CORONA VISTA
SPECIFIC PLAN OF LAND USE
SP90-05

APPROVED SEPTEMBER 19, 1990

PREPARED FOR:
South Corona Organized
Planning Enterprise

SUBMITTED TO:
CITY OF CORONA
815 WEST 6TH STREET
CORONA, CA 91720

PREPARED BY:
J.F. Davidson Associates
3880 Lemon Street
Riverside, CA 925801

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APPROVED SEPTEMBER 19, 1990

PREPARED FOR:
South Corona Organized Planning Enterprise
(909) 371-7444
Contact: Bob Smith

SUBMITTED TO:
City of Corona Planning Department
815 West Sixth Street
Corona, California 91720
(909) 736-2294

PREPARED BY:
J.F. Davidson Associates
Engineers Planners Surveyors Architects Landscape Architects
3880 Lemon Street
Riverside, California 92501
(909)686-0844 Ext. 201
Contact: Richard Stephens

Amendments incorporated through SPA16-002

AMENDMENTS TO CORONA VISTA SPECIFIC PLAN
SP-90-05

NUMBER	COUNCIL APPROVAL DATE	DESCRIPTION/APPLICANT
SPA-91-04	October 16, 1991	Amendment realigning Taber Road at Fullerton Avenue (Applicant: City of Corona)
SPA-93-01	April 7, 1993	Amendment to Section IV.E.2 to add interim churches as a permitted use and churches as a conditional use (Applicant: City of Corona)
SPA-97-03	June 18, 1997	Amendment to Sections IV.E.2, 6, 8, F.2, and K. to expand list of permitted and conditional uses in the Commercial and Office/Professional Districts. Amends development standards for signage and parking. (Applicant: Joe Meyer of Pacific Retail Partners)
SPA-98-02	November 4, 1998	Amendment to incorporate approximately 48.3 acres of land into the Corona Vista Specific Plan; thereby changing the zoning designation of these properties from (A) Agriculture, C-3 and C-F to "Commercial" and to modify the permitted and conditionally permitted land uses of the Commercial District of the Corona Vista Specific Plan. (Applicant: City of Corona)
ZTA-99-13	November 17, 1999	Amendment increasing the minimum lot width requirement in the Low Density land use areas – Planning Areas 2, 3, 4, 5, 6, 7. (Applicant: City of Corona)
SPA-99-11	December 1, 1999	Amendment to provide for a minor land use designation adjustment between Planning Area 22, and Planning Area 6 and the R-18.4 zone located on the northeast corner of Taber Road and California Avenue. (Applicant: Lawrence Canale of Pacific Retail Partners)
SPA-00-011	November 15, 2000	Amend to adjust the development standards pertaining to accessory buildings.

NUMBER	COUNCIL APPROVAL DATE	DESCRIPTION/APPLICANT
SPA-01-002	May 2, 2001	Amendment to establish a new planning area for the purpose of restricting the land use to a dine-in restaurant on approximately one acre located at the southwest corner of Ontario and Compton Avenues. (Applicant: City of Corona)
SPA-01-009	August 21, 2002	Amendment to relocate the existing neighborhood park at the northwest corner of Chase Drive and California Avenue and create a new Planning Area number 26. (Applicant: City of Corona)
SPA-03-002	June 4, 2003	Amendment to increase the maximum allowed lot coverage to 45 percent for all single story units within the single family land use designation. (Applicant: City of Corona)
SPA03-012	January 7, 2004	Amendment to permit and conditionally permit additional land uses within Planning Area 25 of the Commercial district. (Applicant: Lenny Dykstra)
SPA04-017	April 6, 2005	Amendment to add 4.17 acres with a commercial land use designation and to amend the development standards of the Commercial District with the Specific Plan. (Applicant: City of Corona)
SPA06-006	September 11, 2006	Amendment to permit with a minor conditional use permit and establish regulations for tobacco stores and smoking lounges in the Commercial district of the specific plan. (Application: City of Corona)
SPA11-003	September 7, 2011	Amendment to permit monument signs to be constructed up to six feet high in the front yard setback. (Applicant: City of Corona)
SPA15-007	February 17, 2016	Amendment to add 7.27 acres with a commercial land use designation as Planning Area 28 and to amend the development standards for signage of the Commercial District within the Specific Plan. (Applicant: MJLSF, LLC)

NUMBER	COUNCIL APPROVAL DATE	DESCRIPTION/APPLICANT
SPA16-002	November 2, 2016	Amendment to add 12.13 acres into a new Planning Area 29 (PA 29), to include 92 single family condominium units within the Medium Density designation.

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Preface

The cooperative effort of over thirty landowners and developers created the Corona Vista Specific Plan with patience and compromise. The South Corona Organized Planning Enterprise (SCOPE) group was formed to facilitate the coordination of planning and financing. A data base, monthly meetings, and a newsletter ensured that SCOPE members and interested public could provide guidance and keep informed. In addition, many meetings between owners, developers and city staff refined planning and design issues.

The SCOPE steering committee streamlined this process with immediate and effective decision making. Our appreciation is extended to the members of SCOPE for their time and effort to make the Corona Vista Specific Plan a successful project.

Robert Smith, Chairman
Karen Stein, Secretary/Treasurer
Phil Ellis
Robert Eadington
Ron Morgan
Charles Colladay
Derrill Yaeger, Attorney

I. SUMMARY

A. Purpose and Authority

The Corona Vista Specific Plan creates a master-planned community with a balanced mix of land uses and a quality environment through comprehensive planning and design guidelines.

This document [South Corona Community Facilities Plan] was established as a Master Specific Plan by resolution of the City Council on July 6, 1988 per Resolution 88-105. Subsequent developer initiated specific plans or zone changes will conform to and build upon the standards in this document to define more restrictive regulations for development within the CFP area.

South Corona Community Facilities Plan

Corona Vista conforms to the form and content of the CFP and incorporates these standards within its framework. In addition, the Specific Plan provides further standards and guidelines unique to this project.

Authority for the preparation of the Specific Plan is granted by the California Government Code as follows:

A specific plan shall be prepared, adopted and amended in the same manner as a general plan, except that a specific plan may be adopted by resolution or by ordinance and may be amended as often as deemed necessary by the legislative body.

California Government Code
Title 7 Planning and Land Use;
Division 1 Planning and Zoning;
Chapter 3 Local Planning;
Article 8 Specific Plans;
Section 65453.

Together, the Community Facilities Plan and Corona Vista systematically implement the City General Plan.

B. Project Summary

1. Description

The Corona Vista Specific Plan encompasses SUO*acres south of Ontario Avenue; North of Foothill Parkway; east of Kellogg Avenue; and west of California Avenue in the City of Corona, Riverside County. The Corona Vista Specific Plan follows the South Corona Community Facilities Plan Village concept with a medium density residential core at the northwest with lower density residential areas extending to the south and east. A 20-acre community park and 10-acre elementary school is on the southeast corner of Santana Way and Taber Road which is the perimeter of the village core. Another 5-acre neighbor hood park is at the southeast corner of the project. Commercial and office/professional sites are along Ontario Avenue at the northeast edge of the project.

The project combines these commercial, residential, recreational land uses and school site to design a balanced community and implement the goals and objectives of the General Plan.

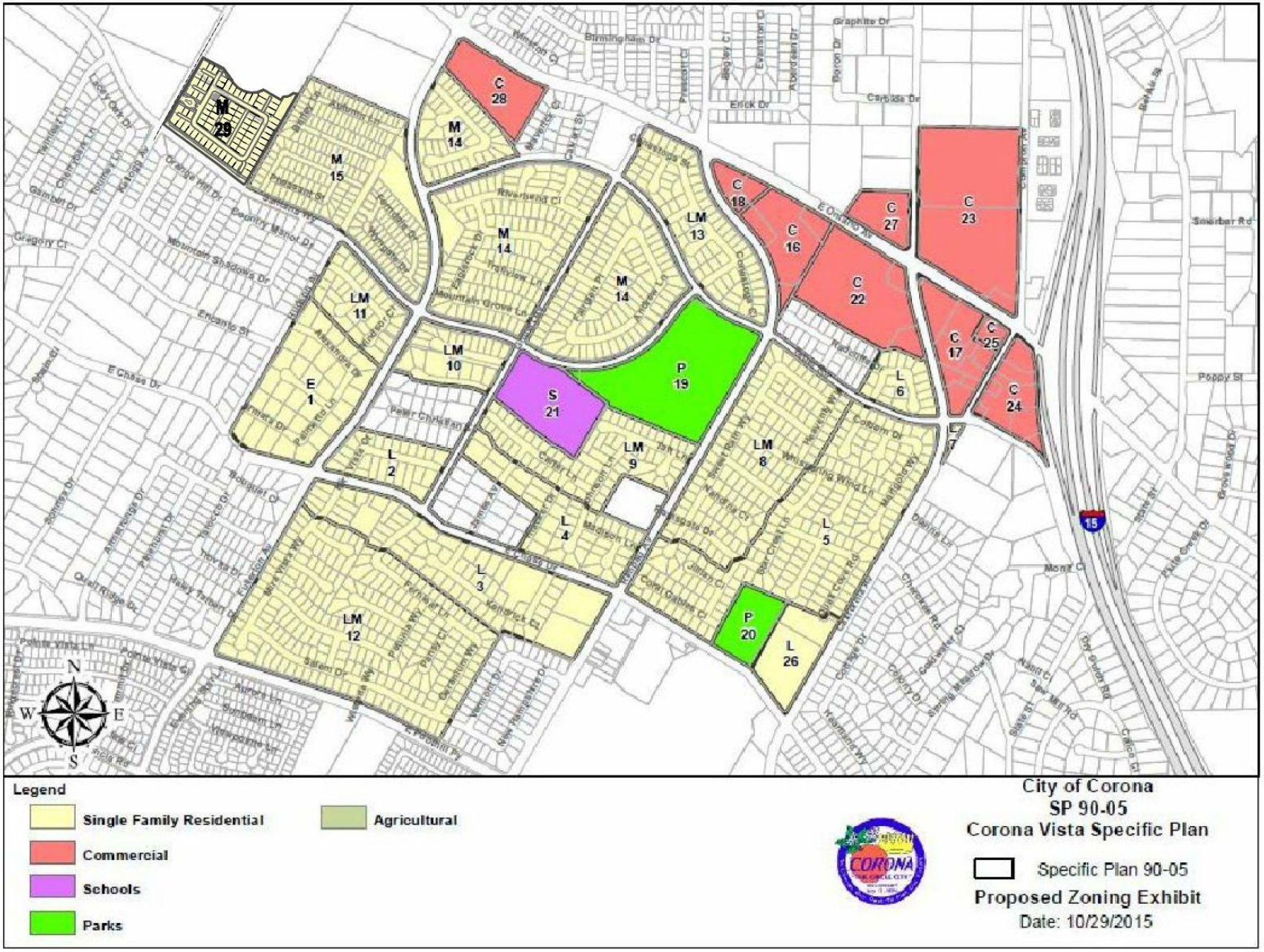
See Site Plan Figure 1
See Vicinity Map, Figure 2
See Community Facilities Plan, Figure 3

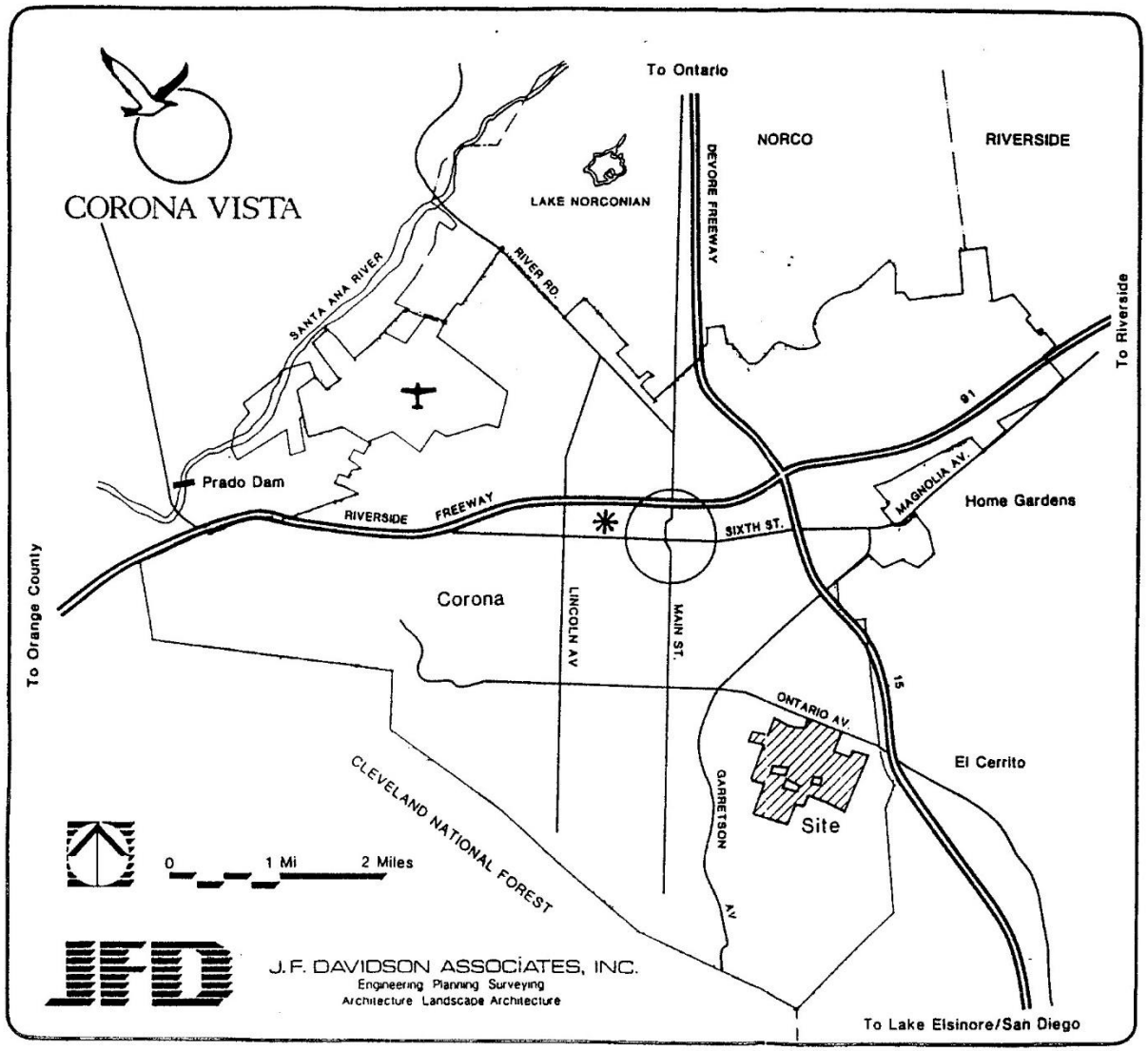
2. Market Characteristics

The marketplace for the area has demonstrated a preference for single-family housing. Corona Vista offers varying densities of single family development providing a variety of product types. The plan also accommodates multiple family apartments or condominiums should the market indicate this demand in the future.

3. Project Goals

- **Enhance and protect existing and future <u>property value.</u>**
- **Determine <u>optimum land use.</u>**
- **Provide for <u>infrastructure</u> to ensure public health, safety and welfare.**
- **Create a well-designed community with a <u>"sense of place."</u>**
- **Assure <u>compatibility</u> with present and future land uses both within and surrounding the community.**


Legend
Single Family Residential
Commercial
Schools
Parks
Agricultural
City of Corona
SP 90-05
Corona Vista Specific Plan
Specific Plan 90-05
Proposed Zoning Exhibit
Date: 10/29/2015

