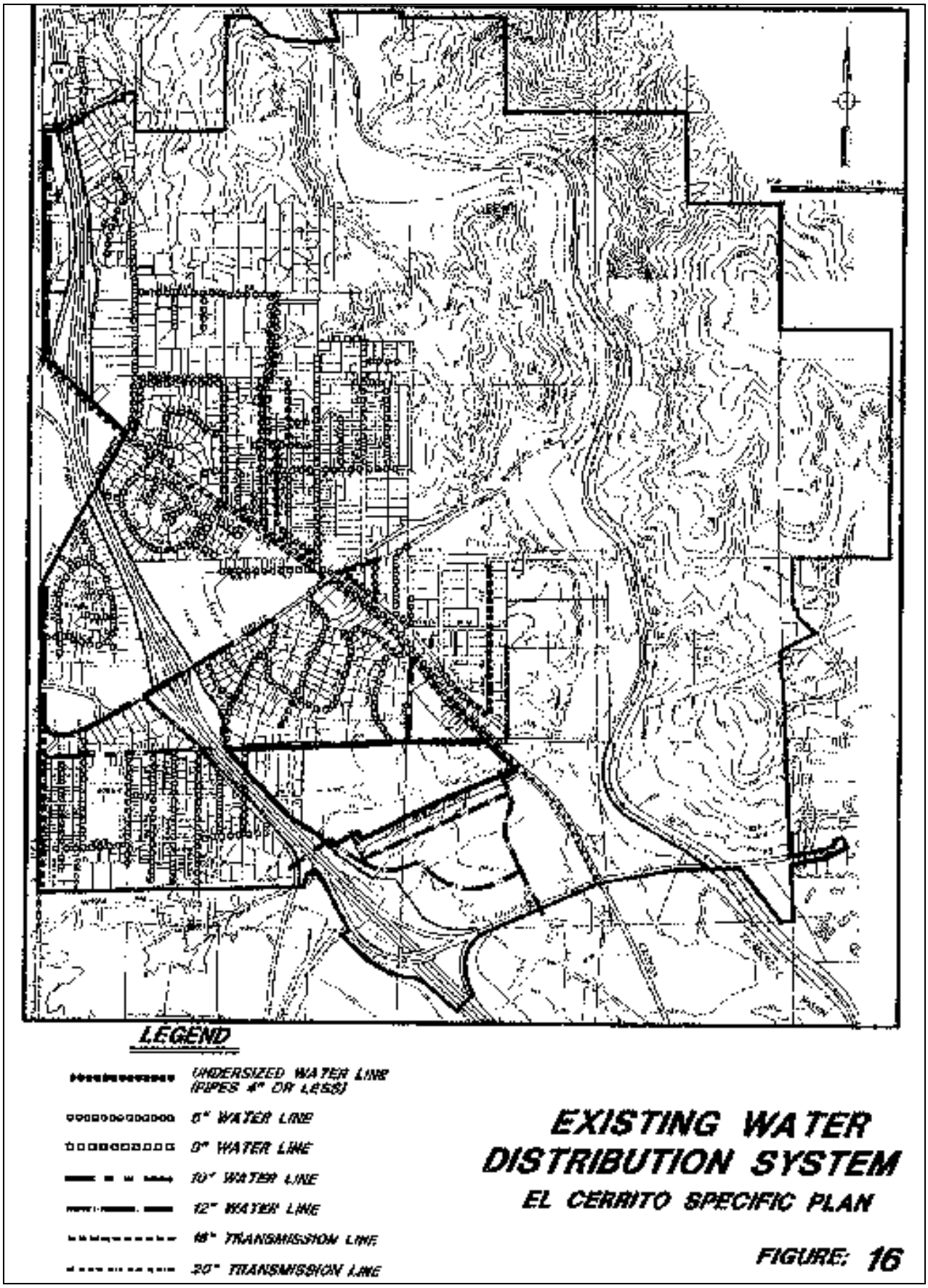
Recent development projects have provided newer waterlines to serve the area. Three 12-inch water mains have been installed north of Cajalco Avenue and west of Temescal Canyon Road, in conjunction with the development of “The Crossings” commercial site. These waterlines provide a looped system for the retail center and will also serve the future development of the light industrial/business park property located north of Tom Barnes Street.

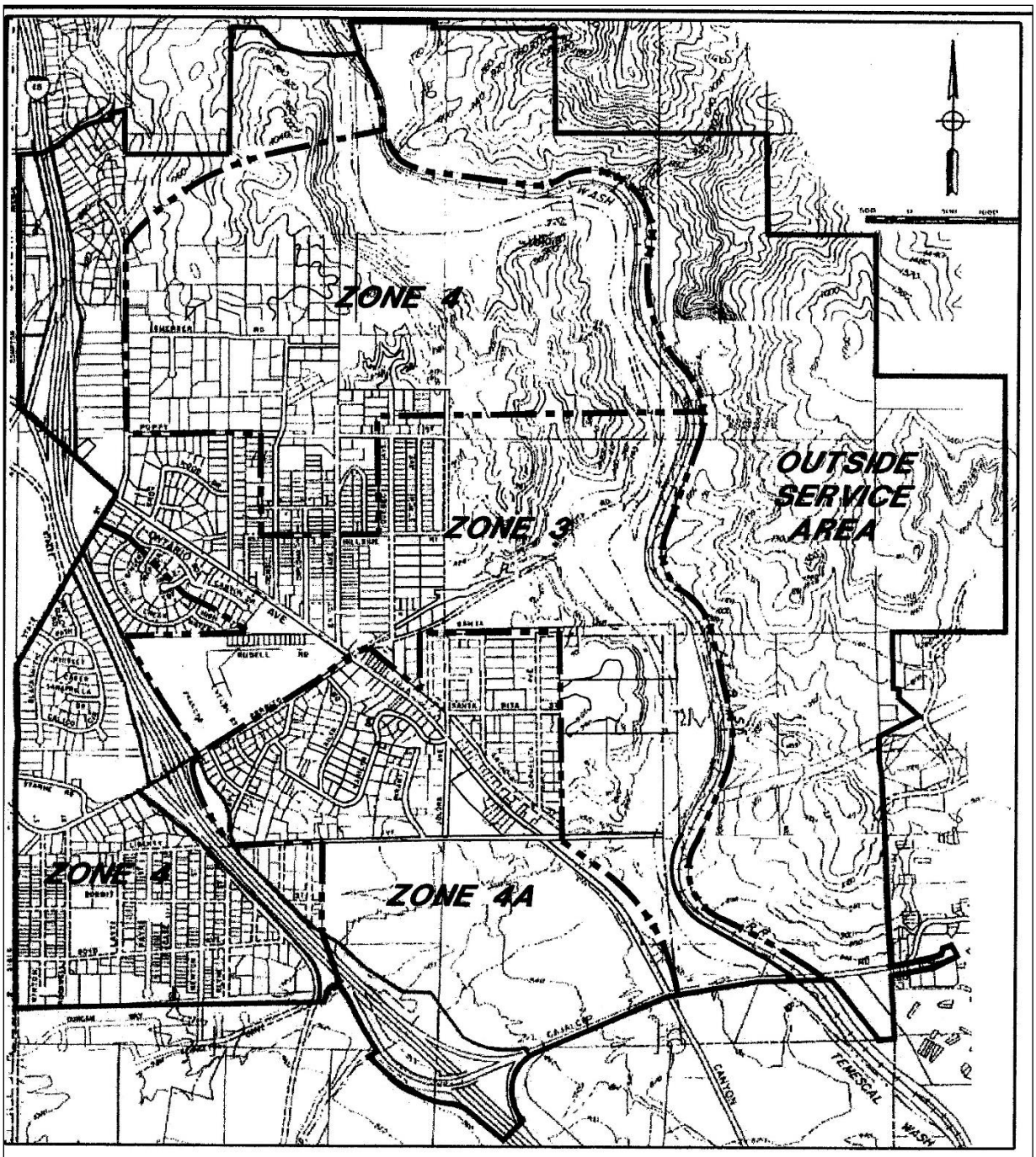
6.2.2 Existing Private Wells

There are a number of private residential wells within the area, which will be permitted to remain in service as long as they meet the County of Riverside Health Department's drinking water standard. Wells not meeting the drinking water standards may continue to be used for non-potable purposes. Property owners who currently utilize private wells may obtain water service from the City upon compliance with the City's requirements for water service. Requirements include the payment of all applicable fees and construction of all necessary pipelines and installation of approved backflow prevention devices when both City water and private wells systems are utilized.

6.2.3 Existing Fire Flows

Fire flows (water available for fire hydrants) and hydrants in this area have been designed in accordance to the County of Riverside standards, which are not as stringent as the City of Corona's. As a result, a large portion of the El Cerrito area falls below current City standards for fire hydrants with respect to hydrant spacing, adequate water pressure, and fire flow. The exception to this is in the newer development areas, particularly in the vicinity of "The Crossings" retail center and business park located at Cajalco Road and Temescal Canyon Road. Fire flows in these areas meet or exceed the minimum water pressure requirements.


LEGEND
UNDERSIZED WATER LINE (PIPES 4" OR LESS)
6" WATER LINE
8" WATER LINE
10" WATER LINE
12" WATER LINE
18" TRANSMISSION LINE
20" TRANSMISSION LINE
EXISTING WATER DISTRIBUTION SYSTEM
EL CERRITO SPECIFIC PLAN
FIGURE: 16



LEGEND

ZONE BOUNDARY

WATER PRESSURE ZONES AND SERVICE AREA

EL CERRITO SPECIFIC PLAN
FIGURE: 17

6.3 WATER SYSTEM MASTER PLAN

6.3.1 Projected Water Demand

El Cerrito has a current estimated population of approximately 3735 persons according to the study performed by Research Network dated August 1991. This was derived by applying the Citywide average of 3.0 persons per dwelling unit to 1,245 dwelling units. Theoretically, for future build-out, if the El Cerrito area is uniformly subdivided by the minimum lot areas permitted, with 3.0 persons per dwelling unit, an ultimate population of approximately 5128 persons could result. Based upon a per capita water demand (domestic and fire flow) figure of 400 gallons per day for Rural and Estate Residential areas and 2500 gallons per day for each acre of Industrial and Commercial land, excluding the mining properties, the estimated future water demand for the El Cerrito area is approximately 2.4 million gallons per day (2687 acre feet per year).

6.3.2 Water System Facilities

Water services for future developments within the El Cerrito area will be provided by the City of Corona water distribution system or by private wells as approved prior to development. The existing distribution lines shown in Figure 16 are sufficient to provide water to the El Cerrito community at the estimated full build-out. A 20" water transmission line currently exists in both Cajalco Road, and at the southern portion of Temescal Canyon Road. A 16" transmission line also extends along the southwestern boundary of the specific plan area. The balance of the area is served by water lines ranging from 4" to 10" in size.

A looped system of 12" lines have been constructed in association with commercial development occurring at Cajalco Road and the east side of the I-15 Freeway. The water mains tie into an existing 12" line located at the I-15 freeway and St. Joseph's Wash, and then extend to the existing 20" transmission line in Cajalco, thus completing the water distribution loop. Vacant properties to the north of Tom Barnes Street will be served by extending the existing 12' inch lines in Tuscany Street and Grand Oaks, and creating a second looped system to serve future development in this area. An existing 12" water line also extends along State Street, at the western boundary of the Specific Plan, and ties into an existing 12" water line in Foothill Parkway. These water mains are sufficient in size to accommodate new development on the commercially-designated properties located west of the I-15, at Foothill Parkway.

The City has an ongoing program of upgrading water distribution facilities, as funds become available; this includes facilities in the El Cerrito area. However, new developments subject to Development Plan Review will be required to meet City standards for water service and fire flow as identified in the City's Water Master Plan. All construction costs and necessary fees will be the responsibility of the site developer.

6.4 WATER SYSTEM IMPROVEMENT REQUIREMENTS

6.4.1 Rural Infill Residential

Water services for single lot rural residential developments may be provided by private wells certified by the Riverside County Department of Health Services or by connection to City water service.

6.4.2 Residential Subdivision, Commercial and Industrial Developments

Residential subdivisions and commercial and industrial developments require a higher level of water service, for fire protection and domestic use, than rural infill developments. The City's expansion plan for water infrastructure considers the El Cerrito area. However, in order to provide domestic water and fire protection services to these more intense developments, additional storage capacity and infrastructure may be required. The facilities necessary to serve these developments will be evaluated at the time of Development Plan Review when the location, use and design of the development is defined. Construction of the facilities necessary to serve the development will be the responsibility of the site developer.

7.0 WASTEWATER FACILITIES

7.1 GENERAL PROVISIONS

A. Adequate and available sewer facilities, sewage treatment plant capacity or adequate soil percolation conditions shall be required to meet the demands of the proposed land use.

B. It is City Policy to provide sanitary sewer service to lands within or annexing to the City of Corona. If sewer connections are requested, the City will assist in formation of a voluntary assessment district to construct the sewer connections and add required capacity to the existing or proposed treatment plants.

C. Existing septic systems will be permitted to remain in use as long as they function properly and do not pose a health risk as determined by the County of Riverside Department of Health Services.

7.2 EXISTING SEWER SERVICE AND FACILITIES

7.2.1 Existing City Facilities

There are limited existing sewer mainline facilities serving the El Cerrito area. The City has three wastewater treatment plants located on Clearwater Drive (WWTP #1), East Harrison Street (WWTP #2), and Temescal Canyon Road (WWTP#3). The nearest sewer trunk main that serves the El Cerrito area is a 15 inch line located at Cajalco Road and Temescal Canyon Road, which conveys flows to WWTP #3. The Crossings retail center is served by a system of 8 inch sewer lines within Tuscany Street and Grand Oaks Street. Future development to be located north of Tom Barnes Street, (PA-1 and PA-2 of the LI District), will be served by tying into the existing 8 inch sewer mains in Tuscany Street and Grand Oaks Street.

7.2.2 Existing Septic Systems

The El Cerrito residential community is served primarily by private septic systems. There is no requirement to abandon the use of the existing septic tanks as long as they continue to function properly and do not pose a public health threat.

7.3 WASTEWATER SYSTEM MASTER PLAN

7.3.1 Residential

Single lot residential projects will be allowed to utilize septic systems meeting the requirements of Riverside County Department of Health Services. New residential subdivisions will be evaluated at the time of Development Plan Review to determine if sewer service will be required to serve the project.

7.3.2 Commercial/Industrial

Any commercial or industrial development within 200 feet of an existing City sewer will be required to connect to the City system. Any commercial or industrial developments more than 200 feet from an existing City sewer may either connect to the City system or utilize a septic system upon approval of the Regional Water Quality Control Board for subsurface sewage disposal.

7.4 IMPROVEMENT REQUIREMENTS

The City anticipates that the newly constructed Wastewater Treatment Plant #3 (WWTP #3) located on Temescal Canyon Road, south of Cajalco Road, will potentially serve the El Cerrito and Temescal Valley areas.

Studies will be necessary to identify the extent of mainline sewer facilities necessary to serve new projects within the El Cerrito area. These studies and construction of the necessary facilities will be the responsibility of the developer of the site for which sewer service is requested.

If the existing residents and businesses in the area wish to connect to City sewer, it will be necessary for them to form an assessment district or create a similar funding mechanism to evaluate and construct necessary sewage collection, conveyance and treatment facilities.

8.0 DRAINAGE FACILITIES

8.1 GENERAL PROVISIONS

A. Prior to development approval, projects subject to surface ponding, high erosion potential, or sheet flow shall be reviewed carefully by the Public Works Department to prevent future environmental and safety hazards.

B. Development in flood hazard areas shall be mitigated by methods which will prevent flood damage from 100 year floods.

C. New developments in the El Cerrito Specific Plan will be required to comply with flood control requirements of the City of Corona and Riverside County Flood Control and Water Conservation District to protect the site and surrounding properties from flooding impacts.

D. The City shall encourage the non-improvement of the Temescal Wash and its ultimate use for recreational and open space purposes; such as trails, habitat preservation, groundwater recharge, etc.

E. Alternatives to concrete lined and rip rap side slopes within flood control facilities shall be encouraged.

F. Development shall be discouraged in dam inundation areas.

G. Proposed flood control improvements within wet or ephemeral streambed/wash areas that impact immediate, adjacent or downstream riparian habitat, and biological resources shall not be allowed when alternative forms of flood control improvements exist. However, when no alternative exists, such improvements shall be allowed only on a very limited basis and shall be designed to minimize adverse effects.

8.2 EXISTING DRAINAGE SYSTEMS

8.2.1 El Cerrito Channel

Existing drainage facilities in the El Cerrito Specific Plan area are limited to an improved section of the El Cerrito Channel located in the median of El Cerrito Road from I-15 to Temescal Canyon Road, continuing parallel to the west side of Minnesota Road for approximately 2400 feet northerly of Temescal Canyon Road.

8.2.2 Natural Channels

The Temescal Canyon Wash runs north from Lake Elsinore, through the easterly portion of the El Cerrito Specific Plan, to the Prado Basin. This wash encompasses a 100-year flood plain. Three other canyons drain into, and are tributary to, the Temescal Canyon Wash. The El Cerrito Wash is the most northerly, and runs generally northeast, parallel to El Cerrito Road, to Temescal Canyon. El Cerrito Wash is partially channelized as mentioned in Section 8.2.1. Joseph Canyon is essentially parallel to El Cerrito Wash, but further south approximately 1.5 miles.

Bedford Canyon Wash is again parallel to the others, flowing into the Temescal Canyon Wash south of Cajalco Road. The Temescal Wash also serves as drainage for Lake Elsinore when the Lake's elevation exceeds 1,260 feet.

8.2.3 Flood Hazards

Stream flow in the El Cerrito Specific Plan area is generally the result of runoff from storms during the winter months. Throughout its history, areas in Riverside County have experienced severe flooding and the county has discouraged development on flood plains. The Federal Emergency Management Agency (FEMA) has performed a study dated March 22, 1983, identifying the 100 year flood plain through portions of the El Cerrito area. This study is currently in the process of being revised. The flood plain generally follows the Temescal Wash. Also identified as within the flood plain are the tributary wash areas along El Cerrito Road and two areas to the north, from the I-15 to the wash. Figure 18 illustrates the limits of the study area and the identified flood plain.

Lake Mathews, a reservoir owned and operated by the Metropolitan Water District, is located approximately 3 miles northeast of El Cerrito. The reservoir normally holds about 175,000 acre feet of water, with a maximum capacity of 186,000 acre feet. Lake Mathews has three dams, however, only the westerly one would affect the El Cerrito area.

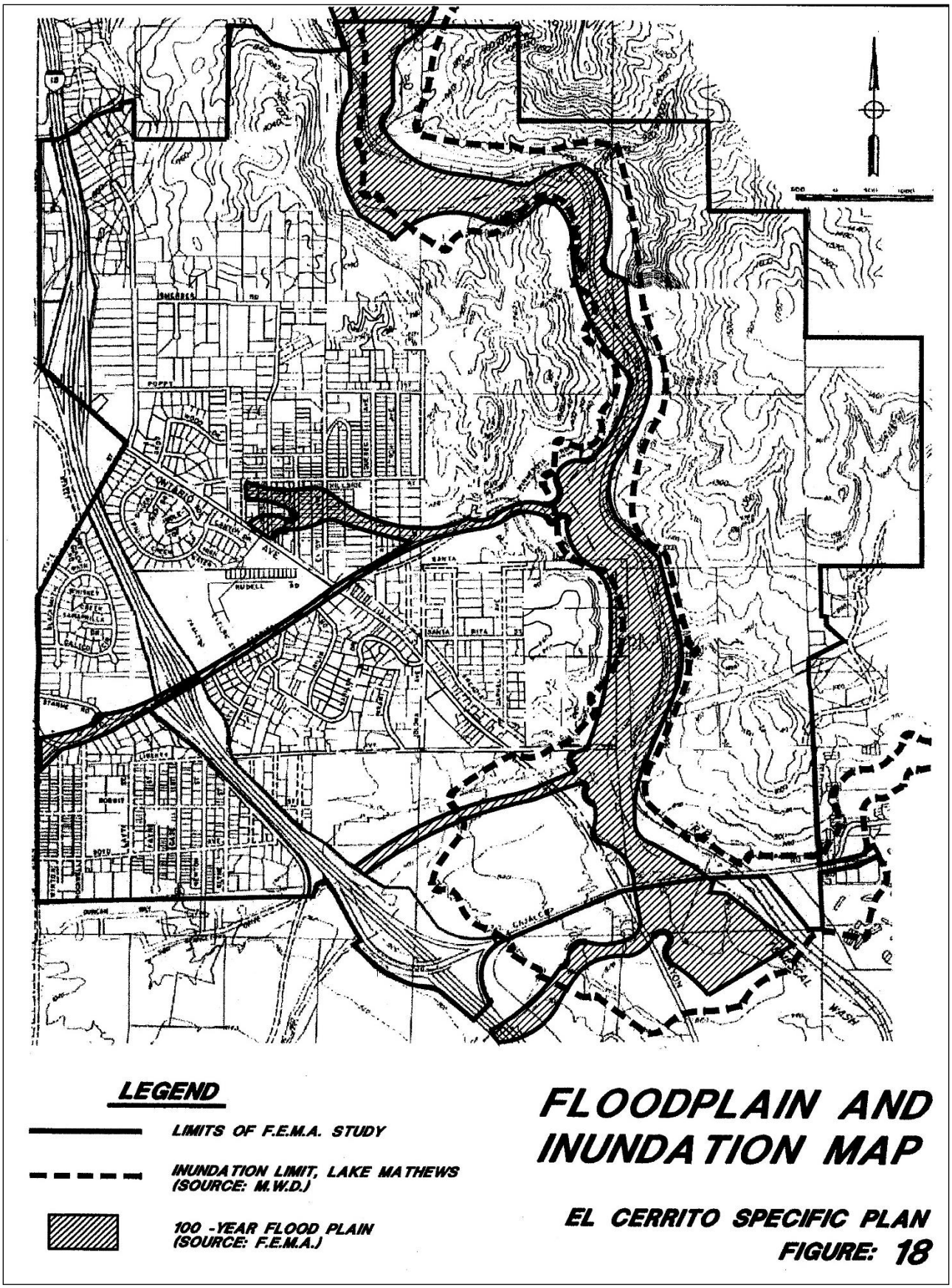
If this westerly dam should fail, the water would flow westerly into the Cajalco Creek watershed from an elevation of 1,200 feet to 800 feet at the bottom on the Temescal Wash, within the El Cerrito Specific Plan area. A dam inundation study by the Metropolitan Water District, required by law under Section 8589.5 of the Government Code, has calculated that if a sudden release of all water in Lake Mathews occurred at the westerly dam, it would take approximately 5 minutes for that water to flow down Cajalco Creek to the wash and into the dam inundation area (Figure 18), which is currently either vacant lands or industrial uses.

8.3 DRAINAGE MASTER PLAN

8.3.1 R.C.F.C.D. Planned Facilities

The Riverside County Flood Control and Water Conservation District has not prepared a master plan of drainage for the Temescal/El Cerrito Community Plan area and has no new facilities planned at this time. However, the City of Corona has identified Joseph's Wash within their Master Plan of Drainage. A concrete box culvert is proposed to transport the existing run off generated by upstream properties west of the I-15 freeway to the wash.

Ultimate improvements will result in a storm drain system replacing the open channel of St. Joseph's Wash, and depositing storm flows to the Temescal Channel. This new facility, as well as the existing El Cerrito Channel will continue to be maintained under the Riverside County Flood Control District.


LEGEND
LIMITS OF F.E.M.A. STUDY
INUNDATION LIMIT, LAKE MATHEWS (SOURCE: M.W.D.)
100 -YEAR FLOOD PLAIN (SOURCE: F.E.M.A.)
FLOODPLAIN AND INUNDATION MAP
EL CERRITO SPECIFIC PLAN
FIGURE: 18

8.3.2 Drainage Requirements for New Development

Any new development subject to a grading permit (per CMC Section 15.36) will be required to prepare a drainage study for the project. This study, prepared by a Registered Civil Engineer, shall be in compliance with City of Corona Drainage Master Plan and the Riverside County Flood Control District flood control requirements. The required drainage study shall analyze existing, interim, and ultimate conditions and facilities, and extend to a safe and adequate point of discharge capable of handling the flows.

All proposed developments shall be reviewed for location in floodways, flood plains, dam inundation areas, etc. Development in flood hazard areas shall be protected from the 100 year flood event.

Developments proposed outside the limits of the FEMA study area will be required to submit a detailed flood analysis of the site, for the review and approval of the City Engineer.

