



ARANTINE HILLS SPECIFIC PLAN

Amendment No. 3

August 2022

PREPARED FOR
Arantine Hills Holding, L.P.

PREPARED BY



ARANTINE HILLS

Amendment No. 3, Adopted June 3, 2020 (SPA2019-0005)

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City of Corona

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Preface

The revised Arantine Hills Specific Plan has been amended twice with Amendment No.1 adopted by City Council in June 2016. Amendment No.2 was adopted by the City Council on December 19, 2019. Amendment No.2 allows up to a maximum of 1,806 dwelling units and 80,000 square feet of General Commercial uses within the 307.8-acre Specific Plan area. The revised Specific Plan continues to allow up to a maximum of 1,806 dwelling units, increases the General Commercial uses from 80,000 square feet to 223,108 square feet that includes a 135-room hotel, and increases the Open Space uses from 77.4 acres to 83.1 acres within the 325.7-acre Specific Plan area. These increases are in response to the current market trend, local residents' need, and contribute to a strong and diversified economic base for the City, and provide more open space to the residents.

The Arantine Hills project site is one of the largest remaining tracts of undeveloped land within the City. The land is mostly devoid of vegetation and is a degraded former farm.

In recent years, Corona and the surrounding areas have experienced increasing pressures to accommodate the growing Inland Empire population. Recognizing this need, Arantine Hills Holdings, L.P. has embraced the opportunity to create a legacy project. Arantine Hills is envisioned as a planned community where residents can live, shop, play, and relax within an intimate setting of rich architecture and attractive landscaping. The Arantine Hills Specific Plan has been prepared to serve as an overall framework to conscientiously guide development of this

significant landmark project. This Specific Plan serves as a regulatory document for development of the 325.7-acre Arantine Hills site into a high-quality, well-balanced, master-planned residential community containing General Commercial development. This document will provide guidance to the City of Corona, builders, developers, architects, and designers in implementing an exciting new collection of neighborhoods that will quickly become some of Corona's most sought-after residential areas.

Arantine Hills will offer a variety of housing sizes and styles designed to meet the needs of all age groups. This Specific Plan incorporates carefully crafted neighborhood design principles to ensure that the community develops with a "sense of place" that promotes security, strong neighborhood ties, and a lifestyle rich in amenities. The community's design draws on inspiration from neighborhood-building design strategies and sustainability principles.

The community of Arantine Hills is designed to fit in and complement surrounding land uses and development. The land in the vicinity of the Cajalco Road/I-15 Freeway interchange is rapidly urbanizing. Planned development within Arantine Hills will serve as a bridge between future local and regional transportation improvements (e.g., Cajalco Road/I-15 Freeway interchange improvements) and existing residential uses off-site.

Arantine Hills will incorporate "iconic" streets that are readily identifiable, definable neighborhoods with authentic architecture

and a distinct sense of character, clustered development that promotes walking and biking, general commercial uses near the I-15 freeway, and a network of parks, sidewalks, and walking and biking trails designed to promote health and fitness.

Arantine Hills offers a range of amenities that will be accessible to neighborhood homeowners. These recreational amenities include four conveniently located parks, and on-street bike lanes. A Class I bikeway adjacent to Bedford Canyon Wash, and pathways and sidewalks for walking and cycling, will be available to all the residents of Corona.

This Specific Plan promotes green building techniques designed to conserve energy and water, and promote recycling and re-use of materials.

Arantine Hills benefits the City and the community. Examples include:

- » A quality residential master planned community with a General Commercial component;
- » A total of 83.1 acres of natural open space and landscaped areas that will protect Bedford Canyon Wash and the adjacent bluffs;
- » A total of 10.1 acres of parkland;
- » A mix of housing designed to meet a variety of budgets and lifestyles;
- » A 21.7-acre retail center that will generate important tax revenue for the City and provide residents with additional shopping and employment opportunities close to home;
- » Improvements to the Bedford Canyon Wash that will mitigate potential flooding and erosion concerns on-site and downstream;
- » Improvements to surrounding roadways;

- » New decorative community gateways and monumentation along Eagle Glen Parkway; and,
- » A community that incorporates sustainable design strategies and offers potential homebuyers an opportunity to live in an environmentally-conscious community.

When completed, this new community will benefit the entire City of Corona through the provision of new housing neighborhoods, additional private parks and recreational amenities, and preservation of natural open space and retail and employment opportunities. Its residents will enjoy a lifestyle rich with amenities. Arantine Hills will be a model of the latest “state-of-the-art” planning and design techniques in the Inland Empire and serve as a legacy project in Corona.

INTRODUCTION

1.1 Purpose

This document is the Arantine Hills Specific Plan (hereafter, “Specific Plan”) and serves as the regulatory document for the planned Arantine Hills project located in Corona, California. This Specific Plan contains the detailed development standards and design guidelines needed to ensure a comprehensively planned project. California law requires that this Specific Plan be consistent with the City of Corona General Plan. In turn, tentative maps and other implementing plans must be consistent with the Specific Plan to obtain City approval.

1.2 Authority

California Government Code Section 65450 et seq grants local planning agencies the authority to prepare Specific Plans for any area covered by a General Plan for the purpose of establishing systematic methods of implementation of the General Plan. A Specific Plan is designed to address site specific issues such as existing on-site conditions relative to topography and existing environmental concerns, site design and layout, including setbacks and visual appearance, as well as circulation, utility provisions and infrastructure financing alternatives.

The California Government Code establishes the authority and procedures to adopt a specific plan; identifies the required contents of a specific plan; mandates consistency with the General Plan; and also mandates consistency of any future projects or zoning ordinance amendments with a specific plan.

Section 17.53 of Title 17 of the City of Corona’s Zoning Code states the purpose and intent of specific plans. The City’s Municipal Code will act as a supplement for those areas and issues not covered by this Specific Plan regulations for administration review procedures, environmental review, and others.

1.3 State Requirements

Section 65451 of the Government Code mandates what a Specific Plan shall contain. A Specific Plan shall include a text and diagram or diagrams which specify all the following in detail:

- » The distribution, location, and text of the uses of land, including open space, within the area covered by the plan.
- » 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 facilities proposed to be located within the area covered by the plan and needed to support the land uses describe in the plan.
- » Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
- » A program of implementation measures including regulations, programs, and financing measures necessary to carry out the Arantine Hills project.

- » The Specific Plan shall include a statement of its relationship to the General Plan.

1.4 Local Requirements

Specific Plans are adopted by the City Council. Once adopted, all subdivisions, land uses, precise plans, grading permits, and local public works projects must be consistent with the Specific Plan. Specific Plans contain their own procedures and requirements by which the plans become regulatory documents adopted by ordinance; therefore, all development standards contained therein are enforceable by law in accordance with Section 17.108.130 of the Corona Municipal Code.

1.5 Severability

If any section, subsection, sentence, clause, phrase, or portion of the Specific Plan, or any future amendments or additions hereto, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Specific Plan, or any future amendments or additions hereto. The City hereby declares that it would have adopted these requirements and each sentence, subsection, clause, phrase, or portion or any future amendments or additions thereto, irrespective of the fact that any one or more sections, subsections, clauses, phrases, portions or any future amendments or additions thereto may be declared invalid or unconstitutional.

1.6 Project Overview

1.6.1 Location

The Arantine Hills Specific Plan includes approximately 325.7 acres located below the foothills of the Santa Ana Mountains in the southeastern boundary of the City of Corona, Riverside County, California. The project is bounded by the Eagle Glen Specific Plan development on the north and west, by the Cleveland National Forest to the south, and by Interstate 15 to the east. Interstate 15 runs in a north-south direction to the northeast of the project site.

Assessor's parcel numbers within the Arantine Hills Specific Plan are:

- » 279-180-024
- » 279-190-045-5
- » 279-240-018-5
- » 282-030-003-6
- » 282-030-004-7
- » 282-030-005-8
- » 282-030-006-9
- » 282-030-008-1
- » 282-040-003
- » 279-240-019
- » 279-240-033

The relationship of the project site to the surrounding region is depicted in Exhibit 1.1, Regional Context Map. Exhibit 1.2, Vicinity Map, shows the relationship of the site to adjacent land uses. Exhibit 1.3 depicts an aerial view of the site. Exhibit 1.4 shows the assessor's parcel numbers within the Specific Plan area.

1.6.2 Project Objectives

The Arantine Hills Specific Plan is designed to implement a series of project-specific objectives that have been carefully crafted to ensure the project develops as a high-quality master planned community. The project objectives have been refined throughout the planning and design process for Arantine Hills. They are identified below:

- » Build upon the platform of high-quality design, architecture and landscaping established by the neighboring Eagle Glen residential community to provide a cohesive, pedestrian-friendly community that offers a variety of recreational amenities to residents of Arantine Hills.
- » Establish open space preservation area adjacent to Bedford Canyon Wash to provide an important link to the natural environment.

- » Develop Arantine Hills as a well-designed, high quality residential community that integrates residential uses with retail commercial uses.
- » Benefit the City and its residents to fund and implement the needed improvements to the I-15/ Cajalco Road freeway overpass.
- » Develop a planning area with retail commercial uses to serve local and nearby residents and generate revenue for the City.
- » Provide a General Commercial planning area that will accommodate retail and service uses that will offer new employment opportunities, and contribute to a strong and diversified economic base.
- » Address the City's current and projected housing needs for all segments of the community by providing a range of family-oriented single-family detached and attached housing and multi-family residences.
- » Establish a mix of land uses and local-serving activities that meet the General Plan's objectives concerning community character and pedestrian-friendly design.
- » Implement the City's General Plan Land Use Element goal to provide for compatibility of land uses, recreation and resource protection.
- » Create a system of roads, trails and sidewalks that will fulfill the policies of the Corona General Plan by allowing residents to live in proximity to park and recreational opportunities and retail commercial shops and services.
- » Provide a network of pleasant, safe, and convenient sidewalks and a bikeway along 'B' Street.
- » Concentrate development within neighborhoods to promote greater efficiency of land use, and promote walking and bicycling as an alternative to motor vehicle use.
- » Incorporate "green" and sustainable practices, as practicable, in developing buildings and infrastructure in Arantine Hills.
- » Maximize opportunities for using water-wise plant materials in the project landscaping to promote water conservation.
- » Identify and address safety hazards, such as wildfire and flooding dangers, through implementation of design safety features and improvements to Bedford Canyon Wash.
- » Undertake development of the project site in a manner that is economically feasible and balanced to address both the Applicant's and the City's economic concerns.
- » Pass storm flows through either Bedford Canyon Wash or an adjacent bypass channel in a manner that minimizes erosion in Bedford Canyon Wash, safely conveys storm flows in a manner that protects adjacent housing and property, and creates a more conducive setting to reestablishment of natural vegetation within Bedford Canyon Wash.

1.6.3 Specific Plan History

The original Arantine Hills Specific Plan and associated discretionary actions were approved by the Corona City Council on August 15, 2012. The actions included GPA 09-005, SP 09-001, APC 09-002, TTM 36294, and the Final Environmental Impact Report.

The Arantine Hills Specific Plan Amendment No. 1 and associated discretionary actions were approved by the Corona City Council on June 2016. The actions included GPA15-001, SPA15-002, TTM 36294R, DA15-001 and supplement to Final Environmental Impact Report.

The Arantine Hills Specific Plan Amendment No. 2 and associated discretionary actions were approved by the Corona City Council on December 19 2018. The actions included GPA2018-001, SPA2018-001, PM 37036,

Exhibit 1.1, Regional Context Map

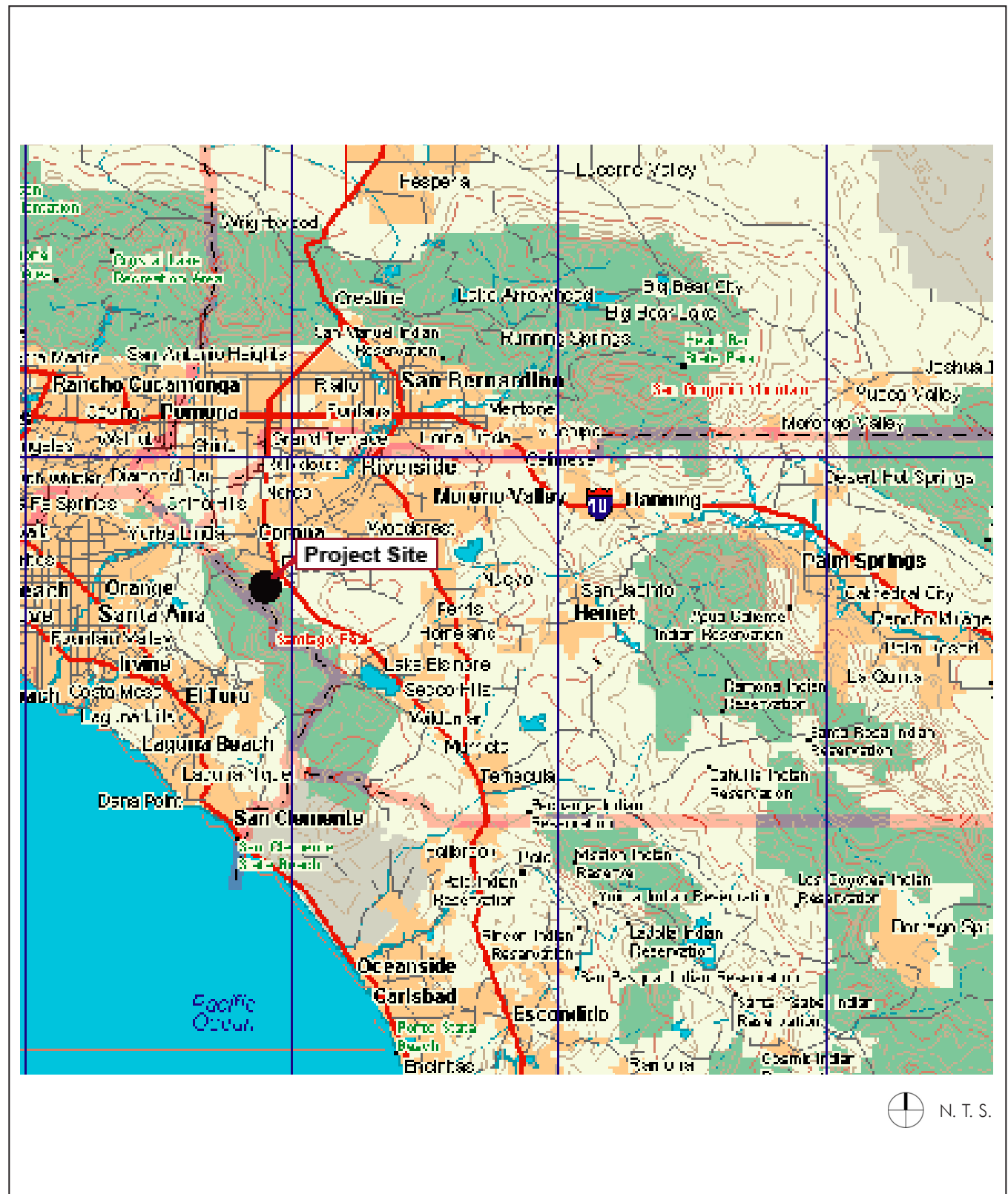


Exhibit 1.2, Vicinity Map



Exhibit 1.3, Aerial Photograph

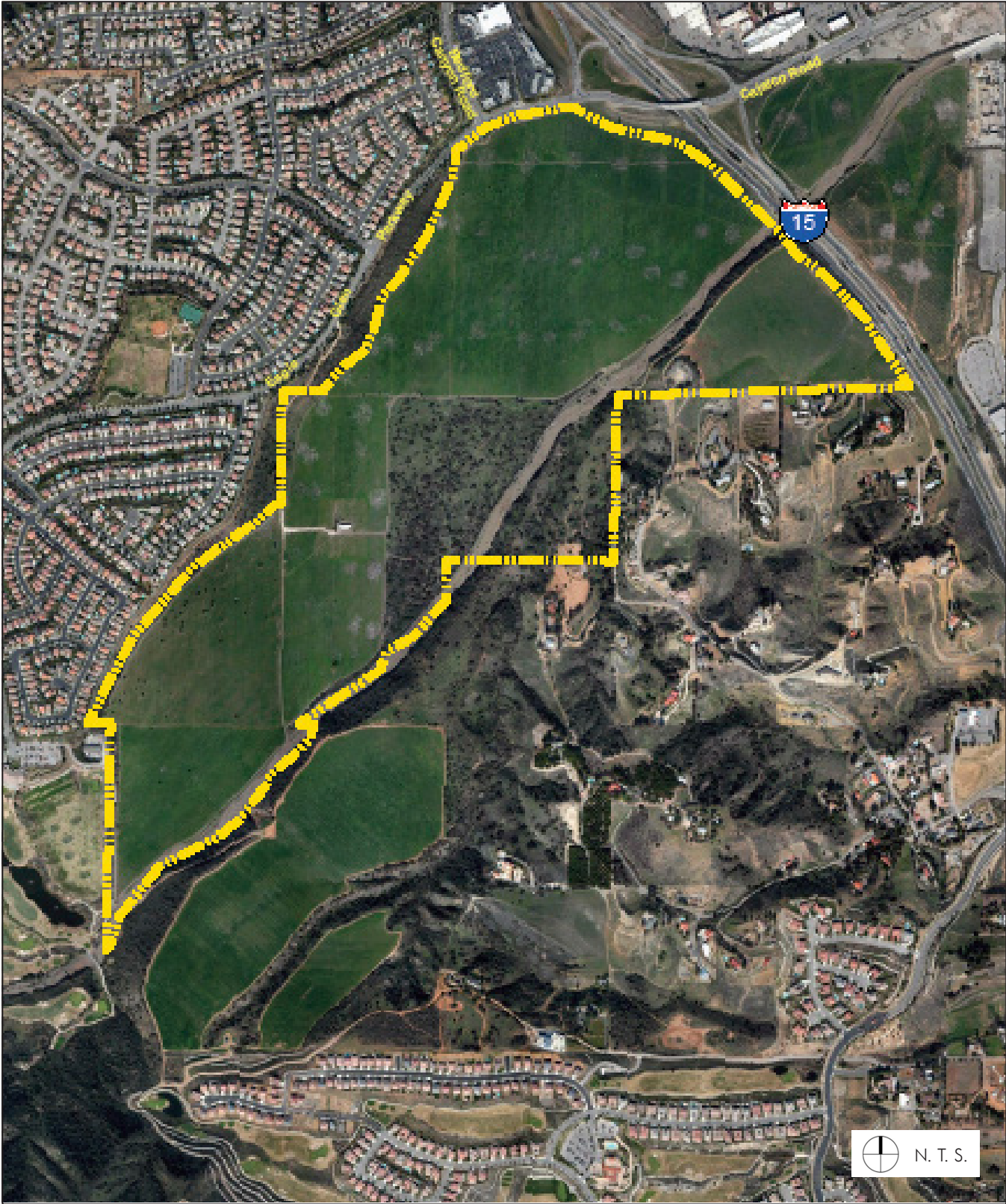
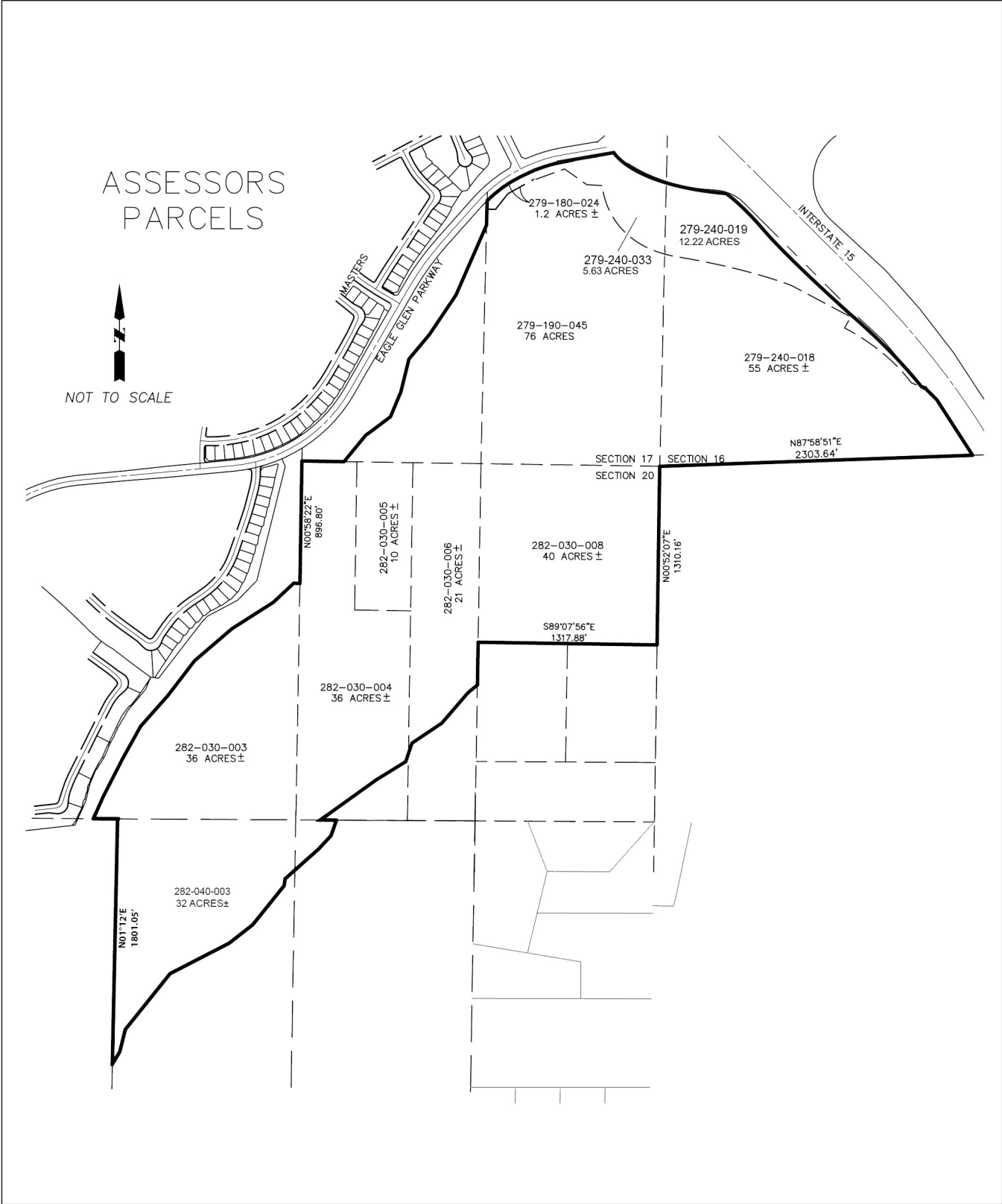


Exhibit 1.4, Assessor's Parcels



DA15-001, and Addendum to the certified Supplement Environmental Impact Report.

The Arantine Hills Specific Plan Amendment No. 3 and associated discretionary actions were approved by the Corona City Council on June 3, 2020. The actions included GPA2019-0002, SPA2019-0005, PM 37788, Precise Plan 2019-0008, and supplement to Final Environmental Impact Report.

Formerly, a Williamson Act contract was initiated on portions of the subject property — part of the Bedford Canyon Agricultural Preserve No. 1 (APN 282-030-003-6) and the Bedford Canyon Agricultural Preserve No. 2 (APNs 279-190-045-5, 279-240-018-5, 282-030-004-7, and 282-030-005-8). A Notice of Non-Renewal to terminate the Williamson Act contract was filed by the property owner in January 2003 and recorded in March 2003.

The City of Corona certified a Final Environmental Impact Report (FEIR) for the original Arantine Hills Specific Plan project in August 2012. The EIR is identified by its State Clearinghouse number — 2006091093. The EIR was certified in conjunction with the project's General Plan Amendment, Specific Plan, Agricultural Preserve Cancellation, and Tentative Tract Map. The Mitigation Monitoring and Reporting Program (MMRP), ensures that implementation of the measures and conditions of project approval will mitigate or avoid potentially significant effects on the environment.

1.6.4 Specific Plan Summary

The Arantine Hills Specific Plan creates a master-planned residential community with a commercial component, as well as open space/recreation uses. The project consists of the following land use mix:

- » Approximately 191.9 acres of residential development, providing 1,621 single-family homes and multi-family dwellings. An additional 185 age-qualified units may be constructed within the Specific Plan, which would bring the total allowable number

of dwelling units within the Specific Plan up to a maximum of 1,806 dwelling units.

- » Approximately 21.7 acres of General Commercial land uses, providing retail, office, entertainment, lodging and employment opportunities.
- » Approximately 83.1 acres of Open Space, including natural open space and land associated with Bedford Canyon Wash.
- » Approximately 10.1 acres of Park land and recreation uses, including two neighborhood parks, and two mini parks.

The project integrates these land uses through a system of streets and a pedestrian/bike trail circulation system. Paseos and parkways within the neighborhoods link the residential community with the parks on-site. The Bedford Canyon Wash open space corridor provides a unifying aesthetic component to the project.

1.7 Discretionary Actions and Approvals

The City of Corona is the Lead Agency for purposes of California Environmental Quality Act (CEQA) compliance. An Environmental Impact Report (EIR) which accompanies this document considers the following discretionary actions, for which applications have been submitted to the City.

1.7.a These actions were approved to implement the Specific Plan Amendment No.1:

- » Approval of a General Plan Amendment (GPA15-001): The City of Corona General Plan Land Use Map will be amended to modify the existing General Plan land use designations on-site from their current designations to “Low Density Residential,” “Medium Density Residential,” “High Density Residential,” “General Commercial,” “Park” and “Open Space General.” Refer to Exhibits 3.1 and 3.2 for the existing and proposed General Plan Land Use Designations.

- » Approval of a Specific Plan Amendment (SPA15-002): The Arantine Hills Specific Plan Amendment No. 1 has been prepared to realize the objectives of the proposed Arantine Hills project, as defined by this document. This Amendment eliminates all of the approved Mixed-Use I (e.g., commercial/residential) and Mixed-Use II development (e.g., business park and industrial uses) that was approved by the City as part of the original Specific Plan. The amount of General Commercial uses within the Specific Plan area is reduced to 80,000 square feet from 396,400 square feet under the original Approved Project. The Amendment also changes the mix of dwelling units in the high, medium, and low density residential categories, while keeping the maximum permitted number of dwelling units at 1,806 dwelling units. In addition, this Specific Plan Amendment will serve as the zoning for the project site. The existing zoning designations will be changed to reflect the planned land uses within the amended Specific Plan. The entire Arantine Hills Specific Plan Amendment No. 1 will be adopted by the City Council by ordinance.
- » Approval of a Tentative Map (TTM 36294R): A Tentative Map for financing purposes (i.e., an “A” Map) for the Arantine Hills Specific Plan area is being processed concurrently with the other discretionary actions mentioned above. The Tentative Map has been prepared and is being processed through the City of Corona in accordance with the requirements of Chapter 16.12, Tentative Map, in the City’s Municipal Code and in accordance with the Subdivision Map Act of the California Government Code.
- » Approval of a Development Agreement (DA15-001): A Development Agreement will be negotiated between the City of Corona and the project master developer that will establish vesting of development rights and entitlements, identify project improvements and financial obligations, timing of improvements, as well as the responsibilities and rights of both the City and the project master developer applying to development of the Arantine Hills project. The

Development Agreement will need to be adopted by the City Council.

- » Notice of Non-Renewal: A Notice of Non-Renewal to terminate the Williamson Act contract on the subject property was filed by the property owner in January 2003 and recorded in March 2003. The Williamson Act contract expired July 1, 2013.
- » Supplement to the certified Environmental Impact Report (EIR): The City of Corona has determined that a supplement to the certified EIR is required to analyze the potential environmental impacts of the project. The supplement to the EIR will include mitigation measures, as appropriate, to reduce potential environmental impacts, and will be prepared in accordance with CEQA and the CEQA Guidelines. The City of Corona will consider certification of the supplement to the EIR prior to taking action on the requested approvals. In conjunction with approval of the project, the City will adopt a Mitigation Monitoring Program (MMP), which will ensure implementation of the measures and conditions of project approval that were adopted to mitigate or avoid potentially significant effects on the environment.

1.7.b These actions were required to implement the Specific Plan Amendment No.2:

- » Approval of a General Plan Amendment (GPA2018-001): The City of Corona General Plan Land Use Map will be amended to modify the existing General Plan land use designations on-site from their current designations to “Medium Density Residential,” and “Open Space General.” Refer to Exhibits 3.1a and 3.2b for the existing and proposed General Plan Land Use Designations.
- » Approval of a Specific Plan Amendment (SPA2018-001): The Arantine Hills Specific Plan Amendment No. 2 has been prepared to realize the objectives of the proposed Arantine Hills project, as defined by this document. This Amendment adds residential development and open space to the approved Specific

Plan Amendment No.1, and keeps the maximum permitted number of dwelling units at 1,806 dwelling units (including unqualified component). In addition, this Specific Plan Amendment will serve as the zoning for the project site. The existing zoning designations will be changed to reflect the planned land uses within the amended Specific Plan. The entire Arantine Hills Specific Plan Amendment No. 2 will be adopted by the City Council by ordinance.

- » Approval of a Development Agreement Amendment (DAA15-001): An Amendment to Development Agreement will be negotiated between the City of Corona and the project master developer in certain respects to reflect the modification of the Project. The Development Agreement Amendment will need to be adopted by the City Council.
- » Approval of a Parcel Map (PM 37036): A Parcel Map for financing purposes (i.e., an “A” Map) for the Arantine Hills Specific Plan area is being processed concurrently with the other discretionary actions mentioned above. The Parcel Map has been prepared and is being processed through the City of Corona in accordance with the requirements of Chapter 16.20, Parcel Map, in the City’s Municipal Code and in accordance with the Subdivision Map Act of the California Government Code.
- » Addendum to the certified Supplemental Environmental Impact Report (SEIR): The City of Corona has determined that an Addendum to the certified SEIR is required to address the minor technical changes or additions to the Specific Plan. The Addendum to the SEIR includes technical updates that document the minor changes to the Specific Plan do not cause new significant impacts or increase the severity of previously identified significant impacts in accordance with CEQA and the CEQA Guidelines. The City of Corona will consider an approval of the Addendum to the SEIR prior to taking action on the requested approvals.

1.7.c These actions were required to implement the Specific Plan Amendment No.3:

- » Approval of a General Plan Amendment (GPA2019-0002): The City of Corona General Plan Land Use Map will be amended to modify the existing General Plan land use designations on-site from their current designations to “General Commercial” and “Open Space”. Refer to Exhibits 3.1a for the proposed General Plan Land Use Designations.
- » Approval of a Specific Plan Amendment (SPA2019-0005): The Arantine Hills Specific Plan Amendment No. 3 has been prepared to realize the objectives of the proposed Arantine Hills project, as defined by this document. This Amendment adds more general commercial and open space to the approved Specific Plan Amendment No.2, and keeps the maximum permitted number of dwelling units at 1,806 dwelling units (including unqualified component). In addition, this Specific Plan Amendment will serve as the zoning for the project site. The existing zoning designations will be changed to reflect the planned land uses within the amended Specific Plan. The entire Arantine Hills Specific Plan Amendment No. 3 will be adopted by the City Council by ordinance.
- » Approval of a Parcel Map (PM 37788): A Parcel Map for financing purposes (i.e., an “A” Map) for the Arantine Hills Specific Plan area is being processed concurrently with the other discretionary actions mentioned above. The Parcel Map has been prepared and is being processed through the City of Corona in accordance with the requirements of Chapter 16.20, Parcel Map, in the City’s Municipal Code and in accordance with the Subdivision Map Act of the California Government Code.
- » Supplement to the certified Supplemental Environmental Impact Report (SEIR): The City of Corona has determined that a Supplement to the certified SEIR is required to analyze the potential environmental impacts of the project. The supplement to the SEIR will include mitigation measures, as

appropriate, to reduce potential environmental impacts, and will be prepared in accordance with CEQA and the CEQA Guidelines. The City of Corona will consider certification of the supplement to the SEIR prior to taking action on the requested approvals. In conjunction with approval of the project, the City will adopt a Mitigation Monitoring Program (MMP), which will ensure implementation of the measures and conditions of project approval that were adopted to mitigate or avoid potentially significant effects on the environment.

All of the above requested actions will require approval by the Corona City Council.

1.8 Subsequent Actions and Approvals

Following adoption of the Arantine Hills Specific Plan Amendment No. 3 and associated actions, subsequent actions and approvals also will be required, which are identified below:

- » Approval of Subsequent Subdivision Maps: After approval of the “A” Map for the project, implementing Parcel Maps and Precise Plans by the merchant builder will be prepared and processed through the City of Corona in accordance with the requirements of Chapter 16.12, Tentative Map, in the City’s Municipal Code and with the Subdivision Map Act of the California Government Code, as well as in accordance with CMC 17.91, Precise Plans.
- » Approval of Improvement Plans: After approval of the merchant builder map(s), the City of Corona will process the corresponding ministerial Improvement Plans (e.g., potable water plans, wastewater plans, drainage plans, grading plans, and street improvement plans).

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2

ENVIRONMENT

2.1 Surrounding Land Uses

Directly north of the Arantine Hills Specific Plan area is the Eagle Glen Specific Plan area, a residential and golf course community. There is an existing neighborhood commercial center with a supermarket located on Bedford Canyon Road, just north of Cajalco Road. Included in the northeast portion of the Specific Plan is a piece of land previously owned by the Riverside County Transportation Commission (RCTC). This land was formerly planned for improvements to the Interstate 15 Freeway (I-15), including flyovers and ramps associated with the planned Mid-County Parkway, a limited access east/west route through western Riverside County. The Mid County Parkway is a proposed route that, as originally proposed, would have connected San Jacinto with the Corona area. The portion of the Mid County Parkway between Corona and Perris is no longer under consideration by the RCTC. To the south of the project lies unincorporated County land and a series of large scattered lots located on rugged topography, privately owned agricultural land. See Exhibit 1.2, Vicinity Map, for the various land uses that surround the Arantine Hills Specific Plan Area.

2.2 Existing Conditions

2.2.1 Geology / Topography

The Arantine Hills Specific Plan is located on an alluvial plain located below the mouth of Bedford Canyon on the eastern slopes of the Santa Ana Mountains. The project site is

situated on a sloping, stable geological block comprise of recent alluvial deposits. Bedford Canyon is located in Corona South (USGS 7.4' Map) at latitude 33° 48' 14" North; 117° 31' 53" West. This valley is created by the Bedford Canyon Wash which traverses the site from southwest to northeast. The site is a degraded, largely denuded former farm. Soils consist primarily of gravelly loams and loamy sands in the Bedford Canyon Wash and terrace escarpments on the steeper slopes.

The project is depicted on the South Corona Earthquake Fault Zone Map (see Exhibit 2.1, Fault Zone Map). There are no faults located within the Specific Plan area. Design considerations for any rupture and other secondary seismic hazards will be considered as part of the final engineering plans approval, as necessary. Liquefaction potential has been identified as "low" due to depth of ground water and the stability of the alluvial deposits.

The property has a southwest trend with elevations ranging from just under 900' to approximately 1160' above mean sea level (amsl). The Santa Ana Mountains exceed 4,000' amsl and form a natural backdrop to the Arantine Hills project. See Exhibit 2.2, Topography.

Slope gradients on the site range from approximately four percent in the wash to over 25% along the bluffs. See Exhibit 2.3, Slope Analysis.

Exhibit 2.1, Fault Zone Map

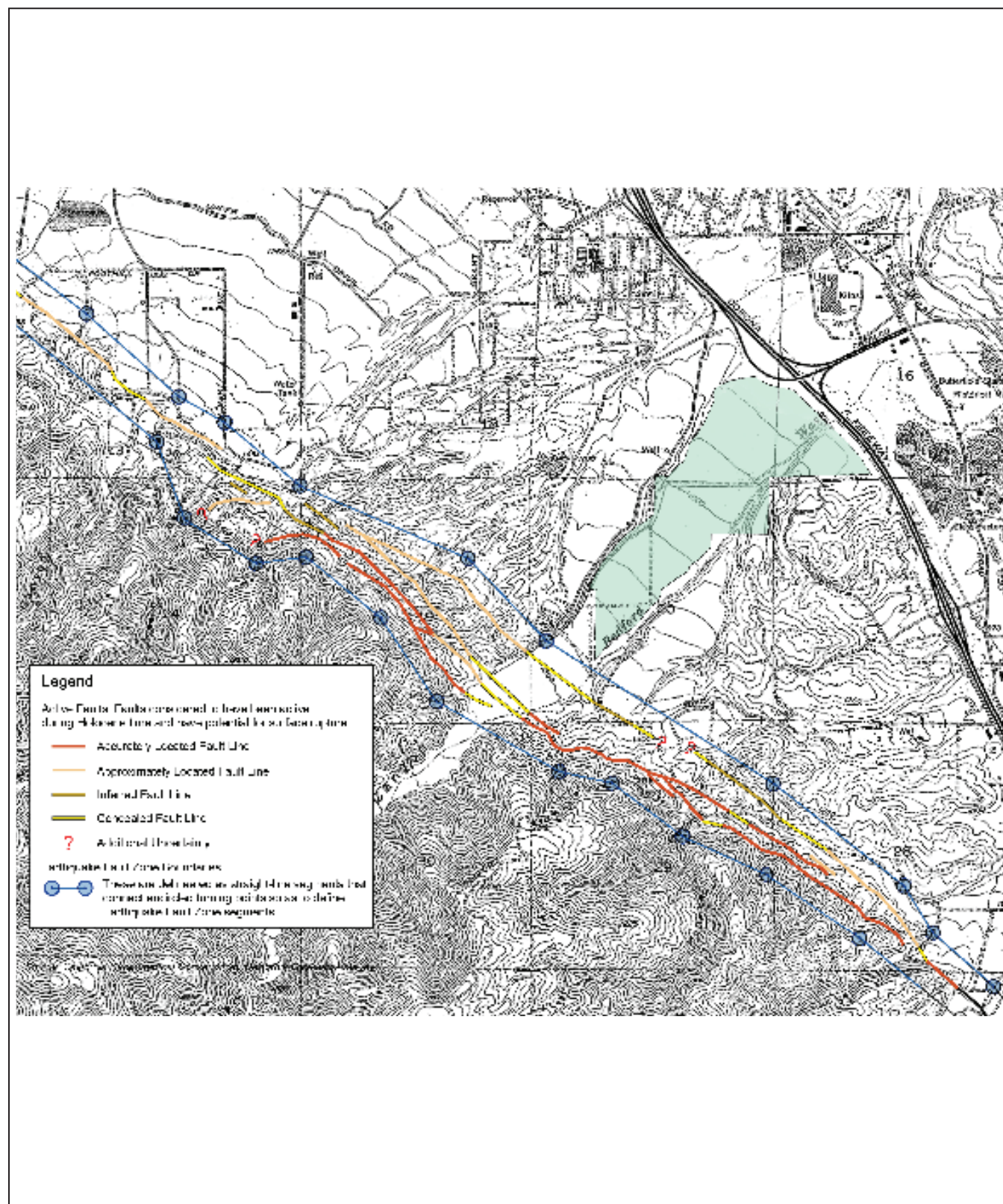


Exhibit 2.2, Topography

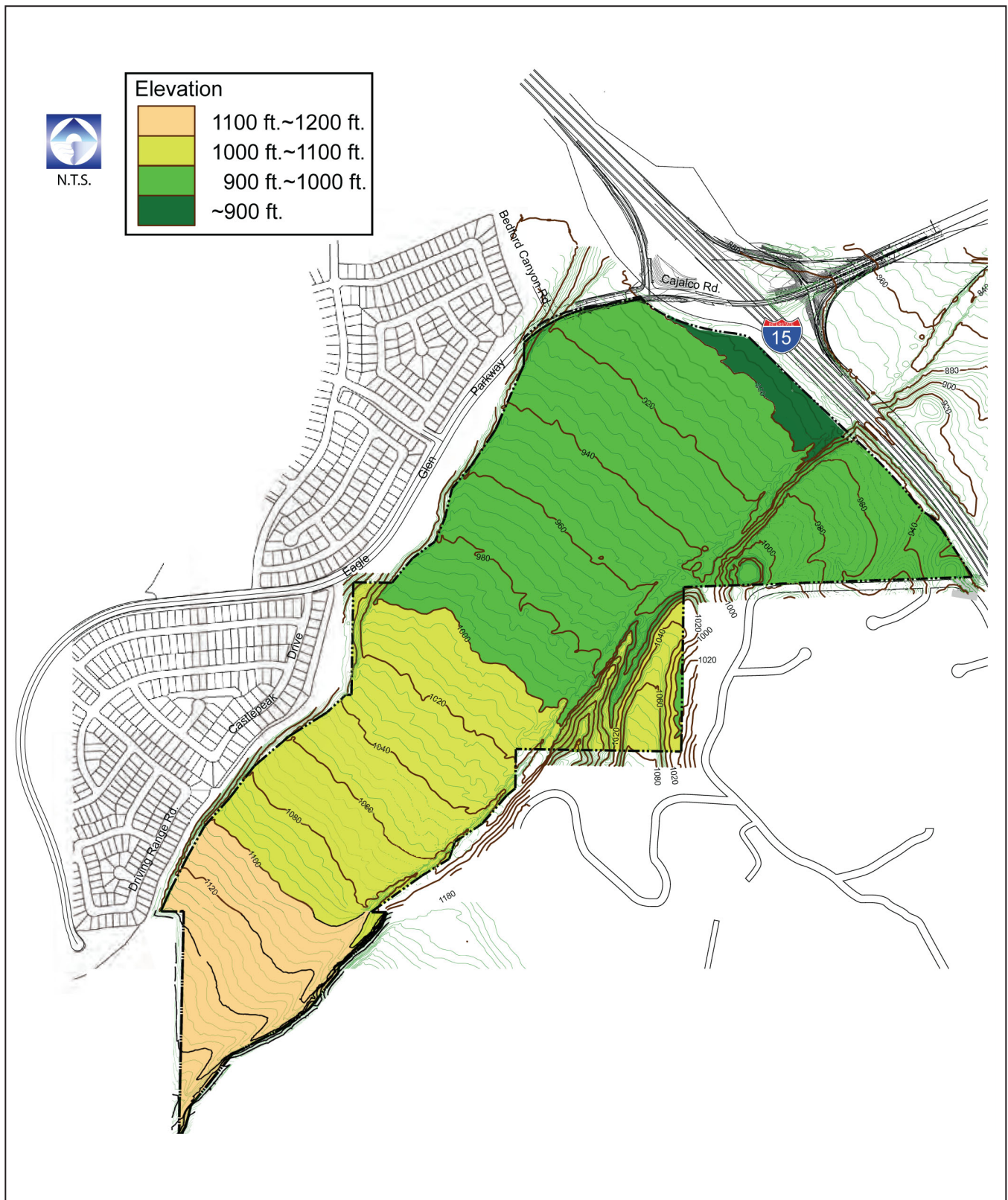
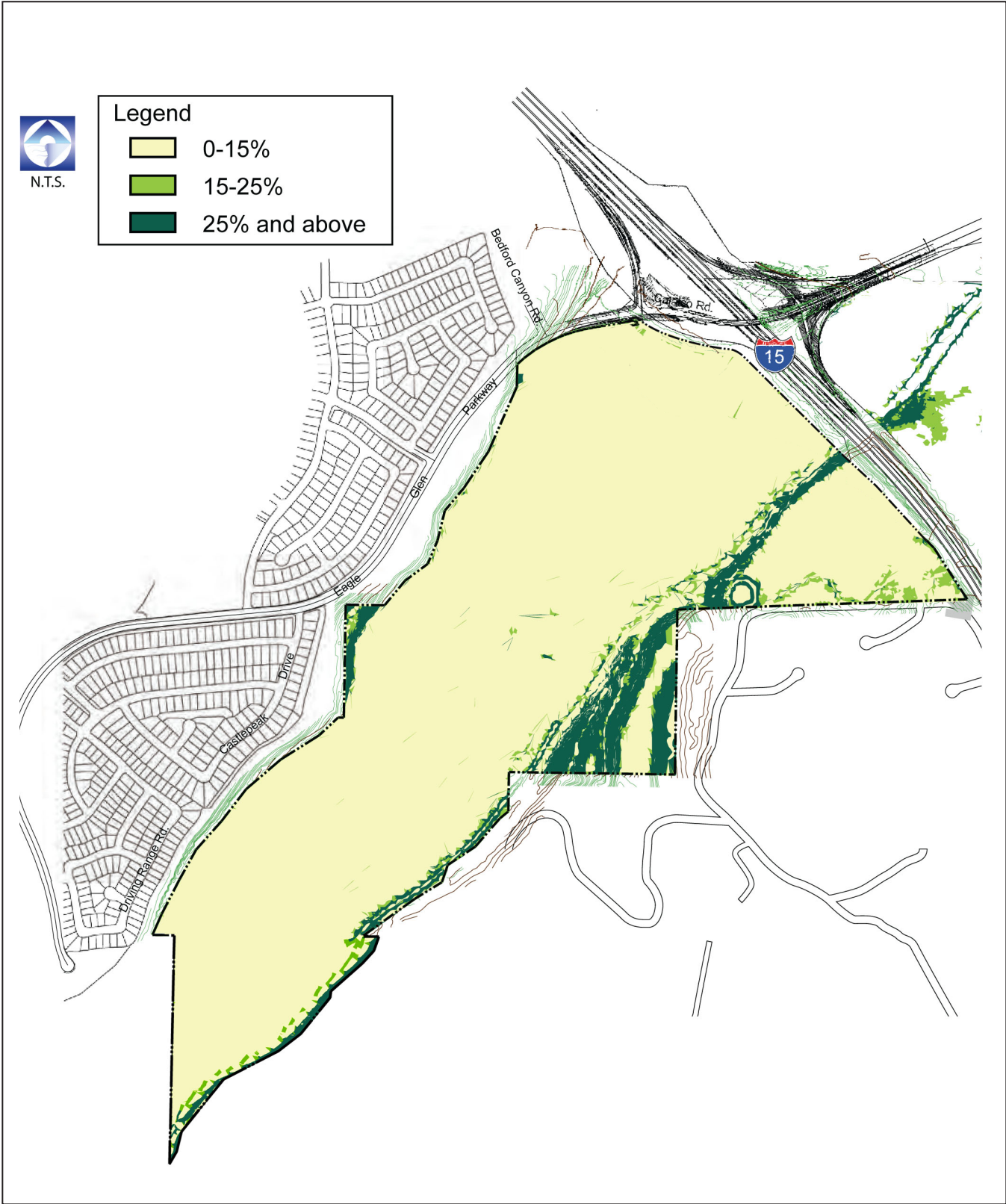


Exhibit 2.3, Slope Analysis



2.2.2 Hydrology

The existing Bedford Canyon Wash is south of the development portions of the Project. It runs in a northeasterly direction and discharges into the Temescal Canyon Wash. The flows in the Wash are currently conveyed in a widened and restored channel, with soft bottom and rip-rap protected slopes. The Federal Emergency Management Agency (FEMA) has published a flood plain map for the Bedford Canyon Wash, downstream and east of I-15. However, no flood plain mapping exists upstream of the I-15 (west of the I-15).

The 100-year floodplain is properly contained within the proposed widening of Bedford Wash. While the proposed project would not place housing within a 100-year flood hazard area, the developer will be required to adhere to FEMA's Letter of Map Revision (LOMR) certification process, thereby verifying that the Specific Plan area would not place housing within an area mapped for 100-year flood hazard.

2.2.3 Biology

The majority of the property was previously used for grapefruit cultivation (now cleared), with small portions of the site containing Riversidean sage scrub/chaparral ecotone, alluvial scrub, mule fat scrub, non-native ruderal habitats, disturbed wash and ornamental vegetation.

Eight vegetation associations, or communities, were identified within the approximately 325.7 acres project area. The special-status vegetation communities consist of the on site drainages, their associated riparian habitat, and Riversidean sage scrub.

The project area supports several ephemeral drainages that are under the jurisdiction of the U.S. Army Corps of Engineers and the California Department of Fish and Wildlife (CDFW).

The Western Riverside County Regional Conservation Authority (RCA) was created in 2004 to implement one of the most ambitious environmental efforts in the United States, the Multiple Species Habitat Conservation Plan (MSHCP), which protects 146 native species of

plants and animals and preserves a half million acres of their habitat. This effort to set aside habitat and protect species allows the development and transportation infrastructure necessary for a healthy economy to move ahead without sacrificing the region's environment and quality of life. The final MSHCP was approved by the Riverside County Board of Supervisors on June 17, 2003. The federal and state permits were issued on June 22, 2004, and implementation of the MSHCP began on June 23, 2004.

Of the 1.26 million acres covered by the MSHCP, 500,000 acres have been designated for preservation: 347,000 acres are already conserved as public or quasi-public land and another 40,000 acres have been acquired as habitat by RCA. The Arantine Hills Specific Plan is not located within those portions of the MSHCP planned for preservation as open space or mitigation land. However, according to the MSHCP, burrowing owls may exist on-site, so a burrowing owl survey will be required for the Arantine Hills Specific Plan area. In addition, the MSHCP requires that narrow endemic plant species surveys for the San Diego ambrosia, Brand's Phacelia, and San Miguel savory be conducted for one of the parcels (APN 279-240-009) located within the Specific Plan area.

2.2.4 Cultural Resources

Bedford Canyon is named for Thomas Jefferson Bedford. In 1869, the then 43-year-old Kentucky native paid William W. "Uncle Billy" Rubottom \$3,000 for the Temescal (or Greenwade's) stage station. Known as a "Trader" in San Bernardino County, Bedford ran the station until 1872, before selling to S.B. Caswell. While Greenwade Station was never referred to as "Bedford," the nearby canyon, its wash, and a high Santa Ana Mountain peak did assume the name. The earliest reference to Bedford Canyon appears in U.S. Deputy Surveyor Caleb Ensign's 1889 field notes.

As a result of a survey completed by McKenna et al, no surface evidence of prehistoric archaeological resources was found. There are no structures of historic significance on-site; no paleontological resources were

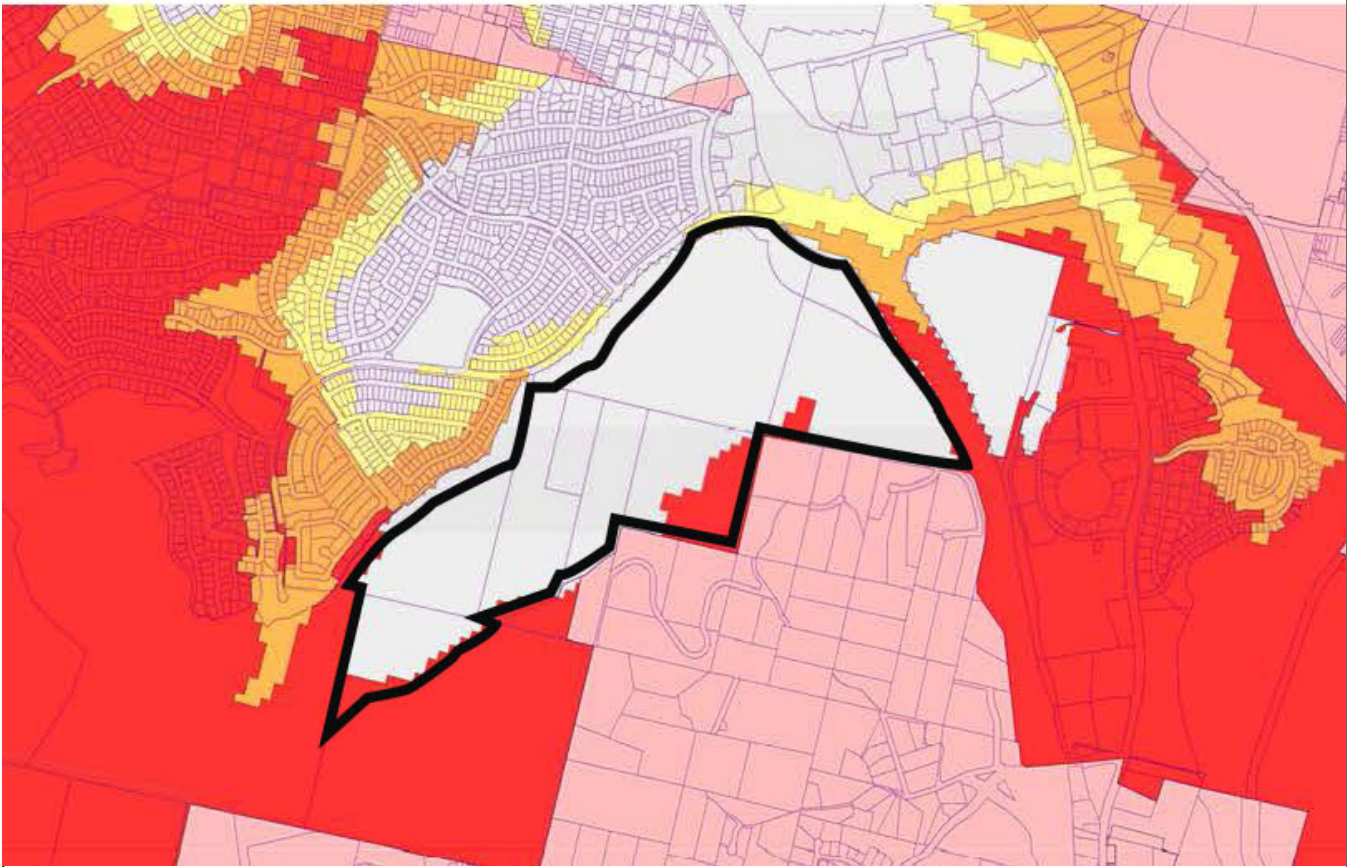
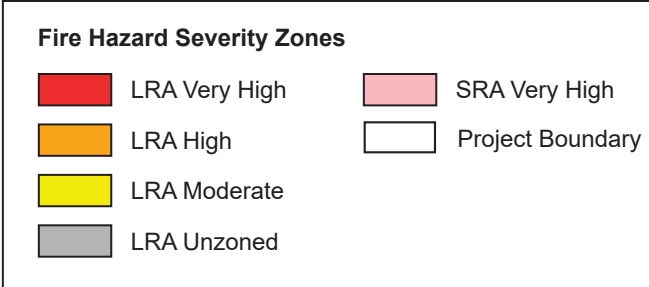
identified; and the likelihood of such resources being present is relatively slim to non-existent.

Overall, the project area has been found to be clear of any significant paleontological, prehistoric or historic archaeological resources. There is a moderate sensitivity to buried resources, which will be mitigated through appropriate monitoring measures pursuant to the approved Environmental Impact Report.

2.2.5 Wildland Fire Hazards

Select portions of the Arantine Hills Specific Plan area fall within the Local Responsibility Area (LRA) Very High Fire Hazard Severity Zone, according to the California Department of Forestry and Fire Protection's *Fire Hazard Severity Zones in LRA Map* (see Exhibit 2.4). In addition, the area adjoining the Specific Plan on the east is identified as a State Responsibility Area (SRA) Very High Fire Hazard Severity Zone on the *Fire Hazard Severity Zones in SRA Map*.

Exhibit 2.4, Wildland Fire Hazard Zones



NOTE: This map is dynamic and subject to the current approved Cal Fire Map.

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3

PLAN CONFORMANCE

3.1 General Plan and Zoning Designations

The land use designations in this revised Specific Plan are reflected in Exhibit 3.1, General Plan Land Use Designations:

- » Low Density Residential (LDR)
- » Medium Density Residential (MDR)
- » High Density Residential (HDR)
- » General Commercial (GC)
- » Parks (P)
- » Open Space General (OS/G)

The Zoning designations in this revised Specific Plan are shown on Exhibit 3.2, Zoning Designations:

- » Low Density Residential (LDR)
- » Medium Density Residential (MDR)
- » High Density Residential (HDR)
- » General Commercial (GC)
- » Park (P)
- » Open Space (OS)

The City of Corona Zoning Code states that specific plans are “created to achieve the following purposes:

- » Comprehensively master plan a project area;
- » Minimize the intrusion of new development in environmentally sensitive areas;
- » Ensure the timely provision of essential public services and facilities consistent with the demand for such services;
- » Promote a harmonious variety of housing choices and commercial, to attain a

desirable balance of residential and employment opportunities, a high level of urban amenities, and to preserve natural and scenic qualities of open space; and,

- » Facilitate quality development within the city by permitting greater flexibility and encouraging more creative and aesthetically pleasing designs for major urban development projects subject to large scale community planning.”

3.2 General Plan Consistency

The goals identified below are excerpts from the City of Corona General Plan. Goals that are relevant to the Arantine Hills project are listed herein.

3.2.1 Land Use

Goal 1.1: A community that contains a diversity of land uses that support the needs of and provides a high quality of life for its residents, sustains and enhances the City’s economy and fiscal balance, is supported by adequate community infrastructure and services, and is compatible with the environmental setting and resources.

Consistency Analysis: The Arantine Hills Specific Plan provides housing, essential services, employment, and park and recreation opportunities that meet the needs of its residents. Provisions for infrastructure necessary to support the proposed development are included in this Specific Plan. The project will preserve approximately 83.1 acres of land as open space, including Bedford Canyon

Exhibit 3.1, General Plan Land Use Designations

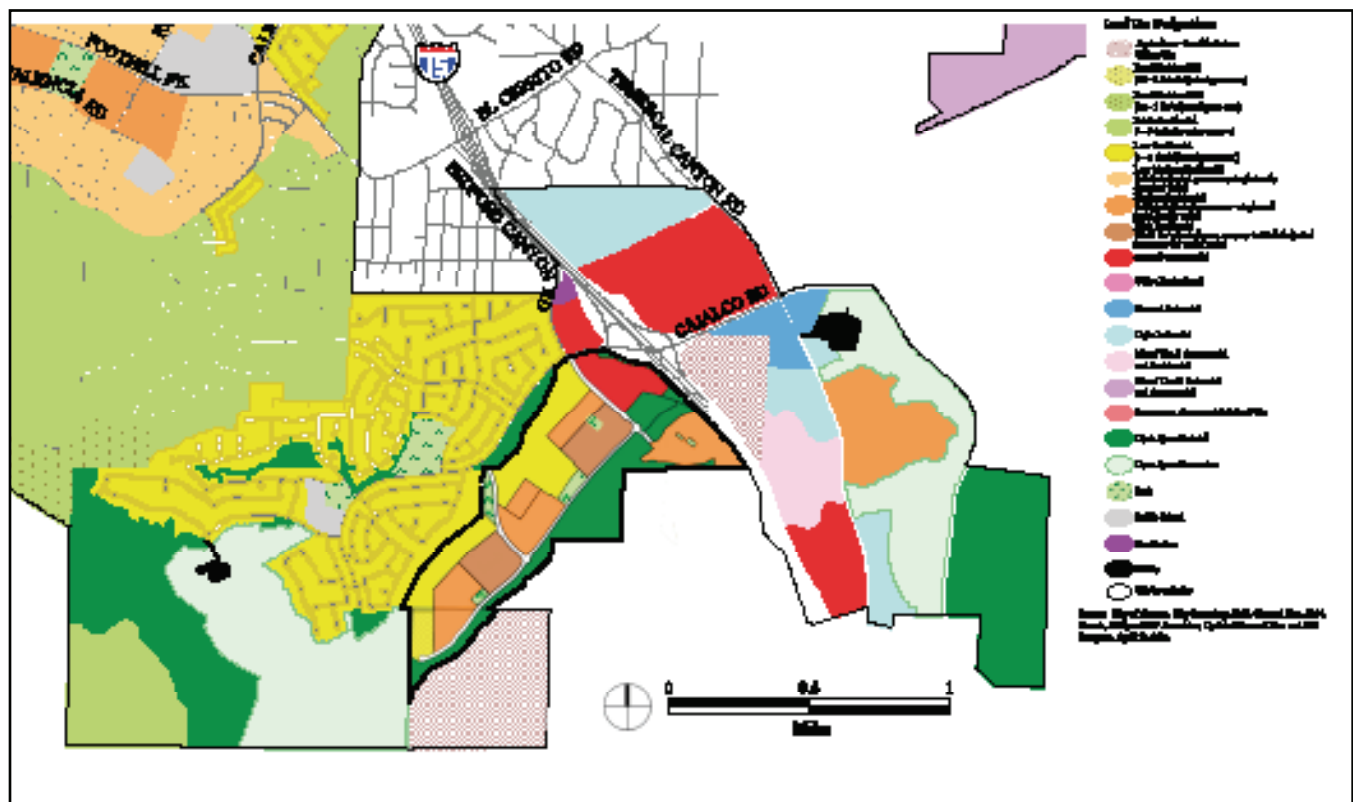
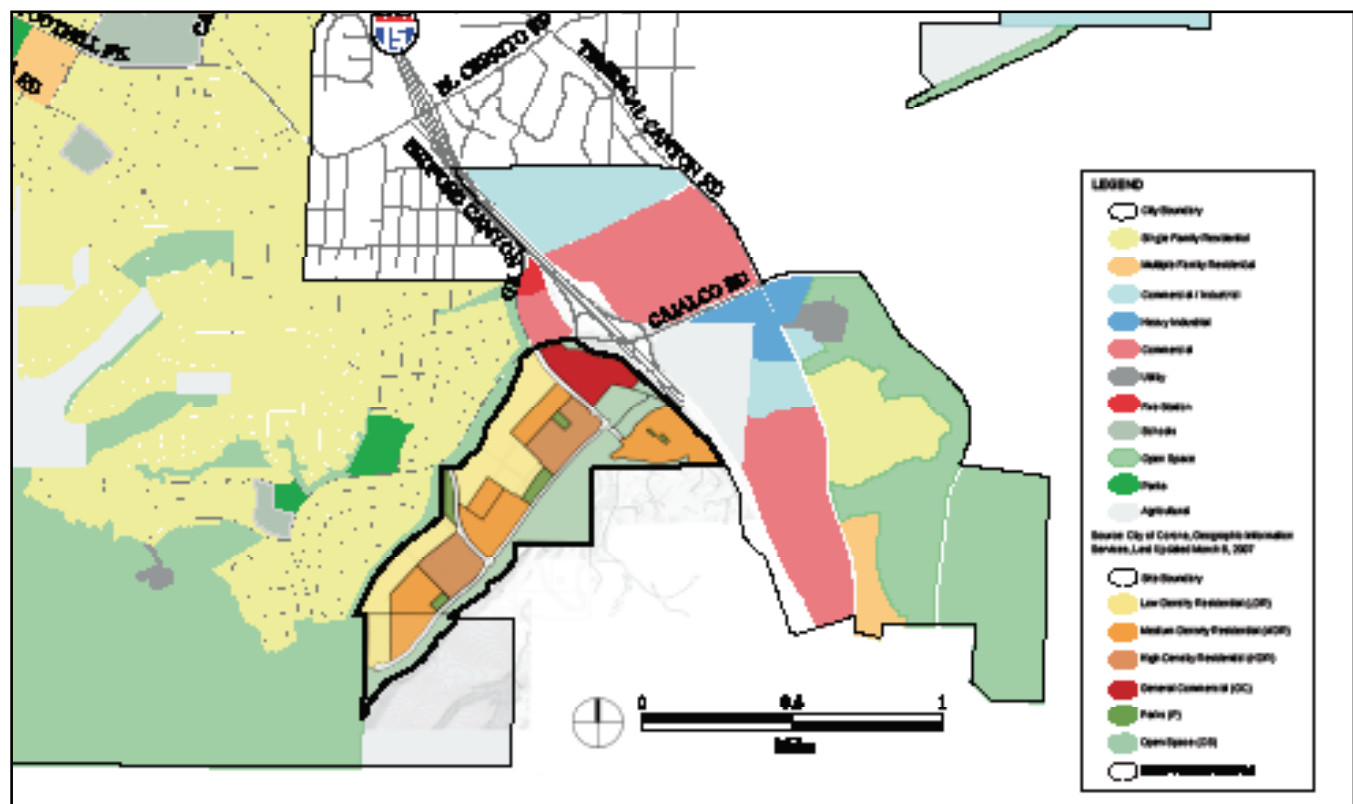


Exhibit 3.2, Zoning Designations



Wash and the bluff area adjacent to the wash, to protect existing habitat, drainage courses, and vistas.