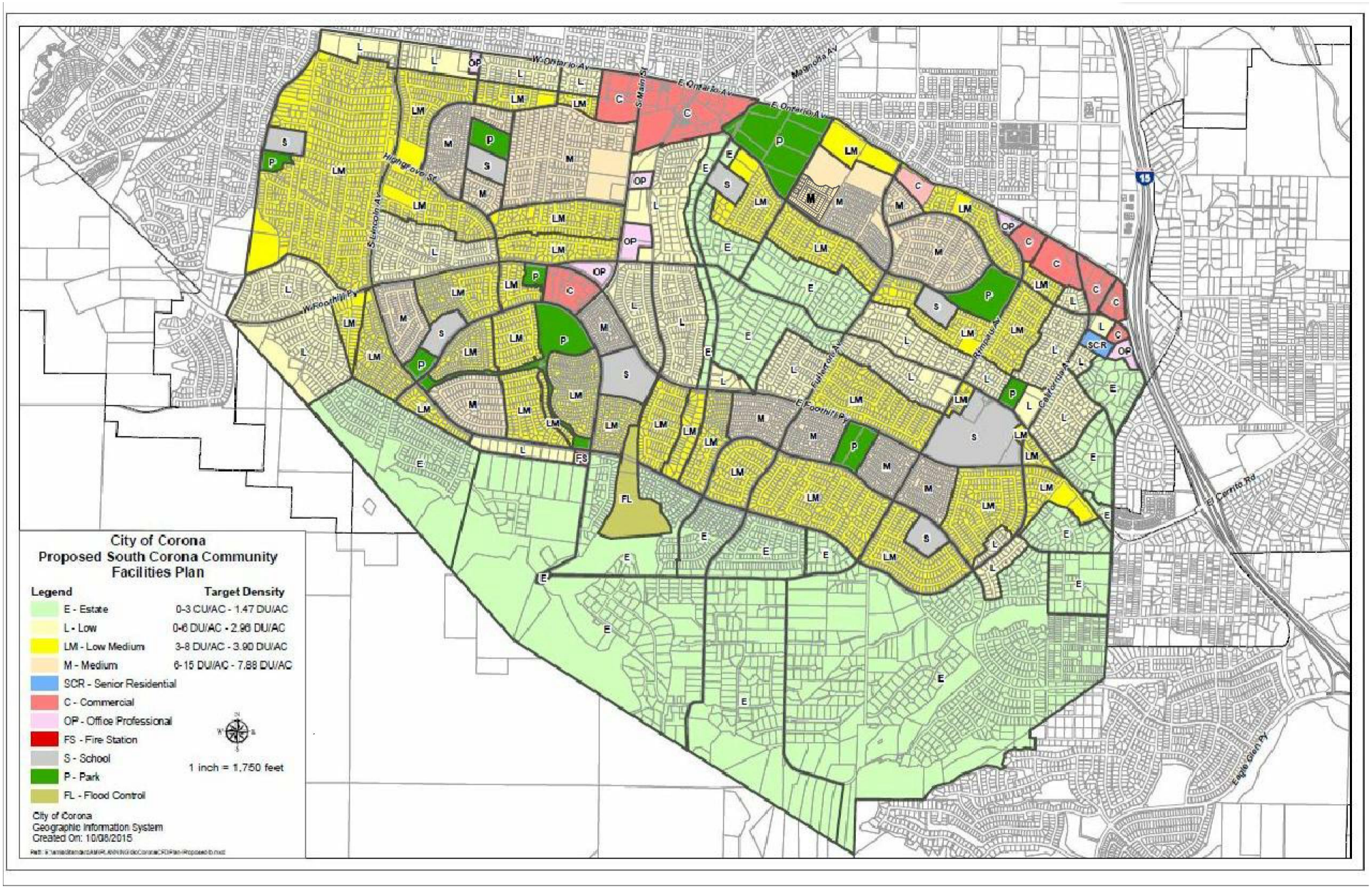


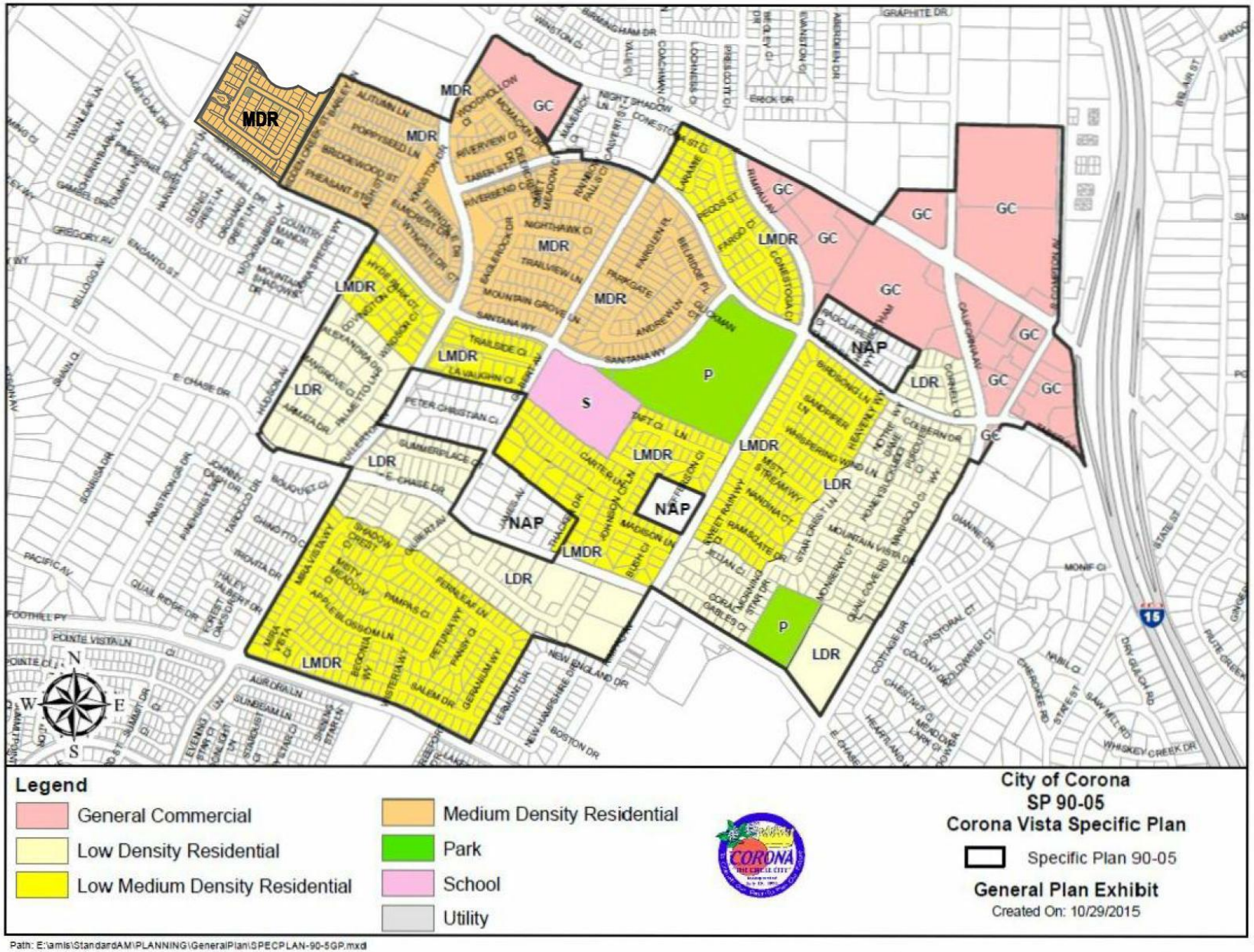
VICINITY MAP

- CITY OF CORONA BOUNDARY
- CORPORATE BOUNDARIES
- SOUTH CORONA COMMUNITY FACILITIES PLAN BOUNDARY
- CORONA MUNICIPAL AIRPORT
- CIVIC CENTER

FIGURE 2

4


City of Corona
Proposed South Corona Community Facilities Plan
Legend
Target Density
E - Estate
0-3 DU/AC - 1.47 DU/AC
L - Low
0-6 DU/AC - 2.96 DU/AC
LM - Low Medium
3-8 DU/AC - 3.90 DU/AC
M - Medium
6-15 DU/AC - 7.88 DU/AC
SCR - Senior Residential
C - Commercial
OP - Office Professional
FS - Fire Station
S - School
P - Park
FL - Flood Control
1 inch = 1,750 feet
City of Corona
Geographic Information System
Created On: 10/08/2015
W Ontario Av
E Ontario Av
Magnolia Av
S Main St
Highgrove St
Serfas Av
W Foothill Py
E Foothill Py
Fullerton Av
Rimpau Av
California Av
El Cerrito Rd
Eagle Glen Py
15


Legend
General Commercial
Low Density Residential
Low Medium Density Residential
Medium Density Residential
Park
School
Utility
City of Corona
SP 90-05
Corona Vista Specific Plan
Specific Plan 90-05
General Plan Exhibit
Created On: 10/29/2015
Path: E:\amls\StandardAM\PLANNING\GeneralPlan\SPECPLAN-90-5GP.mxd

- **Develop strategies to <u>implement the plan.</u>**

4. Design Objectives

- **Provide a mix of land uses for employment, shopping, education and other institutional facilities, leisure/recreation, and residence.**

- **Integrate the mix of land uses and facilities for spatial compatibility and harmony.**

- **Establish and ensure cohesive standards of quality.**

- **Plan and phase comprehensive infrastructure to provide adequate service and preserve public health and safety.**

- **Create a cohesive planned community spanning a range of housing types and densities.**

- **Provide a significant addition to the South Corona area featuring quality architecture, landscape and site design.**

- **Provide substantial park and recreation areas to serve the community and enhance property values.**

- **Provide convenient shopping services for the community.**

- **Maximize the use of existing parcel configurations and street patterns.**

CORONA VISTA SPECIFIC PLAN
LAND USE TABULATION
Table 1

Land Use	Area (adj. gr.)	Density	Units
Estate	21.34	1.47	31
Low	98.73	2.96	292
Low-Medium	138.08	3.87	534
Medium	116.35	7.78	903
Commercial	71.52		0
Commercial/Office-Professional	5.15		0
Community Park	19.84		0
Neighborhood Park	5.06		0
Elementary School	10.00		0
Street (Master Plan)	37.57		0
TOTAL	523.64		1760

Land Use	Area (net ac.)	Percent
Residential	374.50	0.72
Commercial/Office-Professional	76.67	0.14
Park	24.90	0.05
School	10.00	0.02
Street (Master Plan)	37.57	0.07
TOTAL	523.64	1.00

Includes specific plan amendments: SPA98-02, SPA99-11, SPA01-009, SPA04-017, SPA15-007, SPA16-002

CORONA VISTA SPECIFIC PLAN
LAND USE TABULATION
Table 2

Planning Area	Land Use	Area (adj. gr.)	Density	Units
1	Estate Residential	21.34	1.47	31
2	Low Density	8.01	2.96	24
3	Low Density	19.79	2.96	59
4	Low Density	15.53	2.96	46
5	Low Density	43.17	2.96	128
6	Low Density	4.17	2.96	12
7	Low Density	0.60	2.96	2
8	Low-Medium Density	32.71	3.87	127
9	Low-Medium Density	16.61	3.87	64
10	Low-Medium Density	8.78	3.87	34
11	Low-Medium Density	8.36	3.87	32
12	Low-Medium Density	52.29	3.87	202
13	Low-Medium Density	19.33	3.87	74
14	Medium Density	72.49	7.78	564
15	Medium Density	31.73	7.78	247
16	Commercial	5.00		
17	Commercial	10.44		
18	Commercial/Office-Professional	5.15		
19	Community Park	19.84		
20	Neighborhood Park	5.06		
21	Elementary School	10.00		
	Street (Master Plan)	37.57		
22	Commercial	13.82		
23	Commercial	22.82		
24	Commercial	6.67		
25	Commercial	1.33		
26	Low Density	7.46	2.96	22
27	Commercial	4.17		
28	Commercial	7.27		
29	Medium Density	12.13	7.58	92
	TOTAL	**523.64**		**1760**

Includes specific plan amendments: SPA98-02, SPA99-11, SPA01-002, SPA01-009, SPA04-017, SPA15-007, SPA16-002

CFP PLANNING AREA
TABULATION

CFP Planning Areas	Land Use	Area (Adj. Gr.)	Density	Units
172*	Estate Residential	21.6	1.47	32
182*	Low Density	95.6a	2.96	283
201				
202				
251*				
171*	Low Medium Density	156.9b	3.90	612
181*				
191*				
192				
110*	Medium Density	99.37	7.88	783
TOTAL				**1,710**

***** **Portion of CFP Planning Area**
a **Excludes 5-acre Neighborhood Park**
b **Excludes 20-acre Community Park**
Includes 10-acre Elementary School

The Specific Plan proposes 50 units less than the maximum shown in Table 2 because CFP Planning Area 191 has been changed from a designation of low-medium residential to commercial and office professional. Therefore, the underlying unit's area removed and reallocated back to the overall CFP via CFPA-90-3. Other minor unit reductions are as a result of more specific site yield analysis.

C. General Plan and Community Facilities Plan Consistency

This section describes the conformance and method of implementation of the Corona Vista Specific Plan with the required applicable provisions of state law, the Corona General Plan and the South Corona Community Facilities Plan.

1. California Government Code Consistency

The Corona Vista Specific Plan is consistent with the California Government Code provisions for Specific Plans, Article 8, as follows:

Government: Code 65451. (a) A specific plan shall include a text and a diagram or diagrams which specify all of the following in detail:

(1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.

Section III A Land Use Plan
Figure 1, Land Use Plan
Table 1, Land Use Tabulation
Table 2, Planning Area Tabulation

(2) *The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.*

Section III B, Transportation Plan
Figure 8, Circulation Plan
Section III C, Service Plan
Figure 10 Water System
Figure 11 Sewer System
Section III D, Drainage Plan
Figure 12 Drainage Plan

(3) *Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.*

Section IV, Design Regulations and Standards
Table 7, Development Standards

(4) A program of implementation measures including regulations, programs, public work projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).

Section V. Implementation

(5) *The specific plan shall include a statement of the relationship of the specific plan to the genera plan.*

Section I C, General Plan and Community Facilities Plan Consistency

2. General Plan Conformance

The Corona General Plan was amended for the South Corona area in July l986 by GPA-85-6. In December of 1986, the Corona City Council authorized the preparation of the South Corona Community Facilities Plan (CFP) to implement adopted GPA-85-6. The CFP was adopted by the Corona City Council in July of 1988. The City Council has made findings that the CFP is in conformance with the General Plan. Therefore, conformance with the CFP provides conformance with the goals of the Corona General Plan.

a. Land Use Goals

(1) 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.

Corona Vista includes a wide spectrum of land uses which have been designed for compatibility with existing and proposed surrounding land uses.

(2) To economize on the costs of municipal facilities and services and the extension of these services by phasing residential development in a manner consistent with availability for essential services.

Corona Vista proposes a phasing plan that is based on the development of the Community Facilities District (CFD-90-1) consistent with the proposed timing of services to be completed as contemplated by the South Corona Community Facilities Plan.

b. Circulation Goals

(1) 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 Specific Plan has proposed a circulation system that is based upon the Circulation Plan of the Community Facilities Plan and independent traffic studies that have evaluated on-site and off-site traffic considerations.

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

The Specific Plan proposes an internal system of streets, sidewalks, and bicycle paths that will permit efficient movement by automobile, bicycling, or walking from residential areas to the school, parks, commercial, or office-professional areas.

c. Housing Goals

(1) To encourage development of housing to satisfy the shelter and home environment needs of existing and future Corona residents.

(2) To encourage provisions of a variety of housing types, prices, ownership possibilities and locations.

The Corona Vista Specific Plan provides a wide range of housing opportunities including large lot estates, conventional single family detached residential, single family attached residential, single family detached condominiums, and multiple family residential.

(3) To develop neighborhoods properly related to essential community services.

The Specific Plan proposes a mixed use concept where people can own or rent homes, utilize parks, attend neighborhood schools, shop at adjacent neighborhood commercial centers, and conduct business within the office-professional area. The Specific Plan's amendment of the General Plan and Community Facilities Plan to add office-professional and commercial land uses specifically addresses the need to provide the full range of services for future residents of the area.

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

Corona Vista includes architectural and landscape design standards to create a quality community with a unique identity.

d. Conservation Goals

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

The project site has no significant physical or cultural features.

e. Open Space Goals

(1) To achieve a balanced distribution of open space to meet the needs of residents and contribute to logical development of the urban area.

(2) To create a public open space network that satisfies the active and passive needs of City residents.

Corona Vista provides 25 acres of park land with a 20- acre community park and a 5-acre neighborhood park.

f. Community Design Goals

(1) To develop a City that is visually attractive, efficiently and effectively o, and understand able both functionally and psychologically.

Architecture and landscape design standards proposed in the Specific Plan will result in an aesthetic and attractive planned community.

(2) To preserve and enhance the visual aspects of the City's circulation system for scenic purposes.

The Specific Plan proposes streetscape standards that will include the use of tall columnar trees such as palms and eucalyptus that are typical of some of Corona's established neighborhoods.

3. Community Facilities Plan Conformance

The Corona Vista Specific Plan closely follows the land uses, infrastructure plans, and development standards of the Community Facilities Plan. In addition, the Specific Plan provides more detailed design regulations, standards, and implementation measures. The design regulations and standards include development standards, architecture and landscape architecture guidelines and plans. The implementation measures include financing through the Consortium Community Facilities District (CFD), landscaping and phasing of improvements.

4. Specific Plan Ordinance

The Corona Vista Specific Plan contains the required elements of the Corona Specific Plan Ordinance, Chapter 17.53 of the Corona Municipal Code.

1. *Boundary Survey Map*
   Figure 1, Land Use Plan
2. *Topographic Map*
   Figure 6, Topography
3. *General Plan, Zoning, Current Land Use Map(s)*
   Figure 3, Community Facilities Plan
   Figure 4, General Plan/Zoning
4. *Site Analysis*
   Section II, Site Analysis
5. *Specific Plan Relationship to General Plan*
   Section I C, General Plan and Community Facilities Plan Consistency
6. *Development Objectives*
   Section I B, Project Summary
7. *Land Use Plan*
   Section III, Specific Plan

8. *Population*
Section III, Specific Plan

9. *Commercial Development*
Marketing Study prepared for General Plan Amendment

10. *Development Tabulation*
Table 1, Land Use Tabulation
Table 2, Planning Area Tabulation

11. *Spatial Arrangement*
Section III C, General Plan and Community Facilities Plan Consistency

12. *Buffers and Screens*
Section IV, Design Regulations and Standards

13. *Development Plan*
Section V C, Phasing Plan

14. *Circulation Plan*
Figure 8, Circulation Plan
Figure 9 Street Sections

15. *Transportation Corridors*
Appendix C, Traffic Study

16 & 17. *Utility Facilities and Service Plan*
Section III C, Service Plan
Figure 10 Water System
Figure 11 Sewer System
Section III D Drainage Plan
Figure 12, Drainage Plan
Appendix F, Hydrology Study

18. *Facilities Financing Plan*
Section V B, Facilities Financing Plan

19. *Land Use Regulations, Site Development Regulations, and Performance Standards*
Section IV, Design Regulations and Standards

20. *Improvements*
Section V D, Maintenance Plan
Table 6, Improvement Responsibility Matrix

21. *Open Space Areas*
Section III A, Land Use Plan

22. *Implementation Procedures*
Section V, Implementation

23. *Subdivision Standards*
Section IV, Development Standards

II. SITE ANALYSIS

The project is within the study area for the Environmental Impact Report prepared for the South Corona Agricultural Area General Plan Amendment (SCH No. 84022903). This report analyzed existing conditions, potential impacts, and mitigation measures. In addition to the studies prepared for the GPA EIR, Corona Vista has prepared supplemental studies on air quality, noise, hydrology, and traffic.

See Appendices

A. Geology

The project is situated on the northern edge of the Santa Ana Mountains at the eastern edge of the Los Angeles Basin. The project is on an alluvial fan generated by these mountains. The alluvium ranges in depth from about 2,000 feet to thin Pleistocene alluvium as shallow as ten feet. Exposed bedrock is a prominent feature off-site to the east, but there are no areas of exposed bedrock within the project. Each of these soil types (A, B and D) shown on Figure 5 are not characterized as areas considered especially hazardous for this region. "Overall, liquefaction potential within the project site is considered low."

South Corona Agricultural Area GPA, page 47: April 1985
Source: Plate IVA Seismic Hazards Map Corona/Norco Area: September 1975

B. Soils

Corona Vista is composed of two primary soil types.-Arbuckle gravelly loam and Garretson gravelly, very fine, sandy loam. These soils developed in alluvium made up of metasedimentary materials. The South Corona area is dominated by Class II soils which are suitable for irrigated citrus and have characteristics which place few restrictions on development.

Class II soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Source: Soil Survey of Western Riverside Area, California
November 1971

Soils
Table 3

	Arbuckle	Garretson
Suitability as source of--		
Topsoil	**Fair**	**Fair**
Sand and Gravel	**Unsuitable**	**Unsuitable**
Road Fill	**Good**	**Fair**
Water Retention		
Embankment	**Fair**	**Poor-Good**
Stability		
Reservoir Area	**Moderately Slow**	**Moderate**
	Permeability	**Permeability**
Shrink-swell Potential	**Low**	**Low**

Source: Soil Survey of Western Riverside Area, California
November 1971

Sites which had fuel storage or pesticides for agricultural purposes shall be identified, and measures shall be taken to remove the potential for soil and groundwater contamination prior to development.