9.0 POLICE AND FIRE SERVICES

9.1 POLICE SERVICES

9.1.1 Police Response and Staffing.

All law enforcement services, both criminal and traffic, are the responsibility of the City of Corona Police Department. The facility which would serve the El Cerrito Community is located at 849 West Sixth Street in the Corona Civic Center, in addition to the planned Public Safety Facility to be constructed at Bedford Canyon Road, in the Eagle Glen Specific Plan.

The Corona Police Department maintains an average emergency response time of four to six minutes. The average non-emergency response time citywide in the first quarter of 1991 was 23 to 30 minutes.

Actual response times will vary, and depend on activity levels citywide, unit assignment, staffing levels, and other priority calls for service being received. Other variables which affect response times are location of responding units and access into the response area which may be affected by traffic, weather or road conditions and the adequacy of addressing and street signage.

The City of Corona tries to maintain a staffing ratio of 1.5 sworn police officers and .86 civilian support personnel per 1,000 residential population. Based upon a population of 3,859, the annexation of El Cerrito would require an additional six sworn and three civilian support personnel to be hired. Funding for staff increases and capital expenditures would be through the City's General Fund as authorized through the budget process.

9.1.2 Police Services.

The Corona Police Department is a full-service law enforcement agency and utilizes a variety of policing models in providing service to citizens within its jurisdiction. Uniform police services include patrol response, traffic accident investigation, traffic enforcement, report services, animal control services and public assistance. Investigative services are provided by Detective personnel, who also work through the court process with victims and witnesses. Support and referral services are provided by Records, Communications, Property, Identification, Animal Control, Crime Prevention, Crime Analysis, Computer Services, Planning Services and Administrative personnel.

The Corona Police Department has extensive school-based crime prevention and education programs, such as the D.A.R.E. (Drug Abuse Resistance Education) program. Other programs available to citizens and property owners include established adult education programs such as Neighborhood and Business Watch.

9.1.3 Dispatch and Communications.

The City of Corona provides centralized public safety dispatch and communication services through the Corona Police Department. The communications center is located in the Corona Police Department and provides emergency and routine communications services for the Corona Police and Fire Departments, as well as paramedic dispatching for American Medical Response Ambulance through the Corona Fire Department. Corona Police Public Safety Dispatchers are

certified in emergency Medical Dispatching, which provides pre-arrival first aid and CPR instructions while emergency medical units are responding.

9.1.4 Requirements for New Development.

As the Police Department is ultimately the law enforcement-servicing agency for completed projects, it is important to reduce criminal opportunity in the planning stages of a development. This approach is more efficient than responding to repeated calls for service after the project is completed.

Development plans will be reviewed with a sensitivity to aesthetics and function. Access, circulation, building design, construction standards, land uses, and park sites/open space design all have an impact on criminal opportunity, calls for police services, and response times. The principles of Crime Prevention through Environmental Design and Defensible Space concepts are used to review development plans.

All new commercial, industrial, and subdivision development projects subject to Development Plan Review shall comply with city ordinances in force at the time of building permit issuance for police security conditions. These conditions may include, but are not limited to: addressing standards, security hardware and approved construction materials, exterior and interior lighting standards, security landscaping and exterior treatments, and other issues relating to police service impacts or the opportunity for crime to occur in new development.

9.2 FIRE SERVICES

9.2.1 Fire Response and Facilities.

The Corona Fire Department currently operates six (6) fire stations and one (1) administrative office that provide fire protection and emergency services to the citizens of Corona and portions of Riverside County by contract.

Response to calls for service is dependent on the type of incident reported and the information available at time of dispatch. Standard responses for type of incident are:

Structure fire - 2 engines, 1 truck, 1 squad, 1 Battalion Chief
Medical Aid - 1 engine, 1 medic unit
Vehicle Fire - 1 engine
Refuse Fire - 1 engine
Wildland Fire - 1 engine, 2 water tenders, 1 Battalion Chief

The Specific Plan Area will initially be serviced by existing fire stations. They are: Station 6 at Main Street and Upper Drive, Station 1 at Magnolia and Ontario Avenues; Station 2 at Harrison and North Main Streets; and Station 4 at McKinley Street and Sampson Avenue.

A new Public Safety Facility is proposed to be constructed at Bedford canyon Road, in the Eagle Glen Specific Plan. As this station is constructed and staffed, it will also provide service to the Specific Plan Area. This is anticipated to significantly reduce the response time to the El Cerrito Community. The locations of the existing and proposed stations are shown in Figure 19.

Response time to the Specific Plan Area varies depending on the location of the incident. The first in engine will have a normal response time of between five (5) and nine (9) minutes.

In addition to emergency services, the Fire Department will provide Fire Prevention services in the Specific Plan's area. These services will include fire prevention inspections, public education and information, hazard reduction, fire investigation, hazardous materials coordination and development and plan check service.

The Fire Department currently contracts with a private company for paramedic and ambulance services within the City. These services will be provided to the El Cerrito community.

9.2.2 Requirements For New Development.

All new developments (infill or subdivisions) in the El Cerrito Specific Plan are required by Corona Municipal Code, Chapter 3.36 (Fire Facilities Fee), to pay a Wildland Mitigation Fee at the time of building permit issuance, as well as Development Impact Fees, per C.M.C. Chapter 16.24.

9.2.2.1 Industrial, Commercial and Subdivisions

Due to the proximity of the Specific Plan Area to the Urban/Wildland Interface areas, fuel modification areas will be required for new developments that are adjacent to wildland areas or have natural open space areas. A fuel modification plan will be required prior to approval of any subdivisions in this interface area.

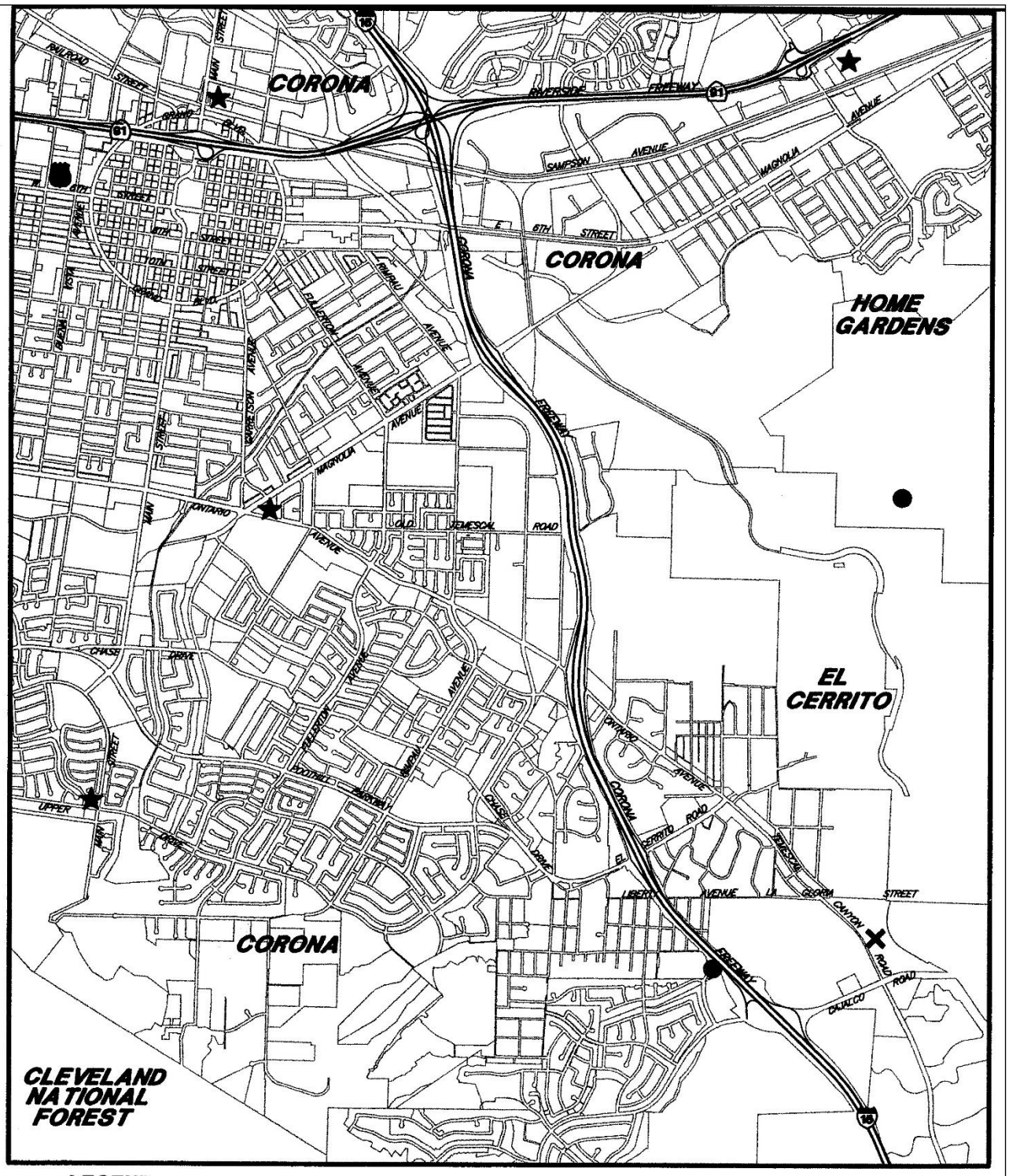
The Corona Fire Department participates in the Development Plan Review process for projects submitted to the City. This process allows the Fire Department to review each project and advise the project applicant of specific requirements for fire protection. The Fire Department requirements imposed at Development Plan Review may be achieved by alternate means where allowed by code or with the approval of the Fire Department for mitigating measures for required fire protection.

Development plans are reviewed compliance with the Corona Municipal Code, Uniform Fire Code, Uniform Building Code and Specific Plans that apply to the project area. During this review items such as fire department access, required fire flow, fire hydrant spacing, fuel modification areas, occupancy and use, type of construction, building size, and special fire protection features are determined and applicable requirements imposed on the project.

New developments may be required to provide or to participate in the development of off-site public improvements or facilities. Public improvements or facilities provided by previous developments may require reimbursement under a fair share agreement if applicable.

9.2.2.2 Private Wells or Residential Infill

Single residential lot construction, infill projects (no more than 2 units) or lots serviced by private wells with inadequate fire flow or hydrant service may utilize residential fire sprinkler systems to the approval of the Fire Department.



LEGEND

- POLICE STATION
- EXISTING FIRE STATIONS
- PROPOSED FIRE STATIONS
- COUNTY FIRE STATIONS

EMERGENCY SERVICES

EL CERRITO SPECIFIC PLAN

FIGURE: 19

10.0 PARKS AND RECREATION/COMMUNITY SERVICES

10.1 GENERAL PROVISIONS

A. Regional recreational trails shall be provided for and maintained, as shown on the El Cerrito Specific Plan Park and Trail Master Plan.

B. Trails shall be developed and maintained in accordance with the El Cerrito Specific Plan criteria and standards, and the City's Master Plan of Bikeways. Function, safety, and scenic quality shall guide the location and design of such trails.

C. Special traffic control features (demand activated crossing controls) shall be used along roads designated as part of the trails system or where a rail crosses a major road.

10.2 COMPREHENSIVE PARKS AND RECREATION MASTER PLAN

The City of Corona Parks, Recreation, and Open Space Master Plan and the Parks and Recreation Element of the General Plan provides guidance for the orderly development of parks, recreation facilities, open space, and recreation programs. The Master Plan process entailed an extensive analysis of parks and recreation needs and demands of the community, plus a comprehensive inventory of existing park facilities.

The Master Plan defines and describes neighborhood parks (5-19 acres), community parks (20-40 acres), major parks (41-100+ acres), and special use parks. Each park type has a specific service radius and various amenities it could accommodate.

In order to assess the number of park acres necessary to serve the El Cerrito Specific Plan area, the existing Quimby Ordinance of 3.5 park acres per 1,000 people has been applied. A total of 14.34 park acres is calculated to serve the estimated 1,245 single family, detached homes in El Cerrito. Based on standards established in the Comprehensive Parks and Recreation Master Plan, 15.45 qualifies as a large neighborhood park, and falls short of the 20 acre minimum for a community park.

Two potential park sites have been identified within the specific plan area. The following sections are an explanation of the development potential of the sites. However, development of both of these park sites is not required as either one would exceed the Quimby requirement. The sites have been identified to permit future feasibility evaluations at the time the property owner wishes to develop. If the site does not develop as a park the underlying land use designation will take affect.

10.2.1 <u>Community Park</u>

A 26.9 acre site, (Figure 20), located between the terminus of Rudell Road and El Cerrito Road, east of the I-15 Freeway has been identified as a potential community park site. This site, designated as RR (rural residential) and C (commercial), is bounded by the I-15 Freeway to the west, residential to the north, a church and the El Cerrito Middle School to the east.

In order for this site to function as a community park, access would have to be secured from El Cerrito Road. Other than the access issue from El Cerrito Road, this site is well suited to the active, lighted facilities of a community park.

Community parks typically contain active and lighted softball, baseball, and soccer fields, tennis and basketball courts, a community center, playgrounds, picnic and BBQ areas, open green space, and possibly a swimming pool. However, these facilities cannot all be accommodated in a park of 15.45 acres. Land, over and above the Quimby park requirement would have to be acquired in order to develop a community park.

10.2.2 Equestrian Park

The Temescal Wash, with its proximity to local and regional equestrian trails, is a desirable area in which to locate an equestrian park. Equestrian and bicycle trails would link this proposed mixed use park to the El Cerrito Community, South Corona, as well as other regional bike and equestrian trail systems.

The proposed equestrian park would function as a general park and a regional equestrian trail staging area as well as provide facilities for showing, stabling, and staging a wide variety of equestrian oriented events. The general use portion would be improved with the amenities of a community or neighborhood park, depending on the ultimate size of the site.

10.3 BICYCLE TRAILS

10.3.1 Bicycle Trail Master Plan

Bicycle trails planned and developed through the El Cerrito Community are an important element of the proposed Park and Trails Master Plan.

The objective of the proposed bicycle trail system is to provide a link to trails in South Corona. The El Cerrito bike trail system will also connect the proposed neighborhood park site, the community park site, and the equestrian park to South Corona as well as Cajalco Road and Temescal Canyon Road.

The bicycle trail "loop" proposed for El Cerrito is a vital piece of a regional bicycle circulation system that will connect to the adjoining Santa Ana River and Temescal Canyon Trail System, as shown in the City of Corona Comprehensive Parks/Recreation and Open Space Master Plan.

A "bikeway" means any facility that primarily provides for bicycle travel. The bikeways recommended for El Cerrito are Class I bike paths that provide for bicycle travel in the right-of-way completely separated from the paved street. Class I paths are only possible where future conditions and right-of-way widths will allow. In the event that a Class I path is not possible, Class II trails shall be implemented. Class II bikeways are striped and signed "lanes" on the asphalt travel way.

The proposed bikeways are illustrated in Figure 20, Parks and Trails Master Plan.

10.3.2 Bicycle Trail Location and Design

The location and design for the bicycle trails in El Cerrito shall be in accordance with the Park and Trail Master Plan (Figure 20) and the City of Corona Bicycle Master Plan. The bicycle trails shall be as follows:

- Foothill Parkway / El Cerrito Road:

  This segment of the bike lane system will be a Class II facility, extending east along Foothill Parkway and El Cerrito Road to Temescal Canyon Road. The Class II bike lane is a 5- foot wide lane contained in the pavement section of the roadway, and designated by a solid 6" white stripe and associated signing.

- Ontario/Temescal Canyon Road

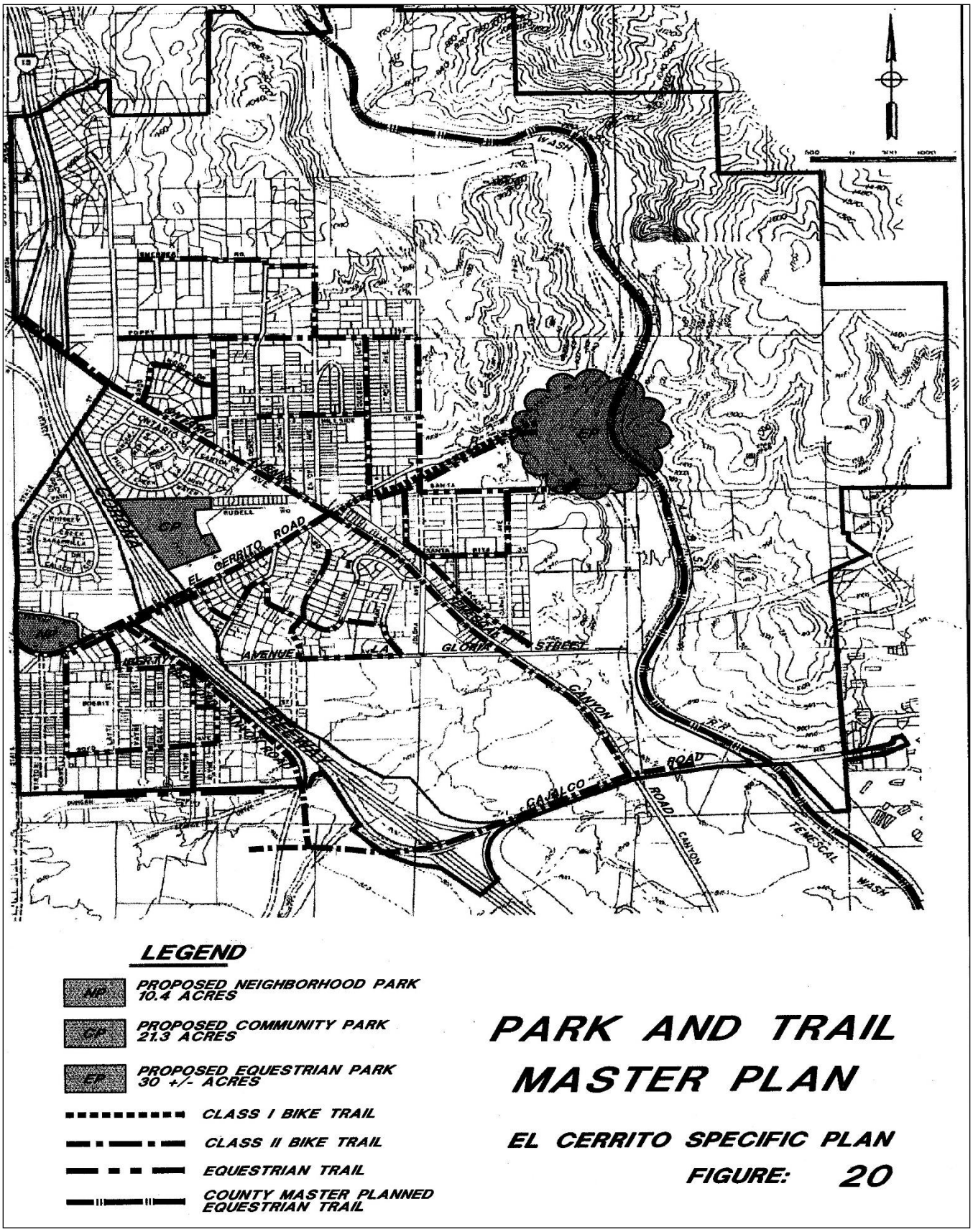
  A Class II bike lane is planned along the west and east sides of Ontario/Temescal Canyon Road, extending through the El Cerrito Specific
  Plan area. The Class II bike lane is a 5- foot wide lane contained in the pavement section of the roadway, and designated by a solid 6" white stripe and associated signing.

- Cajalco Road

  A Class II bike lane is planned to extend easterly along Cajalco Road from a connection to bike lanes in Eagle Glen Parkway, to planned bike lanes in Temescal Canyon Road. The Class II bike lane is a 5- foot wide lane contained in the pavement section of the roadway, and designated by a solid 6" white stripe and associated signing.

- Bedford Canyon Road

  A Class II bike lane is planned to extend along west side of Bedford Canyon Road, connecting with bike lanes in Foothill Parkway to the north, and Eagle Glen Parkway to the south. The Class II bike lane is a 5 foot wide lane contained in the pavement section of the roadway, and designated by a solid 6" white stripe and associated signing.


EL CERRITO ROAD
LA GLORIA STREET
AVENUE
CANYON ROAD
GALICO ROAD
CANYON ROAD
TEMESCAL WASH
WASH
CP
EP
NP
LEGEND
PROPOSED NEIGHBORHOOD PARK 10.4 ACRES
PROPOSED COMMUNITY PARK 21.3 ACRES
PROPOSED EQUESTRIAN PARK 30 +/- ACRES
CLASS I BIKE TRAIL
CLASS II BIKE TRAIL
EQUESTRIAN TRAIL
COUNTY MASTER PLANNED EQUESTRIAN TRAIL
PARK AND TRAIL MASTER PLAN
EL CERRITO SPECIFIC PLAN
FIGURE: 20

10.4 EQUESTRIAN TRAILS

10.4.1 Equestrian Trail Master Plan

To preserve and maintain the rural lifestyle and atmosphere of the El Cerrito Community, equestrian trails have been planned throughout El Cerrito and shall be required in all future development. While existing street widths and improvements make formalizing a horse trail on most residential streets impractical, possible feeder trail routes have been indicated on the El Cerrito Park and Trail Master Plan for future development.

The overall goal of the equestrian trail master plan is to link the community to the proposed equestrian park and county master planned trails.

The equestrian trails shown on the El Cerrito Park and Trails Master Plan (Figure 20) are planned on streets that could feasibly accept the installation of a trail. There are various limitations that are present along some streets in El Cerrito that prevent the installation of an equestrian trail. Among these limitations are inadequate dedicated right-of-way, steep slopes adjacent to the paved road bed, and, in many cases, property owners fully improved and landscaped right-of-way. Trails are planned to be located on public streets and are not proposed through areas, that while they may currently be used by equestrians, are not public right-of-ways. Figure 21 illustrates the typical equestrian trail section.

An attempt has been made to locate trails through and/or adjacent to residential, horse keeping lots. Equestrian trails on the major arterials of El Cerrito Road, and Temescal Canyon Road have been avoided to reduce the conflict between horses and traffic.

10.4.2 Goals of the El Cerrito Equestrian Trail System

A. Ensure trail safety by:
   * minimizing trail hazards;
   * minimizing trail deterioration; and,
   * providing for adequate surveillance to reduce crime and vandalism.

B. Protect the rights of adjacent landowners, thus making the trail a desired amenity.

C. Maximize public access to the trail system where practical in existing neighborhoods and plan for access in new developments.

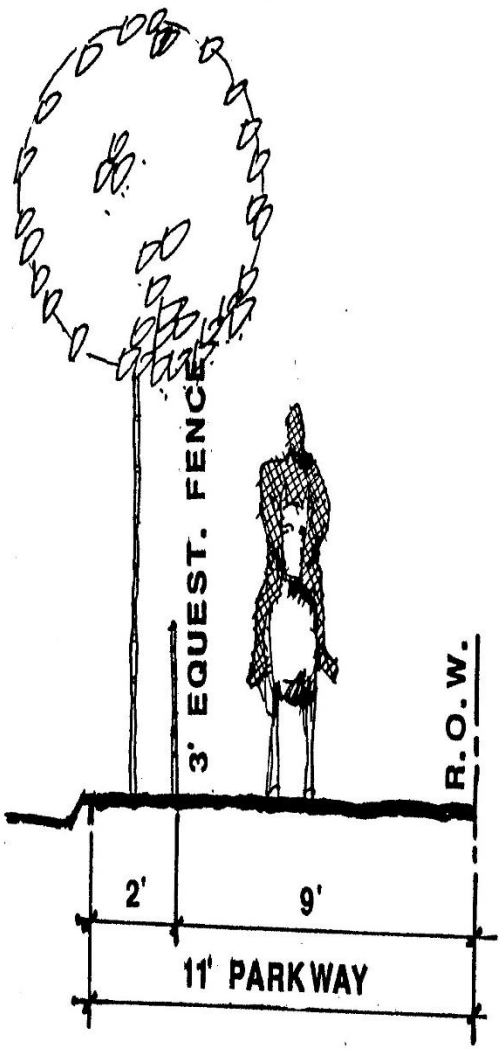
D. Minimize maintenance costs.

E. Provide for consistent trail identity.

F. Produce minimum disturbance to the natural environment.

G. Maximize the enjoyment of users through a diversity of experiences.

H. Reduce liability exposure to the City of Corona.



RURAL STREETS

CITY OF CORONA
DEPARTMENT OF PARKS AND RECREATION

EQUESTRIAN TRAIL SECTION

FIGURE 21

10.4.3 Equestrian Trail Locations

Equestrian trails throughout the El Cerrito area will be located in accordance with the the Park and Trail Master Plan (Figure 20) and the following sections. At the time of road design when more detailed information is available, the Director of Parks and Recreation may approve variations regarding which side of the street the trail will be located and other design standards as appropriate.

