

# Sierra Bella



**SPECIFIC PLAN**

City of Corona  
July 2014

***SIERRA BELLA SPECIFIC PLAN  
SP 04-001***

**CITY OF CORONA**

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**ADOPTED AUGUST 17, 2005**

## Amendments to Sierra Bella Specific Plan (SP 04-001)

<b>Case No.</b>	<b>Amendment</b>	<b>Approval Date</b>	<b>Ordinance No.</b>
SPA12-005	Amendment to reduce grading and visual impacts by clustering development in the lower portion of the site by reducing minimum lot size to 7,200 square feet. (Applicant: Forestar Corona, LLC)	May 1, 2013	3137

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The Sierra Bella Specific Plan provides the City of Corona with a set of plans, regulations, and guidelines to create a quality planned residential community through the orderly development of the site. The Specific Plan envisions the creation of unique community that will provide up-scale housing opportunities for the residents of Corona. It thereby assists in the systematic implementation of the City General Plan with regard to this area.

### **1.1 PROJECT LOCATION**

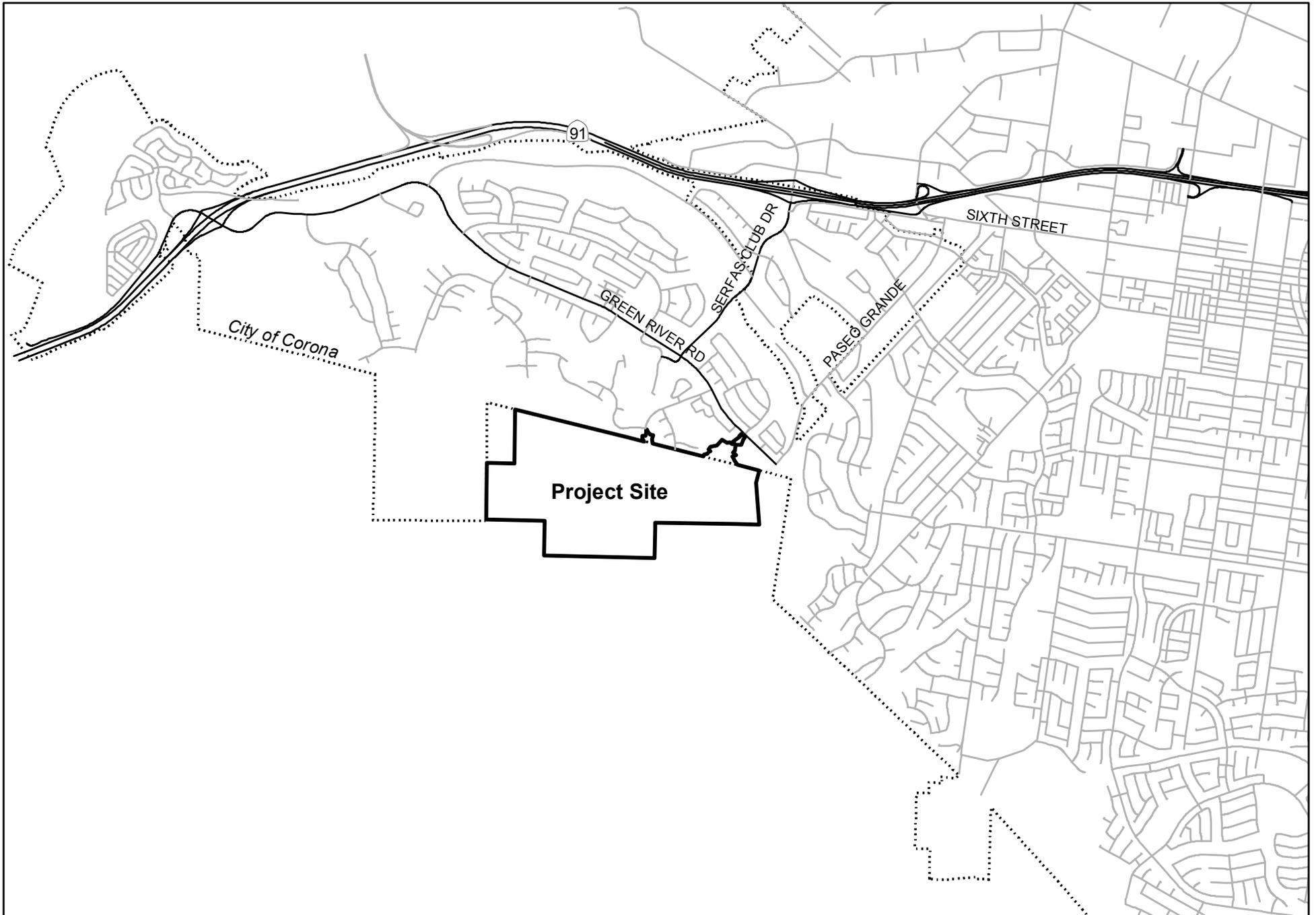
Sierra Bella is situated in northwest Corona at the eastern terminus of Green River Road at Paseo Grande, south of the Sierra del Oro community. The Cleveland National Forest is located south of the project. Exhibit 1-1 depicts the location of Sierra Bella.