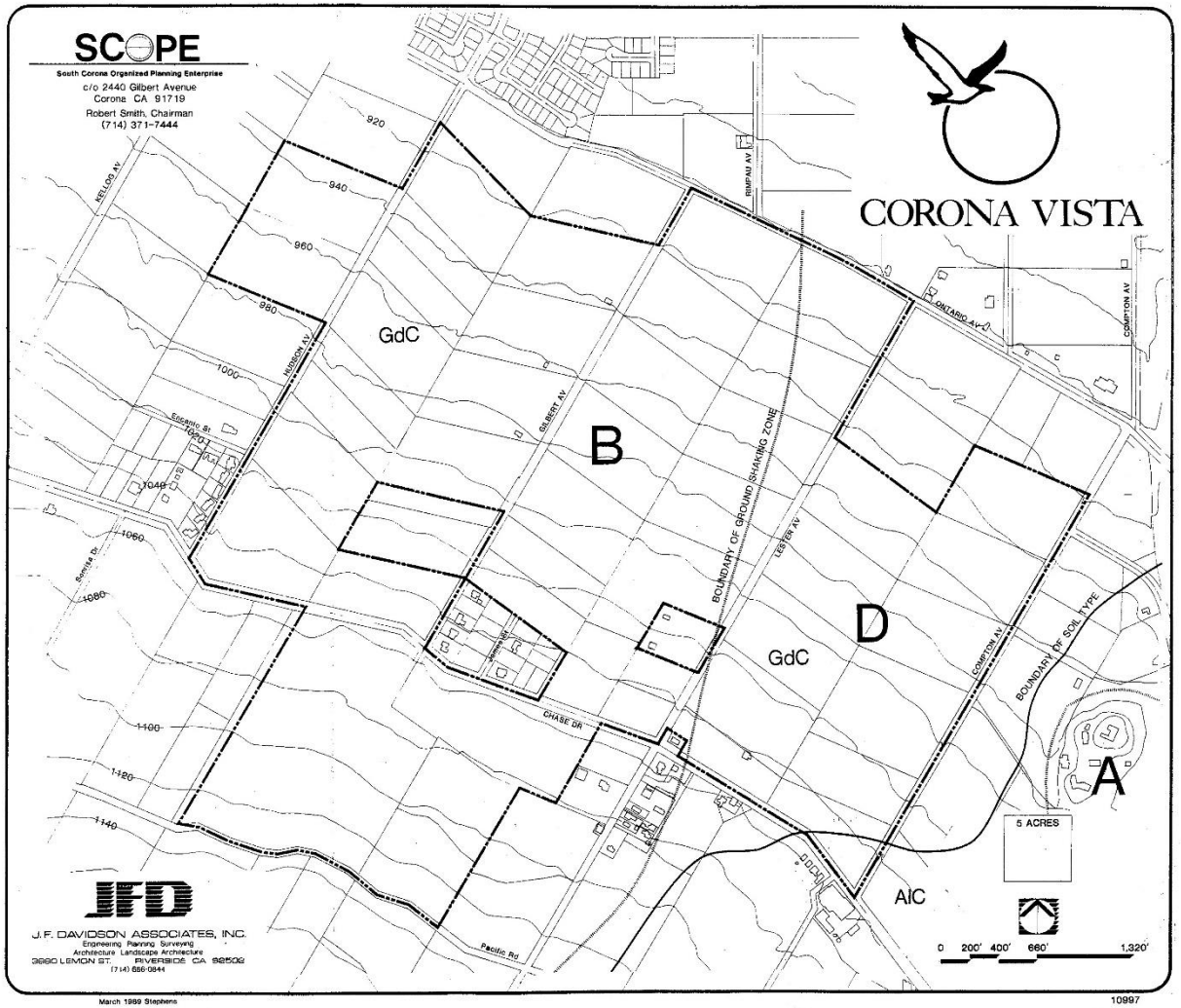
C. Topography

The Corona Vista site is flat with a downward slope to the northeast. This slope has a grade of approximately 6 percent throughout the project affording panoramic views of the City. Elevations range from about 900 feet above mean sea level (MSL) at Ontario Avenue to about 1,130 feet above MSL at Foothill Parkway (Pacific Road). The geological formation and historical agricultural practices have created this sloping plain without any significant topographic features. Refer to Figure 6

D. Seismicity

As with most of California, the project is subject to earthquake hazards. Major faults in the region include the Chino, Newport-Ingle wood, San Andreas, San Jacinto, and Whittier-Elsinore.

Ground shaking initiated by an earthquake epicentered on the Chino, Elsinore, San Jacinto or San Andreas faults would pose the major seismic hazard to the project site. Seismic activity along the San Andreas and San Jacinto faults has impacted the region over the past 100 years. The Elsinore Fault is part of the Whittier-Elsinore fault zone, and is located approximately one mile to the southwest. This fault is considered active,



GEOLOGY/SOILS

AIC	ARBUCKLE GRAVELLY LOAM
GdC	GARRETSON GRAVELLY VERY FINE SANDY LOAM
B	ALLUVIUM OF INTERMEDIATE THICKNESS (200–2,000')
D	THIN PLEISTOCENE ALLUVIUM (10–200')
A	BEDROCK (WEATHERED)
	BOUNDARY OF SOIL TYPE (NOT A FAULT LINE)
	BOUNDARY OF GROUND SHAKING ZONE (NOT A FAULT LINE)

FIGURE 5

17a

although no earthquakes with readings greater than 6 (Richter Scale) have occurred along the fault since 1900. The Chino Fault, considered to be a north-trending branch of the Elsinore Fault parallels the southern boundary of the [South Corona Facilities Plan]. Both the Elsinore and Chino faults are considered potentially active, yet the Whittier-Elsinore fault has a greater potential for ground rupture and generation of a damaging earthquake on-site. A magnitude 6.5 earthquake occurring on the Whittier-Elsinore Fault could produce a peak acceleration of 0.69g at the site.

Other faults affecting the project area are the San Andreas Fault and the San Jacinto Fault. While these faults are several miles removed from the project area, they potentially have the capability of producing the most damage. A major seismic episode (7.0 Richter Scale range or higher) along either of these two faults within the San Bernardino/Riverside County areas could result in widespread ground shaking and potential collapse of structures.

Source: Seed and Idriss, 1982
See South Corona Agricultural Area GPA EIR, Page 51

Seismicity
Table 4

Fault	Distance from Site	Maximum Probable Earthquake	Estimated Peak Bed-Rock Acceleration
Chino	1 mile SE	6.0	0.15g
Whittier-Elsinore	2 miles SE	6.5	0.69g
San Jacinto	20 miles NE	6.5	0.27g
Newport-Inglewood	24 miles SW	6.5	0.15g
San Andreas	29 miles NE	8.2	0.27g

E. Hydrology

The site is primarily citrus orchards with some areas of vacant agriculture and several single family houses. Storm water flows are carried in existing streets and roadside ditches from the southwest to the northeast. The site is not within a Federal Insurance Administration Flood Hazard area.

See South Corona Agricultural GPA EIR
See Hydrology Study Appendix F

F. Biology

The area has been in citrus production for almost a century, and agricultural practices have removed any natural habitats from the site. Wildlife is limited to animals adapted to disturbed areas. Species common to this area include burrowing mammals (squirrels, rodents, and gophers), reptiles, and varieties of birds. There are no known rare, threatened or endangered species of plants or animals on site, and the area is not within Stephens' Kangaroo Rat Habitat Conservation Study Area.

G. Circulation

At present, the Corona Vista Site is served by a network of south west/northeast roads leading to Ontario Avenue. These are Hudson, Gilbert, Lester, and Compton Avenues. Dedications are commonly 60 feet and improved with 32 to 40 feet of paving.
Refer to Figure 7

H. Utilities

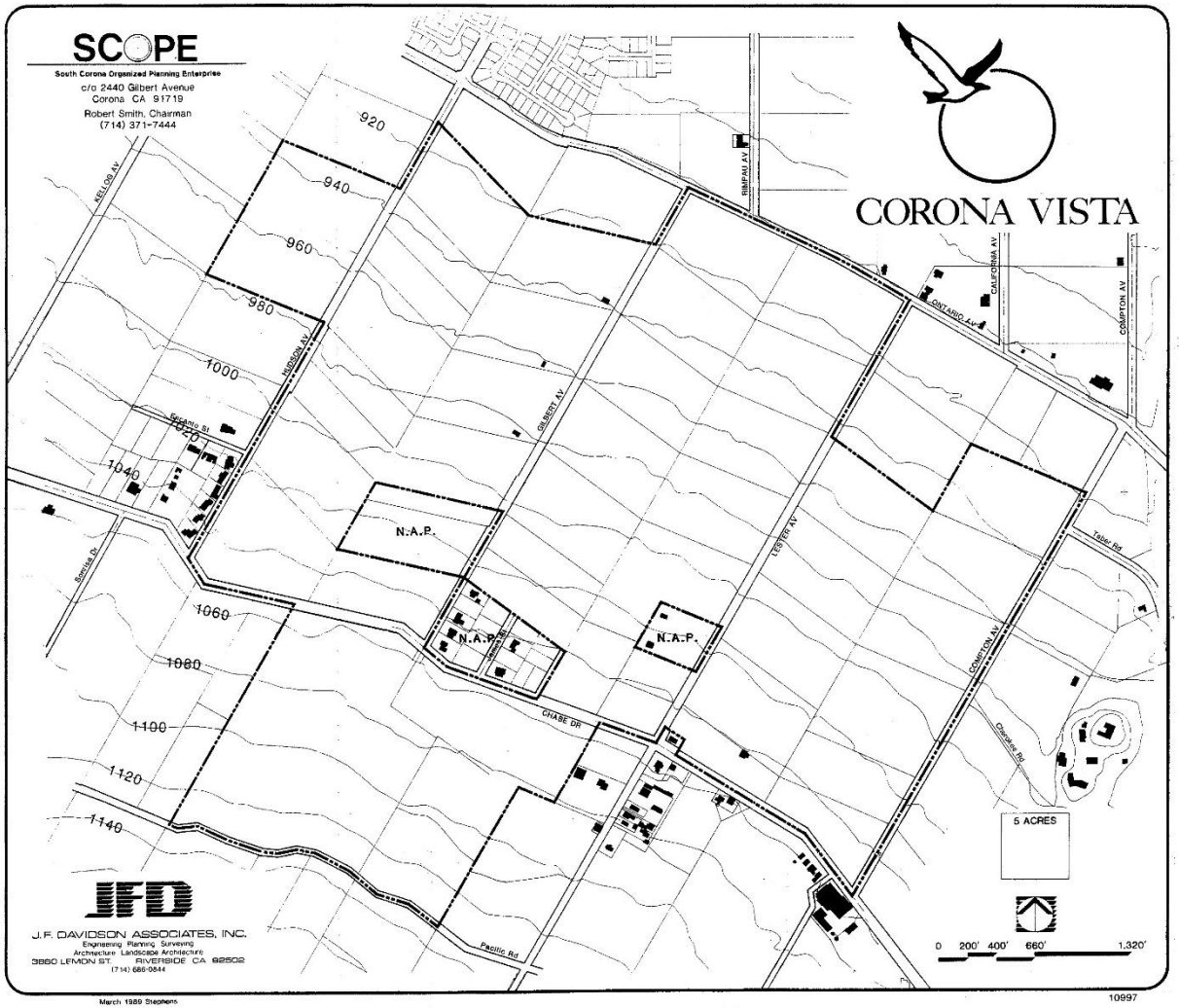
The site is presently served by Southern California Edison for Electricity; Southern California Gas Company for natural gas; and Pacific Bell for telephone. Cable television is provided by American Cable. Western Waste provides trash pick-up and disposal. All utilities shall be under grounded and installed per City Public Works standards .and specifications with the exception of the high voltage lines along Ontario Avenue.

See Services lade; Table 6

I. Cultural

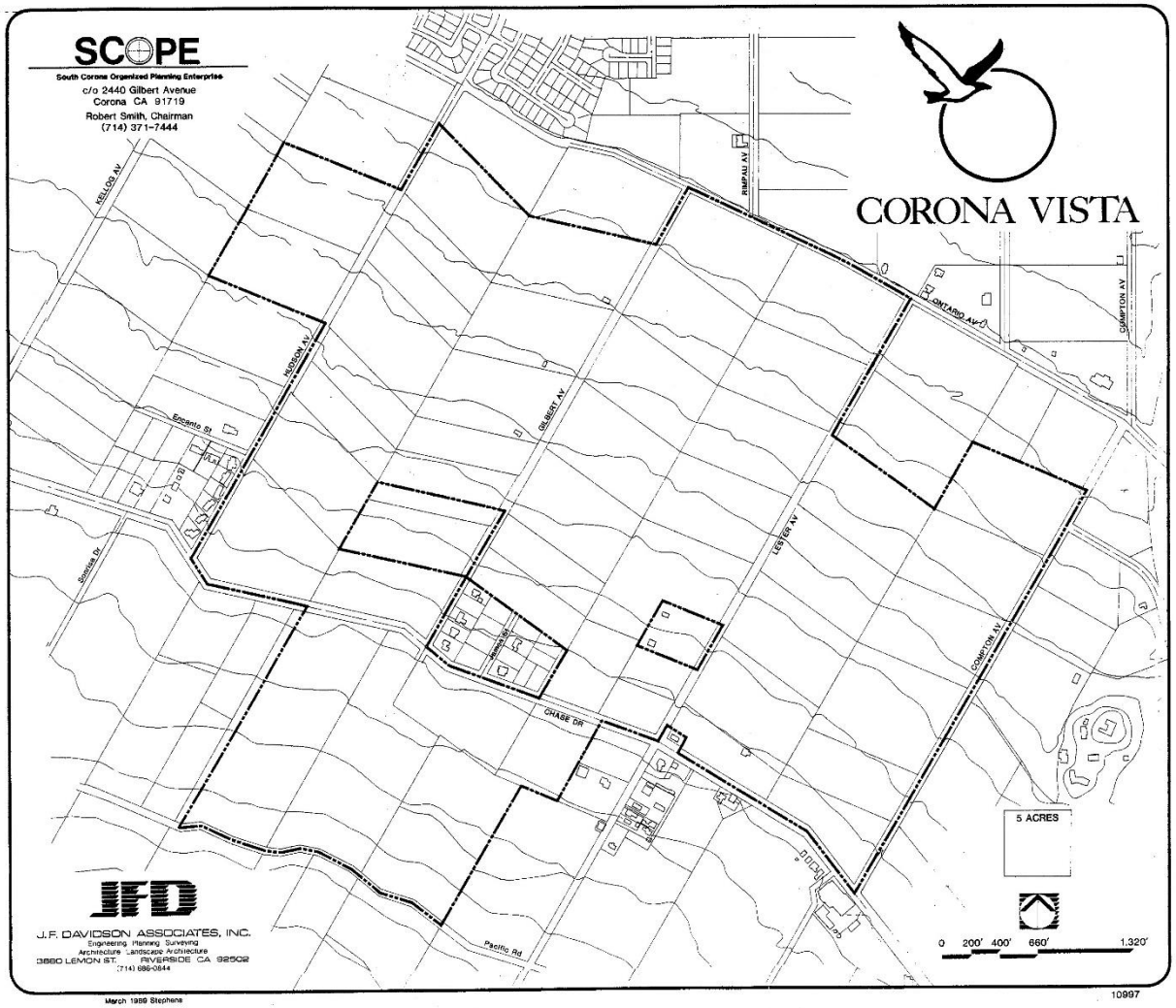
Due to the alluvial nature of the soils, prehistoric resources are unlikely to be present. The area is not a suspected site for archaeological finds due to decades of agricultural usage. There are no recognized structures of historical significance. The project is within the LOW designation on the Cultural Resource Matrix exhibit of the South Corona Agricultural Area General Plan Amendment Environ mental Impact Report.

Source: Natural History Museum o! Los Angeles County
Source: Archaeological Research Unit University of California, Riverside
March 1984



TOPOGRAPHY

FIGURE 6



EXISTING CIRCULATION

FIGURE 7

19b

III. SPECIFIC PLAN

A. Land Use Plan

The proposed project consists of a 500+* acre master-planned community with 1,760 residential units, 76.67 acres for commercial properties, a 10 acre elementary school, a 20 acre community park, and a 5 acre neighborhood park. The Corona Vista community is projected to have approximately 5,000 residents upon build out.

1. Residential Uses

The Corona Vista project is primarily a residential community with 80% of the land devoted to housing. Upper densities represent the maximum densities allowed when units are transferred per Section V of the Specific Plan. If no units are transferred, the target density shall be the maximum allowable density for each planning area.

a. <u>Estate Density Residential</u>
Planning Area 1

Estate Density Residential is located at the southwest edge of the Specific Plan. Upper density for the Estate Density is 3 d.u./ac. and has a target density of 1.47 d.u./ac..

b. <u>Low Density Residential</u>
Planning Areas 2, 3, 4, 5, 6, and 7

The Low Density Residential land occurs around the southern and eastern edge of the project. The maximum density is 6 d.u./ac. and has a target density of 2.96 d.u./ac.

*** includes SPA-98-02, SPA-99-11, SPA15-007, and SPA16-002**

c. <u>Low Medium Density Residential</u>
Planning Areas 8, 9, 10, 11, 12, and 13

The Low Medium Density Residential land falls around the perimeter of the Medium Density land and throughout the project. It is the most prevalent land use with a ceiling density of 8 d.u./ac. and a target of 3.87 d.u./ac.

d. <u>Medium Density Residential (Village Center)</u>
Planning Areas 14, and 15 and 29

The Medium Density Residential land within the Village II core allows development up to 15 dwelling units per acre (d.u./ac.) with a target density of 7.78 d.u./ac.

2. Commercial
Planning Areas 16, 17, 18, 22, 23, 24, 25, 27 and 28

The Corona Vista Specific Plan proposes 76.67 acres for both community and regional shopping centers. It is anticipated that the commercial properties located adjacent to the Interstate 15 Freeway (Planning Areas 17 23, & 24) will generally have a more regional commercial market while the commercial properties near Rimpau Avenue and California Avenue (Planning Areas 16, 18, & 22) and the southeast corner of Ontario and Fullerton Avenues (Planning Area 28) will generally provide commercial services to the surrounding community.

4. Parks
Planning Areas 19 and 20

The Corona Vista Specific Plan provides 25 acres of public park land which may be expanded to 33 acres. The City of Corona has established a requirement of a minimum of 3.5 acres per 1,000 people, and the following table uses adopted City park standards to project population and park area requirements.

Park Requirement

Land Use (multiplier)	Units	Residents	Park
			(Ac.)
SFR Detached (3.29)	857	2,820	9.87
Duplex (2.93)*	811	2,376	8.32
TOTAL	1,668	5,196	18.19

***The "Duplex" category best describes product types considered for the Medium areas of Corona Vista This designation also provides the most conservative estimate for park area requirement.**

a. <u>Community Park</u>
Planning Area 19

The Corona Vista Community Park contains 19.84 net acres (22.70 gross acres) in the center of the project. Access to residents is available on Rimpau Avenue, Taber Road and the Village Center Road. The site has been approved by the Corona Parks Department for location, access, and area. The community park may include baseball, soccer, football field areas, tennis and other court games, and other large scale facilities such as a community recreational center or competition size swimming pool.

b. <u>Neighborhood Park</u>
Planning Area 20

At the southeastern corner of the project at the intersection of Chase Drive and California Avenue, a 5-acre neighborhood park is proposed for residents of both Corona Vista and adjacent communities. This park may include open play fields, picnic areas, tot lots, tennis courts, basketball courts, and volley ball courts.

c. Park Improvement Fee

This project is subject to the South Corona Park Improvement Fee requirement per Ordinance 1944. The fee will be calculated at $960/per dwelling unit, and is required at the time of building permit issuance.

5. Elementary School
Planning Area 21

The Corona Vista Specific Plan provides a 10-acre elementary school site in the center of the project. The site is adjacent the community park which will facilitate interaction with these facilities. The site meets State and Corona-Norco Unified School District guidelines for location, access, and area.

Student Generation

Grade (multiplier)	Units	Student
K-6 (0.35)	1,668	584
7 & 8 (0.11)	1,668	183
9-12 (0.21)	1,668	350
TOTAL		1,117

B. Transportation Nan

1. Circulation

A circulation system is planned to consist of both active (vehicular) and passive (pedestrian, bikeway) systems. Specific site design for individual planning areas shall locate roads not shown by the Circulation Plan as determined by the City Public Works and Planning Departments.
Refer to Figure 8

CALIFORNIA AVENUE
California Avenue will be extended through the project and replace Compton Avenue as an eighty-eight foot (88') wide right-of-way Secondary.