A. Rural Streets

The equestrian trails identified on rural streets per Figure 20, shall utilize the 11 foot wide parkway per Figure 21. The following identifies the side of the street the trail will be located:

Street Name	Side of Street
• Arcadia Street	west
• Bobbitt Street	north
• Boyd Avenue	north
• Carmelita Avenue	east
• Envoy extension	west
• Francis Street	west
• Grandview Drive	west
• Grant Street	west
• Grovewood Drive	west
• Rising Sun to knuckle	north
• knuckle to Ontarioeast	
• Hillside Street	south
• Jolora Avenue	west
• Katy Way	north
• Klyne Street	west

Street Name	Side of Street
• La Gloria Street	north
• Layton Street	west
• Liberty Avenue	south
• Marilyn Drive	northwest
• Minnesota Road	south
• Newton Street	west
• Poppy Street	south
• Quebec Avenue	west
• Rising Sun Road	west
• Rockwell Stree	east
• Santa Anita Street	north
• Santa Rita Street	north
• Smerber Road	south
• Washington Street	east

B. El Cerrito Road

- El Cerrito Road west of I-15 will remain at rural standards as a frontage road to Foothill Parkway. The equestrian trail will be located in the parkway on the south side.

- The freeway underpass will require the riders to dismount and lead the horses along the south side of the street to cross at the intersection. This section will be shared with pedestrians and bicycles.

10.4.4 Equestrian Trail Standards

The following standards are optimum conditions for trail design, variations from these standards shall be approved by the Director of Parks and Recreation.

Trail Tread Width:	10' minimum
Grade:	12% maximum, or as dictated by existing street grades.

Cross Grade:	Shall not exceed 2%
Culverts:	Where the trail crosses a stream, whether permanent or intermittent, a culvert will be required.
Vertical Clearance:	10' minimum beneath structures or tree limbs.
Trail Tread Surfacing:	Verify soil expansiveness with a soil test performed by a certified laboratory approved by the City of Corona. For: Non-expansive Soil: Scarify tread areas to a depth of 6" removing rocks, clods, and all undesirable materials. Fine grade and compact native soil to a 90% relative compaction.
Expansive Soil:	Remove soil to the depth prescribed by the soil report. Remove all remaining rocks, clods, and undesirable materials from the exposed soil base. Evenly spread a minimum of 3-1/2" of decomposed granite contained by a 2" x 4" redwood header on each side of the trail tread.
Weed Control:	As weeds appear, apply an approved herbicide (as Roundup) combined with a spray pattern indicator such as "Blazon".
Driveway and Sidewalk Crossing:	Where the trail crosses concrete aprons and sidewalks, the trail shall be constructed with rough broom or rake finish to prevent slipping (per detail).
Vegetation:	Vegetation should be cleared to a height and width of 10' for a riding trail (per detail).
Fencing:	Trail fencing shall be constructed of pressure treated pillar core Cedar or Lodge Pole Pine (per detail). Fences will be used: -in areas where side slopes exceed 3:1; -along canals or flood control hazards; -where the trail is constructed less than 5' from the street curb face; -in residential areas where the trail passes to the front of residences; and, -at street intersections to delineate the trail entrance.
Signage:	Trail markers shall be installed every 200'. If the trail is defined by the designated trail fence, signage shall be required only at intersections to designate trail entrances. Typical trail markers are shown by Figure 22.
Underpasses:	Underpasses or culverts used for trail undercrossings shall be a minimum of 10' in height and width, and maximum of 75' in length. In underpasses 50' or longer, a light should be installed in the passage. In wet areas, use Details 15 and 16 to ensure that the trail tread is kept dry.
Intersection Design:	All crossings should be at grade with striping and signing.
Trail Planting:	Where a fence is not provided, to keep trail users from leaving the trail, a continuous plant barrier shall be installed in parkway areas between vehicular traffic and the trail. Shrubs shall be selected to reach a maximum height of 4' at maturity. In areas where a parkway planting is specified, vines, shrub and tree planting must be of non - toxic to horses.

10.5 IMPLEMENTATION

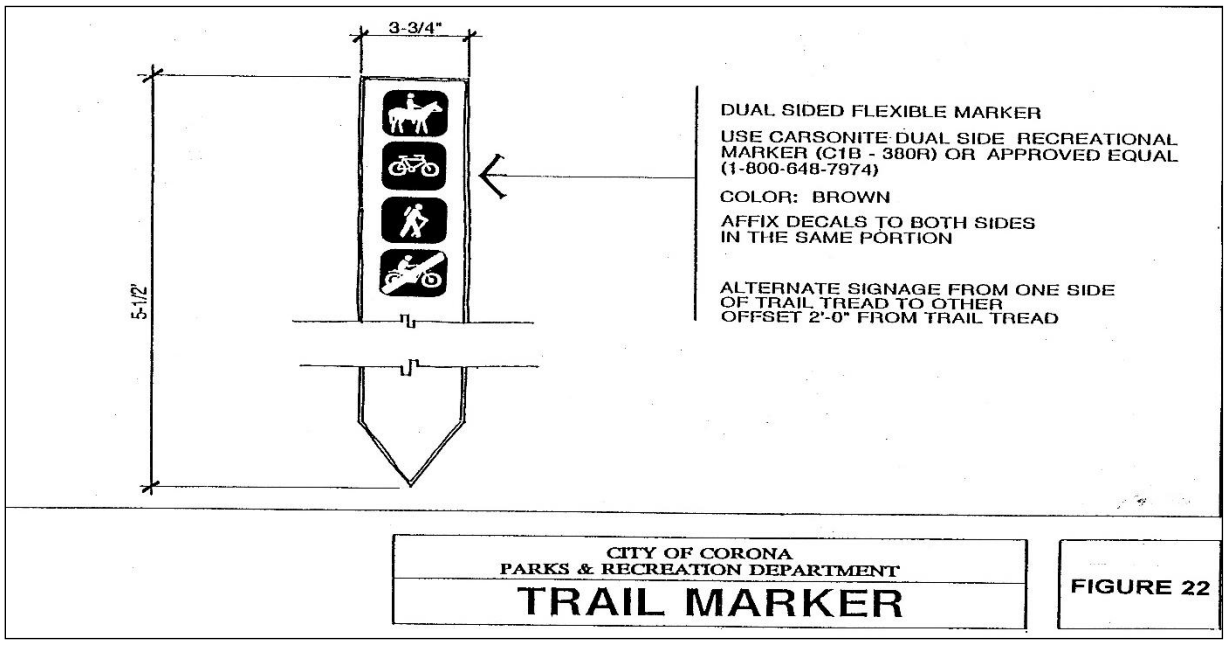
A majority of the land adjacent to the bike and equestrian trails identified in the Master Plan is developed residential and commercial areas. This precludes the full implementation of the trails system being conditioned upon site development. The intent of this implementation plan is to facilitate the future installation of the master planned bike and equestrian trail system in existing neighborhoods and commercial areas. The in-lieu fees will provide the opportunity to install the trails in areas where new developments are not anticipated, but may form vital trail links.

10.5.1 Acquisition

The right-of-way for the bike or equestrian trails identified in Figure 20, will be acquired at the time of subdivision or issuance of any building permit for structures over 640 square feet in area, whichever is first.

10.5.2 Improvement

Improvements to the bike or equestrian trails adjacent to subdivisions or property being issued building permits for structures over 640 square feet in area, shall be installed, or in-lieu fees paid, at the time of final map or prior to issuance of Certificate of Occupancy for the structure. The Parks and Recreation Department shall make the determination which option shall be exercised, dependent on the need and conditions of trails in the area. The in-lieu fee shall be established by resolution of the City Council.



CITY OF CORONA
PARKS & RECREATION DEPARTMENT
TRAIL MARKER

FIGURE 22

11.0 SOLID WASTE COLLECTION

11.1 GENERAL PROVISIONS

The El Cerrito community will be within the service area of the City of Corona for trash collection. The City presently contracts with Western Waste for residential, commercial and industrial trash collection. A flat-rate charge for refuse pickup and disposal is assessed permitting an unlimited amount of household waste for one fee. Billing for this service is handled in conjunction with the water service on a bi-monthly billing schedule.

The residents and commercial uses that currently hold contracts with other waste disposal companies may continue to contract expiration. At that time, the service is required to be transferred to the City's agent.

Residents that are not being billed for water service may choose to not subscribe to city waste disposal. However, if the resident is receiving a water billing, payment of City trash disposal fee required.

11.2 ENFORCEMENT

Enforcement of waste disposal in the El Cerrito Specific Plan will be governed by the Corona Municipal Code Chapter 8.20, Refuse Disposal.

11.3 RECYCLING

11.3.1 Waste Reduction

Pursuant to State Assembly Bill 939 the city must achieve a 25% reduction in generation of solid waste by 1995 and a 50% reduction by 2000. To meet this requirement the City has adopted a Source Reduction and Recycling Element. This element will utilize a variety of methods to achieve the reductions. The program mainly affecting the residents of El Cerrito will be the curbside recycling program that will be implemented in 1992.

11.3.2 Household Hazardous Waste

State Assembly Bills 939 and 2707 required the City to adopt Household Hazardous Waste Elements. The primary objectives of this element is to educate and inform the residents of the toxic hazards of household hazardous wastes (HHW) and reduce the amount of HHW sent to landfills. The implementation programs adopted in this element are Curbside Collection of Motor Oil and Drop-Off of Recyclable HHW, both are proposed to start in January of 1993. A Public Education Program will start in September of 1992. These programs are currently not mandatory for the residents of the City.

12.0 DEVELOPMENT STANDARDS

12.1 DEFINITIONS

Definitions for words, phrases and terms contained in the El Cerrito Specific Plan shall be as stated in Chapter 17.04 of the Corona Municipal Code. The following terms are not included in the code and shall be defined as follows:

12.1.01 Camps.

Any parcel or parcels of land used wholly or in part for recreational, educational, or religious purposes, accommodating five (5) or more children or adults, that is operated as day camp and/or a resident camp.

12.1.02 Farm project.

Not more than five cattle, horses, sheep, or similar farm animals, or six goats or hogs, on parcels not less than 20,000 square feet in size, being fattened or trained in connection with the education of a person as a member of a recognized farm education organization such as Future Farmers, 4-H or similar organization.

12.1.03 Guest ranch.

Any property containing five (5) acres or more operated as a ranch which offers guest rooms for rent and which has outdoor recreational facilities such as horseback riding, swimming or hiking.

12.1.04 Kennels and Catteries.

Any building, structure, enclosure, or premises whereupon, or within which, five (5) or more dogs, or five (5) or more cats, four (4) months of age or older, are kept or maintained for commercial and/or non-commercial purposes.

Class I Kennel. Any building, structure, enclosure, or premises whereupon, or within which, five (5) to ten (10) dogs, four (4) months of age or older, are kept or maintained. A Class I Kennel shall not include a Sentry Dog Kennel.

A. Class II Kennel. Any building, structure, enclosure, or premises whereupon, or within which, eleven (11) or more dogs, four (4) months of age or older, are kept or maintained. A Class II Kennel shall not include a Sentry Dog Kennel.
B. Sentry Dog Kennel. Any building, structure, enclosure, or premises whereupon, or within which, four (4) or more guard or sentry dogs are kept or maintained. A sentry dog is any dog trained to work without supervision in a fenced facility and to deter or detain unauthorized persons found within the facility. The term "guard dog" shall also mean "sentry dog".
C. Cattery. Any building, structure, enclosure or premises whereupon, or within which, five (5) or more cats, four (4) months of age or older, are kept or maintained.

12.1.05 Recreational lake.

A confined body of standing fresh water containing more than 500,000 gallons of water and covering more than one acre of surface area, not including reservoirs, duck clubs, bodies of water contained within golf courses, and water storage used only for agricultural or domestic purposes.

12.1.06 Stable, commercial.

A stable for horses which are let, hired, used or boarded on a commercial basis and for compensation.

12.2 GENERAL PROVISIONS

12.2.1 General Provisions

A. All land uses and residential densities within El Cerrito shall be consistent with the Land Use Plan, Figure 11.
B. Unless excepted herein, the Corona Municipal Code and other relevant ordinances and City regulations shall govern the design, development and construction of El Cerrito. Whenever the provisions of the Corona Municipal Code are utilized, the development standards of the most similar zoning district shall apply, such as the M-1 zone for the LI and IP districts, and C-3 for the C and CC districts.
C. Every building and structure hereafter constructed, and every use undertaken in any district, shall be located and conducted only on a legal lot which has been surveyed and monumentation set (as certified by a registered civil engineer or licensed land surveyor).
D. Any lot shown on an official subdivision map duly approved and recorded, or any lot for which a bona fide deed had been duly recorded by March 4, 1972 may be used as a building site for land uses consistent with the Land Use Plan, Figure 11.
E. Each building or lot shall have permanent access to the street on which the building or lot abuts unless a minor variance is granted therefrom under the provisions of Corona Municipal Code Chapter 17.98.
F. Setbacks from street rights-of-way shall be as noted herein unless additional separation is required to mitigate traffic noise as required by the builder's development.
G. Where lots, buildings, or uses legally existing on the effective date of this Specific Plan are not in conformity with the provisions of this Specific Plan, it is the intent and purpose of the City to declare such lots, buildings, and uses to be non-conforming, for the purpose of protecting the public health safety and general welfare. The nonconforming provisions of Corona Municipal Code Chapter 17.90 shall apply to all nonconforming lots, buildings and uses with the following exception: Corona Municipal Code Section 17.90.020, Group A nonconforming residential buildings shall be permitted to be reconstructed pursuant to the existing yards, height, and distance between buildings.
H. All residential developments shall provide landscape treatments adjacent to secondary or larger highways. The perpetual ownership and maintenance of this landscaping shall be ensured by a homeowner's association or other means approved by the City of Corona.

12.2.2 Location of detached accessory buildings.

Detached accessory buildings shall be permitted pursuant to the standards of Corona Municipal Code Chapter 17.66 with the following exceptions:

A. No detached accessory building shall be located closer than seventy-five feet from the front property line. If the front half of the lot is more than four feet above or below the established street elevation, a private detached garage may be built at the minimum setbacks for the district in which the property is located.
B. In the case of lots with double frontages, no accessory building shall encroach upon the required front yard on either street.

12.2.3 Secondary Unit Permits.

Secondary residential unit permits shall be approved pursuant to Corona Municipal Code Section 17.85 with the following exceptions:

A. On lots equal to or greater than 20,000 square feet in area, the total square footage of the living area of the designated second unit shall not exceed 75 percent of the total square footage of the living area of the principal unit, but in no event shall the living area exceed 1,800 square feet. Living area shall mean the interior inhabitable area of a dwelling unit excluding a garage or any accessory structure.
B. On lots of less than 20,000 square feet in area, the total square footage of the living area of the designated second unit shall not exceed 750 square feet. Living area shall mean the interior inhabitable area of a dwelling unit excluding a garage or any accessory structure. The proposed unit shall have roofing materials, siding materials, and such additional items, that will insure compatibility with area development.
C. The second unit shall be used as a dwelling unit only, and no businesses or home occupations of any kind may be conducted from or in the second unit.
D. Secondary units shall not be permitted in those areas which have significant problems with regard to water availability or quality, sewage disposal or other public health or safety concerns.
E. If the proposed secondary unit is attached to the principle unit, the following standards shall also apply:

    1. Either the principle unit or the proposed additional unit is and will be the dwelling unit of the owner-occupant.
    2. Whenever an increase in floor area is involved, it shall not exceed ten percent (10%) of the existing living area. Living area shall mean the interior inhabitable area of a dwelling unit excluding a garage or any accessory structure.
    3. Secondary units shall be attached to the rear or side portions of the existing dwelling and shall comply with all setbacks applicable to the lot.
    4. The character and appearance of the principle residence shall be maintained to appear as a single family unit. The main entrance to an attached second unit shall share the existing main entrance to the principle unit or shall be located at the side or rear of the second unit.

12.2.4 **Kennels and Catteries.**

A. Kennels and catteries shall be permitted in the following zones subject to the development standards in subsection B:

Type	Permitted	Conditionally permitted
Class I Kennel	RA	RR, LI
Class II Kennel		
(11-25 dogs)		LI, RA,
(26 or more dogs)		LI
Cattery		
(5-5 cats)		LI, RA,
(26 or more cats)		LI
Sentry Dog Kennel		LI

B. Development Standards:

1. Class I Kennels may be placed upon parcels containing detached single family dwelling units.
2. All Class II Kennels and Catteries shall include a single family dwelling to be used by a live-in caretaker.
3. Multiple family and attached single family dwelling units shall not be permitted in conjunction with kennels or catteries, with the exception of guest dwellings or secondary units with valid secondary residential unit permits.
4. The minimum lot size for a kennel or cattery shall be that permitted within said district, except that in the RR or RA districts the minimum lot size shall be one acre.
5. The applicant shall obtain and continuously maintain all necessary licenses from the Riverside County Health Department and the City of Corona.
6. Conditionally permitted uses require a Conditional Use Permit pursuant to Corona Municipal Code Chapter 17.92.

12.2.5 **Maturity of Animals.**

Whenever any section of this specific plan requires a determination as to the maturity of animals, the following periods of time shall be used to establish the age of maturity:

Classification		Age of Maturity
1.	Birds and Poultry	6 months
2.	Cattle	18 months
3.	Goats	9 months
4.	Horses	24 months
5.	Pigs	8 months
6.	Sheep	9 months
7.	Other small farm animals	6 months

12.3 RR - RURAL RESIDENTIAL (1 du per 1/2 AC)

12.3.1 Purpose.

The RR district is intended single family detached homes on minimum one-half acre lots, permitting limited animal keeping. Except as specifically provided elsewhere, any and every building and premises or land in the RR district shall be used, occupied, erected, constructed, established, altered, enlarged, maintained, moved into or within said RR district only in accordance with the following standards set forth in this chapter.

12.3.2 Permitted uses.

The following uses shall be permitted in the RR district:

A. Single family dwellings of a permanent character placed in a permanent location.

B. Animal keeping as follows:

1. Four weaned dogs.
2. Four weaned cats.
3. The non-commercial keeping of horses on lots not less than 20,000 square feet in area and 100 feet in width, provided they are kept not less than 100 feet from any street and 20 feet from any property line. A maximum of two horses per 20,000 square feet and, in any event not more than four horses on a lot will be permitted.
4. If a lot is one acre or more in area, poultry and rabbits may kept for the uses of the occupants of the premises only. The poultry and rabbits shall be kept in an enclosed area located not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use.
5. If a lot is two acres or more in area, two sheep or goats or combination thereof may be kept in addition thereto provided they are kept not less than 100 feet from any street, 20 feet from any property line and 50 feet from any residence.

C. Field crops, flower and vegetable gardening, tree crops and greenhouses used only for the purpose of propagation and culture, including the sale thereof from the premises and one unlighted sign that does not exceed 2 square feet in size pertaining to the sale of products.

D. Secondary residential units pursuant to Section 12.2.3 of this Specific Plan.

E. Small family day care.

F. Large family day care pursuant to Corona Municipal Code Chapter 17.80.

G. Model home complex subject to the provisions of Corona Municipal Code Chapter 17.98.

H. Renting of rooms to not more than four roomers and/or the providing of table board to not more than four boarders, in addition to members of the family occupying a one-family residence.

I. Public parks and public playgrounds.

J. Home occupations pursuant to Corona Municipal Code Chapter 17.80.

K. Beauty shops operated from a home by its inhabitants where no employed as approved by the zoning administrator pursuant to the procedures in Corona Municipal Code Chapter 17.101.

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

M. Similar uses permitted by Commission determination. The Commission may, be resolution of record, permit any other uses which it may determine to be similar to those listed above, in conformity with the intent and purpose of this district and not more obnoxious or detrimental to the public health, safety, and welfare, or to other uses permitted in this district.

12.3.3 <u>Conditional uses.</u>

The following uses may be permitted subject to issuance of a conditional use permit pursuant to Corona Municipal Code Chapter 17.92:

A. Class I Kennels pursuant to section 12.2.4.

B. Nurseries, horticultural.

C. Churches.

D. Golf, tennis, polo or country clubs.

E. Planned unit developments subject to the provisions of Corona Municipal Code Chapter 17.82.

F. Day care facilities.

G. Health care facilities pursuant to Corona Municipal Code Chapter 17.73.

H. Nonprofit libraries and museums.

12.3.4 <u>Prohibited uses.</u>

All uses and structures not permitted in Sections 12.3.2 and 12.3.3 are specifically prohibited.

12.3.5 Development standards.

All development in the RR district shall comply with the following minimum development standards:

A. Lot area. The minimum lot area per dwelling unit shall not be less than 20,000 square feet.

B. Lot width, lot depth. Lots shall have a minimum width of 65 feet and a minimum depth of 100 feet. That portion of a lot used for access on "flag" lots shall have a minimum width of 20 feet. Lots fronting on knuckles or culs-de-sac may have a minimum frontage of 35 feet.

C. Building height. The height of buildings or structures shall not exceed three stories with a maximum height of 40 feet from finished grade.

D. Yards. Except for setbacks along major streets established by Corona Municipal Code Chapter 17.86, there shall be established and maintained:

1. Front yards - The front yard shall not be less than twenty feet.
2. Side yards - Side yards shall be a minimum of five feet.
3. Street side yards - Side yards that abut a street shall be a minimum of ten feet.
4. Rear yards - The rear yard shall be a minimum of fifteen feet.

E. Distance between buildings. Nonresidential accessory buildings shall be located not less than ten feet from any main residential building. Residential accessory buildings shall be located not less than twenty-five feet from any main residential building. The minimum distance between nonresidential accessory buildings shall be five feet unless said buildings have a common or party wall. The minimum distance between residential accessory buildings shall be twenty feet.

F. Coverage. Lot area coverage by buildings or structures shall not exceed thirty percent of the total lot area.

G. Walls, fences and landscaping. The provisions of Corona Municipal Code Chapter 17.70 shall apply.

H. Off-street parking. Off-street parking shall comply with Corona Municipal Code Section 17.76 except that parking areas and driveways for single family residences located on parcels one-half acre in area or larger shall be improved with at least three inches of decomposed granite, or equal.

I. Signage. No signage is permitted, with the exception of real estate signs not exceeding 4 square feet in size and those signs in accordance with Section 12.3.2 (C) of this Specific Plan.

12.4 RA - RESIDENTIAL AGRICULTURAL (1 du per 1/2 AC to 1 du/5 AC)

12.4.1 Permitted uses.

The RA district is intended for single family detached homes on minimum one-half acre lots, and a wide range of agricultural and animal keeping uses. Except as specifically provided elsewhere, any very and premises or land in the RA district shall be used, occupied, erected, constructed, established, altered, enlarged, maintained, moved into or within said RA district only in accordance with the following standards set forth in this chapter.

12.4.2 Permitted uses.

The following uses shall be permitted in the RA district:

A. Any use permitted in the RR district.

B. Poultry and rabbits for the use of the occupants of the premises only. All poultry and rabbits shall be kept in an enclosed area, located not less than 50 feet from any residence existing at the time such use is established.

C. The non-commercial keeping of horses, cattle, sheep, and goats on lots or parcels over 20,000 square feet in area and 100 feet in width, provided they are kept, fed and maintained not less than 50 feet from any residence existing at the time such use is established. Two such animals may be kept on each 20,000 square feet up to one acre and two such animals for each additional acre.

D. Wholesale nurseries, greenhouses, orchards, aviaries, apiaries, the raising of field crops and tree crops, berry and bush crops, vegetable, flower and herb gardening on a commercial scale, the drying, packing and processing of fruits (excluding canning), nuts, vegetables, and other horticultural products where such drying, packing or processing is primarily in conjunction with a farming operation.

E. Farm projects.

F. The raising and breeding of guinea pigs, parakeets, chinchillas, or similar small fowl or animals, provided that all such uses are kept and maintained at least 50 feet from any residence existing at the time such use is established.

G. Temporary fruits or vegetable stands pursuant to Corona Municipal Code Chapter 17.94.

H. Farms or establishments for the selective or experimental breeding and raising of horses, cattle, sheep, goats, and other farm stock or animals subject to the permissible number, conditions, and provisions set forth in subsection C.

I. The grazing of sheep where such grazing operation is conducted on fields for the purpose of clearing stubble or unharvested crops, without limit as the number of animals per acre, for a period of not more than 30 days in any six-month period for each parcel.

J. Class I Dog Kennels pursuant to section 12.2.4.

K. Similar uses permitted by Commission determination. The Commission may, be resolution of record, permit any other uses which it may determine to be similar to those listed above, in conformity with the intent and purpose of this district and not more obnoxious or detrimental to the public health, safety, and welfare, or to other uses permitted in this district.