### **1.2 PROJECT OVERVIEW**

Sierra Bella is designed as a hillside village of 249 homes clustered along the lower ridgelines, with the mountain peaks to the south providing a natural backdrop. Approximately 62 percent of the 327-acre site will remain in natural open space, blending in with the adjacent uses. Residents will have unparalleled views of the Chino Hills and Prado Basin to the north.

The homes will take access from Green River Road, past a new public park that will provide recreational facilities of benefit for all residents in the area. Anticipated facilities include outdoor tennis courts, basketball courts, a tot lot, a picnic area, and associated parking facilities. The residential units have been sited away from the existing residents along the northern property boundary to provide a significant horizontal, as well as vertical buffer between the existing and proposed homes.

The original Specific Plan was approved by the City of Corona on August 17, 2005. Specific Plan Amendment 1 is designed to cluster the residences on minimum 7,200 square foot lots, significantly increasing the amount of open space, reducing grading, and preserving a larger viewshed.



**SIERRA BELLA SPECIFIC PLAN**

Exhibit 1-1  
**LOCATION MAP**



JANUARY 2013

### **1.3 AUTHORITY AND SCOPE**

The California Government Code authorizes cities to adopt Specific Plans by resolution as policy or by Ordinance as regulation. The City of Corona adopts Specific Plans and amends Specific Plans by Ordinance per Chapter 17 of the City of Corona Municipal Code. Public hearings by both the Planning Commission and the City Council are required, after which the Specific Plan must be adopted by the City Council.

The adoption of the Sierra Bella Specific Plan by the City of Corona is authorized by the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457. As set forth by the Government Code and the City of Corona Municipal Code, Chapter 17, Specific Plans must contain the information outlined below in either text and/or exhibits. References to the location of this information within the Sierra Bella Specific Plan are shown in **bold**.

- The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan. (**Chapter 3**)
- The proposed distribution, location, extent and intensity of major components of public and private transportation, sewage, water drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan. (**Chapter 3**)
- Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources where applicable. (**Chapter 4**) A program of implementation measures including regulations, public works projects, and financing measures necessary to carry out the above items. (**Chapter 6**)
- A statement of the relationship of the specific plan to the General Plan. (**Chapter 7**)

The Sierra Bella Specific Plan serves both a planning function and a regulatory function. It is the device, which implements the Corona General Plan on this property. The plan contains all applicable land use regulations and constitutes the zoning for the Sierra Bella property; the development standards contained in the Specific Plan will take precedence over any other provisions of the Municipal Code. However, where the Specific Plan remains silent, the regulations of the Corona Municipal Code shall apply. (Municipal Code Section 17.53.010)

**1.4 PURPOSE OF THE SPECIFIC PLAN**

Development of the Sierra Bella property will be achieved through the adoption and implementation of this Specific Plan, which will serve as the comprehensive development control document for the project. The Specific Plan establishes the type, location, intensity, character of development, and the required infrastructure for development of the proposed Planned Community.

The Sierra Bella Specific Plan accommodates the unique planning opportunities related to providing a quality development of needed housing and amenities for the City of Corona, while preserving and integrating open space, and working with site constraints such as seismic faults.

The Sierra Bella Specific Plan is a regulatory plan, which will serve as the zoning ordinance for this property. Proposed development plans or agreements, tentative tract maps or parcel maps and any other development approval must be consistent with this Specific Plan. If there is a conflict found between this Specific Plan and other provisions the City's Zoning Ordinance, the contents of this Specific Plan shall prevail.