CHASE DRIVE
This street will be widened into an eighty-eight foot (88') wide local and have a Class I Bikeway. Chase Drive shall comply with the approved alignment for Foothill Parkway and Chase Drive.

COMPTON AVENUE
See California Avenue

FOOTHILL PARKWAY
Pacific Road will be replaced by Foothill Parkway as a Divided Secondary Arterial with an eighty-eight foot (88') right-of way. This road will have a fourteen foot (14') wide landscaped median. Foothill Parkway shall comply with the approved alignment study for Foothill Parkway and Chase Drive.

FULLERTON AVENUE
Fullerton Avenue will extend across Ontario Avenue and replace a portion of Hudson Avenue. This road will be improved to an eighty-eight foot (88') right-of-way Secondary Arterial in Corona Vista.

GILBERT AVENUE
A portion of this road will be severed at its intersection with Ontario Avenue to the future extension of Taber Road. The remaining length may be a Local two lane road with a sixty-four foot (64') right-of-way.

JAMES STREET
James Street is an existing local street which may be extended into Corona Vista.

HUDSON AVENUE
See Fullerton Avenue. Hudson Avenue is an existing road which will remain a Local two-lane. It Hudson Avenue is not vacated between Santana Way and Fullerton Avenue, it Will have to be realigned to intersect Fullerton Avenue per City standards and approval of the Public Works Director.

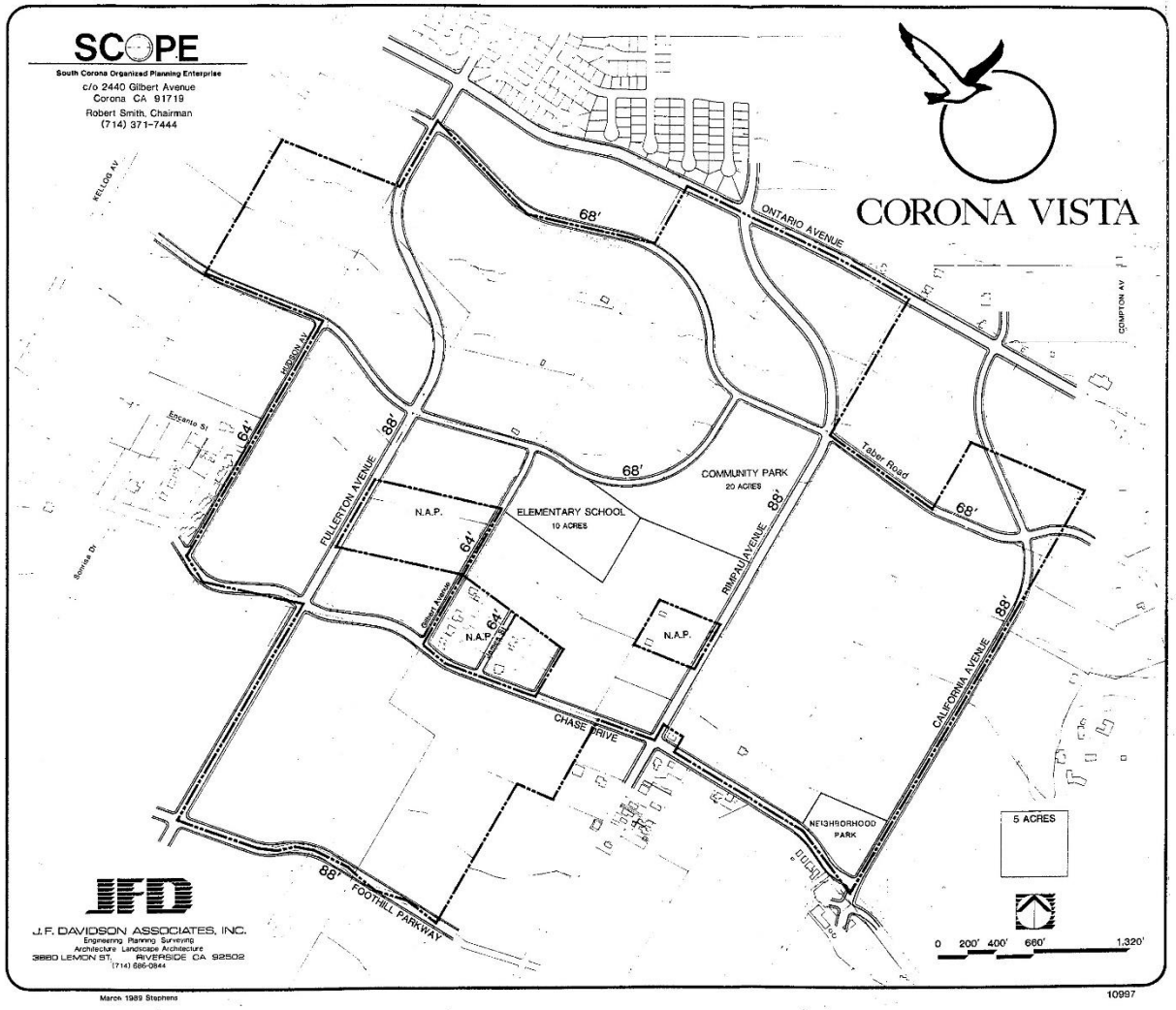
LESTER AVENUE
See Rimpau Avenue.

ONTARIO AVENUE
This road will be widened to a Major Arterial, six lane divided roadway along the north boundary of Corona Vista with a one hundred six foot (106') right-of-way.

RIMPAU AVENUE
Lester Avenue will be replaced with Rimpau Avenue and vacated between Taber Road and Ontario Avenue. Rimpau Avenue will be an eighty-eight foot (88') right-of-way Secondary Arterial.

TABER ROAD
Taber Road will be extended through Corona Vista as a sixty-eight foot (68') wide right-of-way Collector. Taber Road will form the northern perimeter of the 'village core.'

SANTANA WAY
This road follows the southern alignment of the master-planned road circling the 'village core.' This road will be a Collector with a sixty-eight foot (68') right-of way and have a Class 1 Bikeway.



CIRCULATION PLAN

REFER TO FIGURE 9, PAGE 27

FIGURE 8

Consortium Financed Improvements

STREETS

All streets will be constructed to City of Corona standards, however for the purpose of providing a substantial circulation element to the entire South Corona Area and to the included developments, most streets are to be constructed as a half street plus a 10' travel lane or a 12' travel lane or next to a raised median or with a 44' wide paved section [reduced section], with curbs, gutters, sidewalks and other items to be constructed by the fronting developers as those developments are constructed.

South Corona Developers' Consortium

MASTER-PLANNED ROADS
(Reduced Section)

STREET	CFD Improvement
* CALIFORNIA AVENUE from Upper to Ontario	
* FOOTHILL PARKWAY from Garretson to California	
* FULLERTON AVENUE from Upper to Ontario	
* ONTARIO AVENUE from Fullerton to California	
* RIMPAU AVENUE from Upper to Ontario	
* TABER ROAD from Fullerton to Rimpau (Full Section)	
* SANTANA WAY from Garretson to Taber	

CFD improvements include the signalization of the intersection at Ontario Avenue and Rimpau Avenue.

2. **Bus lines**

   Public transportation for the South Corona area will include services provided by the Southern California Rapid Transit District (RTD) and Riverside Transit Agency (RTA). The City also has a Dial-a-Ride program.

   See Services Index, Appendix G

3. **Bikeways**

   The bicycle circulation system includes a Class 1 Bikeway along the Taber Road, Santana Way and Chase Drive. The Class 1 Bikeway is designed on a right-of-way separated from the street per the City adopted circulation plan.

   See Traffic Study, Appendix C

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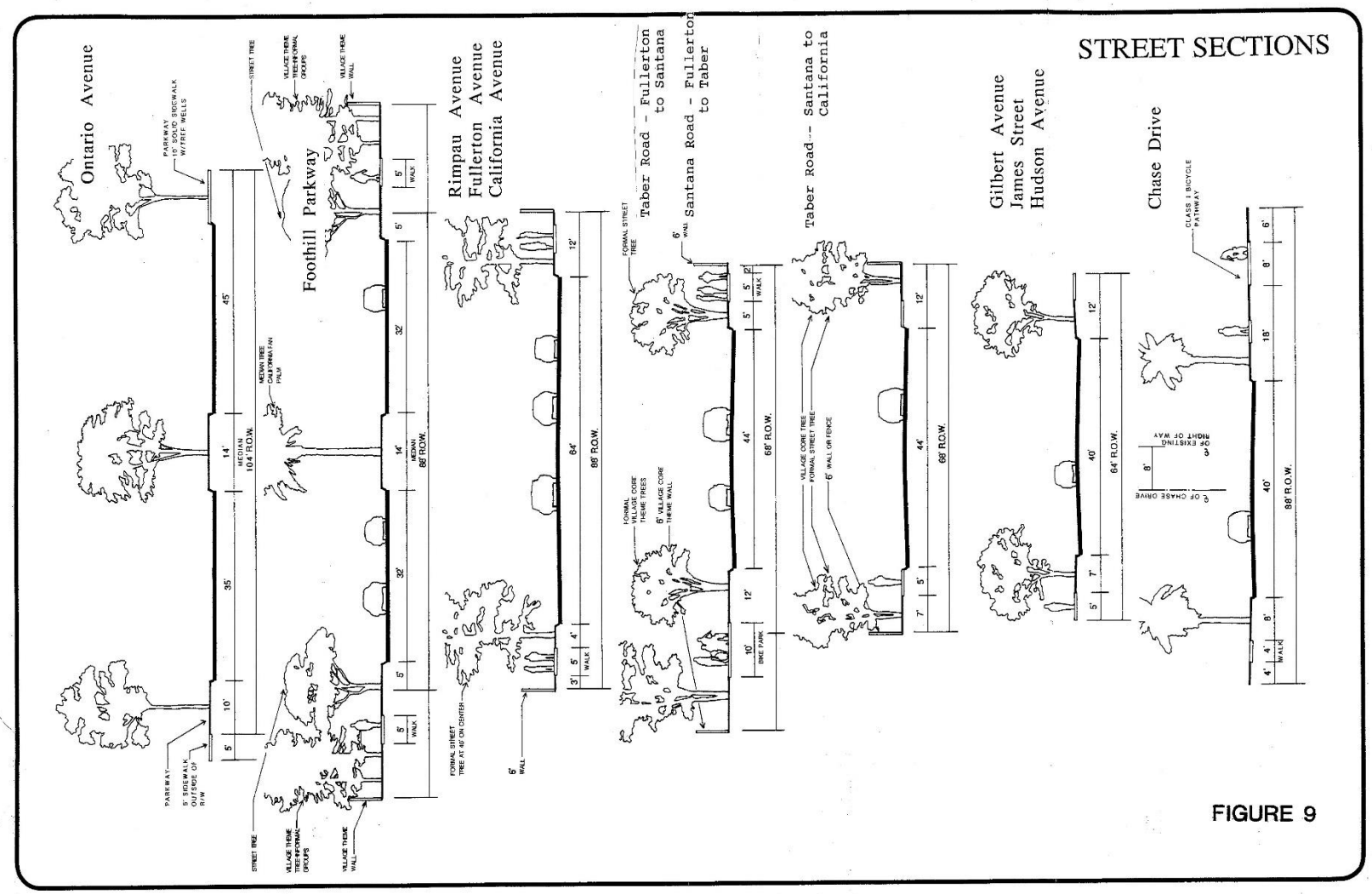

STREET SECTIONS
Ontario Avenue
Foothill Parkway
Rimpau Avenue
Fullerton Avenue
California Avenue
Taber Road - Fullerton to Santana
Santana Road - Fullerton to Taber
Taber Road -- Santana to California
Gilbert Avenue
James Street
Hudson Avenue
Chase Drive
PARKWAY
5' SIDEWALK OUTSIDE OF R/W
PARKWAY 10' SOLID SIDEWALK W/TREE WELLS
STREET TREE
VILLAGE THEME TREE-INFORMAL GROUPS
VILLAGE THEME WALL
MEDIAN TREE CALIFORNIA FAN PALM
MEDIAN 104' R.O.W.
MEDIAN 88' R.O.W.
FORMAL STREET TREE AT 40' ON CENTER
6' WALL
FORMAL STREET TREE
FORMAL VILLAGE CORE THEME TREES
6' VILLAGE CORE THEME WALL
10' BIKE PARK
68' R.O.W.
VILLAGE CORE TREE
FORMAL STREET TREE
6' WALL OR FENCE
64' R.O.W.
CLASS I BICYCLE PATHWAY
℄ OF CHASE DRIVE
℄ OF EXISTING RIGHT OF WAY
88' R.O.W.
WALK

FIGURE 9

ROAD IMPROVEMENT STANDARDS & SPECIFICATIONS
Table 5

Roadway	Classification	R/W	Lanes
Ontario Avenue	Major Arterial	106’	6
Foothill Parkway	Divided Secondary Arterial	88’	4
Rimpau Avenue	Secondary Arterial	88’	4
Fullerton Avenue	Secondary Arterial	88’	4
California Avenue	Secondary Arterial	88’	4
Santana Way	Collector	68’	2
Taber Road	Collector	68’	2
Chase Drive	Local	88’	2
Gilbert Avenue	Local	64’	2
James Street	Local	64’	2
Hudson Avenue	Local	64’	2
Future Interior Streets	Local	64’	2
Future Interior Cul-de-sacs (less than 500’ in length subject to review and approval of the City Engineer)		60’	2

C. Service Plan

The Corona Vista Specific Plan will participate in the proposed Mello-Roos Community Facilities District (CFD), the Consortium, to provide for master planned infrastructure including water and sewer systems. All facilities not provided for by the CFD shall be the responsibility of the individual developer including any off-site improvements required by the South Corona Community Facilities Plan or per direction of the Utilities Director. Property owners that are not a part of the South Corona Developer's Consortium (CFD-90-1) may not be able to obtain final approval of their maps; the ability to develop will be subject to availability of any surplus capacity of water and sewer facilities constructed by the Consortium or others, or participation in another Mello-Roos district or similar funding mechanism to secure capacity.

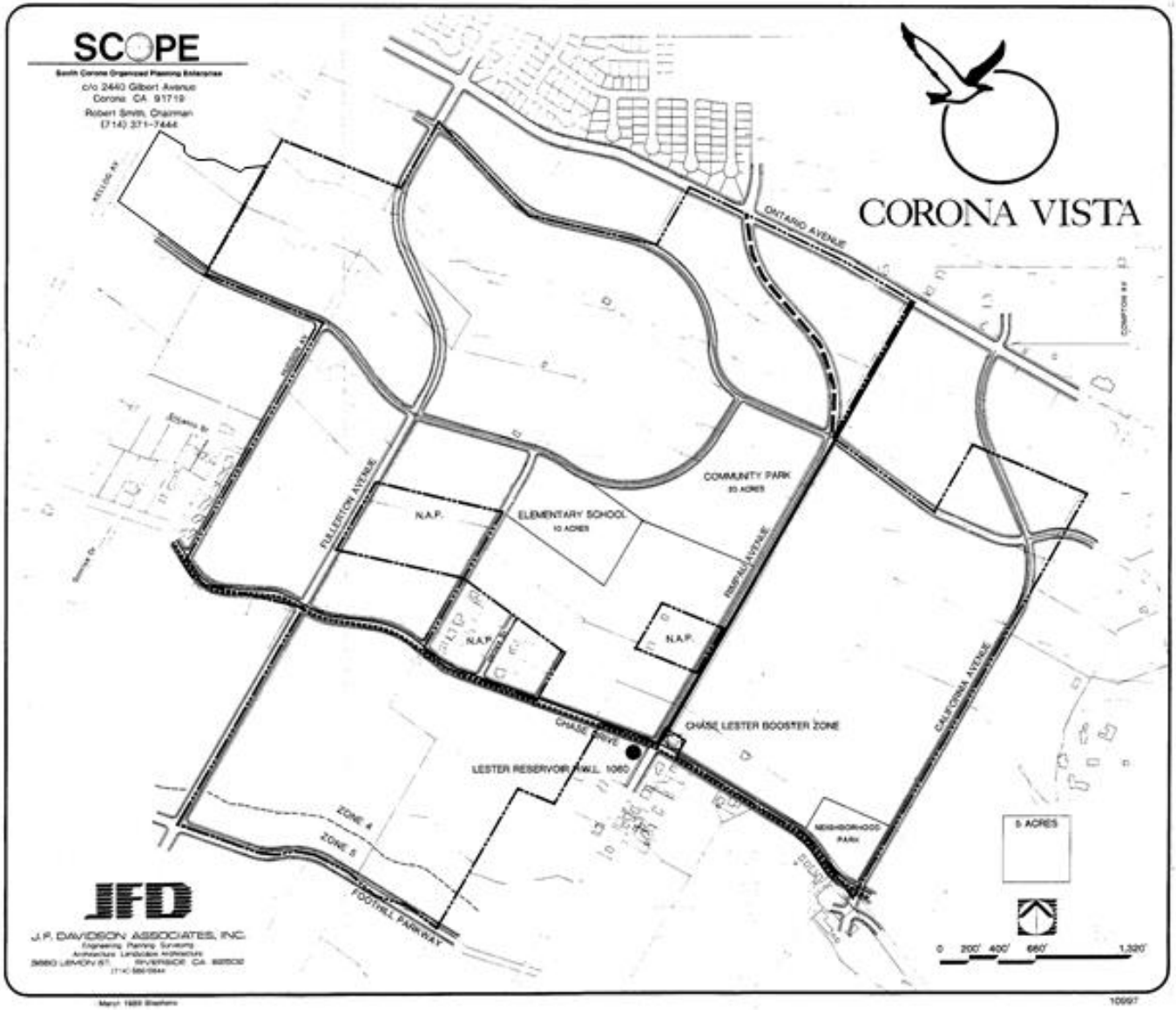
Corona Vista shall comply with all applicable requirements of the City's Codes and Ordinances including, but not limited to, the requirements for public improvements, Title 16.