12.4.3 Conditional uses.

The following uses may be permitted subject to issuance of a conditional use permit pursuant to Corona Municipal Code Chapter 17.92:

A. Any use permitted pursuant to a conditional use permit in the RR district.

B. Catteries or Class II Kennels pursuant to section 12.2.4.

12.4.4 Prohibited uses.

All uses and structures not permitted in Sections 12.4.2 and 12.4.3 are specifically prohibited.

12.4.5 Development standards.

All development in the RA district shall comply with the following minimum development standards:

A. Lot area and lot dimensions. The minimum lot area and lot dimensions are as follows:

Designation	Minimum lot area	Lot width	Lot depth
RA-20	20,000 sq. ft.	100 ft.	150 ft.
RA-1	40,000 sq. ft.	120 ft.	120 ft.
RA-2	2 AC	120 ft.	120 ft.
RA-5	5 AC	250 ft.	300 ft.

B. Building height. The height of buildings or structures shall not exceed three stories with a maximum height of 40 feet from finished grade.

C. Yards. The minimum yard requirements are as follows:

Designation	Front	Side	Street side	Rear
RA-20	20 ft.	10 ft.	10 ft.	20 ft.
RA-1	25 ft.	10 ft.	15 ft.	20 ft.
RA-2	25 ft.	10 ft.	15 ft.	20 ft.
RA-5	25 ft.	15 ft.	15 ft.	20 ft.

E. Distance between buildings. Nonresidential accessory buildings shall be located not less than ten feet from any main residential building. Residential accessory buildings shall be located not less than twenty-five feet from any main residential building. The minimum distance between nonresidential accessory buildings shall be five feet unless said buildings have a common or party wall. The minimum distance between residential accessory buildings shall be twenty feet.

F. Coverage. Lot area coverage by buildings or structures shall not exceed thirty percent of the total lot area.

G. Walls, fences and landscaping. The provisions of Corona Municipal Code Chapter 17.70 shall apply.

H. Off-street parking. Off-street parking shall comply with Corona Municipal Code Section 17.76 except that parking areas and driveways for single family residences located on parcels one-half acre in area or larger shall be improved with at least three inches of decomposed granite, or equal.

I. Signage. No signage is permitted, with the exception of real estate signs not exceeding 4 square feet in size and those signs in accordance with Section 12.4.2 (A and G) of this Specific Plan.

12.5 HCD - HILLSIDE CONTROLLED DEVELOPMENT (1 du/10 AC)

12.5.1 Purpose.

The HCD hillside controlled development district is intended to limit development in environmentally sensitive areas, to protect human health, safety and welfare and to protect and preserve hillsides, ridgelines and sensitive habitats. The City may require pre-development studies, which may include, but are not limited to, geo-technical studies, hydrologic studies and biological studies. These studies may further refine and limit the uses and development standards for this district.

It is the intent of the City to apply the following policies and standards within the HCD district:

A. To preserve the most visually significant slope banks and ridgelines in their natural state by providing for low intensity development;
B. To minimize the effects of grading and insure that the natural character of hillside areas is retained;
C. To preserve visually significant rock outcroppings, native plant materials and natural hydrology;
D. To discourage mass grading of large pads and excessive terracing;
E. To provide for safe circulation of vehicular and pedestrian traffic to and within hillside areas, and to provide adequate access for emergency vehicles necessary to serve hillside areas;
F. To take into account unstable slopes, or slopes subject to erosion and deterioration, in order to protect human lives and property;
G. To encourage design and building practices assure maximum safety from wildfire hazard.
H. Post and beam construction and special foundations designed to resist earthquake shaking shall be encouraged in areas with slopes in excess of 25% to reduce excessive grading.
I. Development in hillside areas shall blend into the natural features of the site and shall avoid an unvaried, unnatural, or manufactured appearance.
J. Canyons which might create a significant fire hazard and/or which contain significant biological resources shall be left undeveloped.
K. Roads and driveways should attempt to avoid alignment through areas of natural slopes in excess of 24 percent.
L. All driveways shall be constructed with a finished grade of no more than 12 percent or as approved by the Director of Public Works and Fire Chief.
M. Roads crossing drainage channels shall provide for proper drainage, and placement of drainage channels which might undermine or erode the roadbed shall be avoided.
N. Building pads are prohibited on ridgelines.
O. Erosion and sedimentation control shall utilize the retention of existing trees and native vegetation, planting of cut and fill slopes, construction or retaining walls and dikes, proper compaction of manufactured slopes based on soil types, vegetative cover and irrigation systems calibrated to soil permeability.
P. Structures must be setback a minimum of 30 feet from any slopes greater than 24 percent and 30 feet in height and, excepting lawns and some ornamental vegetation and groundcovers, natural vegetation shall be cleared for a distance of not less than 30 feet from any structure.

Q. The boundaries of the HCD designation are based on general topographical and hydrological data as well as consideration relating to erosion, landslides, rockfall, fire hazards, difficulty of providing city services, biological and archaeological resources, liquefaction and other seismic safety issues, etc. Therefore, the lines should not be considered final for the purposes of determining how much of a given parcel is inside or outside of the designation. Development application located on the edge of the hillside designation shall be accompanied by more detailed topographic or hydrologic data to further define slope characteristics of the parcels.

Except as specifically provided elsewhere, any and every building and premises or land in the HCD district shall be used, occupied, erected, constructed, established, altered, enlarged, maintained, moved into or within said HCD district only in accordance with the following standards set forth in this chapter.

12.5.2 <u>Permitted uses.</u>

The following uses may be permitted in the HCD district subject to compliance with the development standards in section 12.5.5;

A. Natural parks.
B. Apiaries.
C. The grazing of cattle, horses, sheep, goats and other similar livestock, not to exceed five animals per acre.
D. Hiking and riding trails.
E. Similar uses permitted by Commission determination. The Commission may, be resolution of record, permit any other uses which it may determine to be similar to those listed above, in conformity with the intent and purpose of this district and not more obnoxious or detrimental to the public health, safety, and welfare, or to other uses permitted in this district.

12.5.3 <u>Conditional uses.</u>

The following uses may be permitted subject to a conditional use permit pursuant to Corona Municipal Code Chapter 17.92;

A. Guest ranches.
B. Commercial recreational uses.
C. Commercial stables and riding academies.
D. Improved public parks and playgrounds.
E. Communications and utility facilities.
F. Facilities necessary to preserve open space, including public facilities.
G. Museums.

12.5.4 <u>Prohibited uses.</u>

All uses and structures not permitted in Sections 12.5.2 and 12.5.3 are specifically prohibited.

12.5.5 <u>Development standards.</u>

All development in the HCD district shall comply with the following minimum development standards:

A. Lot area. The minimum lot area shall not be less than ten acres.

B. Building height. The height of buildings or structures shall not exceed two stories with a maximum height of 25 feet from finished grade.

C. Yards. There shall be established and maintained:

   1. Front yards - The front yard shall not be less than fifty feet.
   2. Side yards - Side yards shall be a minimum of thirty feet.
   3. Rear yards - The rear yard shall be a minimum of fifty feet.
   4. Slope setbacks - Structures must be set back a minimum of 30 feet from any slopes greater than 24 percent and 30 feet in height. Natural vegetation (excepting lawns and limited ornamental vegetation and groundcovers) shall be cleared for a distance of not less than 30 feet from any structure.

D. Walls, fences and landscaping. Existing natural vegetation and land formations shall remain in a natural state unless modification is approved through site plan review in accordance with Corona Municipal Code Chapter 17.102. Fences and walls shall comply with the provisions of Corona Municipal Code Chapter 17.70.

E. Off-street parking. Off-street parking shall comply with Corona Municipal Code Section 17.76. The finished grade for all driveways shall not exceed 12 percent.

F. Signage. No signage is permitted, with the exception of real estate signs not exceeding 4 square feet in size and those permitted in conjunction with a conditional use permit granted in accordance with CMC Chapter 17.92.

12.6 WC - WATER COURSE

12.6.1 Purpose.

The WC water course district applies to areas where periodic flooding and other hazards deem the property not suitable for permanent occupancy or residency. The intent of this chapter is to protect the public health, safety and welfare and property from the hazard and damages resulting from floodwaters.

It is the intent of the City to apply the following policies and standards within the WC district:

A. Roads crossing drainage channels shall provide for proper drainage, and placement of drainage channels which might undermine or erode the roadbed shall be avoided.

B. Canyons which might create a significant fire hazard and/or which contain significant biological resources shall be left undeveloped.

C. The boundaries of the WC designation are based on general topographical and hydrological data as well as consideration relating to erosion, landslides, rockfall, fire hazards, difficulty of providing city services, biological and archaeological resources, liquefaction and other seismic safety issues, etc. Therefore, the lines should not be considered final for the purposes of determining how much of a given parcel is inside or outside of the designation. Development application located on the edge of the water course designation shall be accompanied by more detailed topographic or hydrologic data to further define slope characteristics of the parcels.

Except as specifically provided elsewhere, any and every building and premises or land in the WC district shall be used, occupied, erected, constructed, established, altered, enlarged, maintained, moved into or within said WC district only in accordance with the following standards set forth in this chapter.

12.6.2 Permitted uses.

The following uses may be permitted in the WC district subject to compliance with the development standards in section 12.6.5;

A. Field, tree and bush crops; flower and herb gardening.
B. Public parks and playgrounds.
C. Areas required for groundwater basin management.
D. Bodies of water, lakes, rivers, intermittent streams, marshes, flood control channels and land devoted to water storage.
E. Similar uses permitted by Commission determination. The Commission may, be resolution of record, permit any other uses which it may determine to be similar to those listed above, in conformity with the intent and purpose of this district and not more obnoxious or detrimental to the public health, safety, and welfare, or to other uses permitted in this district.

12.6.3 <u>Conditional uses.</u>

The following uses may be permitted subject to a conditional use permit pursuant to Corona Municipal Code Chapter 17.92;

A. Communication and utility facilities.
B. Commercial recreational facilities.
C. Commercial stables and riding academies.
D. Buildings and structures in conjunction with any use that is permitted under section 12.6.2.

12.6.4 <u>Prohibited uses.</u>

All uses and structures not permitted in Sections 12.5.2 and 12.5.3 are specifically prohibited.

12.6.5 <u>Development standards.</u>

All development in the WC district shall comply with the following minimum development standards:

A. Building height. The height of buildings or structures shall not exceed two stories with a maximum height of 30 feet from finished grade.

B. Yards. There shall be established and maintained:

1. Front yards - The front yard shall not be less than twenty-five feet.

2. Side and rear yards - Side and rear yards shall be a minimum of fifteen feet.

3. Slope setbacks - Structures must be set back a minimum of 30 feet from any slopes greater than 24 percent and 30 feet in height. Natural vegetation (excepting lawns and limited ornamental vegetation and groundcovers) shall be cleared for a distance of not less than 30 feet from any structure.

C. Walls, fences and landscaping. The provisions of Corona Municipal Code Chapter 17.70 shall apply. Existing natural vegetation and land formations shall remain in a natural state wherever possible.

D. Off-street parking. Off-street parking shall comply with Corona Municipal Code Section 17.76. The finished grade for all driveways shall not exceed 15 percent.

E. Signage. No signage is permitted, with the exception of real estate signs not exceeding 4 square feet in size and those permitted in conjunction with a conditional use permit granted in accordance with CMC Chapter 17.92.

12.7 OP - OFFICE COMMERCIAL

12.7.1 Purpose.

The OP office commercial district is intended primarily for uses conducted in offices (referred to in this chapter as "office use") or uses often associated with office uses or located in office buildings. The following criteria are applicable to determine whether or not a use is an office use. An office use:

A. Is not a retail, wholesale or industrial activity;
B. Does not generate large amounts of vehicular traffic;
C. Does not generally require high exposure to traffic;
D. Does not generate undue amounts of noise;
E. Generally involves no activities outside the office or building in which it is conducted.

A "use associated with office uses" is a retail commercial activity which meets criteria B through E. It is intended that at least fifty percent of the space in buildings in the OP district be occupied by office uses rather than "uses associated with office uses".

Except as specifically provided else where in this title, any and every building, structure and land, or any portion thereof, in the OP district shall be used, occupied, erected, constructed, established, altered, enlarged, maintained, moved into or within said OP district only in accordance with each and every provision of this chapter.

12.7.2 Permitted uses.

A. The following uses shall be permitted in the OP, Office Commercial district subject to compliance with the development standards in Section 12.7.5. All such uses shall be conducted wholly within a totally enclosed building:

Administrative, financial, or professional office, excluding banks;
Artist's studio;
Art school;
Clinic, medical or dental;
Counseling service;
Data processing service;
Day care facilities;
Dental or medical assistant technician school;
Design studio;
Detective service;
Employment agency;
Laboratory, medical or dental;
Language school;
Letter or mailing service;
Library;
Messenger service;
Microfilm service;
Modeling school;

Photography service or studio;
Secretarial or clerical school or service;
Stationary or office supplies;
Telephone answering service;
Similar uses as approved pursuant to CMC Chapter 17.88.

B. The following uses shall be permitted in the OP office commercial district subject to compliance with the development standards in Section 12.7.5 and only when such uses are conducted wholly within a totally enclosed building in which fifty percent or more of the floor area thereof is occupied by one or more of the uses enumerated in subsection A:
Art gallery;
Barber shop;
Beauty shop;
Bookstore;
Candy store;
Custom tailoring shop;
Drapery shop;
Florist;
Gift shop;
Interior decorating shop;
Magazine or tobacco counter
Millinery shop;
Pharmacy;
Prosthetic device store;
Restaurant, coffee shop or tea room, excluding drive-in or fast food take-out restaurants;
Travel agency;
Similar uses subject to the provisions of Corona Municipal Code Chapter 17.72.

12.7.3 <u>Conditional uses.</u>

The following uses may be permitted subject to a major conditional use permit (CUP), but only when conducted within a wholly enclosed building;

Church;
Club or lodge;
Exhibit hall;
Health care facility subject to the provisions of Corona Municipal Code Chapter 17.73.
Hotel;
Meeting hall;
Motel;
Multiple dwelling;
Museum;
Parking lot or parking structure as a accessory use, which lot or structure need not be (a) on the lot wherein is located the main use to which it is accessory, or (b) within a wholly enclosed building;
Rooming house or boarding house;
Vocational school other than those permitted under Section 12.7.2.

12.7.4 Prohibited uses.

The following uses are expressly prohibited in the OP district, except as otherwise provided in Section 12.7.2:

Industrial uses;

Retail commercial uses other than those specifically listed or provided for in Sections 12.7.2 and 12.7.3.

12.7.5 Development standards.

All development in the OP district shall comply with the following minimum development standards:

A. Lot area. There is no minimum lot area.

B. Lot width, lot depth. There are no minimum lot dimensions.

C. Building height. Buildings and structures erected in this district shall have a height not greater than three stories or forty feet, except as otherwise provided in Corona Municipal Code Section 17.66.020.

D. Yards. Except for setbacks along major streets established by Corona Municipal Code Chapter 17.86, there shall be established and maintained:

1. Front yards - When the property fronts upon a street, there shall be a landscaped and maintained front yard of not less than fifteen feet.
2. Side yards - When the property sides upon a street, there shall be a landscaped and maintained side yard of not less than fifteen feet.
3. Other - When any part of the property abuts a residential district, there shall be a landscaped and maintained yard of not less than ten feet along the district boundary.

E. Coverage. There are no requirements for building coverage.

F. Walls, fences and landscaping. The provisions of Corona Municipal Code Chapter 17.70 shall apply.

G. Off-street parking. The provisions of Corona Municipal Code Chapter 17.76 shall apply. Parking lots with twenty-five or more spaces may have up to forty percent of such space designated for compact vehicles. Parking lots with twenty-four or fewer spaces may have up to twenty-five percent of such spaces designated for compact vehicles. All such spaces shall be clearly marked.

H. Signage. Signage shall be permitted in accordance with CMC Chapter 17.74, with the exception that parcel identification signs may only be of the monument type, not exceeding three feet in height in the front yard setback.

I. Design Review. All commercial projects shall be subject to Design Review in accordance with Sections 14.6 and 14.7 of this Specific Plan.

12.8 C - COMMERCIAL

12.8.1 Purpose.

The C, Commercial District is intended for retail and office commercial uses. Except as specifically provided elsewhere, any and every building and premises or land in the C district shall be used, occupied, erected, constructed, established, altered, enlarged, maintained, moved into or within said C district only in accordance with the following standards set forth in this chapter.

12.8.2 Permitted uses.

The following uses, exclusively and only shall be permitted in the C district must be conducted within completely enclosed buildings in such a manner that no nuisance is created there from outside the building, and subject to the property development and performance standards as provided in this Specific Plan and the Corona Municipal Code:

A. Service uses as follows:

Ambulance services.
Banks and financial institutions.
Barber and beauty shops.
Business, medical and professional offices.
Catering.
Copy and Printing services.
Costume design.
Day care centers.
Dry Cleaners.
Employment agencies.
Gymnasiums and health spas.
Interior decorating.
Laundries and Laundromats, Libraries and museums.
Locksmith.
Photography shops.
Professional offices.
Radio and television broadcasting studios.
Recording studios.
Schools, business and professional, including art, barber, beauty, dance, drama, music and swimming.
Travel agencies.
Telephone exchange.
Tailor.
Tourist information.
Wedding chapels.

B. Retail sale of:

Antiques.
Appliances, including repair
Automobile parts and supplies.

Bakery goods, including baking only when incidental to retail sales on the premises.
Bicycles.
Books.
Candy.
Carpets and draperies.
Clothing.
Electronic Stores
Feed and grain.
Furniture.
Gifts.
Grocery stores and markets.
Hardware.
Household appliances and electronics.
Jewelry Store
Leather goods.
Liquor or Convenience Store *(located no less than 2000 feet from schools or Churches).*
Meat (retail and no live poultry or animals kept on the premises).
Music and/or video stores.
Newsstand.
Notions and novelties.
Paint and wallpaper.
Produce.
Plumbing supplies.
Pets and pet supplies.
Shoes.
Sporting goods.
Stationery.
Toys.

C. Other uses as follows:

Ancillary game arcades.
Art supply shops and studios.
Clubs or lodges.
Convenience stores, not including the concurrent sale of gasoline
Craft Brewery (defined in CMC Chapter 17.04)
Delicatessens.
Department stores.
Drug stores.
Florist.
Hobby shops.
Hotels, resort hotels and motels.
Laboratories, film, dental, medical, research or testing.
Mail order businesses.
Nurseries and garden supply stores.
Restaurants and other eating establishments, excluding live entertainment or drive-thru restaurants.
Stained glass assembly and sales.

Stations, bus and taxi.
Taxidermist.
Theaters and cinemas *(indoor).*
Similar uses as approved pursuant to Corona Municipal Code Chapter 17.88.

12.8.3 <u>Conditionally permitted uses.</u>

A. Major conditional use permit (CUP)

Animal hospitals.
Automobile, marine and recreational vehicle repair garages, body shops, spray painting shops. Bakery goods, wholesale and distribution.
Car washes.
Ceramic sales and manufacturing for on-site sales, provided the total volume of the kiln does not exceed 16 cubic feet.
Churches.
Commercial Recreation uses and facilities
Congregate care residential facilities per Corona Municipal Code Section 17.04.148.
Convenience stores, including the sale of motor vehicle fuel.
Dance academies and halls.
Drive-thru restaurants.
Gasoline service stations, with the concurrent sale of beer and wine for off-premises consumption. and accessory uses pursuant to C.M.C. Chapter 17.72.030, and Section G of this Chapter.
Health care facilities pursuant to Corona Municipal Code Chapter 17.73.
Mixed-Use Commercial/Office and Residential projects (subject to the development standards in Chapter 12.13, Mixed Use)
Senior Citizen Housing (subject to the development standards of Chapter 17.24 of the C.M.C.)
Small equipment rental services
Tire sales and services (no outdoor storage)

B. Minor conditional use permit (MCUP)

Smoking lounges, subject to Corona Municipal Code Section 17.33.160. Tobacco stores, subject to Corona Municipal Code Chapter 5.19.

12.8.4 <u>Prohibited uses.</u> The following uses are expressly prohibited in the C district:
Manufacturing uses.

12.8.5 <u>Development standards.</u> All development in the C district shall comply with the following minimum development standards:

A. Lot area. There is no minimum lot area.

B. Lot width, lot depth. There are no minimum lot dimensions.

C. Building height. Buildings and structures erected in this district shall have a height not greater than three stories or forty feet, except as otherwise provided in Corona Municipal Code Section 17.66.020. Notwithstanding the above, all other buildings being allowed to exceed the height requirements of this section pursuant to the approval of a Conditional Use Permit, as provided in Section 17.92.030 (H) of the Corona Municipal Code.

D. Yards. Except for setbacks along major streets established by Corona Municipal Code Chapter 17.86, there shall be established and maintained:

1. Front and side yards - When the property fronts or sides on a street there shall be a landscaped and maintained yard of not less than eight feet.
2. Other - When any part of the property abuts a residential district there shall be a landscaped and maintained yard of not less than 10 feet along the district boundary in the C District. The landscaped setback area shall incorporate minimum 24-inch box evergreen trees to screen views of the commercial site from neighboring residential properties. Structures exceeding three stories in height shall incorporate 42-inch box evergreen trees at an appropriate spacing to provide a visual screen along the common property line.
3. Commercial buildings shall be set back a minimum of 15 feet from residential district boundaries for single story structures, a minimum of 30 feet for commercial structures two-stories in height, a minimum setback of 50 feet for structures of three stories in height, and a minimum setback of 80 feet for structures four or more stories in height. Parking, access drives and landscaping are allowed within the setback areas, with the exception that a minimum area of 15 feet in width be landscaped adjacent to the district boundary.

E. Coverage. There are no requirements for building coverage.

F. Walls, fences and landscaping. The provisions of Corona Municipal Code Chapter 17.70 shall apply with the exception that decorative masonry walls constructed along property boundaries with an adjoining residential district may be up to eight feet in height.

G. Off-street parking. The provisions of Corona Municipal Code Chapter 17.76 shall apply.

H. Signage.

1. Comprehensive Sign Program ("Signage Criteria") Required: A comprehensive sign program, to be known as Signage Criteria, shall be submitted to the city for review and approval in conjunction with the Precise Plan for any new development consisting of two or greater tenants within the C district of the El Cerrito Specific Plan. The Planning Director may approve the final design of any sign and any modifications to the sign program, provided that the signs are in substantial conformance with the comprehensive sign program. Except as indicated below, the provisions of CMC Chapter 17.74 shall apply.

2. Monument Signs: Two types of street-oriented monument signs are permitted in the C district of the El Cerrito Specific Plan, as described below:

A. <u>Project Identification Monument Signs</u>.

1. These signs shall contain only the name of the development and shall be incorporated into the project entry walls,
2. Shall be externally illuminated;
3. Shall not exceed an overall height of five feet above finished grade; and
4. Shall be located at the primary entry drives to the project and at prominent perimeter street corners as approved by the center's sign program.

B. Tenant Identification Monument Signs. Tenant identification monument signs shall be allowed in the following manner:

1. Adjacent to the center's perimeter streets, with one monument generally allowed for each street frontage;
2. A maximum of two tenant identification signs having a maximum height of six feet above finished grade are permitted along the primary street frontage for centers fronting arterial or secondary streets;
3. A monument sign located adjacent to collector or local streets shall not exceed four feet in height;
4. Each sign may identify up to three tenants and shall utilize sign panels or similar message areas. Individual tenant identification shall be limited to panel inserts up to 11 square feet in area, for a total of 33 square feet per sign face (three tenants @ 11 square feet each equals 33 square feet);
5. Tenant identification signs shall not be located within the eight-foot landscaped building setback;
6. Tenant identification signs may be internally or externally illuminated in conformance with the signage criteria and the Corona Municipal Code; and
7. The exact number and placement of said signs shall be approved in accordance with a sign program for the commercial center.

3. Freeway Oriented Signs. Projects located immediately adjacent to freeway rights-of-way shall be allowed to have a freeway monuments sign, known as a "pylon sign." Pylon signs shall not exceed 60 feet in height. Pylon signs are allowed one square foot of signage copy face for each linear foot of freeway frontage, up to a maximum of 250 square feet. Each pylon sign shall allow up to four tenant spaces, aligned one atop the other, and each panel shall contain only one identified tenant.

4. Building Mounted or Enterprise Signs. Building mounted signs identifying individual tenant spaces or the name of the building/center are permitted in accordance with CMC Chapter 17.74, with the exception that such signs shall not be located so as to create direct light or glare on adjacent residential properties. The permitted location, type and number of building mounted signs shall be determined at the time of Precise Plan Review for individual projects.