Goal 1.3: A development pattern that retains and complements the City’s important residential neighborhoods, commercial and industrial districts, and open spaces.

Consistency Analysis: The master-planned community of Arantine Hills is designed to complement the surrounding development in the area, incorporating residential, commercial, open space, and park areas into a cohesive plan complementary to uses in the vicinity of the project. This Specific Plan is designed such that compatible land uses, open space areas, landscaped manufactured slopes, and elevation changes serve as buffers between the planned Arantine Hills community and surrounding existing land uses.

Goal 1.5: Distinct neighborhoods and districts that contribute to the identity, character, and image of Corona as a vital, livable, diverse, innovative and environmentally sustainable community.

Consistency Analysis: This Specific Plan incorporates design guidelines that will ensure high quality architecture and landscaping. In addition, the Specific Plan promotes the use of state-of-the-art information technology and communication facilities for community residents, business owners, and employees of businesses within Arantine Hills. This Specific Plan promotes “green” and sustainable strategies for development within the Arantine Hills community.

Goal 1.6: A community of buildings and properties that are well maintained, sustaining Corona’s physical and economic quality and character.

Consistency Analysis: Arantine Hills will have a Master Homeowners Association (MHOA) that will maintain all private communities and parkway areas within street rights-of-way that are not maintained by the City of Corona. The MHOA will maintain the mini parks in Planning Areas 3, 15 and 18, and the neighborhood parks in Planning Areas 4 and 7. MHOA standards will maintain and regulate all maintenance

throughout the community and establish regulations and enforcement procedures.

Goal 1.7: Residential neighborhoods that contain a diversity of housing and supporting uses to meet the needs of Corona’s residents that are designed to enhance livability and a high quality of life.

Consistency Analysis: The Specific Plan provides high, medium, and low density housing types, designed with enhanced architecture and landscaping. All residential development has access to pedestrian walkways, providing a walkable community for the residents. On-street bike lanes will make it convenient to ride around the project for exercise and local transportation. A Class I bikeway will be constructed on the south side of Street ‘B’ for the use and enjoyment of Arantine Hills residents.

Goal 1.9: Development of new residential neighborhoods that complement existing neighborhoods and assure a high level of livability for their residents.

Consistency Analysis: The Arantine Hills Specific Plan provides for development of the Arantine Hills community as a high quality, pedestrian-friendly residential and commercial community that complements the existing neighborhoods that abut the project to the northwest, west, and east sides of the site by providing housing diversity, retail and employment opportunities, and public parks, and a Class I bikeway along the south side of Street ‘B’.

Goal 1.11: A diversity of viable commercial districts and corridors that contain uses supporting resident, business, and visitor needs and contribute revenue to the City to fund essential services.

Consistency Analysis: The Specific Plan includes commercial uses that will provide jobs and essential services to residents of Corona and Arantine Hills, as well as additional sales tax revenue for the City.

Goal 1.13: Vital and active districts that provide housing opportunities in proximity to commercial uses, services, entertainment, and public transit portals.

Consistency Analysis: The Specific Plan includes residential uses in proximity to on-site commercial/retail uses and off-site commercial uses, services, entertainment, and public transit portals. The existing commercial uses include a neighborhood commercial center at the northeast corner of Bedford Canyon Road and Cajalco Road, a “big box”/entertainment center (i.e., the Crossings at Corona) on the east side of the I-15 freeway at Cajalco Road, and the nearby Promenade Shops at Dos Lagos.

Goal 1.16: Open spaces that provide Corona’s residents with opportunities to enjoy the natural environment, provide visual “relief” from urban development, protect significant plant and animal habitats, and protect development from natural environmental hazards.

Consistency Analysis: The Specific Plan provides approximately 83.1 acres of open space and 10.1 acres of parkland. The open space areas include the Bedford Canyon Wash and the steep slopes directly adjacent to the wash. As part of the flood protection measures, a widened and restored Bedford Wash provides sufficient capacity to handle large storm events. Wildland fire hazards will be minimized through implementation of a fuel modification plan.

Goal 1.22: Development of a high quality master-planned community through adoption and implementation of a Specific Plan with uses that would complement adjoining land uses.

Consistency Analysis: Implementation of this Specific Plan will result in a high-quality residential master-planned community that is complementary to the surrounding development.

3.2.2 Community Design

Goal 2.1: Public street landscapes that unify the City of Corona and contribute to the unique identity of its neighborhoods, districts, and public places.

Consistency Analysis: The Specific Plan includes a Conceptual Landscape Master Plan and plant palette that establishes the comprehensive landscape theme of Arantine Hills to be used along project streets. A community-wide plant palette is provided in the Specific Plan to ensure that landscaping for

public spaces and individual neighborhoods in Arantine Hills will build upon the overall theme and character established for the community.

Goal 2.2: Entries that are well-defined by signage, landscape, lighting, and other visual landmarks that provide a clear sense of arrival into and identity for the City of Corona.

Consistency Analysis: The Arantine Hills community will have a primary community entry located at the intersection of Eagle Glen Parkway and Street ‘A,’ and a secondary community entry located at the intersection of Eagle Glen Parkway and Street ‘C.’ Select entries will be clearly defined by entry monumentation, enhanced landscaping, and lighting. These entries will reinforce the overall community theme, identity, and character through the use of harmonious hardscape materials and plantings.

Goal 2.4: A city whose urban form and community character are defined by its interconnected parklands and open spaces.

Consistency Analysis: The Specific Plan provides approximately 10.1 acres of parkland, consisting of one neighborhood parks in Planning Areas 4, 7 and 18, both designed for use by project residents, and two passive mini parks, plus 83.1 acres of open space. These visual and recreational amenities are linked to all uses in the Specific Plan area through a network of roadways, pedestrian walkways, and bikeways. A Class I bikeway is planned on the south side of Street ‘B’ within the parkway.

Goal 2.5: A city of well-designed residential neighborhoods, commercial districts and corridors, industrial districts, and civic places that are uniquely identifiable in their building form, public places, and landscapes contributing to a high quality of life for residents and positive image for visitors to the City.

Consistency Analysis: The Specific Plan includes design guidelines that address architecture, landscaping, lighting, and other public realm elements to ensure that Arantine Hills will develop as a high quality, pedestrian-friendly residential community with a distinct, identifiable character.

3.2.3 Housing

Goal 3.1: Promote and maintain a balance of housing types and corresponding affordability levels to provide for the community's demands for housing within all economic segments of the City.

Consistency Analysis: The Specific Plan is designed to provide a range of housing types and densities at varying price points that will help meet the anticipated demand for housing within different economic segments of the City.

Goal 3.3: Maintain high quality residential development standards to ensure the establishment of livable neighborhoods with lasting safety and aesthetic value, and to promote the maintenance and preservation of historic neighborhoods.

Consistency Analysis: The Specific Plan includes design guidelines that address architecture, landscaping and other public realm elements to ensure that Arantine Hills will develop as a livable community with lasting safety and aesthetic values. The Arantine Hills community will be a new community and will not contain any historic buildings or homes.

3.2.4 Historic Resources

Goal 4.3: Recognize the importance of archeological and paleontological resources and ensure the identification and protection of those resources within the City of Corona.

Consistency Analysis: The Supplemental EIR and its Addendum addresses the potential impacts to archeological and paleontological resources associated with the proposed development. The Specific Plan will adhere to all applicable restrictions and requirements identified in the Supplemental EIR and its Addendum to ensure that the potential impacts are mitigated to below a level of significance.

3.2.5 Economic Development

Goal 5.1: Promote a strong and diversified economic base by attracting quality businesses and encouraging existing businesses to expand their sales, facilities, and employment.

Consistency Analysis: The Specific Plan includes a commercial planning area that will accommodate commercial uses which will attract quality businesses, offer new employment opportunities, and contribute to a strong and diversified economic base.

Goal 5.4: Ensure fiscal viability for the City by pursuing a diversified local business base that provides growing sales and property tax revenues to pay for municipal operations.

Consistency Analysis: The Specific Plan allows for residential and commercial uses to occur that complement and support one another, and will help maintain a strong sales and property tax base. The commercial components of the Specific Plan will promote retail, restaurants, hotel and other support uses in a pedestrian-friendly environment, which will enhance the fiscal growth potential and real estate values of the Arantine Hills community.

Goal 5.5: Pursue a range of financing opportunities to fund infrastructure and other public facilities.

Consistency Analysis: The Arantine Hills project developer will pay its reasonable fair-share of impact fees and improvements costs, as stipulated in the Project Development Agreement, to fund the infrastructure improvements and other public facilities necessary to service the planned development.

3.2.6 Circulation

Goal 6.1: Provide a system of streets that meets the needs of current and future residents and businesses, and facilitates the safe and efficient movement of people and goods throughout the City, while accommodating future growth consistent with the Land Use Element.

Consistency Analysis: The Specific Plan provides a master planned roadway system and a network of bicycle/pedestrian pathways designed to meet the needs of residents, safely and efficiently transport people and goods, and accommodate the projected residential growth within the community.

Goal 6.3: Maximize the efficiency of the circulation system through the use of transportation system management strategies. Reduce total vehicular miles traveled in Corona, including the development and improvement of alternative transportation modes, the reduction in the number of trips generated, and the reduction in trip distances.

Consistency Analysis: The Specific Plan provides residential uses in proximity to commercial development. An interconnected system of sidewalks and bikeways encourages walking and biking between homes and nearby shops, and employment uses to help reduce vehicle trips and trip distances.

Goal 6.5: Develop and maintain convenient bikeway and hiking trail systems to satisfy both recreational desires and transportation needs. Coordinate with the Riverside County General Plan and the Santa Ana River Trails Plan.

Consistency Analysis: The Specific Plan provides sidewalks adjacent to and on-street bike lanes on the roadways throughout the community, as well as a Class I bikeway along the southern edge of Street 'B', to meet the recreational and transportation needs of Arantine Hills residents.

Goal 6.6: Provide an adequate supply of convenient parking for all developments in the City, in a manner that is consistent with the goals of managing transportation demand.

Consistency Analysis: The Specific Plan will provide adequate off-street parking in compliance with the standards contained in this Specific Plan and Chapter 17.76 of the Corona Municipal Code, where applicable.

Goal 6.8: Pursue alternative funding for transportation improvements, including federal, state and private

sources through grants, fair-share impact fees and other mechanisms.

Consistency Analysis: The Arantine Hills project developer will pay its reasonable fair-share fees, as stipulated in the Project Development Agreement, to fund the transportation facility improvements necessary to service the development planned within the Specific Plan Area and nearby vicinity.

3.2.7 Infrastructure and Utilities

Goal 7.1: Establish and maintain a secure water supply, water treatment, distribution, pumping and storage systems to meet the current and projected future daily and peak water demands of Corona.

Consistency Analysis: Water services to the Specific Plan area will be provided by the City of Corona. The Specific Plan's water distribution system has been designed to satisfy the water requirements for residential, commercial, recreational, landscaping, and fire-fighting purposes.

Goal 7.2: Minimize water consumption through site design, the use of water conservation systems and other techniques.

Consistency Analysis: The Specific Plan promotes the incorporation of water-conserving devices and practices into the design of housing, landscaping, and irrigation. To reduce the project's demand for potable water, reclaimed water will be used to irrigate landscaping in the street parkways, parks, slopes, and open space areas, as available.

Goal 7.3: Ensure the costs of improvements to the water supply, transmission, distribution, storage and treatment systems are borne by those who benefit.

Consistency Analysis: The Arantine Hills project master developer will pay its reasonable fair-share fees, as stipulated in the Project Development Agreement, to fund the water system improvements necessary for planned development within the Specific Plan Area.

Goal 7.4: Provide a wastewater collection and treatment system that supports existing and planned development within Corona. Where necessary, upgrade existing deficient systems and pursue funding sources to reduce costs of wastewater service.

Consistency Analysis: Wastewater services to the Specific Plan area will be provided by the City of Corona. The Specific Plan's wastewater collection system has been designed to meet the needs of planned development within the Specific Plan area.

Goal 7.5: Ensure that all wastewater collection and treatment facilities continue to be operated in a manner that maximizes public safety.

Consistency Analysis: All sewer discharges within the Specific Plan area shall comply with the City's Waste Discharge Pretreatment and Source Control Program. All development within the Specific Plan area shall comply with the NPDES and SCAQMD regulations, as appropriate, including requiring the use of Best Management Practices (BMPs).

Goal 7.6: Establish and maintain adequate planning, construction, maintenance, and funding for storm drainage and storage control facilities to support permitted land uses. If necessary, upgrade existing deficient systems to accommodate new permitted development and protect existing development within the City of Corona as well as pursue public funding sources to reduce fiscal impacts of implementation.

Consistency Analysis: The Specific Plan proposes a system of drainage facilities and detention basins designed to protect the community from risks associated with flooding and stormwater runoff. The project developer will pay its reasonable fair-share fees, as stipulated in the Project Development Agreement, to fund the drainage system improvements necessary for the project.

Goal 7.7: Ensure that urban runoff from existing and new development does not degrade the quality of the City's surface waters, groundwater system, and other sensitive environmental areas.

Consistency Analysis: The Arantine Hills project is designed to control water runoff and avoid contamination of ground water and other sensitive areas within the project site. The developer or builder shall obtain the appropriate NPDES construction permit(s) prior to commencing grading activities, and all development within the Specific Plan area shall comply with an approved Water Quality Management Plan (WQMP), which shall be implemented with Best Management Practices (BMPs) including structural BMPs for source control and/or treatment of project-related storm water runoff.

Goal 7.8: Maintain solid waste collection and disposal services in accordance with the California Integrated Waste Management Act of 1989 (AB939), and pursue funding sources to reduce the cost of the collection and disposal services in the City.

Consistency Analysis: Waste Management of the Inland Empire will provide solid waste collection and disposal services to the Specific Plan area.

Goal 7.11: Provide an adequate, safe, and orderly supply of natural gas energy to support existing and future land uses within the City.

Consistency Analysis: Southern California Gas Company will provide natural gas to the Specific Plan area.

Goal 7.12: Provide an adequate, safe, and orderly supply of electrical energy to support existing and future land uses within the City.

Consistency Analysis: The City's Department of Water and Power will provide electricity to the Specific Plan area. The electric distribution system for the project shall be designed by the project master developer, and be procured and installed in accordance with City standards and requirements.

Goal 7.13: Allow for the provision of an adequate, safe, and orderly supply of telecommunication infrastructure to support existing and future land uses within the City.

Consistency Analysis: The Specific Plan proposes state-of-the-art information technology and communication (ITC) facilities

and services as offered by the local service provider(s), linking residents and providing high-speed access to the Internet for the community.

3.2.8 Parks, Schools and Libraries

Goal 8.1: Establish a hierarchy of open space, including active and passive parks and an interconnected system of public trails in order to serve the diverse recreation needs of residents and visitors.

Consistency Analysis: The Specific Plan provides 10.1 acres of parkland in addition to approximately 83.1 acres of open space, all linked by streets, walkways and bikeways to serve the recreation needs of Arantine Hills residents and visitors.

Goal 8.2: Provide an appropriate range of active and passive parkland facilities to meet park acreage standards and to meet the recreational needs of Corona's population.

Consistency Analysis: The Arantine Hills project will meet the recreation needs of project residents through the provision of 10.1 acres of parkland within the Specific Plan area.

Goal 8.3: Increase the amount of parkland inventory within the City of Corona through the planning and development process.

Consistency Analysis: The project will provide approximately 10.1 acres of private parkland for use by project residents.

Goal 8.5: Create and maintain a parkland system that is identifiable, safe, and accessible to all users.

Consistency Analysis: The parks in the Specific Plan area are located along either collector or local streets for convenient access, easy identification, and high visibility.

Goal 8.6: Establish and maintain a public trail system that provides residents and visitors with safe, usable, and attractive hiking, cycling and equestrian opportunities.
Consistency Analysis: The Specific Plan has an on-site pedestrian and bicycle circulation system that will be integrated with the

adjacent neighborhoods, where possible. Equestrian trails are not planned within the Arantine Hills Specific Plan Area since it is not an equestrian-oriented community.

Goal 8.7: Ensure that parklands and related recreational facilities are designed, developed, and managed to be compatible with adjacent land uses.

Consistency Analysis: The Specific Plan provides parks and recreational amenities including pedestrian walkways, on-street bike lanes, and a Class I bikeway along Street 'B', that are compatible with the land uses adjacent to the Arantine Hills community, including the Eagle Glen community.

Goal 8.8: Create and maintain a parkland system that takes into account and respects the features of the natural environment.

Consistency Analysis: The Specific Plan preserves the Bedford Canyon Wash and the adjacent bluffs as natural open space to protect important natural resources on-site. A Class I bikeway is proposed along the south side of Street 'B' adjacent to Bedford Canyon Wash, and will link various residential and commercial land uses within the Specific Plan Area with parks and open space areas.

Goal 8.9: Ensure that recreation facilities are maintained, renovated, and upgraded regularly in order to prevent a state of disrepair.

Consistency Analysis: Upon parkland dedication, the City will take on the responsibility of maintaining, renovating and upgrading the parks. The Class I bikeway along the south side of Street 'B' will be maintained by either the Master Homeowners Association or under a Community Facilities District administered by the City and paid for by the project landowners. Sidewalks along public streets will be maintained by the City. In addition, sidewalks along private streets will be maintained by the Master Homeowners Association. (See Table 8-2 in this Specific Plan for maintenance responsibilities.)

Goal 8.10: Provide superior educational opportunities for children and all members of the Corona community.

Consistency Analysis: The Arantine Hills project will pay its fair share of school impact fees to the Corona-Norco Unified School District as required by California state law. Students within Arantine Hills will attend existing schools within the School District.

Goal 8.11: Utilize available financing programs in order to develop new library facilities and maintain existing facilities.

Consistency Analysis: The Arantine Hills project will pay its fair share of library impact fees to the City, as applicable.

3.2.9 Police and Fire Services

Goal 9.1: Ensure that there is an adequate service level of law enforcement provided for all residents, visitors, and businesses throughout the City of Corona.

Consistency Analysis: Law enforcement services to the Specific Plan area will be provided by the City's Police Department. The service levels of law enforcement needed to adequately serve the Arantine Hills community will be identified and addressed in the Environmental Impact Report being prepared in conjunction with this Specific Plan.

Goal 9.2: Ensure that there is an adequate service level of fire protection provided for all residents, visitors, and businesses throughout the City of Corona.

Consistency Analysis: Fire protection and emergency response services to the Specific Plan Area will be provided by the City's Fire Department. The service levels of fire protection needed to adequately serve the Arantine Hills community will be identified and addressed in the Environmental Impact Report being prepared in conjunction with this Specific Plan. Fire Station #7 is anticipated to serve the Specific Plan Area.

Goal 9.4: Require that all existing and new development/redevelopment address provision of police and fire protection in an active and preventative manner.

Consistency Analysis: The Specific Plan addresses provisions of police and fire protection in an active and preventative manner through the provisions for adequate access for emergency vehicles, water infrastructure for fire-fighting purposes, and installation of fire protection systems in residential and commercial area buildings.

Goal 9.5: Create land use and development configuration and site design standards to minimize crime.

Consistency Analysis: The Specific Plan incorporates "Crime Prevention Through Environmental Design" (CPTED) principles, and provides site design guidelines that accommodate increased visibility at parks, open space, pathways, building entries and parking lots; and adequate exterior lighting for security and safety.

Goal 9.6: Address fire prevention measures on open space land to reduce the risk of wildland fires.

Consistency Analysis: Wildland fire hazards in open space areas will be minimized through implementation of a fuel modification plan to be approved by the City of Corona Fire Department.

3.2.10 Environmental Resources

Goal 10.1: Enhance and protect the quality of hydrologic resources and prevent their contamination.

Consistency Analysis: The project is designed to control water runoff and avoid contamination of water resources. The developer or builder shall obtain the appropriate National Pollutant Discharge Elimination System (NPDES) construction permit prior to commencing grading activities, and all development within the Specific Plan area shall comply with an approved Water Quality Management Plan (WQMP), which shall be implemented with Best Management Practices (BMPs).

Goal 10.2: Ensure sustainable use of finite energy and water resources for the long-term use of residents and visitors of Corona.

Consistency Analysis: The Arantine Hills Specific Plan incorporates sustainable design strategies that promote energy and water conservation measures.

Goal 10.4: Ensure that floodplain and riparian area resources are managed and maintained to assure adequate protection of life, property, and habitat values.

Consistency Analysis: The Specific Plan includes the widening and restoration of Bedford Canyon Wash. The widening provides sufficient capacity to safely convey large storm events. Additionally, development has been sufficiently set back from the wash to assure adequate protection of life, property and habitat values.

Goal 10.6: Protect, enhance, and sustain significant plant and wildlife species and habitat, which exist in Corona and its Planning Area for the long term benefit of the natural environment, and Corona residents and visitors.

Consistency Analysis: The Specific Plan widens, restores, and preserves the Bedford Canyon Wash, enhance and protect the natural habitat and wildlife that inhabit the wash.

Goal 10.7: Ensure that biological resources are not impacted during or as a result of construction and development activity.

Consistency Analysis: The project will implement the biological resource measures identified in the project regulatory permits and environmental documentation to minimize any adverse impact to biological resources.

Goal 10.9: Protect natural and biological resources within riparian corridors and wetlands.

Consistency Analysis: The Specific Plan will implement the biological resource measures identified in the project regulatory permits and environmental documentation to minimize any adverse impact to biological resources.

Goal 10.10: Protect forest and vegetation resources in the City of Corona and the Planning Area.

Consistency Analysis: The Specific Plan will implement the biological resource measures identified in the project regulatory permits and environmental documentation to minimize any adverse impact to biological resources.

Goal 10.18: Improve air quality conditions within the Corona Planning Area by controlling point sources, reducing vehicle trips, and striving to achieve attainment of ozone, nitrogen dioxide, carbon monoxide, and sulfate standards as enforced by the South Coast Air Quality Management District.

Consistency Analysis: The Specific Plan will implement the air quality mitigation measures as identified in the project SEIR.

Goal 10.19: Reduce vehicle trip generation within Corona and its Planning Area through transit, shuttle, carpool and cycling facilities.

Consistency Analysis: The Specific Plan provides residential uses in proximity to commercial development, along with an interconnected system of sidewalks and bikeways to encourage walking and biking, thereby reducing vehicle trips and associated air pollutant emissions. The Specific Plan will implement the air quality mitigation measures as identified in the project SEIR.

Goal 10.20: Reduce criteria air pollutant emissions through more efficient land use planning and construction practices.

Consistency Analysis: The Specific Plan incorporates efficient land use planning that locates residential uses in proximity to on-site and nearby off-site commercial uses, thereby reducing vehicle trips and associated air pollutant emissions. The project will implement the air quality mitigation measures as identified in the project SEIR.

Goal 10.21: Reduce air quality degradation through energy conservation.

Consistency Analysis: The Specific Plan incorporates sustainable design strategies that promotes energy conservation measures to help reduce air quality degradation.

3.2.11 Public Health and Safety

Goal 11.1: Substantially reduce the known level of risk to loss of life, personal injury, public and private property damage, economic and social dislocation, and disruption of vital community services that would result from earthquake damage or other geologic disturbance.

Consistency Analysis: The project Supplemental EIR and Addendum addresses the potential impacts of natural hazards associated with the proposed development. The Specific Plan will incorporate appropriate design measures and adhere to all applicable restrictions and requirements identified in the SEIR to ensure that the potential impacts are mitigated to below a level of significance.

Goal 11.2: Reduce the potential risk of flood hazards to community property and human life.

Consistency Analysis: The project Supplemental EIR and Addendum addresses the potential impacts of natural hazards specifically including flooding and debris flow and public safety associated with the proposed development. The Specific Plan will incorporate appropriate design measures and adhere to all applicable restrictions and requirements identified in the SEIR to ensure that the potential impacts are mitigated to below a level of significance.

Goal 11.3: Ensure that the health, safety and general welfare of residents and visitors of the City of Corona including the overall health of the natural environment is provided through good land use planning and strict adherence and enforcement of the City of Corona Hazardous Material Area Plan, Uniform Fire Code, Certified Unified Program Agency, and other pertinent sources and documents.

Consistency Analysis: The Specific Plan will incorporate appropriate design measures and adhere to all applicable restrictions and requirements identified in the SEIR to ensure that the potential impacts to public health, safety, and general welfare are mitigated to below a level of significance.

Goal 11.4: Ensure that appropriate actions are taken to protect residents, visitors, and noise sensitive land uses from adverse human health and environmental impacts created by excessive noise levels from ambient sources.

Consistency Analysis: The project will implement the noise mitigation measures identified in the project SEIR to ensure that the potential noise impacts are mitigated to below a level of significance.

Goal 11.5: Prevent and mitigate the adverse impacts of excessive ambient noise exposure on residents, employees, visitors, and “noise-sensitive” land uses within the City of Corona.

Consistency Analysis: The project will implement the noise mitigation measures identified in the project SEIR to ensure that the potential noise impacts are mitigated to below a level of significance.

Goal 11.6: Provide sufficient information concerning community noise levels to ensure that noise can be objectively considered and incorporated into land use planning.

Consistency Analysis: The project will implement the noise mitigation measures identified in the project SEIR to ensure that the potential noise impacts are mitigated to below a level of significance.

Goal 11.7: Provide for the reduction of noise spillover or encroachment where the noise environment from commercial and industrial land uses is unacceptable; and protect and maintain adjoining residential areas and other “noise sensitive” areas having acceptable noise environments.

Consistency Analysis: The project will implement the noise mitigation measures identified in the project SEIR to ensure that potentially significant noise impacts are mitigated to below a level of significance.

3.3 Specific Plan Purposes

establishment of quality and identifiable products within the community.

Implementation Programs

Imp 3 Specific Plans

Comprehensively master plan a project area.

The Arantine Hills Specific Plan provides a master plan for 325.7 acres, incorporating all aspects required for a successful community such as open space, parks, circulation, residential development, and commercial uses.

Minimize the intrusion of new development in environmentally sensitive hazardous areas.

The majority of the project site consists of former agricultural land, disturbed land, or ruderal vegetation. The area along Bedford Canyon Wash containing the wash and the adjacent steep slopes will be preserved in permanent open space.

Ensure the timely provision of essential services and facilities consistent with the demand for such services.

The Specific Plan will provide services and infrastructure as needed to serve the planned development.

Promote a harmonious variety of housing choices and commercial and industrial land uses to attain a desirable balance of residential and employment opportunities, a high level of urban amenities, and to preserve natural and scenic open qualities of open space.

The project provides approximately 21.7 acres of commercial uses, 191.9 acres of residential development, 83.1 acres of open space and 10.1 acres of parkland. In addition, the Specific Plan area is located in proximity to off-site commercial development.

Facilitate quality development within the City by permitting greater flexibility and encouraging more creative and aesthetically pleasing designs for major urban development projects subject to large-scale community planning.

The Arantine Hills Specific Plan provides architectural and landscape design guidelines that promote the

4

LAND USE PLAN

4.1 Introduction

The Arantine Hills Specific Plan is an infill development that implements five guiding principles as follows:

Guiding Principle 1:

Efficient Use of Land Resources

Infill development helps support the efficient use of land and the preservation of natural resources. Infill development shortens trips, lessening dependence on the automobile, thereby reducing levels of energy consumption and air pollution. Finally, an infill development pattern supports more cost-effective infrastructure than does low-density fringe development.

Guiding Principle 2:

Full Use of Urban Services

The same efficiency of land development supports an efficient use of public and private infrastructure. Smart development means creating neighborhoods where more people will use existing services. The goal is an average density for the area at a level that makes full use of urban services. Averaging allows areas to have a mix of low, medium and high densities throughout the development, rather than a development that consists of only one development type. Mixing densities to encourage efficient use of services also means requiring a high level of building and siting compatibility, encouraging neighborhoods to have both character and privacy.

The Arantine Hills Specific Plan is located directly adjacent to the Cajalco Road/I-15

interchange. The Specific Plan's most intensive uses are located in proximity to the I-15 Freeway right-way of way. These uses consist of General Commercial uses.

Guiding Principle 3:

Balance of Land Uses

A variety of housing choices shall be constructed so that the young and old, singles and families may find places to live.

The Arantine Hills Specific Plan includes a range of land uses to serve all the primary needs of the community. The pedestrian/bike trail and landscape parkways with sidewalks allow for convenient walking and cycling throughout the project.

The project will incorporate The City of Corona Police Department guidelines for safe communities. These include "Crime Prevention Through Environmental Design" (CPTED). The National Crime Prevention Council explains that CPTED principles are based on the idea that a climate of safety can be created in a community right from the start by designing an environment that influences positive human behavior. CPTED builds on four basic strategies: territoriality, natural surveillance, activity support and access control.

» **Territoriality:** People will protect what they feel is their own and have respect for the territory of others. Fences, art, good maintenance and landscaping are some physical ways to express ownership. Identifying intruders is much easier in well defined spaces.

- » **Natural Surveillance:** Criminals do not want to be seen. Placing physical features, activities and people in ways that maximize the ability to see what is going on discourages crime. Barriers such as bushes, sheds or shadows make it difficult to observe activity. Landscaping and lighting can be planned to promote natural surveillance from inside a home or building and from the outside by neighbors or people passing by.
- » **Activity Support:** Encouraging legitimate activity in public spaces helps discourage crime. Any activity that gets people out and working together, such as a clean-up day, a block party, a neighborhood watch group or a civic meeting, helps prevent crime.
- » **Access Control:** Properly located entries, exits, fencing, landscaping and lighting can direct both foot and automobile traffic in ways that discourage crime. Access control can be as simple as a neighbor on the front porch. Other strategies may include gating neighborhoods or limiting access to one or two access points.

The project will incorporate these practices and a variety of other measures to ensure the safety of residents. Some or all of the community also may be gated for further security.

Guiding Principle 4:

Transportation Options

Transportation must be safe, convenient, and efficient in all areas of development. These performance factors affect sidewalk and street design, placement of parking, and location of building fronts, doors and windows. Well-designed bike lanes and sidewalks protect people from vehicle accidents. Orienting windows and doorways to the sidewalk increases awareness of street activity and the safety of the streetscape. Arantine Hills offers unique opportunities to provide excellent transportation options: convenient access to the I-15 Freeway and improvements to the I-15/Cajalco Road overpass, a comprehensive pedestrian/bike trail system

and comprehensively designed streetscapes. Planned neighborhoods will incorporate CPTED strategies.

Guiding Principle 5:

Detailed, Human-scale Design

Community acceptance of this type of development requires compatibility between buildings to ensure privacy, safety and visual coherency. Similar massing of buildings, orientation of buildings to the street, the presence of windows, doors, porches and other architectural elements, and effective use of landscaping all contribute to successful compatibility between diverse building types. Human-scale design is also critical to the success of streets and paths as preferred routes for pedestrians, cyclists and motorists alike. The Arantine Hills Design Guidelines provide a cohesive framework for compatibility between buildings in addition to establishing the visual character of the community. Further architectural and landscaping control may be provided by the Master Homeowners Association (MHOA).

4.2 Land Use Plan

The Arantine Hills Land Use Plan incorporates a broad range of uses consistent with new successful master-planned communities:

- » A General Commercial center located adjacent to the I-15 Freeway.
- » A pattern of residential neighborhoods defined by interconnected “grid” streets and pedestrian walkways.
- » A moderately curvilinear primary street pattern connecting to a grid network of local streets as the street system connects the High, Medium and Low Density Residential areas within the Specific Plan area.
- » Sidewalks and bike lanes throughout the Arantine Hills community with a Class I bikeway located along the south side of Street ‘B’.

New Urbanism development principles are also incorporated specifically into Arantine Hills:

- » **Pedestrian Scale:** The Arantine Hills master-planned community incorporates a comprehensive system of sidewalks and bike lanes into a walkable community.
- » **Public Space:** The project has numerous public space areas ranging from park sites to a potential pedestrian plaza within the General Commercial area. Further refinements will be provided as the implementing maps are designed and approved.
- » **Integrated Neighborhoods:** The project proposes a mix of housing types, products and densities ranging from 3 du/ac for the Low Density Residential development to 36 du/ac for the High Density Residential development. These neighborhoods are designed to integrate together to create vital, active neighborhoods that foster connectivity and promote walking and cycling between land uses.

Table 4.1, Land Use Summary, includes a breakdown of the different land uses proposed within the Specific Plan area. Please also refer to Exhibit 4.1, Land Use Plan.

Table 4.2, Land Use by Planning Area, shows detailed information on acreage, density range, target density and target units for each planning area within the Specific Plan.

Table 4.1, Land Use Summary

Land Use		Acres	Density Range*	Target Density*	Target Units	Max. Floor Area Ratio***	Commercial Square Footage
GC****	General Commercial	21.7 ac				FAR 0.25	223,108 sf
HDR	High Density Residential	39.6 ac	15 - 36 du/ac	13.3 **	519 du		
MDR	Medium Density Residential	82.1 ac	6 - 15 du/ac	9.0 **	737 du		
LDR****	Low Density Residential	70.2 ac	3 - 6 du/ac	5.2	365 du		
P	Parks	10.1 ac					
OS	Open Space	83.1 ac					
	Master Plan Roadways	18.9 ac					
	Total	325.7 ac	--		1,621 du		223,108 sf

Notes:

* Density refers to dwelling units per net acre. "Net area" means the area of a lot or parcel of land after public streets, easements or other areas to be dedicated or reserved for public use are deducted from such lot or parcel.

** MDR or HDR Planning Areas may build out with age-qualified units in which case the dwelling unit total for the entire Specific Plan area shall not exceed 1,806 dwelling units. Density range shall not be exceeded. Senior housing exceeding the density range requires an amendment to the Specific Plan. Refer to DA15-001 as amended for the definition of Senior Housing for the purpose of this Specific Plan.

***Maximum Floor Area Ratio refers to the Floor Area Ratio over the net planning area acreage.

**** Includes approximately 2.6 acres land designated as High Density Residential Overlay, which is intended to allow for model homes of varying densities and types up to 36 du/ac.

***** 223,108 square feet of general commercial uses includes a 135-room hotel.

Exhibit 4.1, Land Use Plan

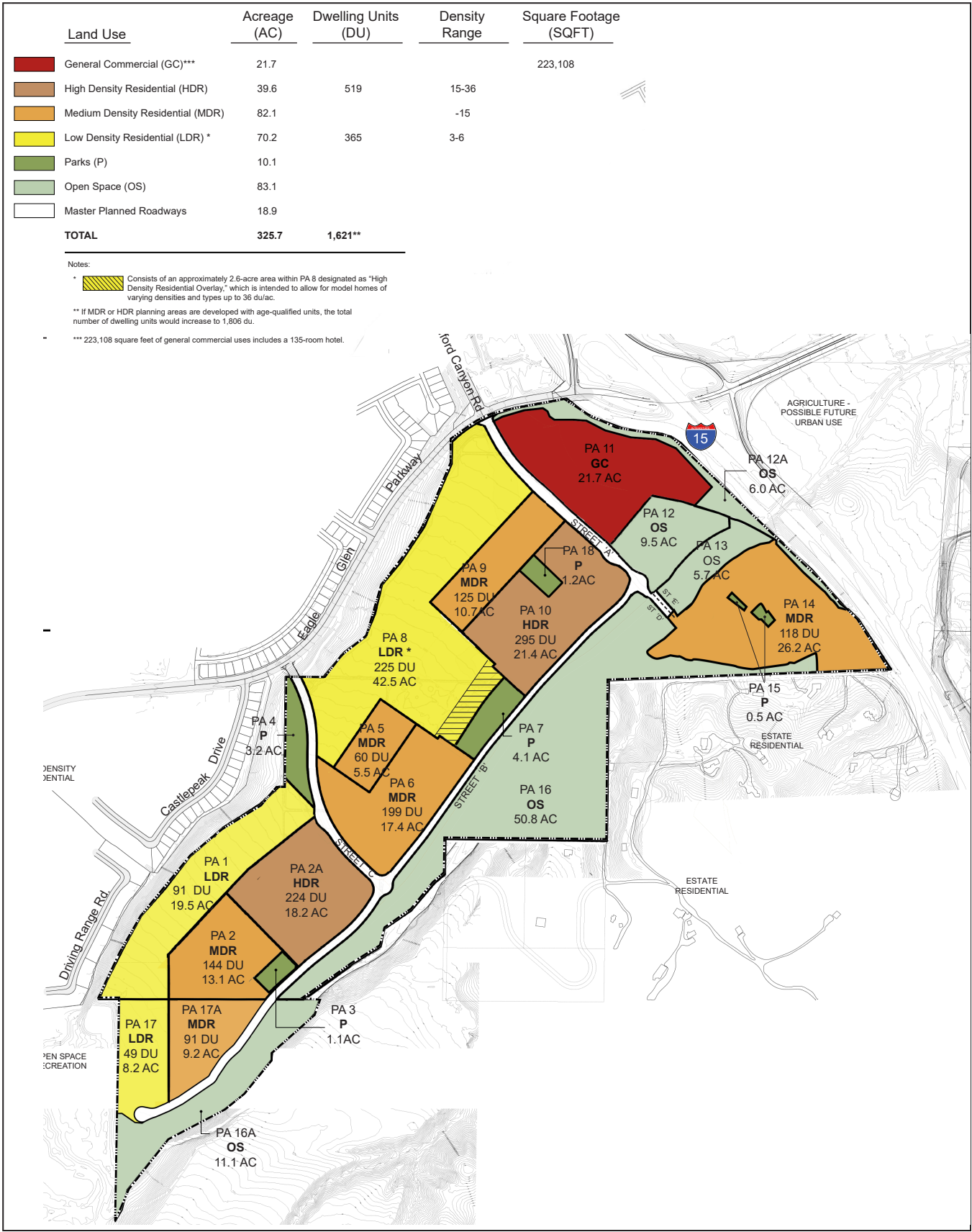


Table 4.2, Land Use by Planning Area

PA	Land Use	Acres	Density Range*	Target Density*	Target Units	Maximum Floor Area Ratio***	Commercial Square Footage
1	Low Density Residential (LDR)	19.5 ac	3 - 6 du/ac	4.7	91 du		
2	Medium Density Residential (MDR)	13.1 ac	6-15 du/ac	11.0 **	144 du		
2A	High Density Residential (HDR)	18.2 ac	15-36 du/ac	12.3 **	224du		
3	Park (P)	1.1 ac					
4	Park (P)	3.2 ac					
5	Medium Density Residential (MDR)	5.5 ac	6 - 15 du/ac	10.9 **	60 du		
6	Medium Density Residential (MDR)	17.4 ac	6-15 du/ac	11.4 **	199 du		
7	Park (P)	4.1 ac					
8	Low Density Residential (LDR)	42.5 ac	3-6 du/ac	5.3	225 du		
9	Medium Density Residential (MDR)	10.7 ac	6-15 du/ac	11.7 **	125 du		
10	High Density Residential (HDR)	21.4 ac	15 - 36-du/ac	13.8 **	295 du		
11	General Commercial (GC)****	21.7 ac				FAR 0.25	223,108 sf
12	Open Space (OS)	9.5 ac					
12A	Open Space (OS)	6.0 ac					
13	Open Space (OS)	5.7 ac					
14	Medium Density Residential (MDR)	26.2 ac	6-15 du/ac	4.5**	118 du		
15	Park	0.5 ac					
16	Open Space (OS)	50.8 ac					
16A	Open Space (OS)	11.1 ac					
17	Low Density Residential (LDR)	8.2 ac	3 - 6 du/ac	6.0	49 du		
17A	Medium Density Residential (MDR)	9.2 ac	6-15 du/ac	9.9**	91 du		
18	Park (P)	1.2 ac					
	Master Planned Roadways	18.9 ac					
	Total	325.7 ac	--		1,621 du		223,108 sf

Notes:

* Density refers to dwelling units per net acre. "Net area" means the area of a lot or parcel of land after public streets, easements or other areas to be dedicated or reserved for public use are deducted from such lot or parcel.

** MDR or HDR Planning Areas may build out with age-qualified units. If so, the total number of dwelling units for the entire Specific Plan area shall not exceed 1,806 dwelling units. Density range shall not be exceeded. Senior housing exceeding the density range requires an amendment to the Specific Plan. Refer to DA15-001 as amended for the definition of Senior Housing for the purpose of this Specific Plan.

***Maximum Floor Area Ratio refers to the Floor Area Ratio over the net planning area acreage.

This Specific Plan allows for detention and water quality basins to be constructed in Planning Areas 12 and 17.

**** 223,108 square feet of general commercial uses includes a 135-room hotel.

4.3 Planning Area Uses

4.3.1 Residential Development (Planning Areas 1, 2, 2A, 5, 6, 8, 9, 10, 14, 17 & 17A)

Arantine Hills is a unique residential community situated along the foothills of the Santa Ana Mountains. A distinctive urban design framework has been established to follow the natural character of the terrain. There are three residential land use categories: Low Density Residential (3 - 6 du/ac) in Planning Areas 1, 8 and 17; Medium Density Residential (6 - 15 du/ac) in Planning Areas 2, 5, 6, 9, 14 and 17A; and High Density Residential (15 - 36 du/ac) in Planning Areas 2A and 10. This Specific Plan includes 191.9 acres of detached and attached residences for a total yield of 1,621 dwelling units.

Residential development within the Low Density Residential, Medium Density Residential and High Density Residential land use categories of Arantine Hills, as depicted in Tables 4-1 and 4-2, are target density ranges only. Actual density may vary from this target density; provided, however, that the maximum density per land use category is not exceeded. For example, the dwelling units density in any planning area designated as Medium Density Residential could exceed 9.7 dwelling units per acre, but would in no case be greater than the upper limit of the density range, which is 15.0 dwelling units per acre. Refer to Section 8.2 in this document for a discussion of dwelling unit transfers within the Specific Plan Area. In no case shall the maximum number of dwelling units permitted within the Arantine Hills Specific Plan Area exceed 1,806 dwelling units with age-qualified units, or 1,621 dwelling units without age-qualified dwelling units.

MDR or HDR Planning Areas (PA2, 2A, 9, 10, 14 and 17A) may build out with either market-rate housing for families, or as an age-qualified community(ies) to help provide housing options for the region's growing population of seniors. It will be determined by the project master developer as to whether these Planning Areas develop with Medium Density Residential (MDR)

housing, High Density Residential (HDR) housing or senior housing. Potential product types in this planning area may include, but are not limited to, townhomes, row homes, condominiums, and age-qualified apartments. Up to 1,256 dwelling units are proposed for Medium or High Density Planning Areas on a total of 121.7 acres. If these areas develop with age-qualified housing, then up to 1441 dwelling units are permitted at densities not exceeding the density of the respective General Plan designation.

If these Planning Areas are developed with age-qualified housing, then Covenants, Conditions and Restrictions (CCR) will be required to ensure that the Planning Area(s) remain age-qualified in perpetuity.

This Specific Plan includes an approximately 2.6-acre area in the southern portion of Planning Area 8 designated as "High Density Residential Overlay" (see Exhibit 4.1, Land Use Plan, for location). The High Density Residential (HDR) Overlay is intended to allow for model homes of varying densities and types up to 36 du/ac to be constructed in a portion of Planning Area 8. Should the model homes not be constructed in the area identified by the HDR Overlay, then the area will develop with Low Density Residential (LDR) development.

All residential planning areas will employ landscaping and architectural designs pursuant to the Specific Plan Design Guidelines.

4.3.2 General Commercial (Planning Area 11)

Planning Area 11 provides approximately 21.7 acres for retail, restaurants, services, entertainment, lodging and offices. In addition to serving the Arantine Hills residents and visitors, the General Commercial planning area will provide employment opportunities for community residents. The commercial areas may also serve as sites for additional community services such as daycare, emergency medical care and others. Up to 223,108 square feet of commercial uses that includes a hotel with 135 rooms are permitted in Planning Area 11.

Planning Area 11 is anticipated to accommodate general commercial uses. All construction within the commercial area (Planning Area 11) will be subject to Precise Plan Review and approval in accordance with the provisions of Chapter 17.91 of the Corona Municipal Code and the development standards contained within the Specific Plan.

4.3.3 Parks (Planning Areas 3, 4, 7 ,15 & 18)

The project includes four parks totaling 10.1 acres, including one 4.1-acre neighborhood park and one 3.2-acre neighborhood park, both designed for use by project residents, as well as one 1.1-acre mini park, one 1.2-acre mini park and one 0.5-acre mini park. The sizes, locations, and configurations of the parks are subject to change pending final design and engineering and construction timing is subject to Development Agreement 15-001.

These five parks will be constructed by the project master developer according to the Infrastructure Phasing Plan in Section 5.9. The mini park in Planning Area 3, the mini park in Planning Area 15, the mini park in Planning Area 18, the neighborhood park in Planning Area 7, and the neighborhood park in Planning Area 4 will be owned and maintained by the Master Homeowners Association.

Bicycle and pedestrian travel between all of the parks will be convenient and connected via the community sidewalk, bicycle lane, and off-street trail system. A Class I bike path is planned along the south side of Street B (within the street right-of-way) adjacent to Bedford Canyon Wash.

The neighborhood park in Planning Area 4 has been designed to contain various recreational amenities, which may include:

- » Children's playground
- » Fenced dog play area/dog park
- » Fitness stations
- » Open turf play area
- » Off-street parking lot

The neighborhood park in Planning Area 7 will potentially contain the following amenities:

- » Picnic areas
- » Benches and sitting areas
- » Gardens/landscaping
- » Low-level lighting on sidewalk areas
- » Recreational swimming pool and spa
- » Clubhouse building with meeting room
- » Restroom building
- » Open turf area(s) for informal play & relaxation
- » Shade structure(s)
- » Game court
- » Off-street parking lot

The mini-park in Planning Area 3 may contain:

- » Benches and sitting areas
- » Shade structure
- » Picnic tables
- » Gardens/landscaping
- » Low-level lighting on sidewalk areas
- » Children's play area
- » Open turf areas for informal play

The mini-park in Planning Area 15 may contain:

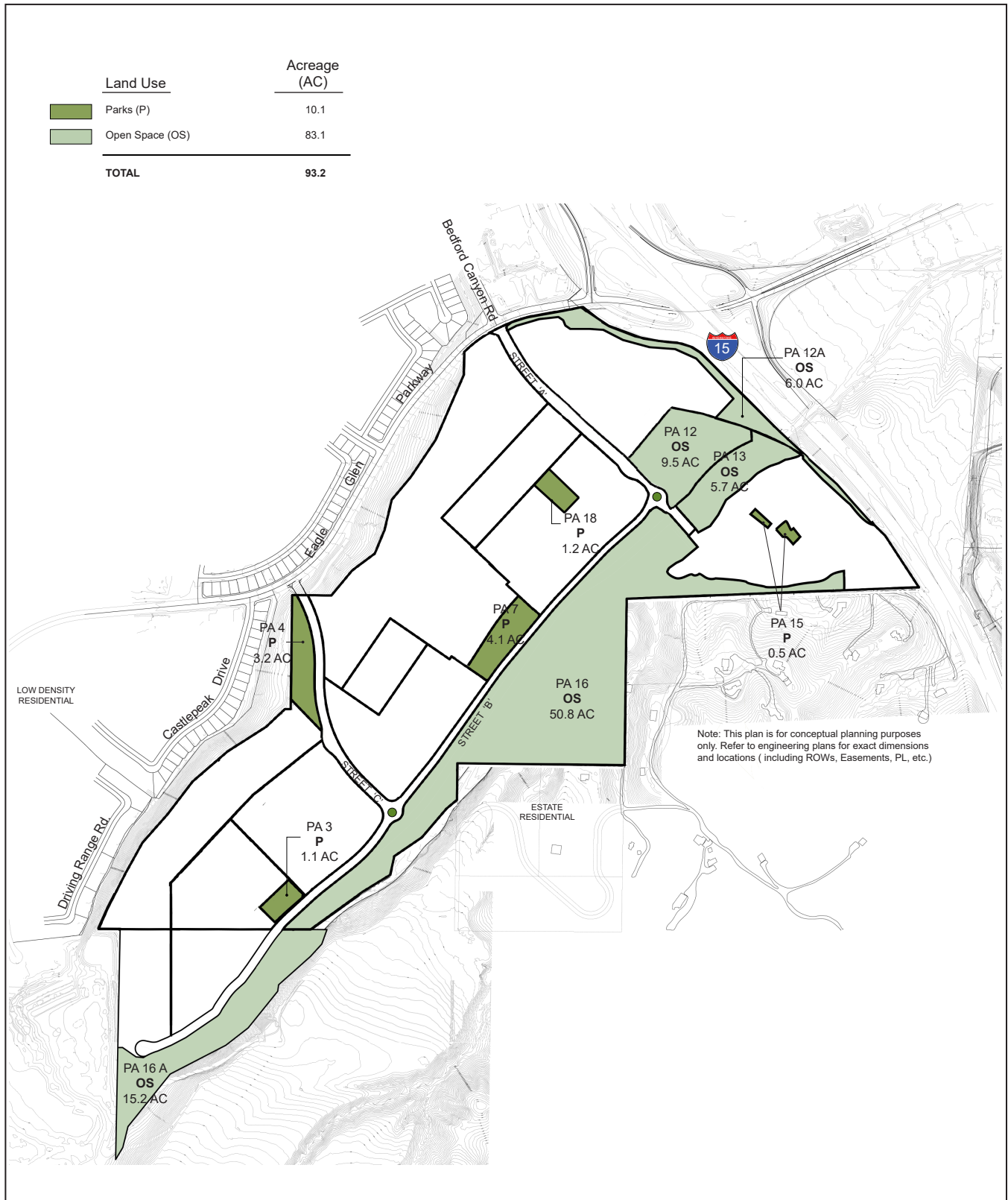
- » Benches and sitting areas
- » Gardens/landscaping
- » Low-level lighting on sidewalk areas

The mini-park in Planning Area 18 may contain:

- » Benches and sitting areas
- » Shade structure
- » Picnic tables
- » Gardens/landscaping
- » Low-level lighting on sidewalk areas
- » Children's play area
- » Open turf areas for informal play

Each park within Arantine Hills shall provide handicap parking in accordance with state and local requirements. The actual facilities and amenities to be constructed in each of the parks shall be determined by the project master developer. The developer will seek appropriate park fee credits for the design and installation of private parks, consistent with the Municipal Code.

Exhibit 4.2, Open Space / Recreation Plan



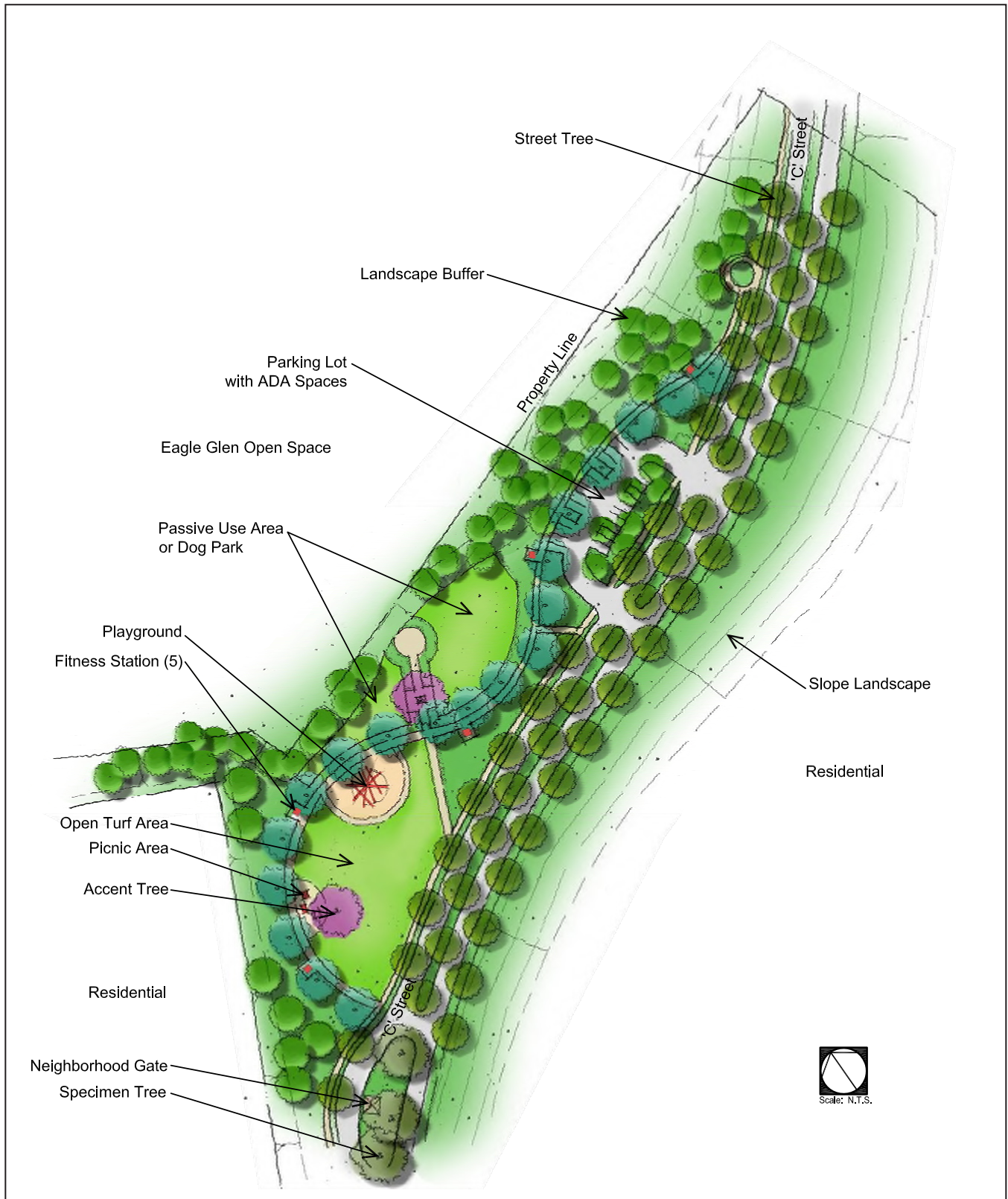
Note: Park sizes, locations, and configurations are conceptual and subject to change pending final design and engineering.

Exhibit 4.3, Neighborhood Park



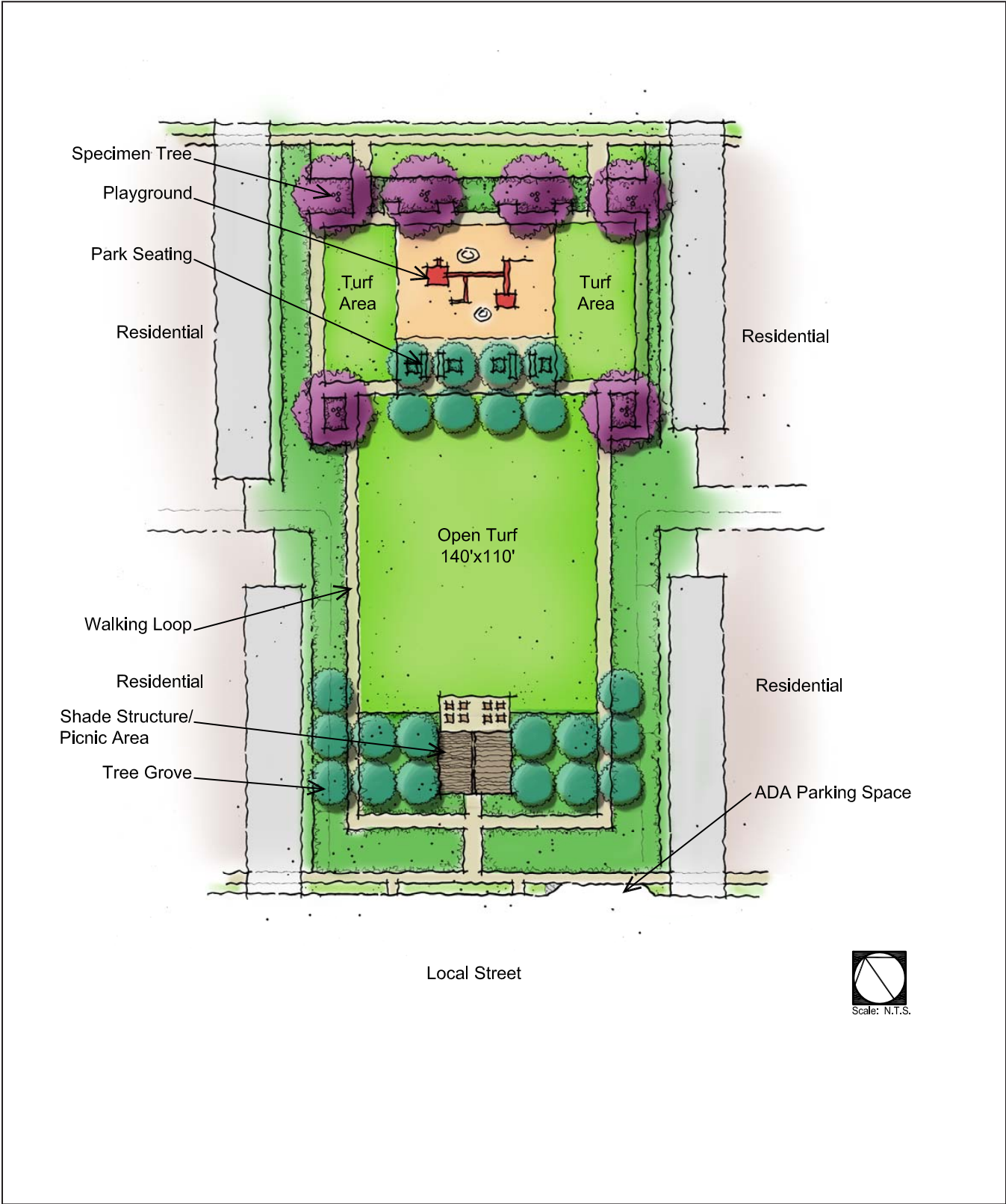
Note: The types and locations of the park amenities are conceptual and subject to change pending final design. In addition, the size, location, and configuration of the neighborhood park are subject to change pending final design and engineering. The local streets shown on this exhibit are conceptual and may or may not be provided depending on final grading and design.

Exhibit 4.4, Neighborhood Park



Note: The types and locations of the park amenities are conceptual and subject to change pending final design. In addition, the size, location, and configuration of the neighborhood park are subject to change pending final design and engineering.