1. Water System

The project is located in Zone 4 (except for a possible portion along the northerly side of Foothill Parkway) of the CFP Water System which will require two new booster stations at the Lester Water Treatment Plant. Development of Corona Vista will require partial or complete construction of the following facilities:

(1) Foothill Parkway Supply Feeder
(2) Zone 4 Reservoir
(3) Zone 4 Booster Pump Facilities
(4) Connection to Mills Line or Expansion of the Lester WTP
(5) Extension of the master plan transmission pipeline to the Zone 4 reservoir

Each phase shall provide two (2) points of connection.
Refer to Figure 10



WATER SYSTEM

- EXISTING 27" PIPE
- EXISTING 12" PIPE
- PROPOSED 24" PIPE
- PROPOSED 12" PIPE
- EXISTING RESERVOIR
- BOOSTER ZONE
- 4 SERVICE ZONE
- WATER LINE/UNSPECIFIED SIZE

FIGURE 10

29a

Water Demand
does not include SPA-98-02 or SPA-99-11

Land Use	Acres	Dwelling Units	Density	People/DU	GPCD	Total GPCD
Estate Residential	21.34	32	1.47 du/ac	3.40	280	30,464
Low Density	102.10	302	2.96 du/ac	3.40	280	287,504
Low Medium Density	153.70	595	3.87 du/ac	3.40	280	566,440
Medium Density	112.93	876	7.78 du/ac	3.10	220	597,432
/Professional	13.91				2,750*	38,253*
TOTAL						1,520,093

***Gallons/day/acre**
Source: South Corona Community Facilities Plan, Water Facility Plan Study, Exhibit G
May 1, 1989

WATER SYSTEM

24" Pipe	CFD Improvement
CHASE DRIVE	Rimpau Avenue easterly to California and westerly to the zone 4 reservoir at Upper Drive and Main Street
Mills Transmission	From reach F to Lester Water Treatment Plant
Zone4 Reservoir	4 million gallon capacity
Zone 4 and 5 Pump Station	Sized in accordance with SCDC zone prepared by Stevenson, Porto & Pierce
12" Pipe	CFD Improvement
FULLERTON AVENUE	Foothill Pkwy to Taber Rd
RIMPAU AVENUE	Chase Rd to Taber Rd
TABER ROAD	Rimpau Av to Fullerton Av
SANTANA WAY	Westerly tract boundary to Taber Rd
12" Pipe	Developer Improvement
CALIFORNIA AVENUE	Chase Dr to Project Boundary
FOOTHILL PARKWAY	Project Boundary
RIMPAU AVENUE	Taber Rd to Ontario

The water mains shown to be constructed are the Zone 4 transmission main from the Zone 4 pump station to the Zone 4 reservoir site and various distribution mains which are required to provide water service to the developments. At certain locations the distribution mains have been extended beyond those required by the SCDC [CFD-90-1] developments to provide looped systems.

Source: South Corona Developers' Consortium
Source: CFD.90-1

2. **Sewer System does not include SPA-98-02 or SPA-99-11**

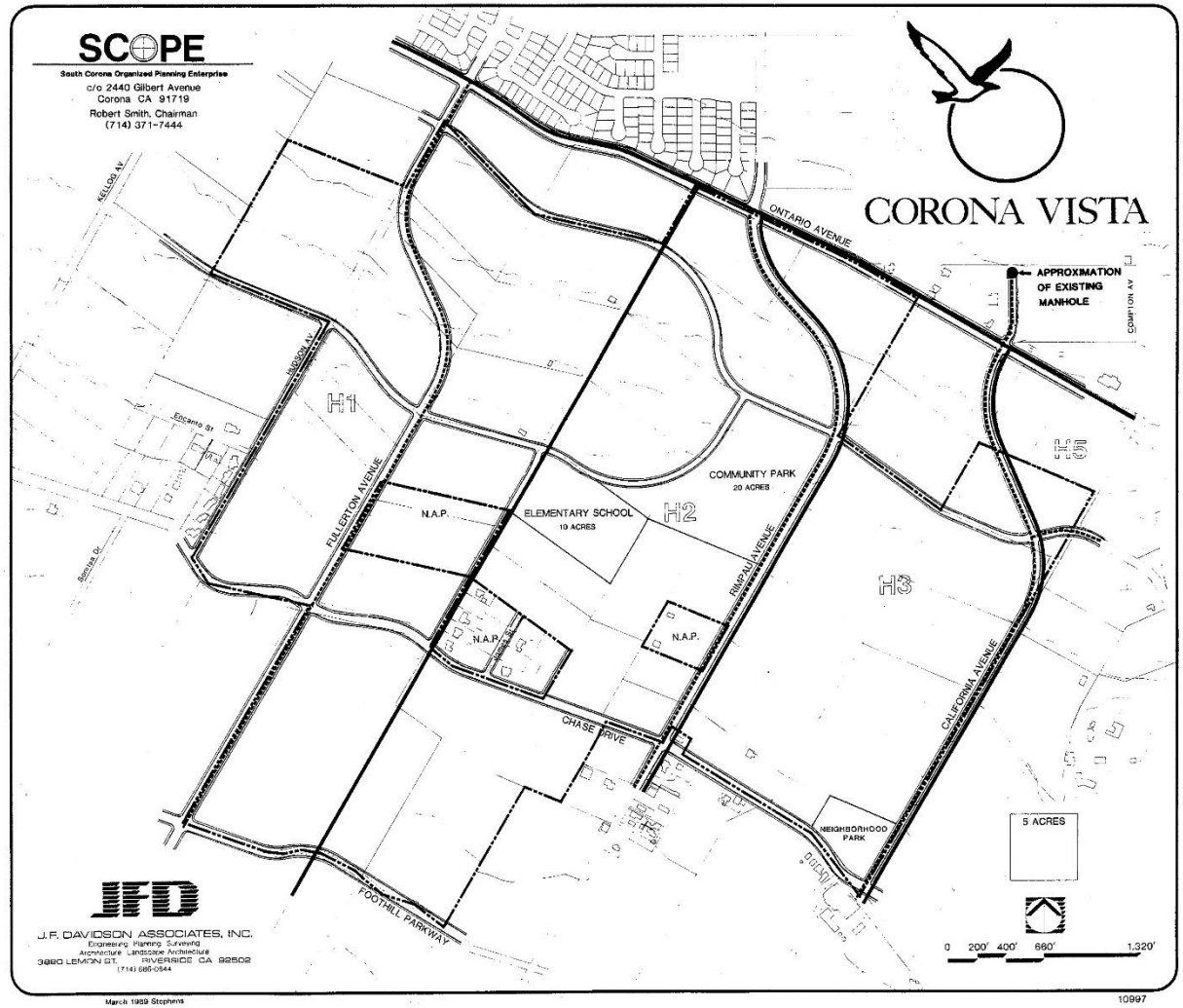
   The Corona Vista Specific Plan is within the H System which was master planned to flow to the east side of Corona.
   Refer to Figure 11

Sewer System Design
Gallons per Day (GPD)

Land Use	Persons per Unit	Average Daily Flow (GPD)	Area	Flow
Estate Residential	3.5	450	21.34	9,603
Low Density	3.5	770	78.79	76,068
Low Medium Density	3.5	1,150	138.08	158,792
Medium Density	2.5	1,750	116.35	203,613
Commercial, Office Professional		2,220	13.91	30,880
TOTAL GDP				478,956

Sewer System Design
Cubic Feet per Second per Acre (CFS/Ac)

Land Use	Persons per Unit	Average Daily Flow (CFS/Ac)	Area	Flow
Estate Residential	3.5	.0007	21.34	.0149
Low Density	3.5	.0012	98.79	.1186
Low Medium Density	3.5	.0018	138.08	.2485
Medium Density	2.5	.0027	116.35	.3141
Commercial, Office Professional		2,220	13.91	30,880
TOTAL CFS				.7107



SEWER SYSTEM

TRUNK SEWER TRIBUTARY AREA BOUNDARY

PROPOSED TRUNK SEWER SYSTEM

TRUNK SEWER TRIBUTARY AREA IDENTIFICATION

FIGURE 11

31a

SEWER SYSTEM

10" Pipe	**CFD Improvement**
• CALIFORNIA AVENUE	**Taber Rd to N/O Ontario Av**

8" Pipe	**CFD Improvement**
• FULLERTON AVENUE	Foothill Pkwy to Ontario Av
• RIMPAU AVENUE	Chase Dr to Ontario Av

The alignment and size of all sewer lines are in conformance with those designated in the South Corona Community Facilities Plan.

D. Drainage Plan

There are currently no facilities within the Specific Plan to protect a fully developed watershed. Most of the runoff is carried within local streets which have enlarged curbs, or roadside ditches.

Design criteria for the City and County include:

* **100-year level of protection for habitable structures.**

* **10-year flow contained within street curbs.**

* **100-year flow contained within street right-of-way.**

* **One travel lane in each direction to remain free from storm flows during a 100-year event, along arterial highways [Avenue].**

Corona Vista covers portions of four CFP drainage areas: 10, 10BA, 10BB, and 10D. Refer to Figure 12

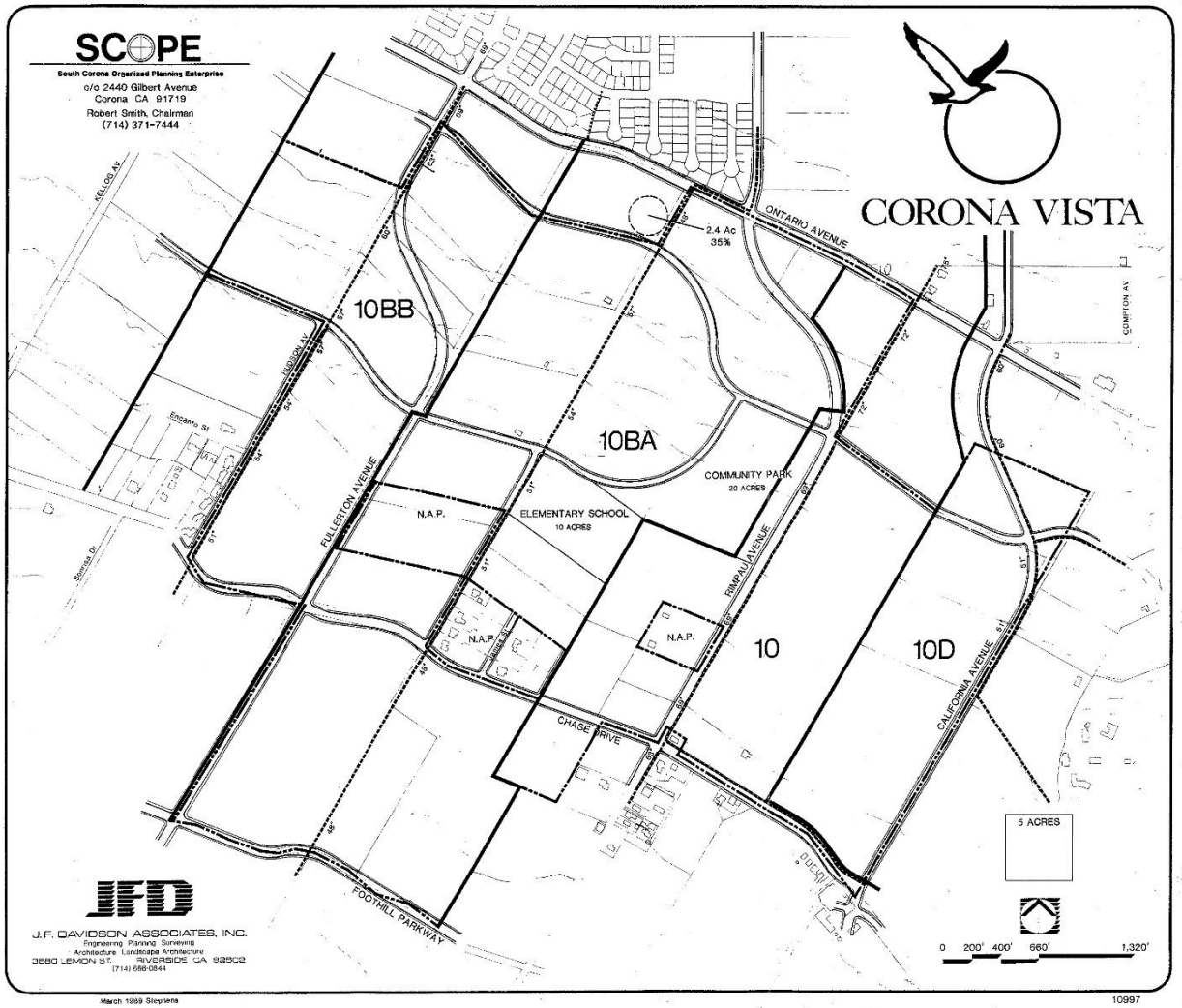
* **Area 10**
  Drainage within area 10 will be collected by a storm drain which follows the current alignment of Lester Avenue on site to the Compton Avenue Channel. Pipe sizes increase from 63 to 108 inches.

* **Area 10BA**
  Area 10BA is served by a storm drain following the current alignment of Gilbert Avenue with sizes from 48 to 57 inches leading to Old Temescal Road Line l0B.

* **Area 10BB**
  Area l0BB is served by a storm drain following the current alignment of Hudson Avenue. Pipe sizes planned for 10BB expand from 51 to 120 inches, and conduct storm flows to the Old Temescal Road Line.

* **Area 10D**
  Area 10D has a storm drain following the future alignment of California Avenue with a pipe size of 51 to 60 inches to Line 10.

See Hydrology Study, Appendix H



DRAINAGE PLAN

- EXISTING STORM DRAIN
- (24") EXISTING STORM DRAIN SIZE SEE HYDROLOGY STUDY
- PROPOSED STORM DRAIN
- 24" PROPOSED STORM DRAIN SIZE SEE HYDROLOGY STUDY
- DRAINAGE AREA BOUNDARY
- 10 DRAINAGE AREA IDENTIFICATION
- 1.7 Ac DETENTION BASIN AREA
- POTENTIAL DETENTION BASIN SITES
- 35% LEVEL OF DETENTION (Peak Reduction)

FIGURE 12

33a

All storm drain facilities shall be underground systems unless they are proposed to be landscaped, naturalized channels to be incorporated into public open spaces. This is subject to review and approval or the City Engineer.

The detention facility is designed to reduce peak, 100-year flows by approximately 35%. There is about a 10% chance of partial inundation, and a 1% chance of total inundation during any given year. If possible, the detention basin shall be landscaped and designed to provide recreational open spaces. If the detention basin is non-recreational, it shall be screened with a decorative-block-wall and landscaped as per approval of the Planning Director.

MASTER-PLANNED DRAINS

*	**CALIFORNIA AVENUE (Portion)**	**57" - 63"**
*	**GILBERT AVENUE (Portion)**	**33" – 57"**
*	**HUDSON AVENUE (Portion)**	**36" - 51"**
*	**RIMPAU AVENUE (Portion)**	**63"- 75"**
*	**TABER AVENUE (Portion)**	

The alignment and size of all storm drains are in conformance with those in the South Corona Community Facilities Plan as designed or as modified after discussion with the City Staff

These facilities are sensitive to the restricted down stream facilities and to the additional load which will occur by the proposed Foothill Properties development.

South Corona Developers' Consortium

A detailed drainage study will be required to be submitted to the City Engineer for review and approval prior to building permit. The study shall be prepared by a registered civil engineer and shall include existing, interim and proposed conditions, including hydrologic and hydraulic calculations. The study shall address downstream impacts and offsite construction of master planned drainage facilities may be necessary for the orderly development of this site.

DEVELOPMENT

Development within Corona Vista will be phased in conjunction with the provision of infrastructure and community facilities. Individual projects shall be developed in accordance with the provision of improvements as deemed necessary by City Staff.

GRADING

The site has approximately 5-6% slope downward from south to north. Minimal grading will be required for development. Terraced grading will allow for panoramic views of the city between and within projects. Manufactured slopes shall be landscaped and maintained by the developer/land o All grading shall conform to City Ordinance No. 1895, Excavations and Fills. The grading plans shall be prepared by a registered civil engineer and the plans can be submitted to the Public Works Department after any modifications from the original site plan have been reviewed and approved by the Planning Department. Issuance of building permit is pendant upon approval of the grading plan and submittal of Grade Certification and Compaction Reports.

Improvement Responsibility Matrix

Table 6

Location	Street	Limits	Streets	Sewer	Water	Drainage
Offsite	California	Taber to Ontario	☞	✠	☞	☞
	Fullerton	Taber to Ontario	☞	✠	☞	✠
	Gilbert	Ontario to Old Temescal	☞	☞	☞	✠
	Ontario	Project perimeter	⊕	✠	☞	☞
Onsite	California	Chase to Ontario	⊕	✠	✠	☞
	Chase	Hudson to California	☞	☞	✠	☞
	Foothill	Project perimeter	⊕	☞	✠	☞
	Fullerton	Foothill to Ontario	⊕	✠	✠	☞
	Gilbert	Chase to Ontario	☞	☞	☞	✠
	Ontario	Project perimeter	⊕	☞	☞	☞
	Rimpau	Chase to Ontario	⊕	✠	✠	✠
	Taber	Fullerton to Rimpau	✠	☞	✠	☞
	Village	Hudson to Taber	⊕	☞	✠	☞

✠ CFD Improvements ⊕ CFD Partial Improvement ☞ Subdivision Improvement

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Improvement Responsibility Matrix

Table 6 (continued)

	Street Walls	Parkway Landscaping (Wall to Curb)	Entry Monuments	Park Improvements
	☞	☞	☞	City of Corona Parks

⊕ CFD Improvements ⊕ CFD Partial Improvement ☞ Subdivision Improvement

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IV. DESIGN REGULATIONS AND STANDARDS

A. Development Standards

This section describes land use development standards for Corona Vista. The Design Guidelines will address architectural and landscape architectural features.

B. ESTATE AND LOW DENSITY (Planning Areas 1.7)

GENERAL PROVISIONS

a. Purpose and Intent - This residential category is intended for Single-Family Detached housing.

b. Permitted Uses (all Single-Family Detached Areas):

(1) Single-Family dwellings (one [1] per building site).

(2) Home occupations pursuant to Section 17.80 of the Corona Zoning Ordinance.

(3) Secondary dwelling unit pursuant to approval of a secondary residential permit as provided in Chapter 17.85 of the Corona Zoning Ordinance.

(4) 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.

(5) Trailer to be used as a construction project office during time of construction when a valid building permit is in force for a subdivision.

(6) Tennis Courts.

(7) Swimming Pools.

(8) Public Parks.

(9) Similar uses as determined by the Planning Commission.

(10) Small family day care homes.

c. Conditional Uses:

The following uses may be permitted subject to conditional use permits provided for in Chapter 17.92 of the Corona Municipal Code:

(1) Public and private educational facilities.
(2) Day care facilities.
(3) Health care facilities subject to the provisions of Corona Municipal Code Chapter 17.73.

(4) Churches.
(5) Private parks.

d. Prohibited Uses:

(1) Commercial uses.
(2) Manufacturing uses.

1. ESTATE DENSITY
<u>Single-Family Detached 12.000 Sq. Ft. Lots</u>
(Planning Area 1):
Development shall occur consistent with the dwelling unit allocation provided in Table 1, Planning Area Tabulation, unless a Density Transfer has been approved pursuant to section V of this Specific Plan. In no case shall density exceed three units per acre (3 d.u./ac.).

a. Property Development Standards:

(1) Minimum Lot Size-
Twelve thousand square feet (12,000 s.f.), unless conditions described below in 1c. apply.
(2) Minimum Lot Width –
Eighty feet (80') minimum, except for lots which front on cul-de-sacs, knuckles and curved streets which may be forty-five feet (45') minimum at curb line unless conditions described below in 1 c. apply.
(3) Minimum Lot Depth –
One hundred feet (100') minimum.
(4) Lot Coverage-
All buildings, including accessory buildings and structures, shall not cover more than twenty-five percent (25%) of the area of the lot.

(5) Building Height - Thirty feet (35') maximum. Development Adjacent Existing Neighborhoods Lots across from and fronting Hudson Avenue where existing residences occur shall be restricted to a maximum height of two stories.

(6) Building Setbacks:

(a) Front - Thirty feet (30') minimum.

(b) Side - both side yards minimum ten feet (10'); corner lots shall have a minimum street side yard of fifteen feet (15').

(c) Rear - Twenty feet (20') minimum, level (less than or equal to 3:1 slope).

(d) A gradual transition shall occur between existing and new units per CFP Land Use Policy 5, 3.1.3 except where amended by this document

(7) Distance Between Accessory Buildings – Five feet (5') minimum.