**1.5 RELATIONSHIP OF THE SPECIFIC PLAN TO THE GENERAL PLAN**

Pursuant to California Government Code Section 65454, a specific plan shall be consistent with the local jurisdiction's General Plan. The Sierra Bella Specific Plan provides regulations, guidelines, and standards that are consistent with and implement the goals and policies of the City of Corona General Plan. Consistency with the City's General Plan is demonstrated in Chapter 7. Sierra Bella components, which are found to be consistent with the Specific Plan, shall be deemed consistent with the General Plan.

**1.6 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE**

The Sierra Bella Specific Plan Environmental Impact Report (EIR) was certified by the City of Corona during the adoption process for the Specific Plan in compliance with CEQA. This document addresses the environmental aspects of the site and impacts due to the implementation of the Specific Plan. The current amended Sierra Bella Specific Plan is accompanied by additional environmental review which addresses the impacts of the changes from the original Specific Plan EIR.

This environmental review is also applicable to future residential development projects (Precise Plans, Tentative Tract Maps, etc.), which are processed in conformance with this Specific Plan, thus requiring no further environmental documentation except as noted in Sections 15182 and 15162 of the State Guidelines to CEQA.

**1.7 SEVERABILITY**

If any provision of this Specific Plan or the application thereof to any persons or circumstances is held invalid, such invalidity shall not affect other provisions or applications of this Specific Plan, which can be given effect without the invalid provisions or application thereof, and to this end, the provisions of this Specific Plan are severable.

**1.8 EFFECT ON CONFLICTING PROVISIONS**

Whenever the provisions of this Specific Plan permit greater flexibility than, or establish regulations different than those imposed or required by the Corona Municipal Code, the provisions of this Specific Plan shall prevail.

**2.1 EXISTING LAND USE AND ZONING PRIOR TO THE ADOPTION OF THE SPECIFIC PLAN**

The Sierra Bella project site encompasses 327 acres within unincorporated Riverside County. The site is presently vacant, with the exception of two residential structures and associated storage at the northeastern portion of the site. Two small water tanks also exist at the eastern end of the property. The balance of the site is relatively undisturbed hillside, marked only by dirt roadways and trails, and the occasional evidence of past grading or dumping activities. Exhibit 2-1 depicts the surrounding zoning designations with the City.

The original adoption of the Specific Plan also incorporated a General Plan Amendment (GPA 04-006) which established a General Plan designation of Rural Residential II (0.5-1.0 du/ac). The project also included the creation of a specific plan zoning for the property, allowing for estate homes on two lot sizes with intervening open space.

**2.2 SPECIFIC PLAN AMENDMENT**

The Sierra Bella Specific Plan Amendment retains the current General Plan designation of Rural Residential II and modifies the zoning regulations within the Specific Plan to allow the clustering of the residential units in the lower areas of the property. This clustering increases the amount of natural open space from 144 acres in the original approved Specific Plan, to 205 acres in the amended Specific Plan, a 40% increase in the natural open space area. This increase in open space is achieved by reducing the minimum lot sizes in the approved Specific Plan to more closely conform to the lot sizes of the adjacent Sierra del Oro community to the north. This retains more open space, reduces grading and associated landform impacts, and preserves the higher elevations to the south adjacent to the Cleveland National Forest in permanent open space. The Specific Plan Amendment also incorporates approximately eight more acres to include the public park and entrance at Green River Road.

The Sierra Bella Specific Plan Amendment also provides for public park monumentation along Green River Road that was not required in the approved Specific Plan. With the private parks within the project, and the public park and associated improvements, the project exceeds Corona's local park requirements. The project will remain a gated, private community with private streets, and a master homeowner's association that will be responsible for maintaining slopes, storm drains, and streets within the community, thereby not incurring City maintenance costs.