Exhibit 4.5, Mini Park



Note: The types and locations of the park amenities are conceptual and subject to change pending final design. In addition, the size, location, and configuration of the mini park are subject to change pending final design and engineering.

All parks within the Arantine Hills Specific Plan will be irrigated with reclaimed water.

4.3.4 Open Space (Planning Areas 12, 12A, 13, 16 & 16 A)

Approximately 83.1 acres of on-site open space land including land along Bedford Canyon Wash with some of the bluffs that abut the southern edge of the wash, will remain in a manner consistent with passive open space use. The open space areas are designated as Planning Areas 12, 12A, 13, 16, and 16 A. Except where flood control channel improvements are planned for Bedford Canyon Wash, the remaining open space areas will be preserved in a natural condition to protect habitat and existing drainage courses, where feasible. The open space also integrates the project aesthetically while providing natural buffers for the residential and commercial planning areas. Portions of the open space areas will be maintained according to the recommendations of the Corona Fire Department and any future fuel modification plans.

4.4 Landscape Master Plan

4.4.1 Landscaping Plan Description

The master landscape plan has been designed to maintain the overall theme of Arantine Hills, including a plant palette for all landscape areas and the location of all entry monuments. See Exhibit 7.8, Conceptual Landscape Plan.

4.4.2 General Landscape Requirements

Slopes and Erosion Control

The following conditions will be applied to all manufactured slopes:

- » Erosion control will be required for all graded areas to protect newly created slopes or denuded areas from erosion or unsightly appearance.

- » Based on the surrounding setting and design intent of the area, compatible plant materials should be informally grouped to stabilize and accent the slope.
- » Slopes adjacent to native areas will be graded to blend with the natural contours. Slope planting will consist of low-to-medium water use and native plant materials.
- » Manufactured slopes along the Secondary Arterial and Collector Streets will be planted to reinforce the Arantine Hills design theme and adhere to scenic corridor guidelines.
- » Slopes located within neighborhoods will be planted to provide vertical interest and buffer adjacent uses.
- » Permanent, interior slopes will be planted with a mixture of compatible, low-to-medium water use species, and will have a permanent automatic irrigation system.
- » Where necessary, cut slopes will be serrated to aid in plant re-vegetation and help retard erosion.

Irrigation

Landscape and irrigation installation will conform to the City of Corona LMD/CFD Landscape and Irrigation Guidelines and guidelines for water conservation. Standard details will be followed to assure uniformity and a high quality of materials and construction. Irrigation for the project will conform to the City's Recycled Water Rules and Regulations, as well as Chapter 17.70 of the Corona Municipal Code and the City of Corona Landscape Design Guidelines.

To promote water-efficient landscaping, water-use management and water conservation throughout the project, the irrigation system shall be designed to prevent runoff and overspray. Where applicable, the irrigation system shall utilize drip and/or micro-spray technology or other similar technology in order to achieve as high an overall efficiency as possible. Plant material shall be grouped according to hydrozone and be

irrigated accordingly. The following general irrigation concepts will be considered in the design and installation of irrigation systems in Arantine Hills.

- » Irrigation systems will be circuited according to the following criteria:
 - Provide one hundred percent coverage
 - Zone separately to top, toe and center of slope
 - Contour along slope, where possible
 - Zone separately to north/east and south/west exposures
 - Zone for different plant water requirements
 - Different root depth zones
- » Irrigation will be permanent, below ground and automatically controlled for adequate establishment of plant material. Temporary irrigation may be used in certain situations, such as slopes planted in native areas. Irrigation systems will be installed as soon as possible after grading, and prior to amending soils, plant installation or hydroseeding.
- » Appropriate type sprinkler heads will be used adjacent to all walks, drives, curbs, parking areas and public rights-of-way to avoid breakage and reduce maintenance costs; where allowable under State of California Code AB 1881.
- » Drip irrigation or low flow spray heads or other similar technology will be specified on manufactured slopes within the Arantine Hills Specific Plan Area.
- » Sprinklers with proper nozzles will be selected to compatibly provide water to the landscape. Soil information will be obtained prior to the design of any irrigation system. Separate valves shall be provided for separate water-use planting areas, so that plants with similar water needs are irrigated by the same valve.
- » Proper irrigation techniques will be used throughout the project to maximize efficient water usage. The irrigation system shall include a smart irrigation controller that automatically adjusts the frequency

and/or duration of irrigation events in response to changing weather conditions.

- » Recycled water shall be used to irrigate all common landscape areas throughout the project. The non-potable irrigation system shall be designed to meet all applicable standards of the California Regional Water Quality Control Board, California Department of Public Health, and the Riverside County Health Department.
- » Irrigation systems for planting within the utility easement are subject to approval by the City of Corona Department of Water and Power.

4.4.3 Landscape Maintenance Plan

The developer will be responsible for landscape maintenance during project implementation. Ultimate responsibility for maintenance will be within individual private properties owners, Community Facilities District, Homeowners Associations and Public Agencies. Definition of these responsibilities will occur during the subdivision review process. The following summarizes how landscape maintenance responsibilities are intended to be divided within the project.

Individual Private Property Owner Maintenance

The individual property owners will be responsible for maintaining landscaping within privately owned areas, such as individual residential lots and parkways where they exist.

Community Facilities District and Homeowners Association

Landscape areas not maintained by private property owners or a public agency will be maintained through Community Facilities Districts or Homeowners Associations. Such areas will include common areas, common open space, private parks, entry landscaping, walls facing the public right-of-way, improved manufactured slopes, natural slopes, fuel modification areas, private areas and trails. Certain public landscaped areas may also be included, as determined by the

Director of Public Works. Future Special Districts will be subject to Public Works approval.

The project may annex into the City of Corona Community Facilities District (CFD) 2001-1 for the purpose of maintaining public landscaping within master planned street right-of-way and/or CFD easements. However, CFD 2001-1 is limited in the types of landscape maintenance services it can provide. The project must establish its own CFD following the provisions of the Mello-Roos Community Facilities Act of 1982. The new CFD shall be established prior to the recordation of the master tentative map, and shall annex all properties with the tract map to form its initial boundaries. All assessable parcels therein shall be subject to annual CFD charges (special taxes) to pay for the maintenance of public landscaping within public street rights-of-way, CFD easements, and the wash access road that runs along the Bedford Canyon Wash.

Public Agency Maintenance

Public agencies will be responsible for maintaining the landscape on publicly owned land. These areas may include trails and walkways (unless maintained by a Homeowners Association or a Community Facilities District). All open space areas shall be the responsibility of the Master Homeowners Association; some areas under easements could be accommodated subject to Public Works approval.

Public Works Department

Streets, sidewalks, parkways being maintained by either a Landscape Maintenance District (LMD) or a Community Facilities District (CFD), and trails located on public land will be the maintenance responsibility of the City's Public Works Department (unless maintained by a Homeowners Association or a Community Facilities District). CFD only maintain areas in or adjacent to the public right of way. All LMD/CFD lots shall be planted with a California-friendly Plant Palette. All street trees within the public right of way shall comply with the City of Corona approved list. DWP will be responsible for maintaining all LMD or CFD lots. Homeowners are

responsible for maintaining residential parkways on local private street frontage, as applicable.

4.4.4 Fuel Modification

Small portions of the Arantine Hills Specific Plan area fall within the Local Responsibility Area (LRA) Very High Fire Hazard Severity Zone, per the California Department of Forestry and Fire Protection's Fire Hazard Severity Zones in LRA Map (see Exhibit 2.5). In addition, the area adjoining the Specific Plan on the east is identified as a State Responsibility Area (SRA) Very High Fire Hazard Severity Zone. As such, these areas are subject to the City of Corona Design Guidelines and fuel modification standards. A separate fuel modification plan is required for this project. The fuel modification plan shall be submitted to the Fire Department for review and approval prior to the first building permit being issued.

The goal of the fuel modification program is to protect homes and businesses within the Arantine Hills Specific Plan from the hazards of wildfires, via fuel reduction through vegetation management. These guidelines are intended to provide the developer with examples of fuel modification measures that can be used to create an area around buildings or properties to create defensible space. Defensible space is the area around buildings and structures which provides firefighters with a working environment in which to protect those buildings and structures from encroaching wildfires. This space also serves to minimize the chance that a structure fire will escape to the surrounding wildland. Please refer to Exhibit 4.6 for a graphic depiction of the conceptual fuel modification plan for the Specific Plan area.

The defensible space zones serve to reduce the amount of fuel surrounding buildings and structures within the Specific Plan. This is achieved through a number of strategies, including providing separation between fuels, pruning and/or reshaping existing vegetation, and spacing plant material in order to prevent fire transfer to the structures.

Fuel modification defensible space zones shall be measured from the near edge of the natural area which is the fuel source. Subject to project level fuel modification plans, the on-site defensible space distances will be performance based design using factors derived from a Fire Behavior Analysis completed for the project site under “worst case” conditions. Regular maintenance of this area is required in order to prevent soil erosion and the spread of non-native invasive plant species. This area shall consist of two zones as follows:

Zone A

The purpose of the Zone A is to provide a defensible space for fire suppression forces and to protect structures from radiant and convective heat. In no case shall Zone A be less than a 10-foot minimum width at the side-yard conditions only, and no greater than 20 feet. The entire zone is to be located on a level, graded area at the top or base of the slope.

Zone A - Specific Maintenance Requirements:

- » Automatic irrigation systems to maintain healthy vegetation with high moisture content and be regularly irrigated.
- » Pruning of foliage to reduce fuel load, maintain vertical continuity, and removal of plant litter and dead wood in accordance with Attachment 6 provided on this plan.
- » Complete removal of undesirable plant species per the Undesirable Plant List.
- » Plants in this zone shall be highly fire resistant and selected from the approved Fire Department Plan List for the setback zone and given geographical area.
- » Tree species within Zone A are not allowed within 10 feet of combustible structures (measured from the edge of a full growth crown).
- » Maintenance includes thinning and removal of overgrowth, replacement of dead/dying fire resistant plantings, and maintenance of the operation of the irrigation system.
- » Devices that burn solid fuels are not permitted in any fuel modification zone.
- » No combustible construction shall be allowed within Zone A.

Zone B

The Zone B is the remaining distance between the structure and the native plants as dictated by the performance based design. This area shall be cleared of all undesirable plant species, irrigated, and planted with species from the approved plant list. This zone shall require the following per the City Fire Department Guidelines:

Zone B - Specific Maintenance Requirements:

- » Groundcover shall be installed and maintained at a height not to exceed 2 feet.
- » In order to maintain proper coverage, native grasses shall be allowed to go to seed. Native grasses shall be cut after annual seeding. Cut heights shall be approximately 4 inches.
- » Apply irrigation rates to maintain healthy vegetation with high moisture content based on plant species specific needs.
- » All plant species designed for the fuel modification shall be selected from the approved plant list. Existing fuel modification maintenance programs are limited to the plants listed on the approved plans unless a revision is requested. Planting and maintenance shall be in accordance with planting restrictions from the Undesirable Plant List provided on the fuel modification plan.
- » Groups of trees, tree-form shrubs, and shrubs that naturally exceed 2 feet in height shall be vertically pruned, and horizontally spaced in accordance with Attachment 6 provided on the fuel modification plan.
- » Removal of dead and dying vegetation and undesirable plant species from the Undesirable Plant List provided on this plan.
- » Devices that burn solid fuels are not permitted in any fuel modification zone.
- » Combustible construction is not allowed within the fuel modification.

For all Fuel Modification zones, plant material must be selected from the Table 4.3, Allowable Fuel Modification Plant Palette.

Fuel modification plans shall be subject to the review and approval of the City of Corona Fire Department Fire Protection Planning Section. The fuel modification shall consist of irrigated landscaping. This irrigated zone is a minimum of 50 feet to a maximum of 100 feet in width and may be increased as conditions warrant. The landscape plans must delineate that portion of the fuel modification area that will be permanently and regularly irrigated. The landscape architect shall select Fire Department approved plant species, design an irrigation system, and design a maintenance program which sensitively addresses water conservation practices and includes methods of erosion control to protect against slope failure. All irrigation shall be kept a minimum of 20 feet from the drip line of any existing native *Quercus* (oak) species.

Irrigated fuel modification zone shall be cleared of all undesirable plant species, irrigated, and planted with species from the approved plant list. Exceptions to save desirable species may be submitted for approval by the Corona City Fire Department on a site-specific basis.

Separate Fuel Modification Plan

A separate project level fuel modification plan shall be submitted to the City of Corona for review and approval by the City's Fire Department concurrently with implementing maps. In conjunction with the fuel modification plan, a fuel modification plant palette shall be subject to review and approval by the City Fire Department Fire Protection Planning Section and alternative species (other than those listed in plant materials list in this Specific Plan) may be approved at its discretion.

Table 4.3, Allowable Fuel Modification Plant Palette

	Code	Botanical Name	Common Name	Plant Form
1.	W	Abelia x grandiflora	Glossy Abelia	Shrub
2.	–	Acacia redolens desert carpet	Desert Carpet	Shrub
3.	–	Acer macrophyllum	Big Leaf Maple	Tree
4.	X	Achillea millefolium	Common Yarrow	Low shrub
5.	W	Achillea tomentosa	Wolly Yarrow	Low shrub
6.	X	Aeonium decorum	Aeonium	Ground cover
7.	X	Aeonium simsii	Aeonium	Ground cover
8.	W	Agaave attenuata	Century Plant	Succulent
9.	W	Agave shawii	Shaw's Century Plant	Succulent
10.	N	Agave victoriae-reginae	Agave	Ground cover
11.	X	Ajuga reptans	Carpet Bugle	Ground cover
12.	W	Alnus cordata	Italian Alder	Tree
13.	–	Alnus rhombifolia	White Alder	Tree
14.	N	Aloe aborescens	Torch Aloe	Shrub
15.	N	Aloe aristata	Dwarf Aloe	Ground cover
16.	N	Aloe brevifolia	Aloe	Ground cover
17.	W	Aloe Vera	Medicinal Aloe	Succulent
18.	W	Alyogyne huegelii	Blue Hibiscus	Shrub
19.	–	Ambrosia chamissonis	Beach Bur-Sage	Perennial
20.	–	Amorpha fruticosa	Western False Indigobush	Shrub
21.	W	Anigozanthus flavidus	Kangaroo Paw	Perennial Accent
22.	–	Antirrhinum nuttalianum ssp. Nuttalianum	Beard Tongue	Subshrub
23.	X	Aptenia cordifolia x 'Red Apple'	Red Apple Aptenia	Ground cover
24.	W	Arbutus unedo	Strawberry Tree	Tree
25.	W	Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	Ground cover
26.	W	Arctostaphylos edmundsil	Little Sur Manzanita	Ground cover
27.	–	Arctostaphylos glandulosa	Eastwood Manzanita	Shrub
28.	W	Arctostaphylos hookeri 'Monterey Carpet'	Monterey Carpet Manzanita	Low shrub
29.	N	Arctostaphylos pungens	Heather	Shrub
30.	N	Arctostaphylos refugioensis	Refugio Manzanita	Shrub
31.	W	Arctostaphylos uva-ursi	Bearberry	Ground cover
32.	W	Arctostaphylos x 'Greensphere'	Greensphere Manzanita	Shrub
33.	N	Atemisia caucasia	Caucasian Artemisia	Ground cover
34.	N	Artemisia pycnocephala	Beach Sagewort	Perennial
35.	X	Atriplex canescens	Four-Wing Saltbush	Shrub
36.	X	Atriplex lentiformis ssp. Breweri	Brewer Saltbush	Shrub
37.	–	Baccharis emoryi	Emory Baccharis	Shrub
38.	W –	Baccharis pilularis ssp. Consanguinea	Chaparral Bloom	Shrub

X = Plant Species prohibited in wet and dry fuel modification zones adjacent to native open space lands. Acceptable in all other fuel modification zones and locations.

W = Plant species appropriate for use in wet fuel modification zones adjacent to native open space lands. Acceptable in all other wet and irrigated dry (manufactured slopes) fuel modification zones and locations.

– = Plant species native to Riverside, Orange and San Diego Counties. Acceptable in all fuel modification (wet or dry zones) in all locations.

N = Plant species acceptable on a limited basis (maximum 30% of the area at time of planting) in wet fuel modification zones adjacent to native open space reserve lands. Acceptable in all other fuel modification zones and locations.

***** = If seed collected from local seed source.

****** = Not native plant species but can be used in all fuel modification zones.

	Code	Botanical Name	Common Name	Plant Form
39.	X	Baccharis pilularis var. pilularis 'Twin Peaks	Twin Peaks	Ground cover
40.	–	Baccharis salicifolia	Mulefat	Shrub
41.	N	Baileya Multiradiata	Desert Marigold	Ground cover
42.	W	Beaucarnea recurvata	Bottle Palm	Shrub/Small tree
43.	N –	Bougainvillea spectabilis	Bougainvillea	Shrub
44.		Brahea armata	Mexican Blue Palm	Palm
45.	N –	Brahea brandegeei	San Jose Hesper Palm	Palm
46.	N –	Brahea edulis	Guadalupe Palm	Palm
47.	–	Brickellia californica	Hoary Nettle	Subshrub
48.	W –	Bromus carinatus	California Brome	Grass
49.	–	Camissonia cheiranthifolia	Beach Evening Primrose	Perennial subshrub
50.	N	Carissa macracarpa	Green Carpet Natal Plum	Ground
51.	X	Carpibrotus chilensis	Sea Fig Ice Plant	Ground cover
52.	W	Ceanothus gloriosus 'Point Reyes'	Point Reyes Ceanothus	Shrub
53.	W	Ceanothus griseus 'Louise Edmunds'	Louis Edmunds Ceanothus	Shrub
54.	W	Ceanothus griseus horizontalis	Yankee Point	Ground cover
55.	W	Ceanothus griseus var. horizontalis	Carmel Creeper Ceanothus	Shrub
56.	–	Ceanothus megacarpus	Big Pod Ceanothus	Shrub
57.	W	Ceanothus prostratus	Squaw Carpet Ceanothus	Shrub
58.	–	Ceanothus spinosus	Green Bark Ceanothus	Shrub
59.	W	Ceanothus verrucosus	Wart-Stem Ceanothus	Shrub
60.	W	Cerastium tomentosum	Snow-in-summer	Ground cover/shrub
61.	W	Ceratonia siliqua	Carob	Tree
62.	W	Cercis occidentalis	Western redbud	Tree/Shrub
63.	X	Chrysanthemum leucanthemum	Oxeye Daisy	Groundcover
64.	W	Cistus hybridus	White Rockrose	Shrub
65.	W	Cistus incanus	Mauve Rockrose	Shrub
66.	W	Cistus incanus salviaefolius	Sageleaf Rockkrose	Shrub
67.	W	Cistus purpureus	Orchid Rockrose	Shrub
68.	W	Citrus species	Citrus	Tree
69.	–	Clarkia bottae	Showy Fairwell to Spring	Annual
70.	–	Cneoridium dumosum	Bushrue, Pt. Reyes Ceanothus	Shrub
71.	–	Collinsia heterophylla	Chinese Houses	Annual
72.	W –	Comarostaphylis diversifolia	Summer Holly	Shrub
73.	N	Convolvulus cneorum	Bush Morning Glory	Shrub
74.	W	Coprosma kirkii	Creeping Coprosma	Ground
75.	W	Coprosma pumila	Prostrate Coprosma	Low Shrub
76.	–	Coreopsis californica	California coreopsis	Annual
77.	W	Coreopsis lanceolata	Coreopsis	Ground cover

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W = Plant species appropriate for use in wet fuel modification zones adjacent to native open space lands. Acceptable in all other wet and irrigated dry (manufactured slopes) fuel modification zones and locations.

– = Plant species native to Riverside, Orange and San Diego Counties. Acceptable in all fuel modification (wet or dry zones) in all locations.

N = Plant species acceptable on a limited basis (maximum 30% of the area at time of planting) in wet fuel modification zones adjacent to native open space reserve lands. Acceptable in all other fuel modification zones and locations.

***** = If seed collected from local seed source.

****** = Not native plant species but can be used in all fuel modification zones.

	Code	Botanical Name	Common Name	Plant Form
78.	N	Correa pulchella	Australian Fushia	Ground cover
79.	W	Cotoneaster buxifolius	Grayleaf Cotoneaster	Shrub
80.	W	Cotoneaster congestus Likang	Likang Cotoneaster	Ground cover/Vine
81.	X	Crassula lactea	Taylor's Parches	Ground cover
82.	X	Crassula ovata	Jade Tree	Shrub
83.	X	Crassula tetragona	Jade Plant	Shrub
84.	W –	Croton californicus	California Croton	Ground cover
85.	X	Delosperma 'alba'	White Trailing Ice Plant	Ground cover
86.	–	Dendromecon rigida	Bush Poppy	Shrub
87.	–	Dichelostemma capitatum	Blue Dicks	Herb
88.	N	Distictis buccinatoria	Blood-Red Trumpet Vine	Vine/Climbing vine
89.	N	Dodonaea viscosa	Hopseed Bush	Shrub
90.	X	Drosanthemum floribundum	Rosea Ice Plant	Ground cover
91.	X	Drosanthemum hispidum	Ice Plant, Showy Dewflower	Ground cover
92.	–	Dudleya lanceolat	Lance Leaved Dudleya	Succulent
93.	–	Dudleya pulverulenta	Chalk Dudleya	Succulent
94.	W	Elaeagnus pungens	Silverberry	Shrub
95.	–	Encelia californica	California Encelia	Small shrub
96.	– Δ	Epilobium canum (Zauschneria californica)	Hoary California Fushia	Shrub
97.	–	Eriastrum sapphirinum	Mojave Wolly Star	Annual
98.	N	Eriobotrya japonica	Loquat	Tree
99.	–	Eriodictyon crassifolium	Thick-Leaf Yerba Santa	Shrub
100.	–	Eriodictyon trichocalyx	Mojave Woolly Star	Annual
101.	W –	Eriophyllum confertiflorum	Golden Yarrow	Shrub
102.	W	Erythrina species	Coral Tree	Tree
103.	W –	Eschscholzia californica	California Poppy	Flower
104.	X	Eschscholzia mexicana	Mexican Poppy	Herb
105.	N	Euonymus fortunei	Winter Creeper Euonymus	Ground cover
106.	N	Fiejoa sellowiana	Pineapple Guava	Shrub/Tree
107.	N	Fragaria chiloensis	Wild Strawberry/ Sand Strawberry	Ground cover
108.	–	Frankenia salina	Alkali Heath	Ground cover
109.	W	Fremontodendron californicum	California Flannelbush	Shrub
110.	X	Gaillardia x grandiflora	Blanketflower	Ground cover
111.	W	Galvezia speciosa	Bush Snapdragon	Shrub
112.	W	Garra ellipta	Silktassel	Shrub
113.	X	Gazania hybrids	South African Daisy	Ground cover
114.	X	Gazania rigens leucolaena	Trailing Gazania	Ground cover
115.	–	Gilia capitata	Globe Gilia	Perennial
116.	W	Gilia leptantha	Showy Gilia	Perennial

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W = Plant species appropriate for use in wet fuel modification zones adjacent to native open space lands. Acceptable in all other wet and irrigated dry (manufactured slopes) fuel modification zones and locations.

– = Plant species native to Riverside, Orange and San Diego Counties. Acceptable in all fuel modification (wet or dry zones) in all locations.

N = Plant species acceptable on a limited basis (maximum 30% of the area at time of planting) in wet fuel modification zones adjacent to native open space reserve lands. Acceptable in all other fuel modification zones and locations.

***** = If seed collected from local seed source.

****** = Not native plant species but can be used in all fuel modification zones.

	Code	Botanical Name	Common Name	Plant Form
117.	W	<i>Gilia tricolor</i>	Bird's Eyes	Perennial
118.	W	<i>Ginkgo biloba</i>	Maidenhair Tree	Tree
119.	–	<i>Gnaphalium californicum</i>	California Everlasting	Annual
120.	W	<i>Grewia occidentalis</i>	Starflower	Shrub
121.	–	<i>Grindelia stricta</i>	Gum Plant	Ground cover
122.	N –	<i>Hakea suaveolens</i>	Sweet Hakea	Shrub
123.	W	<i>Harde bergia comptoniana</i>	Lilac Vine	Shrub
124.	N	<i>Helianthemum mutabile</i>	Sunrose	Ground
125.	–	<i>Helianthemum scoparium</i>	Rush Rose	Shrub
126.	–	<i>Heliotropium curassavicum</i>	Salt Heliotrope	Ground cover
127.	X	<i>Helix canariensis</i>	English Ivy	Ground cover
128.	W	<i>Hesperaloe parviflora</i>	Red Yucca	Perennial
129.	–	<i>Heteromeles arbutifolia</i>	Toyon	Shrub
130.	X	<i>Hypericum calycinum</i>	Aaron's Beard	Shrub
131.	N	<i>Iberis sempervirens</i>	Edging Candytuft	Ground cover
132.	N	<i>Iberis umbellatum</i>	Globe Candytuft	Ground cover
133.	–	<i>Isocoma menziesii</i>	Coastal Goldenbush	Small shrub
134.	–	<i>Isomeris arborea</i>	Bladderpod	Shrub
135.	W	<i>Iva hayesiana</i>	Poverty Weed	Ground cover
136.	N	<i>Jubians californica</i>	California Black Walnut	Tree
137.	–	<i>Juncus acutus</i>	Spiny Rush	Perennial
138.	–	<i>Keckiella antirrhinoides</i>	Yellow Bush Penstemon	Subshrub
139.	–	<i>Keckiella cordifolia</i>	Heart Leaved Penstemon	Subshrub
140.	–	<i>Keckiella ternata</i>	Blue Stemmed Bush Penstemon	Subshrub
141.	W	<i>Kniphofia uvaria</i>	Red Hot Poker	Perennial
142.	W	<i>Lagerstroemia patersonii</i>	Crape Myrtle	Tree
143.	X	<i>Lampranthus aurantiacus</i>	Bush Ice Plant	Ground cover
144.	X	<i>Lampranthus filicaulis</i>	Redondo Creeper	Ground cover
145.	X	<i>Lampranthus spectabilis</i>	Trailing Ice Plant	Ground cover
146.	W	<i>Lantana camara cultivars</i>	Yellow Sage	Shrub
147.	W	<i>Lantana montevidensis</i>	Trailing Lantana	Shrub
148.	–	<i>Lasthenia californica</i>	Dwark Goldfields	Annual
149.	W	<i>Lavandula dentataq</i>	French Lavendar	Shrub
150.	W	<i>Leptospermum laevigatum</i>	Australian Tea Tree	Shrub
151.	W	<i>Leucophyllum frutescens</i>	Texas Ranger	Shrub
152.	–	<i>Leymus condensatus</i>	Giant Wild Rye	Large grass
153.	N	<i>Ligustrum japonicum</i>	Texas Privet	Shrub
154.	X	<i>Limonium perezii</i>	Sea Lavender	Shrub
155.	W –	<i>Liquidambar styraciflua</i>	American Sweet Gum	Tree
156.	W	<i>Liriodendron tulipifera</i>	Tulip Tree	Tree

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	Code	Botanical Name	Common Name	Plant Form
157.	X	Lonicera japonica ‘Halliana’	Hall’s Japanese Honeysuckle	Vining Shrub
158.	–	Lonicera subspicata	Wild Honeysuckle	Vining Shrub
159.	X	Lotus corniculatus	Bird’s Foot Trefoil	Ground Cover
160.	–	Lotus Heermanii	Woolly Lotus	Perennial
161.	–	Lotus Scoparius	Deerweed	Shrub
162.	W	Lupinus arizonicus	Desert Lupine	Annual
163.	W	Lupinus benthamii	Spider Lupine	Annual
164.	–	Lupinus bicolor	Sky Lupine	Flowering annual
165.	–	Lupinus sparsiflorus	Coulter’s Lupine	Annual
166.	W	Lyonothamnus floribundus ssp.	Fernleaf Ironwood	Tree
167.	W	Macademia Integrifolia	Macadamia Nut	Tree
168.	W	Mahonia aquifolium ‘Golden Abundance’	Golden Abundance, Oregon Grape	Shrub
169.	W	Mahonia nevinii	Nevin Mahonia	Shrub
170.	–	Malacothamnus fasciculatus	Chaparral Marrow	Shrub
171.	X	Makephora luteola	Trailing Ice Plant	Ground cover
172.	W	Maytenus boaria	Mayten Tree	Tree
173.	W	Melaleuca nesophila	Pink Melaleuca	Shrub
174.	N	Metrosideros excelsus	New Zealand Christmas Tree	Tree
175.	– *	Mimulus species	Monkeyflower	Flower
176.	–	Mirabilis californica	Wishbone Bush	Perennial
177.	N	Myoporum debile	Trailing Myoporum	Shrub
178.	N	Myoporum insulare	Boobialla	Shrub
179.	W	Myoporum parvifolium	Creeping Boobialla	Ground cover
180.	W	Myoporum ‘Pacificum’	Trailing Myoporum	Shrub
181.	–	Nassella [stipa] lepida	Foothill Needlegrass	Ground cover
182.	–	Nassella stipa] pulchra	Purple Needlegrass	Ground cover
183.	–	Nemophila menziesii	Baby Blue Eyes	Annual
184.	X	Nerium oleander	Oleander	Shrub
185.	–	Oenothera hookeri	California Evening Primrose	Flower
186.	W	Oenothera speciosa	Showy Evening Primrose	Perennial
187.	X	Ophiopogon japonicus	Mondo Grass	Ground cover
188.	– *	Opuntia littoralis	Prickly Pear	Cactus
189.	– *	Opuntia oricola	Oracle Cactus	Cactus
190.	– *	Opuntia prolifera	Coast Cholla	Cactus
191.	W	Osmanthus fragrans	Sweet Olive	Shrub
192.	X	Osteospermum fruticosum	Trailing African Daisy	Ground cover
193.	X	Parkinsonia aculeata	Mexican Palo Verde	Tree
194.	W	Pelargonium peltatum	Ivy Geranium	Ground cover
195.	X	Penstemon species	Beard Tongue	Shrub

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196.	W	Photinia Fraseri	Red Robin	Shrub
197.	W	Pistacia chinensis	Chinese pistache	Tree
198.	X	Pittosporum undulatum	Victorian Box	Tree
199.	–	Plantago erecta	California Plantain	Annual
200.	**	Plantago insularis	Woolly Plantain	Annual
201.	X	Plantago sempervirens	Evergreen Plantain	Ground cover
202.	W	Platanus racemosa	California Sycamore	Tree
203.	W	Plumbago auriculata	Plumbago Cape	Shrub
204.	–	Populus fremontii	Western Cottonwood	Tree
205.	X	Portulacaria afra	Elephant's Foot	Shrub
206.	–	Potentilla glandulosa	Sticky Cinquefoil	Subshrub
207.	X	Potentilla tabernaemontanii	Spring Cinquefoil	Ground cover
208.	X	Prunus caroliniana	Carolina Cherry Laurel	Shrub/Tree
209.	–	Prunus ilicifolia ssp. Ilcifolia	Holly Leaved Cherry	Shrub
210.	X	Prunus lyonii	Catalina Cherry	Shrub/Tree
211.	N	Punica granatum	Pomegranate	Shrub/Tree
212.	W	Puya species	Puya	Succulent/shrub
213.	W	Pyracantha species	Firethorn	Shrub
214.	–	Quercus agrifolia	Coast Live Oak	Shrub
215.	– *	Quercus berberidifolia	California Scrub Oak	Shrub
216.	– *	Quercus dumosa	Coastal Scrub Oak	Shrub
217.	X	Quercus engelmannii	Engelmann Oak	Tree
218.	X	Quercus suber	Cork Oak	Tree
219.	X	Rhamnus alaternus	Italian Buckthorn	Shrub
220.	–	Rhamnus californica	California Coffee Berry	Shrub
221.	–	Rhamnus crocea	Redberry	Shrub
222.	–	Rhamnus crocea ssp. Ilcifolia	Hollyleaf Redberry	Shrub
223.	N	Rhaphiolepis species	Indian Hawthorn	Shrub
224.	–	Rhus integrifolia	Lemonade Berry	Shrub
225.	N	Rhus lancea	African Sumac	Tree
226.	–	Rhus ovataa	Sugarbush	Shrub
227.	–	Ribes aureum	Golden Currant	Shrub
228.	–	Ribes indecorum	White Flowering Currant	Shrub
229.	–	Ribes speciosum	Fuschia Flowering Gooseberry	Shrub
230.	W	Ribes viburnifolium	Evergreen Currant	Shrub
231.	– *	Romneya coulteri	Matilija Poppy	Shrub
232.	X	Romneya coulteri 'White Cloud'	White Cloud Matilija Poppy	Shrub
233.	W –	Rosmarinus officinalis	Rosemary	Shrub
234.	W –	Salvia greggii	Autumn Sage	Shrub

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	Code	Botanical Name	Common Name	Plant Form
235.	W –	Salvia sonomensis	Creeping Sage	Ground cover
236.	–	Sambucus mexicana	Mexican Elderberry	Tree
237.	W	Santolina chamaecyparissis	Lavender Cotton	Ground cover
238.	W	Santolina virens	Green Lavender Cotton	Shrub
239.	–	Satureja chandleri	San Miguel Savory	Perennial
240.	–	Scirpus acutus	Hard-Stem Bulrush	Perennial
241.	–	Scirpus californicus	California Bulrush	Perennial
242.	X	Sedum acre	Goldmoss Sedum	Ground cover
243.	X	Sedum album	Green stonecrop	Ground cover
244.	X	Sedum confusum	Stonecrop	Ground cover
245.	X	Sedum x rubrotinctum	Pork & Beans	Ground cover
246.	X	Senecio serpens	Dusty Miller	Ground cover
247.	–	Sisyrinchium bellum	Blue-Eyed Grass	Ground cover
248.	–	Solanum douglasii	Douglas Nightshade	Shrub
249.	–	Solanum xanthii	Purple Nightshade	Perennial
250.	W	Stenocarpus sinuatus	Firewheel Tree	Tree
251.	W	Strelitzia nicolai	Giant Bird of Paradise	Perennial
252.	W	Strelitzia reginae	Bird of Paradise	Perennial
253.	–	Symphoricarpos mollis	Creeping Snowberry	Shrub
254.	W	Tecoma stans [stenolibium stans]	Yellow Bells	Shrub/small tree
255.	X	Tecomaria capensis	Cape Honeysuckle	Ground cover
256.	N	Teucrium chamaedrys	Germander	Ground cover
257.	N	Thymus serpyllum	Lemon Thyme	Ground cover
258.	N	Trachelospermum jasminoides	Star Jasmine	Shrub
259.	–	Trichostema lanatum	Wolly Blue-Curls	Shrub
260.	X	Trifolium hirtum ‘Hyron’	Hyron Rose Clover	Ground cover
261.	X	Trifolium fragiferum ‘O’Connor’s’	O’Connor’s Legume	Ground cover
262.	–	Umbellularia californica	California Laurel	Tree
263.	–	Verbena lasiostachys	Western Vervain	Perennial
264.	N	Verbena peruviana	Peruvian Verbena	Ground cover
265.	X	Verbena species	Verbena	Ground cover
266.	X	Vinca minor	Dwarf Periwinkle	Ground cover
267.	–	Vitis Girdiana	Desert Wild Grape	Vine
268.	X	Vulpia myuros ‘Zorro’	Zorro Annual Fescue	Grass
269.	W	Westringia fruticosa	Coast Rosemary	Shrub
270.	W	Xanthorrhoea species	Grass Tree	Perennial / shrub
271.	W	Xylosma congestum	Shiny Xylosma	Shrub
272.	X	Yucca species	Yucca	Shrub
273.	–	Yucca whipplei	Yucca	Shrub

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Arantine Hills Specific Plan Amendment • August 2022 • Land Use Plan



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5

CIRCULATION, INFRASTRUCTURE AND PUBLIC SERVICES

5.1 Circulation

The circulation system for Arantine Hills is designed to promote the movement of vehicles and pedestrians safely and efficiently through the project. See Exhibit 5.1, Circulation Plan. All improvements prescribed by the Traffic Impact Analysis dated September 2015 (as amended) by Urban Crossroads shall be constructed according to the Infrastructure Phasing Plan in Exhibit 5.16. This section of the Arantine Hills Specific Plan identifies the proposed circulation cross-sections for Arantine Hills. The final engineering of all streets, sidewalks and pedestrian walkways, and bike lanes may vary from the “typical” exhibits shown herein, with approval of the City of Corona.

5.1.1 Regional Circulation

Regionally, the site is accessible from the Interstate 15 Freeway at Cajalco Road. Currently, this interchange experiences delays and congestion due to the traffic volumes. The Project master developer and the City have a Development Agreement, which will set out obligations for funding of the I-15/Cajalco Road freeway overpass and other intersections that are affected by the Project.

5.1.2 Vehicular Circulation

The vehicular circulation system for Arantine Hills consists of a hierarchy of on-site roads, including a divided Collector with a 76’ right-of-way, modified Collector with a 65’ right-of-way, and Residential Local Streets 56’ right-of-way. The streets are designed to comply with the City of Corona’s Public

Works Standards. See Exhibits 5.2a through 5.2h, Street Cross Sections (please refer to the Exhibit 5.1 for the street locations). All streets not mentioned in this Specific Plan shall be constructed pursuant to City of Corona street standards. The final engineering of all streets, sidewalks, and pathways may vary from the “typical” exhibits shown here in this Specific Plan, with the approval of the City of Corona.

Modified Divided Collector/ Transition Modified Divided Collector Street ‘A’

The Modified Divided Collector /Transition Modified Divided Collector (designated as Street ‘A’) will be the continuation of Bedford Canyon Road and is designed to allow residents and visitors safe and efficient movement from the I-15/Cajalco Road interchange and Eagle Glen Parkway into the commercial center (Planning Area 11)and the residential areas in Arantine Hills. Street ‘A’ is planned as a divided street with a right-of-way of 97’. The 97’ right-of-way section includes two travel lanes in each direction, with separation by a 14’ wide raised median and a separated 5’ striped bike lane on each side. A 14’ parkway is located on the east side of the pavement width containing a 6’ wide curb-adjacent landscaped area, and an 8’ wide sidewalk. An 11’ parkway is located on the west side of the pavement width containing a 6’ wide curb-adjacent landscaped area, and an 5’ wide sidewalk. A 10’ wide landscape setback is on the east side of the Street “A” including a 6’ multi-purpose trail. Street ‘A’ will serve as the primary entry drive into the Arantine Hills community. A portion of Street

‘A’ adjacent to Planning Areas 10 and 12 will transition from 97’ to 76’ as shown in Exhibit 5.1, Circulation Plan, and Exhibit 5.2b.

Divided Collector Streets ‘C’ and Modified Collector Street ‘B’

The Divided Collector Street ‘C’ and Modified Collector Street ‘B’ are designed primarily to collect traffic from residential neighborhoods and distribute to Street ‘A’ and Eagle Glen Parkway. Divided Collector Street ‘C’ has a 76’ right-of-way with a 12’ wide raised landscaped median. Modified Collector Street ‘B’, between Street ‘A’ and ‘C’, has a 65’ right-of-way, with one travel lane in each direction and an 8-foot wide Class I bike lane located in the parkway on the south side of the street. Modified Collector Street ‘B’, west of Street ‘C’, has a 73’ right-of-way, with one travel lane in each direction and an 12-foot wide Class I bike lane located in the parkway on the south side of the street.

Modified Local Street ‘D’ and Emergency Access Street ‘E’

Exhibit 5.2g, shows the relationship of the Modified Local Street ‘D’ to Bedford Canyon Wash and to Emergency Access Street ‘E’, which has a 28’ wide cross-section. Street ‘D’ has a 40’ wide paved right-of-way. Streets ‘D’ and ‘E’ are separated by a planned decorative barrier.

Public vs. Private Streets

It is anticipated that portions of Street ‘A’ and Street ‘C’ will serve as public streets. The private portions of Streets ‘A’ and ‘C’ will connect to private Street ‘B’. Two roundabouts are planned in Arantine Hills. One roundabout will be situated at the intersection of Streets ‘A’ and ‘B’. The second roundabout is located at the intersection of Streets ‘B’ and ‘C’. See Exhibit 5.3a through 5.3c for a Conceptual Roundabout Layout (Typical).

Residential Private Streets

The residential private streets in Arantine Hills are designed as two-lane streets to serve the project within the private areas and gated neighborhoods. The private

streets will have a right-of-way width of between 48’ to 64’ per City standards. It is anticipated that many of the private streets within Arantine Hills will consist of a 56’ right-of-way, which will allow for parking on both sides of the street. The actual street widths will be determined during the processing of the tentative tract maps. Cul-de-sacs shall not exceed 500’ in length pursuant to Section 16.08,020 of the Corona Municipal Code, unless otherwise approved by the Board of Zoning Adjustment. Chokers and knuckles shall be permitted on any and all residential streets within the Arantine Hills Specific Plan area subject to review and approval by the City Traffic Engineer. See Exhibit 5.4, Private Street.

5.1.3 Gated Residential Neighborhoods

The entire Arantine Hills community is anticipated to be gated on Street ‘A’ and Street ‘C’ as shown on the “A” Map, which is being processed concurrently with this Specific Plan Amendment. A conceptual plan view of gated entries for Streets ‘A’ and ‘C’ are shown in Exhibit 5.5, Gated Neighborhood Standards. At the discretion of the Project Master Developer, the project may be constructed without the community entry gates on Streets ‘A’ and ‘C’. In addition, individual planning areas may be gated subject to City standard entry at the discretion of the Project Master Developer.

5.1.4 Pedestrian Circulation

The Specific Plan includes pedestrian circulation system that provides connectivity between residential neighborhoods. Pedestrian facilities will be provided in the form of sidewalks within the parkways adjacent to the interior roadways and trails that are designed to allow for potential future connections to adjacent neighborhoods, open space and trails outside of Arantine Hills in Cleveland National Forest (see Exhibit 5.6, Pedestrian Circulation). As each Planning Area develops, the trails connections shall be shown on the Precise Plans required per Section 8.6. The project master developer is not responsible for the offsite trail extension. A Class I bikeway will be provided along the south side of Street ‘B’. To ensure safe pedestrian circulation throughout

Arantine Hills, street design shall incorporate the following:

- » Handicapped ramps at street intersections
- » Landscaped parkways between the street and the sidewalk along Streets ‘A’, ‘B’, and ‘C’.

5.1.5 Bicycle Circulation

The City’s Bicycle Master Plan depicts a planned Class II/III bike lane/route on Cajalco Road and Eagle Glen Parkway, as well as planned Class II bike lanes on Bedford Canyon Road and Masters Drive, adjacent to the project site. Within Arantine Hills, Class II bicycle paths will be provided along the Streets ‘A’ and ‘C’, allowing for bikeway connections to the City’s Class I bikeway system via the City-designated planned Class II/III bikeways in Eagle Glen Parkway/Cajalco Road. The Class II bicycle path consists of a striped lane with restricted vehicular parking and appropriate signage. In addition, there will be an off-road Class I bicycle path along Street ‘B’. This Class I bike path is located on the south side of Street ‘B’, adjacent to the Bedford Canyon Wash channel. A sidewalk on the north side of Street ‘B’ will connect Planning Areas 1, 2, 6, 7, 10 and 17. In addition, Class II bike lanes will be provided in Streets ‘A’ and ‘C’. The Class II bike lanes will extend to the project boundary and become part of the Regional Trail system upon extension of the Regional Trail to development. The bicycle path and lanes will promote the use of bicycles as an alternative mode of transportation. Residents of Arantine Hills will be able to travel to other portions of the City along City-designated bike lanes and bikeways. See Exhibit 5.7, Bicycle Circulation.

5.1.6 Streets ‘D’ & ‘E’ Access to Planning Area 14

Streets ‘D’ & ‘E’ will eventually provide access across Bedford Canyon Wash into Planning Area 14. Street ‘E’ is an emergency access and will have a 28’ right-of-way with one travel lane in each direction. Most of the time, however, Street ‘E’ will function as access for pedestrian and bicycle use only.

5.1.7 Lighting within Public Rights-of-Way

The Arantine Hills project will be annexed into the City of Corona Lighting Maintenance District (LMD) 2003-1 for the purpose of maintaining public lighting within the master planned street rights-of-way. All assessable parcels therein shall be subject to annual LMD charges (special taxes or assessments) for operations and capital improvements. The developer shall be responsible for all costs incurred during annexation into the LMD. All lighting fixtures located outside of street rights-of-way will be owned and maintained by the Homeowners Association.

5.1.8 Advanced Traffic Management System

Each new or project-related modified traffic signal will be required to bring the intersection up to the City’s latest standards including Video Detection, BBS, Ethernet Switch, and Fiber/Wireless Connections.

All project-related new or modified traffic signals will be required to be integrated into the City’s Advance Traffic Management System via new or existing fiber optic connections. Phase 1 of Arantine Hills will be required to construct ITS conduit, pull boxes, and pull rope with trace wire along the southern side of Eagle Glen Parkway from Bedford Canyon Road westerly to the last future signal or project limit, whichever is the lengthier distance.

The traffic signal at Eagle Glen Parkway/Bedford Canyon Road shall be provided with CCTV for traffic monitoring.

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Exhibit 5.1, Circulation Plan

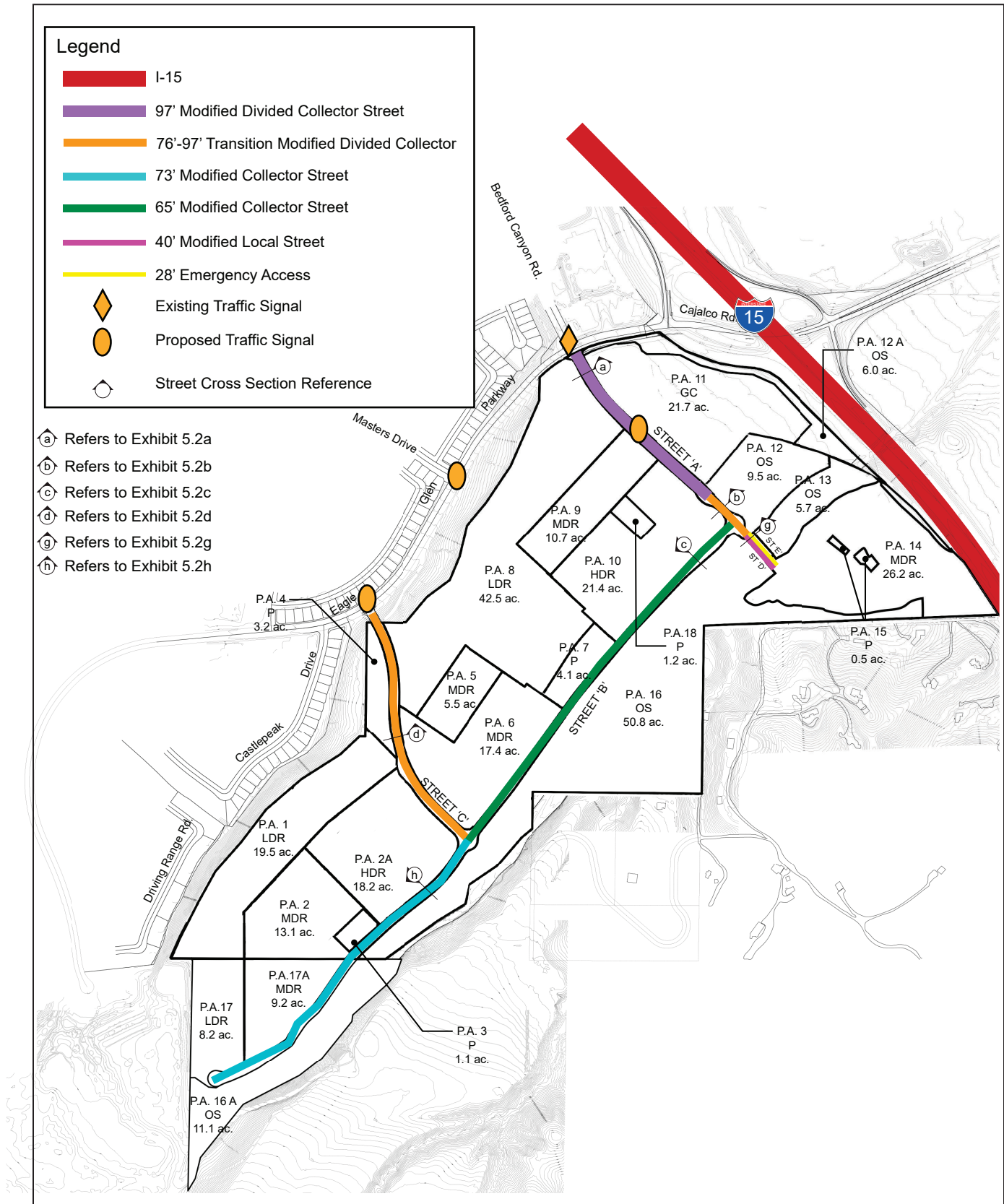


Exhibit 5.2a, Typical Street Cross Section - 97' Modified Divided Collector

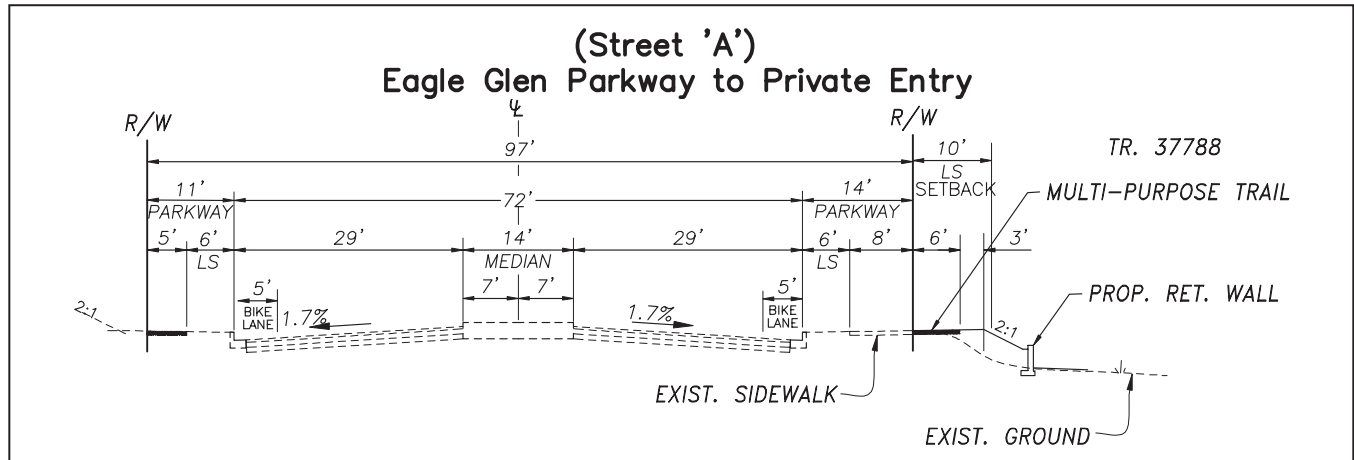


Exhibit 5.2b, Typical Street Cross Section - 67'-76' Transition Modified Divided Collector

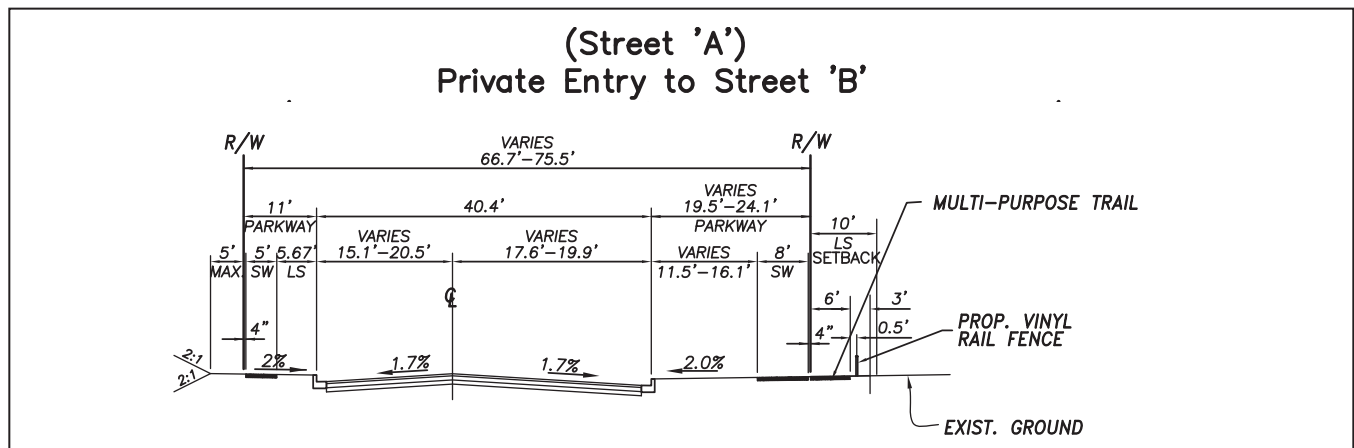


Exhibit 5.2c, Typical Street Cross Section - 65' Modified Collector

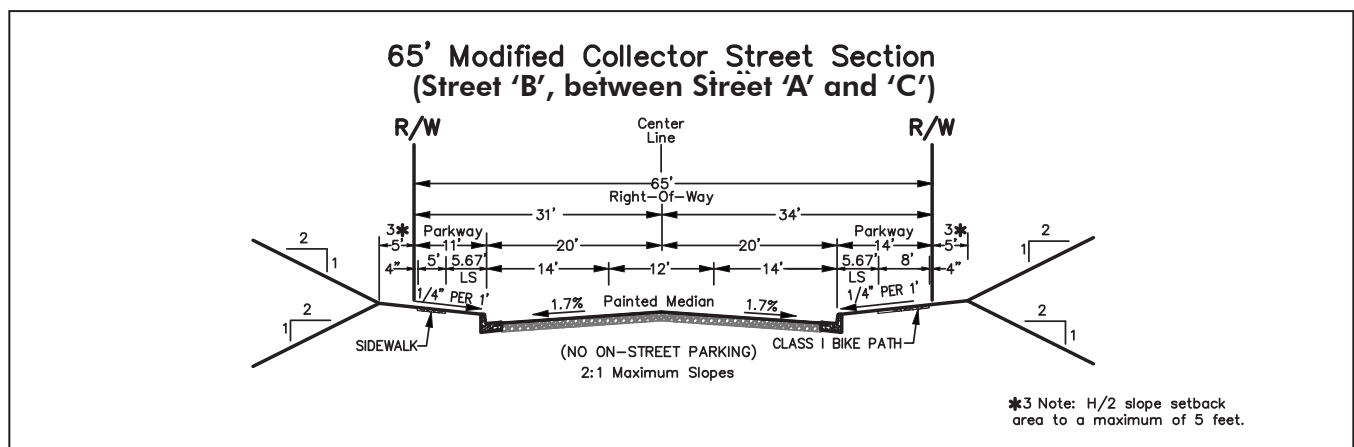


Exhibit 5.2d, Typical Street Cross Section - 76' Divided Collector

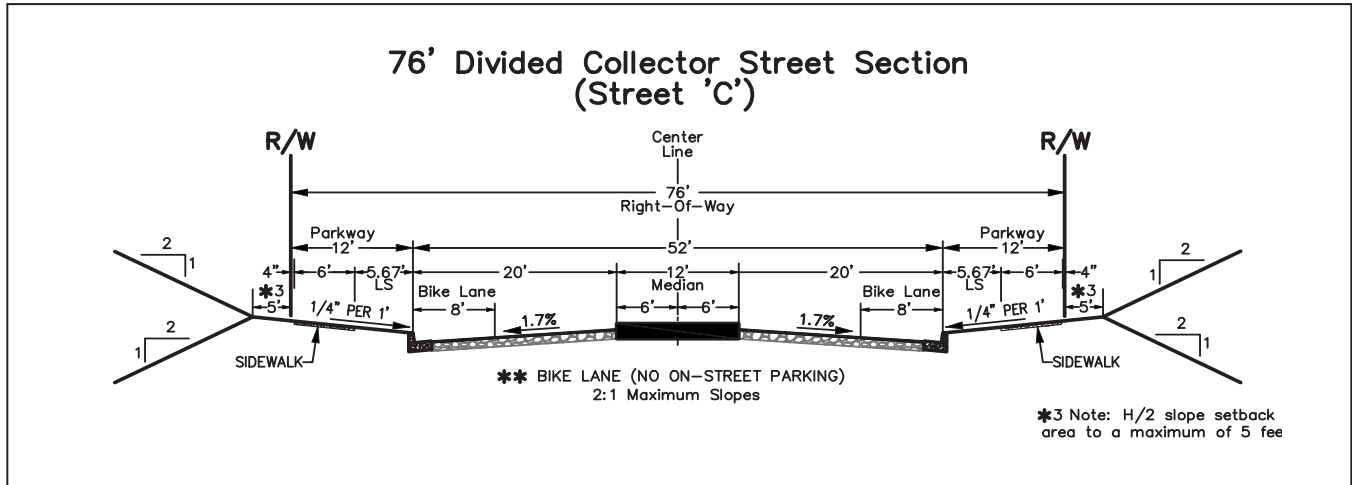


Exhibit 5.2e, Typical Street Cross Section - 56' Modified Local Street

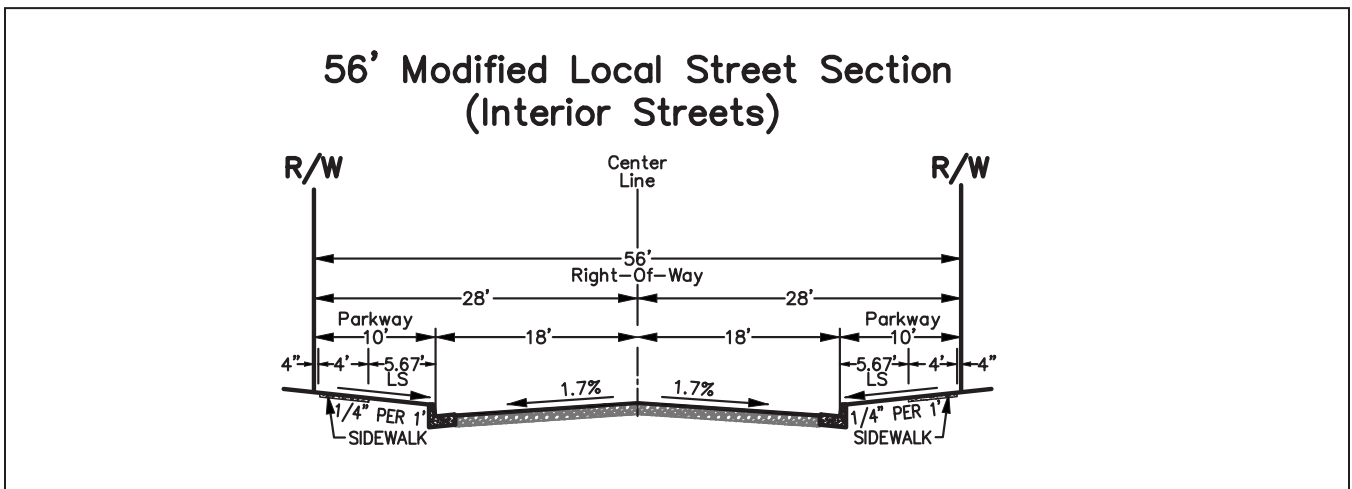


Exhibit 5.2f, Typical Street Cross Section - 56' Modified Local Street Alternative