(8) Off-Street Parking - Two (2) garage parking spaces minimum shall be provided per unit.

(9) Minimum Dwelling Unit Area
One thousand eight hundred square feet (1,800 s.f.) of living area, exclusive of open patios and garages.

b. Transfer of dwelling units Dwelling units may be transferred into or out of this Planning Area per the requirements of this Specific Plan as set forth in Section V, Implementation; provided that the maximum of three (3) units per acre is not exceeded,

c. This Planning Area fronts on Chase Drive and Hudson Street. Along those frontages, Policy No. 6 of the South Corona Community Facilities Plan may require compatible lot sizes. In the event such compatible lot or lots exceed twelve thousand square feet (12,000 s in size, and the then remaining portions of this Planning Area are not large enough to locate sufficient lots having a minimum size of twelve thousand square feet (12,000 s.f.) to equal the allowed unit density, then the minimum lot size of such lots shall be ten thousand square feet (10,000 s.f.).

2. LOW DENSITY

<u>Single-Family Detached 7,200 Sq. Ft. Lots</u>

(Planning Areas 2, 3, 4, 5, 6 and 7):

Development shall occur consistent with the dwelling unit allocation provided in Table 1, Planning Area Tabulation, unless a Density Transfer has been approved pursuant to Section V of this Specific Plan. In no case shall density exceed six units per acre (6 d.u./ac).

a. Property Development Standards:

(1) Minimum Lot Size - Seven thousand two hundred square feet (7,200 s.f.)

Development Adjacent Existing to Neighborhoods - New lots that immediately abut existing single-family residential on Gilbert Avenue, Hudson Avenue, and James Street shall be similar in area to the existing lots. New lots that front on Gilbert Avenue, Hudson Avenue and James Street across from existing residences shall be generally the same average areas and width as the existing lots (within 90%) within the block. CFP Land Use Policy 6, 3.1.3

(2) Minimum Lot Width - Sixty-five feet (65') minimum, with the lot width averaging 70' in residential subdivisions. Lots which front on cul-de-sacs, knuckles and curved streets can be reduced to a minimum of 45' at the curb line.

(3) Minimum Lot Depth - Eighty feet (80').

(4) Lot Coverage - All single-story buildings, including accessory buildings and structures, shall not cover more than forty-five (45%) percent of the area of the lot. Lots with two-story buildings or structures shall not exceed thirty-five percent coverage of the total lot area.

(5) Building Height - Thirty feet (30') maximum or two stories.

(6) Building Setbacks:

(a) Front - twenty feet (20') minimum; fifteen feet (15') minimum with side entry garages is permitted to encourage a varied street scene, however, twenty feet (20') minimum average is required per Planning Area.

(b) Side- lots shall have one side yard with a width of not less than ten feet (10') and the other side yard shall have a width of not less than five feet (5'). Fifteen feet (15') will be required on the street side of corner lots.

(c) Rear - twenty feet (20') minimum level (less than or equal to 3:1 slope).

(d) Minimum twenty feet (20') building setback from edge wall along Ontario Avenue and Foothill Parkway.

(e) Additional setbacks may be required after completion of acoustical studies.

(f) A gradual transition shall occur between existing and new units per CFP Land Use Policy 5, 3.1.3 except where amended by this document.

(7) Distance Between Buildings - Five feet (5') minimum.

(8) Off-Street Parking - Two (2) garage parking spaces shall be provided per unit.

(9) Minimum Dwelling Unit Area.
One thousand two hundred square feet (1,200 s.f.) of living area, exclusive of open patios and garages.

b. Transfer of Dwelling Units - Dwelling units may be transferred into or out of these Planning Areas per the requirements of this Specific Plan.

C. LOW MEDIUM DENSITY
(Planning Areas 8, 9, 10, 11, 12 and 13)

1. Purpose and Intent - This residential category is intended for a single-family attached or detached product. This designation is designed to allow for innovative site planning and architectural design that allows ownership opportunities at a slightly higher density than the Single-Family Detached designation. Development shall occur consistent with the dwelling unit allocation provided in Table 1, Planning Area Tabulation, unless a Density Transfer has been approved pursuant to Section V of this Specific Plan. In no case shall density exceed eight units per acre (8 d.u./ac.).

2. **Permitted Uses:**

   a. **Single-family detached condominiums**
   b. **Single-family detached units pursuant to development standards outlined in this Specific Plan under Section IV.A.**
   c. **Single-family attached units pursuant to development standards outlined in this Specific Plan under Section IV.C**
   d. **Public or private recreation areas and open space.**
   e. **Home occupations pursuant to Section 17.80 of the Corona Municipal Code.**
   f. **Tennis courts, swimming pools, and similar recreational facilities and structures.**
   g. **Small family day care homes (less than or equal to six (6) children.**
   h. **Trailer to be used as a construction project office during time of construction when a valid building permit is in force.**

3. **Conditional Uses:**

   The following uses may be permitted subject to conditional use permits provided for in Chapter 17.92 of the Corona Municipal Code:

   a. **Public and private educational facilities**
   b. **Day care facilities**
   c. **Health care facilities subject to the provisions of Corona Municipal Code Chapter 17.73.**
   d. **Churches**

4. **Prohibited Uses:**

   a. **Commercial uses, excepting conditional uses listed above.**
   b. **Manufacturing uses**

5. **Single Family Condominium Property Development Standards:**

   a. **Building Setbacks - Shall be measured from the project boundary, from the street right of way, or edge or private street easements, as appropriate, per the following specifications:**

      (1) **Street/Dwelling Unit Setback - The minimum distance between a street and a dwelling unit shall be fifteen feet (15') for a local street, fifteen feet (15') for a collector street, ten feet (10') for a private street at PA 29, and twenty feet (20') for a secondary or major arterial highway. In a corner lot situation, the setback along one street side shall be at least fifteen feet (15').**

(2) **Street/Garage Setback - A side-on garage may have a minimum setback of five feet (5') off a private access where there is no sidewalk provided. If on a private or public street with a sidewalk, the side-on garage shall be set back ten feet (10') from the edge of the sidewalk. A front-on garage may be located a minimum of seventeen feet (17') to twenty feet (20') from the street right of way with an average of eighteen and one half feet (18-1/2') intended to encourage a varied and more interesting streetscape.**

(3) **Building Separation - Ten feet (10') minimum. Accessory buildings shall be separated from all other structures by no less than five (5) feet.**

(4) **Lot Coverage- Maximum coverage shall be forty percent (40%). PA 29 maximum lot coverage shall be fifty-five percent (55%).**

(5) **Dwelling Unit Area - The minimum dwelling unit area shall be one thousand two hundred square feet (1,200 s. f.).**

(6) **Building Height - Maximum building height shall be twenty-five feet (25'). PA 29 maximum building height shall be twenty-nine feet (29').**

(7) **Separation between Single-Family Detached. Per Section 3.1.3.5 of the South Corona Community Facilities Plan (CFP) except where amended by this document.**

b. Parking - A minimum of 2.5 parking spaces shall be provided for each dwelling unit including evenly distributed guest parking. Assigned parking (2 spaces/unit) must be in garages attached to the unit.

c. Open Space - Single-family development should have innovative design with clustered units containing common and private open space. Private space associated with each individual dwelling unit (yard, patio, atrium, etc.) may also be established, providing minimum common open space ratios are satisfied. Each dwelling unit processed under these provisions shall provide usable common and private open space in the amounts specified as follows:

Minimum Total Common Open Space per Dwelling Unit
- 2,460 sq. ft., except for PA 29.

Usable common open space includes landscaped yard areas at grades of less than 10 percent; community recreation facilities such as swimming pools, spas, tennis courts, putting greens and similar outdoor recreation spaces; bikeways and pedestrian walkways and natural open space by pedestrian walkways and natural open space by approval of the Planning Commission. This may include deed restricted or use restricted common property.

Required perimeter yard setbacks shall not be included in the computation of common open space per this section.

For Planning Area 29 (adjacent to Santana Regional Park), the following standards for open space shall apply:

Minimum Total Open Space per Dwelling Unit – 100 sq. ft.

- **Not less than 40% shall be provided in common usable open space as defined above;**
- **Not less than 60% shall be provided in private open space associated with individual dwelling units as defined above.**

d. Precise plan approval - single family condominium development will require precise plan approval.

6. Transfer of Dwelling Units - Dwelling units may be transferred into or out of this Planning Area per the requirements of this Specific Plan.

D. MEDIUM DENSITY
(Planning Areas 14, 15, and 29)
Development shall occur consistent with the dwelling unit allocation provided in Table 1, Planning Area Tabulation, unless a Density Transfer has been approved pursuant to Section V of this Specific Plan. In no case shall density exceed fifteen units per acre (15 d.u./ac.).

1. Purpose and Intent - This residential category is intended for conventional multi-family, apartment, condominium, and single-family attached products.

2. Permitted Uses:

a. Multi-family dwelling units including town homes, triplexes, and multiplexes.
b. Duplex residential dwelling units.
c. Single-family condominium units pursuant to development standards outlined in this Specific Plan under Section IV.C.5
d. Single-family detached units (subject to the development standards outlined in this Specific Plan under Section IV.B.2).
e. Home occupations pursuant to Section 17.80 of the Corona Municipal Code.
f. Trailers to be used as construction project office during the time of construction when a valid building permit is in force.
g. Public parks
h. Small family day care homes.
i. Other uses as determined appropriate by a similar use finding of the Corona Planning Commission.

3. Conditional Uses

The following uses may be permitted subject to the conditional use permits provided for in Chapter 17.92 of the Corona Municipal Code:

a. Public and private educational facilities.
b. Day care facilities.
c. Health care facilities subject to the provisions of Corona Municipal Code Chapter 17.73.
d. Churches.
e. Public uses and facilities.
f. Private recreation facilities.

4. Prohibited Uses

a. Commercial uses, excepting conditional uses listed above.
b. Manufacturing uses.

5. Multi-Family Attached Property Development Standards

a. Yard Requirements

(1) Front Yard - Minimum of twenty (20) feet.
No parking will be allowed in the front yard setbacks from interior streets and private drives shall be ten feet (10') to the living unit. Front loaded garage setbacks from a private or public street where a sidewalk is provided, shall be a minimum of eighteen feet (18') and an average of twenty feet (20').

(2) Interior Side Yards - The interior side yards shall be a minimum of five feet (5') for one-story buildings, ten feet (10') for two-story buildings and fifteen feet (15') for three-story buildings except that an attached patio structure, open on three sides, may extend to within three feet (3') of a side property line.

(3) Street Side Yards - The Street side yard setbacks shall be a minimum often feet (10') from private and local street, fifteen feet (15') from collector streets and twenty feet (20') from major and secondary streets except that an attached patio structure, open on three sides, may extend to within ten feet (10') from property line.

(4) Rear Yard - The rear yard shall be a minimum of ten feet (10') except that an attached patio structure, open on three sides may extend to within three feet (3') of a rear property line.

b. **Building Separation - In no case shall buildings be separated by less than ten feet (10') for one-story buildings, twenty feet (20') for two-story buildings and twenty-five feet (25') for three-story buildings. In the case of two buildings of different heights, the more stringent separation shall apply. Accessory buildings shall be separated from all other structures by no less than five (5) feet.**
c. **Lot Coverage - All buildings, including accessory buildings and structures shall not cover more than fifty percent (50%).**
d. **Building Height - Maximum of three stories or 40 feet (40').**
e. **Enclosed Storage Area - Those developments which do not contain garages shall provide an enclosed cabinet type storage area for each dwelling unit. The space of said storage area shall not be less than one hundred cubic feet (100 c.f), and no dimension for the measurement of said space shall be less than three feet (3').**

6. **Single Family Attached Property Development Standards**

a. **Minimum lot area - Three thousand six hundred square feet (3,600 s. f.) per dwelling Unit, minimum two dwelling units per structure.**
b. **Minimum lot Width - Forty feet (40') per lot, per dwelling unit.**
c. **Minimum Lot Depth - Eighty-five feet (85').**
d. **Lot Coverage - All, buildings, including accessory buildings and structure shall not exceed more than fifty percent (50%) of the total lot area.**
e. **Building Height - Maximum of two stories or thirty-five feet (35').**
f. **Residential Building Setbacks**

(1) **Front - Twenty (20) feet minimum. Street/Garage Setback - A side-on garage may have a minimum setback of five feet (5') off a private access where there is no sidewalk provided. If on a private or public street with a sidewalk, the side-on garage shall be set back ten feet (10') from the edge of the sidewalk. A front-on garage may be located a minimum of twenty (20) feet from the street right of way.**

(2) **Side - Residential buildings shall have one side yard with a width of not less than ten feet (10') to property line.**

(3) **Rear- Fifteen feet (15') minimum level (less than or equal to 3:1 slope).**

g. **Distance between Buildings - Twenty feet (20') minimum. Accessory buildings shall be separated from all other structures by no less than five (5) feet.**
h. **Off-street Parking - Two (2) covered spaces per unit. Guest parking provided off street at a ratio of one (1) space per unit.**
i. **Separation between Single-Family Attached and Single-Family Detached. Per Section 3.1.3.5 of the South Corona Community Facilities Plan (CFP) except where amended by this document.**

7. **Transfer of Dwelling Units. Dwelling units may be transferred into or out of this Planning Area per the requirements of Section V.A. of this Specific Plan.**

8. **Common Area Space Provisions - One hundred square feet (100 s.f.) per unit exclusive of required yard setbacks.**

E. COMMERCIAL (Planning Areas 16, 17, 18, 22, 23, 24, 25, 27 and 28)

1. **The Commercial areas are intended for retail and wholesale commercial uses, as detailed below per Planning Area.**

2. **A. Permitted Uses for Planning Area 25:**

- **Antique shops (no pawn shops)**
- **Appliance and electronic stores**
- **Art schools**
- **Bakery, bagels, and donut shops**
- **Banks and financial services without a drive-through**
- **Bicycle shop**
- **Book and stationery store**
- **Business college or private school**
- **Computer and electronics stores**
- **Craft Brewery (defined in CMC Chapter 17.04)**
- **Cultural center**
- **Dance academy, gymnastic or martial arts studio**
- **Day care center**
- **Drugstore, without drive-through**
- **Dry cleaners**
- **Film and camera sales and exchange**
- **Flower shop**
- **Food stores, including supermarkets, delicatessens, candy, ice creams, and similar retail food services, but excluding stand-alone convenience stores and liquor stores**
- **Furniture store**
- **Gift shop**
- **Healthy and athletic facility**
- **Hobby shop**
- **Home improvement center including furnishings, interior decorations, plumbing and hardware, and interior building materials**
- **House trailer, used as a construction project office during the time of construction**
- **Jewelry store**

- **Medical laboratory**
- **Nursery or garden center**
- **Offices – business, professional, or medical**
- **Office supply and equipment**
- **Personal services (i.e.: barber, beauty, nail, tailor, etc.)**
- **Pet shops**
- **Photographer**
- **Post office**
- **Printing and blue printing shop**
- **Restaurant, excluding drive-through or adult entertainment**
- **Retail stores – general merchandise**
- **Shoe repair shop**
- **Sporting goods store**
- **Studio, art or music**
- **Travel agency**
- **Video and records stores**

B. Permitted Uses for Planning Areas 16, 17, 18, 22, 23, 24, 27, 28:

- **Antique shops (no pawn shops)**
- **Appliance and electronic stores**
- **Art Schools**
- **Bakery, bagels, and donut shops**
- **Banks and financial services with or without a drive-thru**
- **Bicycle shop**
- **Book and stationery store**
- **Business college or private school**
- **Computer and electronic stores**
- **Craft Brewery (defined in CMC Chapter 17.04)**
- **Cultural center**
- **Dance academy, gymnastic or martial arts studio**
- **Day care center**
- **Department store****
- **Drugstore, with or without drive-through**
- **Dry cleaners**
- **Film and camera sales and exchange**
- **Flower shop**
- **Food stores, including supermarkets, delicatessens, candy, ice creams, and similar retail food services, but excluding stand-alone convenience stores and liquor stores.**
- **Furniture store**
- **Gift shop**
- **Health and athletic facility**

- **Hobby shop**
- **Home improvement center including furnishings, interior decorations, plumbing and hardware, and interior building materials.**
- **House trailer, used as a construction project office during the time of construction**
- **Jewelry store**
- **Medical laboratory**
- **Nursery or garden center**
- **Offices - business, professional, or medical**
- **Office supply and equipment**
- **Personal services (i.e., barber, beauty, nail, tailor, etc.)**
- **Pet shops**
- **Photographer**
- **Post office**
- **Printing and blue printing shop**
- **Restaurant, excluding drive-thru or adult entertainment**
- **Retail stores - general merchandise**
- **Shore repair shop**
- **Sporting goods store**
- **Studio, art or music**
- **Travel agency**
- **Video and record stores**

3. A. Conditional Uses for Planning Area 25. (Uses requiring a major conditional use permit are identified as CUP and uses requiring a minor CUP are identified as MCUP.)

- **Automobile service stations and ancillary uses pursuant to Corona Municipal Code Chapter 17.72, with the exception that stations may occupy four corners of an intersection containing at least a major or secondary street. (CUP)**
- **Commercial recreation establishment (CUP)**
- **Smoking lounges, subject to CMC 17.33.160 (MCUP)**
- **Tobacco stores, subject to CMC Chapter 5.19 (MCUP)**

B. Conditional Uses for Planning Areas 16, 17, 18, 22, 23, 24, 27.

- **Automobile repair garages, only in conjunction with a permitted primary use (CUP)**
- **Automobile parts center, only in - conjunction with a permitted primary use (CUP)**
- **Automobile service stations and ancillary uses pursuant to Corona Municipal Code Chapter 17.72 (CUP)**

- **Carwash (CUP)**
- **Commercial recreation establishment (CUP)**
- **Drive-through restaurant (CUP**
- **Motor inn or hotel (CUP)**
- **Parking structure (CUP)**
- **Smoking lounges, subject to CMC 17.33.160 (MCUP)**
- **Tobacco stores, subject to CMC Chapter 5.19 (MCUP)**

C. Conditional Uses for Planning Area 28.

- **Drive-through restaurant (CUP)**
- **Smoking lounges, subject to CMC 17.33.160 (MCUP)**
- **Tobacco stores, subject to CMC Chapter 5.19 (MCUP)**
- **Churches / Religious Institutions (CUP)**

4. Prohibited Uses:

(1) Manufacturing uses
(2) Residential uses

5. Property Development Standards

a. Minimum Lot Size - no requirements
b. Minimum Lot Width - no requirements
c. Minimum Lot Depth - no requirements
d. Lot Coverage - no requirements
e. Building Height - Three stories or forty feet (40') maximum
f. Building Setbacks:
(1) Front - 30 feet minimum
(2) Side - 15 feet minimum where abutting a side street; 20 feet minimum where abutting a residential zone.
(3) PA 27 – 12 foot minimum from Ontario Avenue; 20 foot minimum from California Avenue.
(4) PA 28 – 20 foot minimum from Ontario Avenue; 20 foot minimum from Fullerton Avenue.