I. Automobile Service Stations. Automobile service stations shall be developed in accordance with the standards and requirements of Section 17.72.030 of the Corona Municipal Code (Service Stations), with the following exceptions:

1. No minimum lot area is required.
2. Service stations may be located mid-block, provided that adequate and safe ingress and egress to adjacent arterial streets is afforded by the on-site circulation system.
3. The use of landscaping or berms shall be incorporated into the site design where possible to minimize the appearance of the pump islands and large expanses of pavement; however, pump islands shall be allowed to orient toward arterial streets or the project's mid-block entrance.
4. Accessory uses may be included as part of the gas station building pursuant to CMC Section 17.72.030, including a mini-mart, automated car wash, or drive –thru restaurant.

J. Design Review. All commercial projects shall be subject to Design Review and the submittal of a Precise Plan application, in accordance with Sections 14.6 and 14.7 of this Specific Plan and Chapter 17.91 of the C.M.C.

12.9 CC– COMMERCIAL CENTER

12.9.1 Purpose

The Commercial Center (CC) District is intended for retail, entertainment and office commercial uses established in a cohesive commercial center, and displaying compatible architectural design, unified signage and a comprehensive landscape and circulation framework. The Commercial Center District shall only be established on commercial sites of 50 acres or larger, and is designed to accommodate commercial and office uses of a regional and sub-regional nature, as well as those serving the local community.

12.9.2 Permitted Uses

The following uses shall be permitted in the CC district and must be conducted in conformance with the applicable development, performance, and property maintenance standards of the El Cerrito Specific Plan and the Corona Municipal Code.

A. Eating and Entertainment Establishments

Cinemas and Theaters (excluding adult entertainment)
Cultural center or museum
Craft Brewery (defined in CMC Chapter 17.04)
Food services, retail
Restaurant, family dining or dinner house (indoor and outdoor dining, and indoor entertainment permitted, excluding adult entertainment, excluding drive-thru)
Restaurant, sidewalk café or in-line shop location (sit-down or take out, indoor and outdoor dining, excluding drive- thru)

B. Entertainment Districts & Plazas

Entertainment plazas or courtyards may be established within the CC District, and approved through the Precise Plan. These areas are primarily for entertainment and dining purposes, with associated retail uses. The design of the plaza or subarea shall be oriented to facilitate an outdoor, pedestrian shopping environment. The following uses may be permitted by right within the entertainment plaza or courtyard:

- Outdoor entertainment, including music performances, plays, special events or presentations, and other such forms of entertainment for the general public, as expressly authorized by the owner or operator of the entertainment center.

- Retail Kiosks. Such kiosks are individual, portable stands or carts designed to sell retail merchandise or food within the entertainment plaza area. Operators of the retail kiosks are considered tenants in the center and may only operate subject to lease agreements with the owner, and in accordance with all City of Corona and state licensing requirements.

C. Retail Commercial Uses

Art gallery, supplies, framing
Bookstore, music
Electronics and appliance stores
Clothing and apparel shops (new)
Department store and general retail (excluding thrift stores)
Drugstores and pharmacies (including drive-up service)
Grocery, specialty or gourmet, or supermarkets
Home and office furnishings and supplies (new or antique)
Home and garden improvement and building materials
Interior Design furnishings

D. Service Commercial & Office Uses

Automobile service station (subject to the provisions of Section 12.9.4 (I) of this chapter)
Banks and financial institutions (including drive-up service)
Barber or Beauty Salon, and related salon and spa services
Business, medical and other professional offices
Dry Cleaners
Health, athletic clubs
Hotel
Library
Medical or dental clinic
Office Supply stores, including sales and service
Photography studios
Photocopying services, print shop
Police substation
Post office services
Recording studios
School or studio for art, design, music, dance, gymnastics, or martial arts
Tailor, Tux shop
Travel Agency
Similar uses permitted by Planning Commission determination, pursuant to Chapter 17.88 of the Corona Municipal Code

E. Conditional Uses

The following uses may be permitted in the CC District subject to the approval of a Conditional Use Permit, pursuant to Chapter 17.92 of the C.M.C.:

Car Wash
Convention Center or Meeting Hall
Dance club or nightclub (excluding adult entertainment)
Motor Inns
Outdoor Sports facilities (including skating rinks, arenas, stadiums and other similar facilities)
Performing Arts Center
Restaurants, drive-thru

F. Minor Conditional Uses

The following uses may be permitted subject to the approval of a Minor Conditional Use Permit, pursuant to Chapter 17.92 of the C.M.C.

Indoor Entertainment Center (including game arcades, laser tag and similar facilities)
Smoking lounges, subject to Section 12.9.4(J) of this specific plan.
Tobacco stores, subject to Chapter 5.19 of the C.M.C.
Tattoo and body piercing salons, as an ancillary use not occupying more than 25 percent of the floor area of the primary business, and subject to Section 12.9.4 (K) of this specific plan.

12.9.3 Flex Zones *(Subareas 1 and 2)*

Subareas 1 and 2 within the CC District, as shown in Figure 11A (Land Use Plan), are designated as Flex Zones. These areas may be developed in accordance with the primary zone designation of CC pursuant to the uses and standards of this Chapter, or may be developed pursuant to the Flex Zone designation of IP (Industrial Park). If the flex zoning is utilized for a subarea, the entire subarea shall be developed as Industrial Park, pursuant to the permitted uses listed below. The development standards of the IP District (Chapter 12.10) shall apply when the flex zoning is implemented, with the exception that the building setbacks shall be in accordance with Section 12.9.4 (D) of the CC District.

All permitted uses shall be conducted entirely within the building, with the exception of outdoor dining at restaurants. Outdoor storage of goods and supplies is prohibited.

Permitted Uses:
Antique restoration
Bank and Financial Institutions
Business services to the industrial users, (including: blueprinting and copying services, mail or packaging, telephone answering services, and other similar uses).
Business- oriented retail services, (including: dry cleaners, flower shop, shoe repair, tailor shop, newspaper stand, and other similar uses
Computer hardware or software manufacturing
Electronics and electrical equipment manufacturing and service
Film processing and studios (commercial)
Food Processing
Furniture manufacturing
Health and Fitness Centers
Laboratories, including: medical, dental, and research
Musical instrument manufacture and assembly
Office equipment and supplies: sales, rental and service
Offices, business and professional
Pharmaceuticals or Cosmetics manufacture and processing
Private trade schools and educational satellite centers (all facilities indoors)
Publishing books, periodicals, newspapers
Radio and television broadcasting studios
Recording studios

Restaurants, cafes, donut and sandwich shops (excluding drive-thru), which serve the industrial area or business park
Scientific equipment assembly and manufacture

12.9.4 Development Standards

All development in the CC District shall comply with the following minimum development standards of this Specific Plan. Any development or performance standards not specifically addressed below shall be pursuant to the requirements of Title 17 of the Corona Municipal Code.

A. Minimum Lot Area, width and depth: No Minimum requirement. However, no parcel shall be created, whether through the subdivision of property, re-subdivision of property, or the adjustment of existing lot lines, that permits, authorizes, or allows any of the following: (i) exclusive use of the parcel for vehicular parking, (ii) construction of a building on the parcel containing less than 2,700 square feet of usable floor area, or (iii) construction of a building on the parcel resulting in a floor-to-ratio (FAR) of less than six percent (6%).

The property within the CC-Commercial Center land use district is located within the boundaries of Community Facilities District No. 2002-4 (Corona Crossings); therefore, no parcel shall be created in the CC-Commercial Center land use district that is inconsistent with the provisions of Section 12.9.4, nor shall any building permit be issued for the construction of a building within the CC-Commercial Center land use district that either (a) contains less than 2,700 square feet of usable floor area or (b) results in a floor-to-area ratio of less than six percent (SPA02-009).

B. Lot Coverage: Each parcel shall have a minimum floor-to-area ratio (FAR) of six percent (6%). There is no maximum lot coverage.

C. Building Height: Maximum building height allowed is fifty-five feet (55). Non-habitable architectural features such as facades, towers, cupolas, decorative embellishments and elevator shafts or stairwells may be erected to a height of not more than 20 feet above the height limit, pursuant to Precise Plan approval.

D. Building Setbacks:

1. Pursuant to Section 14.7.1 of the *El Cerrito Specific Plan*, a minimum fifty (50) foot building setback shall be maintained from the right-of-way lines of both the I-15 freeway and Cajalco Road to buildings within the center. On-site parking, signs and other accessory structures may be permitted within the setback area pursuant to the development regulations set forth in this chapter**.**

2. The minimum landscaped setbacks from adjacent public streets shall be as noted below. On-site parking and drive aisles are not permitted within this landscaped area:
   - I-15 Freeway: 20 Feet
   - Cajalco Road: 20 Feet
   - Temescal Canyon Road: 25 Feet
   - Local Streets: 15 Feet
   - Primary entrance drives: 10 Feet

3. The minimum building setback from the adjacent Light Industrial (LI) Zone boundary, or Flex Zone areas, shall be 25 feet.

4. Buildings shall be separated from adjacent parking and drive aisles by a minimum ten (10) foot setback, which shall be improved with landscaping and decorative paving. This requirement shall not apply to rear areas of the building that do not have pedestrian or customer access.

5. There are no minimum side or rear yard setback requirements from interior property lines other than those as set forth in this section.

6. Pedestrian walkways within the center shall be buffered by landscaping wherever possible, and include design elements to clearly denote the pathway such as: decorative paving at internal street crossings and entrances, arbor segments, arches, low-level decorative lighting, or landscaped nodes.

E. <u>Landscaping:</u> The provisions of Corona Municipal Code Chapter 17.70 shall apply, with the following exceptions and additions:

1. Landscaped parkways along public streets, landscaped street setbacks, and interior slopes shall be designed and planted in accordance with the City of Corona Landscape Maintenance District/Community Facilities District Standards.

2. Entry points into the commercial center, prominent corners at public streets, and internal intersection nodes all serve as key focal points for the development and shall exhibit enhanced landscaping and decorative paving, waterscapes or architectural features as part of the overall landscape concept for the center. These landscape nodes shall incorporate trees at a minimum size of 36" box, foundation shrubs at a minimum size of 5 gallon, decorative perennial shrubs, turf and annual color. Entry nodes may also include project theme walls or signage in accordance with the provisions of Sections G and H of this chapter.

3. Pedestrian amenities such as plazas, courtyards, fountains, outdoor seating, and public art should be incorporated into the design of the walkways and landscaped areas adjacent to the building clusters. Sidewalk areas adjacent to retail shops and restaurants should be wide enough to accommodate such amenities, as well as space for pedestrian travel and outdoor dining.

4. Centers shall provide pedestrian walkways across large expanses of parking areas between commercial building clusters, and adjacent to primary internal circulation routes. Such walkways shall be buffered by landscaping and include design elements to clearly denote the pathway, such as: decorative paving at internal street crossings and entrances, arbor or trellis segments, arches, low-level decorative lighting, or landscaped nodes.

5. Large expanses of building walls shall be relieved by adjacent landscaped planter areas in order to add interest and color, and to soften the massing of the architecture. Potted plants, vine pockets and elevated planters in the sidewalk or courtyard area may be considered to meet this requirement in limited areas through Precise Plan approval.

6. Landscaped areas within the parking field(s) shall comply with the following minimum requirements. Figures 23, 24 and 25 are illustrations of the parking lot landscaping provisions stated below.

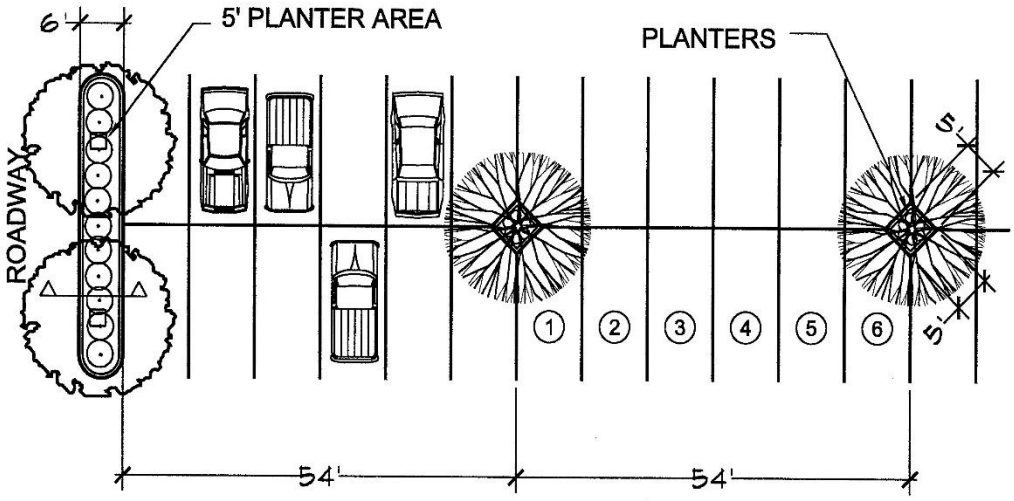
    A. Landscaped planters at a minimum of five (5) feet in planting width, (6 feet including exterior curbs) shall be located at each end of the parking row, and adjacent to primary onsite circulation routes, as shown in Figure 23.
    B. Shade trees shall be distributed within the interior of the parking lot area in either of the following configurations: 1) within five-foot diameter planter diamonds spaced every six (6) stalls, as shown in Figure 23, or 2) clustered in nine (9) foot wide planter areas placed perpendicular to the parking stalls at intervals throughout the parking field. The length of the planter areas shall be a minimum of six stall widths, or 54 feet, as shown in Figure 24.
    C. Parking areas located adjacent to perimeter landscaped setbacks or onsite slopes shall incorporate landscaped planters at a minimum of five (5) feet in planter width every 10 spaces, as shown in Figure 25.
    D. Trees planted within the interior of the development and the parking lot areas shall be a minimum of 24- inch box size. Trees planted at the perimeter of the parking field, at the entrance, and along interior drives shall be a mixture of 36-inch box and 24-inch box trees. A minimum of 40% of the trees at these locations shall be 36-inch box size.
    E. The total number of trees in and adjacent to the parking field shall be a minimum of one (1) tree for every three (3) parking stalls.

F. <u>Off Street Parking & Loading</u>: The provisions of Chapters 17.76 (Parking) and 17.78 (Off-Street Loading) of the Corona Municipal Code shall apply, with the following exceptions and additions:

1. Required parking and vehicular access for individual commercial buildings may be allowed to extend to adjacent commercial parcels within the center, provided that a reciprocal parking and access agreement is approved and recorded for all parcels within the development.

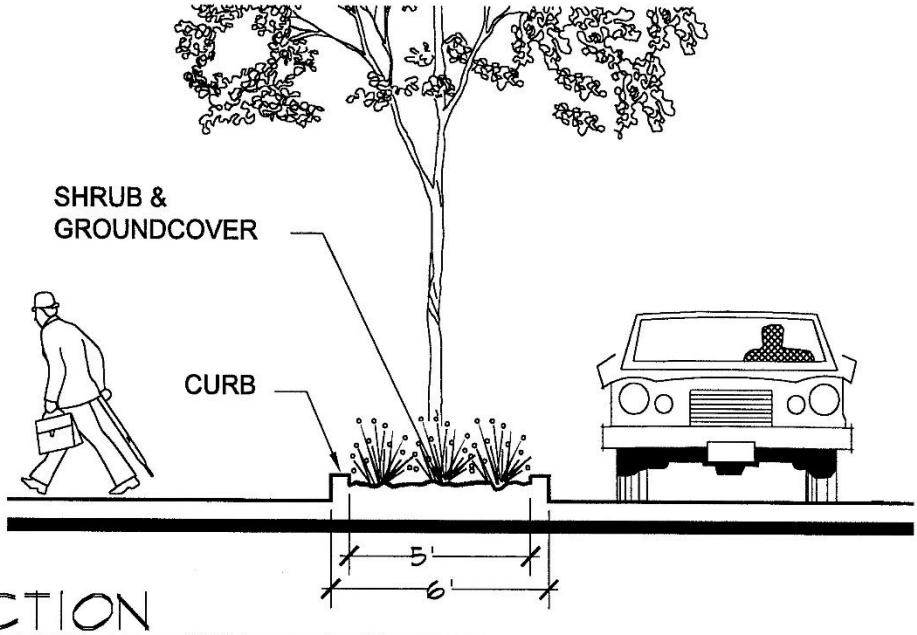
2. Parking fields for major retail tenants and home improvement stores which typically provide shopping carts to their customers, shall include cart storage areas within the associated parking lot(s). Such cart storage areas shall be adequately distributed in the parking area for the convenience of the public and clearly marked; and, designed to complement the architecture of the center.

3. Loading docks, platforms and other truck loading areas shall be oriented to the rear or side of the building, and should not be located adjacent to public streets. In the event that design constraints result in loading areas being located within view from or adjacent to public rights of way, such areas shall be screened from view with extended walls and dense landscaping. Screen walls shall be constructed of the same materials as the primary structure and include compatible architectural embellishments.



INTERIOR PARKING STALLS

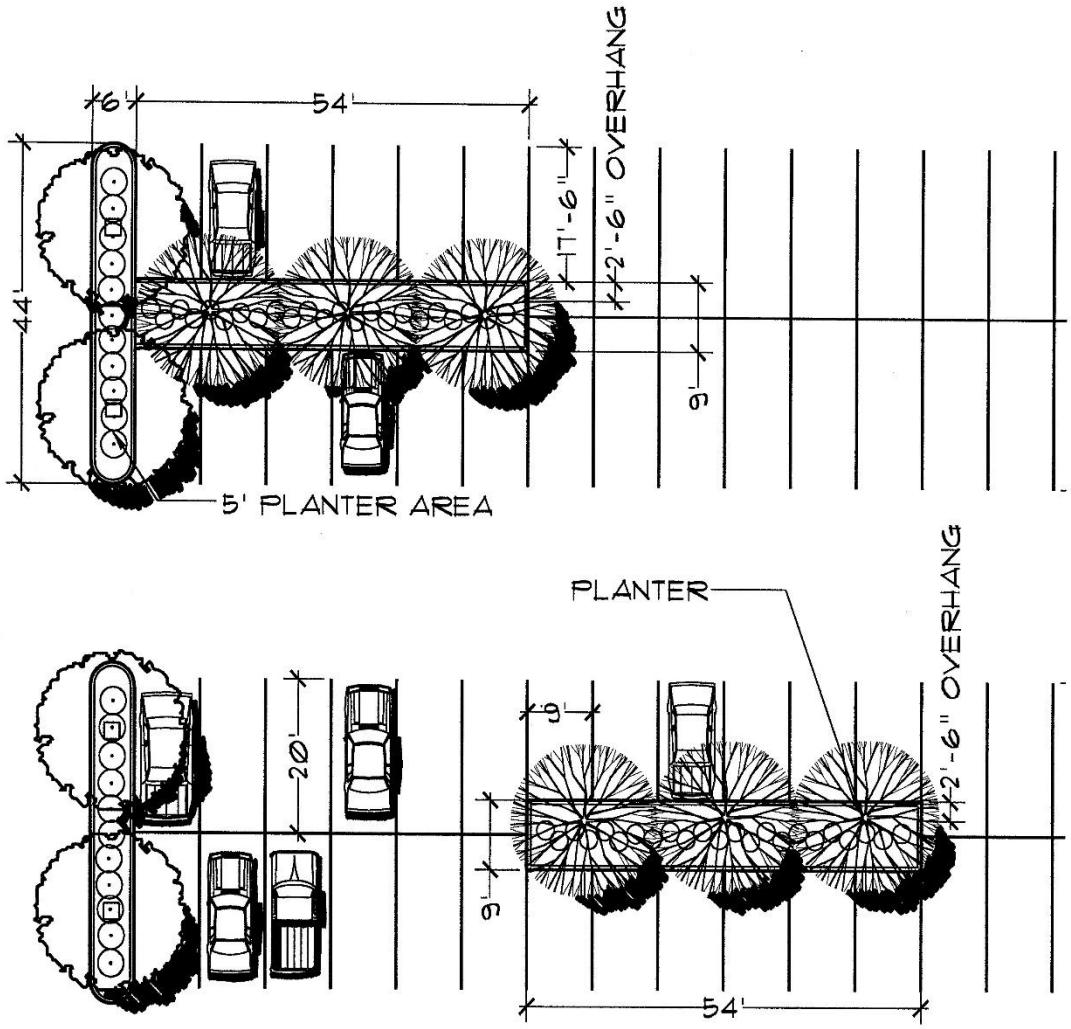
SCALE: 1"=20'-0"



SECTION

SCALE: 1/4"=1-0"

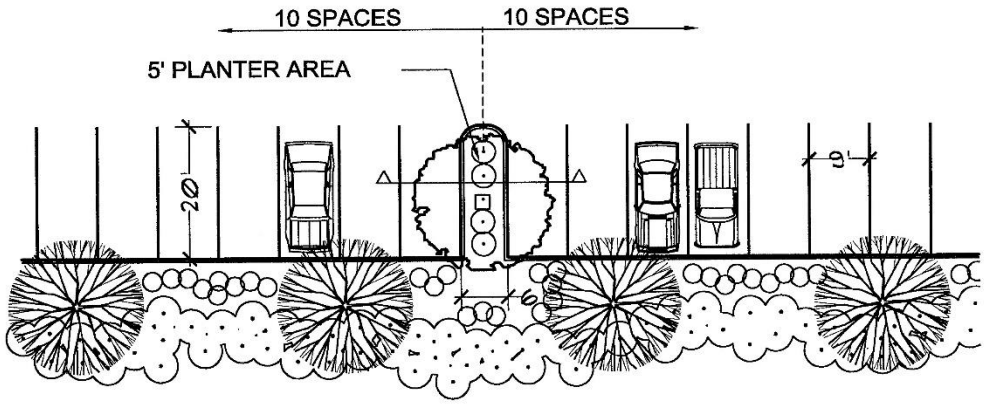
FIGURE 23



NTERIOR PARKING STALLS OPTION A

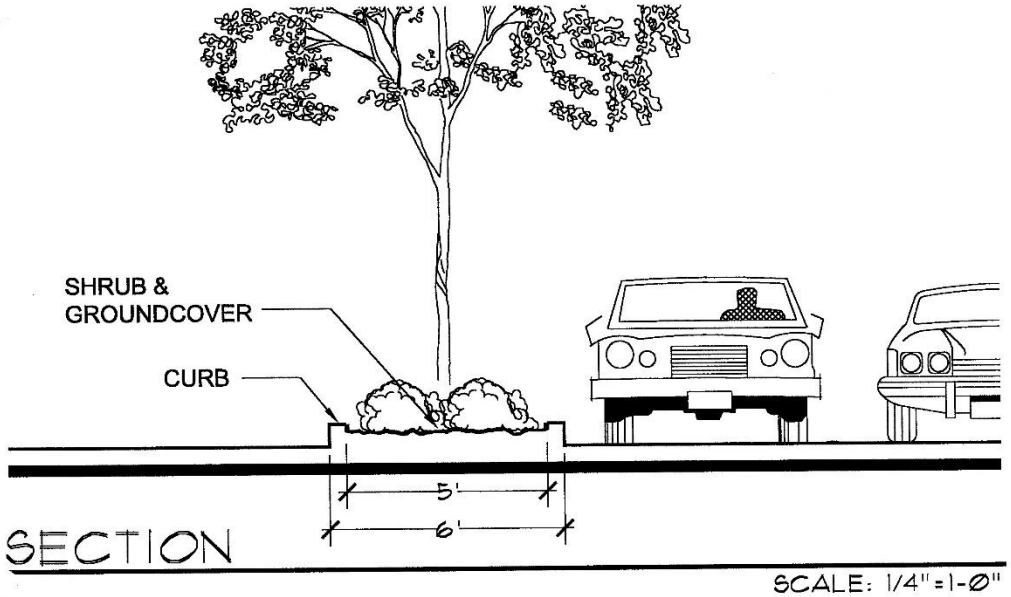
SCALE: 1"=20'-0"

FIGURE 24



PERIMETER PARKING STALLS

SCALE: 1"=20'-0"



SECTION

SCALE: 1/4"=1-0"

FIGURE 25

G. <u>Walls and Fences:</u> The provisions of Corona Municipal Code Chapter 17.70 shall apply, with the following exceptions and additions:

1. Concrete or masonry screen walls connected to commercial buildings are allowed to extend to a maximum height of 15 feet, provided that they are constructed of the same material and architectural design as the primary structure.
2. Fencing or walls along a zone boundary with Industrial Districts may extend to a maximum height of eight (8) feet, not including any retaining portion of the wall.
3. Fencing and walls within the commercial center shall incorporate the accent materials present in the overall design theme. Wrought iron fencing and solid stucco or masonry walls shall include decorative masonry pilasters at end-points and at a minimum of every 100 lineal feet. Chain link, razor wire, precision block, and wood fencing are prohibited as fencing types within the CC District. Retaining walls shall be constructed of decorative block, such as split face, slump stone, or stucco-coated block, with a decorative cap finish.