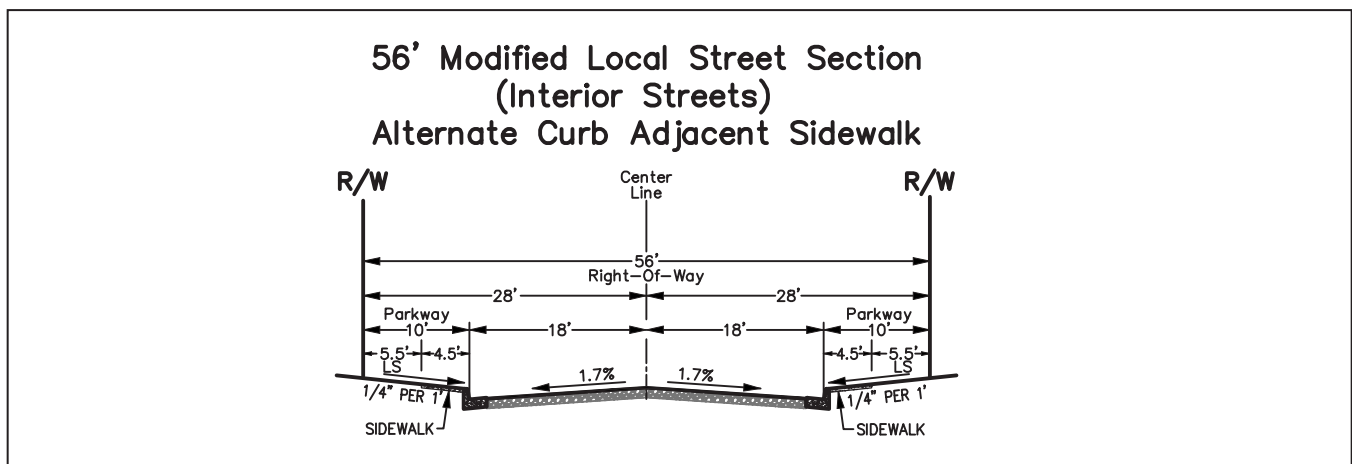


Exhibit 5.2g, Typical Street Cross Section - Streets D and E

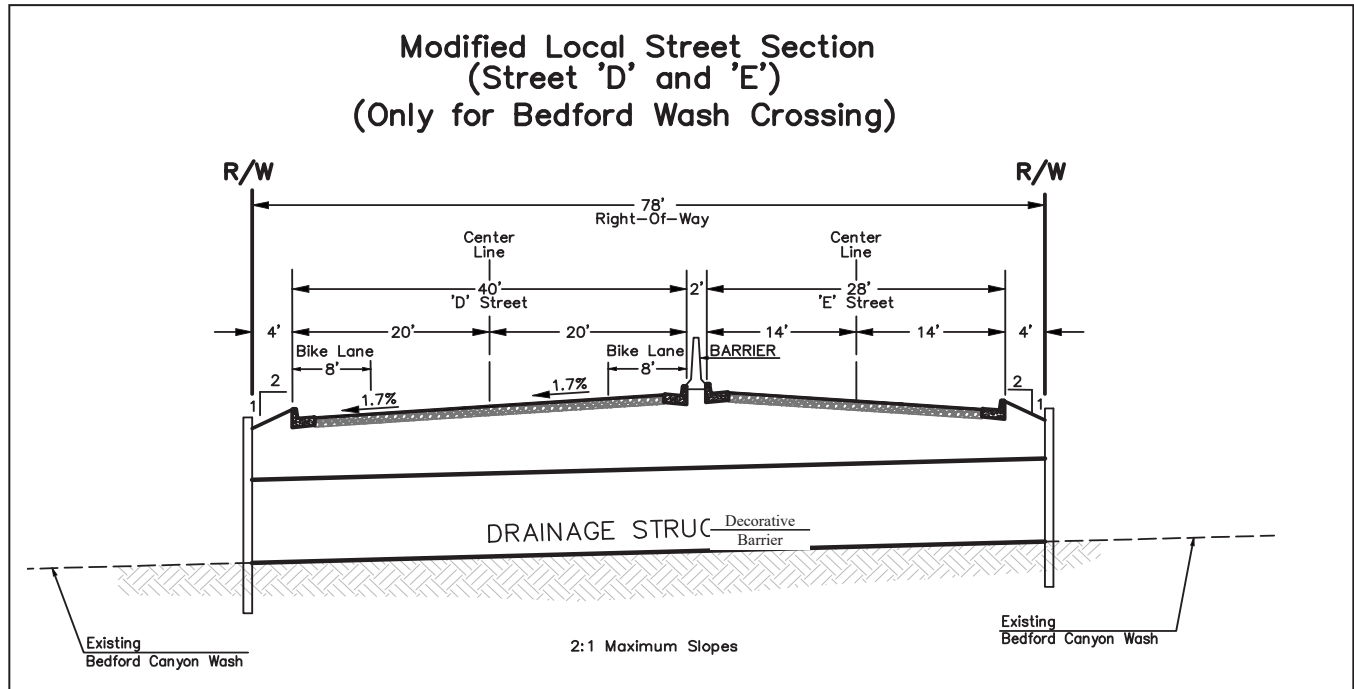


Exhibit 5.2h, Typical Street Cross Section - 73' Modified Collector

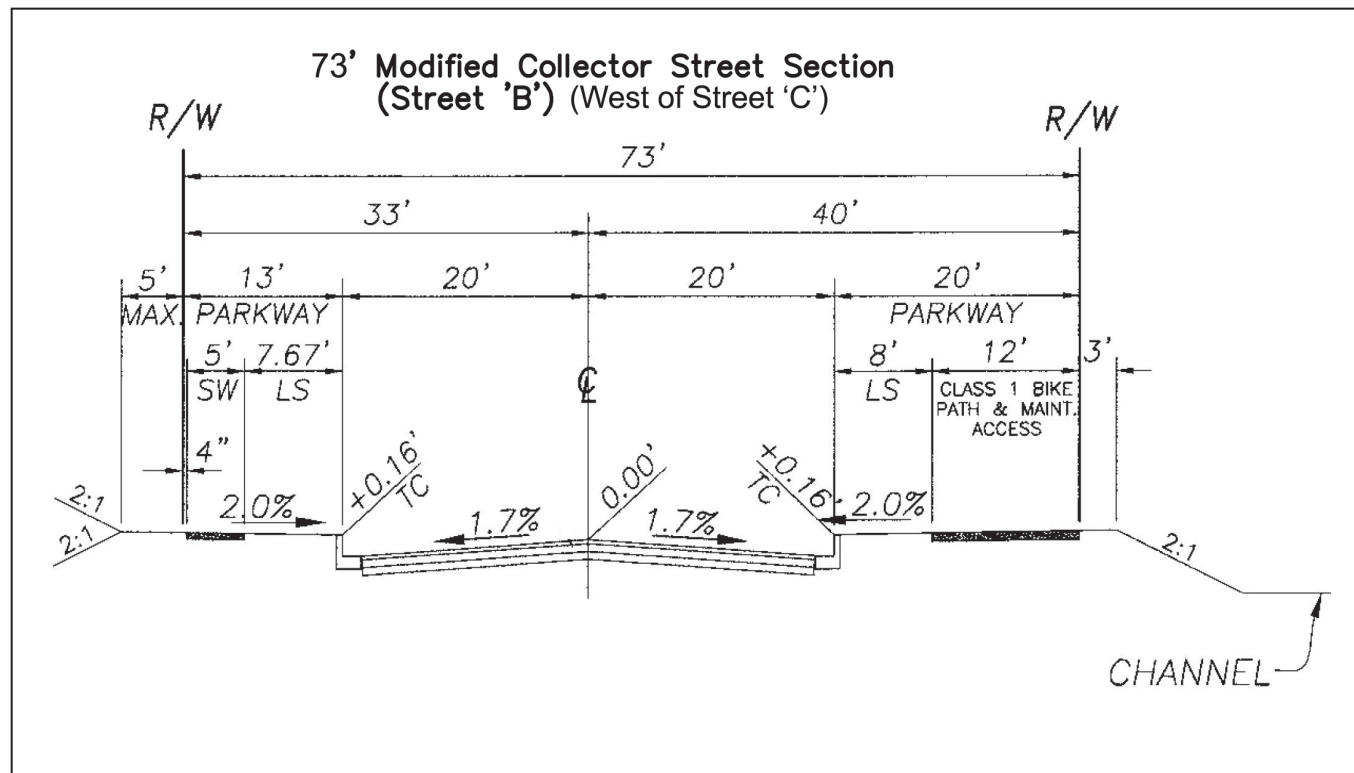


Exhibit 5.3a, Streets A - Conceptual Roundabout Layout (Typical)

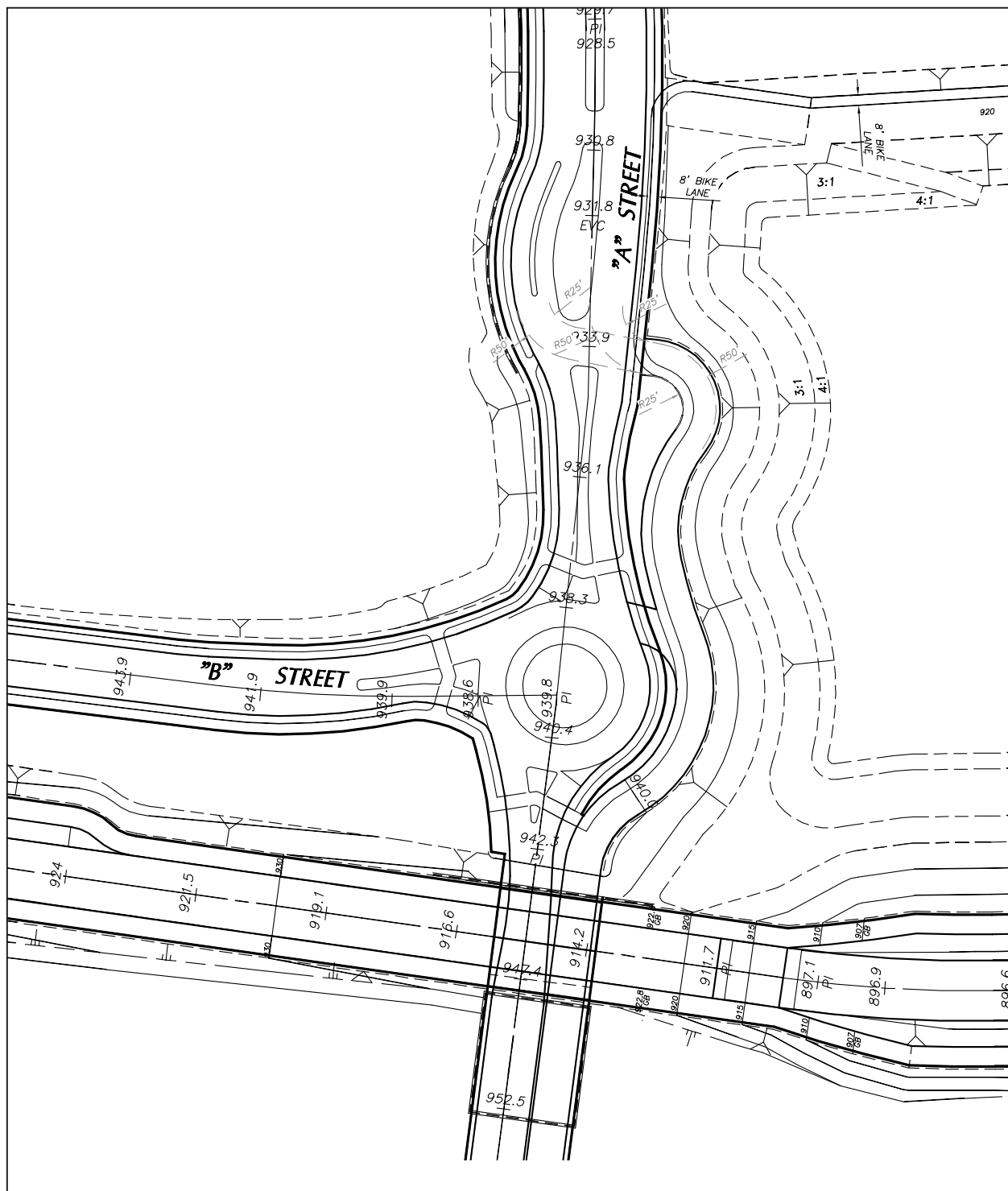


Exhibit 5.3b, Streets B - Conceptual Roundabout Layout (Typical)

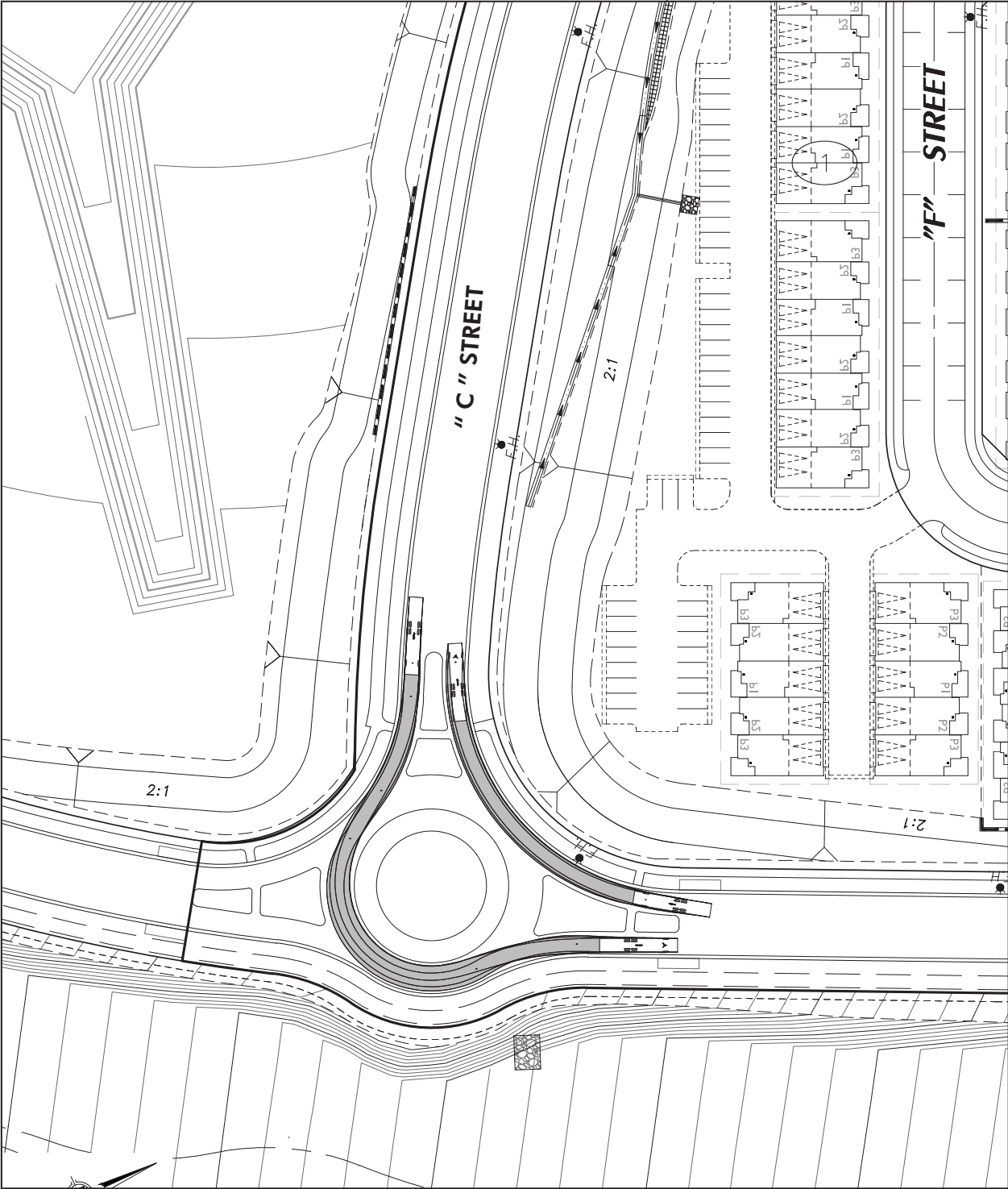


Exhibit 5.3c, Streets C - Conceptual Roundabout Layout (Typical)

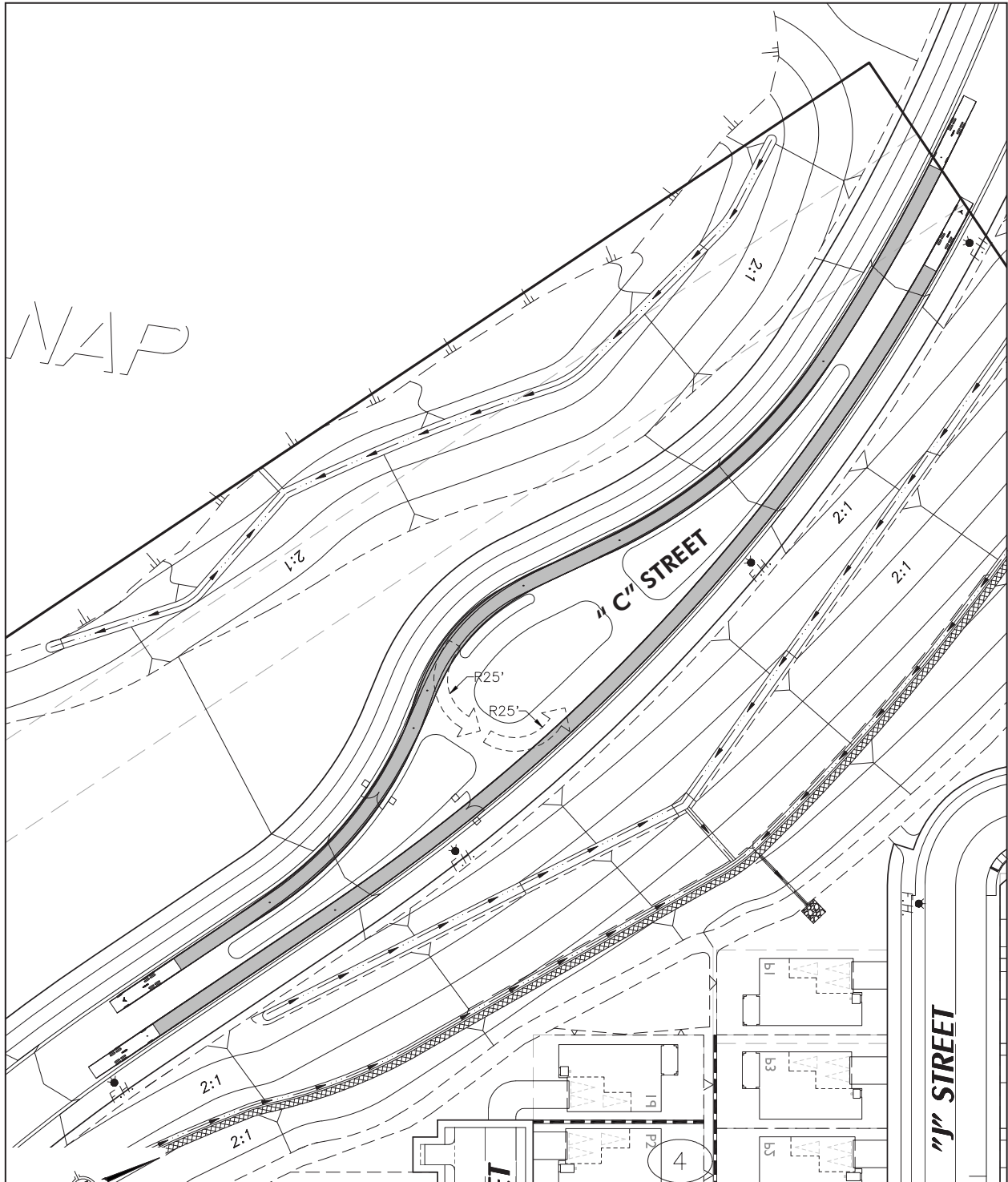
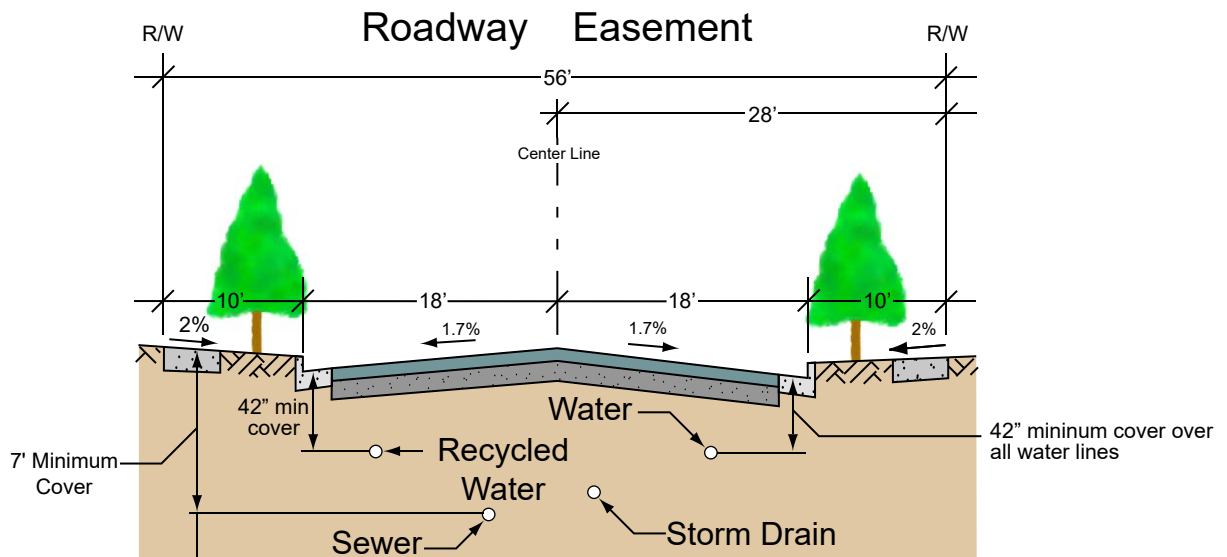
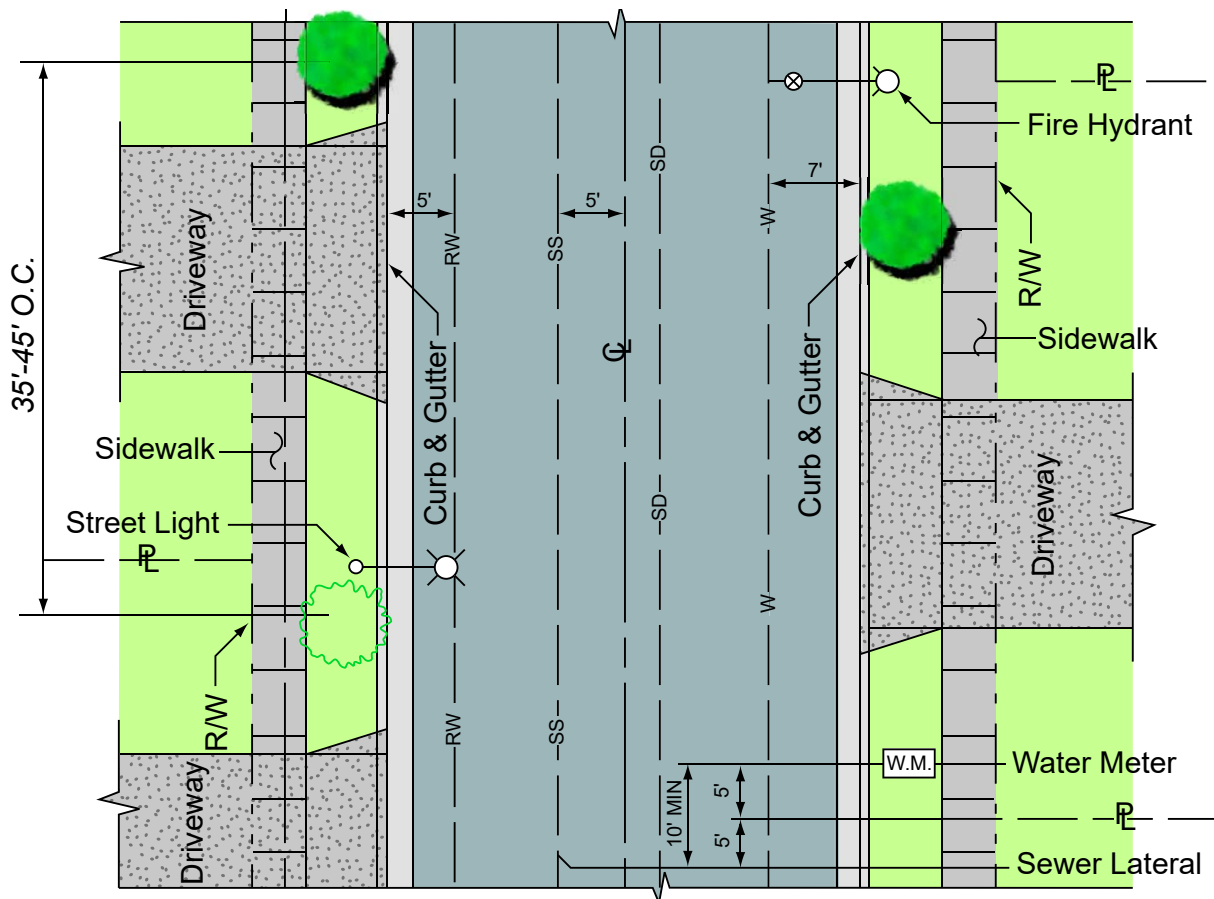


Exhibit 5.4, Private Street



***Reclaimed water should have a 10' separation from potable and sewer lines. Reclaimed water shall be located at a lower elevation than potable water line and above sewer line.**



Per City of Corona Standard 158 - Private Street

Exhibit 5.5, Gated Neighborhood Standards

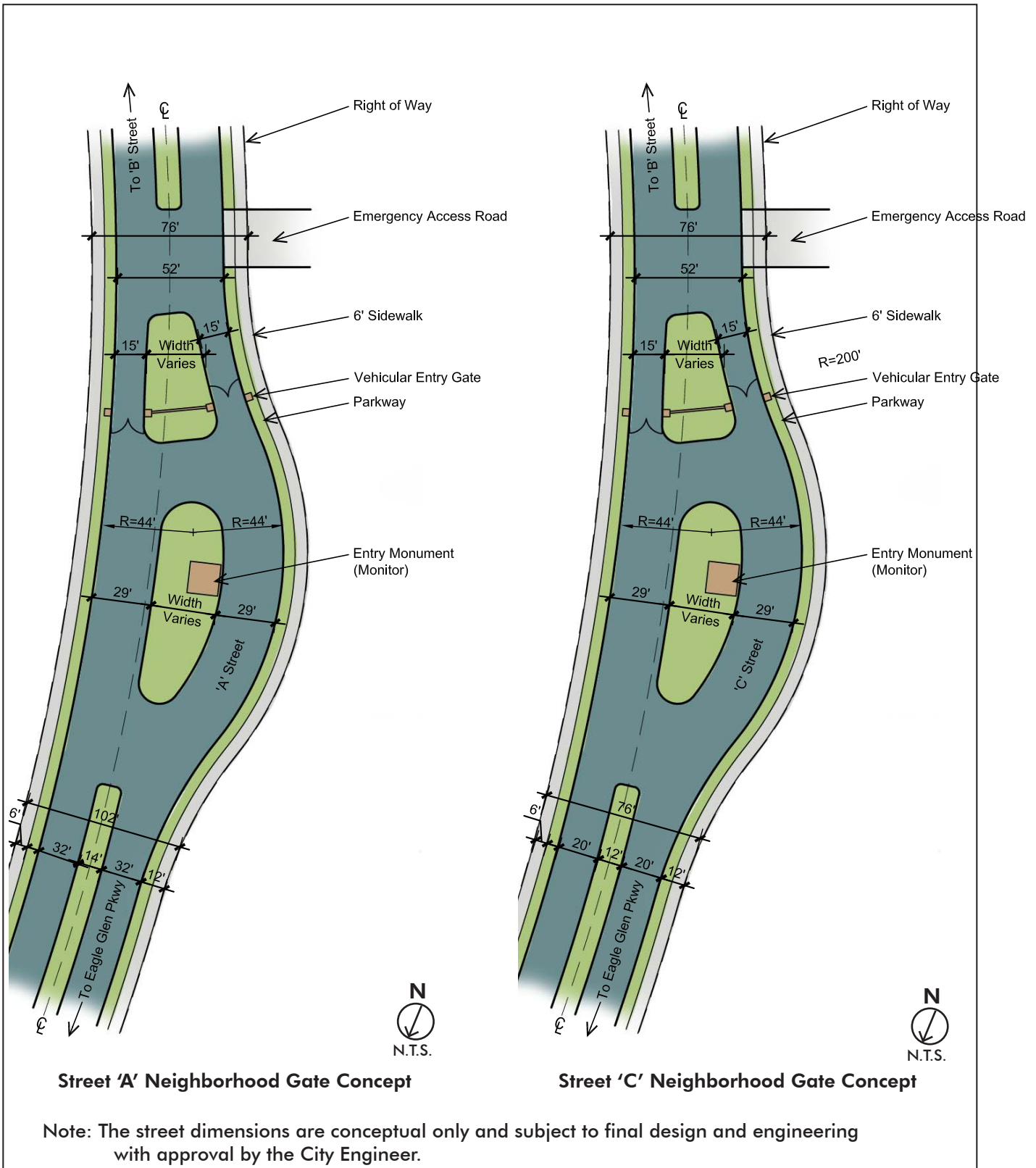


Exhibit 5.6, Pedestrian Circulation

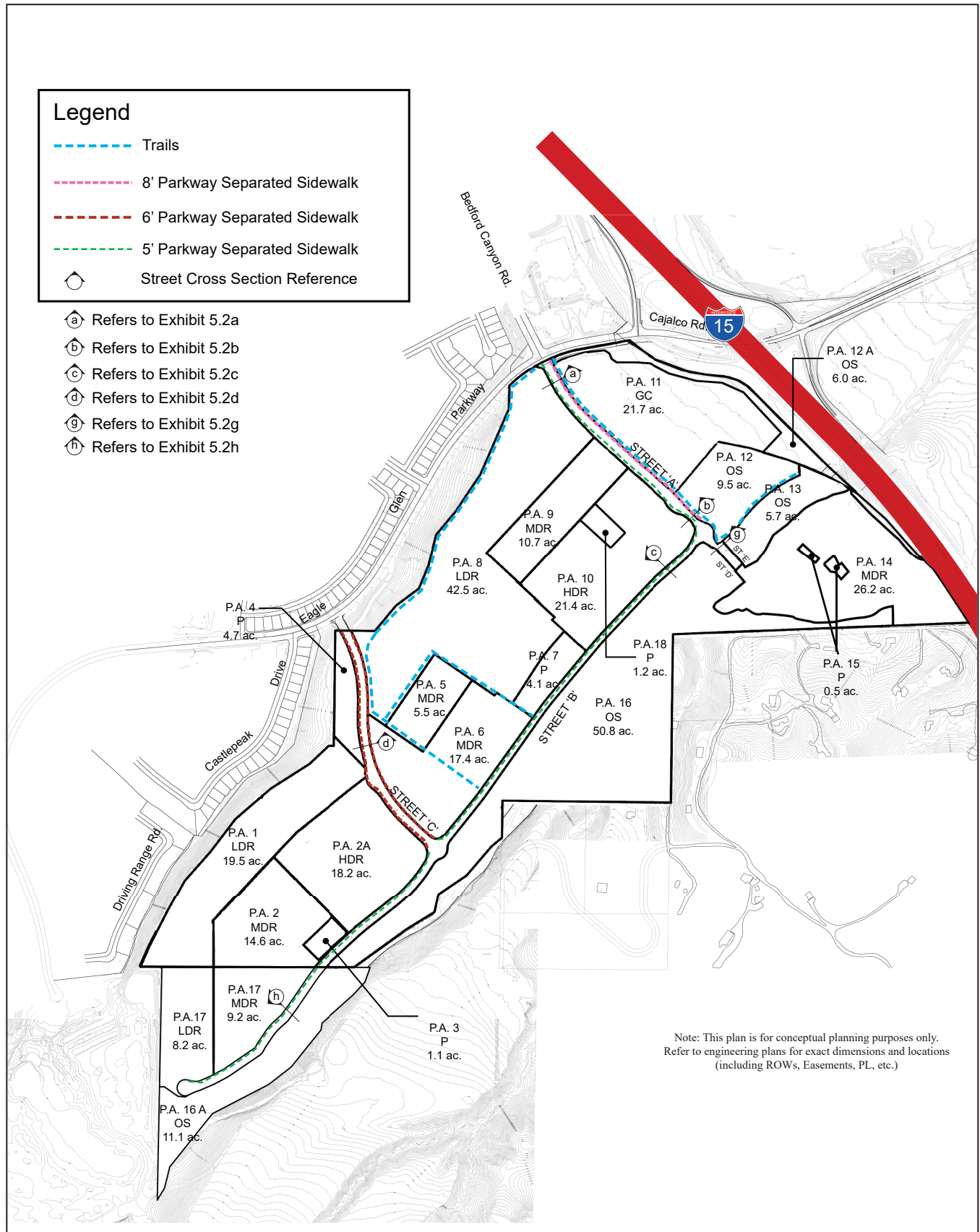
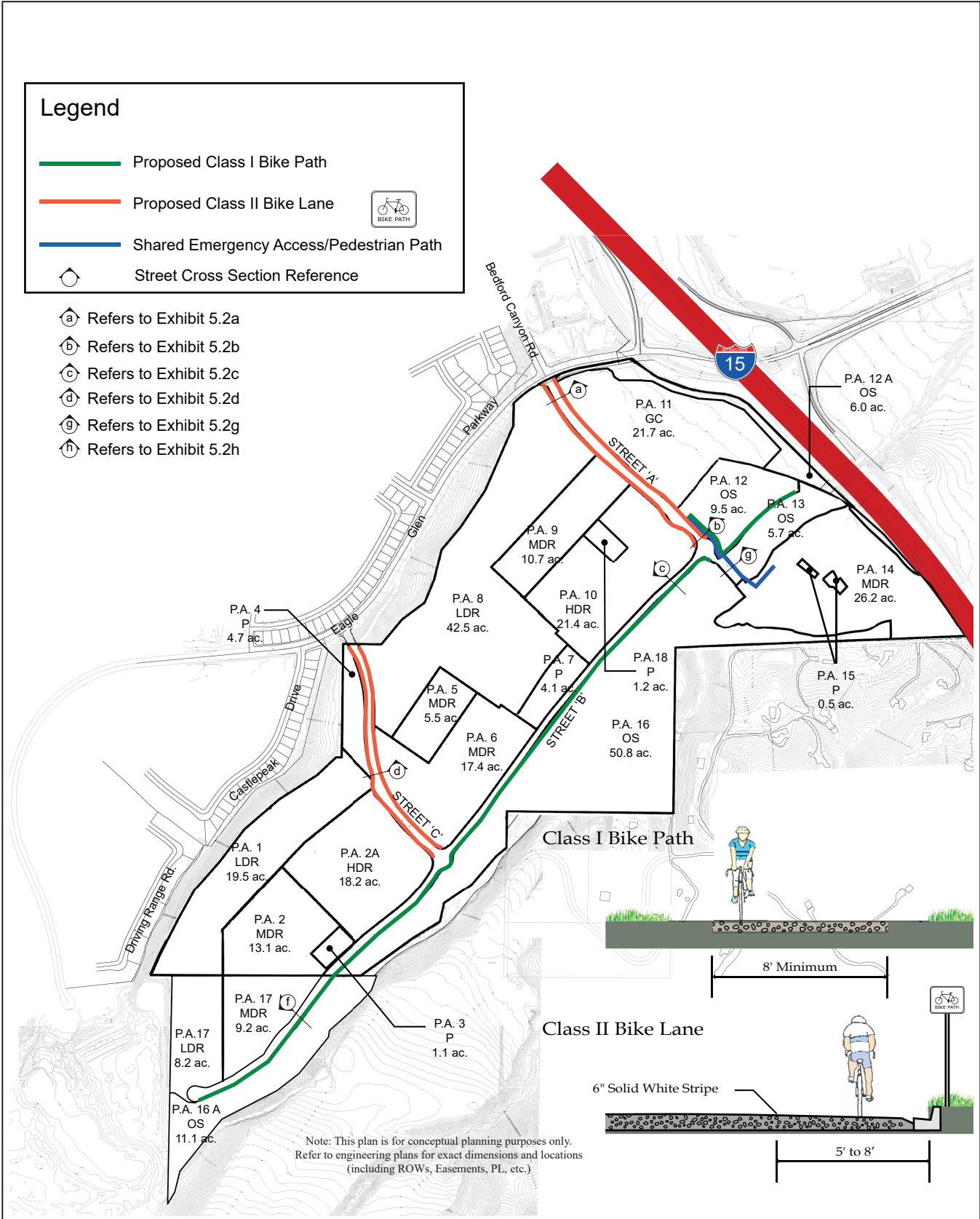


Exhibit 5.7, Bicycle Circulation



5.2 Potable Water, Reclaimed Water and Sewer

5.2.1 Potable Water

Arantine Hills is located within the City of Corona Department of Water and Power (DWP) service area. The City will serve this project with water upon the completion of the required local and master planned facilities. The Arantine Hills water distribution system has been designed to satisfy the water requirements for a combination of residential, commercial, recreational, landscaping and fire-fighting purposes.

The Arantine Hills development ranges in elevation from a low of approximately 960 feet to a high of approximately 1,140 feet. The project falls within Zone 4 and Zone 5 with a High Water Level (HWL) of 1,220-foot and 1,380-foot elevations, respectively. Zone 4 water is stored in the Keith, Upper + Main, and Avenida del Vista reservoirs. Zone 5 water is stored in the Eagle Glen and Gilbert reservoir. Water pipelines for both pressure zones are located in Eagle Glen Parkway adjacent to the project.

The project examined water facilities needed to provide service, and includes upgrades to existing facilities. The proposed improvements are as follows (see Exhibit 5.8 a & b, Water Plan):

- » A 12" Master Planned water line will be constructed in Street 'A' connecting to the existing 16" water line in Eagle Glen Parkway. South of Street 'B,' there will be a 2-12" water line in Street 'E.'
- » A 12" water line in Street 'C' between Planning Areas 2 and 4 will connect to the existing 16" water line in the Eagle Glen community.
- » A 12" Master Planned water line will be constructed in Street 'B' running southwest to northeast, connecting the 12" line in Street 'A' to the 12" line in Street 'C'. A 12" water line will be constructed in Street 'B' from Street 'C' southerly to the project boundary.

- » Zone 5 connection to Arantine Hills will be provided with the construction of 2-12" pipelines through Street 'C' to an existing 20" line in Eagle Glen Parkway.
- » In order to provide maximum daily water demand plus fire suppression, the Keith water storage tank altitude valve and pressure sustaining valve will need to be installed or modified prior to the first Certificate of Occupancy.
- » Construction of the Keith Reservoir and the construction of 12" water line in Bedford Canyon Road from Georgetown Drive to Foothill Parkway, 16" from Keith Reservoir on Nelson Street to connect to existing 16" water line in Courtney Street.
- » The project will be conditioned to construct a looped water system for Zones 4 and 5, with two points of connection, sizes to be determined per the approved water study for the project. The system shall have the ability to serve potential future development to the south of Arantine Hills.

The project developer's consultant prepared a SB-610 Water Supply Assessment and written verification analyzing the City's water supply and identifying that there is adequate water to serve the proposed development.

The project conditions will include a provision for the preparation of a preliminary design report to be submitted to the City for review and approval to refine the water system improvements needed to serve the project, reservoir location, off-site pipelines, alignments, and detailed improvements.

Table 5.1, Arantine Hills Average Daily Potable Water Demand

Land Use	Area (ac)	UFF (gpd/ac)	Demand (gpd)
General Commercial	21.7	1610 (1)	45,305
High Density Residential (HDR)	39.6	5,262	209,428
Medium Density Residential (MDR)	82.1	3,420	280,782
Low Density Residential (LDR)	70.2	2,518	176,764
Parks(2)	10.1		
Open Space(2)	83.1		
Master Plan Roadways	18.9		
Total	325.7	X	712,279

(1) GPD/AC for General Commercial based on factor provided by City.

(2) Parks and Open Space will utilize reclaimed water.

Maximum Daily and Hourly Water Demand

The City of Corona Water Master Plan utilizes a factor of 1.80 for Maximum Daily Water Demand. Assuming a total Average Daily Demand (ADD) of 511.6 gpm demand of Zone 4 and 84.4 gpm demand of Zone 5, the Maximum Daily Water demand for Arantine Hills land development area will be 1.8 times the ADD or 920.9 gpm demand of Zone 4 and 122.0 gpm demand of Zone 5.

Table 5.2, Arantine Hills Project Potable Water Demand

	ADD	MDD	PHD
Arantine Hills Land Development Zone 4	511.6 GPM	920.9 GPM	961.8 GPM

	ADD	MDD	PHD
Arantine Hills Land Development Zone 5	68.0 GPM	122 GPM	128 GPM

ADD- Average Daily Demand

MDD- Maximum Daily Demand by multiplying ADD by 1.8 per the City of Corona Water Master Plan

PHD- Peak Hourly Demand by multiplying MDD by 1.88 for zone 4 and 1.88 for zone 5 per the City of Corona Water Master Plan

Fire Suppression

All pipes are sized to provide adequate fire flows and minimum of 20 psi residual pressure in the water system during the fire flow. Fire flow requirements for the City's system are shown in following table:

Table 5.3, Arantine Hills Fire Suppression

Land Use	Flow (gpm)	Duration (hrs)	Residual Pressure at Hydrant Outlet (psi)	Maximum Distance Between Hydrants (ft)
Residential Single Family	1,500	2	20	300
Residential Multi Family	2,500	2	20	250
Commercial Buildings / Occupancies	3,000	3	20	250

- Flow and Duration per Corona Municipal Code 15.12.450

- Maximum Distance Between Hydrants per Corona Municipal Code 15.12.460

Reservoir Capacity

The storage criteria was established at the fire flow requirements plus operational storage equal to 50 percent of maximum day demand plus 10 percent of reservoir capacity as terminal storage. The City of Corona Master Water Plan shows the 2004 zone 5 water storage demand to be 4.93 MG and estimates the 2020 zone 5 water demands to be 5.48 MG. The 2020 water

demand is 1.22 MG less than the existing available storage of 6.7 MG.

The anticipated additional storage of 0.45 MG for the projects new zone 5 development falls well within the 2020 projected surplus storage of 1.22MG. The demand of 0.45 MG is calculated using 50% of the Max Day demand of 151.8 GPM or 0.11 MG plus fire flows of 2,500 GPM for 2 hours or 0.3 MG plus an additional 0.05 MG for dead storage (10% of 0.11 MG + 0.3 MG). Additional reservoir storage capacity is required for new development in Zone 4 (1220 zone). Table 5.4, below, shows the reservoir capacity needed for the Arantine Hills land development.

Table 5.4, Arantine Hills Zone 4 Reservoir Storage Requirement

Requirements	Criteria	Storage Volume
Operational	50% of Zone 4 Maximum Day Demand	0.50 MG
Fire Suppression	3,000 gpm for 3 hours	0.54 MG
Terminal	10% of Storage Volume	0.12 MG
Total		1.12 MG

According to water storage analysis in the City of Corona Water Master Plan, 2 additional reservoirs with the capacity of 2.5 MG each (Montana Ranch and Masters) will be needed to provide sufficient water storage for Zone 4.

Table 5.4, above, shows that the reservoir storage required for Arantine Hills will be 52.8 percent of total proposed capacity of the City’s General Plan Masters Reservoir.

5.2.2 Sewer

Per the City of Corona’s Sewer Master Plan, the proposed development lies within Sewer Service Area 30. The City will provide sewer service to this project upon completion of the required local and Master Planned sewer facilities. The City has an existing Water Reclamation Facility on the east side of Temescal Canyon

Road. This Specific Plan assumes that Water Reclamation Facility 3 (WRF3) will be taken out of service. WRF3 has an existing capacity of 1 MGD. As indicated in Appendix A of the City’s 2005 Sewer Master Plan, the facility experienced an average flow of 0.54 MGD and a peak flow of 0.6 MGD. See Exhibit 5.10 a, b & c Sewer Plan. The project sewers to a proposed 12” line that runs easterly along the north side of the Bedford Canyon Wash

Interim Sewer Option:

The City of Corona intends to have WRF #3 taken out of service once the Capital Improvement Plan (C.I.P.) Sewer Lift Station within Planning Area 12 and sewer force mains to Foothill Parkway are complete and operational. In the event that this Sewer Lift Station and Facilities are not complete, operational and ready to accept sewer discharge from the Arantine Hills project at completion of home construction, the applicant proposes an interim connection to the proposed C.I.P. 2-12” force mains which will convey flows to an existing manhole in Bedford Canyon Road and Georgetown Drive at the City of Corona Safety Facility. The existing manhole at this location drains back under the I-15 Freeway, through the commercial development and into Water Reclamation Facility No.3 (WRF#3). This allows the project to continue construction of Phase I while the C.I.P. Sewer Lift Station construction is completed and it is operational.

5.2.3 Reclaimed Water

To reduce the project’s demand for potable water, the Arantine Hills project will extend the existing reclaimed water system in the neighboring Eagle Glen development to provide reclaimed water for landscape irrigation in street rights-of-way, open space, fuel modification areas, trails, slopes and parks within the project. Within the Eagle Glen Parkway right-of-way, there is an existing 12” reclaimed water line. The Arantine Hills reclaimed water system will connect to the existing system at the intersection of Bedford Canyon Road and Eagle Glen Parkway with an 8” pipeline. This line will extend into the project in Streets ‘A’ and ‘B.’ To complete the loop for reclaimed water, the 8” line travels north in Street

‘C’ connecting back into the 12” pipeline in Eagle Glen Parkway (See Exhibit 5.10, Reclaimed Water Plan).

Dual plumbing shall be provided for all non-residential uses as permitted by California Department of Public Health Regulation Related to Recycled Water and Drinking Water, Title 17 and Title 22 and the Corona Municipal Code.

5.2.4 Water, Sewer and Reclaimed Water Development Standards

- » All the water, sewer and reclaimed water design criteria shall be per the City of Corona Municipal Code, DWP Standards and Specification and DWP Design Policy, Riverside County Department of Health Services Standards and California Department of Public Health, unless otherwise approved by the DWP General Manager.
- » All public utilities shall be located within a minimum 20’-wide public utility easement unless otherwise approved. Where more than one public utility is placed in parallel, public utility easements shall be a minimum of 30’ in width unless otherwise approved. Paved access shall be provided to all sewer manholes and water valves.
- » All water meters, fire hydrants or other water appurtenances shall not be located within a drive aisle or path of travel.
- » All Double Detector Check and Reduced Pressure Assembly valves shall be located within a 20’ minimum public utility easement. Easements shall be extend 10’ beyond all appurtenances.
- » Pursuant to the City of Corona Municipal Code, dual plumbing is required in all non-residential buildings as permitted by California Department of Public Health Regulation Related to Recycled Water and Drinking Water, Title 17 and Title 22 and Corona Municipal Code for the purpose of utilizing reclaimed water for all urinal and water closet facilities within the structure.
- » All residential properties within the Arantine Hills community will be constructed with fire sprinklers for fire protection and will also be equipped with appropriate backflow prevention devices to ensure protection of the public water supply as approved by the DWP General Manager.
- » Planned residential development that is considered Urban Compact Development consisting of no less than 1,000 residential units in an overall master plan and having compact yard areas of no more than 3,500 square feet is subject to the residential metering fee set for High Density Residential Development.
- » Pursuant to the City of Corona Municipal Code, dedicated publicly owned water meters shall be provided for each residential unit including, but not limited to, single-family and multi-family units.
- » This project’s fair share of off-site and Master Planned facilities shall be determined prior to recordation of tract maps. All discussions regarding fair-share costs shall be coordinated with and approved by the DWP General Manager.
- » If sleeves or conduit to facilitate future utility connection beneath the freeway are required, they shall be provided for in accordance with Caltrans design standards and permit processing and as approved by the DWP General Manager.
- » All sewer and water (reclaimed and potable) shall be subject to City design review and approval.
- » Utilities extended through future phases of development will be placed in accordance with their ultimate design. In such cases, 20’ easements will be provided and final grades will be completed with engineered fill.
- » Lift stations and booster stations required by this project will be built to comply with City standards. A sewer lift station is planned in Planning Area 12. Access to the sewer lift station will be available off of

Table 5.5, Sewer Generation

	Land Use	Acres (AC)	Dwelling Units (DU)	Sewer Unit Flow Factor	Avg. Day Generated Flows (gpd)
GC	General Commercial	21.7		1050 gpd/ac	29,547
HDR	High Density Residential	39.6 ac	519	200 gpd/du	103,800
MDR	Medium Density Residential	82.1 ac	922*	240 gpd/du	221,280
LDR	Low Density Residential	70.2 ac	365	270 gpd/du	98,550
P	Parks	10.1 ac	-	130 gpd/ac	1,313
OS	Open Space	83.1 ac	-	130 gpd/ac	10,803
	Master Plan Roadways	18.9 ac	-	0	-
	Total	325.7 ac	1,806		465,293

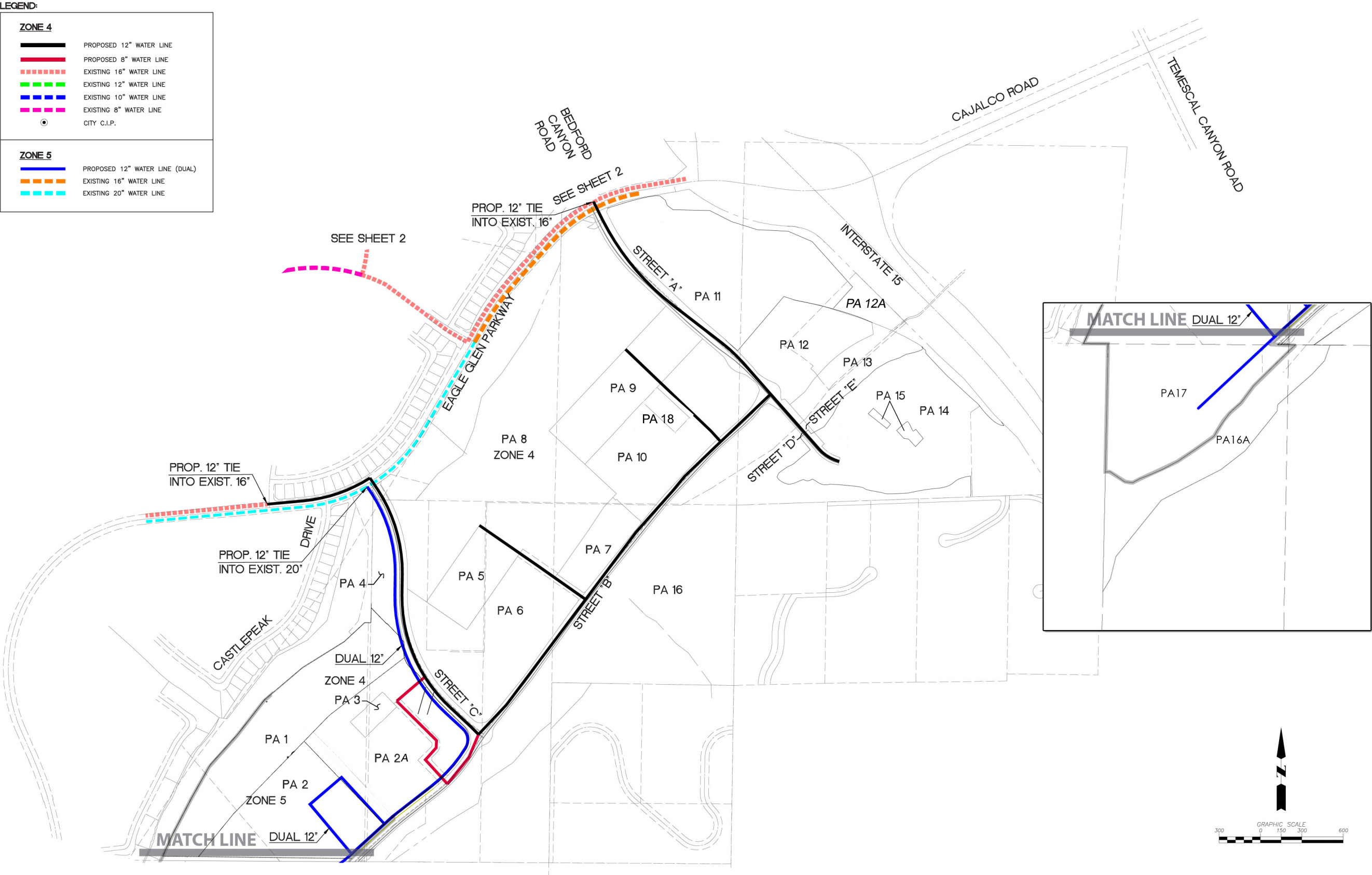
* MDR or HDR may build out with 185 age-qualified units.

Table 5.6, Reclaimed Water Generation

	Land Use	Acres (AC)	Net Area (AC)	Avg. Total Demand (AFY)	Avg. Total Demand (gpm)	Max. Day Demand (Peaking Factor of 4) (gpm)
GC	General Commercial	21.7	21.7	25.3	15.7	62.8
P	Parks	10.1	10.1	13.3	8.25	33.0
OS	Open Space	83.1	83.1	87.5	54.25	217.0
	Master Plan Roadways	18.9	18.9	2.1	1.3	5.2
	Total	133.8	133.8	111.9	69.3	318.0

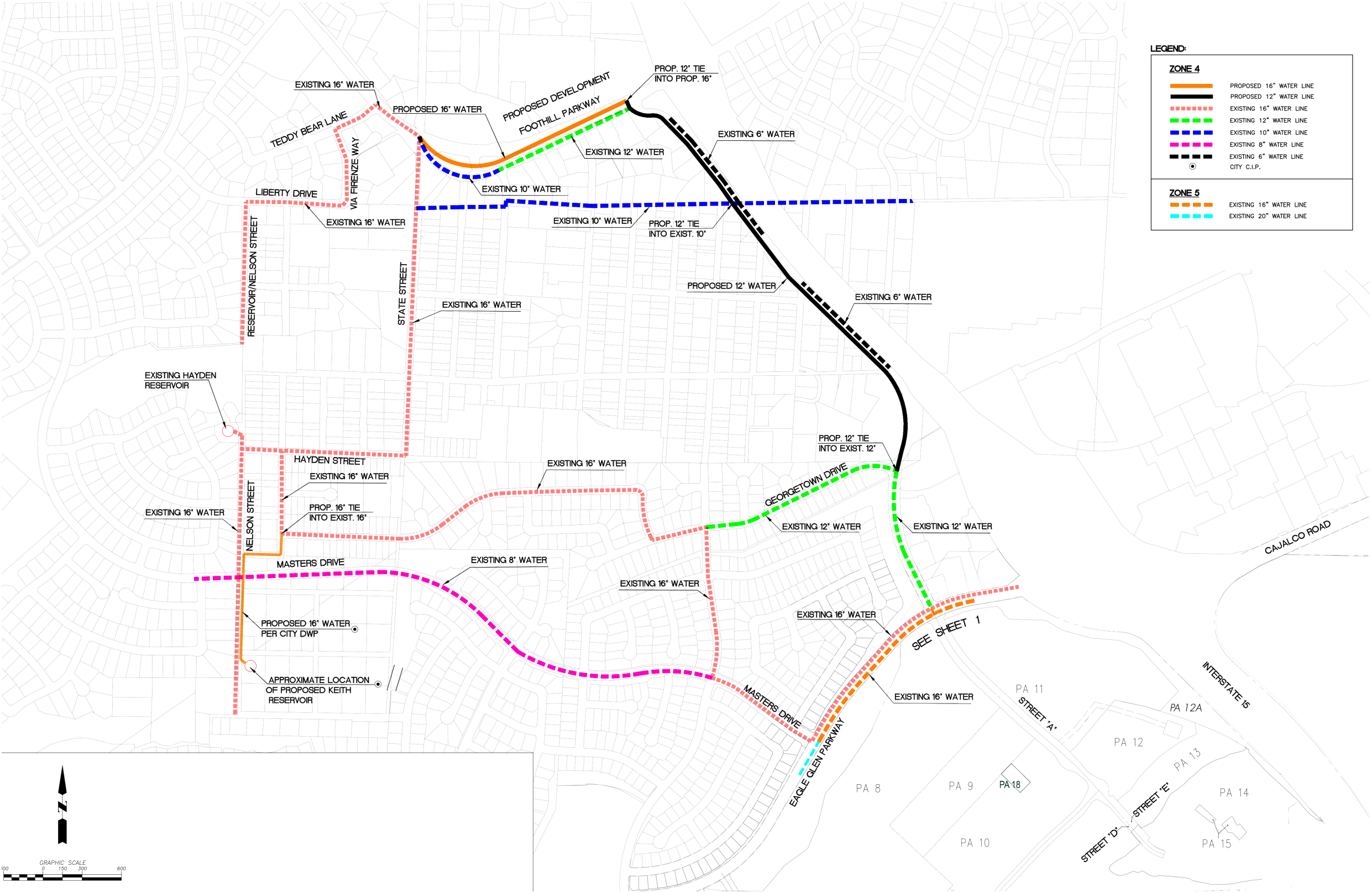
- All sewer, water (reclaimed and potable) and electrical utilities shall be subject to City design review and approval.
- Utilities extended through future phases of development will be placed in accordance with their ultimate design. In such cases, 20' easements (or other size easements as approved) will be provided and final grades will be completed with engineered fill.
- Lift station and booster stations required by this project will be part of the City's CIP program will be built to comply with City standards. A lift station is planned in Planning Area 12. Access to the lift station will be available via Street 'A' through Planning Area 12. The lift station shall be publicly maintained.
- Final water and sewer sizes will be determined during the final design process.
- All in-tract water and sewer lines will be a minimum of 8" in diameter.