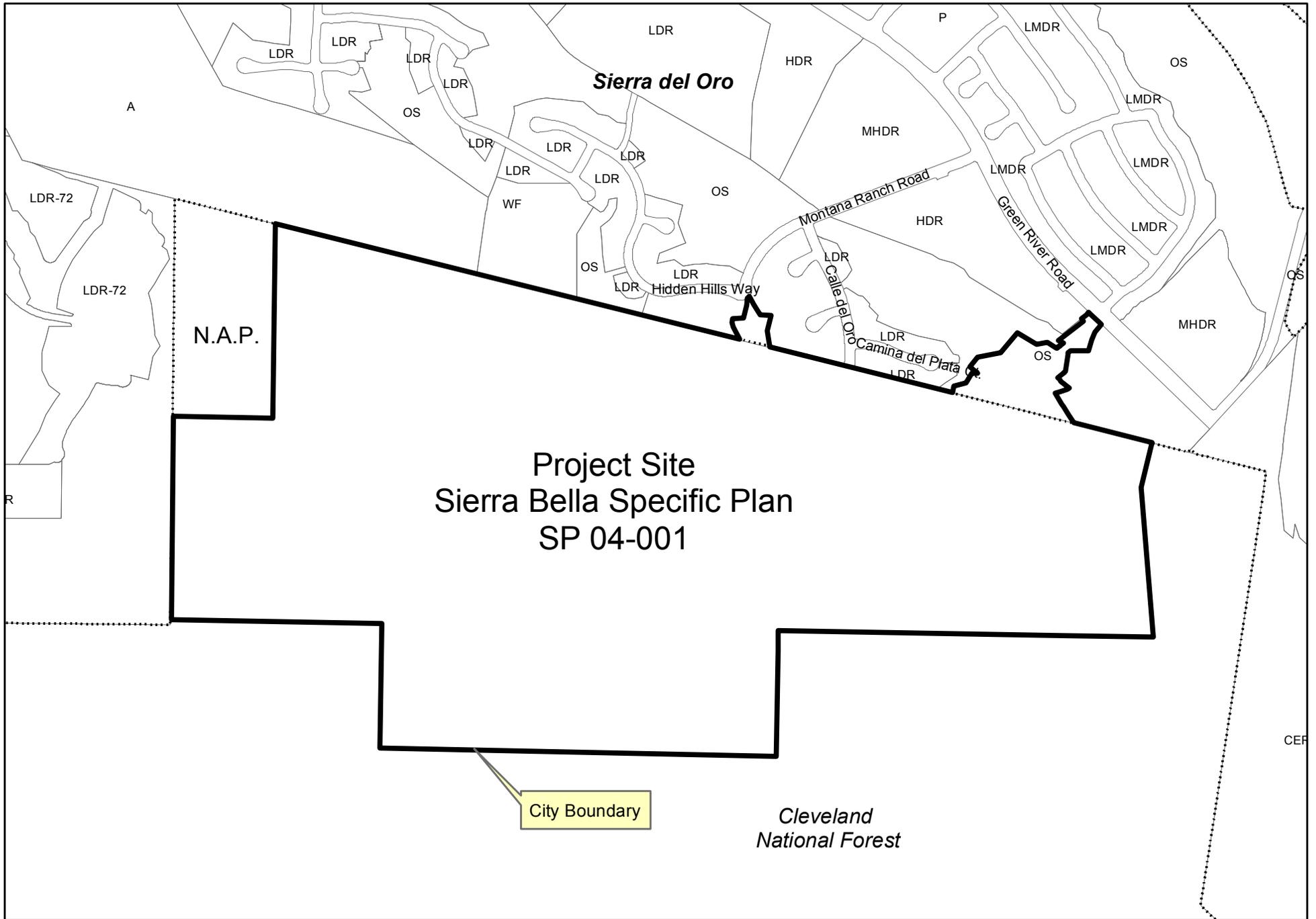


Exhibit 2-1

**SIERRA BELLA SPECIFIC PLAN**

**EXISTING ZONING**



**2.3 SURROUNDING LAND USES**

The entire northern boundary of the site is shared with the existing suburban residential developments of the Sierra del Oro Specific Plan. Adjacent land uses to the north are single-family residential homes on a minimum of 7,200 square foot lots, open space, and a City of Corona water treatment facility. To the west and northwest are undeveloped and developed properties owned by the Dominguez estate. Directly to the northeast of the site is vacant land within the City and designated RR 2 on the General Plan. South of the project site are the upper foothills of the Santa Ana Mountains, and the Cleveland National Forest.

**2.4 TOPOGRAPHY**

The project site is located in the northern foothills of the Santa Ana Mountain Range. Elevations on-site generally range from approximately 1,000 feet above sea level to 1,600 feet at the southwest corner of the site. Several northwest to southeast trending “spine” ridges radiate from a main ridge at the upper elevations in the southwest corner of the site. The ridges are separated by steep sided V-shaped canyons, which drain to the north and east.