H. <u>Signage</u>: All project signage in the CC District shall comply with the City of Corona Municipal Code Chapter 17.74 (Signs), except as otherwise specified below.

1. ***<u>Comprehensive Sign Program Required</u>***: A Comprehensive Sign Program shall be submitted to the City for review and approval in conjunction with the Precise Plan for any new development within the CC District. The Sign Program shall include the following information for each sign: site plan locations, dimensions of the sign area and structure, building materials, typical color pallet, and sketches and elevations of the signs to scale, showing the architectural detail and overall size of the structure. The Planning Director may approve the final design details, and any modifications to the sign program, provided that the signs are in substantial conformance to the Comprehensive Sign Program approved with the Precise Plan. The approved sign program for The Crossings commercial development within the CC District is included as Appendix B of this Specific Plan.

2. ***<u>Signage Materials:</u>*** Proposed freestanding sign structures shall incorporate the design theme, materials, colors and elements of the center's architecture. Signs shall be constructed of high–quality, durable materials and professionally prepared and installed. Plexiglas "can" signs are not allowed as free-standing signs or on the building elevations. Channel letters, neon, externally lit signs, 3-dimensional cabinet signs and similar designs are permitted for tenant wall-mounted signs. See Appendix B for examples of permitted sign styles, materials and colors for the CC District.

3. ***<u>Directional Kiosk Signs:</u>*** Commercial centers shall install tenant directional kiosk signs at principal entry points and intersections within the development to guide the public to tenants. The exact location and number of the directional signs shall be approved by the Planning Director. The message area for directional signs shall be a maximum of five (5) feet in height and twenty-five (25) square feet in area. Signs shall be set in a decorative architectural base, consistent with the design theme and materials used in the center.

4. ***<u>Wall/Building Mounted or Enterprise Signs</u>***: Each business or center tenant shall be permitted one wall mounted sign per lease area building face, on up to three sides of the building. For major tenants of over 50,000 square feet, secondary signs indicating specific service areas are also allowed, provided that the total sign area on the building face does not exceed the maximum sign area allotment. For all tenants, a maximum of 1.25 square feet of sign area for each linear foot of building or tenant space frontage, (1.25:1 ratio) is

permitted. Wall-mounted movie or theatre marquee signs identifying the names and times of the movies or events being shown will not be counted towards the maximum sign area, however, such signage shall be in proportion to the building and permitted as part of the Precise Plan.

5. ***Blade Signs*:** Blade signs are tenant identification signs oriented towards the pedestrian. These signs may be installed under the building canopy, or perpendicular to the building face. One blade sign per tenant space may be installed. The size of the sign shall relate to the size of the tenant space, however, no sign shall be more than three feet in height and a maximum of eight square feet in area. Blade signs shall project no more than 4' from the building face, and the vertical clearance from the underside of the sign to the walkway or paving shall be a minimum of 7'6". The materials, design and color combinations on the blade signs shall be consistent with the design theme established for the center. See Appendix B for the sign design criteria regarding blade signs.

6. ***Decorative Banners:*** Decorative banners are permitted to be installed on light standards or projecting from buildings in order to add interest and color to pedestrian spaces and focal points within large retail centers and entertainment areas in the CC District. The banners shall be of a consistent design and color theme, and complement the overall center. Decorative banners are intended to set a theme or mood for the entire center, and are to be installed by the master developer/owner, not individual tenants. Banners shall be kept clean and in good condition.

7. ***Monument Signs:*** Two types of street-oriented monument signs are permitted in the CC District, as described below:

   A. Project Identification Monument Signs: These monument signs shall contain only the name of the center, and may include freestanding channel letters. Signs shall be externally illuminated. The overall monument structure shall not exceed seven feet, six inches (7.5) feet in height, and twenty (20) feet in length. Project Identification Monuments may be located at prominent street corners or along a center's street frontage. The colors of the sign shall be consistent with the colors used on the center's other signage. The number and locations of these signs shall be allowed as approved in the Comprehensive Sign Program.

   B. Multi-Tenant Monument Signs: Multi-Tenant Monument Signs are permitted adjacent to major arterial streets, and may identify up to three (3) onsite tenants per sign. The message area of the sign shall not exceed 85 square feet, and be set in an architectural base not to exceed fourteen (14) feet in height excluding architectural projections. The number and location of Tenant Identification Signs shall be in proportion to street frontage and center size as approved in the Comprehensive Sign Program.

8. ***Project Entrance Pylon Sign:*** One Project Entrance Pylon Sign may be permitted at the main entrance to a commercial center in this district. The sign shall not exceed thirty-five (35) feet in height, excluding architectural projections and may have up to seven (7) tenants and the name of the center displayed on the sign. The sign pylon and base shall be consistent with the architectural design theme and materials used in the center.

9. ***Freeway Oriented Signs:***

A. Centers located adjacent to the freeway right-of-way, are allowed to have up to a maximum of two (2) freeway-oriented pylon signs subject to the following criteria:

1. One freeway pylon sign may be constructed adjacent to the I-15 northbound onramp. The sign may be constructed up to a height of 100 feet, excluding architectural projections, and may have up to seven (7) tenant panels. Tenant panels do not have to be equal in size. An electronic message board may be included on the pylon sign. The overall sign area, including the electronic message board, shall not exceed 870 square feet.

2. The second freeway pylon sign may be constructed up to a maximum of sixty (60) feet in height, excluding architectural projections, and have up to eight (8) tenant panels. Tenant panels do not have to be equal in size. The overall sign area shall not exceed six hundred and forty (640) square feet.

B. Centers having an excess of one thousand (1,000) linear feet of freeway frontage may also be permitted to have freeway-oriented monument signs. The total number of freeway-oriented monument signs permitted shall be approved in conjunction with the comprehensive sign program for the center, which shall be proportional to the freeway frontage and the overall size of the center. The monument signs shall be limited to a maximum of five (5) tenant spaces per sign. The total message area of the monument sign shall not exceed 368 square feet and shall be set in an architectural base. The overall sign height shall not exceed thirty-four (34) feet, excluding architectural projections.

C. Centers having an excess of one thousand (1,000) linear feet of freeway frontage are allowed to have one Project Identification Sign advertising only the name of the center and shall consist of individual channel letters. The sign may be internally or externally lighted and shall have an automatic dimmer during evening hours. The sign shall not exceed a height of 15 feet and a length of 105 feet. The color of the sign shall be consistent with the colors used on the center's other signage.

D. All freeway-oriented signs shall incorporate the architectural elements of the center, and utilize channel letters. Internally illuminated "can signs" are not permitted. The locations of all freeway-oriented signage shall be determined in association with Precise Plan approval.

I. **Automobile Service Stations**: Automobile Service stations shall be developed in accordance with the standards and requirements of Section 17.72.030 of the Corona Municipal Code (Service Stations), with the following exceptions:

1. No minimum lot area is required.
2. Service stations may be permitted to be located mid-block, provided that adequate and safe ingress and egress to adjacent arterials is afforded by the onsite circulation system.
3. The use of depressed grades, landscaping or berms shall be incorporated into the site design where possible to minimize the appearance of the pump islands and large expanses of pavement.
4. Onsite landscaping shall be in accordance with the standards of the CC District of this Specific Plan.

J. <u>Smoking lounges – Supplemental Development Standards</u>

1. The business shall be owner-operated or otherwise exempt from the prohibition of smoking in the workplace set forth in Cal. Labor Code Section 6404.5
2. Alcoholic beverages may be served and consumed on the premises upon obtaining a license from the Alcoholic Beverage Control Board and the city's Zoning Administrator. Food does not have to be served on the premise in conjunction with alcohol sales.
3. No persons under 18 years of age shall be permitted within the business.
4. Live entertainment, including, but not limited to, singers, Djs, dancers, and comedians, are permitted within the business, and is subject to an entertainment permit issued by the city's Police Department.
5. All business related activities shall be conducted on the premise of the business.
6. No admittance fee, cover charge, or requirement of any charge or minimum payment as a condition of entry shall be permitted. Members only clubs, however, may charge a membership fee.
7. The interior of the business shall be maintained with adequate illumination to make the conduct of patrons within the premises readily discernable to persons of normal visual acuity.
8. Adequate ventilation shall be provided for the heating of coals in accordance with all requirements imposed by the Corona Fire Department, or as otherwise required by state or federal laws.
9. Parking shall be provided at a ratio of 1 space/250 sq. ft. of building area.
10. The business shall also be in conformity with all other city, state and federal laws.

K. <u>Tattoo and Body Piercing Salons - Supplemental Development Standards</u>

1. Body art designs and styles shall not be displayed on storefront windows or the exterior of the building. Only the name of the business shall be advertised on the building's exterior.
2. Patrons receiving tattoo or body piercing services shall be screened from the main entrance or lobby and from any storefront window by privacy walls.
3. Storefront windows shall not be painted or covered in any manner that prevents exterior visibility into the premises.
4. The operator of the tattoo and/or body piercing salon shall adhere to applicable regulations imposed by the Country Health Department.
5. The floors, furnishings and equipment of tattoo and body piercing establishments shall be kept clean and properly disinfected at all times during

L. <u>Architectural Design</u>: Commercial projects in the CC District shall develop a consistent, high quality, architectural theme in conjunction with the Precise Plan Review of the project. All buildings, accessory structures, walls, landscape materials, and signage shall conform to the overall design theme, although variation in individual building forms, colors, and architectural details is allowed and encouraged. The design should incorporate the use of natural materials such as stone, brick or tile in the architecture of the buildings and other onsite structures. Long, uninterrupted building faces are not permitted. Features such as towers, trellises, columns, and other accent features shall be integrated into the design.

M. **Property Maintenance**: The property owner(s) of the commercial center shall be responsible for maintaining all onsite structures, signage, landscaping and parking areas in good condition, and free of any deterioration. Landscaped parkways adjacent to the development shall also be the responsibility of the property owner(s). In the event of multiple building or parcel owners, a property owners association shall be formed and CC&Rs approved and recorded for the property in order to insure a consistent level of ongoing maintenance. For maintenance of the public parkways and medians adjacent to the commercial center, the project may annex into an existing Landscape Community Facilities District.

N. **Precise Plan Review**: All commercial projects in the CC District shall be subject to Precise Plan approval in accordance with Sections 14.6 and 14.7 of the El Cerrito Specific Plan, and the established procedures of the City of Corona.

12.10 IP - INDUSTRIAL PARK

12.10.1 Purpose.

The IP district is designed to provide attractive sites for restricted industrial development at desirable locations in an environment designed for industrial concerns engaged in research, development, production and distribution; and shall include the administrative, financial or executive office related thereto. Such developments shall be compatible with surrounding present and future residential neighborhoods.

The standards and requirements in this district are intended to encourage the establishment of industries which are compatible with one another; to minimize traffic congestion, noise, glare, fire and safety hazards, air pollution, water pollution, emission of smoke, fumes, ash, dust, gas odors or vibrations which are inconsistent with the intent and purpose of this title. These standards are established to assure environmental development, including landscaping of open space, to provide a continuation of the surrounding residential atmosphere and healthful productive working conditions.

Except as specifically provided elsewhere, any and every building and premises or land in the IP district shall be used, occupied, erected, constructed, established, altered, enlarged, maintained, moved into or within said IP district only in accordance with the following standards set forth in this chapter.

12.10.2 Permitted uses.

The following uses, shall be permitted in the IP district and must be conducted within completely enclosed buildings in such a manner that no nuisance is created therefrom outside the building, and subject to the property development and performance standards as provided in this Specific Plan and the Corona Municipal Code:

A. Service and office uses as follows:
   Antique restoration;
   Book binding.
   Parcel delivery service;
   Professional and technical offices;
   Publishing, including books, periodicals and newspapers;
   Photocopying;
   Research, developmental and testing laboratories and facilities.
   Silk screens, including manufacturing and processing, and similar reproductive processes;
   Trade schools.
   Wholesale brokers, jobbers and distributors.
   Parking structures, garage or multi-story;

B. Manufacturing, processing, assembling, packaging and servicing of the following:
Communications equipment, components and supplies;
Control devices;
Cosmetics;
Drafting instruments and goods;
Electrical and electronic equipment, components and products;
Glass blowing and novelty glass items;
Metal engraving;
Musical instruments;
Perfume blending and bottling;
Pharmaceuticals;
Plastic extrusion lamination moldings;
Scientific optical, medical, dental and photographic equipment, components and products;
Toiletries;
Toys;
Vitamins and products of similar character.

C. Manufacturing, assembly, fabrication of goods from the following processed materials:
Precious or semi-precious stones or metal
Textiles
Wood

D. Accessory uses and buildings as defined in Corona Municipal Code Chapter 17.04, including but not limited to:
1. Cafeterias, restaurants, auditoriums or recreational facilities primarily for use of employees or industries and businesses operating within the IP district.
2. Non-commercial display of products produced on the premises; provided, however, said display shall not extend beyond the confines of the building where it is located.

E. Similar uses which are approved by the Planning Commission and adopted by the City Council pursuant to Corona Municipal Code Chapter 17.88.

12.10.3 <u>Conditional uses.</u>

The following uses may be permitted subject to issuance of a conditional use permit therefore, as provided in Corona Municipal Code Chapter 17.92:

A. Retail sales of products manufactured, assembled, fabricated or processed in whole or major part on the premises, if the floor area used for such sale is greater than fifteen percent, but less than fifty percent of the total floor area. Off-street parking requirements for commercial uses shall apply to the portion used for sales.
B. Any use enumerated in Section 12.9.2, the normal operation of which is conducted substantially outside a completely enclosed building;
C. Restaurants and coffee shops; excluding drive-thrus, dancing or live entertainment.

12.10.4 **Prohibited uses.**

The following uses are expressly prohibited in the IP district:

A. Uses not listed in Sections 12.9.2 and 12.9.3.

12.10.5 **Development standards.**

All development in the IP district shall comply with the following minimum development standards:

A. Lot area. The minimum lot area shall be not less than twenty thousand square feet.

B. Lot width, lot depth. There is no minimum lot depth or width.

C. Building height. The height of buildings or structures shall not exceed 40 feet.

D. Yards. Except for setbacks along major streets established by Corona Municipal Code Chapter 17.86, there shall be established and maintained:

1. Front yards - The front yard shall be not be less than fifteen feet; provided, however, that a front yard located immediately adjacent to or across the street from an area zoned for residential use shall have a front yard of not less than twenty-five feet in depth.
2. Side yards - Street side yards shall be a minimum of fifteen feet. Any side or rear yard abuts a residential district shall have a yard not less than ten feet in depth along the rear or side portion of the lot that abuts a residential district.

E. Coverage. Lot area coverage by buildings or structures shall not exceed fifty percent of the total lot area. Parking structure coverage shall not be considered in calculating the percentage of lot area coverage. Outdoor storage shall not occupy more than ten percent of the total lot area and screened from public view.

F. Walls, fences and landscaping. The provisions of Corona Municipal Code Chapter 17.70 shall apply, in addition to the following requirements:
1. Landscaping shall include the installation of concrete curb planters and shall be continuously maintained by an operable irrigation system.
2. Front and side yards required for a lot or building site shall be fully landscaped except where a lot is only partially developed landscaping may be limited to the portion of the yard adjacent to the improved portion of the lot or building.
3. Landscaping, including trees and shrubs, with automatic irrigation shall be installed adjacent to the perimeter of the structure to soften the visual impact of the building.

G. Off-street parking.

1. Off-street parking shall comply with Corona Municipal Code Chapters 17.68 and 17.76.
2. All designs for vehicular access, parking and loading so as to prevent undue traffic congestions on adjacent street or highways, particularly local streets, shall be made subject to the prior approval of the city engineer and planning director. Parking areas shall be landscaped and said planted area shall have a width of not less than four feet.
3. Parking lots with twenty-five or more spaces may have up to forty percent of such space designated for compact vehicles. Parking lots with twenty-four or fewer spaces may have up to twenty-five percent of such spaces designated for compact vehicles. All such spaces shall be clearly marked.

H. Off-street loading. The provisions of Corona Municipal Code Chapter 17.78 shall apply.

I. Security lighting. Lighting to provide protection and security for uses in the IP district shall be designed, installed and maintained in such a manner as approved by the Building Official.

J. Signage. Signage shall be permitted in accordance with CMC Chapter 17.74, with the exception that parcel identification signs may only be of the monument type, not exceeding three feet in height in the frontyard setback.

K. Design Review. All commercial projects shall be subject to Design Review in accordance with Sections 14.6 and 14.7 of this Specific Plan.

12.11 LI - LIGHT INDUSTRIAL

12.11.1 Purpose.

The LI light manufacturing district is intended for light manufacturing, light industrial, office, and service related uses. Except as specifically provided elsewhere, any and every building and premises or land in the LI district shall be used, occupied, erected, constructed, established, altered, enlarged, maintained, moved into or within said LI district only in accordance with the following standards set forth in this chapter.

The Light Industrial District has four separate Planning Areas, designated as PA-1, PA-2, PA-3 and PA-4, on the Land Use Plan (Figure 11). Located directly north of "The Crossings" retail center, PA-1 and PA-2 are intended to be developed as a campus-style business park with office and light industrial uses, including related service uses and limited retail. Planning Areas PA-3 and PA-4 are located adjacent to Temescal Canyon Road and incorporate existing industrial uses established under the County of Riverside zoning standards. The intent of PA-3 and PA-4 is to allow for the continuation of these established uses, while providing for the development of new light industrial establishments.

12.11.2 Permitted uses and Development Standards.

The LI, Light Industrial District shall be subject to the provisions of CMC Title 17, Chapter 17.44, Industrial Zones- M-1 Zone, and the Community Development Department's Commercial and Industrial Design Guidelines, with the following exceptions:

A. Permitted Uses in PA-1 of the LI District:

The following uses shall be permitted in PA-1 in addition to those uses listed in CMC Title 17, Chapter 17.44.030:

Business services for Industrial Park users, (including printing and copying services, mail or packaging, telephone services, and similar uses).
Business-oriented retail services, (including catering, dry cleaners, tailor shop, and similar uses).
Health and Athletic Clubs
Health and fitness-related retail stores, (including apparel, fitness equipment, nutrition or vitamin store, sporting goods, and training services).
Indoor Entertainment Centers, (including bowling, game arcades and similar facilities, excluding night clubs and adult entertainment)
Offices; business, professional and medical/dental
Office equipment and supplies: sales, rental and service
Private trade schools and educational satellite centers
School or studio for art, design, music, dance, gymnastics, or martial arts
Restaurants, cafes, coffee, juice, or sandwich shops serving the industrial area or business park (excluding drive-thru restaurants).
Cold storage warehouse (up to a combined floor area of 175,000 square feet between Planning Areas 1 and 2) provided that the building includes electric power plugs that will power Transportation Refrigeration Units when parked at the loading docks. [SPA2021-0001]

B. Permitted Uses in PA-2 of the LI District:

The following uses shall be permitted in PA-2, in addition to those uses listed in CMC Title 17, Chapter 17.44.030:

Business services for Industrial Park users, (including printing and copying services, mail or packaging, telephone services, and similar uses).
Business-oriented retail services, (including catering, dry cleaners, tailor shop, and similar uses).
Offices; business, professional and medical/dental
Office equipment and supplies: sales, rental and service
Private trade schools and educational satellite centers
School or studio for art, design, music, dance, gymnastics, or martial arts
Restaurants, cafes, coffee, juice, or sandwich shops serving the industrial area or business park (excluding drive-thru restaurants).
Cold storage warehouse (up to a combined floor area of 175,000 square feet between Planning Areas 1 and 2) provided that the building includes electric power plugs that will power Transportation Refrigeration Units when parked at the loading docks. [SPA2021-0001]

C. Permitted uses in PA-3 and PA-4 of the LI District:

The following uses shall be permitted in the LI zone in addition to those uses listed in CMC Title 17, Chapter 17.44.030.

1. Automobile and truck repair garages; provided, any outdoor storage of parts or outdoor parking of inoperable vehicles shall be enclosed with a solid wall or fence;
2. Automobile towing, excluding salvage operations, provided all storage operations are enclosed with a solid wall or fence;
3. Clay products; provided, all operations and equipment shall be within an enclosed building.

D. Prohibited Uses.

The following uses are expressly prohibited in the LI District:

Residential uses

E. Setbacks.

1. Where the front, side, or rear yard adjoins or is across the street from an area zoned for residential use, the minimum setback shall be 30 feet from the property line.
2. Where the front, side, or rear yard adjoins a street, the minimum setback shall be 15 feet from the property line.

3. With the exception of those portions of the setback area for which landscaping is required by Section H below, the setback area may only be used for driveways, automobile parking, or landscaping.

F. Masonry Walls.

Prior to occupancy of any industrial use permitted in this chapter, a six foot high solid masonry wall shall be constructed on each property line that adjoins any parcel zoned for residential use.

G. Parking:

The requirements for off- street parking shall comply with C.M.C. Chapter 17.76, except as provided below:

1. Shared Parking: Parking facilities within a business complex may be used jointly by businesses when operations are not normally conducted during the same hours, or when peak use hours differ. Requests for the use of shared parking facilities shall be subject to the review and approval of the Community Development Director, and meet the following conditions:
    a. A reciprocal parking and access agreement shall be in effect for the properties with shared parking.
    b. The applicant shall provide a parking study which specifies the operating characteristics and parking demands of each type of use, and demonstrates that sufficient parking will be available to meet daily and peak parking demands.
    c. Parking facilities designated for shared parking shall be located within 300 feet of the structures or uses to be served.

H. Loading and Delivery Areas:

1. Designated loading areas shall be provided for all industrial, manufacturing, or large- scale retail uses that involve the regular receipt or distribution of materials or merchandise. Loading areas shall be provided in accordance with the requirements of C.M.C. Section 17.78.010, or as otherwise determined by the Community Development Director at the time of Precise Plan review, based on the actual function and requirements of the use.
2. Designated areas for routine deliveries shall be provided for all office and support commercial uses. Delivery areas shall be provided adjacent to the building and allow for the unloading of delivery vehicles without blocking vehicular drive aisles or pedestrian walkways. The required number, location and configuration of the delivery areas shall be subject to the review and approval of the Community Development Director, in conjunction with the Precise Plan for the development.

I. Landscaping.

1. The required setbacks adjacent to public street right-of-way lines shall be landscaped and maintained, except for designated pedestrian and vehicular accessways. Said landscaped strip shall not include landscaping included within the street right-of-way.

2. A minimum of 20 foot wide strip adjacent to or across the street from areas zoned for residential uses, shall be landscaped and maintained.

3. Landscaped areas within the parking fields in PA-1 and PA-2 of the LI District shall comply with the following requirements:

    a. Landscaped planters at a minimum of five (5) feet in planting width, (6 feet including exterior curbs) shall be located at each end of the parking row, and adjacent to primary onsite circulation routes, as shown in Figure 23.
    b. Shade trees shall be distributed within the interior of the parking lot area in the following configuration: within five-foot diameter planter diamonds spaced every six (6) stalls, as shown in Figure 23.
    c. Parking areas located adjacent to perimeter landscaped setbacks or onsite slopes shall incorporate landscaped planters every 10 spaces, as determined by the Community Development Director. Planters shall be a minimum of five (5) feet in width and incorporate a six-inch paved step-out area, as shown in Figure 25.
    d. Trees planted within the interior of the development and the parking lot areas shall be a minimum of 24- inch box size. Trees planted at the perimeter of the parking field, at the entrance, and along interior private/public streets shall be a mixture of 36-inch box and 24-inch box trees.

J. Outside storage and Service Areas. Any outside storage or service areas shall be screened from view by on-site structures or landscaping. No outside storage or outside service areas are permitted in PA-1 and PA-2 of the LI District.

K. Mechanical Equipment. Any mechanical equipment used in the manufacturing process shall be required to be enclosed in a building, and roof-mounted equipment shall be screened from view.

L. Signage.

1. Signage within PA-3 and PA-4 of the LI District shall be permitted in accordance with CMC Chapter 17.74, with the exception that parcel identification signs may only be of the monument type, not exceeding three feet in height in the front yard setback.
2. Signage within PA-1 and PA-2 of the LI District shall be subject to a Comprehensive Sign Program, approved by the Planning Commission in conjunction with a Precise Plan approval. The Sign Program shall address building-

mounted, monument, freeway- oriented, and directional signage for the project as applicable and shall identify the locations, elevations, dimensions, materials, design and color pallet of the signage. The Community Development Director may approve the final design details, and any modifications to the sign program, provided that the signs are in substantial conformance to the Comprehensive Sign Program approved with the Precise Plan. The approved sign program for PA-1 and PA-2 of the LI District shall be incorporated into the Specific Plan as an Appendix. Signage within PA-1 and PA-2 shall adhere to the following provisions:

A. Project Identification Monument Signs.

1. These signs shall contain only the name of the development and shall be incorporated into the project entry walls;
2. Shall be externally illuminated;
3. Shall not exceed an overall height of five feet above finished grade; and
4. Shall be located at the primary entry drives to the project and at prominent perimeter street corners as designated in the center's approved sign program.