Exhibit 5.8a, Water Plan - with Reservoir



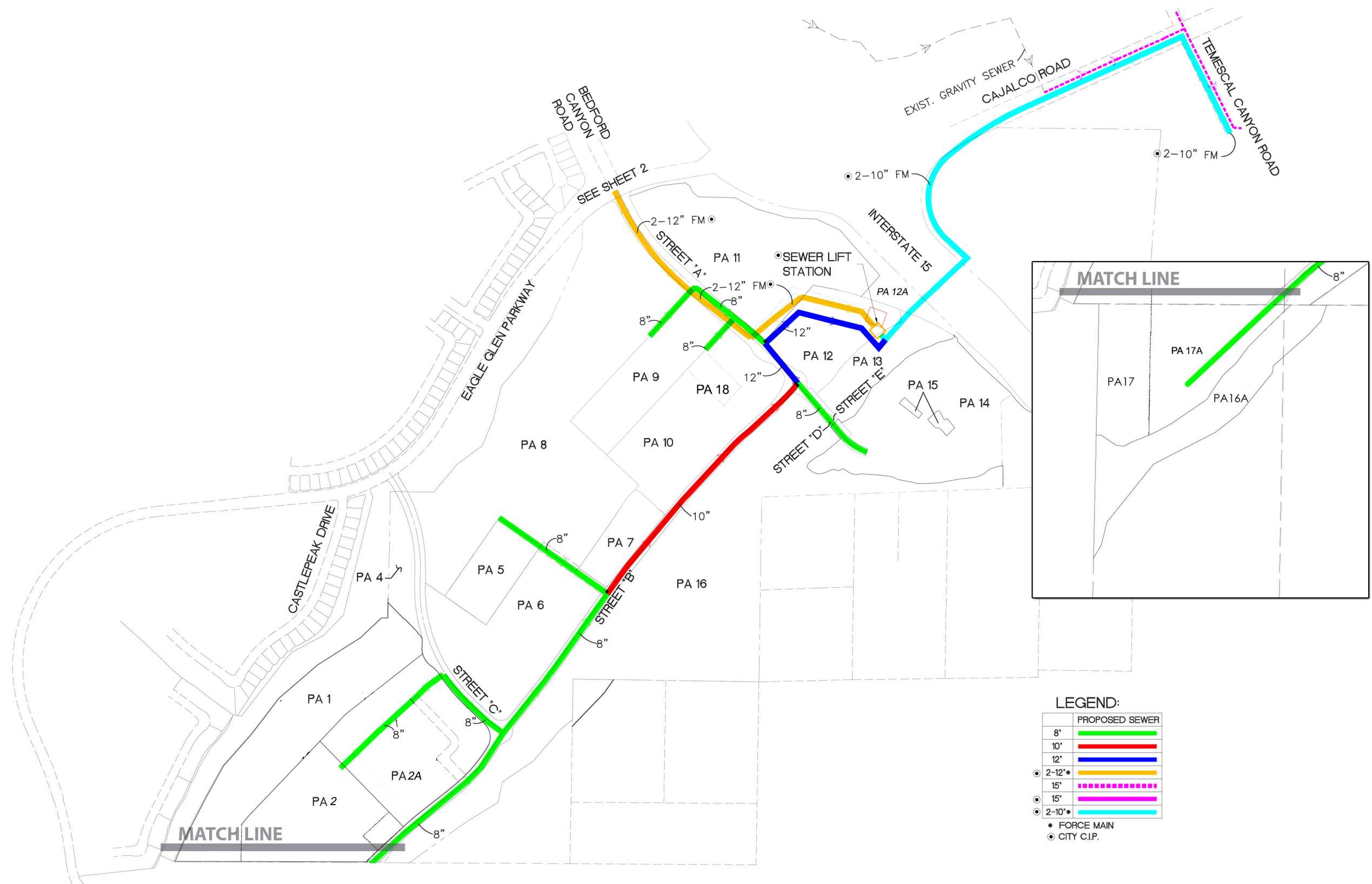
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Exhibit 5.8b, Water Plan - with Reservoir



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Exhibit 5.9a, Sewer Plan



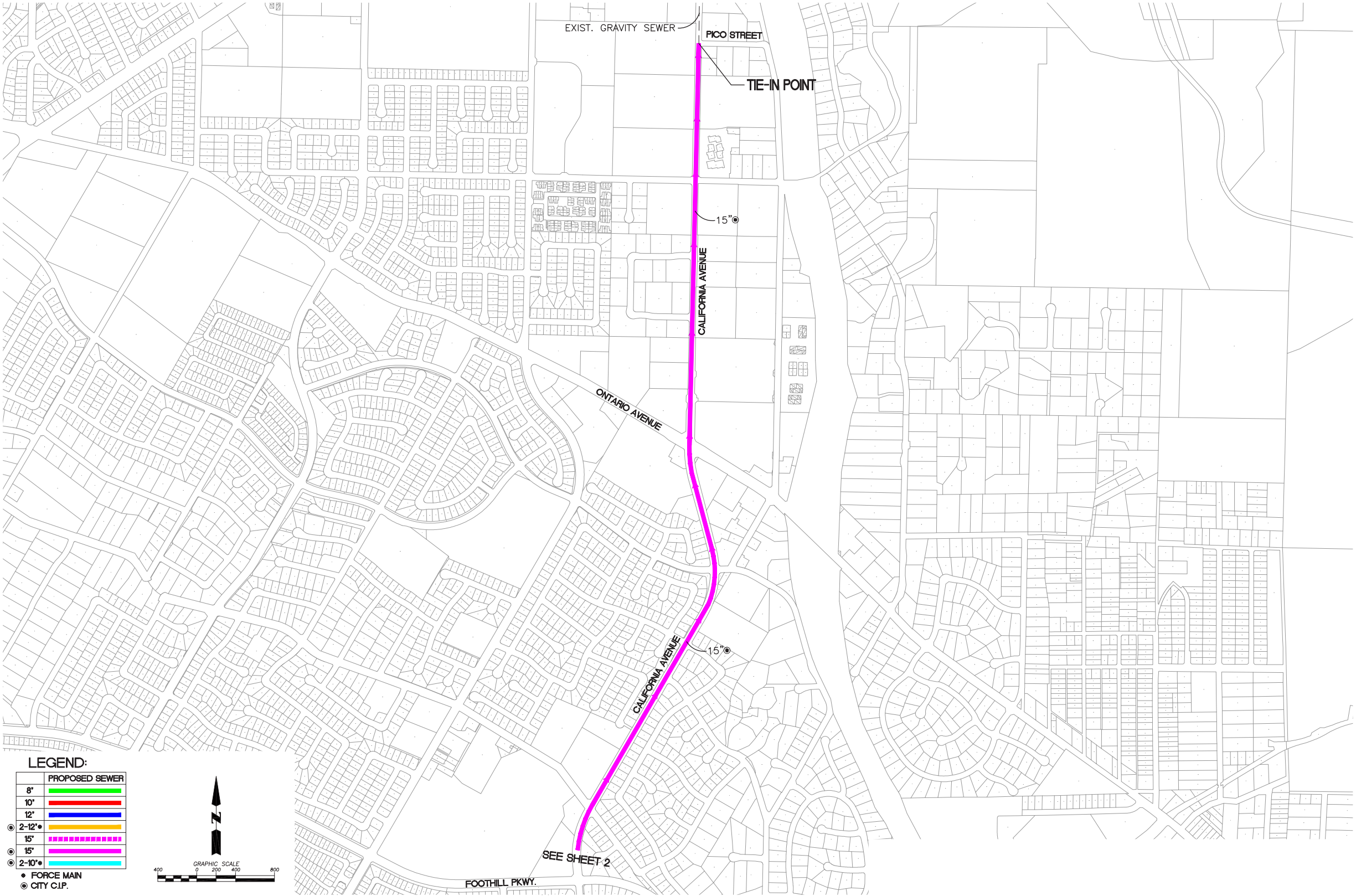
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Exhibit 5.9b, Sewer Plan



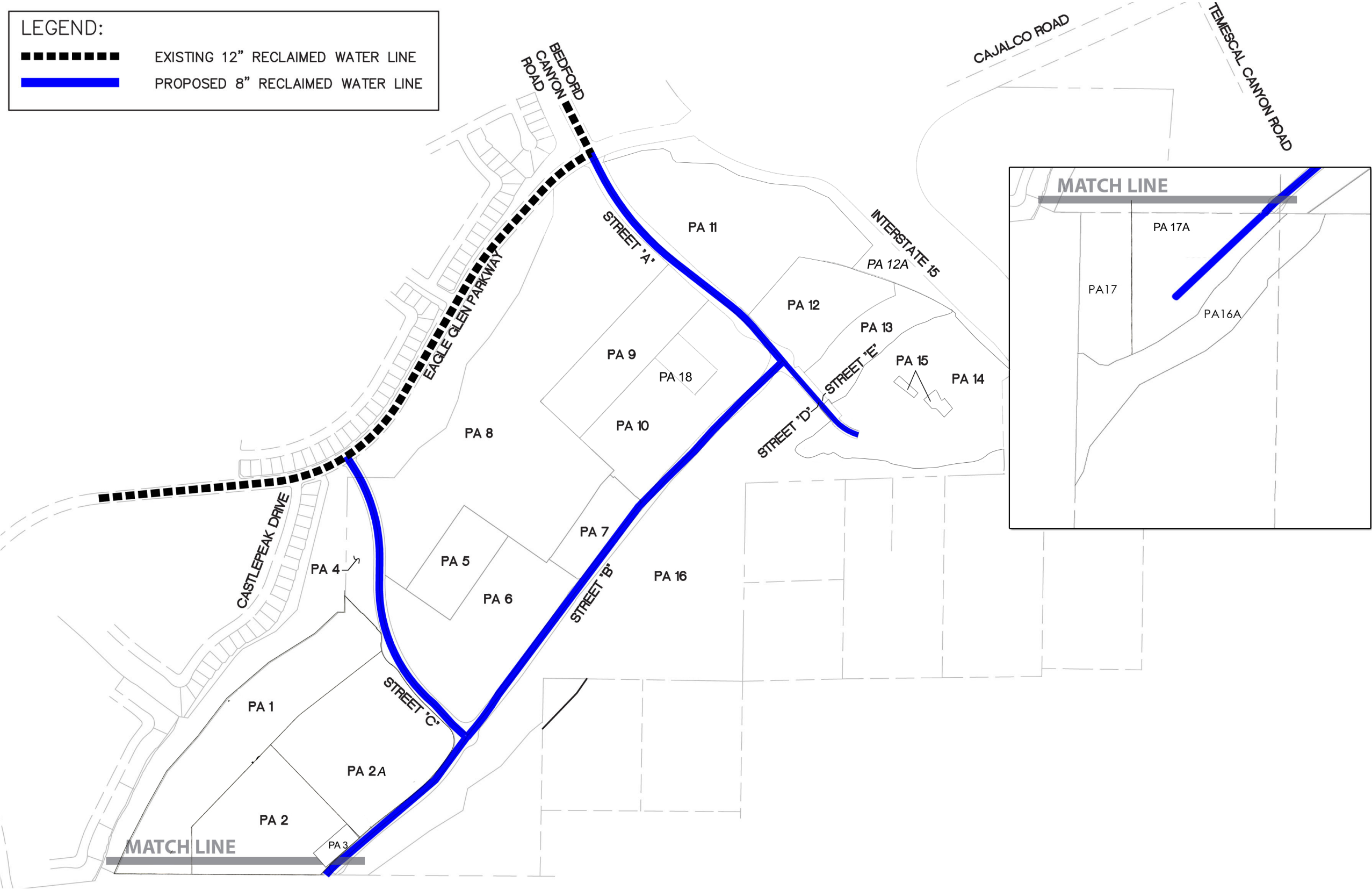
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Exhibit 5.9c, Sewer Plan



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Exhibit 5.10, Reclaimed Water Plan



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Street 'A' through Planning Area 12. The lift station shall be publicly maintained.

- » Final water and sewer line sizes will be determined during the final design process.
- » All in-tract water and sewer lines will be a minimum of 8" in diameter.
- » All portions of the project where the fire flow requirements exceed 1,500 gallons per minute shall be served by a minimum 12" water line.
- » No utilities will be allowed beneath raised medians within street rights-of-way.

5.3 Drainage

5.3.1 Drainage Plan

Development of the Arantine Hills project will result in changes to the existing flow patterns and flow paths. Additionally, storm peak flows and volumes will increase due to the impervious nature of the proposed residential and commercial development.

The conceptual drainage plan for Arantine Hills proposes a system of drainage facilities and detention basins (See Exhibit 5-11). The project site generally drains toward the I-15 freeway and into Bedford Canyon Wash. To accommodate runoff from the site, flows would be captured in a regional basin located in Planning Area 12 and local basins located in Planning Area 12A, 4 and 17. These basins would be constructed on-site by the Developer. Both basins will provide detention and water quality benefits. Storm flows from the project site will flow into the detention basin where they are held and metered out to Bedford Canyon Wash. This process minimizes the possibility of erosion from on-site runoff. The basins will also treat low flows, including initial storm flows, to improve water quality. Pollutants associated with the operations of the Specific Plan land uses include sediment/turbidity, nutrients, organic compounds, trash and debris, oxygen-demanding substances, bacteria and viruses, oil and grease, pesticides, and metals. The

basins will be designed to treat these pollutants prior to discharge into Bedford Canyon Wash.

The 100-year floodplain is properly contained within the drainage options. Prior to the release of bonds or notice of completion, the LOMR must be finalized and approved by FEMA.

Pursuant to the requirements of the State Water Resources Board, a statewide construction permit will apply to all construction activities. The developer or builder shall obtain the appropriate Clean Water Act NPDES construction permit prior to commencing grading activities, and all development within this Specific Plan shall comply with an approved Water Quality Management Plan (WQMP).

Based upon projections of the new MS4 NPDES Permit and the City of Corona's new design criteria to provide ground water recharge facilities on all projects, the Arantine Hills project will be required to percolate all nuisance flows as well as the 2 year storm flow rates on-site in appropriate storm drain facilities for groundwater recharge. The City will require supporting design calculations and percolation tests in support of proposed storm drain facilities being utilized for groundwater recharge at the time of submittal of builder maps for development.

The Drainage Plan is conceptual in nature and may be modified at the time of final development, subject to the approval of the City. Furthermore, additional drainage facilities may be required based upon the results of the detailed hydrologic and hydraulic studies that will be prepared with detailed development plans.

Drainage and flood control facilities will be designed to meet Riverside County Flood Control and Water Conservation District (RCFC & WCD) design, construction, and maintenance standards. One or more property owners' associations/homeowners' associations will be formed to provide maintenance of all facilities or any part that are not maintained by a public agency.

This Specific Plan includes one alignment for the Flood Control Channel along Bedford Canyon Wash. See Exhibits 5.13.

5.3.2 Drainage Development Standards

- » All drainage facilities and flood control measures shall be designed in accordance with the requirements of the City of Corona and RCFC & WCD.
- » A Master Drainage Plan (MDP) for the Arantine Hills project will be prepared and submitted to the City and RCFC & WCD for review and approval during the Tentative Tract Map process. This MDP will include hydrology studies for the existing and ultimate development conditions for both off-site and on-site areas. The plan will show the location, types and sizing of the proposed drainage facilities. The MDP will also include flood plain, debris production and sediment transport studies for Bedford Canyon Wash.
- » On collector and larger streets that do not have a raised median, a lane shall be kept clear of water in each direction during a 10-year storm. On Collector and larger streets that have a raised median, a full lane shall be kept clear of water in each direction during a 10-year storm.
- » Local and private streets will be designed to convey the 10-year storm flow up to the top of curb. The 100-year storm flow will be contained within the limits of the local and private street rights-of-way.
- » The drainage systems will be designed for the 100-year storm. Underground storm drains located within public streets will be designed for the 10-year storm as long as the street sections will convey the balance of the flow during the 100-year storm event. Emergency escape routes will be provided at sump locations.
- » Non-structural drainage facilities (grass-lined open channels, dual use type detention basins, etc.) shall

be maintained by the property owners association, or a similar mechanism acceptable to the City and RCFC & WCD. This maintenance mechanism will be in place prior to recordation of any tract map.

- » Inspection and maintenance of the drainage facilities should occur regularly. A properly maintained drainage facility is necessary for providing 100-year flood protection to the project.
- » Interim drainage facilities may be required should development phasing occur.
- » Storm drainage facilities shall ensure the acceptance and disposal of storm run-off without damage to streets or adjacent properties.
- » Slope and scour protection will be required along the northern slope of Bedford Canyon Wash.
- » 100-year flood plains and floodways shall be kept free of all structures and obstruction unless drainage improvements are proposed.
- » Work to be done within the “Waters of the United States” will require a U.S. Army Corps of Engineers’ 404 Permit or Nationwide Permit. An alteration agreement (1603 Permit) will be required from the California Department of Fish and Game.

5.4 Water Quality

At the time of development, WQMP(s) will be developed and will comply with the current water quality requirements. The WQMP shall be implemented with Best Management Practices (BMPs), including structural BMPs for regional and sub-regional source control of storm water runoff.

Construction BMPs that may be implemented during grading and construction for the project could include, but are not limited, to the use of the following: hydraulic mulch, hydroseeding, straw mulch, wood mulch, silt fences, desilting basins, fiber rolls, sand bag barriers, straw bale barrier, entrance/outlet tire wash, clear

water diversion, vehicle equipment cleaning, and/or sanitary septic waste management.

The Design BMPs shall incorporate Low Impact Development (LID) techniques, where feasible. The design goal of the Site Design BMPs shall be to maintain or replicate the pre-development hydrologic regime through the use of design techniques that create a functionally equivalent post-development hydrologic regime through the use of integrated and distributed infiltration, retention, detention, evapotranspiration, filtration and treatment systems.

Site Design BMPs that may be incorporated into the project to avoid or reduce water quality and hydrologic impacts include, but are not limited to, the following: minimize urban runoff by maximizing permeable areas with conservation of natural areas (hillside open space, riparian open space and park sites), minimize impervious footprints (incorporation of landscaped buffers and parkways, planting native vegetation, planting drought tolerant vegetation, soft bottom flood channel), on-site basins, minimize directly connected impervious areas (use vegetated swales, incorporate landscape areas into the drainage design).

Source Control BMPs for the project may include, but are not limited to, the following: education for property owners (information on how to prevent urban runoff pollution), irrigation system and landscape maintenance, common area litter control, street sweeping, stenciling and signage (labeling storm drain inlets and basins), and protection of slopes and channel. Treatment Control BMPs proposed for the project may include, but are not limited to, the following: Infiltration basin(s), sand filter or filtration, and/or detention basin(s).

All projects proposing construction activities including cleaning, grading or excavation that result in the disturbance of at least one acres of total land area shall obtain the appropriate general permit for NPDES and pay the appropriate fees. Mitigation measures may include, but not be limited to, implementation of Storm Water Pollution Prevention Plan (SWPPP); on-site retention;

covered storage of all outside storage facilities; and monitoring programs. A Preliminary WQMP shall be approved prior to a public hearing for any final maps. All City of Corona NPDES permit requirements for NPDES and WQMP shall be met per Corona Municipal Code Title 13, Chapter 13.27 and City Council Ordinance Numbers 2291 and 2828, unless otherwise approved by the Public Works Director.

All water quality facilities shall be maintained by the project's Master Homeowners Association (MHOA). The developer shall record covenants, conditions and restrictions to inform future property owners to implement the approved WQMP for the Tentative Map.

The civil engineer of record for the approved grading plans shall submit a set of as-built grading plans with respect to water quality control facilities.

5.5 Grading Concept

The Conceptual Grading Plan is shown on Exhibit 5.143. Project grading will be necessary to create level building sites, streets and drainage improvements. The general grading concept proposes to maintain significant landform features while modifying the existing landform configuration.

The project elevations range from over 1140' above mean sea level (msl) in the southwesterly part of the project to slightly below 900' above msl at the northeasterly tip, and falls at approximately 3.5%. The proposed project's Conceptual Grading Plan is designed to balance cut and fill on-site.

In order to soften the effects on the natural topography and to reduce visual impacts, contour grading will be applied to undeveloped and rural edge conditions. Contour grading will be used, where permitted by slope conditions, at the visible transitional areas between development and open space. The intent is to vary the horizontal lengths and vertical heights of constructed slopes to blend manufactured slopes into natural ungraded areas. Appropriate plantings will restore the look of new slopes. Contour grading will not be used

in areas where it would increase manufactured slope height.

Final grading plans for individual areas will be approved as part of the subsequent site plan and/or tentative tract map processes. Final engineering may result in modifications to the overall grading concept, but they should conform to the general intent of the Conceptual Grading Plan and the grading design guidelines.

Specific requirements that must be met prior to issuance of grading permits are established by local ordinance. Engineering specifications incorporated in grading plans are determined by City of Corona's grading policies and guidelines, uniform building codes and engineering practice, and by the recommendations of registered professional engineers. These requirements and specifications are designed to ensure public safety and sound engineering practices, and to provide for erosion/sedimentation control and storm water management during grading and until disturbed ground can be stabilized.

In addition to these code requirements, the following grading guidelines are established for the Specific Plan.

- » All berms, cut and fill slopes shall be constructed at inclinations of no steeper than two horizontal feet to one vertical foot, unless otherwise recommended by geotechnical or soils engineers.
- » NPDES requirements for SWPPP and BMPs will be met.
- » All manufactured slopes in excess of four feet shall be planted with materials that stabilize the slopes and minimize erosion.
- » All slope areas outside of the right-of-way which exceed fifteen feet in height will be maintained by the project's Master Homeowners Association (MHOA). See Exhibit 8.1, Master HOA Maintained Areas in Chapter 8 of this Specific Plan.

- » Slope protection will be required along the northerly edge of the drainage channel to protect from scour and sloughing.
- » Prior to issuance of any grading permit, any environmental Phase I and Phase II findings indicating possible contamination resulting from previous agriculture use of the site shall be implemented.
- » Prior to the issuance of a grading permit, the developer shall submit recorded slope easements or written letters of permission from adjacent landowners in all areas where grading is proposed to occur outside the project boundaries.
- » Prior to issuance of building permits, the civil engineer of record and soils engineer of record for the approved grading plans shall submit pad certifications (Rough and Soils) and compaction test reports for the subject lots where building permits are requested.

5.5.1 Building Setbacks

Building setbacks from existing Bedford Canyon Wash and Eagle Glen bluffs are to be observed as follows:

Bedford Canyon Wash Bluff Setbacks

Exhibit 5.14 shows the areas where slope setbacks may be required. Minimum building setbacks from building structures to the toe of the existing slopes will be as set forth by the California Building Code (CBC 2013) criteria for Footings on or adjacent to Slopes, outlined in Section 1808 of the 2013 CBC or most current and per City Municipal Code 15.36. According to the CBC, structures should not be placed nearer to an ascending slope surface than 1/2 of the vertical height of slope, with a maximum setback of 15'. Where the ascending slope is steeper than one foot horizontal to one foot vertical, the toe of the slope should be assumed to be at the intersection of a horizontal plane drawn from the top of the foundation and a plane drawn tangent to the slope at an angle of 45° to the horizontal. Where a retaining wall is constructed at the toe of the slope, the height of the slope should be calculated from the top of

the wall to the top of the slope. Due to the likelihood of shallow slope failures to occur at slope gradients equal to or steeper than one foot horizontal to one foot vertical, the project will consider the use of toe debris collection devices such as retaining walls, perimeter walls or debris channels within the required building setback area. See Exhibit 5.15 for details.

Eagle Glen Bluff Setbacks

As over-steepened slopes are present at some sections of the Eagle Glen bluff, these sections are suspected to be subject to sloughing (see Exhibit 5.14). To prevent undermining of structures to be located on or adjacent to these over-steepened descending slopes, the footing setback will be defined by an imaginary plane with a gradient of approximately 2:1 (horizontal to vertical), projected upward from the toe of the slope or a critical point, whichever produces the greater setback. Erosion along the toe or base of the canyon bluff will be controlled in order to find the point from which the imaginary plane can be extended upwards. The setback shall also meet the CBC requirement of a horizontal distance between the face of footing and the face of the slope at least one-third of the slope height, with a maximum distance of 40'.

A gated 12' wide access road, inclusive of a 3' V-ditch, shall be installed at the bottom of natural slopes to allow for proper maintenance. As an alternative, access for maintenance purposes may be available by a local street segment with either a curb cut or a rolled curb. Manufactured and natural slopes shall be maintained in accordance with the requirements of the Corona Fire Department and any future fuel modification plans.

5.6 Dry Utilities

Utility services provided to the site consist of natural gas, electrical, telephone and cable television distribution systems.

Utility lines will be installed underground in accordance with City of Corona guidelines, including utility vaults in residential areas. A joint trenching agreement will be provided among the utility companies to facilitate

installation. All service lines, conduits, cables and piping shall be located within the public rights-of-way, private streets, or in recorded easements.

5.6.1 Electricity

The electrical provider for the Arantine Hills Specific Plan area will be Southern California Edison.

5.6.2 Natural Gas

Southern California Gas Company is the regional provider for natural gas.

5.6.3 Telephone

Telephone services are provided by AT&T.

5.6.4 Cable TV

Time Warner is the local cable television service provider, although the Arantine Hills Specific Plan area may be served by other cable television providers as well.

5.6.5 Satellite TV

DirecTV is one of the local satellite television service providers.

5.6.6 Information Technology and Communications

The Arantine Hills Master Homeowners Association may elect to administer a Local Area Network (LAN) to provide Intranet and Internet service to residents. See Section 5.7, Information Technology and Communication, below.

5.7 Information Technology and Communication

The Arantine Hills Specific Plan incorporates state-of-the-art information technology and communication (ITC) facilities and services. The Specific Plan creates a "sense of community" through ITC as well as environmental design. Master-planned infrastructure may include development of a Local Area Network for

an “Intranet” linking the residents as well as providing high-speed access to the Internet.

The City of Corona has a city-wide communication plan to upgrade the communication infrastructure. This plan will enhance services for the residents and the City of Corona. The plan calls for the use of two mediums, wireless and fiber. In regards to wireless technology, the City will need an easement to the rooftop of any non-residential building served with a 4’ x 4’ area for a cement communication pad, as well as conduit from the rooftop to Intermediate Distribution Facility (IDF) in the building that has power and 2’ of rack space for the wireless equipment on any building that is three stories or greater.

The Project Master Developer or his or her designee will provide state-of-the-art telecommunications and data service (e.g., hi-speed data, DAS system, fiberoptic cable, or other similar technologies) designed to serve the community in an efficient and cost effective fashion.

Per 511 of the Corona Municipal Code, a public safety radio communication study is required at the time of construction. Corona Fire Department shall be consulted with for the requirements of this study.

5.7.1 Information Services

Each address will have the following subscription option:

- » High-speed Internet access
- » Multiple household personal computer connections
- » Continuous connection (no dial-up time, no busy signals)
- » No reliance on phone lines
- » E-mail included for each address within the Specific Plan
- » Dial-in access at a minimum, from elsewhere
- » These improvements shall be implemented as approved by the City’s Information Technology Director

5.7.2 Operations and Maintenance

An Internet Service Provider (ISP) for the entire Specific Plan may be owned and operated by the MHOA. This will provide e-mail addresses, web site hosting, and multiple high speed lines from Arantine Hills to the Internet backbone. Each planning area will have ownership of in-street telecommunications conduit, if sub associations exist; otherwise, the in-street telecommunications conduit will be owned by the master homeowners association.

5.7.3 Lifestyle

Because data speeds are so high, it is anticipated that some Arantine Hills residents will operate Internet-based businesses out of their homes, and still more residents will be able to work at home, subject to City of Corona home occupation requirements.

5.8 Public Facilities and Services

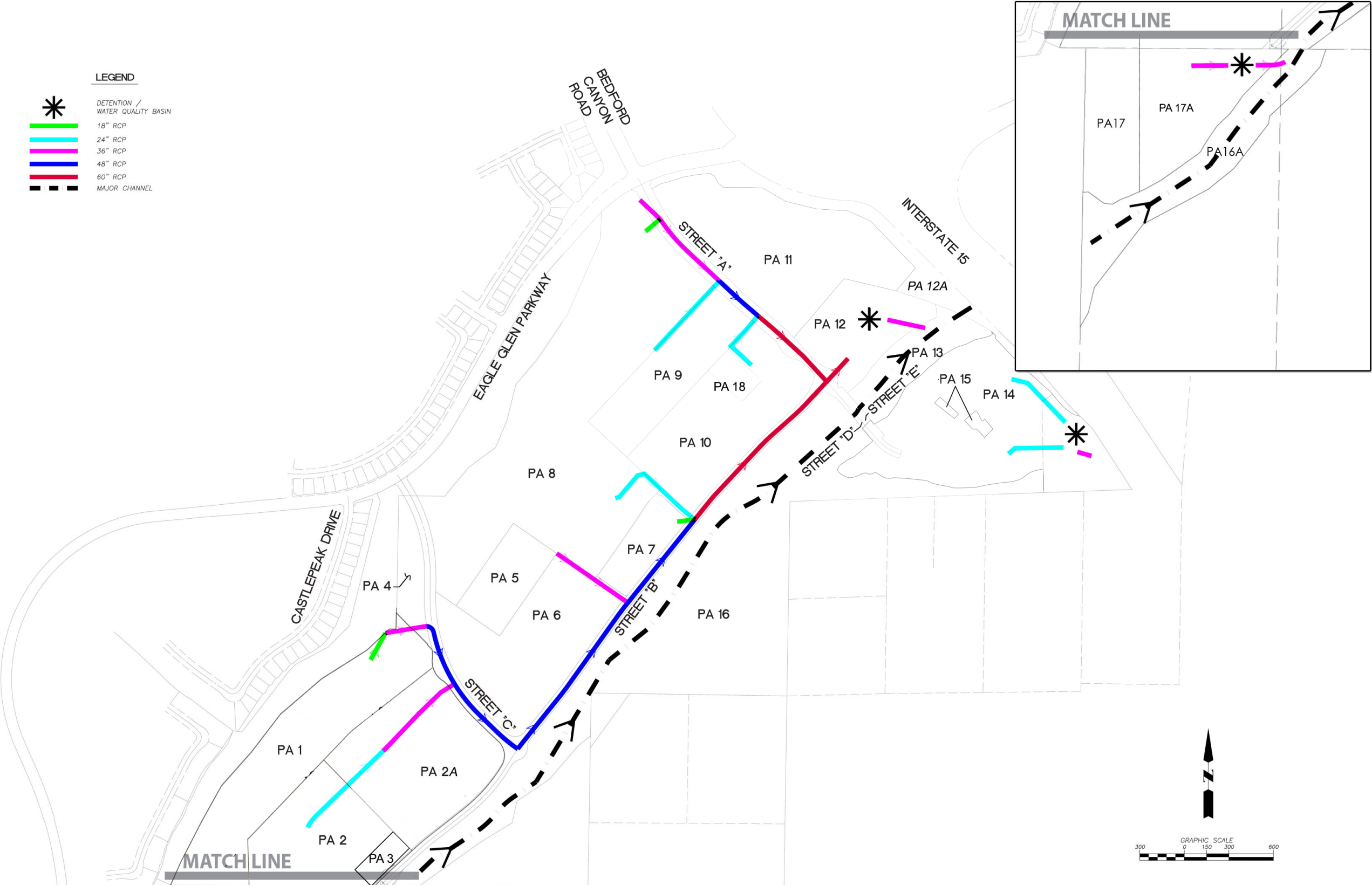
5.8.1 Police

The Corona Police Department will provide law enforcement to the Arantine Hills area. The Corona Police Department’s mission statement is as follows: “The mission of the Corona Police Department is to enhance the quality of life in our city through excellence in policing. In partnership with our community and through education, prevention, and enforcement, we will maintain order, deter crime and achieve a presence of security. Our members pride themselves in being the model for law enforcement with vision, while performing with integrity and professionalism.” (<http://discovercorona.com/City-Departments/Police-Department.aspx>).

5.8.2 Fire

The Corona City Fire Department will provide fire protection, paramedic, and emergency response services to the project area in keeping with its mission statement to serve the community with pride, integrity, and professionalism while protecting and enhancing the

Exhibit 5.11, Drainage Plan / Hydrology



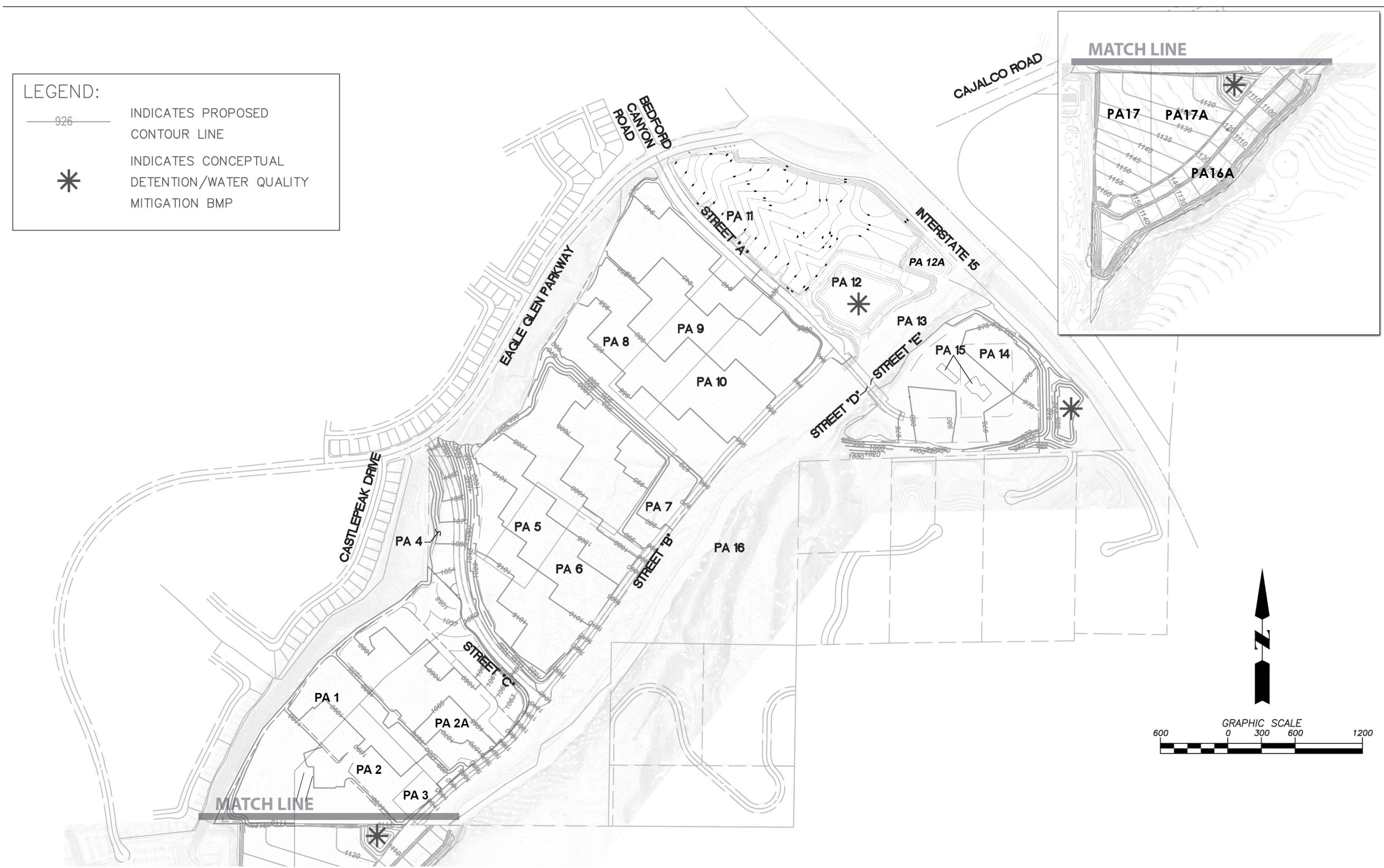
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Exhibit 5.12, Flood Control Channel Alignment



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Exhibit 5.13, Conceptual Grading Plan



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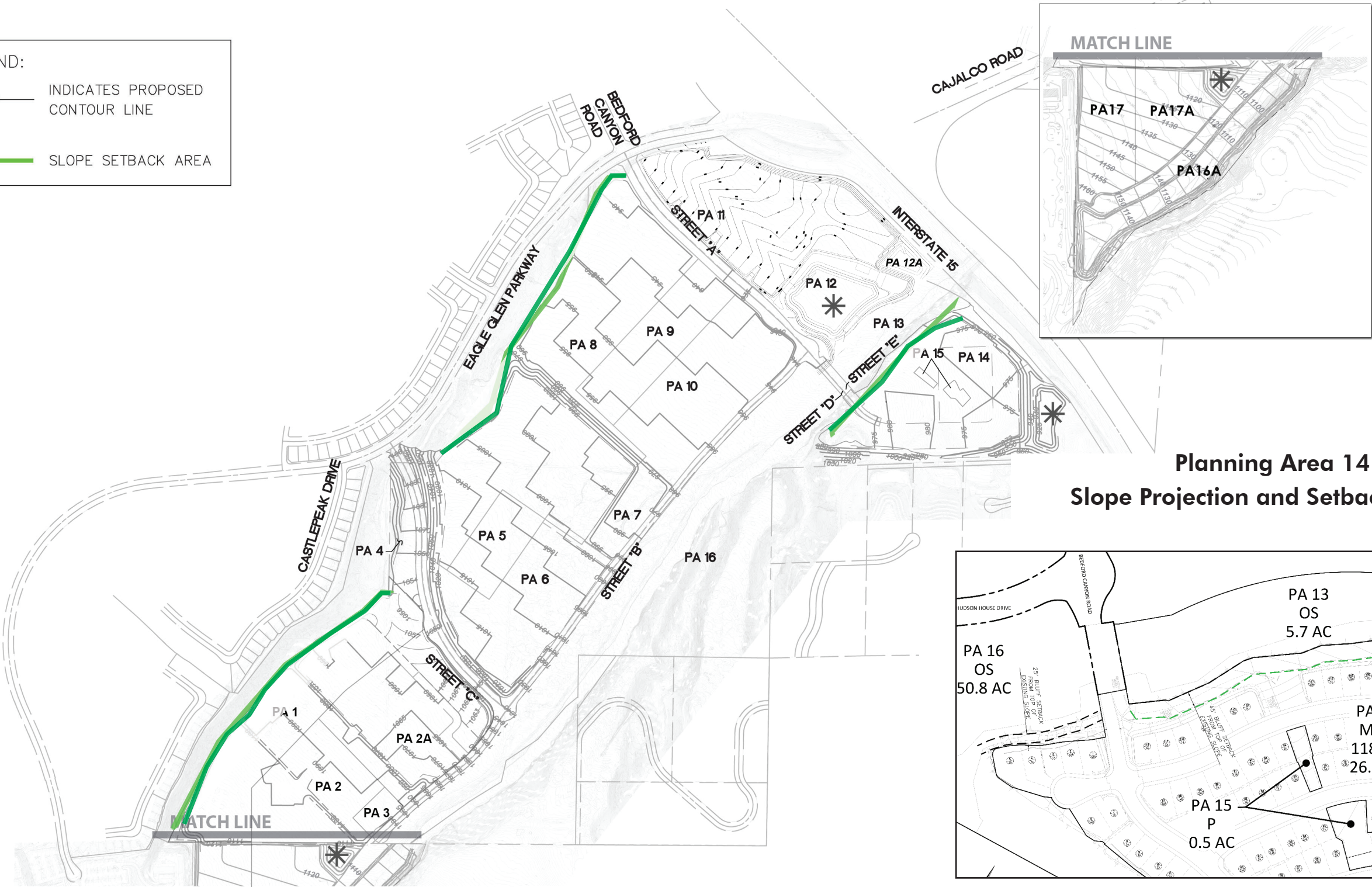
Exhibit 5.14, Slope Setback Areas

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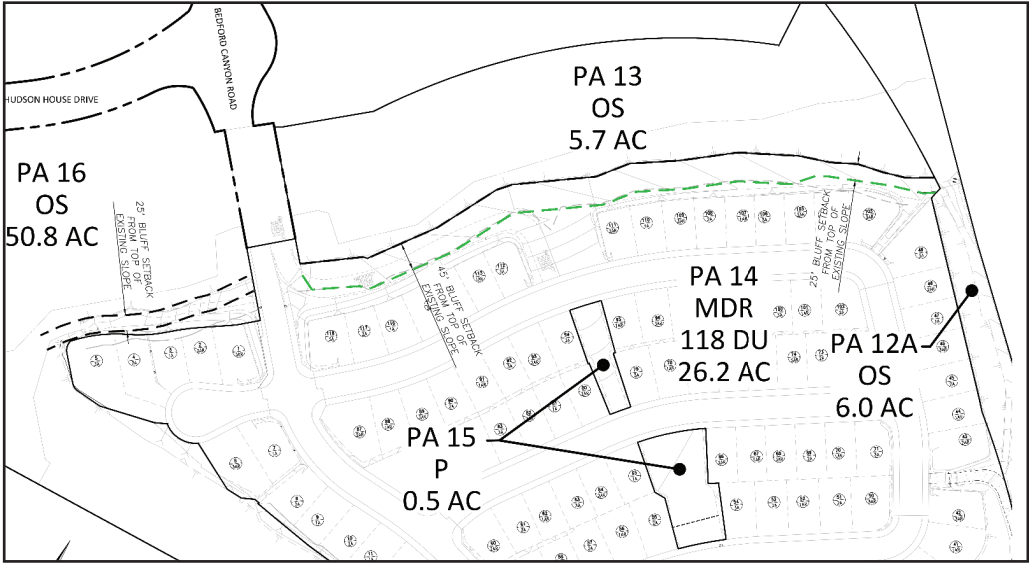
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INDICATES PROPOSED
CONTOUR LINE

SLOPE SETBACK AREA



Planning Area 14
Slope Projection and Setback Exhibit



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Exhibit 5.15, Slope Setback Sections

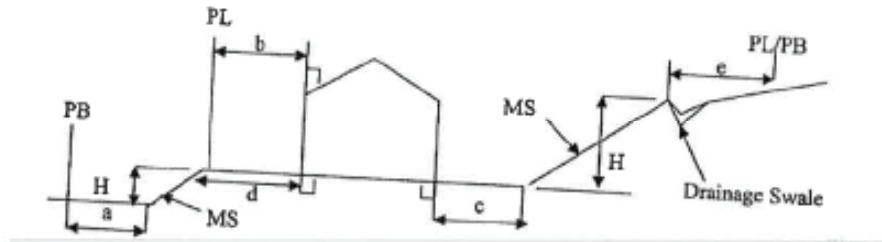


TABLE A-1 MINIMUM SETBACK FROM ADJACENT SLOPE					
H (Height-Ft)	a	b	c	d	e
0-6	2'	5'	3'	5'	3'
6' to 14'	H/2 or 5' (max)	5'	H/2	H/2 (5' min)	3'
14' to 30'	5'	H/2 (10' max)	H/2	H/2 (10' max)	6'
30'+	5'	10' max	15' max	10' max	6'

Notes:

1. PL means property line. PB means permit boundary. MS means manufactured surface.
2. Table A-1 applies to manufactured slopes and 2:1 (or steeper) natural slopes. Setbacks from natural slopes flatter than 2:1 shall meet the approval of the Public Works Director.
3. "b" may be reduced to a five foot minimum if an approved drainage device is used; roof gutters and downspouts may also be required.
4. "b" may be reduced to less than five feet if no drainage is conveyed on one side and if roof gutters are included.
5. If the slope between "a" and "b" is replaced by a retaining wall, "a" may be reduced to zero and "b" shall remain as shown in Table A-1. The height of the wall shall be governed by zoning regulations.
6. "b" shall be measured from the face of the structure to the top of the slope.
7. "d" is measured from the lower outside edge of the footing, along a horizontal line to the face (daylight) of the slope. Under certain circumstances, "d" may be reduced as recommended in a soils report and approved by the Building Official.

Source: City of Corona

quality of life for the citizens of Corona. Fire, paramedic and emergency response are coordinated through the Corona Fire Department Office of Emergency Services. Corona Fire Station #7 (3777 Bedford Canyon Road) will serve the Specific Plan area (<http://discovercorona.com/City-Departments/Fire-Department.aspx>).

5.8.3 Paramedic

In addition to the Corona Fire Department paramedic services, back up medical services and transportation are provided by American Medical Response (AMR).

5.8.4 Solid Waste Disposal

The City's solid waste service provider is Waste Management of the Inland Empire, which will provide trash pick-up and disposal.

5.8.5 Schools

Students residing in the Arantine Hills community will attend schools within the Corona-Norco Unified School District, which serves grades K-12. It is anticipated that Arantine Hills students may attend Woodrow Wilson Elementary, El Cerrito Intermediate, and Santiago High Schools. In order to accommodate future student enrollment, a master facility plan has been developed and the District plans to construct additional elementary schools and one high school.

5.9 Infrastructure Phasing Plan

The primary intent of the phasing of the project is to ensure that complete and adequate public facilities and services are in place and available to the future community residents and visitors as needed. The phasing program for Arantine Hills will be executed to provide the services and infrastructure required for each of the development planning areas. Street and traffic signal improvements will be phased in order to minimize the impacts on-site and to the neighboring Eagle Glen community. The phasing set forth in this Specific Plan shall be conditioned on the approval of tentative tract maps. It should be noted that the ultimate pace and phasing of the development is dependent on a number of internal and external factors and is subject to change and modification. Phases identified in this Specific Plan

are conceptual and may occur in any order or sequence provided that the necessary infrastructure is in place to service the planned development. See Exhibit 5.17, Conceptual Phasing Plan.

All infrastructure improvements necessary to serve a development phase shall be funded and designed for that phase before development in that phase may begin. All required street and traffic signal improvements shall be completed for each phase prior to issuing a building permit for a unit in that phase. All required water and sewer infrastructure shall be completed for each phase prior to issuing a certificate of occupancy for a unit in that phase.

5.9.1 Park Phasing

The parks and Class I bike lane within the Arantine Hills Specific Plan shall be phased as follows:

- » The Class I bike lane adjacent to the south side of Street 'B' shall be installed and operational concurrently with the construction and operation of Street 'B'.
- » The neighborhood park in Planning Area 7 must be constructed prior to the issuance of the 390th certificate of occupancy.
- » The neighborhood park in P.A. 4 must be constructed by the 1,300th certificate of occupancy.
- » The mini park in Planning Area 15 must be constructed concurrently with the adjacent development in Planning Area 14.
- » The mini park in Planning Area 3 must be constructed concurrently with the adjacent development in Planning Area 2.

5.9.2 Planning Areas and Streets

The project will be developed in three phases. These phases may occur sequentially or concurrently with one another. The planning areas and streets within the Arantine Hills Specific Plan will be phased according to Exhibit 5.16 (Conceptual Phasing Plan), Exhibit 5.17

(Roadway and Traffic Signal Phasing), and Table 5.7 (Phasing Plan Summary).

5.9.3 Water, Sewer and Reclaimed Water

Water and sewer services will be provided for each of the planning areas. Two independent points of connection to the water system shall be provided for each of the phased planning areas. Exhibits 5.18, 5.19 and 5.20 depict the water, reclaimed water, and sewer improvement phasing.

Construction of a 12" water line from Eagle Glen Parkway will extend in Street 'A' to its terminus near Bedford Canyon Wash, then loop within Streets 'B' and 'C' back to Eagle Glen Parkway to provide for adequate service. The waterlines in Street 'C' required for the portions of the project to be served from Zone 5 will need to be constructed in Phase 3.

Reclaimed water will be extended into the project during Phase 1. An 8" reclaimed water line will connect to the existing reclaimed water line in Eagle Glen at Bedford Canyon Road. This reclaimed water line will then be extended within Street 'A' and Street 'B' to Street 'C.' A portion of the 8" reclaimed waterline in Street 'B' extending south to the terminus of Street 'B' at the edge of Planning Area 1 will be constructed in Phase 3.

To provide sewer for the Phase 1 development, a 12" sewer line will be installed northerly and tie into an 8" line extending from Street 'B'. An additional 8" sewer line parallel and north of Street 'B' will be constructed from Street 'C' easterly and tie into the 12" line west of the basin. Waste Water Treatment Plant #3 will be taken out of service.

Water and sewer lines constructed in Phase 1 will also serve Phase 2 development (i.e., Planning Area 15) with no additional lines required. In Phase 3 to service Planning Areas 1 through 5, a 12" transmission water line will be constructed in Street 'B' from Street 'C' to the southern boundary of the Specific Plan area. The

remainder of the looped system to provide service from Zone 5 will be constructed.

During the construction of Phase 3, reclaimed water will be extended from the Phase 1 stub out within Street 'B' and continue southwest to the end of the cul-de-sac.

To provide sewer service to Phase 3 development, an 8" sewer line will be extended from Street 'B' westerly to the southwestern project boundary.

A lift station will be constructed in Planning Area 12, and a 4" force main connecting to an 8" sewer in Street 'E.' The City will construct the Arantine Hills Lift Station, the dual 12" force main and 15" gravity sewer line and related public sewer facilities to serve the project. The developer prior to map recordation shall enter into a cooperative agreement to fund the facilities. In the event these facilities are not operational prior to the first building permit, the developer may construct interim facilities at their own cost provided there is existing capacity within the plant.

5.9.4 Drainage

Exhibit 5.21 shows the drainage improvement phasing for the project. Phase 1 improvements include the construction of the drainage facilities in Streets 'A,' 'B' and 'C,' the Bedford Canyon Wash channel and the Bedford Canyon Wash improvements, and the detention/water quality basin in Planning Area 12 and 12A. Storm water lines within Phase 1 will vary in size from 24" to 72".

Storm drain improvements constructed in Phase 1 will also serve Phase 2 and Phase 3 development with no additional improvements.

Improvements to protect Planning Areas 12 and 14 will include a rectangular channel or soft bottom trapezoidal channel adjacent to Bedford Creek Wash.

It should be noted that the ultimate phasing of the development is dependent on a number of internal and external factors. Not all planned development within a

given phase may be completed prior to the initiation of the next phase. All backbone infrastructure necessary to complete previous phases shall be in place prior to commencing construction activities on a following phase.

5.10 Infrastructure Plan and Phasing Adjustments

The Board of Zoning Adjustment shall have the authority to hear and decide applications for modifications to the infrastructure phasing plans. The Board shall be required to make the following findings:

- » That modification is consistent with the General Plan;
- » That the proposed changes will not adversely affect the implementation of the Specific Plan;
- » That it will not be detrimental to the public health, safety, and general welfare; and
- » That the proposed modification will not delay the construction of master plan improvements necessary to serve the development.

Table 5.7, Phasing Plan Summary

PA	Land Use	Acres	Density Range*	Target Density*	Target Units
PHASE 1					
5	Medium Density Residential	5.5 ac	6-15 du/ac	10.9**	60 du
6	Medium Density Residential	17.4 ac	6-15 du/ac	11.4**	199 du
7	Park	4.1 ac			
8	Low Density Residential (southern portion)	26.4 ac	3-6 du/ac	5.1	134 du
	Phase 1 Totals	53.4 ac			393 du
PHASE 2					
8	Low Density Residential (northern portion)	16.1 ac	3-6 du/ac	5.7	91 du
9	Medium Density Residential	10.7 ac	6 - 15 du/ac	11.7**	125 du
10	High Density Residential	21.4 ac	15-36 du/ac	13.8**	295 du
11	General Commercial	21.7 ac			
12	Open Space	9.5 ac			
12A	Open Space	6.0 ac			
13	Open Space	5.7 ac			
14	Medium Density Residential	26.2 ac	6 - 15 du/ac	4.5**	118 du
15	Park	0.5 ac			
16	Open Space (northern portion)	42.1 ac			
18	Park	1.2 ac			
	Phase 2 Totals	161.1 ac			629 du
PHASE 3					
1	Low Density Residential	19.5 ac	3 - 6 du/ac	4.7**	91 du
2	Medium Density Residential	13.1 ac	6 - 15 du/ac	11.0**	144 du
2A	High Density Residential	18.2 ac	15-36 du/ac	12.3**	224 du
3	Park	1.1 ac			
4	Park	3.2 ac			
16	Open Space (southern portion)	8.7 ac			
	Phase 3 Totals	63.8 ac			459 du
PHASE 4					
16A	Open Space	11.1 ac			
17	Low Density Residential	8.2 ac	3-6 du/ac	6.0	49 du
17A	Medium Density Residential	9.2 ac	6 - 15 du/ac	9.9**	91 du
	Phase 4 Totals	28.5 ac			140 du
	Master Planned Roadways***	18.9 ac			
	Totals	325.7 ac			1,621 du

Notes:

* Density refers to dwelling units per net acre.

** MDR or HDR Planning Areas may build out with age-qualified units. If so, the total number of dwelling units permitted in the Arantine Hills Specific Plan area shall not exceed 1,806 dwelling units.

*** Streets 'D' and 'E' and a portion of Street 'B' (located between southwest of Street 'C' and northeast of PA17) will be constructed in Phase 2. All other master planned roadways (Streets 'A' and 'C' and the northeastern portion of Street 'B') will be constructed in Phase 1. Local residential streets will be constructed as individual planning areas are constructed.

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Exhibit 5.16, Conceptual Phasing Plan

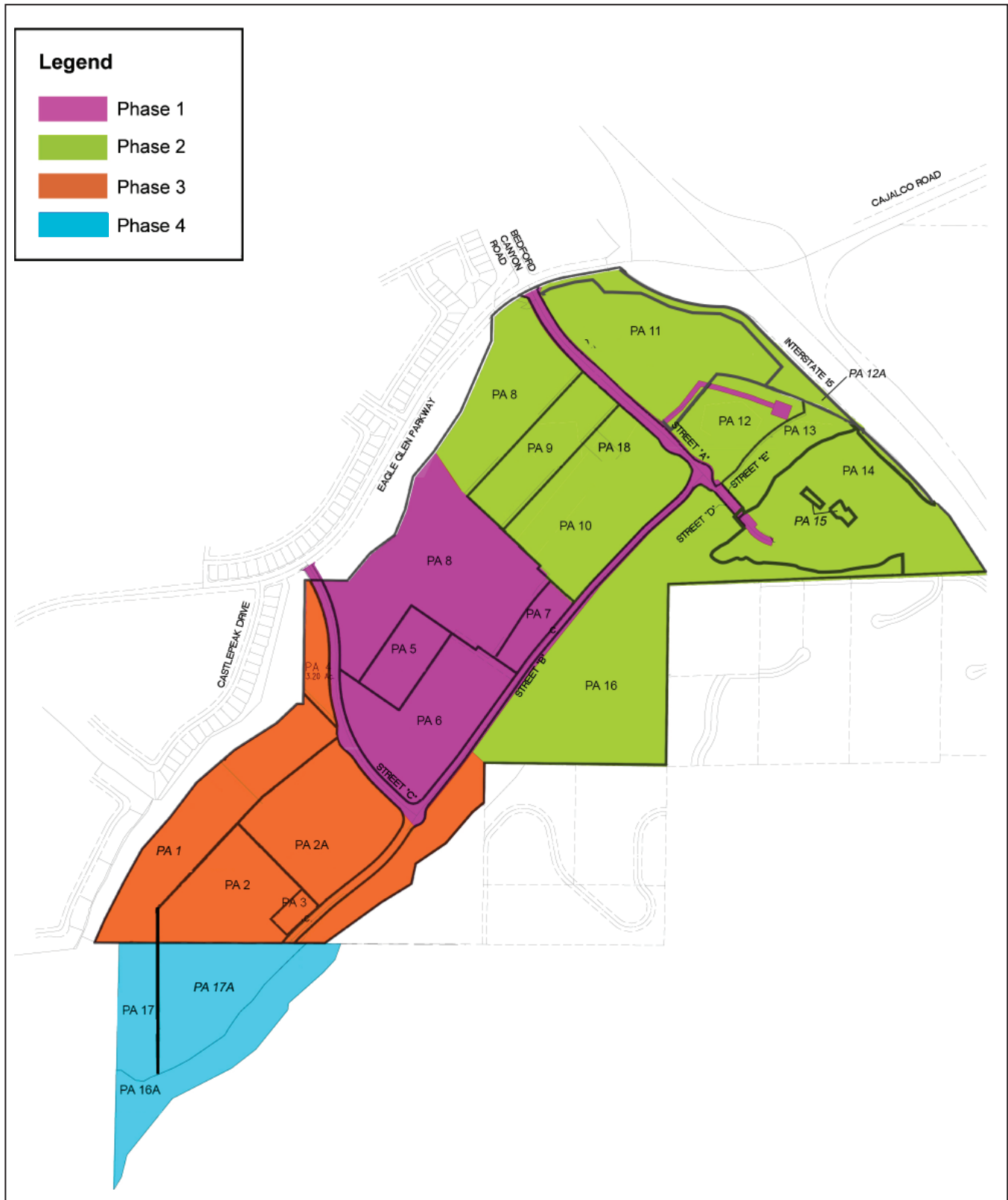


Exhibit 5.17, Roadway and Traffic Signal Phasing

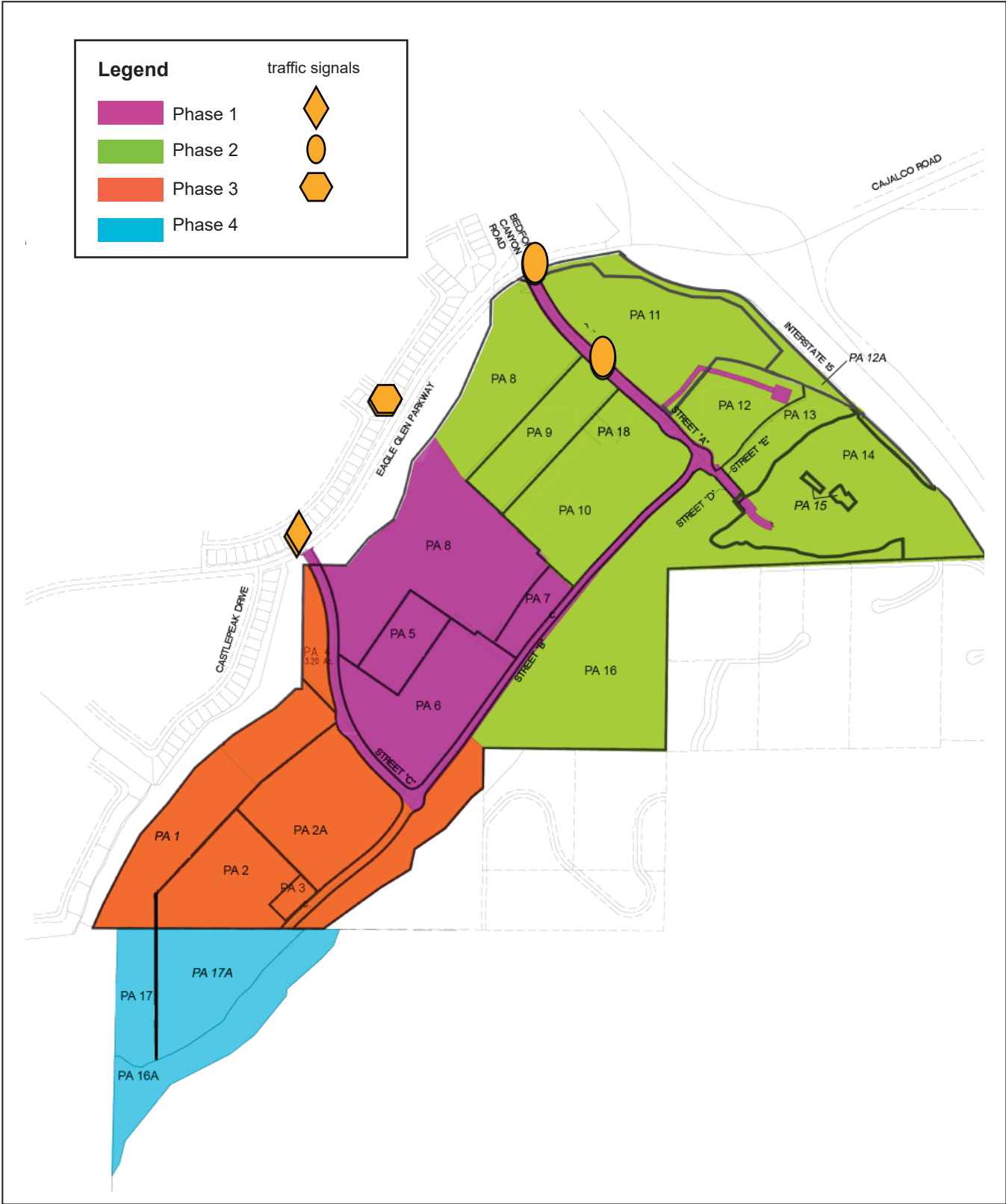
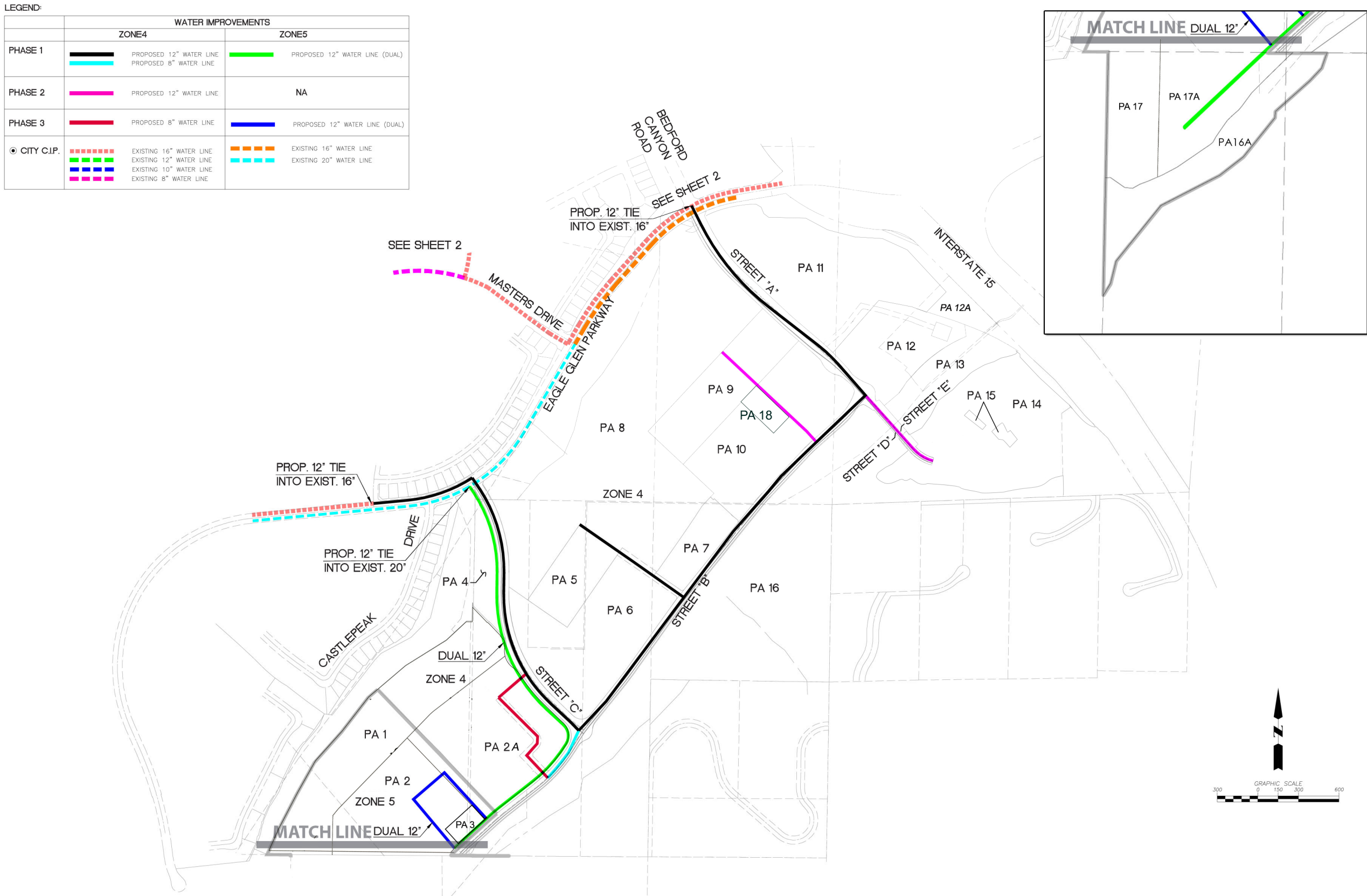
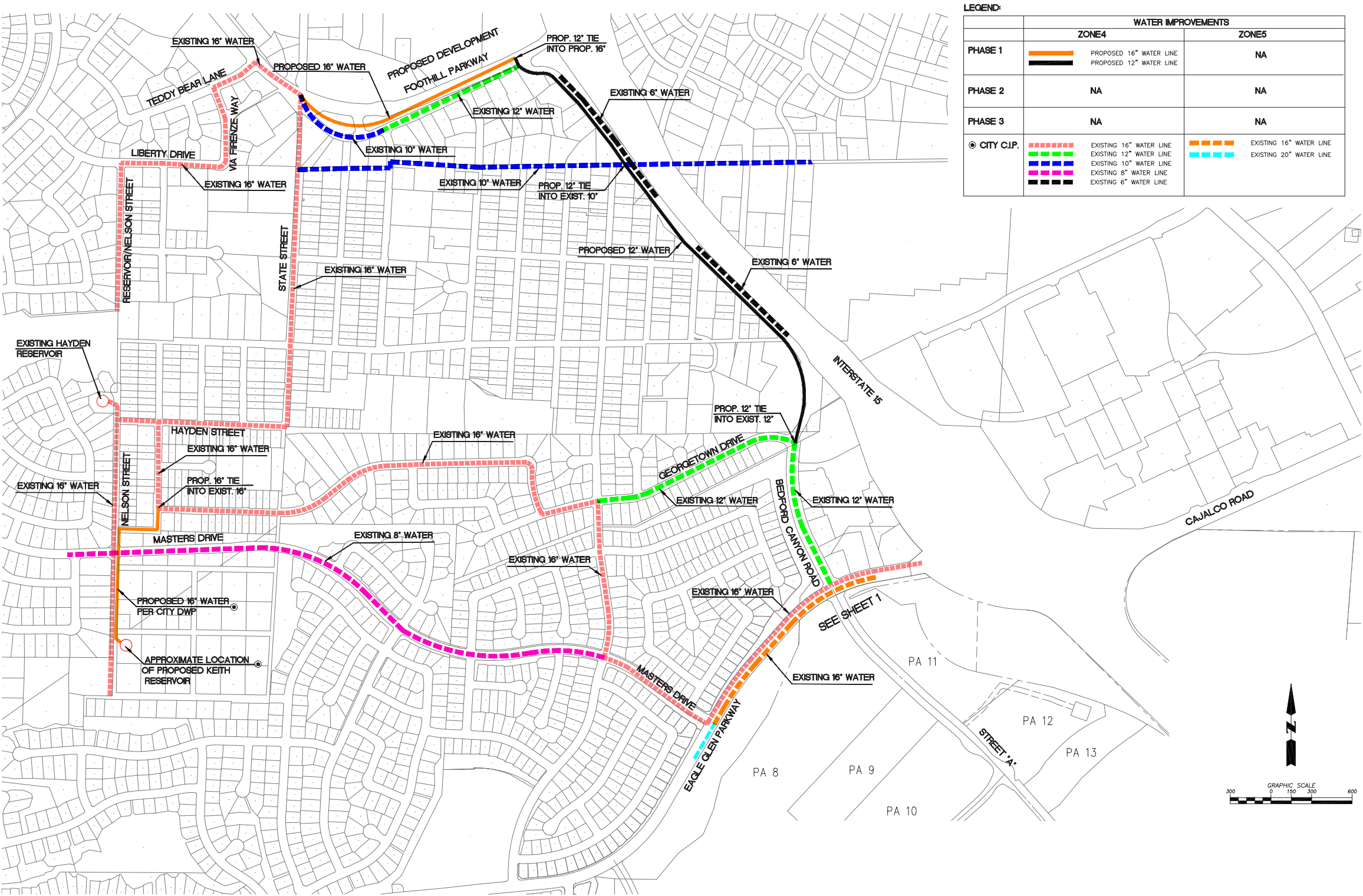