**2.5 SOILS/GEOLOGY**

The site lies northwest of the junction of the Chino and Elsinore faults, and the southwest portion of the site is bisected by splays of the Tin Mine Fault. The on-site portion of the Tin Mine Fault does not carry an Alquist-Priolo Zone designation, although special setbacks are recommended. The proposed site plan avoids any development within or relatively near this fault system.

The project site lies above the regional groundwater table and has not been identified as being susceptible to liquefaction. Preliminary testing indicates that on-site soils would have very low-to-low expansion potential. The underlying bedrock is generally capable of supporting 2:1 cut slopes; however, some of the steeper natural slopes may require stabilization where in close proximity to improvements.

**2.6 HYDROLOGY AND DRAINAGE**

The existing condition of the site consists of hillside terrain with distinct ridges and canyons. The majority of the site is tributary to the north through four minor canyons, which discharge into existing drainage facilities, which were constructed in conjunction with the Sierra del Oro development.

The very southerly portion of the site is tributary westerly through a canyon, which discharges into the Wardlow Wash, which then conveys flows northeasterly of the site.

## **2.7 VIEWS AND AESTHETICS**

### **2.7.1 VIEWS OFF-SITE**

The natural landforms of the property dictate the major visual aspects of the project. Dominant features in the area include the Santa Ana Mountains and the Cleveland National Forest to the south and west, the residential hillside community of Sierra del Oro to the north, and the urbanized City of Corona to the east.

The Santa Ana Mountains form a backdrop for the site. Sierra Peak at over 3,000 feet provides the primary backdrop of Sierra Bella to the southwest. This is almost 1,500 feet above the highest elevation on Sierra Bella.

View windows have been considered and incorporated into the Land Use Plan for the property. There are many opportunities on the site where home sites have been located and designed to capture panoramic views of Chino Hills and Prado Basin to the north. Home sites located on the eastern portion of Sierra Bella will also have views across Fresno Canyon.

### **2.7.2 VIEWS ONTO THE SITE**

Sierra Bella will be most visible by the public from Green River Road near the entrance to the site. Additional view windows into the site will be seen at various locations in Sierra del Oro. Residents on Camino del Plata Court and Hidden Hills Way, which abut the site will have views into the site, however, development has been located away from the existing homes to provide an elevated visual buffer, to reduce view impacts. In addition, natural open space is provided between the two development areas in the western portion of Sierra Bella to provide additional visual relief. The clustering of lots and grading further reduces view impacts by significantly reducing the project's size. Freeway views are limited due to the freeway speed and the Sierra del Oro development in the foreground.

## **2.8 BIOLOGY**

The majority of the project site exhibits native vegetative communities, primarily coastal sage scrub and chaparral, although portions of the site have been disturbed by human habitation and activity. The Riverside County Multiple Species Habitat Conservation Plan (MSHCP) has identified approximately 40 acres in the western half of the site as potential conservation area habitat. The proposed site plan has been designed to be consistent with the County's MSHCP requirements.

## **2.9 CIRCULATION AND TRANSPORTATION**

The project proposes to take access from Green River Road, at a point approximately 1,000 feet west of Paseo Grande. The entrance would align with Tanglewood Drive, a local street across Green River Road. A secondary emergency-only access point would emanate from Calle del Oro (off of Montana Ranch Road). In regard to the Green River access, this was granted in the form of an access easement at the time of the Master Tentative Tract map for Sierra del Oro. The secondary access from Calle del Oro was granted in conjunction with the Sierra Summit housing tract, and is disclosed in the CC&Rs for the tract.

**2.10 UTILITIES AND PUBLIC SERVICES**

Wastewater and water service will be provided to the Sierra Bella property under the jurisdiction of the City of Corona's Department of Water and Power. The property is within the Corona/Norco Unified School District.

Southern California Edison provides electricity to the project site. Southern California Gas Company provides natural gas to the property.

**2.11 FIRE AND POLICE SERVICES**

Fire protection for the Specific Plan and the surrounding areas is provided by the City of Corona Fire Department. The nearest fire station serving the project site is Station 5, located within Sierra del Oro at Canyon Crest and Green River Road, south of the Sierra Bella Community.