B. Freeway Oriented Signs.

Projects located immediately adjacent to freeway rights-of-way shall be allowed to have a freeway monument sign, known as a "pylon sign." Pylon signs shall not exceed 60 feet in height. Pylon signs are allowed one square foot of signage copy face for each linear foot of freeway frontage, up to a maximum of 300 square feet, not including the name of the center. Each pylon sign shall allow up to six tenant spaces, and each panel shall contain only one identified tenant.

C. Wall/Building Mounted or Enterprise Signs:

Each business or center tenant shall be permitted one wall mounted sign per lease area building face, on up to three sides of the building. A maximum of 1.25 square feet of sign area for each linear foot of building or tenant space frontage is permitted. Tenant spaces within multi-story office buildings are allowed a maximum of 1.5 square feet of sign area for each linear foot of building or tenant space frontage. Sign locations, materials and dimensions shall be in accordance with the approved Sign Program.

D. Directional Monument Signs:

Business centers may install directional monument signs at principal entry points and intersections within the development to guide the public to specific tenants or building addresses. The exact locations and number of the directional signs shall be in accordance with the approved Sign Program. Directional signs shall be a maximum of five (5) feet in height and twenty-five (25) square feet in area. Signs shall be set in a decorative architectural base, consistent with the design theme and materials used in the center.

M. Design Review

All industrial projects shall be subject to Design Review and the submittal of a Precise Plan application in accordance with Sections 14.6 and 15.7 of this Specific Plan and Chapter 17.91 of the C.M.C..

a. Development within the LI District shall comply with the City's Commercial and Industrial Development Design Guidelines, and Section 14.7.3 of this Specific

Plan.

b. Development in the LI District shall establish a consistent, high quality, architectural theme in conjunction with the Precise Plan Review of the project(s). All buildings, accessory structures, walls, landscape materials, and signage shall conform to the overall design theme(s), although variation in individual building forms, colors, and architectural details is allowed and encouraged. The design should incorporate the use of natural materials such as stone or brick in the architecture of the buildings and onsite hardscape, as appropriate.

12.12 MR - MINERAL RESOURCE

12.12.1 Purpose

The intent of the Mineral Resource designation is to permit operation of existing and future mining activities within State designated Mineral Resource areas.

12.12.2 <u>Permitted Uses and Development Standards.</u>

Mining activities in the MR district shall be consistent with the Mineral Resource Policies contained in the Conservation Element of the General Plan and CMC Title 19 for the application of a surface mining permit.

All mining operations that have a valid mining permit and reclamation plan approved by the County of Riverside or vested mining operation per Section 2776 of the Surface Mining Reclamation Act shall be deemed valid when annexed into the City. However, any significant modifications, renewal or extension of County issued permits or reclamation plans shall be issued and processed by the City of Corona in accordance with this chapter. Significant modifications are those which would create significant new or increased impact on the environment or adjacent land uses.

The MR, Mineral Resource district shall be subject to the provisions of CMC Chapter 17.62, as it relates to the M-3 zone with the MR overlay. The following provisions shall also apply to mining operations in the El Cerrito Specific Plan:

A. **Accessory Uses:**

The following accessory uses are permitted provided that such uses are established on the same parcel of land, are incidental to, and do not substantially alter the character of any permitted use, including but not limited to:

1. Retail and wholesale distribution of materials produced on the site.
2. Storage of trucks and excavating vehicles.
3. Storage of materials and machinery used in the operation.
4. Scales and weighing equipment.
5. Office and maintenance shop structures, including the use of mobilehomes.
6. Residences and mobilehomes for caretakers or watchmen and their families provided that no compensation is received for the use of any such residence, mobilehome or mobilehome space.

B. **Development Standards:**

1. Noise suppression. All equipment and premises employed in conjunction with any of the uses permitted in the MR district shall be constructed, operated and maintained so as to suppress noise and vibrations which are or may be injurious to persons living on adjoining property.

2. Roads and driveways. All roads and driveways shall be kept wetted while being used or shall be treated with oil, asphaltic concrete or concrete, or other palliative to prevent the emission of dust.

3. Access roads. All private access roads leading off any paved public street onto property used for any purpose permitted in subsection B or C shall be paved to a minimum width of 24 feet with asphaltic concrete or equal, not less than 3 inches in thickness with adequate compacted base material for not less than the first 100 feet of said access road.

4. Air and Water pollution. All operations shall be conducted in compliance with the requirements of the Riverside County Air Pollution Control District and the State Water Quality Control Board.

5. Slopes of excavations. No production from an open pit quarry shall be permitted which creates an average slope steeper than one foot horizontal to one foot vertical, provided, however, that a steeper slope may be permitted where the soil content or material is such that a vertical-cut excavation is safe in the opinion of the Division of Industrial Safety, Department of Industrial Relations of the State of California.

6. Landscaping and fencing. Excavation operations which are located any time within 500 feet of at least 10 buildings or mobilehomes used or designed for dwelling purposes shall be screened to a height of at least 6 feet by either landscaping, berms, walls, or solid fencing and the outer boundaries of the area being excavated shall be enclosed with a 6 foot high chain link fence, including all necessary gates, except where such a fence would be impractical as in the bed or flood channel of a wash or watercourse.

7. Ponding. Where practical, all excavation operations shall be conducted in such a manner as to prevent unnecessary ponding or accumulation of storm or drainage water.

8. Rehabilitation. All property partially or totally depleted of its mineral resources as a result of a use permitted by this article shall be rehabilitated in accordance with the mining reclamation plan which has been approved for the site.

12.13 MU - MIXED USE DEVELOPMENT

12.13.1 Purpose

The Mixed Use Development District is intended to enable properties to develop with an appropriate mix of Commercial/Office and Residential Uses in a comprehensively designed and integrated manner. This district with its associated development standards provides flexibility under the Specific Plan to allow for different types of integrated commercial- residential concepts in response to particular site characteristics and community needs. All development and uses within this district shall be governed in accordance with the regulations set forth in this Specific Plan and the Corona Municipal Code.

12.13.2 Permitted and Conditionally Permitted Uses

The following Mixed Use development concepts and associated uses shall be permitted in the Mixed Use District, or Conditionally Permitted in the Commercial District of this Specific Plan, subject to the property development standards contained in Section 12.13.5. The MU District contains permitted uses and development standards for three general design scenarios for mixed use development, referred to as Level One (Live-Work), Level Two (Traditional), and Level Three (Comprehensive).

A. Mixed Use Level One – (Live-Work)

Level One Live-Work Units are single tenant spaces that include both residential and commercial/office square footage in a single unit providing for a business to be conducted solely by the homeowner residing on the premise. In no instance should the work portion of the unit be sub-leased. This differs from Mixed Use Level Two uses hereinafter defined where residential use and commercial or other non-residential use occupy different tenant spaces.

Antique Shop
Art Gallery
Barber or Beauty Shop (Single station only)
Computer/Software Services.
Interior Decorating Shop.
Massage Establishments (Subject to provisions of chapters 5.28).
Offices – Business, or Professionals (excluding Medical and Dental).
Private Schools for Art, Language, Modeling, Technical and Tutoring.
Studio (Such as Art, Music, Design, Martial Arts, Dance, Gymnastics.
Tailor or Dress Maker Shop.

B. Mixed Use Level Two (Traditional)

Level Two Mixed Uses refer to the type of development that combines either vertically or horizontally within the same structure, or group of structures, a mix of uses such as retail and office with residential, yet in separate and distinct occupied spaces.

All uses allowed in Level One
Book or Stationery Store
Florist

Mail Services Establishments (Retail Only)
Specialty Grocery Store (Excluding Convenience or Liquor)
Museum or Cultural Center
Office Supply Store
Offices, Professional, Medical and Dental
Prepared Food Products such as take out, (such as bakery, doughnut shop, coffee house, confectionary, delicatessen, specialty)
Restaurant or Café, dine-in subject to CMC 17.76 for restaurant parking standards
Shoe Store – Repair or Retail Sales
Specialty Store (Such as Boutique Apparel, Camera, Gift, Hobby, Jewelry, Kitchen,).

C. Mixed Use Level Three (Comprehensive)

Level Three Mixed Use integrates office and commercial use areas with residential uses in a comprehensive site design, where commercial/office and residential uses are generally allocated to separate buildings on the site, but have a common design theme and may share facilities such as parking, open space, signage and other site amenities. Permitted uses in Level Three include the following:

1. Commercial & Office Uses Permitted:

- All Commercial and Office uses allowed in Levels One and Two
- Banks and Financial Institutions
- Bicycle shops
- Business services, including copying, printing and office equipment
- Catering
- Clothing; new, including shoes and accessories
- Computer sales and service
- Day care centers
- Department stores
- Dry Cleaners and tailor shops
- Electronics, music and video stores
- Health clubs and day spas
- Hobby shops
- Home décor and Furnishings
- Hotels and motor inns
- Laboratory; medical, dental, film, research
- Libraries
- Markets, food;
- Pet shops and grooming

2. Commercial Uses subject to a Conditional Use Permit:

- Automobile sales & leasing – new car dealerships (subject to the provisions of the C.M.C. Chapter 17.72)
- Commercial Recreation facilities
- Churches

- Congregate care residential facilities (subject to C.M.C. Chapter 17.24)
- Drive –thru restaurants
- Health Care facilities (subject to C.M.C. Chapter 17.73)
- Theaters or Cinema (excluding adult entertainment)

3. Residential Uses permitted:

Multi-family townhomes, condominiums or apartments
Single- family detached condominiums; including courtyard, zero-lot line and Z-lot configurations
Senior Citizen Housing (subject to C.M.C. Chapter 17.24)

D. Permitted Uses allowed in all Levels:

Animals to maximum numbers as follows (unless otherwise governed by project CC&Rs):
Two weaned cats,
Two weaned dogs;
House trailer, may be used as a construction project office during time of construction when a valid building permit is in force;
Model complex including sales office, subject to the procedures proscribed in CMC 17.98.
Public or private parks, playgrounds and recreational facilities

Similar uses permitted by Commission determination: The Commission may, by resolution of record, permit any other use which it may determine to be similar to those listed above, in conformity with the intent and purpose of this Specific Plan and not more obnoxious or detrimental to the public health, safety and welfare, or to other uses permitted in this district. For procedure, see Chapter 17.88 of the Corona Municipal Code.

12.13.4 Prohibited Uses

Uses prohibited in the Mixed Use districts are as follows:

Commercial Uses not specifically permitted herein, or allowed by Similar Use Permit
Manufacturing uses
Sexually oriented and Adult businesses
Outdoor storage or display

12.13.5 Development Standards

All development in the MU District shall comply with the following minimum development standards. Additional requirements may be imposed as part of the Precise Plan approval process, depending upon the desired land use configuration. Standards apply to Mixed Use Levels I, II and III, unless otherwise noted.

MIXED USE DEVELOPMENT STANDARDS					
STANDARD	**LEVEL I**	**LEVEL II**	**LEVEL III**		
			SF Detached	Multi-Family Attached	Commercial/ Office
Site Area	No minimum	No minimum	10 acre site area (for combined uses)		
Lot Area	No minimum	No minimum	2800 sq.ft. min. EUA*	No minimum	No minimum
Lot Width	No Minimum	No Minimum	40 ft.	No Minimum	No Minimum
Lot Depth	No Minimum	No Minimum	70 ft.	No Minimum	No Minimum
Residential Density (du/ac)	10 du/ac max.	10 du/ac max.	25 du/ac maximum (Senior Housing per CMC 17.24)		
Building height	40 ft.	40 ft.	35 ft.	40 ft.	40 ft.
Building Separation	1 story: 10 ft. 2 story: 15 ft. 3 story: 20 ft.	1 story: 10 ft. 2 story: 15 ft. 3 story: 20 ft.	Zero lot-7 Others-10	1 story: 10 ft. 2 story: 15 ft. 3 story: 20 ft.	1 story: 10 ft. 2 story: 15 ft. 3 story: 20 ft.
Perimeter Yards: *Major street *Secondary street *Collector street: * Local or private street: *Interior-adjacent to Res. Zone: *Interior adj. Comm. Zone:	 20 feet 20 feet 15 feet 10 feet 10 feet 10 feet	 20 feet 20 feet 15 feet 10 feet 15 feet 10 feet	 20 feet 20 feet 15 feet 10 feet 10 feet 10 feet	 20 feet 20 feet 15 feet 10 feet 15 feet *(1-2 stories)* 30 feet *(3+ stories)* 10 feet	 20 feet 10 feet 10 feet 10 feet 15 feet *(1-2 stories)* 30 Feet *(3+ stories)* 10 feet
Min. Dwelling Unit Area	1,000 s.f.	900 s.f.	1,200 s.f.	900 s.f. Senior Housing per CMC 17.24	NA

EUA: Exclusive Use Area

A. Landscaping, Walls and Fences

Front, side and rear yards and parking areas required for a lot or building shall be fully landscaped in accordance with Chapter 17.70 of the Corona Municipal Code (Landscaping, Fences, Walls, Hedges) and the Community Development Department's landscape standards and guidelines. All landscaping shall include the installation of concrete curb planters and shall be continuously maintained by an irrigation system operable at all times.

Landscape areas, walls and fences shall be established and maintained in accordance with Chapter 17.70 of the Corona Municipal Code (Landscaping, Fences, Walls Hedges). All fencing shall be constructed of wrought iron or decorative block materials. Wood, precision block or chain link fences are prohibited.

B. Open Space Requirements

Common open space shall be established for the joint use of the residents and, if applicable to the specific project design, the commercial tenants and patrons. The common open space shall be of two categories:

1. Active. A minimum of one hundred (100) square feet per dwelling unit shall be provided and may include any of the following:

- Swimming pools
- Tennis courts or Ball courts
- Tot lots
- Mini -parks
- Recreation rooms
- Child care centers (C.U.P. required)
- Barbeque Facilities
- Common Patios
- Others deemed similar by the Planning Director

Upon Planning Commission consideration of evidence supporting a reduced active recreational need, the Planning Commission may decrease the required active open space area if the passive open space recreational area is increased a corresponding amount.

2. Passive. A minimum of one hundred (100) square feet per dwelling unit shall be provided and shall include any of the following:

- Bicycle paths
- Jogging trails
- Picnic areas
- Walkways
- Fountains, ponds and water features
- Plazas and Courtyards
- Areas set aside for preservation of environmentally significant features such as viewpoints, slopes, or sensitive nature areas
- Others deemed similar by the Planning Director

3. Private. Private open space shall be established for the personal and exclusive use of the dwelling occupant it is designed to serve in a minimum amount of 50 square feet per unit in the form of balconies, porches, patios and decks. Where a minimum of 50 square feet of exterior private open space per unit cannot be provided with proper exterior noise attenuation, the common open space shall be increased to aggregate such area into the minimum required for common, active open space, and shall be located reasonably proximate to the units it serves subject to precise plan approval.

C. Off-Street Parking

The provisions of Chapter 17.76 of the Corona Municipal Code shall apply, commensurate with the type of land uses proposed, except as noted below.

1. Mixed Use Level One (live/work) requires 2.5 standard spaces per unit to be provided, two of which shall covered or enclosed spaces.

2. Developments consisting of Level Two (traditional) uses shall be designed to provide for parking as follows: Two standard parking stalls per dwelling unit, one of which shall be covered, plus one standard stall per 200 square feet of floor area dedicated to non-restaurant commercial uses.
3. Residential guest parking may be included in the requirement for commercial parking provided that parking remains open and unassigned.
4. Adequate vehicular access, parking, and loading shall be provided to prevent undue traffic congestion on adjacent streets or highways.
5. Internal circulation shall be designed to avoid vehicle stacking on adjacent streets, facilitate the movement of vehicles throughout the site and ensure the safety of pedestrians.

D. Loading Areas

Provision shall be made for loading spaces large enough to accommodate a delivery truck sized for the business and in accordance with the following criteria:

1. Level One Live-Work uses shall be provided with one loading area per fifteen (15) units.
2. Level Two and Level Three uses shall be provided with loading spaces as prescribed by CMC 17.78 for commercial floor space.
3. The loading area shall be located outside of the public streets or main drive aisles and shall not block any vehicular circulation areas or fire lanes.
4. Loading doors and docks shall not be located at the front of building or next to main building entrances.
5. Loading doors and docks shall not be located adjacent to a street unless it is properly screened from public view.

E. Trash Pickup Areas

If an attached garage is not provided for residential units for the storage of individual trash bins, trash pickup areas shall be provided at a ratio of one trash enclosure for each ten dwelling units. Trash enclosures must be provided for Level Two and Level Three uses and shall be in accordance with city standards contained in Chapter 17.79 of the Corona Municipal Code. The minimum required enclosure space shall be the aggregate of commercial and multi family standards applicable to the land use mix.

F. Enclosed Storage Areas

An enclosed storage area of not less than 100 cubic feet shall be provided for each dwelling unit. No dimension shall be less than three (3) feet. Residential developments providing enclosed garage parking are exempt from this requirement.

G. Signage

1. All signs shall be erected, constructed, altered and maintained in accordance with Chapter 17.74 of the Corona Municipal Code (Signs) in addition to the requirements of this chapter.
2. Signs shall contain only such subject matter that refers to the name and logo of the establishment.
3. Mixed Use Level One (Live-Work) sign standards shall be as follows:
   A. One unlit blade or wall mounted sign limited to four (4) square feet shall be allowed on the ground level front and rear building facade of each work/live unit. All hanging or wall mounted signs shall have similar design, color, font and brackets.

B. One building directory sign no more than six square feet in area shall be allowed for each building. The directory sign may be freestanding or attached to the building, and one small light shall be allowed for each directory sign.

C. On-site directory signs to benefit automobile or pedestrian traffic may be allowed at discretion of planning director. No other freestanding signs are allowed except non-advertising entry monumentation.

4. Mixed Use Level Two (Traditional) sign standards shall be as follows:

A. The commercial area of the project shall be subject to the commercial sign provisions of CMC 17.74 and shall be limited to wall signs only for each business space. Sign area shall be limited to a length of 50% of unit frontage and two feet in height and can be externally illuminated with only low voltage lighting.

B. One building directory sign no more than six square feet in area shall be allowed for each building. The directory sign may be freestanding or attached to the building, and one small light shall be allowed for each directory sign.

C. On-site directory signs shall be allowed at discretion of planning director. No other freestanding signs are allowed except non-advertising entry monumentation.

5. Mixed Use Level Three (Comprehensive) sign standards shall be as follows:

A. Signage for the Commercial portion of the Mixed Use development shall be in accordance with the sign standards in Section 12.8.5 (H) of this Specific Plan.

B. Signage for the residential portion of the Mixed Use Development shall be in accordance with CMC Chapter 17.74.

C. Sign materials, structures and design shall be consistent throughout the entire Mixed Use development, pursuant to a comprehensive sign program approved in conjunction with the Precise Plan for the project.

H. Design Guidelines

All development within the Mixed Use District shall comply with the Design Guidelines in Chapter 14.7 of the El Cerrito Specific Plan.

I. Precise Plan Required

All development within the Mixed Use District is subject to the processing and approval of a Precise Plan, pursuant to the procedures and findings contained in Chapter 14.6 of the El Cerrito Specific Plan and Chapter 17.91 of the CMC, or a Conditional Use Permit if required by the underlying land use district.

12.14 HDR – High Density Residential District

12.14 Purpose

The HDR District is intended to enable properties to develop as multiple family residential apartments with a density of 36 du/ac in a comprehensively designed and integrated manner. The HDR District also enables properties to be developed as medium density residential consisting of single family residential condominiums and cluster/courtyard units not exceeding a density of 15 du/ac and subject to the development standards prescribed in Section 12.14.5. All development and uses within this district shall be governed in accordance with the regulations set forth in this Specific Plan and the Corona Municipal Code.

12.14.1 Permitted Uses

The following uses shall be permitted in the HDR High Density Residential District Zone subject to compliance with the property development standards provided in

(A) House trailer to be used as a construction project office during the time of construction, if a valid building permit for the construction project exists;

(B) Parks and recreation areas subject to the provision of Chapter 12.24 of the CMC;

(C) Multiple family residential

(D) Uses customarily incidental to any of the above uses and accessory buildings;

(E) Senior Citizen Housing;

(F) Similar uses permitted by Commission determination.

12.14.2 Conditional Uses

The following uses may be permitted subject to a condition use permit being allowed therefore as provided in Chapter 17.92:

(A) Health care facilities subject to the provisions of Chapter 17.73;

(B) Single Family Condominiums subject to the SFC Standards listed in Section 12.14.5.

(C) Other uses may be permitted pursuant to 17.92.040.

12.14.3 Prohibited Uses

All uses and structures not permitted in Section 12.4.2 and 12.4.3 are specifically prohibited, including:

(A) Commercial uses; and

(B) Manufacturing uses;

(C) Medical marijuana dispensaries.

12.14.4 Development Standards – Multi Family Attached

Multi-Family attached development in the HDR District shall comply with the following minimum development standards. Additional requirements may be imposed as part of the Precise Plan approval process, depending upon the desired land use configuration.

DEVELOPMENT STANDARDS	
STANDARD	**HDR – Multi-Family Attached**
Lot Area	Minimum 7,200 sf
Lot Width	No Minimum
Lot Depth	No Minimum
Residential Density (du/ac)	36 du/ac maximum
Building height	5 stories, no greater than 60 ft (Inclusive of Subterranean Parking)
Building Separation	1-2 story: 15 ft. 3-4 story: 20 ft.
Project Perimeter Yards: Major street Secondary street Collector street Local or private street Interior-adjacent to Res. Zone Interior adjacent to Comm. Zone	 20 feet 20 feet 15 feet 10 feet 15 feet *(1-2 stories)* 30 feet *(3+ stories)* 10 feet
Min. Dwelling Unit Area	600 s.f.
Private Drive / Alleys	20’ Driveways 25’ Drive Aisle – Non Fire Lane 28’ Drive Aisle – Dedicated Fire Lane
Min. Open Space & Recreational Space	200 sf/du (100 sf passive, 100 sf recreational) (10' min. dimension); Private 50 sf/du (5' min. dimension)
Required Parking a. Studio or single bedroom unit b. Two bedroom unit c. Three or more bedrooms d. Guest	Min. stall size 9'x18' (Parking Structure); 9’x20’ (Carports and Garages). a. 1 covered space, plus .5 uncovered space/unit b. 2 covered spaces/unit c. 2 covered spaces, plus .5 uncovered spaces/unit d. 1 uncovered guest space/5 units

A. Trash Pickup Areas

If an attached garage is not provided for residential units for the storage of individual trash bins, trash pickup areas shall be provided, as approved by the Community Development Director.

B. Enclosed Storage Areas

An enclosed storage area of not less than 100 cubic feet shall be provided for each dwelling unit. No dimension shall be less than three (3) feet. Residential developments providing enclosed garage parking shall be exempt from this requirement-; however, under no circumstances shall the garage be utilized for storage purposes resulting in the displacement of a required parking space.

C. Open Space Areas

Common: Common open space shall be established for the joint use of the residents, and if applicable to the specific project design. The common open space shall be of two categories:

1. **Active**. A minimum of one hundred (100) square feet per dwelling unit shall be provided and may include any of the following:

   - Swimming Pools
   - Tennis Courts or Ball Courts
   - Tot Lots
   - Mini-Parks
   - Recreation Rooms
   - Child Care Center (C.U.P. required)
   - Barbeque Facilities
   - Common Patios
   - Others deemed similar by the Community Development Director

   Upon Planning Commission consideration of evidence supporting a reduced active recreational need, the Planning Commission may decrease the required active open space area if the passive open space recreational area is increased a corresponding amount.

2. **Passive**. A minimum of one hundred (100) square feet per dwelling unit shall be provided and shall include any of the following:

   - Bicycle Paths
   - Jogging Trails
   - Picnic Areas
   - Walkways
   - Fountains, Ponds and Water Features
   - Plazas and Courtyards
   - Areas set aside for preservation of environmental features such as: Viewpoints, Slopes, or Sensitive Nature Areas
   - Others deemed similar by the Community Development Director

3. **Private:** Private open space shall be established for the personal and exclusive use of the dwelling occupant it is designed to serve in a minimum amount of 50 square feet per unit in the form of balconies, porches, patios and decks. Where a minimum of 50 square feet of exterior private open space per unit cannot be provided with proper exterior noise attenuation, the common open space shall be increased to aggregate such area into the minimum required for common, active open space, and shall be located reasonably proximate to the units it serves subject to precise plan approval.