Exhibit 5.18a, Water Improvement Phasing - with Reservoir



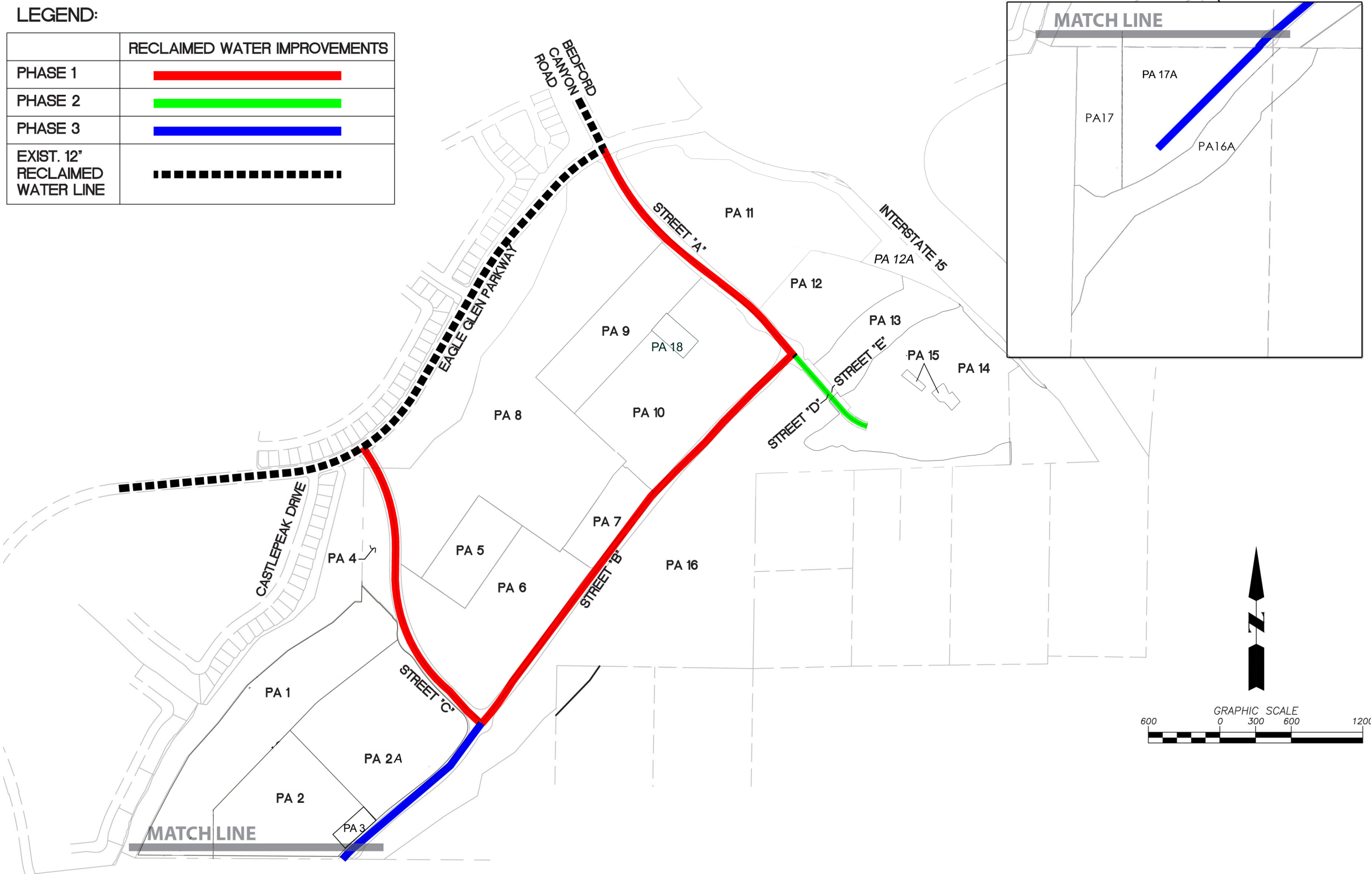
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Exhibit 5.18b, Water Improvement Phasing - with Reservoir



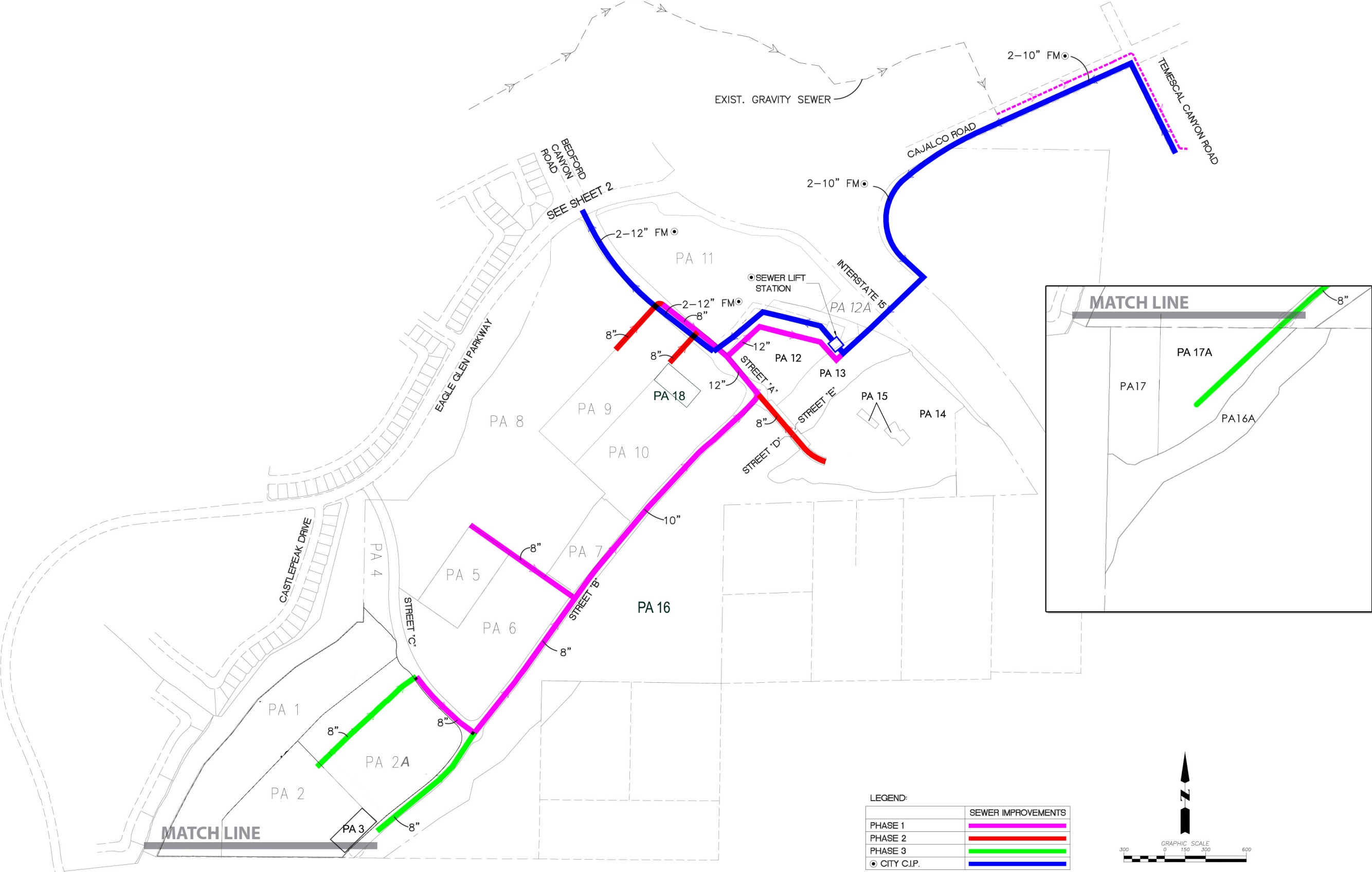
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Exhibit 5.19, Reclaimed Water Improvement Phasing



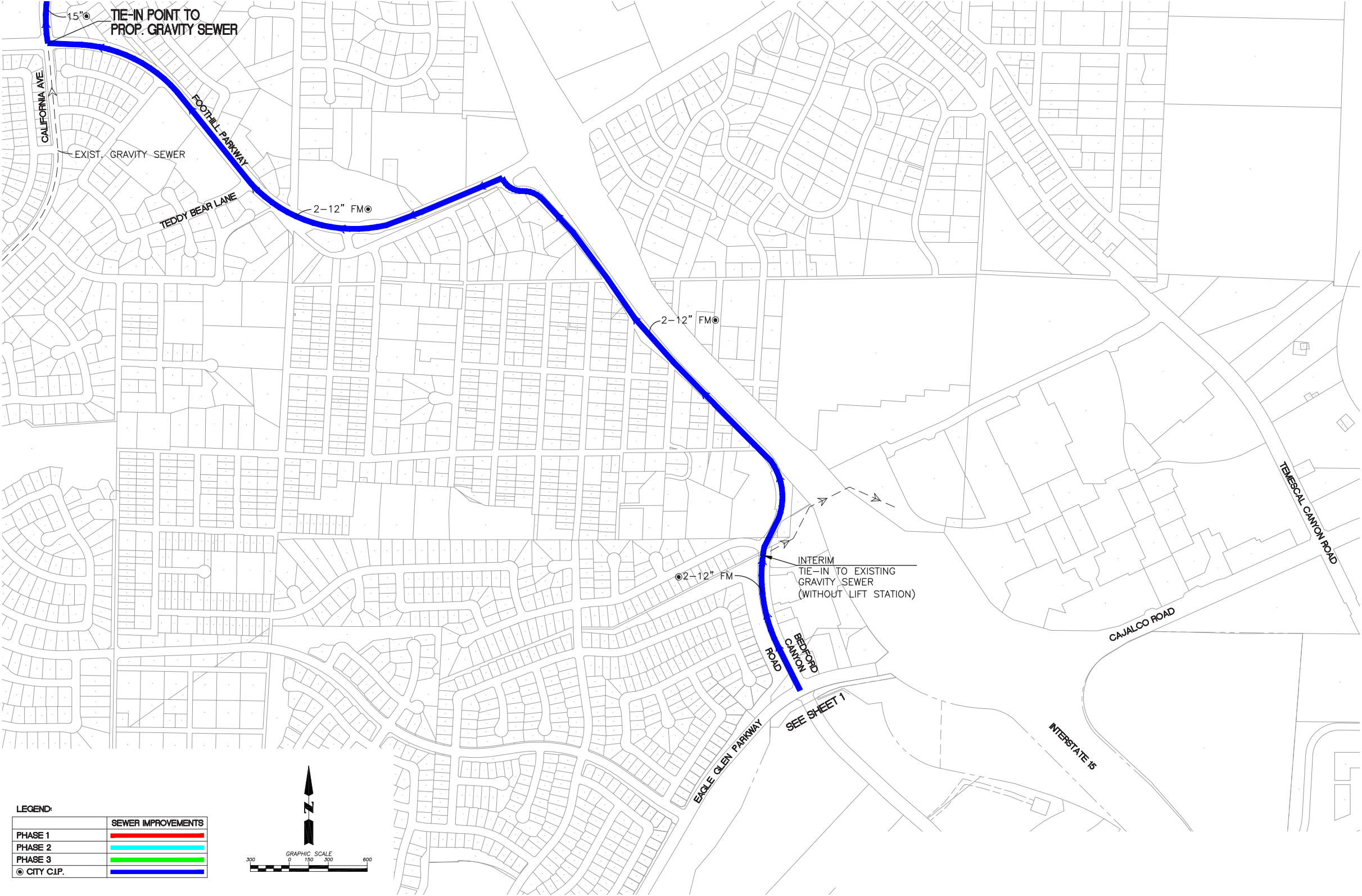
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Exhibit 5.20a, Sewer Improvement Phasing



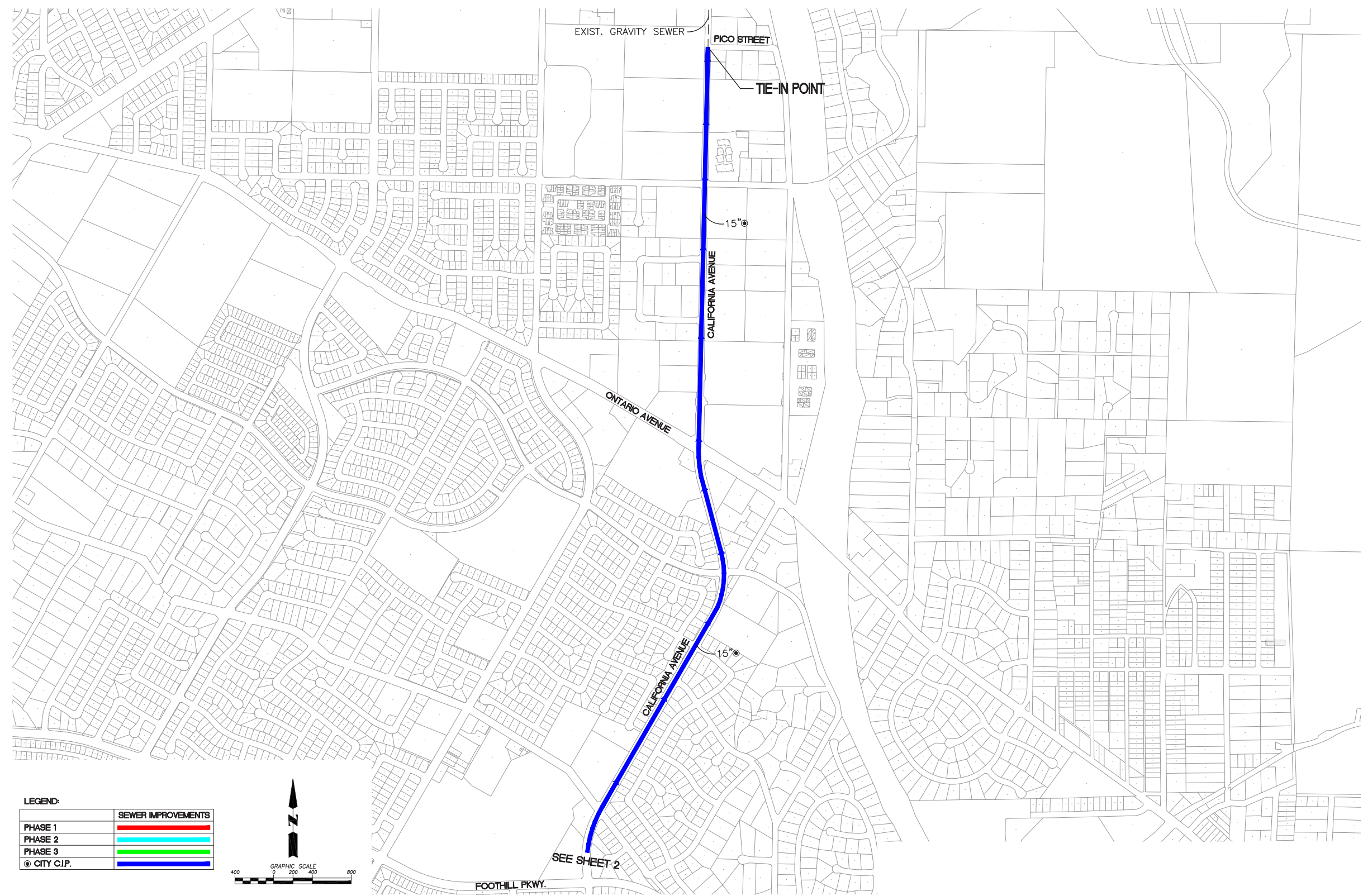
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Exhibit 5.20 b, Sewer Improvement Phasing



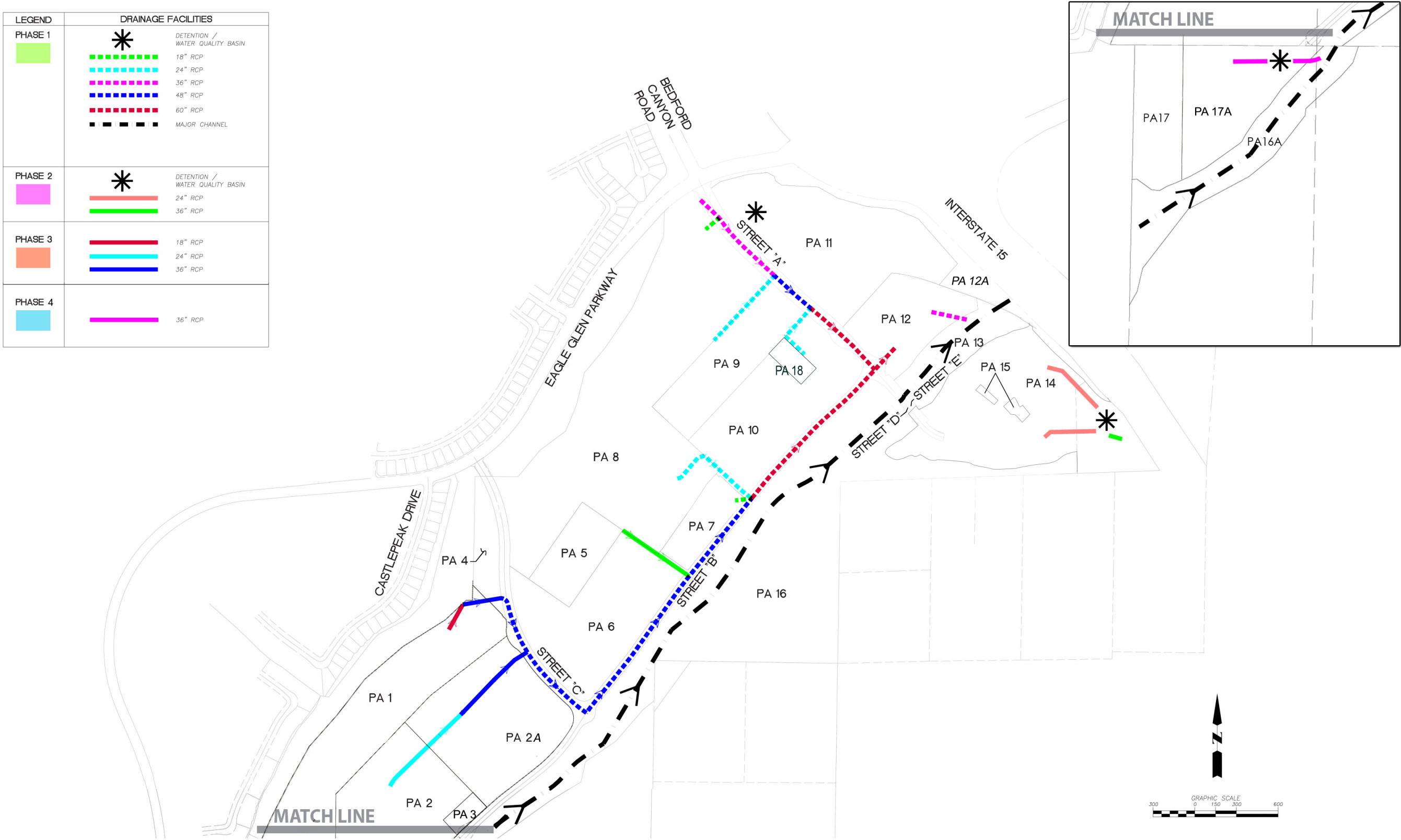
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Exhibit 5.20 c, Sewer Improvement Phasing



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Exhibit 5.21, Drainage Improvement Phasing



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6

DEVELOPMENT STANDARDS

6.1 Purpose and Objectives

The purpose of the Arantine Hills Specific Plan is to:

- » Create a set of standards for the development of the project;
- » Provide flexibility in site design, density and housing units to achieve individuality and character within the neighborhoods in Arantine Hills;
- » Provide criteria for the inclusion of compatible uses designed to service residents and visitors of the community; and
- » Encourage the most effective use of the site with its variety of environments providing necessary public facilities, ample open space and a functional, well balanced community.

The following development standards shall apply to commercial, residential, open space, and park land uses within the Arantine Hills Specific Plan area. All land uses in Arantine Hills shall conform to the development standards set forth in the Specific Plan for permitted uses.

Please see Tables 6.1, 6.2, 6.3 and 6.4 for a quick reference to the development standards for the commercial and residential planning areas.

6.2 Development Districts

6.2.1 General Commercial District (Planning Area 11)

Sections

- 6.2.1.1 Purpose
- 6.2.1.2 Permitted Uses
- 6.2.1.3 Conditional Uses
- 6.2.1.4 Telecommunications/Data Uses
- 6.2.1.5 Prohibited Uses
- 6.2.1.6 Development Standards
- 6.2.1.7 Parking Requirements
- 6.2.1.8 Walls and Fences

6.2.1.1 Purpose

The General Commercial District is intended for commercial uses that serve neighborhood and community needs with an emphasis on convenient automobile access, while incorporating efficient, safe and attractive on-site pedestrian circulation. In addition to retail uses, the General Commercial District may also contain low- and medium-rise office uses.

6.2.1.2 Permitted Uses

The following retail commercial activities, conducted wholly within enclosed buildings (except as otherwise permitted in this Chapter), shall be permitted subject to the provisions of Chapter 17.33 of CMC as adopted.

1. Animal hospital (small animals only)
2. Antique shops
3. Art galleries

4. Automobile parts and accessories store (retail only-not installation)
5. Automotive gasoline stations
6. Automobile rental (subject to the provisions of Chapter 17.72 of the City's Municipal Code and in conjunction with an automobile dealership)
7. Automobile sales and leasing - new or previously owned in conjunction with new cars - (subject to the provisions of Chapter 17.72 of the City's Municipal Code)
8. Bakery
9. Banks (with drive through allowed subject to CMC 17.76.030 for vehicle stacking)
10. Barbershop/beauty shop
11. Bicycle shop
12. Book store
13. Catering establishment
14. Clothes cleaning, drying, pressing, tailoring
15. Coffee house
16. Clothes and wearing apparel shop
17. Confectionery
18. Construction project offices during construction while a valid permit is in effect
19. Convenience market
20. Copying, printing, mail service establishments (retail only)
21. Delicatessen
22. Department store or general retail
23. Detention and water quality basins and retention basins.
24. Doughnut shop
25. Drugstore and pharmacy (with drive through allowed subject to CMC 17.76.030 for vehicle stacking)
26. Electronic store
27. Florist
28. Furniture store (new only)
29. Game arcade, ancillary (20% or less of commercial floor area)
30. Grocery store
31. Hardware or appliance store
32. Health or fitness club
33. Health care facilities (subject to the provisions of Chapter 17.73 of CMC)
34. Home improvement retail store (with ancillary outdoor garden center)
35. Hotels and residence inns and appurtenant facilities including restaurants, bars and meeting/conference centers within the hotel/residence inn
36. Interior decorator shop
37. Library
38. Lift station/sewer and water pump station
39. Liquor (off-sale only) or convenience store
40. Locksmith
41. Market - fish, meat or produce (retail only)
42. Massage establishments (subject to the provisions of Chapter 5.28 of the Corona Municipal Code)
43. Museum or cultural center
44. Newsstand
45. Nursery (indoor sale of plants and flowers)
46. Offices - business, dental, medical, governmental, or professional
47. Office supply store
48. Paint stores
49. Parking structures in conjunction with a commercial or office development (up to 4 stories or 50 feet in height, whichever is greater)
50. Parks and plazas (subject to the provisions of Chapter 12.24 of CMC)
51. Pet shops, including grooming and veterinary services as ancillary uses
52. Photography service or studio
53. Police station and substation
54. Post office
55. Private school (such as art, dental, language, medical, modeling, technical, tutoring, business college. No riding academies)
56. Restaurant, cafe or coffee shop (no drive-thrus permitted)
57. Reverse vending machines (must be located within a permitted commercial structure)
58. Sporting goods stores
59. Utility facilities, including sewer, water, and utility equipment
60. Tailor shop, custom dressmaking
61. Similar uses permitted by the determination of the Community Development Director. The

Community Development Director may permit any other uses that he/she may determine to be similar to those listed above, in conformity with the intent or purpose of this zone, and not detrimental to the public health, safety and welfare, or to other uses permitted in this zone.

6.2.1.3 Conditional Uses

The following uses may be permitted subject to a major conditional use permit (CUP), or a minor conditional use permit (MCUP) where noted, issued in accordance with Chapter 17.92 of CMC:

1. Automobile accessories with installation
2. Automobile parts and repair
3. Billiard parlor (MCUP)
4. Bowling alley
5. Car wash-self service and full service
6. Club, lodge or meeting hall
7. Commercial recreation facilities
8. Day care facilities
9. Fire station
10. Game arcade
11. Nursery (outdoor)
12. Places of worship including churches, mosques, temples, etc., exceeding a combined area of 10,000 square feet
13. Places of worship including churches, mosques, temples, etc., not exceeding a combined area of 10,000 square feet (MCUP)
14. Restaurants, cafe, or coffee shop, with drive-thru
15. Theater, cinema, or playhouse (excluding adult entertainment)

6.2.1.4 Telecommunication/Data Uses

Telecommunication/data uses (including cellular towers) shall be permitted in the General Commercial District, subject to the provisions of CMC Chapter 17.65.

6.2.1.5 Prohibited Uses

1. Adult entertainment uses
2. Automobile repair garage or automobile upholstery
3. Manufacturing uses

4. Outdoor storage
5. Outdoor sales (temporary outdoor sales may be permitted by a special use permit per CMC)
6. Residential uses

6.2.1.6 Development Standards.

Please see Table 6.1 for General Commercial development standards.

6.2.1.7 Parking Requirements

The standards contained in Chapter 17.76, Off-Street Parking, of the CMC shall apply within the General Commercial area of Arantine Hills. Subject to Precise Plan approval, development in PA11 or other suitable planning area shall include opportunity for shared parking by the public for trail users accessing the planned trails in the Specific Plan.

6.2.1.8 Walls and Fences

Refer to Chapter 17.70 in the CMC for standards on walls, fences, and hedges within General Commercial Area of Arantine Hills.

Table 6.1, General Commercial Development Standards

General Commercial Development Standards	
Minimum Lot Area	No minimum requirement
Minimum Lot Width	No minimum requirement
Minimum Lot Depth	No minimum requirement
Maximum Floor Area Ratio	.25
Setback from a Public Street	10'
Setback from a Private Street	5'
Side Yard Setbacks	
• Interior	0'
• Street Side	10'
Setbacks From Other Planning Areas	10'
Building Setback Adjacent to a Freeway Right-of-Way	No minimum, except where there is parking or a drive aisle, a 10' landscape buffer shall be provided
Building Coverage	No coverage requirement
Maximum Building Height*	Four (4) stories or 50' , whichever is greater
Parking Standards	Pursuant to the standards contained in Chapter 17.76, Off-Street Parking, of the CMC. No Shared parking shall be permitted.
Signage Standards	Pursuant to the General Community Commercial (C-3) standards contained in Chapter 17.74, Signs, of the CMC, except as allowed and specified in the sign program, which must be submitted for review and approved as part of a precise plan review process. The sign program will include signage criteria and standards that provide for design in the general commercial development areas.
Trash Enclosures and Loading Areas	For all Commercial uses, trash and loading areas shall be screened by a minimum 5' high block wall, unless another alternative is found to be acceptable by the City's Planning Division

* Buildings may exceed the maximum building height if determined by the Planning Commission at the time of review of the precise plan application.

6.2.2 High Density Residential District (Planning Areas 2A and 10)

Sections

- 6.2.2.1 Purpose
- 6.2.2.2 Permitted Uses
- 6.2.2.3 Conditional Uses
- 6.2.2.4 Prohibited Uses
- 6.2.2.5 Development Standards
- 6.2.2.6 Parking Requirements
- 6.2.2.7 Walls and Fences

6.2.2.1 Purpose

The High Density Residential (HDR) District is planned for attached multi-family dwelling units, including, but not limited to, townhomes and row homes, clusters, stacked flats and age-qualified apartments, at densities of up to 36 dwelling units per acre.

6.2.2.2 Permitted Uses

The following uses shall be permitted in all High Density Residential Districts:

1. Single family detached dwellings subject to the standards of the Low Density Residential District set forth in Section 6.2.4 of this Specific Plan
2. Single family detached and attached dwellings subject to the standards of the Medium Density Residential District set forth in Section 6.2.5 of this Specific Plan
3. Multi-family dwellings including, but not limited to, condominiums, townhomes and row homes, clusters, and stacked flats
4. Multiple senior dwellings, age-qualified apartment homes and age-qualified town homes of a permanent character and constructed in permanent locations for private ownership
5. Hiking and bicycle trails and paths
6. Home occupations pursuant to Chapter 17.80 of the CMC
7. Planned unit and condominium development subject to all the provisions of Chapter 17.82 of the CMC
8. Model homes and trailers/sales facilities

9. Construction project offices and trailers during construction while a valid building permit is in effect
10. The following use may be permitted subject to approval of a secondary residential permit as provided for in Chapter 17.85 of the CMC: secondary dwelling unit of a permanent character placed in a permanent location
11. Private parks and recreation areas subject to the provisions of Chapter 12.24 of the CMC
12. Dog parks
13. Public parks, playgrounds, non-commercial recreation or open space areas and trails
14. Private parks and recreation areas and trails
15. Small family day care homes
16. Lift stations and related facilities
17. Detention and water quality basins
18. Emergency vehicle access
19. Similar uses permitted by the determination of the Community Development Director. The Community Development Director may permit any other uses that he/she may determine to be similar to those listed above, in conformity with the intent or purpose of this zone, and not detrimental to the public health, safety and welfare, or to other uses permitted in this zone.

6.2.2.3 Conditional Uses

The following uses may be permitted subject to a major conditional use permit (CUP) issued in accordance with Chapter 17.92 of CMC:

1. Congregate care facilities
2. Health care facilities subject to the provisions of Chapter 17.73 of the CMC

6.2.2.4 Prohibited Uses

Uses prohibited in all High Density Residential Districts are as follows:

1. Commercial uses
2. Industrial and manufacturing uses

6.2.2.5 Development Standards

The property development standards set forth in this chapter shall apply to all land and buildings in the High Density Residential Districts. For detailed development

standards and setbacks, see Table 6.2 and Exhibit 6.2. Typical High Density Residential product types allowed in Arantine Hills include, but are not limited to, product types such as those depicted in Alternatives A1 to A5 (paseo and non-paseo) on pages 6-9 to 6-11 of this Specific Plan document.

A. Minimum Dwelling Unit Area

Each dwelling unit area shall be a minimum of six hundred (600) square feet, not including garages, patios and open porches. The minimum floor area per dwelling unit of a senior citizen congregate housing project may be reduced to three hundred and fifty (350) square feet, provided that the square footage not included in the individual unit is provided elsewhere in the building in the form of common activity centers or facilities. Notwithstanding the requirements of this section, in no case shall a two-bedroom unit be less than five hundred and fifty (550) square feet, a one-bedroom unit be less than four hundred and fifty (450) square feet or an efficiency unit be less than three hundred and fifty (350) square feet in area.

B. Enclosed Storage Area

One hundred (100) cubic feet shall be provided for each dwelling unit in any multi-family development (excluding senior citizen congregate care housing developments). In addition, no dimension for the measurement of the space shall be less than three feet.

C. Landscaping

Landscaped areas shall be in accordance with the standards set forth in Chapter 17.70.070 of the CMC and the design guidelines of this Specific Plan.

D. Access

Each building or lot shall have permanent access to the street on which the building or lot abuts unless a variance is granted. Access shall be provided according to CMC Chapter 17.68.

E. Recreational Facilities

The neighborhood park in Planning Area 7 will meet the requirement of the recreational facilities for Planning Areas 6 and 10.

F. Open Space Requirements

Each lot shall contain a minimum of one hundred fifty (150) square feet of usable outdoor living space for each unit exclusive of front yards.

1. Not less than fifty (50) square feet of the total required space shall be provided in private outdoor living space contiguous to a dwelling unit. This private space may be provided in private areas screened from ground level exterior visibility. Driveways shall not be included in calculations of outdoor space. The minimum depth of the private outdoor living space shall be five (5) feet.
2. Not less than one hundred (100) square feet of the required space shall be provided in a single common area with a minimum dimension of fifteen feet (15') at any point.

A senior citizen congregate housing development may seek a reduction in the private or common outdoor space required by submitting such request, together with evidence of compensating alternative indoor, recreational or outdoor open space amenities to the Planning Commission for approval as part of the Precise Plan process.

G. Signs

Signs shall be permitted pursuant to the standards contained in Chapter 17.74, Signs, of the CMC.

H. Laundry Facilities

Each attached “for rent” high density residential complex shall provide one or more central laundry facility(ies) with washers and dryers for use by residents of the complex. As an alternative, the builder may elect to design each dwelling unit to include its own personal washer and dryer with hookups rather than provide central laundry facilities.

I. Trash Collection

In a condominium, townhouse, or similar development, where each unit will be individually owned, the Planning Commission may, in instances where public health and safety permit, approve individual refuse collection facilities pursuant to the provisions of Chapter 17.79 of the CMC. For uses that do not have private trash pickup, group trash enclosures shall be provided in accordance with Chapter 17.79.

J. Lighting

Light fixtures shall be shielded to avoid spill over light onto adjacent properties.

6.2.2.6 Walls and Fences

Walls and fences shall be designed to meet the design standards set forth in Chapter 17.70 of CMC and the design guidelines of this Specific Plan.

6.2.2.7 Mechanical Equipment

Upon application for a building permit to install mechanical equipment such as air conditioners and pool equipment in a High Density Residential Zone, it shall be demonstrated that the measurable exterior noise level at the property line or shared Exclusive Use Area (EUA) boundary shall not exceed 65 CNEL.

Table 6.2, High Density Residential Development Standards

Development Standards	High Density Residential District Paseo Product	High Density Residential District Non-Paseo Product
Maximum Density	36 du per net acre*	36 du per net acre*
Minimum Lot Area, Width & Depth	N/A	N/A
Building Height	Shall not exceed three stories or 40', whichever is greater	Shall not exceed three stories or 40', whichever is greater
Yard Adjacent to the Street	5'	5'
Minimum Building Separation		
Front to Front	10' or 26' (alley condition only)	10' or 26' (alley condition only)
Side to Side	6' or 0' (attached condition only)	6' or 0' (attached condition only)
Rear to Rear	10' or 26' (alley condition only)	10' or 26' (alley condition only)
Maximum Coverage (per Cluster)	65%	65%
Enclosed Storage Area (applies to Multi-Family Development only)	100 cubic feet min. (3' min. dimensions)	100 cubic feet min. (3' min. dimensions)
Minimum Dwelling Unit Area (Not including garages, patios and open porches)	600 s.f.**; 350 s.f. for congregate care units***	600 s.f.**; 350 s.f. for congregate care units***
Open Space Requirements	150 s.f. per unit	150 s.f. per unit
Accessory Structures	Per CMC Chapter 17.66	Per CMC Chapter 17.66
Parking Standards	» Detached Residential: 2 spaces in an enclosed garage » Attached Residential: • Studio or Single Bedroom Units: 1 covered space + 0.5 uncovered space**** • 2 Bedroom Units: 2 covered spaces • 3 or More Bedroom Units: 2 covered spaces + 0.5 uncovered space**** » Age-Qualified Apartments (market rate): 1.5 spaces per unit (spaces may be uncovered) » Guest Parking (for all attached and multi-family residential products, except as noted): • One uncovered guest space per 5 units. On-street parking may be permitted for guest parking (except for townhomes and age-qualified apartments) subject to preparation of a parking study and site plan subject to Precise Plan Review. » Tandem Parking: Tandem parking shall be permitted for all spaces in excess of the minimum requirements of the Code.	

*"Net area" means the area of a lot or parcel of land after public streets, easements or other areas to be dedicated or reserved for public use are deducted from such lot or parcel.

**The minimum dwelling unit square footage is 600 square feet, exclusive of open porches, patios and garages.

***The minimum floor area per dwelling unit of a senior citizen congregate housing project may be reduced to 350 square feet, provided that the square footage not included in the individual unit is provided elsewhere in the building in the form of common activity centers or facilities.

****On-street parking may be permitted for the 0.5 uncovered space (except for townhomes and age-qualified apartments) subject to preparation of a parking study and site plan subject to Precise Plan Review.

Exhibit 6.1a, Typical High Density Residential Product Diagrams - Paseo



Alternative A1 (with Paseo)



Alternative A2
(with Paseo)

- F: Front
- R: Rear
- S: Side
- Front Entry
- Conceptual Fence Line
- Common Area
- Private Yard

Note: All diagrams are conceptual and subject to change pending final design.

Exhibit 6.1b, Typical High Density Residential Product Diagrams - Non-Paseo



Alternative A3 (Non-Paseo)



- F: Front
- R: Rear
- S: Side
- Front Entry
- Conceptual Fence Line
- Common Area
- Private Yard

Alternative A4 (Non-Paseo)

Note: All diagrams are conceptual and subject to change pending final design.

Exhibit 6.1c, Typical High Density Residential Product Diagrams - Non-Paseo



Alternative A5 (Non-Paseo)

- F: Front
- R: Rear
- S: Side
- Front Entry
- Conceptual Fence Line
- Common Area

Note: All diagrams are conceptual and subject to change pending final design.

6.2.3 Medium Density Residential District (Planning Areas 2, 5, 6, 9, 14 and 17A)

Sections

- 6.2.3.1 Purpose
- 6.2.3.2 Permitted Uses
- 6.2.3.3 Conditional Uses
- 6.2.3.4 Prohibited Uses
- 6.2.3.5 Development Standards
- 6.2.3.6 Parking Requirements
- 6.2.3.7 Walls and Fences

6.2.3.1 Purpose

The Medium Density Residential District is intended as a residential district for single family dwellings, duplexes townhomes, row homes, and multiple-family residences at densities up to 15 dwelling units per acre.

6.2.3.2 Permitted Uses

The following uses shall be permitted in all Medium Density Residential Districts:

1. Single family detached residential developed under the Low Density Residential District standards set forth in Section 6.2.4 of this Specific Plan
2. Single family attached residential including, but not limited to, duplex, triplexes, four-plexes, six-plexes, eight-plexes, townhomes, motor courts and green courts
3. Multi-family attached residential (defined as 5 or more dwelling units in a single building)
4. Multiple senior dwellings, age-qualified apartment homes and age-qualified town homes of a permanent character and constructed in permanent locations for private ownership
5. Home occupations pursuant to Chapter 17.80 of the CMC
6. Model homes and trailers/sales facilities
7. Construction project offices and trailers during construction while a valid building permit is in effect
8. Private parks and recreation areas and trails
9. Dog parks, both public and private

10. Public parks, playgrounds, non-commercial recreation or open space areas
11. Lift stations and related facilities
12. Detention and water quality basins
13. Emergency vehicle access
14. Uses customarily incident to the permitted uses and accessory buildings when located on the same lot. It is unlawful to construct, erect, or locate any accessory building without a permitted main building. Garages may be detached structures, but shall not provide kitchen arrangement, bars or similar facilities, or other provisions for meal preparation
15. Similar uses permitted by the determination of the Community Development Director. The Community Development Director may permit any other uses that he/she may determine to be similar to those listed above, in conformity with the intent or purpose of this zone, and not detrimental to the public health, safety and welfare, or to other uses permitted in this zone.

6.2.3.3 Prohibited Uses

Uses prohibited in all Medium Density Residential Districts are as follows:

1. Commercial uses
2. Industrial and manufacturing uses

6.2.3.4 Development Standards

The property development standards set forth in this chapter shall apply to all land and buildings in the Medium Density Residential Districts. For detailed development standards and setbacks, see Table 6.2 and Exhibit 6.2. Typical Medium Density Residential product types allowed in Arantine Hills include, but are not limited to, product types such as those depicted in Alternatives B1 to B4 (Paseo and Non-Paseo) on pages 6-15 to 6-17 of this Specific Plan document.

A. Landscaping

Landscaped areas within the Medium Density Residential Districts shall be in accordance with the standards set forth in Chapter 17.70.070 of the CMC and the design guidelines of this Specific Plan.

B. Access

Each building or lot shall have permanent access to the street on which the building or lot abuts unless a variance is granted. Access shall be provided according to CMC Chapter 17.68.

C. Accessory Structures

No combustible building materials shall be used in the construction of accessory structures built within the designated side and backyard combustible free zones.

D. Signs

Signs shall be permitted pursuant to the standards contained in Chapter 17.74, Signs, of the CMC.

E. Lighting

Light fixtures shall be shielded to avoid spill over light onto adjacent properties.

6.2.3.5 Walls and Fences

Walls and fences shall be designed to meet the design standards set forth in Chapter 17.70 of CMC and the design guidelines of this Specific Plan.

6.2.3.6 Mechanical Equipment

Upon application for a building permit to install mechanical equipment such as air conditioners and pool equipment in a Medium Density Residential Zone, it shall be demonstrated that the measurable exterior noise level at the property line or shared Exclusive Use Area (EUA) boundary shall not exceed 65 CNEL.

Table 6.3, Medium Density Residential Development Standards

Development Standards	Medium Density Residential District Paseo Product	Medium Density Residential District Non-Paseo Product
Maximum Density	15 du per net acre*	15 du per acre net*
Minimum Lot Area, Width & Depth	N/A	N/A
Building Height	Shall not exceed three stories or 40', whichever is greater	Shall not exceed three stories or 40', whichever is greater
Yard Adjacent to the Street	5'	5'
Minimum Building Separation		
Front to Front	10' or 26' (alley condition only)	26'
Side to Side	6' or 0' (attached condition only)	6' or 0' (attached condition only)
Rear to Rear	10' or 26' (alley condition only)	10'
Maximum Coverage (per Cluster)	65%	65%
Minimum Dwelling Unit Area (Not including garages, patios and open porches)	1,000 s.f.**	1,000 s.f.**
Open Space Requirements	250 s.f. per unit (detached only) 150 s.f. per unit (attached)	250 s.f. per unit (detached only) 150 s.f. per unit (attached)
Accessory Structures	Per CMC Chapter 17.66	Per CMC Chapter 17.66
Parking Standards	» Detached Residential: • 2 spaces in an enclosed garage » Attached Residential: • Studio or Single Bedroom Units: 1 covered space + 0.5 uncovered space (On-street parking may be permitted for the 0.5 uncovered space subject to preparation of a parking study and site plan subject to Precise Plan Review) • 2 Bedroom Units: 2 covered spaces • 3 or More Bedroom Units: 2 covered spaces + 0.5 uncovered space (On-street parking may be permitted for the 0.5 uncovered space subject to preparation of a parking study and site plan subject to Precise Plan Review) » Guest Parking (for all attached and multi-family residential products): • One uncovered guest space per 5 units. On-street parking may be permitted for guest parking subject to preparation of a parking study and site plan subject to Precise Plan Review. » Tandem Parking: • Tandem parking shall be permitted for all spaces in excess of the minimum requirements of the Code.	

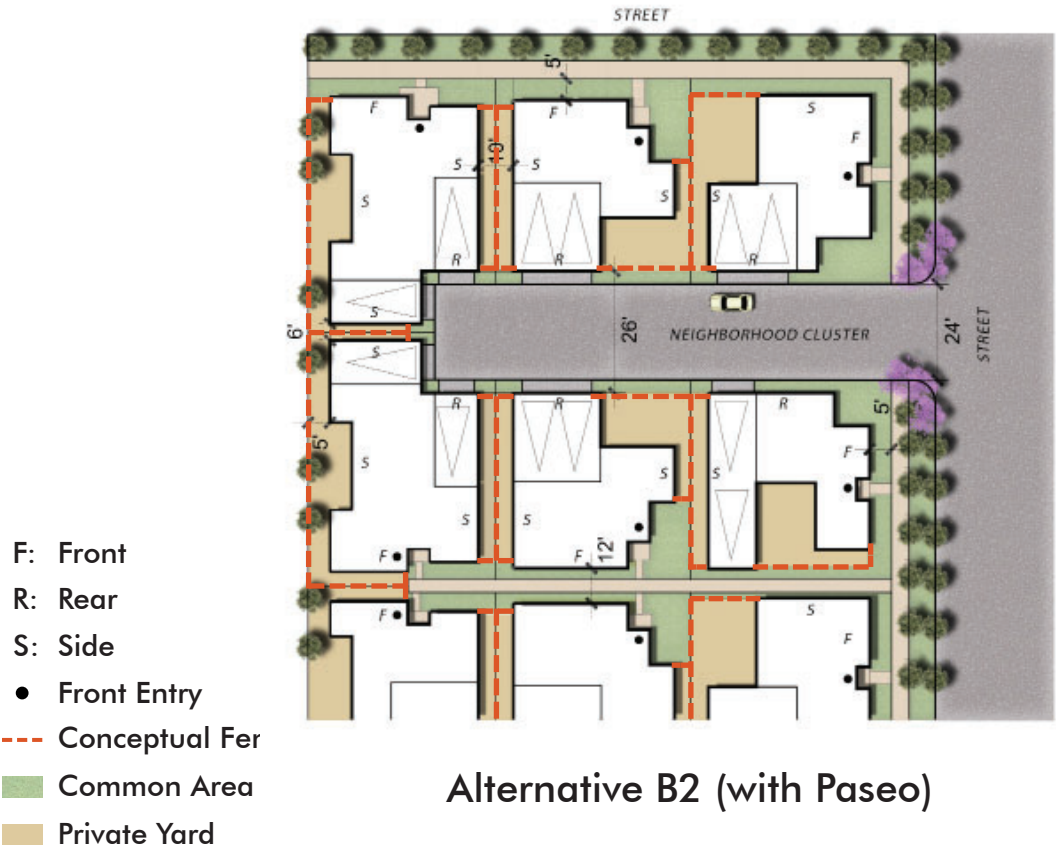
*"Net area" means the area of a lot or parcel of land after public streets, easements or other areas to be dedicated or reserved for public use are deducted from such lot or parcel.

**The minimum dwelling unit square footage is 1,000 square feet, exclusive of open porches, patios and garages.

Exhibit 6.2a, Typical Medium Density Residential Product Diagrams - Paseo



Alternative B1 (with Paseo)



Alternative B2 (with Paseo)

Note: All diagrams are conceptual and subject to change pending final design.

Exhibit 6.2b, Typical Medium Density Residential Product Diagrams - Non-Paseo



Alternative B3 (Non-Paseo)

- F: Front
- R: Rear
- S: Side
- Front Entry
- Conceptual Fence Line
- Common Area
- Private Yard

Note: All diagrams are conceptual and subject to change pending final design.

Exhibit 6.2c, Typical Medium Density Residential Product Diagrams - Non-Paseo



Alternative B4 (Non-Paseo)

- F: Front
- R: Rear
- S: Side
- Front Entry
- Conceptual Fence Line
- Common Area
- Private Yard

Note: All diagrams are conceptual and subject to change pending final design.

6.2.4 Low Density Residential District (Planning Areas 1, 8 and 17)

Sections

- 6.2.4.1 Purpose
- 6.2.4.2 Permitted Uses
- 6.2.4.3 Conditional Uses
- 6.2.4.4 Prohibited Uses
- 6.2.4.5 Development Standards
- 6.2.4.6 Parking Requirements
- 6.2.4.7 Walls and Fences

6.2.4.1 Purpose

The Low Density Residential Districts are intended to provide for single-family detached homes and/or low density condominium homes with a maximum density of six dwelling units per acre. Site development standards for the Low Density Residential Development category are described in Table 6.4 in this Specific Plan.

6.2.4.2 Permitted Uses

The following uses shall be permitted in all Low Density Residential Districts:

1. Animals to maximum numbers as follows: three weaned cats and three weaned dogs
2. Single family detached homes
3. Manufactured housing
4. Accessory buildings and uses customarily incident to any of the above uses designated in this section, 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. Hiking and bicycle trails and paths
6. Home occupations pursuant to Chapter 17.80 of the CMC
7. Model homes and trailers/sales facilities
8. Construction project offices and trailers during construction while a valid building permit is in effect
9. Private parks and recreation area
10. Dog parks, both public and private
11. Public parks, playgrounds, non-commercial recreation or open space areas and trails

12. Private parks and recreation areas and trails
13. Small family day care homes
14. Secondary dwelling units may be permitted subject to Chapter 17.85 of the CMC.
15. Lift stations and related facilities
16. Detention and water quality basins
17. Emergency vehicle access
18. Similar uses permitted by the determination of the Community Development Director. The Community Development Director may permit any other uses that he/she may determine to be similar to those listed above, in conformity with the intent or purpose of this zone, and not detrimental to the public health, safety and welfare, or to other uses permitted in this zone.

6.2.4.3 Conditional Uses

The following uses may be permitted subject to a major conditional use permit (CUP) issued in accordance with Chapter 17.92 of the CMC:

1. Day care/nurseries
2. Public facilities

6.2.4.4 Prohibited Uses

Uses prohibited in all Low Density Residential Districts are as follows:

1. Commercial uses
2. Industrial and manufacturing uses

6.2.4.5 Development Standards

The property development standards set forth in this chapter shall apply to all land and buildings in the Low Density Residential Districts. For detailed development standards and setbacks, see Table 6.4.

Additional requirements for LDR single-family condominium neighborhoods only are as follows:

1. The land area allocated to each residential unit for the building, footprint, and private usable open space shall be designated as the "exclusive use area" (EUA).

2. Open space associated with each dwelling unit, including front, side and rear yards, as applicable, shall be designated as “exclusive use areas” and shall be maintained by the homeowner.
3. Maintenance of the common open space areas such as greenbelts and paseos, if provided, shall be the responsibility of the Homeowner’s Association.
4. A minimum of 250 square feet of usable private open space area shall be provided per dwelling unit. Usable private open space includes hardscape and landscaped yard areas at grades of 5-to-1 or less. Private space associated with each unit on the front, side, and rear yards may be counted as open space.

A. Landscaping

Landscaped areas within the Low Density Residential Districts shall be in accordance with the standards set forth in Chapter 17.70.070 of the CMC and the design guidelines of this Specific Plan.

B. Access

Each building or lot shall have permanent access to the street on which the building or lot abuts unless a variance is granted. Access shall be provided according to the CMC Chapter 17.68.

C. Accessory Structures

No combustible building materials shall be used in the construction of accessory structures built within the designated side and backyard combustible free zones.

D. Signs

Signs shall be permitted pursuant to the standards contained in Chapter 17.74, Signs, of the CMC.

E. Lighting

Light fixtures shall be shielded to avoid spill over light onto adjacent properties.

6.2.4.6 Parking Requirements

The following parking standards shall apply within the Low Density Residential areas of Arantine Hills:

- » Two spaces in an enclosed garage.

6.2.4.7 Walls and Fences

Walls and fences shall be designed to meet the design standards set forth in Chapter 17.70 of CMC and the design guidelines of this Specific Plan.

6.2.4.8 Mechanical Equipment

Upon application for a building permit to install mechanical equipment such as air conditioners and pool equipment in a Low Density Residential Zone, it shall be demonstrated that the measurable exterior noise level at the property line or shared Exclusive Use Area (EUA) boundary shall not exceed 65 CNEL.

Table 6.4, Low Density Residential Development Standards

Development Standards	Low Density Residential District	Low Density Condominium Development***
Maximum Density	6 du per net acre*	6 du per net acre*
Minimum Lot Area, Width & Depth	Minimum lot area: 7,200 s.f. Minimum width: 60' Minimum depth: 100'	Minimum lot area: 7,200 s.f. Exclusive use area (per dwelling unit): 2,700 s.f. Minimum width: 45'** Minimum depth: 60'**
Building Height	Shall not exceed two stories or 35', whichever is greater	Shall not exceed two stories or 35', whichever is greater
Distance Between Buildings	Not less than 10' and 5' for uninhabited accessory buildings	Not less than 10' and 5' for uninhabited accessory buildings
Setbacks		
Front Yard	15' min. (to living space) 10' (to side-entry garage) 20' min. (to front entry garage)	15' min. (to living space) 10' (to side-entry garage) 20' min. (to front entry garage)
Rear Yard	8' min. 15' min. (if it is adjacent to a public street)	8' min. 10' min. (if it is adjacent to a public street)
Side Yard	5' interior 10' streetside	5' interior 10' streetside
Maximum Lot Coverage	45%	60%****
Enclosed Storage Area	N/A	N/A
Minimum Dwelling Unit Area (Not including garages, patios and open porches)	1,300 s.f.	1,300 s.f.
Open Space Requirements	min. 250 s.f. of usable private open space	min. 250 s.f. of usable private open space
Accessory Structures	Per CMC Chapter 17.66	Per CMC Chapter 17.66
Parking Standards	Two spaces in an enclosed garage. Tandem parking shall be permitted for all spaces in excess of the minimum requirements of the Code.	Two spaces in an enclosed garage. Tandem parking shall be permitted for all spaces in excess of the minimum requirements of the Code.

*"Net area" means the area of a lot or parcel of land after public streets, easements or other areas to be dedicated or reserved for public use are deducted from such lot or parcel.

**A Exclusive Use Area (EUA) depth of 50 feet is allowable if an EUA width of 55 feet is exceeded.

***Minimum dimensions for the Low Density Condominium Development category applies to the Exclusive Use Area (EUA) associated with an individual dwelling unit, unless otherwise noted.

****Single-family condominium units shall not exceed an Exclusive Use Area (EUA) coverage of 60%.

6.2.5 Park (Planning Areas 3, 4, 7, 15 and 18)

Sections

- 6.2.5.1 Purpose
- 6.2.5.2 Permitted Uses
- 6.2.5.3 Conditional Uses
- 6.2.5.4 Telecommunications/Data Uses
- 6.2.5.5 Prohibited Uses
- 6.2.5.6 Development Standards
- 6.2.5.7 Parking Requirements
- 6.2.5.8 Walls and Fences

6.2.5.1 Purpose

The Parks District shall allow for development of park and recreation uses. Both public and private parks shall be allowed within the Parks District.

6.2.5.2 Permitted Uses

The following uses are permitted in the Park planning areas:

1. Parks and playgrounds
2. Picnic tables and areas (including barbecues)
3. Playfields and ball fields
4. Restroom and concession facilities (permitted only in parks of 3 acres or larger in size)
5. Recreation centers
6. Clubhouses
7. Shade structures
8. Sports-related structures, courts and facilities related to parks
9. Swimming pools, spas, wading pools and water play/activity areas
10. Gazebos and trellis structures
11. Community rooms/meeting rooms and appurtenant facilities
12. Maintenance facilities
13. Parking lots
14. Detention and water quality basins
15. Landscaping and planted earth berms
16. Similar uses permitted by the determination of the Community Development Director. The Community Development Director may permit any other uses that he/she may determine to be similar

to those listed above, in conformity with the intent or purpose of this zone, and not detrimental to the public health, safety and welfare, or to other uses permitted in this zone.

6.2.5.3 Conditional Uses

The following uses may be permitted subject to a major conditional use permit (CUP) issued in accordance with Chapter 17.92 of the CMC:

1. Band stands and shells
2. Skate parks
3. Commercial recreational uses (allowed in Planning Areas 4 and 7 only)

6.2.5.4 Telecommunication/Data Uses

Telecommunication/data uses (including cellular towers) shall be permitted in the Parks District, subject to the provisions of CMC Chapter 17.65.

6.2.5.5 Prohibited Uses

1. Residential uses
2. Commercial uses (including office uses)
3. Industrial and manufacturing uses

6.2.5.6 Development Standards

The following property development standards shall apply to all land in the Park planning areas:

1. All requirements per the Arantine Hills Development Agreement and/or Park Development Agreement.
2. All permanent structures shall be setback not less than fifteen feet (15') from all property lines.
3. Maximum building height shall be no more than thirty-five feet (35').
4. Light fixtures shall be shielded to avoid spill over light onto adjacent properties.

6.2.5.7 Parking Requirements

As prescribed by the Director of Parks, Recreation and Community Services, based upon nationally recognized standards.

6.2.5.8 Walls and Fences

Walls and fences shall be designed to meet the design standards set forth in Chapter 17.70 of CMC. Equestrian rail fencing and vinyl fencing shall be permitted.

6.2.6 Open Space (Planning Areas 12,12A, 13,16 and 16A)

Sections

- 6.2.6.1 Purpose
- 6.2.6.2 Permitted Uses
- 6.2.6.3 Conditional Uses
- 6.2.6.4 Telecommunications/Data Uses
- 6.2.6.5 Prohibited Uses
- 6.2.6.6 Walls and Fences

6.2.6.1 Purpose

The Open Space District is designed for natural open space areas, mitigation areas, creeks and waterways, and areas used for flood control purposes.

6.2.6.2 Permitted Uses

The following uses are permitted in the Open Space planning areas:

1. Areas required for groundwater basin management, storm water detention, and water quality management
2. Bodies of water, lakes, rivers, intermittent streams, flood control channels and land devoted to water storage/management
3. Bicycle, pedestrian, and multi-purpose trails
4. Landscaping and planted earth berms
5. Passive public gathering areas
6. Benches and seating walls
7. Picnic tables and areas (no barbecues allowed)
8. Dog park
9. Similar uses permitted by the determination of the Community Development Director. The Community Development Director may permit any other uses that he/she may determine to be similar to those listed above, in conformity with the intent or purpose of this zone, and not more obnoxious or

detrimental to the public health, safety and welfare, or to other uses permitted in this zone.

6.2.6.3 Conditional Uses

The following uses may be permitted subject to a major conditional use permit (CUP) issued in accordance with Chapter 17.92 of the CMC:

1. Public utility facilities (Major)

6.2.6.4 Telecommunication/Data Uses

Telecommunication/data uses (including cellular towers) shall be permitted in the Open Space District, subject to the provisions of CMC Chapter 17.65.

6.2.6.5 Prohibited Uses

The following uses are prohibited in the Open Space planning areas:

1. Residential uses
2. Commercial uses
3. Industrial uses

6.2.6.6 Walls and Fences

Walls and fences shall be designed to meet the design standards set forth in Chapter 17.70 of CMC. Equestrian rail fencing and vinyl fencing shall be permitted.

7

DESIGN GUIDELINES

7.1 Purpose and Intent

The following Design Guidelines have been developed to ensure a high quality, cohesive design structure for the Arantine Hills community. Objectives of the design guidelines are:

- » To provide the City with the necessary assurances that the Specific Plan area will develop in accordance with the design quality and character proposed herein;
- » To serve as design criteria for developers, builders, engineers, architects, landscape architects and other professionals in preparing plans for construction; and
- » To lend guidance to City staff, Planning Commission and City Council in the review and evaluation of future development projects in the Specific Plan area.

Certain key design elements will contribute significantly to the visual order and consistency of the entire Specific Plan area and provide a unique “sense of place.” The fundamental elements of these common features site planning, architecture, landscape architecture and other urban design details are established by these Design Guidelines.

The design guidelines are intended to be flexible and illustrative in nature, with the capability of responding to unanticipated conditions, changes in buyer preferences, the market and design trends.