Police protection is provided by the City of Corona Police Department. All police services are coordinated from the main police facilities located in downtown Corona.

### **3.1 SPECIFIC PLAN GOALS**

The intent of the Sierra Bella project is to provide a planned single-family residential community, and a public park. Following are the basic goals of the Sierra Bella Specific Plan:

1. To establish a comprehensive land use plan that designates the distribution, location and extent of all land uses, roadways and public facilities within the Specific Plan area;
2. To promote high quality residential development through the use of community design guidelines that are consistent with the goals and objectives of the General Plan;
3. To provide lot sizes and architectural guidelines for a high quality aesthetic residential community, unique in design and visual character;
4. To provide access for the efficient and safe movement of vehicles and pedestrians with minimum intrusion on residential neighborhoods;
5. To provide a system of open space which combines natural and man-made areas to maintain a scenic and fire safe living environment for residents;
6. To provide a public park with active recreational opportunities for the City's residents;
7. To assure completion of all community facilities including circulation improvements, drainage facilities, and domestic water improvements that will serve the project and benefit the adjacent neighborhood; and
8. To provide a Specific Plan that is user-friendly in the sense of being both comprehensive and understandable.

These goals are aimed at guiding the development of Sierra Bella to create a planned community, which will be in harmony with the natural environment and, at the same time, preserve open space, and develop a distinctive sense of community character for future residents and guests.

### **3.2 LAND USE CONCEPT**

The project allows up to 249 single-family dwelling units located within two residential planning areas on 327 acres. Exhibit 3-1 depicts the land uses within Sierra Bella. The residential areas are designed to provide a gated, large-lot single-family community with magnificent views. In addition to the residential component, a public park is also proposed at the entrance from Green River Road that will provide a tot lot, basketball court, picnic shelter, and related parking.

#### **3.2.1 RESIDENTIAL LAND USES**

Amendment No. 1 to the Sierra Bella Specific Plan provides for the clustering of Low Density Residential 1 (LDR 1) dwelling units in Planning Area 1. These lot sizes are consistent with the adjacent homes in Sierra del Oro to the north, and are located along the lower ridges to take advantage of the magnificent views to the valley below. Slopes are set back from the adjacent homes to provide an open space buffer between the proposed units in Sierra Bella. Manufactured slopes and fuel modification areas will be maintained by the community's Homeowners' Association.