6. Landscape Setbacks:

a. Minimum setback from single-family residential shall be a twenty foot (20') buffer.
b. Street parkway shall be separated from parking which faces a residential area by a fifteen foot (15') buffer
c. Setbacks shall conform to South Corona Community Facilities Plan Village Policies and Standards 3.3.5.1 except where amended by this document.
d. In PA 27, the Ontario Avenue setback shall be landscaped, and the first 10 feet of the 20 foot California Avenue building setback shall be landscaped.
d. In PA 28, the first 10 feet of the Ontario Avenue and Fullerton Avenue setbacks shall be landscaped.

7. **Parking:**

   The provisions of the Corona Municipal Code shall apply excepting retail food users with on/off premise consumption and having less than 2,000 square feet of floor area which shall provide one parking space for each two hundred fifty (250) square feet of gross floor area.

8. **Architectural and Landscape Standards shall conform to the Corona Vista Specific Plan Sections IV.B. and C. and Section 3.3.6. and 3.3.7. of the South Corona Community Facilities Plan, except where amended by this document.**

9. **Commercial Sign Standards**

   Signs shall be regulated and controlled as specified under Section 17.74 of the Corona Municipal Code for the Corona Vista Specific Plan; except for modifications as herein stated:

   a. **Signs shall contain only such subject matter which refers to the name of the establishment or to the goods and services (no brand names) sold on the premises on which the sign is located.**
   b. **For minor tenants (less than 30,000 square feet), the maximum area for enterprise signs shall be one square foot (1 s.f.) of sign area for each linear foot of principal building frontage. Major tenants with more than 30,000 square feet of contiguous floor area shall be allowed 1.25 square feet of sign area for each linear foot of principal building frontage.**
   c. **Enterprise signs shall be permitted on all four sides of single and multi-tenant buildings.**
   d. **A maximum of three "commercial parcel identification signs" shall be permitted for each commercial center. A monument sign shall generally be allowed for each street frontage within the center. For centers of 10 acres or greater, a street frontage may have more than one monument sign per frontage except as noted below. These signs shall also meet the following standards:**

      1) **Two (2) monument signs not to exceed nine and one-half feet (9.5') in height, with a maximum of fifty square feet (50 s.f.) per sign face;**
      2) **One (1) monument sign not to exceed twelve feet (12') in height, with a maximum of seventy-five square feet (75 s.f.) per copy face;**
      3) **The center name shall be placed on the sign and up to four (4) principal users may be placed on each sign;**
      4) **Commercial center signage for PA 28 shall be allowed as follows:**
         a) **One monument sign on Ontario Avenue not to exceed twelve feet (12') in height, with a maximum of seventy-five square feet (75 s.f.) per copy face;**

b) **One (1) monument sign on Fullerton Avenue not to exceed nine and one-half feet (9.5') in height, with a maximum of fifty square feet (50 s.f.) per sign face;**
c) **One (1) street corner monument sign not to exceed six (6) feet in height, with a maximum of twenty-four square feet (s.f.) per sign face and no more than three tenant panels.**
d) **One (1) Monument parcel identification sign not to exceed six (6') feet in height, with a maximum of fifty square feet (50 s.f.) per sign face for the Church/Religious Institutions associated with a CUP in PA 28);**

5) **The sign shall be located outside corner cut-off areas set forth in CMC Section 17.70.050;**
6) **The sign and base shall have similar matching architectural treatment as the principal structure of the site;**
7) **Under canopy signs for in-line tenants will be permitted up to 6 square feet.**

e. **All commercial or office centers consisting of two or more tenant spaces shall submit a comprehensive sign program. The purpose of this program shall be to integrate signs with building design into a unified architectural unit. This shall be achieved by:**

1) **Using the same background on all signs;**
2) **Using not more than three (3) colors for signs;**
3) **Using the same method of mounting for signs, or by using the same type of construction materials for components, such as sign copy, supports, or using dissimilar signing determined compatible by the Planning Director; and,**
4) **Providing an on-site "directory" signage program. The directory signage boards shall have the same architectural, colors, and materials as the shopping center's buildings. The locations, size, architecture, materials, and colors shall be reviewed and approved by the Planning Director, prior to the issuance of building permit.**

f. **Freeway Pylon Signs**

Properties located in conjunction with a Precise Plan of development within 300 feet of Interstate 15 right-of-way may be permitted to have a Freeway Pylon Sign. Freeway Pylon Signs are allowed one square foot of signage for each linear foot of frontage on the site where the sign is located, up to a maximum of 250 square feet of signage. Only one Freeway Pylon Sign shall be permitted for each commercial center, and the sign must be oriented towards the Interstate 15 right- of-way. All Freeway Pylon Signs shall be consistent with the height and setback requirements of the Commercial District, as defined herein, and must be located within 300 feet of the Interstate 15 right-of-way.

"Big box" retail uses, restaurants, regional shopping centers, lodging facilities, and service stations located within 1,200 lineal feet of the Interstate 15 right-of- way may be allowed to advertise on a Freeway Pylon Sign used by an off-site commercial business shall be included in the calculation of the total allowable signage for the site on which the Freeway Pylon Sign is located.

g. Prohibited Signs:

(1) Pole signs (except for Freeway Pylon Signs)
(2) Moving signs, or signs with moving parts
(3) Flashing signs
(4) Car signs
(5) Painted signs
(6) Changeable copy signs
(7) Product advertisement signs
(8) Roof mounted signs
(9) Snap-lock signs on lamp post, buildings, or similar structures.

F. OFFICE/PROFESSIONAL
(Planning Area 18)

1. **Purpose and Intent -- This area is intended primarily for uses conducted in offices or use often associated with office uses or located in office buildings.**
2. **Permitted Uses:**
   - **(1) Administrative, financial, medical, dental or professional offices**
   - **(2) Art school**
   - **(3) Artist's studio**
   - **(4) Bank**
   - **(5) Business college or private school**
   - **(6) Cultural Center**
   - **(7) Custom Tailor/dressmaking shop**
   - **(8) Day care centers**
   - **(9) Exhibit hail**
   - **(10) Design studio**
   - **(11) Health care facility**
   - **(12) House trailer, used as a construction project office during construction**
   - **(13) Interior decorating or drapery shop**
   - **(14) Jewelry store**
   - **(15) Medical laboratory**
   - **(16) Meeting hall**
   - **(17) Museum**
   - **(18) Office supply store**
   - **(19) Photographer**
   - **(20) Post office**
   - **(21) Printing/blueprinting shop**
   - **(22) Restaurant, walk-in**
   - **(23) Travel agency**
   - **(24) Vocational school**
   - **(25) Support Retail:**
     - **(a) Bakery goods/confectionary shop**
     - **(b) Barbershop**
     - **(c) Beauty shop**
     - **(d) Book and stationery store**
     - **(e) Delicatessen or catering establishment**
     - **(f) Film and camera shop**
     - **(g) Flower shop**
     - **(h) Gift shop**
     - **(i) Locksmith Shoe repair shop**

3. **Conditional Uses:**
   - **(1) Automobile service stations and ancillary uses pursuant to Corona Municipal Code Chapter 17.72**
   - **(2) Drive-through facilities such: as banks and restaurants**

4. **Prohibited Uses:**

   (1) Residential uses
   (2) Industrial uses
   (3) Retail commercial uses other than those specifically listed
   (4) Outdoor storage

5. **Property Development Standards:**

   a. **Minimum lot size - no requirements**
   b. **Minimum lot width - no requirements**
   c. **Minimum lot depth - no requirements**
   d. **Lot Coverage - no requirements**
   e. **Building Height - Three stories or forty feet (40) maximum**
   f. **Building Setbacks:**

   (1) Front - twenty-five feet (25') minimum on street frontage.
   (2) Side - fifteen feet (15') minimum on Street side.

6. **Landscape Setbacks shall be the same as outlined in this Specific Plan under Section IV.E.6.**
7. **Parking shall be the same as outlined in this Specific Plan under Section IV.E.7.**
8. **Architectural and Landscape Standards shall be the same as outlined in this Specific Plan under Section IV.E.8.**
9. **Office/Professional Sign Standards shall be the same as outlined in this Specific Plan under Section IV.E.9.**

G. OPEN SPACE AND RECREATION (Planning Areas 19 and 2O)

1. **General Intent - The purpose of these provisions is to provide assurance that open space and recreation development shall be in conformance with the Corona Vista Specific Plan. These regulations provide for development standards (or both public and private open space and recreation development throughout Corona Vista.**

2. **Public Park Sites**

   a. **Purpose and Intent - To provide a community park and neighborhood park to serve the residents of Corona Vista and South Corona.**
   b. **Permitted Uses:**

   (1) Parks and recreation amenities including rest room facilities
   (2) Traits (pedestrian and bikeway)
   (3) Public utility facilities

c. Prohibited Uses:

(1) Commercial Uses (except for vending machines or temporary events)
(2) Manufacturing Uses
(3) Residential Uses

d. Property Development Standards

(1) Maximum building height - Thirty feet (30')
(2) Building Setbacks:

(a) A minimum-fifty feet (50') from the nearest boundary abutting a residential parcel.
(b) A minimum twenty feet (20') from all streets.

(3) Off-Street Parking - Two (2) parking spaces per acre of park plus two spaces for each hard surface court.

H. ELEMENTARY SCHOOL
(Planning Area 21)

General Purpose - To provide an elementary school to serve the residents of Corona Vista and South Corona as determined by the Corona-Norco Unified School District (CNUSD). The Elementary School Area development standards for on-site facilities shall be per CNUSD and State guidelines. Access points to public streets and off-site improvements shall be as required by the City of Corona.

A minimum six-foot (6') high masonry wall shall be constructed along the school's south and east property line.

Table 7

DEVELOPMENT STANDARDS SUMMARY
Refer to Text for Full Standards

Area	Land Use Density	Minimum Lot or Exclusive Use Area Requirements in Feet			Minimum Building Setbacks in Feet			Maximum Height	
		Sq ft	Width	Depth	Front	Side	Rear	Feet	Floors
1	Estate	12,000[e]	80[e]	100	30	10[b]	20	35	2[e]
2-7	Low	7,200[e]	65[e]	80	20[a]	10[e]	20	30	2
8-13	Low Medium (SF Condos)	Max. 8 du/ac[e]			15[c]	10[e]	--	25	2
14-15	Medium (SF Attached)	3,600[f]	40	85	20[e]	10	15	35	2
14-15	Medium (MF Attached)	Max. 15 du/ac[e]			20[e]	Refer to text	10[e]	40	3
16-18, 22-25	Commercial	No requirements			30	15[b] 20[d]	20[d]	40	3
18	Office-Professional	No requirements			25	15[b] 20[d]	20[d]	40	3
19-20	Open Space	NA			50 from residential; 20 from streets			30	NA
21	School	NA			NA			NA	
27	Commercial	No requirements			Refer to text			40	3
28	Commercial	No requirements			Refer to text			40	1
29[g]	Medium (SF Detached)	3,100[i]	47[i]	65[i]	10	5	10[h]	29	2

[a] Minimum Average. See text for clarification.
[b] Where side yards are adjacent roads, 15 feet shall be the minimum setback.
[c] On secondary or major arterial highways, 20 foot frontage required.
[d] When adjacent to a residential zone, 20 foot landscaped buffer required.
[e] Refer to text.
[f] Minimum two dwelling units per structure.
[g] Medium Density detached condominiums under Section IV.C (Low Medium) development standards per Section IV.D.2.c.
[h] On collector street, a minimum setback of 20 feet is required.
[i] Applies to the Exclusive Use Area for detached condominium developments.

Note: Certain areas in this specific plan are adjacent to existing residential lots which are protected under the South Corona Community Facilities Plan Policy No.6.

I. Architecture Standards

1. **Objective Architectural designs and concepts within the Corona Vista Specific Plan will establish criteria which reinforce the sense of community identify, avoid feelings of bland uniformity, and enhance South Corona's character. These standards apply to residential projects within the Corona Vista Specific Plan. The Commercial and Office Districts shall conform to the South Corona Community Facilities Plan under Section 3.3.6 which requires commercial/office developments to have Spanish Colonial architecture. The Planning Commission can consider on a case-by-case basis non-Spanish Colonial architecture for commercial/office developments if they find that: (1) the architecture is high quality in design and materials; and, the proposed architecture is compatible with the surrounding existing and future commercial developments in the Corona Vista Specific Plan.**

   a. **Policy**

      Reinforce community identity through the application of a unifying architectural theme, at the same time encouraging a variety of architectural styles for the residential development within the community.

   b. **Policy**

      Encourage the use of traditional construction materials, such as plaster, timber, tile, and others as may be appropriate.

   c. **Policy**

      Provide for variety and discourage monotony in dwelling design by use of appropriate guidelines within the context of the Corona Vista Specific Plan.

2. **Architectural Style for Residential Buildings**

   Due to the warm semi-arid nature of the Corona area, the architecture at Corona Vista will be characterized by rugged, easily maintained materials. Such architecture is the traditional Spanish style: simple in form and constructed of low maintenance materials, it displays a frugal use of detailing that celebrates its sunny locale.

   South Corona has identified the Spanish Colonial style one of a number of variants within the Spanish tradition as the principal character to be incorporated into design of public and commercial buildings. Because the Spanish Colonial style has a diversity of historical roots and is an amalgamation of styles from several countries in the Mediterranean, residential development in Corona Vista will draw on the architectural vocabularies of Spain, Italy, and France to achieve a rich variety of

residential design, while observing three major overall thematic characteristics which will impart the unity, character, and sense of community identity that the Specific Plan encourages.

a. Massing

The most sensitive area of concern in adapting these Mediterranean influences to residential architecture is massing. Careful attention to asymmetrical irregularity in the massing of the building forms will be a major factor in the creation of charm and beauty. Variety in both vertical and horizontal massing is encouraged.

b. Roofing

Perhaps the most important unifying architectural element in Corona Vista's residential buildings will be the roofs. Roofing materials will be integrally-colored clay or concrete tiles only, with colors ranging from pinks and salmons through reds and rusts to deep reddish brown and the whole range of siennas. Methods of application can vary between regular and irregular, as appropriate.

c. Walls

Wall surfaces and wall surface relief is the third principal character-giving architectural feature which the guidelines regulate. The use of plaster as the primary exterior wall material is required, and a smooth hand-troweled texture, with radiused corners, is suggested. Careful attention to creating the effect or thick wall construction, with deep-set windows and doors, will be observed.

Other thematic devices which are suggested include windows with wood cutups, carefully detailed doors and doorways, courtyards, garage doors, arcades, and trellises.

Flexibility for contemporary interpretations of these Mediterranean vocabularies is inherent in the design standards. The general architectural standards established by guidelines will set design objectives; actual proposed designs will be subject to the City's architectural review.

3. Architectural Treatment for Residential Buildings

a. Buildings

Architectural treatments will be carried around all sides of a structure in order to avoid looking as though "applied" In single family developments, extra

treatment may be given to street frontages as long as basic design vocabulary elements are carried around the structure. For example, if a heavy beam planter is used around front windows, it will also appear around all windows on the structure. All building plans will include design amenities such as:

- **Varied roof lines**
- **Recessed entrances**
- **Recessed window openings**
- **Balconies and decks, including decorative applications**
- **French doors**
- **Decorative windows and window panes**
- **Window boxes**
- **Accent materials**
- **Planter boxes**
- **Decorative wrought iron features**

b. Exterior Spaces

Strong indoor-outdoor relationships will be encouraged. Patios and balconies will provide outdoor living space to accommodate the active community lifestyle of Corona Vista, resulting in additional building elements that create shaded outdoor spaces and shelter adjacent indoor rooms. Guidelines for patio and balcony outdoor space are as follows:

i. Patios

- **Maximize size for flexibility of use.**
- **Provide some shaded areas, by the use of overhangs, trellises, building projections, and similar devices. The architecture of these amenities will be properly integrated with the principal buildings they serve.**
- **Use patio walls for definition of space and to enhance and extend architectural themes. Vary patio wall design, to include some partially open walls, and integrate planters into**

wall design where appropriate.

ii. Balconies

- **Provide usable outdoor space for dwelling units that are located wholly above the ground floor, such as "stacked" apartments and condominiums. "Usable" space will provide for a table and chairs as a minimum, and will offer shade and shelter similar to that afforded by ground-level patios.**

c. Sunlight

Sunlight offers a variety of design opportunities for all buildings, because shadows and shaded areas give depth and add interest. Architectural elements which create shade and shadows, including offsets, projections, roof overhangs, recesses, and awnings, are encouraged.

d. Orientation

Design and siting of buildings should seek to maximize the natural circulation of air through the structures, reducing dependence on mechanical ventilation systems. Consideration will be given to distance between buildings, building exposure, and the design of walkways, windows, and overhangs.

e. Roofs

To create interest and variety within the theme area and yet maintain an overall community identity, roof forms will generally present a slope appearance with a minimum slope of.4:12. Flat roofs may be used in a limited way when necessary to carry out the design theme of a particular architectural style, and are permitted on minor or accessory buildings as well.

Roof materials and colors also contribute to community identity. Visible roofs will be of tile, and subtle variations in color are encouraged. Patio roofs, shade covers, and overhead screens will be constructed of materials matching or complementing the main roof and designed to appear as integral parts of the architecture.

Roof-mounted equipment, such as heating and air conditioning units and television antennae shall be not be permitted on the exterior or the roof for single-family units.

f. Colors

Walls will use either natural earth colors, such as adobe, cream, sand, and beige, or pastel colors. Wood tones and colors will complement the dominant building color and accent colors will be used in small areas. More dominant colors may be used on buildings of particularly unique architectural design, subject to the City's architectural review.

g. Trash Areas

In multi-family residential developments, all trash will be contained in central locations in conformance with City standards. These locations will be completely enclosed to a height of six feet (6') with a wall that is architecturally compatible with the structures being served, and where visible from second-floor windows and balconies, will be screened with appropriate overhead structures.

h. Carports

Garages or carports shall be architecturally compatible in attached product development (Planning Areas 14 and 15).

- Use of Dormers
- Flat Tile Roof
- Use of Stone or Stucco Quoins
- Shutters
- Clipped Gables

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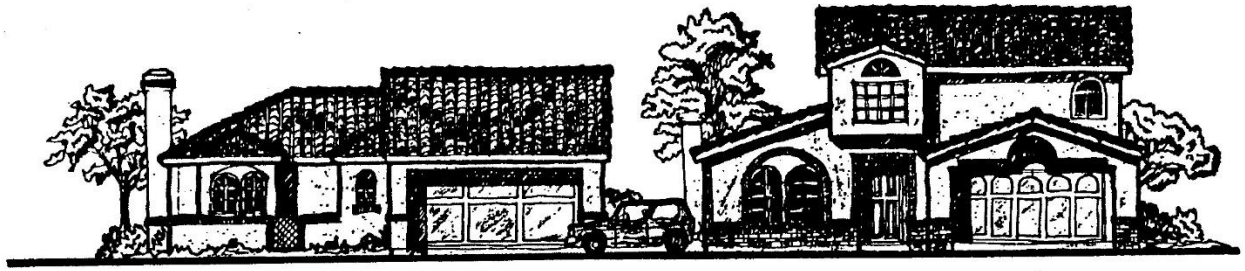
ARTIST'S CONCEPT

FIGURE 13

FRENCH MEDITERRANEAN STYLE

- Use of Rounded Windows
- Use of Brick
- Use of Hip Roof Forms
- Barrel Tile
- Some Exposed Wood
- Use of Columns



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ARTIST'S CONCEPT

FIGURE 14
ITALIAN MEDITERRANEAN STYLE

- Use of Exposed Wood
- Bullnose Corners
- Wrought Iron
- Barrel Tile
- Minimal Overhang
- Smooth Plaster Finish

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ARTIST'S CONCEPT

FIGURE 15
SPANISH MEDITERRANEAN STYLE

J. Landscape Architecture

1. Theme

The landscape architectural theme for the Corona Vista Specific Plan is to create an identifiable landscape character associated with Mediterranean communities.