Creativity and innovation, as well as consistent quality, are encouraged in the implementation of these guidelines.

7.2 Community Theme and Character

These Design Guidelines will ensure that the Specific Plan community is an environment that reflects the vision embodied in the following concepts:

- » Develop a high quality, cohesive design concept to create a desirable community design image and cohesive identity for the Arantine Hills community.
- » Establish development standards that ensure lasting value for the residential neighborhoods and commercial area.
- » Materials and methods of construction should be specific to the region and/or climatic zone, exhibiting continuity of history and culture and compatibility with local character and community identity.
- » The architectural image of the Specific Plan will be perceived primarily from the public realm, including streets, open spaces (Bedford Canyon Wash) and parks. Therefore, building massing, scale and roof forms, as the primary design components, require careful articulation in their architectural expression as they relate to the public realm.
- » Buildings in Low Density Residential and Medium Density Residential planning areas should include periodic building

popouts and insets to create dynamic building facades. Long, straight rows of unarticulated, “barracks-like” buildings and facades in these planning areas are discouraged.

- » Buildings in High Density Residential planning areas should incorporate articulation, color blocking and details that provide visual interest and enhance the facades.
- » In highly visible areas, additional attention will be given to the aesthetics of the side and rear building exposures. Additional side and rear elevation detailing and landscaping will be considered as potential design solutions.

7.3 Architectural Design Guidelines

7.3.1 Architectural Themes

The architectural themes for Arantine Hills will have a distinctive identity, expressing a thoughtful integration of building structures and the natural environment. The themes will be based on a distinctive Southern California vernacular, evolving over time, and being shaped by the cultural and climatic influences of the region.

Two primary architectural themes will be used in Arantine Hills: California Heritage and Mediterranean. To promote architectural diversity within the community, additional architectural themes and styles to be determined at a later date may be integrated along with the two primary themes at the discretion of the project master developer and/or builder. Variations of these themes may be proposed and reviewed under the City’s Precise Plan process. The additional design themes will need to be of equal quality and detail as the two primary themes.

Within the Mediterranean and California Heritage themes, there are several distinct architectural styles. Residential planning areas may incorporate one

architectural theme or two more themes at the discretion of the developer and builder. Likewise each planning area may incorporate multiple architectural styles, at the developer’s/builder’s discretion, but subject to the City’s Precise Plan process.

Mediterranean Theme

Mediterranean vernacular architecture can be characterized by strong unifying elements such as tile roofs, simple and uncluttered detailing, and recessed openings conveying a sense of solidity and permanence. These forms and materials traditionally provide a response to the need to provide relief from the sun with inset doors for shelter, light colors for reflection, and recessed windows for shade. The result is a structure both visually and functionally enduring that responds to the climate and culture of Southern California’s environment. Roofs will be constructed using concrete barrel tiles, S-tiles or other roofing materials appropriate for the Mediterranean character. Arantine Hills will focus on three styles of Mediterranean architecture: Spanish Colonial, Spanish Monterey and Italian/Tuscany.

California Heritage Theme

The California Heritage vernacular is exemplified by wood details, low-pitched roofs, open porches and balconies. The styles that comprise the Arantine Hills California Heritage architecture include California Bungalow and American Farmhouse; styles that were prevalent in the Inland Empire at the beginning of the 20th Century. Arantine Hills proposes contemporary interpretations of these classic California styles. Because of fire concerns, wooden roofs will not be permitted in Arantine Hills. All roofs implementing the California Heritage Theme will be tile roofs or other fire-safe material designed to recall the ambiance of wooden roofs.

7.3.2 Residential Design Guidelines

This section characterizes and illustrates building materials and forms that are expressive of the intended architectural theme for the single-family detached and attached homes and multi-family dwellings within the Arantine Hills Specific Plan.

It is the intent of these guidelines to create quality architectural theming for the Specific Plan, while allowing for flexibility of design expression. The illustrations/photographs in this section are offered as a visual expression of the intended character and appropriate design responses.

7.3.2.1 General

Lotting Concepts

Where space permits, building architecture shall be articulated periodically to create interesting interplay between buildings and the street scene.

Siting Criteria

Whenever possible, residential units shall be arranged to take advantage of views and vistas.

Fencing/Walls

Walls and fences are important urban design features of the Specific Plan community. Walls and fences should be used to help establish and reinforce the theme, reflecting the characteristics of the major project entry monumentation in terms of configuration and materials. They establish enclosure, delineate site areas, offer visual and physical privacy, provide for views in and out of a site, attenuate sound and provide security. Where such elements face public streets and view corridors, they shall appear consistent in style, material and height, therefore serving as a unifying element throughout the community and maintaining a community theme. Exhibits 7.1 and 7.2 illustrate the wall/fencing concepts for Arantine Hills.

Appropriate:

- » Perimeter theme walls reflecting the design of entry monumentation and the overall project design (encouraged)
- » View fencing along view corridors (encouraged)
- » Varied setbacks and planting recesses (encouraged)
- » Sound attenuation walls adjacent to residential uses (where required by project-level noise studies as described in the SEIR)
- » Ending walls and fences with a pilaster reflecting the design of the entry monumentation, and integrating pilasters in regular intervals along the theme walls/fences (required)
- » Masonry cap on walls (required)
- » Decorative masonry for retaining walls visible from street (required)
- » Changes in wall or fence stepping consistent with pad elevation changes (required)
- » Accent trim repeating cornice band or band of tile (encouraged)
- » Adequate planting pockets between walls and walkways (required)
- » Semi-transparent walls and “view fences,” such as wrought-iron grilles between plaster pilasters (permitted: subject to noise attenuation and privacy needs)

Inappropriate:

- » Long stretches of unrelieved walls and fences (discouraged)

Form, Massing and Scale

The architectural image of the Specific Plan will be perceived primarily from public spaces such as streets, open spaces and parks. Therefore, building massing, scale and roof forms, as the primary design components, require careful articulation in their architectural expression to the public spaces.

Appropriate:

- » Articulation (projections and recesses) of wall planes of front elevations (required)
- » Square, rectangular, circular, hexagonal and octagonal wall pop-outs, bay windows or building projections can provide interest, help to create variety and provide a quality appearance on all exterior elevations of a residence (encouraged)
- » Enhancements of rear and side elevations which are highly visible from any road way or off-site open space (required)
- » Low plate lines and profiles at street fronts and boundary edges (required)

Exhibit 7.1, Walls and Fencing Concepts



Fieldstone Wall (Enhanced Areas)



Tubular Steel View Fencing



Split Face Block / Pilaster



Vinyl Fence



Slumped Block with Brick Cap

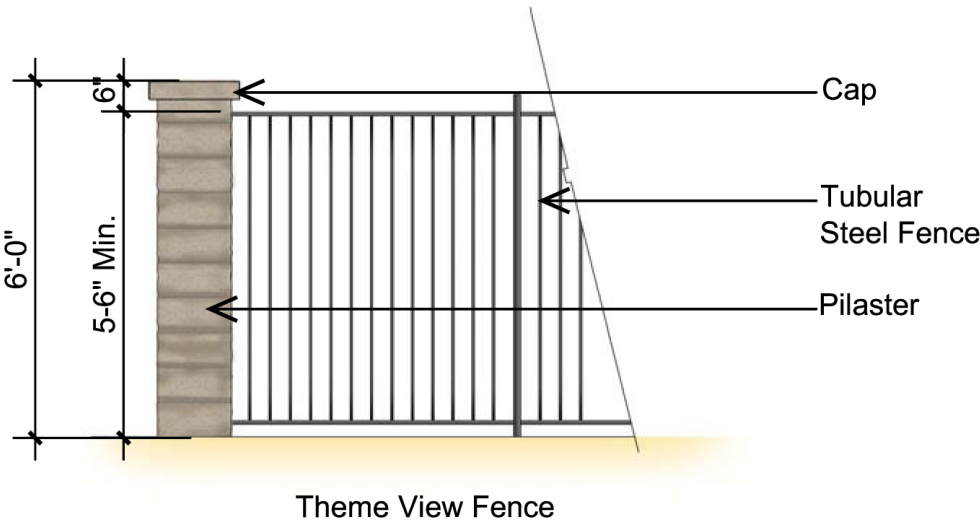
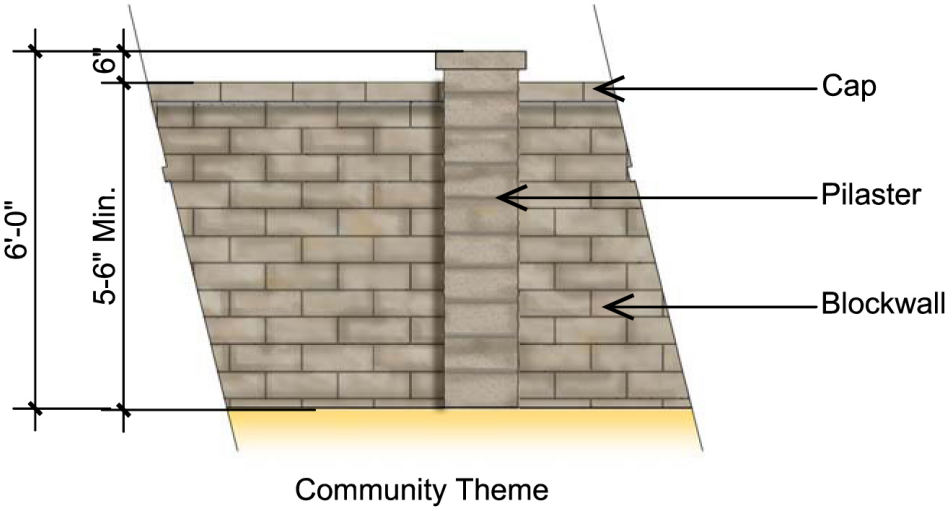


Brick Pilaster

All retaining and freestanding walls shall be constructed of decorative masonry with pilasters reflective of entry monumentation. Precision block will not be allowed.

Note: All graphics are conceptual only, materials and construction are subject to the Arantine Hills design guidelines and standards. Walls and fencing may have restrictions based on the appended "Fuel Management Zone Plan".

Exhibit 7.2, Wall and Fencing Schematic Design



- » Projections and recesses to provide shadow and depth (required)
- » Simple, clean, bold projections (encouraged)
- » Balconies and/or porches (encouraged)

Inappropriate:

- » Large expanses of flat wall planes, both vertically and horizontally (prohibited)

Building Relief

- » Long unbroken facades with minimal articulation and box-like architecture elements should be avoided.

Windows, Doors and Openings (Fenestration)

Appropriate:

- » Second-story windows oriented to the front and rear of the homes to minimize views into adjacent rear and side yards (encouraged)
- » Staggered garage door setbacks to adjacent doors (required)
- » Garage door recessed from adjacent walls (a minimum of 12" encouraged)
- » Chimneys boldly projected from wall surfaces (encouraged)
- » Chimney design feature adding articulation to walls (permitted)

Discretionary:

- » Use of wood or simulated wood lattice (limited)
- » Mill finish on window or door frames (limited)
- » Metal awnings (limited)

Inappropriate:

- » Gold, brass, or copper window or door frames (prohibited)
- » Reflective glass (prohibited)
- » Second-story windows oriented to the side of the home (discouraged)
- » Corrugated metal garage doors (prohibited)
- » Exposed pipe columns (prohibited)
- » Applied rustic veneers on columns (prohibited)

- » Thin posts, such as 4x4 wood or metal pipe column (prohibited)
- » Exposed chimney flues (prohibited)
- » Rustic material veneers on chimneys (prohibited)
- » Extravagant metal fireplace caps (prohibited)

Materials, Finished and Colors

Appropriate:

- » Natural materials such as tile, brick, stone, or wood or equivalent simulated materials (encouraged)
- » Smooth, sand, or other light finish texture on exterior plaster or stucco (required)
- » Semi-transparent stain or accent painted wood trim (required)
- » Crisp, clean and simple use of tile, brick, stone masonry, or pre-cast concrete as design accents and trim (encouraged)
- » No combustible building materials shall be used in the construction of accessory structures built within the designated side and backyard combustible-free zones.

Roofs

Appropriate:

- » Encourage variation in roof lines and profiles (encouraged)
- » Vary plate heights and ridge heights (encouraged)
- » Low-maintenance materials such as concrete tile
- » Class A roof material is required per the Corona Municipal Code
- » Standing seam metal roof as an accent (permitted)

Discretionary:

- » Small areas of flat roofs with parapet walls (limited)

Spaces

The spacing of buildings shall be governed by the requirements for adequate light and air, proper access, fire regulations, and the need for visual and auditory privacy.

Screening

To the extent practical, roof mounted equipment shall be screened from ground level views by architectural features, parapets, or forms that are integrated with the building design. Solar panels on all buildings and satellite dishes on residential/mixed-use buildings are specifically exempt from this screening requirement.

All exterior components of plumbing, processing, heating and cooling systems, and ventilating systems located near or at ground level shall be screened from views from adjacent or adjoining lots, buildings or streets by heavy landscape plantings, walls or fences, earth berms, or any combination thereof.

Appropriate:

- » If used, solar panels shall be integrated into the roof design, flush with the roof slope. Frames should be colored to complement the roof, whenever feasible.

Inappropriate

- » Mill finish aluminum frames on solar panels are generally discouraged, except where not readily visible from the street or neighboring residences.

Accessory Structures

Appropriate:

- » Patio trellises, pergolas and other exterior structures constructed as permitted by governing codes, with finishes complying with the approved material and color palette (encouraged)
- » No combustible building materials shall be used in the construction of accessory structures built within the designated side and backyard combustible-free zones.

7.3.2.2 Spanish Colonial

Spanish Colonial architecture is characterized by a combination of detail from several eras of Spanish and Mexican architecture. The style is marked by the prodigious use of smooth plaster (stucco) wall and chimney finishes, low-pitched clay tile, shed, or flat roofs, and terra cotta or cast concrete ornaments. Other characteristics typically include small porches

or balconies, Roman or semi-circular arcades and fenestration, wood casement or tall, double-hung windows, canvas awnings, and decorative iron trim.

Form, Massing, Scale

Appropriate:

- » Rectangular or L-plan (encouraged)
- » Horizontal massing (required)
- » One-story or two-stories (required)
- » Interior or exterior courtyards (encouraged)
- » Asymmetrical shape with cross-gables and side wings (encouraged)
- » Covered porches (encouraged)
- » Arcade (encourage)

Windows, Doors, and Openings (fenestration)

Appropriate:

- » Windows may be either flush with the facade or inset into the facade (encouraged)
- » Detailed door surround (encouraged)
- » Heavy solid wood front doors (required)
- » Wooden shutters on select windows (encouraged)
- » Wooden trim and lintels (permitted)
- » Windows and door openings may be inset to create shadows (encouraged)
- » Chimneys with decorative caps (encouraged)
- » Decorative wrought iron grills on select windows (encouraged)

Inappropriate:

- » Use of canvas awnings (prohibited)

Materials, Finishes and Colors

Appropriate:

- » Smooth plaster or stucco (required)
- » Whitewash or light earth-tone colors with darker or lighter accents to highlight the character of the structure (required)
- » Ceramic tile accent trim (permitted)
- » Painted wood trim (permitted)

Roofs

Appropriate:

- » Low-pitched concrete tile, gable, or shed roof forms (with slopes from 3.5:12 to 5:12) or flat roofs (required)
- » Concrete S-tile or barrel tile roof (required)
- » No overhangs or minimal overhangs (encouraged)
- » Overhangs and eaves must comply with Corona Municipal Code fire requirements (required)
- » Clay or concrete tile (required)
- » Roof designs and materials shall comply with Corona Municipal Code and Fire Department guidelines for this Specific Plan.

Accessory Structures

Appropriate:

- » Patio trellises, pergolas and other exterior structures constructed as permitted by governing codes, with finishes complying with the approved material and color palette (encouraged)
- » Trellises and patio covers of simple, clean forms (encouraged)
- » No combustible building materials shall be used in the construction of accessory structures built within the designated side and backyard combustible-free zones.

Screening

All exterior components of plumbing, processing, heating and cooling systems, and ventilating systems located near or at ground level shall be screened from views from adjacent or adjoining lots, buildings or streets by heavy landscape plantings, walls or fences, earth berms, or any combination thereof.

Appropriate:

- » If used, solar panels are to be integrated into the roof design, flush with the roof slope. Frames must be colored to complement the roof, whenever feasible.

Inappropriate:

- » Mill finish aluminum frames on solar panels are generally discouraged, except where not readily visible.

7.3.2.3 Spanish Monterey

In contemporary Spanish Monterey architecture, balcony railings are typically styled in iron or wood, roofs are low pitched or gabled and covered with shingles (variants sometimes feature tiles), and exterior walls are constructed in stucco, brick, or wood.

Form, Massing, Scale

Appropriate:

- » Rectilinear 2-story building forms (encouraged)
- » Sometimes “L”-shaped building (encouraged)
- » Wood or wrought iron balustrade (encouraged)
- » Cantilevered balconies on front with exposed supporting beams, braces, or corbels (required)

Windows, Doors, and Openings (fenestration)

Appropriate:

- » Windows may be either flush with the facade or inset into the facade (encouraged)
- » Heavy solid wood front doors (required)
- » Wooden shutters on select windows (required)
- » Wooden trim and lintels (encouraged)
- » Colonial details such as pedimented window and door openings (encouraged)
- » Chimneys with decorative caps (encouraged)

Inappropriate:

- » Use of canvas awnings (prohibited)

Materials, Finishes and Colors

Appropriate:

- » Painted brick, stucco and/or siding (required)
- » Whitewash or light earth-tone colors with darker or lighter accents to highlight the character of the structure (required)
- » Ceramic tile accent trim (permitted)
- » Painted wood trim (permitted)
- » Contrasting materials between first and second floors (encouraged)

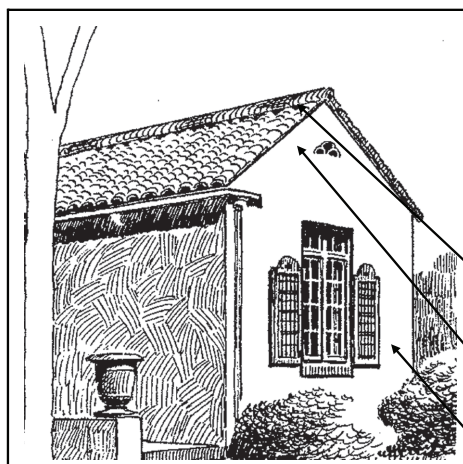
Roofs

Appropriate:

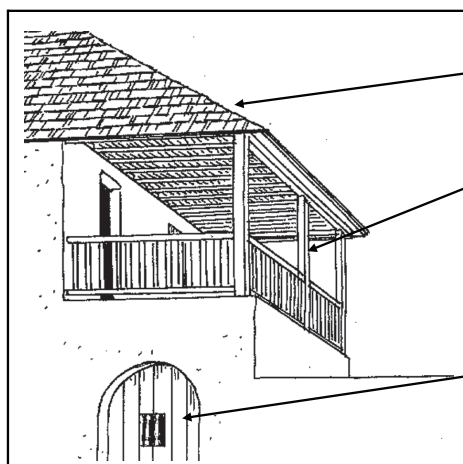
- » Simple, pitched gable, or shed roof forms with slopes from 3.5:12 to 5:12 (required)

Exhibit 7.3, Conceptual Spanish Colonial Architecture

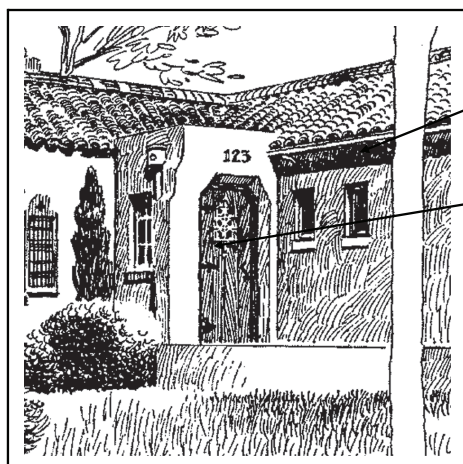
All eaves, overhangs and building materials shall comply with the Corona Municipal Code and Fuel Modification Guidelines for this project.



- Tile Roofing
- Low-pitched gable roof line
- Smooth stucco exterior



- Low-pitched hip roof
- Balconies, open or roofed with wood or iron railing
- Recessed windows and doors, arched or rectangular in shape



- 12" or more overhang to provide strong shadow lines and contrast
- Detailed entryways

- » Minimum eaves: 18 inches; minimum rakes: 12 to 18 inches
- » Overhangs of 6 to 12 inches minimum to create strong shadow lines and contrast (encouraged)
- » Overhangs and eaves must comply with Corona Municipal Code fire requirements (required)
- » Exposed wooden corbels, beams, or rafter tails to support roof extensions (required)
- » Clay or concrete tile (required)
- » Roof designs and materials shall comply with Corona Municipal Code and Fire Department guidelines for this Specific Plan.

Accessory Structures

Appropriate:

- » Patio trellises, pergolas and other exterior structures constructed as permitted by governing codes, with finishes complying with the approved material and color palette (encouraged)
- » Wooden trellises
- » Patio covers with decorative beams or supports (encouraged)
- » No combustible building materials shall be used in the construction of accessory structures built within the designated side and backyard combustible-free zones.

Screening

All exterior components of plumbing, processing, heating and cooling systems, and ventilating systems located near or at ground level shall be screened from views from adjacent or adjoining lots, buildings or streets by heavy landscape plantings, walls or fences, earth berms, or any combination thereof.

Appropriate:

- » If used, solar panels are to be integrated into the roof design, flush with the roof slope. Frames must be colored to complement the roof, whenever feasible.

Inappropriate:

- » Mill finish aluminum frames on solar panels are generally discouraged, except where not readily visible.

7.3.2.4 Italian/Tuscany

The Italian/Tuscany style is a rustic variant of the Italian Renaissance style that was one of the significant California architectural revival movements. The Tuscany variation includes a contemporary interpretation of design elements characterized by natural materials such as stone or simulated stone, and simple shapes and detailing.

Form, Massing, Scale

Appropriate:

- » Hip-roofed dormers (encouraged)
- » Semicircular bays (encouraged)
- » Combinations of one- and two-story forms conveying sense of human scale (encouraged)
- » Stucco piers (encouraged)
- » Wood or wrought iron balustrade (permitted)

Windows, Doors, and Openings (fenestration)

Appropriate:

- » Deep set or pop-out windows and doors along with other architectural projections and recesses used to achieve articulation through shadowing effects (encouraged)
- » Six-over-one double-hung sashes (encouraged)
- » Paired brackets (corbelled) (encouraged)
- » Recessed door, window and wall openings conveying the appearance of thick protective exterior walls (required)
- » Fully recessed openings (encouraged)
- » French doors with full-length casements (encouraged)
- » Plaster/stucco-covered piers (encouraged)
- » Square or cylindrical columns of plaster or pre-cast concrete (encouraged)
- » Capital and column bands (encouraged)
- » Chimneys with tile caps, brick or tile banding (encouraged)
- » Chimneys with decorative metal caps that match trim colors (permitted)

Inappropriate:

- » Use of canvas awnings (prohibited)

Exhibit 7.4, Conceptual Spanish Monterey Architecture

All eaves, overhangs and building materials shall comply with the Corona Municipal Code and Fuel Modification Guidelines for this project.



Low-pitched gable roof

Variation in materials to provide aesthetic interest

Second-story cantilevered balconies covered by the principal roof



Crisp clean and simple architectural details

Staggered setbacks to provide aesthetic

Simple Colonial doors and windows



Hipped roof

Smooth stucco finish

Twelve-over-twelve double-hung

Materials, Finishes and Colors

Appropriate:

- » Whitewash or light colors with darker or lighter accents to highlight the character of the structure, particularly in respect to balcony rails, awnings, inlaid tile bands and cornice bands (required)
- » Accents relating to architectural form and character of the building (required)
- » Ceramic tile accent trim (encouraged)
- » Painted wood trim (permitted)

Roofs

Appropriate:

- » Simple, pitched gable, hip or shed roof forms with slopes from 4:12 to 9:12 (required)
- » Overhangs of 12 inches minimum to create strong shadow lines and contrast (required)
- » Overhangs and eaves must comply with Corona Municipal Code fire requirements (required)
- » Cornice banding for detail (encouraged)
- » Clay or concrete tile (required)
- » Paired brackets (corbelled) (encouraged)
- » Roof designs and materials shall comply with Corona Municipal Code and Fire Department guidelines for this Specific Plan.

Discretionary:

- » Soffits (permitted)

Accessory Structures

Appropriate:

- » Patio trellises, pergolas and other exterior structures constructed as permitted by governing codes, with finishes complying with the approved material and color palette (encouraged)
- » Trellises and patio covers of bold, clean forms (encouraged)
- » No combustible building materials shall be used in the construction of accessory structures built within the designated side and backyard combustible-free zones.

Screening

All exterior components of plumbing, processing, heating and cooling systems, and ventilating systems

located near or at ground level shall be screened from views from adjacent or adjoining lots, buildings or streets by heavy landscape plantings, walls or fences, earth berms, or any combination thereof.

Appropriate:

- » If used, solar panels are to be integrated into the roof design, flush with the roof slope. Frames must be colored to complement the roof, whenever feasible.

Inappropriate:

- » Mill finish aluminum frames on solar panels are generally discouraged, except where not readily visible.

7.3.2.5 California Bungalow

The California Bungalow style is derived from the craftsman bungalows of the early 1900s. These buildings are architecturally distinguished by their low-pitched, projecting eaves with rafter tails; clapboards, and expansive porches. The Arantine Hills interpretation of the California Bungalow incorporates many of these details with modern construction techniques and materials.

Form, Massing, Scale

Appropriate:

- » Hipped roof dormers (encouraged)
- » Combinations of one- and two-story forms conveying sense of human scale (encouraged)
- » Exterior stairway design and location to complement building form (encouraged)

Windows, Doors and Openings (fenestration)

Appropriate:

- » Eight-over-one double hung sashes (encouraged)
- » Grouped windows (encouraged)
- » Rectangular openings (encouraged)
- » Fully recessed openings (encouraged)
- » Dwarf piers (encouraged)
- » Base incorporated at bottom of columns (encouraged)
- » Square or cylindrical columns of plaster or pre-cast concrete (encouraged)

Exhibit 7.5, Conceptual Italian/Tuscany Architecture

All eaves, overhangs and building materials shall comply with the Corona Municipal Code and Fuel Modification Guidelines for this project.



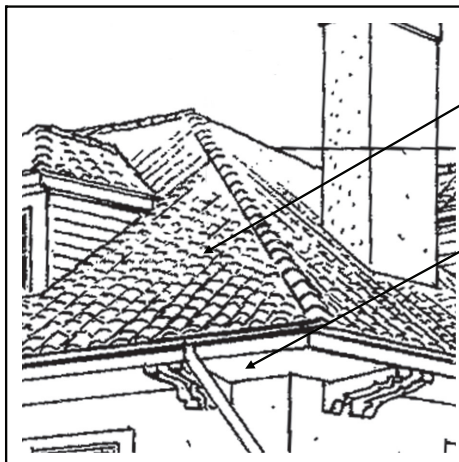
Separation of floors with different materials

Large porches / patios with architectural detailing at columns



Articulation of all planes on elevations

French doors with full length casements



Tile roofing, low-pitched roof lines

Architectural details at eaves and cornices

- » Chimneys pots (encouraged)
- » Chimneys with decorative metal caps that match trim colors (permitted)

Inappropriate:

- » Use of canvas awnings (prohibited)

Materials, Finishes and Colors

Appropriate:

- » Clapboards or simulated clapboards (encouraged)
- » Rubblework, brick or quarry stone foundations (encouraged)
- » Light colors with darker or lighter accents to highlight the character of the structure, particularly in respect to balcony rails, awnings, inlaid tile bands, and cornice bands (required)
- » Painted wood trim or vinyl trim (permitted)

Roofs

Appropriate:

- » Simple, pitched gable, hip or shed roof forms with slopes from 4:12 to 9:12 (required)
- » Projecting eaves of 12" minimum to create strong shadow lines and contrast (required)
- » Concrete "shingle" or clay tile (required)
- » Cutout brackets (encouraged)
- » Roof kicks (encouraged)
- » Roof designs and materials shall comply with Corona Municipal Code and Fire Department guidelines for this Specific Plan.

Inappropriate:

- » Terne metal or copper

Screening

All exterior components of plumbing, processing, heating and cooling systems, and ventilating systems located near or at ground level shall be screened from views from adjacent or adjoining lots, buildings or streets by heavy landscape plantings, walls or fences, earth berms, or any combination thereof.

Appropriate:

- » If used, solar panels are to be integrated into the roof design, flush with the roof slope. Frames should be colored to complement the roof, whenever feasible.

Inappropriate:

- » Mill finish aluminum frames on solar panels are generally discouraged, except where not readily visible.

Accessory Structures

Appropriate:

- » Patio trellises, pergolas and other exterior structures constructed as permitted by governing codes, with finishes complying with the approved material and color palette (encouraged)
- » Trellises and patio covers of bold, clean forms (encouraged)
- » No combustible building materials shall be used in the construction of accessory structures built within the designated side and backyard combustible free zones.

7.3.2.6 American Farmhouse

The American Farmhouse style is another traditional architecture expressed with natural materials, simple forms and details. This style is expressed with low to moderate pitched roofs, clapboards, porches, projecting eaves and varied two-story designs. The Arantine Hills approach to this class bungalow includes these features in modern construction methods and materials.

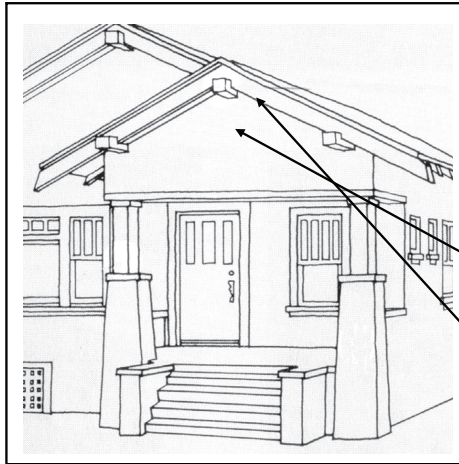
Windows, Doors and Openings (Fenestration)

Appropriate:

- » One-over-one double hung sashes (encouraged)
- » Horizontal rows of windows, sometimes wrapping around corners (encouraged)
- » Window boxes (encouraged)
- » Fascia boards above porches (encouraged)
- » Rectangular openings (encouraged)
- » Fully recessed openings (encouraged)
- » Rectangular porch supports (encouraged)
- » Base incorporated at bottom of columns (encouraged)

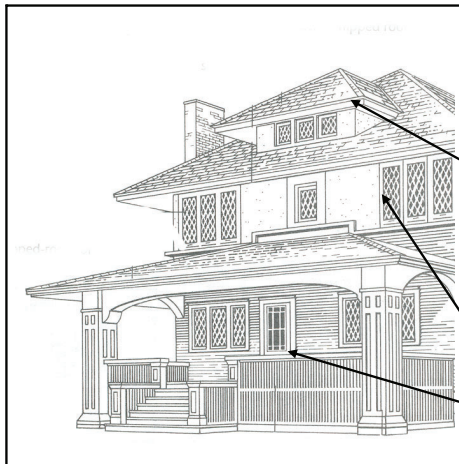
Exhibit 7.6, Conceptual California Bungalow Architecture

All eaves, overhangs and building materials shall comply with the Corona Municipal Code and Fuel Modification Guidelines for this project.



Low-pitched gable roofline

Decorative beams at eaves



Exposed rafter tails

Detailed Craftsman windows and doors

Large front porch



Tile roof

Projecting eaves

Large square to support large front porches

- » Square columns of plaster or pre-cast concrete (encouraged)
- » Contrasting cap on porches, piers, balconies and chimneys (encouraged)
- » Rectangular, brick chimneys (encouraged)

Inappropriate:

- » Use of canvas awnings (prohibited)

Materials, Finishes and Colors

Appropriate:

- » Clapboards (encouraged)
- » Contrasting wood trim (required)
- » Painted wood trim (permitted)
- » Herringboned patterned brick (encouraged)

Roofs

Appropriate:

- » Simple, swept-back gable, hip or shed roof forms with slopes from 4:12 to 9:12 (required)
- » Gable roof edges flattened (encouraged)
- » Concrete “shingle” tile (required)
- » Standing seam metal roof as an accent (permitted)
- » Roof designs and materials shall comply with Corona Municipal Code and Fire Department guidelines for this Specific Plan.

Inappropriate:

- » Terne metal or copper (prohibited)

Accessory Structures

Appropriate:

- » Patio trellises, pergolas and other exterior structures constructed as permitted by governing codes, with finishes complying with the approved material and color palette (encouraged)
- » Trellises and patio covers of bold, clean forms (encouraged)
- » No combustible building materials shall be used in the construction of accessory structures built within the designated side and backyard combustible-free zones.

Screening

All exterior components of plumbing, processing, heating and cooling systems, and ventilating systems located near or at ground level shall be screened from ground level views from adjacent or adjoining lots, buildings or streets by heavy landscape plantings, walls or fences, earth berms, or any combination thereof.

Appropriate:

- » If used, solar panels are to be integrated into the roof design, flush with the roof slope. Frames should be colored to complement the roof, whenever feasible.

Inappropriate:

- » Mill finish aluminum frames on solar panels are generally discouraged, except where not readily visible.

7.3.3 Age-Qualified Community Design Guidelines (If Constructed in MDR or HDR Planning Areas)

Basic Theme

If an Age-Qualified Community is constructed within MDR or HDR Planning Areas, then the Age-Qualified Community shall express a Mediterranean theme in architecture, landscaping, and urban design. The attached residential theme will work to provide a high quality development incorporating open space, recreation and residential uses through buildings, landscaping and open space areas.

All guidelines not addressed in the following text shall be subject to the City of Corona design standards.

Site Planning

- » Buildings shall be arranged to showcase architecture and screen interior parking areas to the extent feasible.

Exhibit 7.7, Conceptual American Farmhouse Architecture

All eaves, overhangs and building materials shall comply with the Corona Municipal Code and Fuel Modification Guidelines for this project.



Rear porch with clean details and hipped roofline

Hipped dormers at roofline



Double hung windows

Symmetrical design

Large front porch with detailed columns

Vertical wood siding



Eaves with deep overhangs to provide shadow and dimension

Clapboards at all corners

- » Identification loop roads and motorcourts will be inward oriented toward open space or recreation areas.

Building Form, Massing and Relief

Long unbroken facades and box-like architectural elements should be avoided. Building facades shall be articulated to provide changes in plane and height, the inclusion of elements such as balconies, porches and arcades should be used to aid in mitigating flat walls and long roof lengths.

Fencing and Walls

Walls and fences shall be consistent with the design theme. Fencing is recommended to be wrought iron or similar whenever possible to promote openness and views, except where solid walls are needed for sound attenuation purposes. Private patio and balcony areas or screen walls shall be constructed of materials consistent with the architectural style and materials of the primary structures.

Refuse Storage/Disposal

Trash bins must be fully enclosed in accordance with City of Corona's standards. Whenever feasible, enclosures should be enhanced with landscaping on the most visible elevations. Locations for enclosures should be conveniently accessible for trash collection and maintenance, and should not block access drives during loading operations. Recommended enclosure sites are inside parking courts or at the end of parking bays.

Security

In order to provide enhanced security for residents and visitors parking areas should be well lit and located so as to be visible from residential units.

Exterior Stairs

Simple, clean, bold stairway projections are encouraged to complement the architectural massing and form of the attached residential structures. Stairways should be constructed of a material that complements the Mediterranean theme of the development, refraining from the use of prefabricated metal stairs.

Mechanical and Utility Equipment

- » To the extent that mechanical equipment may be located at the discretion of the project developer/builder, mechanical equipment, whether mounted on the roof or ground, should be placed in locations which are not exposed to view from a street or be suitably screened. Screening devices should be compatible with the architectural style and landscaping of the surrounding area.

Mail Boxes and Directories

- » Mail boxes should complement the design of the primary structures and be placed in an accessible and convenient location for residents.
- » If utilized, directories should be located at main entrances into a project and potentially at strategic locations throughout the project. Directories should complement and not detract from the Mediterranean theme of the development.

7.3.4 Commercial Design Guidelines

Basic Theme

The Arantine Hills Commercial architecture shall express a American Farmhouse theme in building facades, landscaping and urban design.

Site Planning

- » The plan shall provide for adequate circulation, off-street parking and pertinent pedestrian amenities.
- » Building structures, facilities and accessory uses in the parcel shall be well-integrated.
- » The overall plan shall be comprehensive, embracing land, buildings, landscaping and their interrelationships.

Appropriate:

- » Provide a good pedestrian circulation network, connected to public sidewalks (required)

Building Form, Massing and Relief

- » Orientation, configuration and location of building masses shall emphasize visual corridors.

Eaves and Fascias

Appropriate:

- » Overhangs shall comply with Corona Municipal Code requirements
- » Eaves with deep overhangs to provide shadow and dimension.

Materials, Finishes and Color

Appropriate:

- » Attractive, durable, high quality, weather resistant materials for all visible and/or weather exposed surfaces on the building exterior
- » Integrally colored inorganic materials
- » Molded plaster reliefs
- » Colors as described by the material and color palette
- » Subdued colors, not specifically limited to earth tones
- » Clapboards
- » Contrasting wood trim
- » Painted wood trim
- » Corrugated Metal siding
- » Composite Wood siding
- » Stone Veneer
- » Fiber cement board- Vertical and Horizontal siding installation

Inappropriate:

- » River rock, rustic stone, dark brick (discouraged)

Roofs

Appropriate:

- » Roof designs and materials shall comply with Corona Municipal Code and Fire Department guidelines for this Specific Plan.
- » Simple, swept-back gable, hip or shed roof forms with slopes from 4:12 to 9:12

- » Gable roof edges flattened (encouraged)
- » Standing Seam Metal Roof

Inappropriate:

- » Wood shake, asphalt shingle (prohibited)
- » Copper (prohibited)

Spaces – Verandas, Patios, Courtyards

Appropriate:

- » Entrance areas accented by columns or pilasters

Fencing and Walls

Appropriate:

- » Fences to be vinyl split rail and wrought iron/tubular steel around the detention basin

Windows, Doors and Openings

Appropriate:

- » Glass plane inset from structural frames
- » Glass plane extending from structural frame, if designed as framed opening as a display window

Inappropriate:

- » Reflective, mirrored glass (prohibited)

Screening

If used, solar collectors shall be oriented away from public views or made as an integral part of the roof structure. In addition, roof flashing, rain gutters and downspouts, vents and other roof protrusions shall be screened from view or finished to match adjacent materials and/or colors.

Appropriate:

- » Landscaping, fences/trellis to be used to soften the view of service areas and screen loading docks, staging areas and transformers from public streets (required)
- » Screen trash enclosures, rubbish bins, transformers, processing equipment and any other unsightly apparatus situated away from the street

Outside Furnishing

Plaza and street furniture shall continue the American Farmhouse theme in style, materials and colors.

Appropriate:

- » Movable and fixed outdoor seating

Walkways

Special consideration shall be given to emphasize pedestrian areas architecturally, such as entryways, walkways, and courtyards/plazas (e.g., concrete trellis, low parapet walls, extended roof or patio overhangs).

Mail Boxes and Directories

- » Mail boxes should complement the design of the primary structures and be placed in an accessible and convenient location for businesses.
- » Directories should be located at main entrances into a project and at strategic locations throughout the project. Directories should complement and not detract from the American Farmhouse theme of the development.

7.4 Landscape Design Guidelines

Prior to a final map recordation, the property owner/developer shall annex the Arantine Hills project into the City of Corona Community Facilities District (CFD) 2001-1 for the purpose of operating and maintaining public landscaping within CFD easements. All properties within the annexed boundary shall be subject to annual CFD special taxes to pay for its share of such operation and maintenance costs. The owner/developer shall be responsible for all costs associated with the CFD annexation.

7.4.1 Design and Planting Concept

The overall intent of the landscape design concept is to create an atmosphere associated with living adjacent to the Cleveland National Forest and to enhance the ambiance of living within the Arantine Hills community. The planting concept for the project is intended to take advantage of the flavor of the foothill views toward the Santa Ana Mountains, providing a rich landscape that compliments the style and architectural feel of Arantine Hills, also taking into consideration the City's water-conserving ordinances.

The purpose of this section of the Specific Plan is to assist the project builders, landscape architects, and contractors in the design and construction process for the planting and irrigation of Arantine Hills. These guidelines will be used in conjunction with the City of Corona's guidelines, the project fuel modification plans, and appropriate federal, state and county codes. Note that the plant palette list provided is subject to case-by-case review by the Fire Department within project level fuel modification plans required to be submitted for review and approval where applicable. The plant palette can be modified per approval by the Fire Department and the Community Development Director.

All landscape and irrigation plans will be prepared by a licensed California Landscape Architect and will be submitted to the City for review and approval prior to starting construction. All submissions will demonstrate compliance with the Arantine Hills Specific Plan.

These guidelines are design concept guidelines only and are not intended to be used for engineering and or construction purposes. The fence and wall concepts shown are for aesthetic reference only. It is the responsibility of the project merchant builder to have the appropriate consultants (civil, structural

and geotechnical engineers as well as architects and landscape architects) to provide the necessary structural details and specifications for the construction of any fences, walls, monuments or other structures based on the concepts provided herein. The perimeter walls of the development will be required to be consistent with the theme established by the Specific Plan.

7.4.2 Landscaping Character

The character of Arantine Hills will be expressed through the planting design of the interior streetscapes, community and neighborhood monumentation and signage, intersection area enhancements where applicable, wall treatments, slope plantings and other neighborhood facilities. Another key component of the landscape theme is the efficient use of water throughout the community. In order to promote water use management, the plant palette of Arantine Hills will include mostly low to medium water use plant material. This will serve both to enhance the natural feel of the community landscape as well as to conserve water. Each neighborhood within Arantine Hills will build upon this overall character (see Table 7.1). All landscaped areas within Arantine Hills must comply with both Chapter 17.70 of the Corona Municipal Code and the City of Corona Landscape Design Guidelines.

7.4.3 Entries

Community and neighborhood entries serve two primary purposes. First, they provide information through the use of signage to identify the community or neighborhood. Therefore, it is important that entry signs are clearly readable to the motorist and not overly sculpted and landscaped that their basic message becomes obscured. Secondly, entries provide unifying design accents throughout the community. Repetition of particular tree species and building materials helps to unify and bring the community together.

The entry concept is one of hierarchy and subtle changes in style. In Arantine Hills, the Primary and Secondary Community Entry and Monumentation are those that provide access to the entire community and are considered lowest in the hierarchy. This entry will

be designed to inform the motorist or pedestrian in a subtle way that they are entering Arantine Hills. The Neighborhood Entries and Monumentations are highest on the hierarchy, showcasing a larger monument of landmark scale, followed by decorative vehicular gates and enhanced walls.

The design of Arantine Hills entries will reflect an agrarian quality, and trees may be planted in orchard or grove patterns to create an informal and natural setting. They will also include design features that are consistent with community wall and fencing materials and shrub material that is consistent with the low-water use plant palette. The entry design will flow with the terrain in order to appear as an extension of adjacent land forms.

The locations of the Primary Community Entry and Monumentation, Secondary Community Entry and Monumentation and the Secondary Neighborhood Monument are shown in Exhibits 7.8, Conceptual Landscape Master Plan.

Primary and Secondary Community Entry and Monumentation

Arantine Hills has one Primary Entry at 'A' Street and Eagle Glen Parkway and one Secondary Community Entry, located at the intersection of Street 'C' and Eagle Glen Parkway. These serve as the gateways into the residential areas of the project. Trees will be planted in a grove pattern to reflect the agricultural roots of the area. The entries will establish the overall community character and identity through the use of similar hardscape materials and low-water use plant material where appropriate. Exhibit 7.9 shows the plan view and Exhibit 7.10 provides an elevation of the Primary Community Entry and Monumentation. Exhibit 7.11 depicts the plan view and Exhibit 7.12 provides an elevation of the Secondary Community Entry and Monumentation. Exhibit 7.13 depicts the easement area that has been secured to provide access to the Arantine Hills Specific Plan. The easement area will also accommodate the Secondary Community Entry and Monumentation.

Primary and Secondary Neighborhood Entries and Monumentation

As one drives further into Arantine Hills, there are two distinct arrivals. These arrivals are defined by enlarged medians with mounding and accent trees. There will also be enhanced masonry entry walls and a specimen accent tree. Exhibits 7.14 and 7.15 depict the plan and section view for the Primary Neighborhood Entry. Exhibits 7.16 and 7.17 depict the plan and section view for the secondary neighborhood entry and monumentation.

7.4.4 Streetscapes

Divided Collector (Street 'A')

Street 'A' is a Modified Divided Collector with a 97' wide right-of-way. Included in this right-of-way is a 14' wide landscaped median, a 14' wide parkway on east sides of the street containing a 6' wide curb-adjacent landscaped area, and an 8' wide sidewalk, and an 11' wide parkway on west side of the street containing a 6' wide curb-adjacent landscaped area, and an 5' wide sidewalk. A 10' wide landscape setback is on the east side of the Street "A" including a 6' multi-purpose trail. The Modified Divided Collector streetscape section is depicted in Exhibit 7.18.

Trees and shrubs along this corridor will enhance the character of the overall design concept while obscuring views of walls and buildings where appropriate. The plant material will also promote water efficiency through the use of low to medium water-use shrubs and groundcover where appropriate. The trees selected as the possible street tree to be planted along Street 'A' is *Ulmus parvifolia* (Chinese Elm). The parkway landscape will be planted with low-growing, low to medium-water use plant material in order to conserve water and further reinforce the landscape of the community. Shrub planting in the medians consist of foreground and midground shrubs to enhance the visual appeal of this key street, low to medium-water use plant material and hardscape, where appropriate.

Collector Streets (Streets 'B' and 'C')

The Divided Collector Street 'C' will have a 76' wide right-of-way. Included within this right-of-way is a 6' wide landscaped parkway in conjunction with a 6' wide public sidewalk. Street 'B', a Modified Collector Street, between Street 'A' and 'C', will have a 65' right-of-way with approximately 6' wide landscaped areas on either side of the 40' pavement width. An 8' wide Class I bikeway is planned along the south side of Street 'B' within the 65' right-of-way. West of Street 'C', Street 'B' has a 73' right-of-way, with one travel lane in each direction and an 12-foot wide Class I bike lane located in the parkway on the south side of the street. These streets will be landscaped similarly to the areas along Street 'A' and be consistent with the overall planning theme of the entire community.

The Tree selections for Street 'B' is *Platanus racemosa* (California sycamore) in standard trunk form. The Tree selections for Street 'C' is *Ulmus parvifolia* 'True Green' (Chinese Elm) which matches Street 'A.' We feel this Collector acts as a Secondary Entry. Exhibit 7.19 and 20 depicts the Collector Street streetscape section.

Streets 'D' and 'E'

These streets will provide access to Planning Area 12. Street 'D' will have a 40' wide right-of-way, while street 'E', which abuts Street 'D' will have a 28' wide right-of-way. These streets will be separated by a decorative concrete barrier. See Exhibit 7.21, Modified Local Streetscape.

Flood Control Channel Service Drives

Access to Bedford Wash for flood control maintenance takes place from the multi-purpose trail along B-Street to access ramps into Bedford Canyon Wash. Seven access ramps from the development side of the Wash provide access down to the bottom of the Wash for maintenance and/or repair. Two access ramps continue across the Wash to a Bluff Access Road, which runs along the entire length of Bedford Canyon Wash within the Specific Plan Area below the existing bluff on the south side of the Wash. The Bluff Access Road measures approximately

12 feet wide and uses crushed base to provide an all-weather surface for maintenance vehicles.

Local Streets

Local streets have a 56' wide right-of-way. Included within this right-of-way is a 5'-wide landscaped parkway in conjunction with a 5'-wide public sidewalk. An alternate cross-section allows for a curb-adjacent sidewalk. These streets will be landscaped similarly to areas along Street 'C' and be consistent with the overall planting theme of the entire community. A 10' landscape buffer is planned on the residential 'side-on' condition; a residential 'front-on' condition may begin at the back of sidewalk. See Exhibit 7.22 for a plan view and section. Table 7.1, Community-wide Plant Palette, includes lists of permitted trees that may be used as street trees for backbone streets and local streets. Additional plant materials (in addition to those listed in Table 7.1) may be allowed in Arantine Hills at the discretion of the City Fire Department and with approval of the Community Development Director.

7.4.5 Lighting

The lighting design throughout the community includes street lighting, building and landscape accent lighting, and sign illumination. Four basic principles should be considered in the provision of lighting:

- » Street lights should provide a safe and desirable level of illumination for both motorists and pedestrians without intruding into residential areas.
- » Street lights along public streets within the community shall follow the City's standard lighting details.
- » Play field lights should provide adequate illumination directed to the play area and be shielded from intruding into residential areas.
- » Lighting fixtures should relate to the human scale, especially in pedestrian areas.
- » Lighting and lighting fixtures should complement the architectural design and character of the environment in which they are placed.

Light standards should have a distinctive character and relate to the corridors they serve. Lighting along pedestrian corridors should be more human in scale, closer spaced and lower than is typically found on an urban street. Light standards will be manufactured of high quality materials that are visually compatible with surrounding details, such as street furniture and architecture. The base, pole and light fixture should be attractive and suitable to the design theme of Arantine Hills. All lighting will conform to the City of Corona's standards or an approved theme lighting program, and will be approved by the City Engineer.

Prior to a final map recordation, the property owner/developer shall annex the Arantine Hills project into the City of Corona Lighting Maintenance District (LMD) 2003-1 for the purpose of operating and maintaining street lights and traffic signals on public streets. All properties within the annexed boundary shall be subject to annual LMD assessments to pay for such operation and maintenance costs. The owner/developer shall be responsible for all costs associated with the LMD annexation. All lighting outside the public right-of-way shall be owned and maintained by the Homeowners Association.

7.5 Sustainable Design Strategies

Sustainable practices can lessen the environmental impacts of development in many ways through the use of certain design techniques. These techniques can include compact development, reduced pervious surfaces, improved water detention and conservation, preservation of habitat areas, mixing of land uses (e.g., homes, offices, retail), water-efficient irrigation, and improved pedestrian and bicycle amenities which reduce reliance on smog-generating vehicles.

Because the concept of sustainability is still evolving, it is anticipated that new sustainable strategies will be continually developed during the build-out period of the Arantine Hills community. This Specific Plan encourages the implementation of realistic sustainable design strategies into the project design as the community

continues to evolve and build out over time. Below is a sampling of sustainable design strategies that may be utilized in Arantine Hills. Residential and commercial projects within the Specific Plan area seeking to be designated as Certified Green Buildings by the City shall be subject to the provisions of Chapter 15.05 of the Corona Municipal Code.

7.5.1 Site Planning

- A. Provide physical linkages between land uses that promote walking and bicycling, and provide alternatives to automobile use.
- B. Encourage compact development that concentrates residential areas close to other land uses such as parks, commercial development and open space.
- C. Include a range of housing types and/or densities within Arantine Hills.
- D. Create an interconnected street network within the Specific Plan area that facilitates movement of vehicles, cyclists and pedestrians.
- E. Incorporate “green” practices in developing buildings and infrastructure.
- F. Encourage design of landscape areas that capture and direct stormwater runoff, particularly in open space, parks and trails.
- G. Stabilize slopes to limit erosion as part of the Stormwater Management Plan and erosion control plan.
- H. Minimize the amount of paved areas for roads, parking and patios, particularly in residential areas where feasible.

7.5.2 Energy Efficiency

Where feasible and appropriate, the following energy conservation strategies are encouraged and shall be implemented through the Corona Climate Action Plan Screening Tables:

- A. Passive design strategies can dramatically affect building energy performance. These measures include building shape and orientation, passive solar design, and the use of natural lighting.
- B. Develop strategies to provide natural lighting to reduce reliance on artificial lighting.
- C. Incorporate the use of Low-E windows or use EnergyStar windows.
- D. Install high-efficiency lighting systems with advanced lighting controls.
- E. Use a properly sized and energy-efficient heat/cooling system in conjunction with a thermally efficient building shell. Consider utilizing light colors for roofing and wall finish materials; install high R-value wall and ceiling insulation.
- F. Individual developments within Arantine Hills are encouraged to implement some of the strategies of the EnergyStar program, which is an energy performance rating system developed by the U.S. Department of Energy and the Environmental Protection Agency. The program certifies products and buildings that meet strict energy-efficiency guidelines. Involvement in the EnergyStar program will be completely optional at the discretion of each individual developer/builder.

7.5.3 Materials Efficiency

- A. Select sustainable construction materials and products by evaluating characteristics such as reused and recycled content, zero or low off gassing of harmful air emissions, zero or low toxicity,

sustainably harvested materials, high recyclability, durability, longevity, and local production. Such products promote resource conservation and efficiency. Using recycled-content products also helps develop markets for recycled materials that are being diverted from California's landfills, as mandated by the Integrated Waste Management Act.

- B. Encourage the use of lowVOC paints and wallpapers.
- C. Encourage the use of low VOC Green Label carpet.
- D. Use dimensional planning and other material efficiency strategies. These strategies reduce the amount of building materials needed and cut construction costs. For example, consider designing rooms on four foot multiples to conform to standard-sized wallboard and plywood sheets.
- E. Consider using recycle base, crushed concrete base, recycle content asphalt, shredded tires in base and asphalt in roads, parking areas and drive aisles, if feasible and economically viable. Re-using materials keeps materials out of landfills and costs less.
- F. Design with adequate space to facilitate recycling collection and to incorporate a solid waste management program that prevents waste generation.
- G. Establish a construction waste recycling program with a local waste management company, with a goal of recycling no less than 50% of the construction waste generated by construction of the Arantine Hills community. Excavated soil and land-clearing debris does not contribute to this requirement.
- H. The waste disposal company shall be responsible for providing each home with recycle bin(s) to facilitate recycling. The bin(s) should be portable and easily moved.
- I. Encourage the use of building materials or products that have been extracted, harvested or recovered,

as well as manufactured, within 500 miles of the project.

- J. Encourage the use of rapidly renewable building materials and products (made from plants that are typically harvested within a ten-year cycle or shorter) into new homes. Examples of materials that could achieve this goal include, but are not limited to, bamboo, wool, cotton insulation, agrifiber, linoleum, wheatboard, strawboard and cork.

7.5.4 Water Efficiency

- A. Strive to minimize wastewater by using ultra low-flush toilets, low-flow shower heads and other water conserving fixtures.
- B. Encourage the use of recirculating systems for centralized hot water distribution.
- C. Encourage the use a smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions for all landscaped areas.
- D. Encourage the use of micro-irrigation (which excludes sprinklers and high-pressure sprayers) to supply water in non-turf areas where applicable.
- E. Encourage the use of state-of-the-art irrigation controllers and self-closing nozzles on hoses.
- F. Encourage the use of recycled water to irrigate landscape areas throughout the project. The non-potable irrigation system shall be designed to meet all applicable standards of the California Regional Water Quality Control Board, California Department of Health, Riverside County Health Department, City of Corona Department of Water and Power, and Corona Municipal Code.
- G. Encourage the use of separate valves for separate water-use planting areas, so that plants with similar water needs are irrigated by the same valve.

7.5.5 Occupant Health and Safety

- A. Choose construction materials and interior finish products with zero or low emissions to improve indoor air quality as feasible.
- B. Provide effective drainage from the roof and surrounding landscape.
- C. Install adequate ventilation in bathrooms.

7.5.6 Landscape Design

- A. Use low to medium water use and native plant materials where appropriate. Minimize turf areas throughout the community in order to promote water conservation. Limit the use of turf to areas which experience high functional use and are needed to accommodate outdoor activities such as sports, picnicking, etc. These areas could include parks, sports fields, parkways, and other play areas. Only use warm-season turf varieties which are suited to the climate.
- B. Provide plant materials that are well suited to the solar orientation and shading of homes.
- C. Group plants according to water use, slope aspect and sun/shade requirements. Irrigate each hydrozone on a separate valve using high-efficiency irrigation techniques.
- D. Use organic wood or shredded bark mulch and soil amendments to retain soil moisture.
- E. Incorporate locally native vegetation into the plant palette for Arantine Hills.
- F. Provide shade trees in paved areas and adjacent to buildings in order to increase natural cooling and conserve energy.

Exhibit 7.8, Conceptual Landscape Master Plan



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Table 7.1, Suggested Community-wide Plant Palette

Use	Botanical Name	Common Name	Minimum Size	WUCOLS Region 4
Deciduous Trees	<i>Brachychiton discolor</i>	Bottle Tree	24" box	M
	<i>Cercidium spp</i>	Palo Verde	15 gal	L
	<i>Chilopsis linearis 'Burgundy'</i>	Desert Willow	24" box	L
	<i>Chitalpa tashkentensis</i>	Chitalpa	24" box	L
	<i>Jacaranda mimosifolia</i>	Jacaranda	36" box	M
	<i>Koelreuteria bipinnata</i>	Chinese Flame Tree	24" box	L
	<i>Lagerstroemia hybrid tuscarora</i>	Crape Myrtle	24" box	M
	<i>Pistacia chinensis</i>	Chinese Pistache	24" box	M
	<i>Platanus acerifolia 'Bloodgood'</i>	London Plane Tree	36" box	M
	<i>Platanus racemosa</i>	California Sycamore	15 gal	M
	<i>Prosopis alba</i>	Argentine Mesquite	24" box	L
	<i>Pyrus calleryana 'Bradford'</i>	Bradford Pear	24" box	M
	<i>Tipuana tipu</i>	Tipu Tree	24" box	M
	<i>Ulmus parvifolia</i>	Chinese Elm	15 gal	M
	<i>Zelkova serrata</i>	Japanese Zelkova	24" box	M
Evergreen Trees	<i>Araucaria bidwillii</i>	Bunya-Bunya	24" box	M
	<i>Arbutus ssp</i>	Strawberry Tree	15 gal	L
	<i>Cedrus deodara</i>	Deodar Cedar	15 gal	M
	<i>Chorisia speciosa 'Majestic Beauty'</i>	Floss Silk Tree	24" box	L
	<i>Cinnamomum camphor</i>	Camphor Tree	24" box	M
	<i>Citrus sinensis Spp.</i> (Only in HOA maintained areas)	Navel Orange Tree	24" box	M
	<i>Dalbergia sissoo</i>	Indian Rosewood	24" box	L
	<i>Eriobotrya ssp</i>	Loquat	15 gal	M
	<i>Geijera parviflora</i>	Austrian Willow	24" box	M
	<i>Laurus nobilis</i>	Sweet Bay	15 gal	L
	<i>Laurus nobilis 'Saratoga'</i>	Sweet Bay	24" box	L
	<i>Magnolia grandiflora 'Samuel Sommer'</i>	Southern Magnolia	24" box	M
	<i>Melaleuca linariifolia</i>	Flaxleaf Paperbark	24" box	L
	<i>Melaleuca quinquenervia</i>	Cajeput Tree	15 gal	M
	<i>Olea europaea</i>	Olive 'Fruitless'	24" box	L
	<i>Pithecellobium flexicaule</i>	Texas Ebony	24" box	L
	<i>Podocarpus gracilior</i>	Fern Pine	24" box	M
	<i>Quercus ilex</i>	Holly Oak	15 gal	L

Use	Botanical Name	Common Name	Minimum Size	WUCOLS Region 4
	<i>Quercus suber</i>	Cork Oak	15 gal	L
	<i>Quercus virginiana</i>	Southern Live Oak	24" box	M
	<i>Rhus lancea</i>	Laurel Sumac	15 gal	L
	<i>Schinus molle</i>	California Pepper	15 gal	L
	<i>Strelitzia nicolai</i>	Giant Bird of Paradise	15 gal	M
	<i>Tristana conferta</i>	Brisbane Box	24" box	M
Shrubs	(Minimum size 5 gallon for background shrubs and 1 gallon for foreground shrubs)			
	<i>Agave attenuata</i>	Agave	5 gal	L
	<i>Agave parryi</i>	Agave	5 gal	L
	<i>Aloe spp</i>	NCN	1 gal	L
	<i>Anigozanthus 'Bush Ranger'</i>	Kangaroo Paw	5 gal	L
	<i>Baccharis pilularis 'Twin Peaks'</i>	Dwarf Coyote Brush	5 gal	L
	<i>Berberis thunbergii 'Atropurpurea nana'</i>	Red-Leaf Japanese Barberry	5 gal	L
	<i>Bougainvillea spp</i>	Bougainvillea	1 gal	L
	<i>Buxus microphylla var. japonica</i>	Japanese Boxwood	5 gal	M
	<i>Carex spp</i>	Sedge	1 gal	M
	<i>Ceanothus 'Yankee Point'</i>	California Lilac	5 gal	L
	<i>Cistus purpureus</i>	Purple Rockrose	5 gal	L
	<i>Cotoneaster, horizontalis</i>	Rock Cotoneaster	5 gal	M
	<i>Dietes bicolor</i>	Fortnight Lily	1 gal	M
	<i>Dodonea viscosa 'Purpurea'</i>	Hopseed Bush	5 gal	M
	<i>Grevillea spp</i>	Grevillea	1 gal	L
	<i>Hemerocallis hybrids 'Yellow'</i>	Day Lily	5 gal	M
	<i>Heteromeles arbutifolia</i>	Toyon	1 gal	L
	<i>Mahonia aquifolium</i>	Oregon Grape	5 gal	L
	<i>Kniphopia uvaria</i>	Red Hot Poker	1 gal	L
Shrubs (continued)	<i>Lantana spp</i>	Lantana	1 gal	L
	<i>Lavandula angustifolia</i>	English Lavender	5 gal	L
	<i>Lavandula dentata 'Candicans'</i>	French Lavender	5 gal	L
	<i>Lavatera assurgentiflora</i>	Tree Mallow	5 gal	L
	<i>Ligustrum japonicum 'Texanum'</i>	Texas Privet	5 gal	M
	<i>Liriope m. 'gigantea'</i>	Big Blue Lily Turf	5 gal	M

Use	Botanical Name	Common Name	Minimum Size	WUCOLS Region 4
	<i>Pittosporum tobira</i> 'Variegata'	Mock Orange	5 gal	M
	<i>Pittosporum tobira</i> 'Wheeler's Dwarf'	Dwarf Pittosporum	5 gal	M
	<i>Rhaphiolepis indica</i> 'Ballerina'	Indian Hawthorne	5 gal	M
	<i>Rhaphiolepis indica</i> 'Clara'	Indian Hawthorne	5 gal	M
	<i>Rhaphiolepis indica</i> 'Springtime'	Indian Hawthorne	5 gal	M
	<i>Rosa</i> 'Flower Carpet' Red	Flower Carpet Rose	5 gal	L
	<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Dwarf Rosemary	5 gal	L
	<i>Strelitzia reginae</i>	Bird of Paradise	5 gal	M
	<i>Viburnum tinus</i> 'Spring Bouquet'	Laurustinus	5 gal	M
Vines	<i>Bougainvillea</i> ssp	Bougainvillea	5 gal	L
	<i>Calliandra haematocephala</i>	Pink Powder Puff	5 gal	M
	<i>Clytostoma callistegioides</i>	Violet Trumpet Vine	5 gal	M
	<i>Distictis buccinitoria</i>	Blood Red Trumpet Vine	5 gal	M
	<i>Pandorea jasminoides</i>	Pink Bower Vine	5 gal	M
	<i>Podocarpus</i> ssp	NCN	5 gal	M
	<i>Pyracantha</i> ssp	Firethorn	5 gal	M
	<i>Trachelospermum jasminodes</i>	Star Jasmine	5 gal	M
	<i>Wisteria sinensis</i>	Chinese Wisteria	5 gal	M
Palms	<i>Brahea</i> ssp	Guadalupe/Hesper Palm	15 gal	L
	<i>Butia capitata</i>	Pinto Palm	15 gal	L
	<i>Chamaerops humilis</i>	Mediterranean Fan Palm	15 gal	M
	<i>Jubaea chilensis</i>	Chilean Wine Palm	15 gal	M

Note:

1. Some trees and plants listed may be restricted in zones of required fuel management and modification.
2. Plant material list subject to change based on horticultural soils report and climate conditions.
3. In addition to the plants listed in Table 7.1, other plants may be allowed per approval by the City Fire Department and the Community Development Director.