D. Off-Street Parking

The provisions of Chapter 17.76 of the Corona Municipal Code shall apply, commensurate with the type of land uses proposed, except as noted in the HDR Development Standards (Section 12.14.4).

E. Signage

1. All signs shall be erected, constructed, altered and maintained in accordance with Chapter 17.74 of the Corona Municipal Code (Signs) in addition to the requirements of this chapter.

2. Signs shall contain only such subject matter that refers to the name and logo of the establishment.

3. Signs shall contain only the name of the development and shall be incorporated into the project entry walls;

4. Shall be externally illuminated;

5. Shall not exceed an overall height of five feet above finished grade; and

6. Shall be located at the primary entry drives to the project and at prominent perimeter street corners as designated in the approved sign program.

7. The sign area shall not exceed 100 square feet in area.

12.14.5 <u>Development Standards – Single Family Condominium and Cluster Units</u>

Single Family Condominium and cluster unit development in the HDR District shall not exceed a density of 15 du/ac and shall comply with the following development standards. All development shall be governed in accordance with the regulations set forth in this Specific Plan and the Corona Municipal Code. Additional requirements may be imposed as part of the Conditional Use Permit approval process, depending upon the desired land use configuration.

DEVELOPMENT STANDARDS		
STANDARD	MDR – SINGLE FAMILY CONDOMINIUM	
	Single Family Condos	Single Family Condos (Cluster/Courtyard)
Minimum Lot Area	7,200 s.f.	7,200 s.f.
Exclusive Use Area	Minimum 2,700 sf	Minimum 2,000 sf
Lot Width	40’ minimum	34’ minimum
Lot Depth	68’ minimum	55’ minimum
Maximum Lot Coverage	60%	
Residential Density (du/ac)	15 du/ac maximum	
Building height	2 stories, no greater than 35 ft	
Building Separation	1-2 story: 10 ft.	
Project Perimeter Yards: Major street Secondary street Collector street Local or private street Interior-adjacent to Res. Zone Interior adjacent to Comm. Zone	 20 feet 20 feet 15 feet 10 feet 5 feet *(1-2 stories)* 10 feet	
Min. Dwelling Unit Area	1,500 s.f.	
Private Drive / Alleys	16’ wide Driveways 24’ Drive Aisle – Non Fire Lane 28’ Drive Aisle – Dedicated Fire Lane	
Min. Open Space & Recreational Space	Open Space 200–sf/du (100 sf passive, 100 sf active recreational) (10' min. dimension); Private 350 sf/du (5' min. dimension)	
Required Parking a. Studio or single bedroom unit b. Two bedroom unit c. Three or more bedrooms d. Guest	Min. stall size 9'x18' structured; 9’x20’ open. a. 1 covered space, plus .5 uncovered space/unit b. 2 covered spaces/unit c. 2 covered spaces, plus .5 uncovered spaces/unit d. 1 uncovered guest space/5 units	

A. <u>Trash Pickup Areas</u>

Individual unit trash bins shall be provided with the residential trash can pad constructed in accordance with the City’s standards.

B. Enclosed Storage Areas

Storage in the garage is permitted, however, under no circumstances shall the garage be utilized for storage purposes resulting in the displacement of the units required parking space.

C. Open Space

Private: Private open space shall be established for the personal and exclusive use of the dwelling occupant it is designed to serve in a minimum amount of 350 square feet per unit in the form of balconies, porches, patios, private yards and decks. Where a minimum of 350 square feet of exterior private open space per unit cannot be provided, the common open space shall be increased to aggregate such area into the minimum required for common, active open space, and shall be located reasonably proximate to the units it serves subject to precise plan approval.

13.0 ENVIRONMENTAL COMPLIANCE

13.1 ENVIRONMENTAL ASSESSMENT

A Mitigated Negative Declaration was prepared for the El Cerrito Specific Plan. The Negative Declaration was based on the Environmental Impact Report, prepared and adopted by the County of Riverside (EIR No.233, December 1990), evaluating the Temescal/El Cerrito Community Plan, on which the specific plan land use allocation was based. The appropriate mitigation measures adopted in the EIR have been incorporated into the development standards and requirements of the El Cerrito Specific Plan.

13.2 ENVIRONMENTALLY SENSITIVE - DESIGN POLICIES

Design policies minimizing the impacts in environmentally sensitive areas, such as hillsides or riparian habitats, developed in the Temescal/El Cerrito Community Plan where derived from the mitigation measures adopted in EIR No. 233. These policies have been set out in Section 4.1 of this specific plan and incorporated into the development standards for the Hillside Controlled Development (HCD) and Water Course (WC) land use designations.

13.3 MITIGATION MEASURES

The following mitigation measures are those developed from County EIR No. 233 and the Negative Declaration for the El Cerrito Specific Plan that have not already been incorporated into the standards and requirements of the specific plan. The measures will apply to all developments throughout the specific plan, especially those within the areas of concern identified in Section 3.3, Summary of Site Features.

13.3.1 <u>Archaeological, Historical and Paleontological Resources</u>

A. Archaeological surveys by a qualified archaeologist shall be conducted on all undisturbed lands and the areas of potential cultural resources identified by Figure 9, as part of the environmental review process. Prior to approval of any development proposal, mitigation shall be incorporated into the design of the project and its conditions of approval.
B. Paleontological surveys by a qualified paleontologist shall be conducted within areas of known and potential resources, as identified in Section 3.3.3, Figure 10, as part of the environmental review process. Prior to approval of any development proposal, mitigation shall be incorporated into the design of the project and its conditions of approval.

13.3.2 <u>Biological Resources and Riparian Areas</u>

A. An extensive in-depth biological review shall be required for any proposed development within or encompassing ephemeral or wet riparian stream or outwash areas, and/or the adjacent alluvial bench of such areas, including, but not limited to, the Temescal Wash. Mitigation measures shall be incorporated into the design of the project and its conditions of approval.
B. Biological surveys shall be required for any development within the natural open space or vacant areas, as part of the environmental review. Mitigation shall be incorporated into the design of the project and its conditions of approval.

C. Mitigation shall include, when appropriate, development clustering in non-biologically sensitive sites or portions of sites, in order to preserve areas containing Slender-Horned Spineflower (Centrostegia leptoceras), Munz's Onion (Allium fimbriatum var. munzii), Payson's Caulanthus (Caulanthus simulans) and Many-Stemmed Dudleya (Dudleya multicaulis).

D. Within the Temescal Wash, mineral resource extraction in areas delineated as containing viable riparian habitat should be avoided in favor of areas containing very sparse or non-existant riparian habitat (Section 3.3.2, Figure 8). Where avoidance is not possible, a biologically designed and professionally implemented revegetation program shall be a required part of a particular project's reclamation plan.

E. All reclamation plans for surface mining permits or mineral resource extraction easterly of the Temescal Wash and westerly of Interstate 15 shall include a program for revegetation in native species of flora.

F. Biological studies shall be required for all riparian areas containing potentially suitable habitat for the Least Bell's Vireo (Vireo bellii pusillus) and the Yellow-Billed Cuckoo (coccyzus americanus occidentalis) and should be conducted during the spring and summer when these species are more apt to be present in the area.

G. A mitigation program shall be developed to provide appropriate habitat for the San Diego Coast Horned Lizard (Phyronosoma coronatum blainvillei) and the Orange-Throated Whiptail (Cremidophorus hyperythurs) in areas where they are known or found to exist. Such mitigation may include the non-improvement of alluvial wash areas.

H. Project design shall include biologically designed plans to preserve oak trees. Within areas of proposed development, oak woodlands shall be preserved through open space areas. Landscaping and irrigation shall be precluded within the drip-line area of native trees. When oak trees must be removed, they shall be replaced with the largest box size commercially available (minimum 24"), at a rate of five to one. When appropriate, the creation of new oak woodland areas within new developments will be encouraged. The location of replacement trees shall be delineated on required Oak Tree Preservation Plans and landscaping plans. New trees shall be sited in those areas where soils and drainage best guarantee the survival of the tree.

13.3.3 <u>Land Use</u>

A. In some but not all cases, impacts resulting from placement of "inherently incompatible" land uses adjacent to mineral resource extraction can be reduced to a level of insignificance through appropriate mitigation. This recognizes the fact that different types of mineral resource extraction produce impacts that vary in type, as well as degree of intensity, and that acceptable levels of mitigation may not be attainable in some situations.

Accordingly, the following policies apply:

1. Buffer areas will be required to mitigate impacts between mining and adjacent land uses.

    a. Buffers will include, but not be limited to, any of the following or combination of the following:

        1. Adequate setbacks from the area of impact or area of potential impacts.

2. Dense mature vegetation, landscaping, and accompanying irrigation systems for maintenance of said landscaping.
3. Noise barriers consisting of earthen berms and concrete reinforced block walls.

b. Effective noise muting physical buffers will be required between all future residential uses deemed inherently incompatible and mineral resource extraction areas.

1. Evidence of effective noise attenuation must be demonstrated through required noise studies analyzing the worst case scenario of a particular project proposal.

c. Additional mitigation for noise suppression may require, in conjunction with buffering, upgraded residential construction standards such as a 6 inch perimeter (exterior) framing and R/19 or greater, exterior insulation.

B. All industrial, mining and public facility projects shall examine the cumulative effects of the project to the existing air and water quality of El Cerrito area.

13.3.4 Noise

A. When residential development abuts ground-based noise generators, such as highways and commercial\manufacturing activities, sound absorbing walls, berms, setbacks or other appropriate measures to limit exterior noise levels to no greater than 60 decibels shall be required.

B. Industrial projects shall adequately mitigated their noise pollution through landscaping, walls, berms, insulation and/or muffler systems. Noise studies shall be required to help determine effective noise mitigation.

C. Noise sensitive land uses shall be protected from high levels of noise, by restricting noise producing land uses from these areas, or through the use of effective noise buffers, such as blockwalls, landscaped berms, setbacks, etc.

13.3.5 Hydrology

A. Erosion and sedimentation control shall utilize the retention of existing trees and native vegetation, planting of cut and fill slopes, construction of retaining walls and dikes, proper compaction of manufactured slopes based on soil types, vegetative cover and irrigation systems calibrated to soil permeability.

B. Hydrological studies by a qualified consultant shall be conducted as part of the environmental review process for all proposed surface mining permits within the Temescal Wash.

14.0 ADMINISTRATION AND IMPLEMENTATION

14.1 INTRODUCTION

This plan will be implemented in two ways: (1) by processing projects to insure conformity with the Specific Plan regulations and responsiveness to applicable guidelines; and (2) by administering the basic public facilities required to support development authorized by the plan. This section of the plan contains the rules for processing development projects. In addition, general administrative rules are specified in order to properly relate the specific plan to provisions of the Corona Municipal Code.

14.2 PURPOSE

The provisions of this section are intended to establish reasonable standards and procedures for insuring that acceptable development and maintenance of all uses authorized by this plan occur.

14.3 GENERAL ADMINISTRATION AND ENFORCEMENT

14.3.1 Conflicts.

The Corona Municipal Code shall govern all definitions, standards, provisions and processes within El Cerrito which are not specified in this specific plan. Where a conflict may occur between the El Cerrito Specific Plan and the Corona Municipal Code, the El Cerrito Specific Plan shall take precedence.

14.3.2 Development Plan Review.

The following projects shall not be constructed until the plans have been submitted to and reviewed by the Planning Director according to the Development Plan Review process specified in Chapter 17.102 of the Corona Municipal Code:

1. Conceptual development plans.
2. Tentative tract maps.
3. Parcel maps.
4. Precise plans.
5. Conditional use permit applications where new buildings or substantial alterations are proposed.
6. Conversion of residential structures to commercial or industrial use.
7. New buildings, and additions enclosing more than 650 square feet, except that single family homes and accessory buildings shall not be subject to review.
8. Specific plan amendments.

The procedure for Development Plan Review shall be in accordance with Corona Municipal Code Chapter 17.102.

14.3.3 Performance Standards.

All development within this Specific Plan shall comply with Section 17.84 of the Corona

Municipal Code and any additional standards prescribed in this Specific Plan.

14.3.4 Variances.

The provisions of Chapter 17.96 of the Corona Municipal Code shall be followed for any variance requested in the El Cerrito Specific Plan. Such variances, if sought, shall not constitute an amendment to this Specific Plan.

14.3.5 Time limits and extensions.

In any case where the Design Review, Precise Plan or Conditional Use Permit approval has been granted and a building permit is not issued within 24 months after the date of the granting thereof, then, without further action, the approval shall be null and void.

Extensions for any plan approved in this section may be granted by the Planning 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 the permittee. Extensions shall not be considered unless a letter specifying the following information is received by the Community Development Director on or before the date on which the approval expires:

A. description and documentation of good faith efforts to effectuate the plan.
B. description and documentation of acts, conditions or events beyond the permittee's control which precluded project implementation.
C. An estimate of what must occur in order to proceed, along with an estimated time and requested extension period, accordingly.

14.3.6 Administration and Enforcement.

The El Cerrito Specific Plan shall be administered and enforced according to Chapter 17.108 of the Corona Municipal Code.

14.4 SUBDIVISION STANDARDS

The provisions of Corona Municipal Code Title 16 shall apply to all subdivisions within the El Cerrito Specific Plan. Modifications may be applied for in accordance with Corona Municipal Code Chapter 16.32 (Modifications).

14.5 SPECIFIC PLAN AMENDMENTS

It should be understood that while this document attempts to be comprehensive, not all things can be envisioned in its preparation. Applications for specific plan amendments shall be made to the Community Development Director pursuant to Corona Municipal Code Section 17.53.110. Applications shall be considered by the Planning Commission and City Council. A specific plan amendment shall not be approved unless the following findings are made by the Planning Commission:

D. The proposed amendment is consistent with the City of Corona General Plan.
E. The proposed amendment is consistent with the intent of the El Cerrito Specific Plan.

F. The proposed amendment is consistent with the Preannexation Policy for El Cerrito as set out in Section 2.3 herein.
G. The proposed amendment provides for adequate circulation to, from and within the El Cerrito area.
H. The proposal provides public service levels capable of adequately serving the Specific Plan area.
I. The public and private open space system is neither disrupted nor depleted.
J. The proposed amendment is compatible with surrounding designations, will not create future land use incompatiblities and provides adequate buffers.
K. In the case of a land use amendment attempting to convert commercial or industrial designations to residential uses, there shall be an additional finding that there is no proximate residential designated land in the area, which is both available and suitable for the proposed use and that the conversion will not result in a negative job/housing ratio in the specific plan area.
L. For properties in the CC-Commercial Center land use district, the proposed amendment does not either: (i) jeopardize the City's ability to levy sufficient special taxes on property within the CC-Commercial Center land use district to pay debt service on the outstanding bonds for Community Facilities District No. 2002-4 or (ii) alter the security for the payment of principal and interest on the outstanding bonds for Community Facilities District No. 2002-4.

14.6 PRECISE PLAN

14.6.1 Applicable Projects

All development proposals in the following categories shall be subject to Precise Plan review:

1. All multi-family residential projects.
2. All commercial projects.
3. All industrial projects.
4. All public facilities greater than 650 square feet.
5. All buildings exceeding the height limit in the district in which the use is proposed to be located.

14.6.2 <u>Exempt Projects</u>

The following shall be exempt from Precise Plan review:

1. Repairs under 650 square feet or 10% of existing structure, whichever is greater.
2. Repainting.
3. Single family developments.
4. Public improvements.
5. Interior alterations.
6. Re-roofing, re-glazing.
7. Re-facing of signs.
8. Fences and walls.
9. Secondary residential units.

14.6.3 Procedures and General Provisions

Precise Plan applications shall be prepared pursuant to the City Planning Director's current application submittal and review requirements. Prior to filing the precise plan application, the developer shall submit plans for Development Plan Review following the provisions of Corona Municipal Code Section 17.102 and Section 14.3.2 of this Specific Plan.

The precise plan project shall be developed subject to all conditions imposed as part of the approval of the precise plan. The City Planning Director may approve or conditionally approve adjustments which in his/her opinion are minor in nature and are in substantial compliance with the conditions of approval.

14.6.4 Criteria.

The Planning Commission or City Council may approve a precise plan if, on the basis of the application and evidence submitted, the approving body makes all of the following findings:

1. The project conforms to the General Plan, the El Cerrito Specific Plan and all provisions of the Corona Municipal Code.
2. The project will not unnecessarily remove trees, will preserve natural landforms and ridgelines, does not include excessive or unsightly grading of hillsides, and otherwise will not adversely affect the natural beauty of the City.
3. The project will not adversely affect the views, sunlight, or privacy of any nearby residences, provides adequate buffering between residential and non-residential uses, and otherwise is in the best interest of the public health, safety, and general welfare.
4. The structure(s), site plan, and landscaping are in scale and harmony with existing and future development adjacent to the site, and in the vicinity, and with the landforms and vegetation in the vicinity of the site.
5. The structure(s), site plan, and landscaping create an internal sense of order, provide a visually pleasing setting for occupants, visitors and the general community, are appropriate to the function of the site, and provide safe and convenient access to the property for pedestrians, cyclists and vehicles.

6. To the maximum extent feasible, the project includes the maintenance, rehabilitation and improvement of existing sites, structures and landscaping, and will correct any violations of the zoning ordinance, building code, or other provisions of the Municipal Code that exist on the site.

7. The design and location of the signs are consistent with the character and scale of the buildings to which they are attached or which are located on the same site, and the signs are visually harmonious with surrounding development and there are no illegal signs on the site.

14.7 DESIGN GUIDELINES

It is the objective of the El Cerrito Specific Plan to enhance the rural, character of the community and provide a transition from urban development to natural open space. A specific architectural theme is not specified, however, buildings shall be designed in traditional styles utilizing traditional construction materials, earth tones and pastel colors. The design should provide for variety and discourage monotony, and be of an architectural quality that will create a strong sense of place within El Cerrito.

14.7.1 Scenic Corridor Design Standards

The following standards shall be apply to a scenic corridor consisting of an area 500 feet on each side of the right-of-way of Cajalco Road and Interstate 15:

1. Outstanding scenic vistas and visual features shall be preserved and protected for the enjoyment of the traveling public as viewed from the roadway.
2. The design and appearance of new structures and/or equipment within scenic corridors shall be compatible with the setting or environment.
3. All new development within the scenic corridor shall maintain at least a 50 foot setback from the edge of the right-of-way, whenever feasible.
4. The size, height and type of on-site advertising structures or signs within the scenic corridors shall be the minimum necessary for identification. The design, materials, color and location of the displays shall blend with the environment, utilizing natural materials where possible.
5. No off-site signs or outdoor advertising displays shall be permitted in the scenic corridors.
6. Trees and other roadside planting shall be utilized to protect and enhance the view from the roadway.
7. Earthmoving operations which expose soil surfaces which would be visible from the scenic corridors shall be required to reestablish vegetation to bind the soil, prevent water or wind erosion and reestablish a natural vegetative appearance.

14.7.2 Commercial and Residential Design Standards

The following standards shall apply to all development that is subject to Precise Plan review, except industrial buildings in the IP and LI districts.

1. The following architectural styles are compatible with the traditional theme for El Cerrito: Victorian, Craftsman, Mission, Spanish Colonial and Ranch. Contemporary interpretations of these styles are encouraged. Styles that are not compatible are International and Post Modern, which rely on the use of glass, metal and bright colors.

   For development within the CC District, an eclectic combination of updated traditional styles is planned. The architectural styling is fresh and appealing, yet timeless and familiar. The architectural detailing, and the attention to landscape and decorative paving materials, results in an interesting and stylish shopping and entertainment environment.

The diversity of architectural styles, including craftsman, Tudor, Mediterranean, Asian, art-deco and modern, are unified by the use of decorative block and brick, natural earth tone base colors with rich accent colors, decorative lighting, architectural detailing, and comprehensive landscape and signage themes.

2. The following traditional materials and colors are encouraged for use in all developments that are subject to Precise Plan review:

   Decorative masonry, stone and stucco.
   Wood siding and wood trim.
   Tile trim and roofs, baked enamel roofs.
   Earth and natural colors.

3. The following materials are specifically prohibited, except as indicated below:

   Highly reflective surfaces, reflective glass (except in the CC district)
   Corrugated metal (except as treated accent materials in the CC district)
   Unpainted concrete precision block.
   Unfinished concrete.
   Shake roofs.
   Plastic.
   Plywood.
   Fiberglass siding.
   Bright whites and primary or unusual colors (except deep rich tones or accent colors in the CC District)

4. Architectural treatment shall be applied to all sides of a structure. All or part of the following architectural treatments are to be incorporated:

   Attention to detail, articulation.
   Roof overhangs, varied roof lines.
   Recessed entries and windows, multi-paned windows.
   Covered walkways, porches, balconies, awnings.
   Courtyards, arcades, pergolas, porticos and arbors.
   Hipped and gable roofs with a minimum slope of 3:12.
   Clustering of buildings.

5. The following architectural treatments are strongly discouraged:

   Large blank, unarticulated wall surfaces.
   Boxlike buildings (except major commercial buildings in the CC district)
   Flat roofs, except when necessary to carry out the design theme.
   Vertical or piecemeal mansard roofs.
   Windows flush with wall surface.
   Unscreened mechanical equipment.
   Loading areas or service bays that face the street or adjacent residential properties.

6. Shopping centers shall develop a sign program to be approved as part of the design review application. This sign program shall designate locations, sizes, colors and lettering style. Sign programs will be reviewed for compatibility with the architecture and consistency with Chapter 17,74 of the Corona Municipal Code. The placement and design of signage shall minimize the impact to adjacent residential and open space uses and shall use indirect lighting. All future signage shall be consistent with the approved sign program. Parcel identification signs are limited to monument type structures not exceeding three feet in height in the C (Commercial) and residential districts. Signs in the CC District shall be consistent with Section 12.9.4 (H) of this Specific Plan.
7. Site landscaping shall compliment the architecture and create a soft transition between different land uses. The landscape character shall strengthen the observer's perception of the El Cerrito community as a unique place. Landscaping shall also enhance the pedestrian character of community areas and within the commercial district. Drought resistant and water efficient plant materials are highly recommended.
8. Lighting shall be subdued and directed away from adjacent residential and open space areas. Bright and glaring lighting shall be avoided. Light standards shall not exceed 25 feet in height. Lighting plans shall be submitted with the Design Review application.
9. The use of landscaping, berms, decorative masonary walls or building design is encouraged to screen loading and storage areas from public view.

14.7.3 Industrial Design Standards

All construction within the IP (Industrial Park) and LI (Light Industrial) districts shall comply with the following design standards:

A. Industrial developments shall be of high quality, attractive, functional in design and construction and shall provide adequate and visual open area on the site.
B. Industrial development shall be designed to compliment the surrounding uses and topography.
C. Industrial land uses shall be buffered from adjacent land uses through the use of topographic features, open space, screening or other appropriate means.
D. All outside storage shall be completely screened from view. Screening shall complement the architecture, color and material of the primary buildings. Landscaping shall be integrated with all screening to soften the visual impact. Screening shall also be used adjacent to all residential districts to reduce the exterior noise level to 65 dBA CNEL at property line.
E. The following types of construction may be used:

    1. Tilt-up concrete construction may be used when enhanced by any or a combination of the following conditions:
        - Texturizing of concrete surfaces to simulate rough-facedblock or similar material;
        - Addition of complementary materials such as brick, tile, or other facades; and
        - Painting with complementary colors;
        - Incorporation of window treatments.

    2. Stucco covered wood structures shall be enhanced with complementary materials such as rough sawn wood, tile or brick.

3. Masonry block buildings shall have textured surfaces such as split-face block.

F. The following materials are strongly discouraged:
   1. Highly reflective surfaces and reflective glass (except as accent materials)
   2. Unpainted concrete precision block.
   3. Unfinished concrete.
   4. Shake roofs.
   5. Plastic, plywood or metal.
   6. Fiberglass siding.
   7. Bright whites and primary colors (except as accent colors)

G. Loading facilities shall be located in the rear of the primary structure and shall be screened from views of adjacent residential uses and public streets by use of landscaping, berms or decorative masonary walls.

H. Landscaping shall be placed around walls and fences to soften the visual impact of hard surfaces. Drought resistant and water efficient plant materials are highly recommended.

I. Directional lighting shall be used to illuminate parking and loading areas. Lighting shall be shielded and directed so as to not shine on adjoining properties. Light standards shall not exceed 25 feet in height.

J. Signage should be integrated into overall site and architectural design to provide signs that are consistent with the architectural style, color, material and landscaping. The placement and design of signage shall minimize the impact to adjacent residential and open space uses and shall use indirect lighting. Parcel identification signs are limited to monument type structures not exceeding three feet in height.

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