This is provided for both the continuous user and the occasional visitor in a variety of ways.

a. There is a strong streetscape definition within the project.
b. There is a hierarchy of theme signage from monumental entrance to individual parcel identity.
c. Major circulation corridors are recognized and featured by landscape treatments.
d. Focal points are emphasized.
e. Plant materials will be selected which will tolerate local climatic conditions.
f. Existing trees along Chase Drive and Rimpau Avenue (Lester) will be retained to maintain the existing character of the area.

2. Project Entries

a. Major Entry

There is one major entry into Corona Vista. This is at the corner of Ontario Avenue and Rimpau Avenue. The entrance will be incorporated in an approximately 120 foot radius behind the corner sidewalk Within this radius will be a cusp of palm trees as a backdrop and a row of evergreen accent trees in front. This will provide the framework for the turf panel that will contain the monument sign.

The monument sign shall be consistent with the entry monument at the southwest corner of Rimpau and Ontario Avenues. The sign should be simple and incorporate the project logo. In addition, the commercial monument sign may also include the major tenant and center identity. Architectural detail features, color and surface texture could be incorporated using the surrounding architectural style to maintain consistency to the project entry. See Entries, Figure 16

b. Secondary Entry

There is one access point to the project that is considered a secondary entry point at the intersection of Fullerton Avenue and Taber Road. This entry will provide project identification and will contain the same theme elements to retain the overall concept. The secondary entry will provide project identification and will contain the same theme elements to retain the overall concept. This entry will be reduced in scale from the major entry.

c. Minor Entries

The entries into the various residential neighborhoods will be similar and provide continuity throughout the project while providing individual identification for each.

Signage identifying each neighborhood may be a single square pilaster and should incorporate community architectural style, detailing and materials as defined in the guidelines. The applicant shall provide no-maintenance, low- profile entry signs with adequate sight distance subject to the approval of the Public Works Director. Any illumination shall be at the developer's expense. Signage shall not exceed three feet (3') in height unless incorporated into the wall. Evergreen trees may be used as backdrop to the signage.
See Entries, Figure 16

K. Streetscapes

The streetscape planting was selected in order to bring a distinction between the streets and emphasize the street hierarchy through the project.

Landscape corridors will be established in part by the repetition or plant material and consideration is given to the relationship of plant material to the street and adjacent land uses.

1. Major Arterial

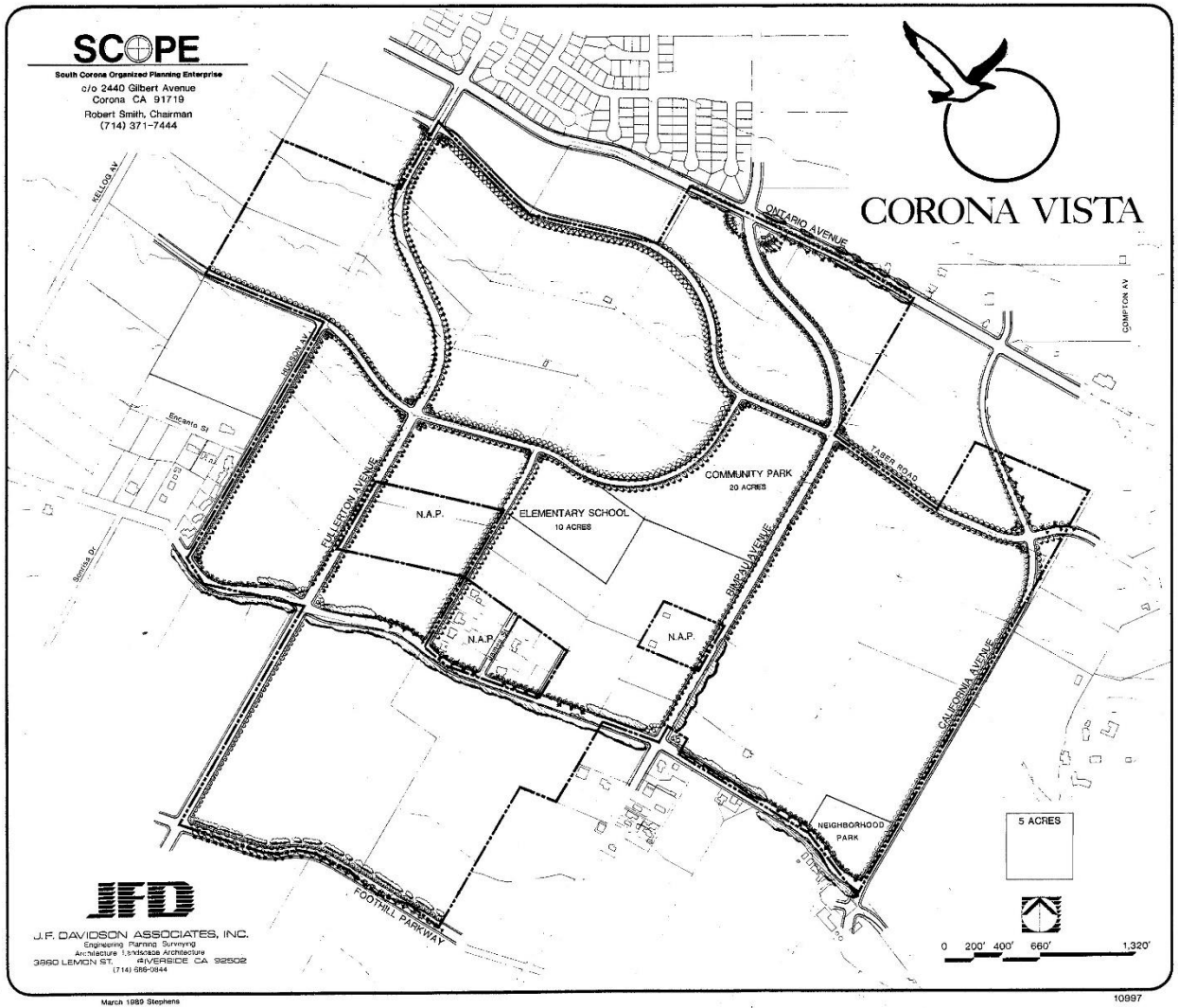
a. Ontario Avenue

The streetscape program consists of a one-hundred six foot right-of-way (106' R/W) with a fourteen foot (14') wide median. The south side of the street has two planting schemes. The street trees in front of the Office/Professional area shall be Washingtonia filifera (California Fan Palm) alternating with Magnolia grandiflora (Southern Magnolia). The area in front of the Commercial site shall be buffered with Eucalyptus polyanthemos (Silver Dollar Gum). The median island tree shall be Jacaranda mimosifolia (Jacaranda) spaced at forty feet on center (40' O.C.).

2. Secondary Arterial

a. Fullerton Avenue

Street trees should be formally spaced in a row at forty feet on center (40' O.C.). An evergreen tree such as Magnolia grandiflora (Southern Magnolia) will provide the uniform character to the street.



CONCEPTUAL LANDSCAPE MASTER PLAN

BOTANICAL NAME	COMMON NAME
Cinnamomum camphora	Camphor Tree
Pinus eldarica	Mondell Pine
Quercus ilex	Holly Oak
Jacaranda acutifolia	Jacaranda
Podocarpus gracilor	Fern Pine
Magnolia grandiflora	Magnolia
Washingtonia filifera	California Fan Palm
Tabebuia chrysotricha	Golden Trumpet Tree
Eucalyptus polyanthemos	Silver Dollar Gum
Existing Palms and Cypresses to Remain	
MAJOR ENTRY	
SECONDARY ENTRY	
MINOR ENTRY	

FIGURE 16

66a

b. Rimpau Avenue

Pinus eldarica (Mondell Pine) are planned for street trees, spaced formally at forty feet on center (40' O.C.). These coniferous trees will provide shade and blend in with the existing cypress trees.

c. California Avenue

Podocarpus gracilor (Fern Pine) are selected to be spaced forty feet on center (40' O.C.) and alternate in some areas with palms per CFP guidelines for commercial sites landscape programs.

3. Collector

a. Santana Way

The village core interior will be landscaped with double rows of Magnolia grandiflora (Southern Magnolia). The Street trees shall be planted at forty feet on center (40' O.C.) in a triangulated pattern. The village core exterior edge of the Santana Road shall be planted with Cinnamomum camphora (Camphor Tree) at forty feet on center (40' O.C.).

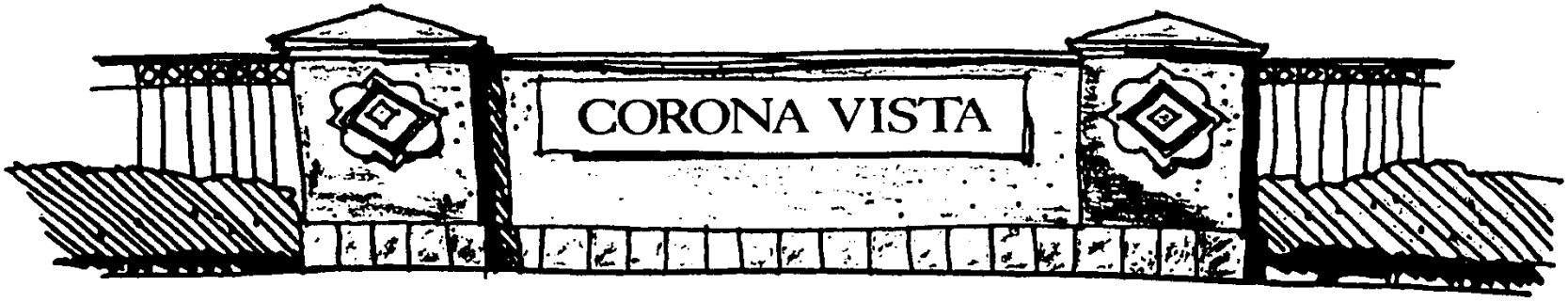
b. Taber Road

Taber Road shall be landscaped with Tabebuia chrysotricha (Golden Trumpet Tree) as shown by the Conceptual Landscape Master Plan.

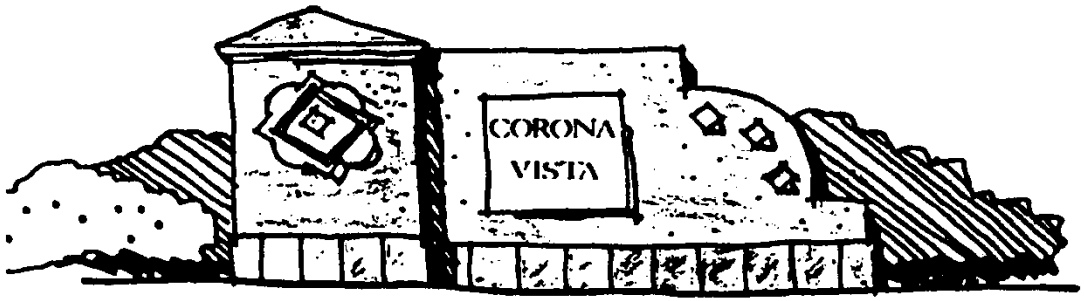
4. Local Road

a. Chase Drive

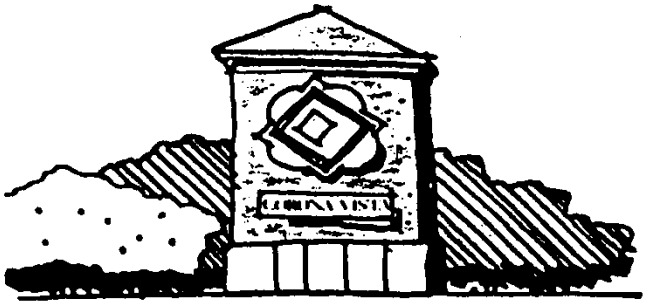
Chase Drive is a local road with an eighty-eight foot right-of-way (88' R/W). Washingtonia robusta (Mexican Fan Palm) and Pinus eldarica (Mondell Pine) are used to blend in with the existing cypress and palm trees. These interior streets will carry lower volumes of vehicular traffic and be more conducive to pedestrian movement. Lower scale canopy trees emphasize this condition and flowering accent trees define Street entrances.



Major Entry



Secondary Entry



Minor Entry

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ARTIST'S CONCEPT

FIGURE 17
ENTRIES

Table 7

Plant Palette
Master-planned Entry and Street Trees

Botanical Name	Common Name
Arbutus unedo	**Strawberry Tree**
Cinnamomum camphora	**Camphor Tree**
Cocos plumosa	**Queen Palm**
Cupaniopsis anacardiorides	**Carrot Wood**
Eucalyptus polyanthemos	**Silver Dollar Gum**
Jacaranda acutifolia	**Jacaranda**
Lagerstroemia indica	**Crepe-Myrtle**
Liquidamber styraciflora	**Flame Tree**
Magnolia grandiflora	**Magnolia**
Pinus eldarica	**Mondell Pine**
Podocarpus gracilor	**Fern Pine**
Quercus ilex	**Holly Oak**
Tabebuia chrysotricha	**Golden Trumpet Tree**
Washingtonia filifera	**California Fan Palm**
Washingtonia robusta	**Mexican Fan Palm**

Individual projects within the Specific Plan shall be selected from the CFP Plant Material Palette in section 3.3.7.4.

V. IMPLEMENTATION

A. Procedures

Role of the Specific Plan

The Corona Vista Specific Plan mirrors the function of the CFP in encouraging the cohesive development of the study area. All future and existing development within the Plan shall conform to the policies and standards established in the CFP and Specific Plan, including:

- **Development Guidelines**
- **Land Use Designations and Density Standards**
- **Delineation and Description of Public Lands**
- **Entry Locations and Treatments**
- **Road Alignments, Standards, Specifications, and Design Criteria**
- **Backbone Infrastructure**
- **Development Phasing**
- **Infrastructure Financing**
- **Continuing Uses and Facilities**

Existing Land Uses

To promote continued agricultural uses, they will remain conforming uses on 1-acre or greater properties after adoption of the Specific Plan.

Processing Requirements and Review Procedures

Applicant of proposed development projects shall follow one of two processing tracks depending on whether the project is residential or commercial/public use:

1) **For single-family detached residential projects in the Estate and Low Density, the applicant shall prepare a tentative tract or parcel map per City standards.**

2) **A precise plan shall be prepared, submitted and approved for all town homes, triplexes, duplexes, multi-plexes, single family condominiums, single family attached development in the Medium Density Residential areas; and for all development within the Low-Medium Density Residential areas, the Commercial and Office/Professional areas. The precise plan shall conform to the General Plan, Community Facilities Plan, and Specific Plan in terms of general location, number of dwelling units proposed, density and general standards of development.**

The precise plan application shall be consistent with the City Community Development 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 provisions of CMC Section 17.102.

The precise plan project shall be developed subject to all conditions imposed as part of the approval of the precise plan. The City Community Development 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.

Where a conflict occurs between the Corona Municipal Code, the Specific Plan shall take precedence. Minor conflicts between the Corona Municipal Code and this Specific Plan shall be determined by the Community Development Director in a written Policy Statement.

All projects shall be subject to the applicable City and review and approval processes.

<u>Amendments to the Specific Plan</u>

1) Requirements and Procedures:

This plan may be amended at any time in the same manner and by the same process by which the plan was originally adopted. Said amendment or amendments shall not require a concurrent general plan amendment, unless it is determined by the Community Development Director that the Community Facilities Plan or General Plan goals, objectives, policies or programs would be substantially affected by the proposed change.

All plan amendments shall adhere to the following criteria:

a. Consistency with the City of Corona General Plan and South Corona Community Facilities Plan.
b. Consistency with the intent of the Corona Vista Specific Plan.

c. Consistency with the village concept is achieved. Adequate circulation to and from and within the area is maintained.
d. Public service levels capable of adequately serving the Specific Plan area are provided.
e. The public and private open space system is neither disrupted nor depleted.

2) Variances

Minor variances, as defined in Chapter 17.98 of the Corona Municipal Ordinance, shall be determined by the Board of Zoning Adjustment pursuant to the procedures described in the aforementioned Chapter 17.98.

Additional variances shall be determined by the Planning Commission pursuant to the procedures described in Chapter 17.96 of the Corona Municipal Ordinance.

3) Density Transfers

Dwelling units may be transferred from one planning area to another within the Specific Plan area in accordance with the following provisions. The intent of this section is to allow some flexibility to increase or decrease the number of housing units within a defined Planning Area. The factors affecting the maximum numbers of units allowed, include the density range established in the Community Facilities Plan, the maximum achievable for a given permitted lot size or product type, and compatibility with adjacent uses..

In no case shall transfers of units result in:
a. Exceeding the dwelling unit maximum in Table 1; or
b. Exceeding the overall plan capacity of 1,668 dwelling units; or
c. Transfer of units into the school site, Planning Area 21; or
d. Exceeding the density ranges outlined in the CFP.

B. Facilities Financing Plan

The landowners within the Corona Vista Specific Plan are participating in the Consortium Mello-Roos Community Facilities District (CFD). This CFD will be partially financing the construction, expansion, and acquisition of a portion of the facilities including master-planned water, sewer and storm drain systems.

The infrastructure not installed by the CFD (CFD-90-1) shall be constructed by developers. All properties will be obligated to pay the South Corona Master Plan Fees per Ordnance 1944. Fee obligations will be credited upon construction of Master Planned Facilities which equal or exceed the Fee responsibility of a particular improvement category. The Following properties are within the Corona Vista Specific Plan but are not included within CFD-90-1, and will therefore be required to pay 100 percent of the master plan fees due for their specific properties:

Planning Area	Land use Designation	APN#
14 & 15	Medium Density Resid.	106-030-015
10	Low-Med. Density Resid.	106-060-019
6, 7, & 17	Commercial	106-080-002

C. Phasing Plan

Phasing of development will be integrated with the progress of the Mello-Roos CFD. Due to the number of landowners within the Specific Plan, development will proceed based on infrastructure phasing, individual schedules, and market conditions.

Phasing Criteria

1) **Adequate infrastructure for the site and community is provided.**
2) **Applicable impact assessments are prepared.**
3) **Existing land uses and circulation are evaluated and integrated with proposed development.**
4) **Proposed development is reviewed and approved by applicable City/County agencies.**

Responsibility for improvements is detailed in Table 5, Responsibility Improvement Matrix. If individual developers wish to proceed with development prior to the provision of infrastructure by CFD-90-1, they must provide the required improvements per direction of Public Works and the Planning Department.

Estimates for construction start-up to build-out are from 1991 to 1996 depending on completion of the CFD, infrastructure completion, and market conditions.

D. Maintenance Plan

All master planned infrastructures will be maintained by appropriate City and County Agencies, including, but not limited to, public streets, water/sewer systems, Storm drain systems, parks, school sites and public open spaces.

Landscaping shall be maintained by a Homeowners' Association or other approved mechanism.

The commercial/office/professional sites may form an Association for the provision and maintenance of common areas. Similar homeowner associations may also be established for condominium type residential uses where appropriate.