Exhibit 7.9, Primary Community Entry

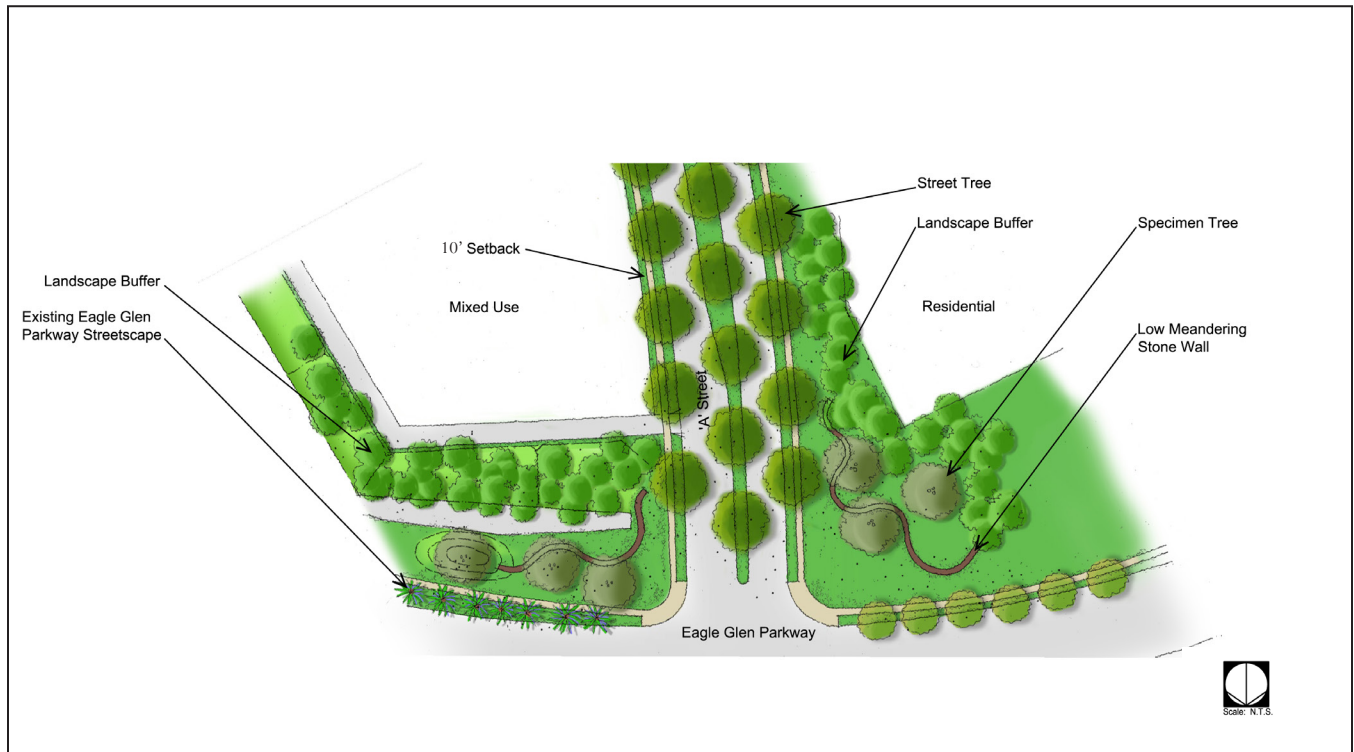


Exhibit 7.10, Primary Community Entry Elevation

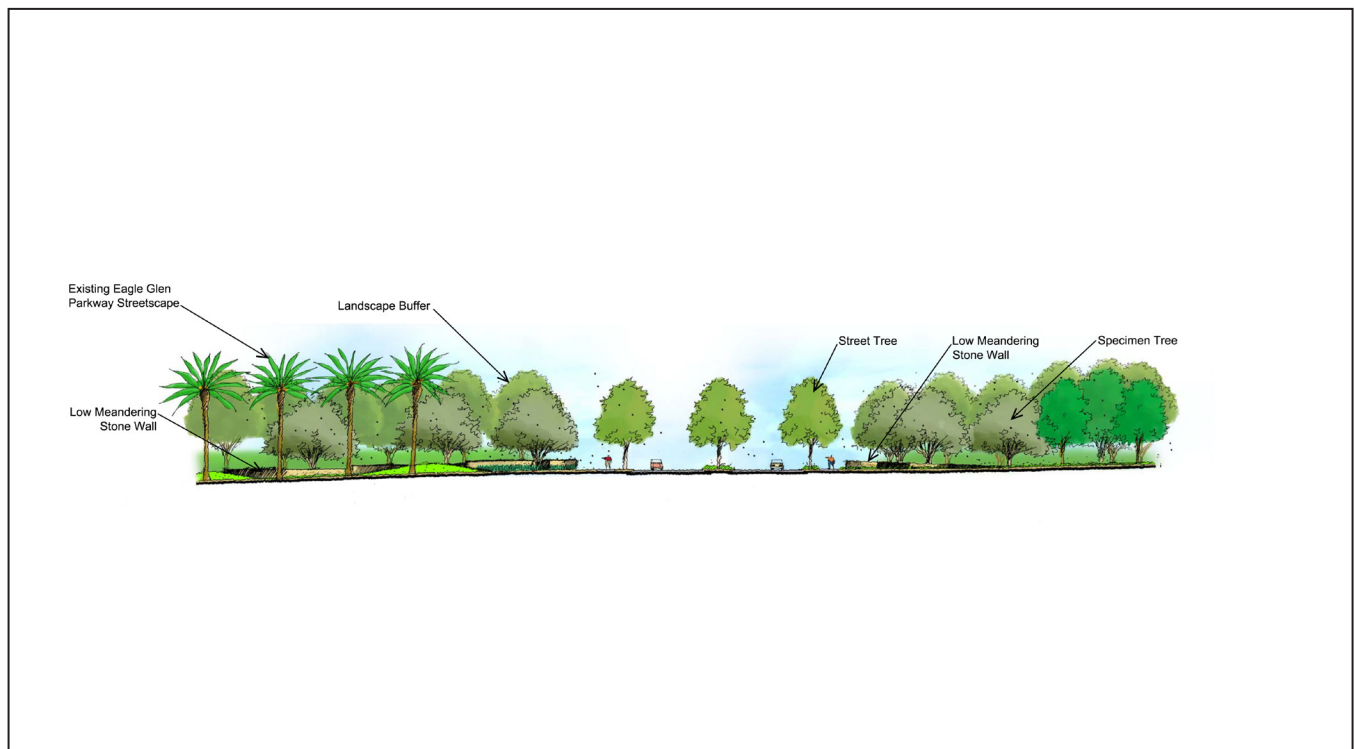


Exhibit 7.11, Secondary Community Entry



Exhibit 7.12, Secondary Community Entry Elevation



Exhibit 7.13, Secondary Entry Easement

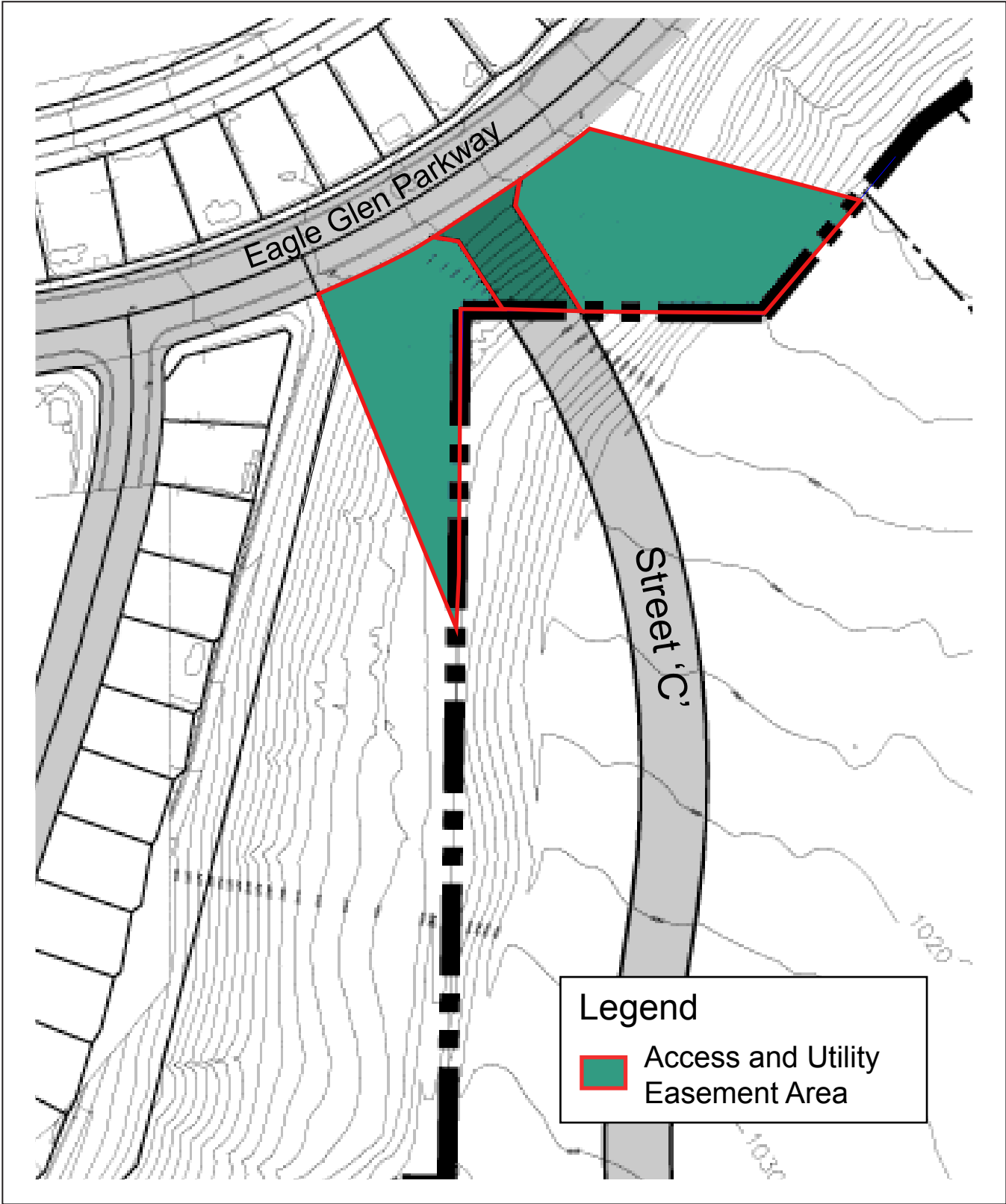


Exhibit 7.14, Primary Neighborhood Entry



Exhibit 7.15, Primary Neighborhood Entry Elevation

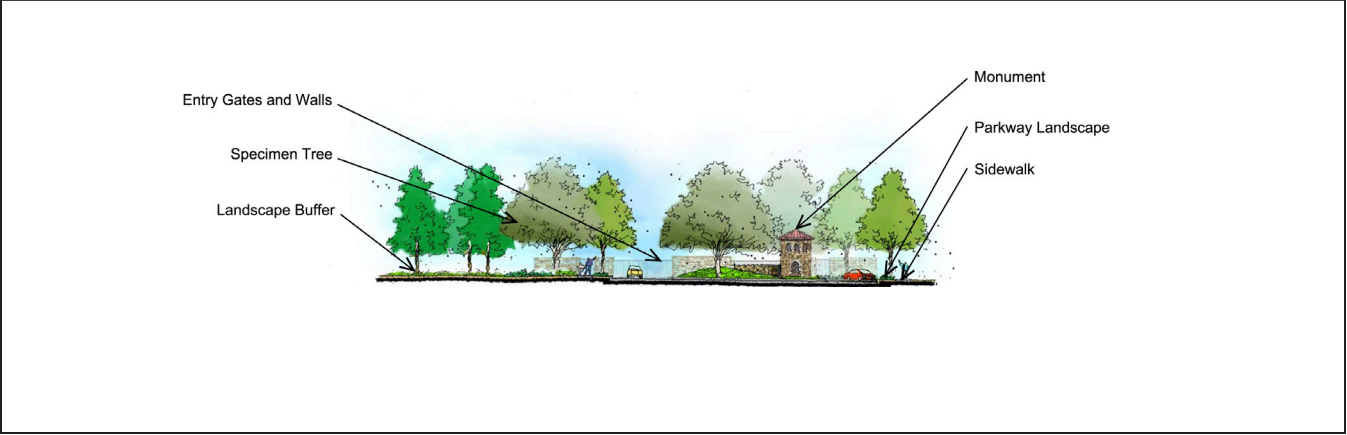


Exhibit 7.16, Secondary Neighborhood Entry

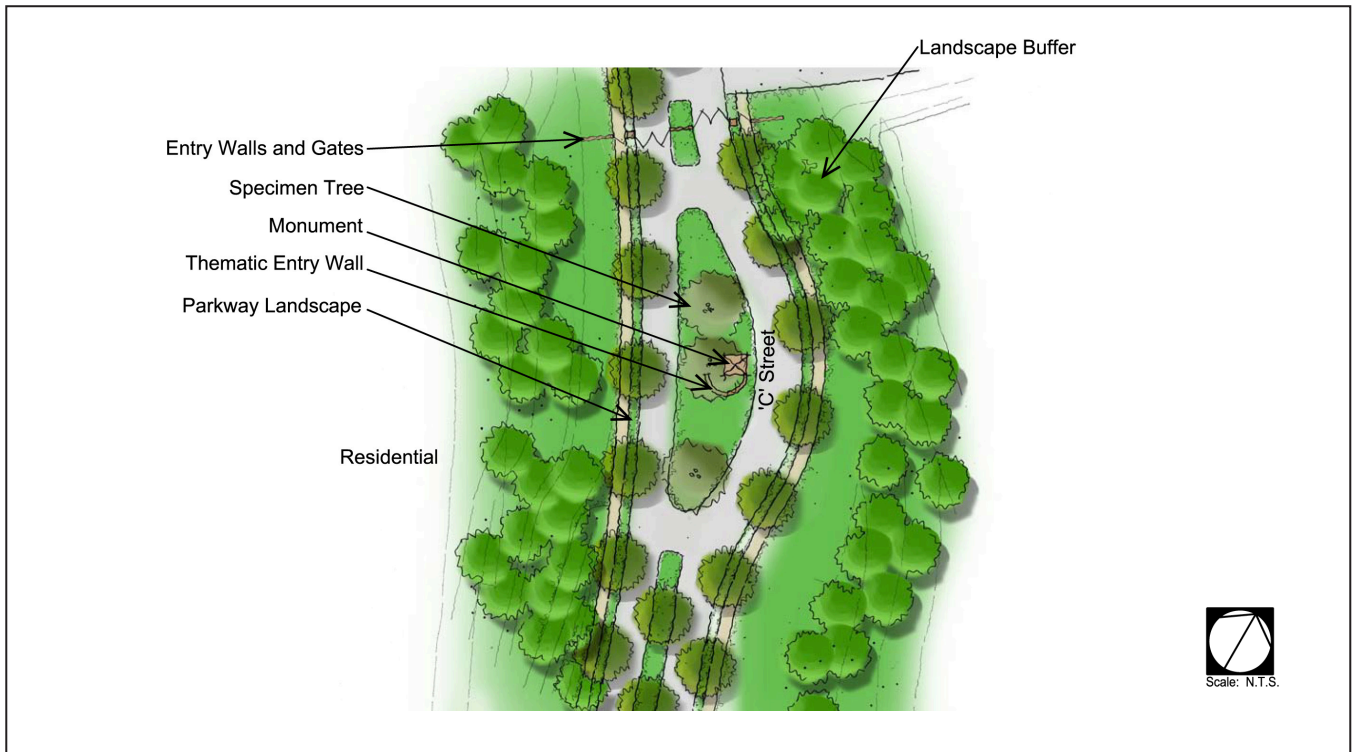


Exhibit 7.17, Secondary Neighborhood Entry Elevation

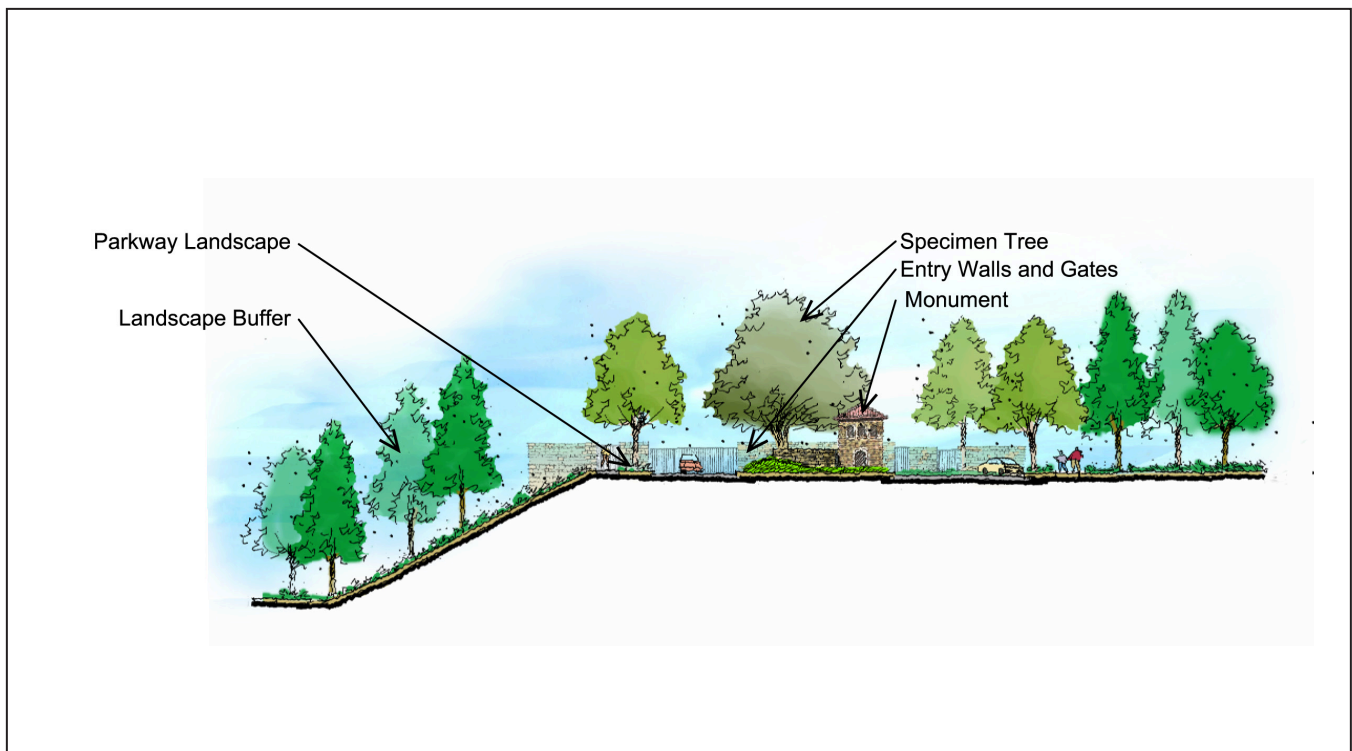


Exhibit 7.18, Divided Collector Streetscape - 'A' Street

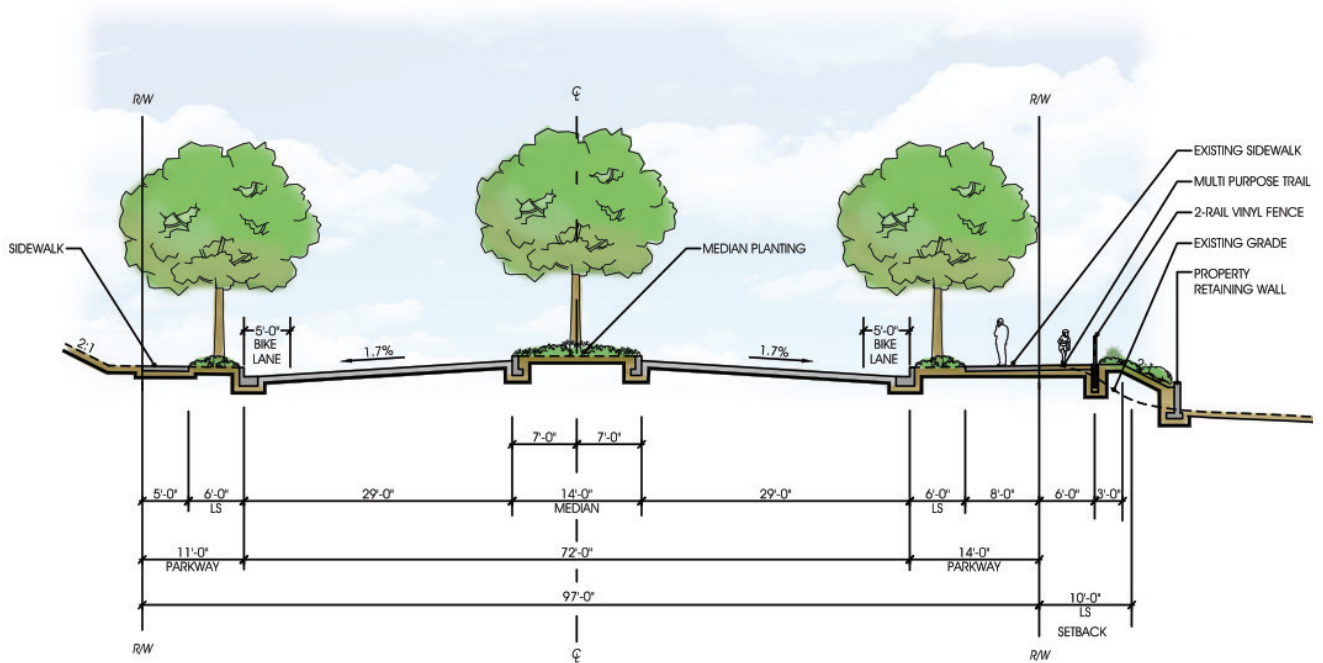
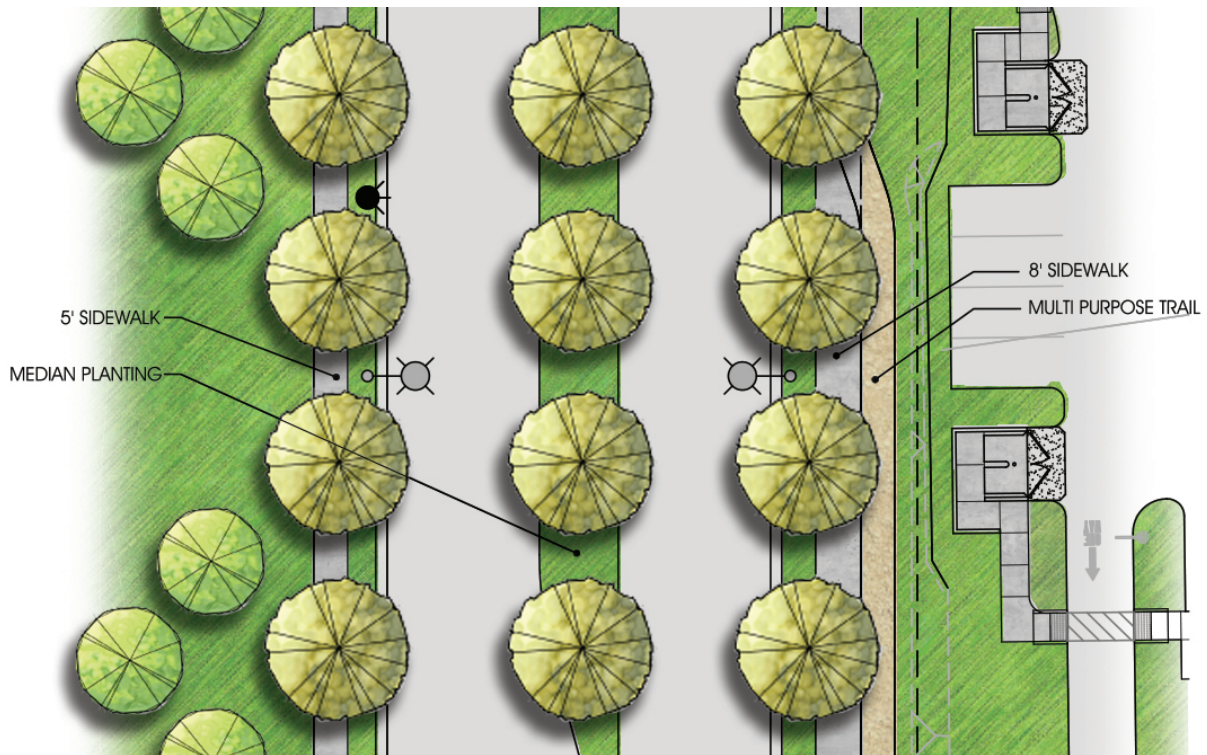


Exhibit 7.19, Modified Collector Streetscape - 'B' Street

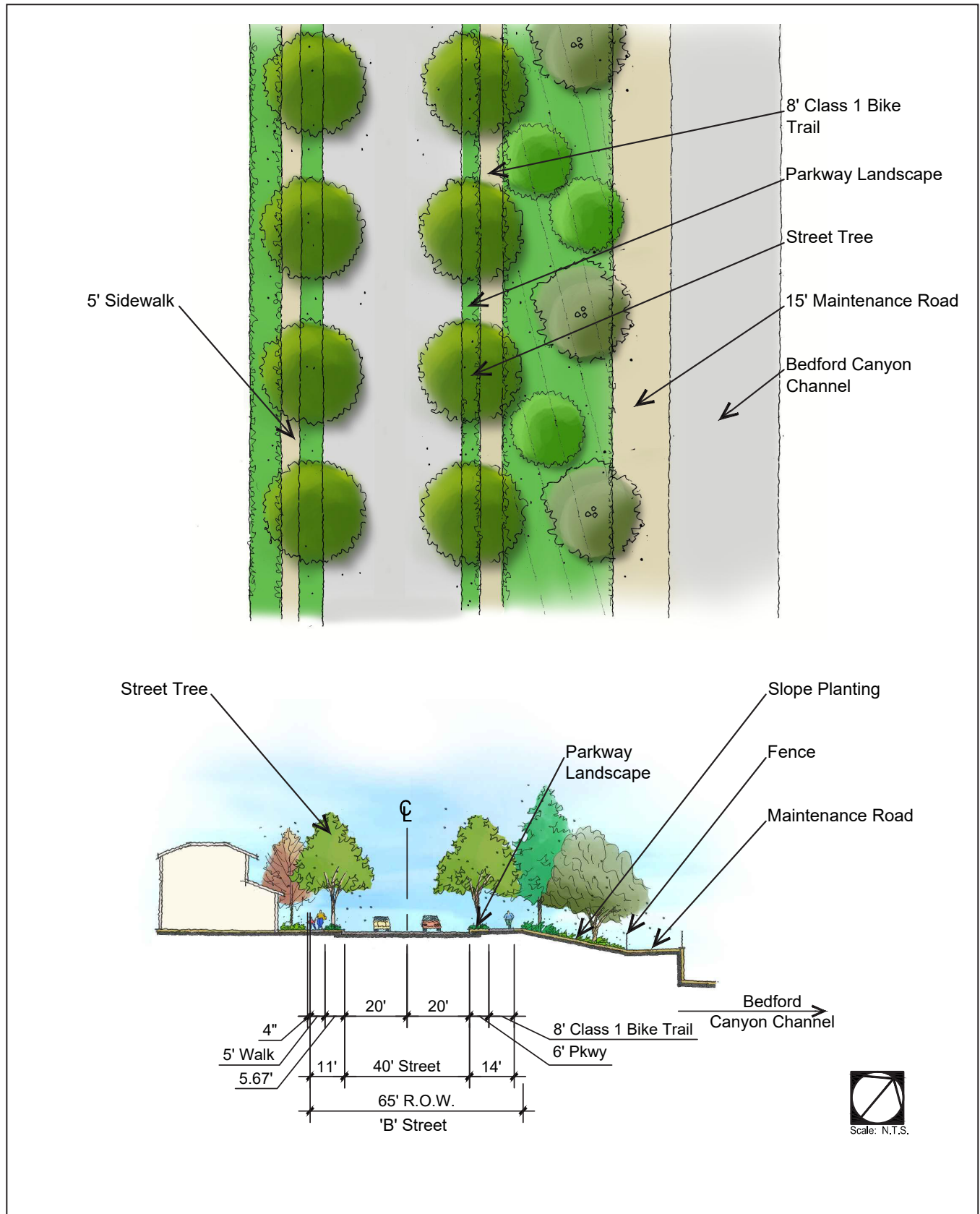


Exhibit 7.20, Divided Collector Streetscape - 'C' Street

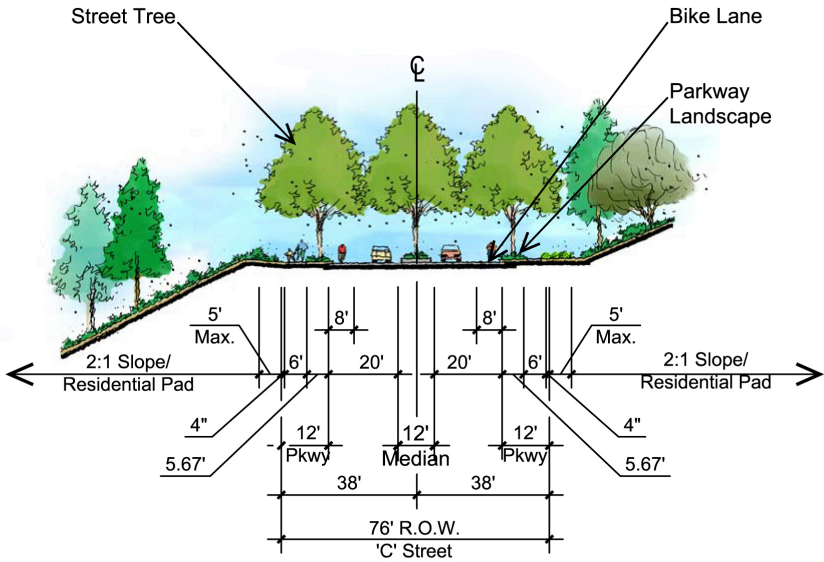
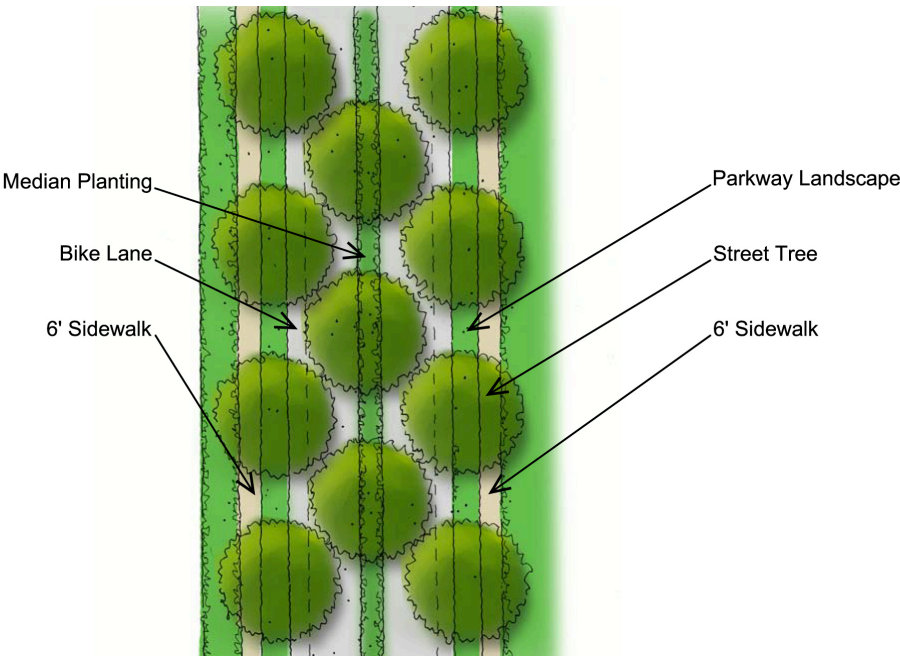


Exhibit 7.21, Streets 'D' & 'E'

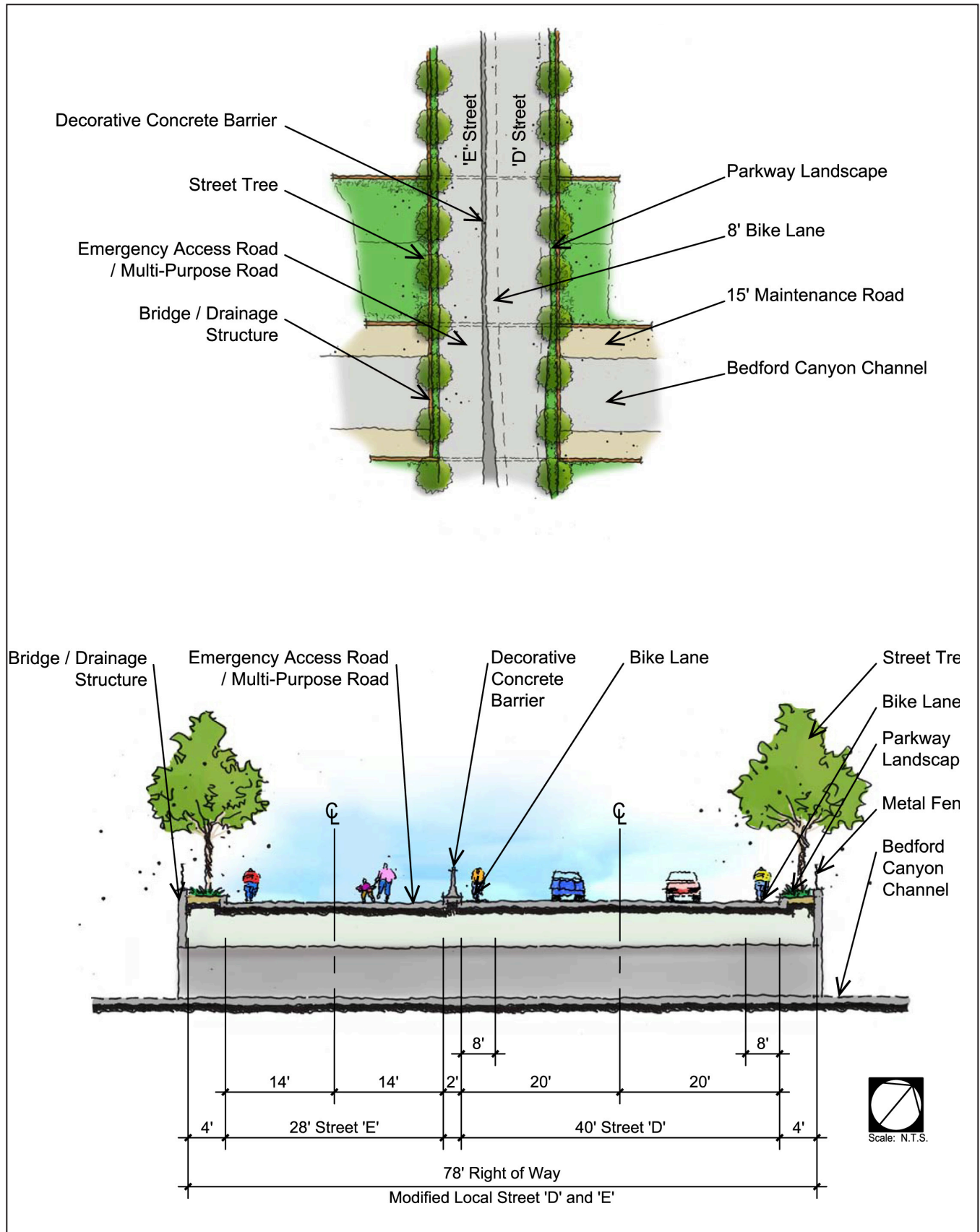
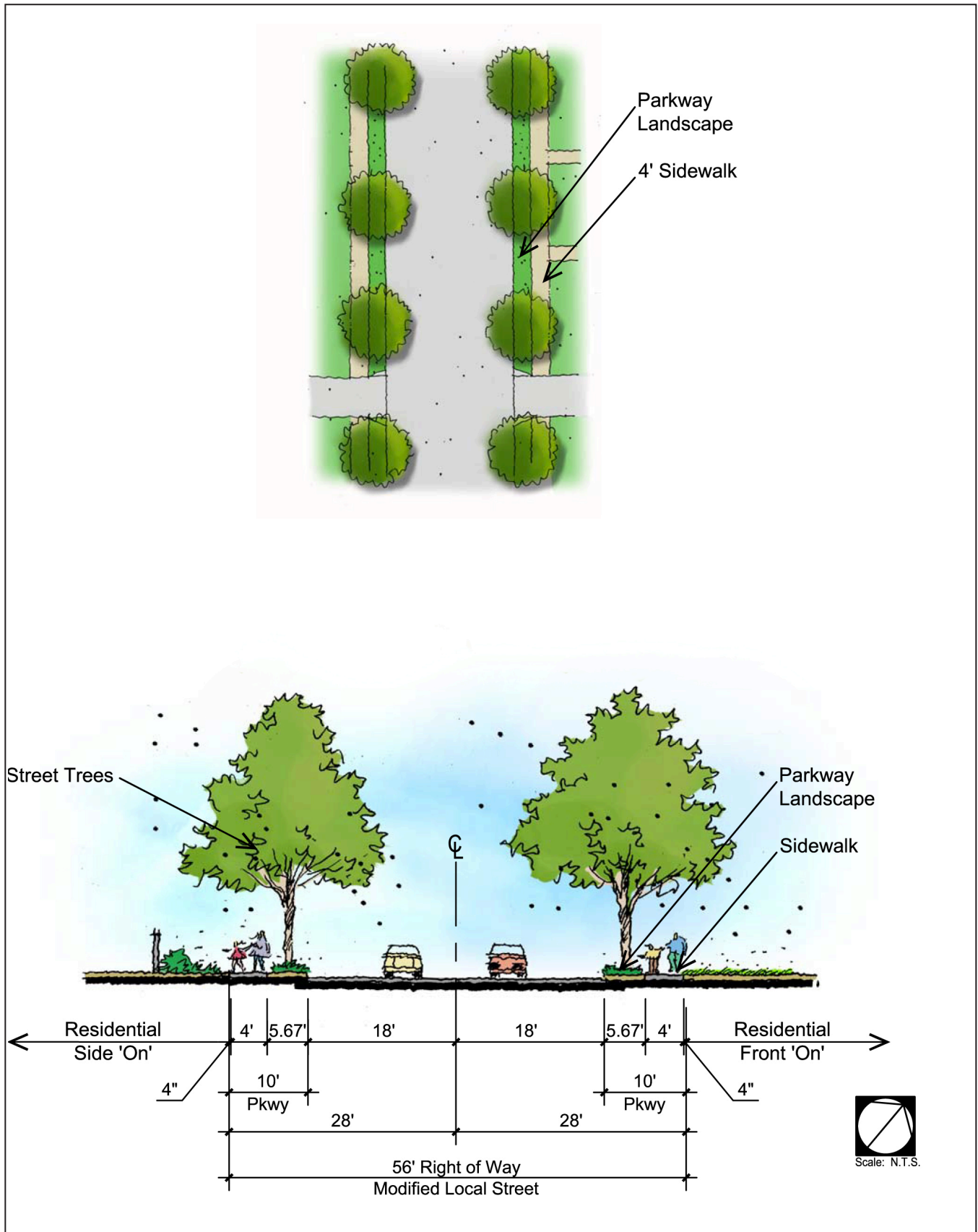


Exhibit 7.22, Modified Local Streetscape



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8

IMPLEMENTATION

8.1 Maximum Allowable Development

The Arantine Hills Specific Plan permits a maximum of 1,621 dwelling units to be constructed within the Specific Plan area. If MDR or HDR Planning Areas develops with age-qualified housing, then the number of permitted dwelling units in Arantine Hills may increase up to a maximum of 1,806 units. The maximum amount of general commercial development permitted within the Specific Plan area shall not exceed 223,108 square feet that includes a 135-room hotel, of non-residential uses.

8.2 Transfer of Dwelling Units

No amendment to this Specific Plan shall be required to transfer dwelling units between planning areas, provided that the following development transfer conditions are met:

- A. Planning areas allowing residential land uses (i.e., Low Density Residential, Medium Density Residential, and High Density Residential) include Planning Areas 1, 2, 2A, 5, 6, 8, 9, 10, 14, 17 and 17A are depicted in Exhibit 4-1, Land Use Plan. Each planning area is assigned a target number of dwelling units. This target number may increase or decrease at the discretion of the project master developer and/or project builder, provided that the maximum number of dwelling units per range is not exceeded.
- B. This Specific Plan requires that the overall project-wide gross density shall not exceed 5.3 dwelling units per acre (5.9 dwelling units per acre if MDR or HDR Planning Areas develop(s) with age-qualified housing). Gross density shall be calculated by including all Specific Plan area acreage, including open space land use categories and master planned roadway acreages.
- C. In no case shall unused dwelling units be transferred into planning areas designated as Open Space or Park.
- D. In no case shall transfers of units exceed more than a 20% increase of allocated units in any planning area designated for Low Density Residential, Medium Density Residential, or High Density Residential land uses.
- E. The project master developer shall have the right to increase or decrease dwelling unit counts in any residential planning area; provided that prior to the time such as a transfer is made, the project master developer submits to the City's Planning Division Table 4-2 of the Specific Plan, as revised.
- F. Land designated as residential shall continue to be entitled for residential development after the density transfer. In no case shall the permitted residential density in any residential planning area be less than 3.0 dwelling units per acre after the density transfer.

8.3 Implementing Development Applications

Table 8.1, Implementing Development Applications, is designed to clarify the process of entitlement through the City of Corona for various applications and actions. Table 8.1 applies only to projects being implemented within the confines of the Arantine Hills Specific Plan area.

Table 8.1
Implementing Development Applications

	Community Development Director	Development Plan Review	Project Review Committee	Planning Commission	City Council
Specific Plan Amendment		●	●	●	●
Specific Plan -- Interpretations ¹	●				
Precise Plan ²		●	●	●	●
Development Agreement				●	●
Tentative Tract Map(s)/Parcel Map(s)		●	●	●	●

¹ Community Development Director may forward interpretations to Planning Commission for final determination at his or her discretion.

² Precise Plans are approved by the City Council as a consent calendar item.

All streetlights, storm drains, landscaped areas, medians and streets in private areas will be maintained by the Homeowners Association. The project will annex into a similar City established CFD per approval of the Public Works Director, for maintenance of public landscaping within master planned street rights-of-way and/or CFD easements.

The following administrative standards apply to the implementation of future development applications (including precise plans, tract maps, parcel maps, conditional use permits or variances) for projects within the Arantine Hills Specific Plan area.

A. No development shall occur or building permits issued within the adopted Arantine Hills Specific Plan area until the proposed development is reviewed consistent with the City's Development Plan Review and found to be consistent with the adopted Specific Plan.

B. Future development within the Specific Plan area shall require individual project review and analysis, including General Plan and Specific Plan consistency and environmental analysis, according to the provisions of the California Environmental Quality Act (CEQA) and the CEQA Guidelines.

C. Any current or future tentative tract or parcel map(s) and precise plan(s) shall be consistent with this Specific Plan, as adopted.

D. Building permits for dwelling units shall be issued when a final subdivision map has been recorded. Permits may be issued for model units prior to final map recordation subject to the Subdivision Map Act and Corona Municipal Code.

8.4 Specific Plan Interpretations

In instances where any section, subsection, sentence, clause, phrase, portion, or word contained within

this Specific Plan is undefined, unclear or vague, then the Community Development Director shall make a determination as to its meaning and intent. The Community Development Director may elect to forward interpretations to the Planning Commission for final determination at his or her discretion.

8.5 Specific Plan Modifications and Amendments

8.5.1 Requirements and Procedures

This Specific 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 a land use change is involved.

8.5.2 Compliance with the Specific Plan as Adopted

The City of Corona shall monitor compliance with the Arantine Hills Specific Plan, as adopted, and mitigation measures at these stages, as appropriate:

- A. During the review and approval of tentative tract maps, precise plans, conditional use permits, and other permits as appropriate.
- B. During the review of construction documents, and prior to the issuance of grading or building permits.
- C. Prior to the issuance of a certificate of occupancy for any building within the Specific Plan area.
- D. Prior to the recordation of any parcel map or final map within the Specific Plan boundaries.

8.5.3 Substantial Conformance with the Specific Plan

Minor deviations shall be deemed to be in substantial conformance with the Arantine Hills Specific Plan by the Community Development Director if they comply

with the requirements identified in this section and are not detrimental to the public health, safety, and welfare. Such deviations to the adopted Arantine Hills Specific Plan must be consistent with the purpose and intent of the originally approved Specific Plan. Any decisions made by the Community Development Director may be appealed to the Planning Commission within ten (10) calendar days of the decision. Decisions of the Planning Commission may be appealed to the City Council. All decisions by the City Council shall be deemed to be final.

All minor deviations must comply with the following requirements:

- » The change is consistent with the purpose and intent of the Arantine Hills Specific Plan.
- » The total number of dwelling units within the Arantine Hills Specific Plan area shall not exceed 1,621 dwelling units (1,806 dwelling units if MDR or HDR Planning Areas build(s) out with age-qualified housing).
- » The public health, safety and welfare shall not be jeopardized by the proposed modifications.
- » No additional potentially significant environmental impacts are expected to occur as a result of the proposed modifications, except as evaluated in a certified EIR for the project.

The following deviations constitute “administrative changes” that are in substantial conformance with the approved Arantine Hills Specific Plan and may be approved without amending the Specific Plan.

- A. Slight modifications to the Specific Plan area boundaries that respond to more accurate or recent data or actual on-site conditions, but which do not result in an increase in environmental impacts already assessed in the EIR for Arantine Hills.
- B. Adjustments to horizontal and vertical roadway alignments to respond to actual ground conditions;

provided, however, that the changes do not adversely affect public safety.

- C. Minor changes to the design of the roadway cross-sections, provided that the streets have adequate capacity to handle the anticipated volumes of traffic and the design changes are deemed acceptable by the City Engineer.
- D. Modifications to the proposed project that allow the project master developer to adjust planning area sizes and configurations by up to 10% of the largest planning area being modified, provided that a site plan is submitted to and approved by the Community Development Director and the City Engineer. The site plan shall depict the location of all planning areas and the relationships of the planning areas to one another. In evaluating the site plan, all of the following conditions must be met for the site plan to be approved:
 - 1. The planning area modifications would not detrimentally alter the planned circulation system.
 - 2. The planning area modifications would not result in any new environmental impacts that were not previously addressed in the certified EIR for Arantine Hills.
 - 3. There is no increase in the planning area density in excess of the maximum overall General Plan density permitted in the planning area(s) as a result of the change in planning area boundaries.
- E. Minor modifications to the architectural or landscape design guidelines necessary to respond to actual site conditions, community expectations and wants, or to creative, new architectural designs.
- F. Minor modifications to the grading plan, as approved by the City Engineer.
- G. Minor modifications to the water, sewer and/or drainage plan(s) that improve efficiency, the requirements of easements holders, adjacent

landowners or service providers, or are necessary to respond to actual site conditions.

- H. Any modifications to the phasing plan as long as the related infrastructure is adequately in place.
- I. Addition of new information or data to the Specific Plan maps, exhibits and/or text which does not change the effect of any concepts or regulations.
- J. Minor modifications to parcel lines, especially along Bedford Canyon Wash, that are necessary to respond to actual site conditions or unique engineering concerns, and which do not substantially change the overall land use plan concept.

8.5.4 Specific Plan Amendments

- A. The project master developer, project owner or any project merchant builder shall have the authority to initiate an amendment to the adopted Specific Plan at any time. No authorization by City staff, the Planning Commission or the City Council shall be necessary to initiate a Specific Plan Amendment.
- B. An Amendment to the Specific Plan text and maps may be initiated by the City Planning Commission or the City Council, at their discretion.
- C. A concurrent General Plan Amendment may be required by the City of Corona if the proposed amendment would substantively affect the General Plan goals, objectives, policies, programs or land uses for the Arantine Hills Specific Plan area.
- D. All Specific Plan Amendments shall be subject to the requirements of the California Environmental Quality Act (CEQA) of 1970 and any applicable City of Corona environmental guidelines.
- E. The Planning Commission and City Council shall each hold a public hearing on the proposed amendment of the Specific Plan.
- F. The Planning Commission shall review all proposed amendments to the adopted Specific Plan. Upon

the close of the required public hearing, the Planning Commission shall make a motion to approve the Specific Plan Amendment, deny the Specific Plan Amendment, or send the Specific Plan Amendment back to City staff for further refinement. The Planning Commission shall forward its recommendation and findings to the City Council for further determination and action.

- G. The City Council shall review the Planning Commission's findings and recommendations. Upon the close of the required public hearing, the City Council shall act by ordinance to adopt, reject or modify the proposed Specific Plan Amendment.
- H. Amendment of Specific Plan text shall be subject to the same findings as prescribed for initial enactment of a Specific Plan, pursuant to Section 17.53.090 of the Corona Municipal Code.

8.6 Precise Plans

8.6.1 Processing

A Precise Plan shall be prepared, submitted and approved for residential development and the General Commercial area, pursuant to Chapter 17.91 of the Corona Municipal Code. Precise Plans shall be consistent with the intent and objectives of this Specific Plan. No building permits shall be issued for such developments until the Precise Plan is approved by the Planning Commission.

Precise Plans and Tentative Subdivision Maps for development shall include design features to avoid potential conflicts with existing off-site land uses. These features may include, for example, landscape screening, berms, walls, setbacks from planning area boundaries, trail connections and orientation of land uses to ensure compatibility.

8.6.2 Eligibility

Any project developed pursuant to this section shall meet the following requirements, and any such approvals shall be subject to conditions established under this section.

- A. The land area and dimensions of the project shall not be less than the lot area requirements established by the Planning Area designation.
- B. Maximum residential densities shall be in accordance with Table 4-2, Land Use by Planning Area Table, in Chapter 4 of this Specific Plan.
- C. All public open spaces within the Precise Plan area shall be provided with required on-site and off-site improvements in accordance with the current City policy.
- D. Conditions to ensure maintenance of any proposed common areas within the Precise Plan area shall be included to the City's satisfaction.
- E. Architectural design shall be consistent with Chapter 7, Design Guidelines, of this Specific Plan.

8.6.3 Required Action

- A. Prior to filing of an application for projects requiring Precise Plan approval, the developer shall submit plans to the Community Development Director for Development Plan Review following the provisions of the Corona Municipal Code, Chapter 17.102.
- B. The Planning Commission shall approve, conditionally approve, or deny all Precise Plans submitted for approval.
- C. Any Precise Plan project shall be developed subject to all conditions imposed as part of approval of the Precise Plan. The Community Development Director may approve or conditionally approve minor adjustments, provided such adjustments are in substantial compliance with Planning Commission approval.

8.6.4 Conditions of Approval

Any Precise Plan units shall address the following conditions:

- A. The proposed Precise Plan development shall conform to the General Plan and Specific Plan in terms of general location, density and general standards of development.
- B. All private common access streets provided for vehicular access and serving residential units within the project shall be developed in accordance with this Specific Plan's private street standards and shall be perpetually maintained by the responsible entity.
- C. The Planning Commission may require and accept dedication of public easements for utilities along or across the common areas of the project.
- D. The Planning Commission may require other reasonable conditions that relate to the physical development of the project, or to the methods of managing the common elements and providing for perpetual maintenance of the elements.
- E. The Planning Commission shall review and apply conditions thereto, the physical and architectural design of the project as to its relationship with, and conformity to, the topography and other natural and structural features of the site and surrounding area.

8.7 Tentative Tract Map(s)

No tentative map or parcel map may be approved unless it is consistent with the approved Specific Plan, as revised.

8.8 Financing Mechanisms

Several types of financing strategies and tools are available for financing master planned communities such as Arantine Hills. It is anticipated that the project will build-out using a variety of these strategies and tools including, but not limited to, the following:

8.8.1 Mello-Roos Community Facilities Act of 1982

The Mello-Roos Act enables cities, counties, special districts and school districts to establish community

facilities districts and to levy special taxes to fund a variety of facilities and services required by a specific plan. A Mello-Roos tax can be applied to the planning and design work directly related to the improvements being financed and may also fund services on a pay-as-you-go basis including police and fire protection, ambulances, flood protection, recreational programs, parks and schools.

8.8.2 Special Assessment Districts

Special assessment districts, such as the Lighting and Landscape Maintenance Act of 1972, the Municipal Improvement Act of 1913 and the Improvement Bond act of 1915, provide methods of leveraged financing whereby a public entity determines an area in which the provision of facilities will benefit real property. One or more special assessment districts may be created for the Arantine Hills project to cover improvements such as landscaping, geotechnical maintenance and hazards, and lighting. This financing tool can be used for public improvements that directly benefit specific properties that are assessed to pay for the improvements at no risk to public agency general funds.

8.8.3 Impact Fees and Exactions

Impact fees and exactions are another tool for paying for new development resulting from increased population or demand for services. The master developer for Arantine Hills will negotiate with the City of Corona to determine appropriate fees and exactions through the Development Agreement process.

8.8.4 Developer Funding

In certain instances, funding for on-site facilities may be tied directly to the Arantine Hills project. The project master developer may pay a reasonable fair share portion of the facility in exchange for development rights. On-site local streets, utility connections from the main trunk lines, and drainage facilities are typical examples of facilities that may be funded by the developer. Such improvements will usually be required concurrent with the project development. Developer funding may

involve reimbursement agreements for off-site master planned facilities.

8.9 Infrastructure Financing

- A. The local storm drain system shall be funded and constructed by the developer. The cost of the local system shall be borne by the developer without fee credits, unless otherwise approved.
- B. The regional storm drain system and flood control improvements associated with Bedford Canyon Wash may be funded and constructed by a Community Facilities District or other similar mechanism.
- C. The backbone water facilities and infrastructure shall be owned, operated and serviced by the City of Corona Department of Water and Power. The fair share cost of designing and constructing the water system shall be borne by the developer.
- D. The backbone sewer facilities and infrastructure shall be owned and operated by the City of Corona. The fair share cost associated with designing and constructing the sewer system shall be borne by the developer.
- E. Telephone, electricity, gas lines, internet, and cable television lines shall be installed and maintained by the appropriate utility companies.
- F. The timing and responsibility for construction/ funding of roadway and traffic signal improvements shall be negotiated between the City of Corona and the project master developer.
- G. The Master Homeowner's Association or other private association or Landscape and Lighting District shall be responsible for installation, maintenance and upkeep of all privately-owned common landscape areas, hardscape areas and irrigation systems within the Specific Plan Area.
- H. The Class I bikeway along the south side of Street 'B' shall be designed and funded by the project master developer. The maintenance of the Class I bikeway

will occur either by the Master Homeowners Association or under a Community Facilities District administered by the City and paid for by the project landowners.

- I. All Class II bicycle lanes on the private portions of Streets 'A' and 'C', and the Class I bikeway on Street 'B', shall be the responsibility of the project master developer to design, fund, and construct. The City shall be responsible for maintaining the Class II bicycle lanes on public portions of Street 'A' and Street 'C'.
- J. All necessary infrastructure (e.g., roads, sewers, water lines, storm drains, drainage improvements, etc.) shall be phased and installed concurrently with development. The project master developer or builder shall post bonds prior to master tentative map recordation to secure the improvements.
- K. All parks shall be phased and installed concurrently with development, unless otherwise approved.
- L. The developer will not receive any credits by the City for the construction of potable water, reclaimed water and sewer facilities or infrastructures. The developer will bear the full cost for the potable water, reclaimed water and sewer facilities or infrastructures required to serve the development unless otherwise specified in the Development Agreement.

8.10 Maintenance Plan

Table 8.2 on the following page identifies the maintenance responsibilities for various infrastructure and landscape improvements associated with the Arantine Hills community. Exhibit 8.1 depicts those areas to be maintained by the Master Homeowner's Association. It should be noted that the open space in Planning Areas 12, 12A, 13, 16 and 16A shall be maintained by either a Homeowners Association, a Community Facilities District (CFD) or a public or semi-public agency at the sole discretion of the Project Master Developer, and the trail on Street A shall be maintained by Property Owners Association.

Table 8.2
Maintenance Responsibilities

	City of Corona Parks Department	City of Corona Public Works Department	City of Corona Department of Water & Power	Riverside County or Riverside County Flood Control & Water Conservation District	Homeowners Association or Property Owners Association
Flood Control Facilities - PAs 12, 12A, 13, 16 and 16 A				●	
Entry Monuments					●
Commercial Landscaping - PA 11					●
Private Streets - all streets internal to planning areas, Streets 'B', 'D' and 'E' and private portions of Streets 'A' and 'C'					●
Public Streets (including sidewalks and parkway landscaping) - public portions of Streets 'A' and 'C'		●			
Sewer (on-site) - all planning areas except PAs 12, 12A, 13, 16 and 16 A			●		
Sewer (off-site)			●		
Lift station - PA 12			●		
Potable Water (on-site) - all planning areas except PAs 12, 12A, 13, 16 and 16A			●		
Potable Water (off-site)			●		
Reclaimed Water (on-site) - all planning areas except PAs 12, 12A, 13, 16 and 16A			●		
Reclaimed Water (off-site)			●		
Street lighting (public)		●			
Street lighting (private)					●
Parks (HOA owned and maintained) - PA 3, PA 4, PA 7, PA 15 and PA 18					●
Class I Bikeway - South side of Street "B"					● ¹

	City of Corona Parks Department	City of Corona Public Works Department	City of Corona Department of Water & Power	Riverside County or Riverside County Flood Control & Water Conservation District	Homeowners Association or Property Owners Association
Trails (Interior) - PA 8, Street 'A'					●
Slopes Greater Than 15 Feet					●
Drainage Basins & Water Quality Management Basins - PA 12, PA12A, PA 14 and PA 17A					●

¹ The maintenance of the Class I bikeway will occur either by the Master Homeowners Association or under a Community Facilities District administered by the City and paid for by the project landowners.

Exhibit 8.1, Master HOA Maintained Areas