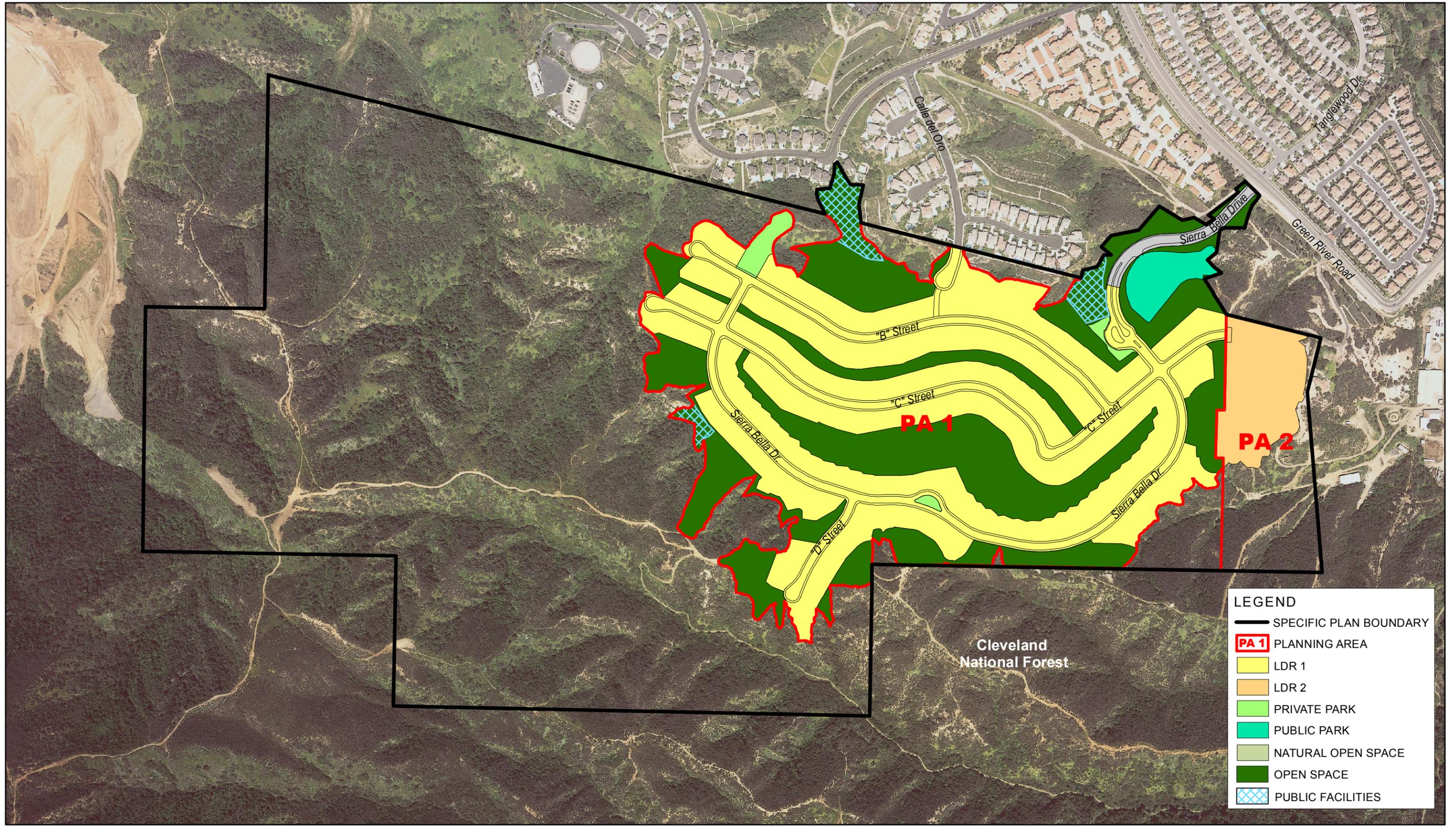
Planning Area 2 retains the existing Low Density Residential 2 (LDR 2) regulations.

##### **Low Density Residential 1 (LDR 1)**

Low Density Residential 1 (LDR 1) applies to Planning Area 1. This designation requires minimum lot sizes of 7,200 square feet, and provides homes with views of the valley floor below. Pad sizes are a minimum of 6,000 square feet, which will allow for adequate yards for pools or garden areas.

##### **Low Density Residential 2 (LDR 2)**

Planning Area 2 consists of 12 lots and is designated as LDR 2 with minimum lot sizes of 9,000 square-feet. This planning area is designed to provide views of the valley below. Pad sizes are a minimum of 8,000 square feet, which will allow for large yards pools or garden areas.



**LEGEND**

- SPECIFIC PLAN BOUNDARY
- PA 1** PLANNING AREA
- LDR 1
- LDR 2
- PRIVATE PARK
- PUBLIC PARK
- NATURAL OPEN SPACE
- OPEN SPACE
- PUBLIC FACILITIES

**TABLE 1  
LAND USE ALLOCATION**

<b>LAND USE</b>	<b>ACRES</b>	<b>% OF SITE</b>	<b>DWELLING UNITS</b>	<b>MINIMUM LOT SIZE</b>
LDR 1	67.4	20.6%	237	7,200 sq. ft.
LDR 2	7.0	2.1%	12	9,000 sq. ft.
Natural Open Space	205.4	62.8%		
Open Space	41.5	12.7%		
Private Parks	1.5	0.5%		
Public Park (portion within Sierra Bella Specific Plan)	2.7	0.8%		
Sierra Bella Drive (from Green River Road to LDR-1)	1.6	0.5%		
<b>TOTALS</b>	<b>327.1 ac</b>	<b>100%</b>	<b>249 du</b>	

### **3.2.2 OPEN SPACE AND RECREATION USES**

Open space and recreation facilities are key elements of the Sierra Bella Specific Plan. In all, 205 acres, or 63 percent of the Specific Plan Area is devoted to natural open space. The recreation and open space concept for the Sierra Bella development is reflected on Exhibit 3-2.

The open space and recreation concept has been designed to preserve the site's natural resources, wherever possible, and incorporate them as positive recreational opportunities or visual amenities for residents.

#### **Public Park**

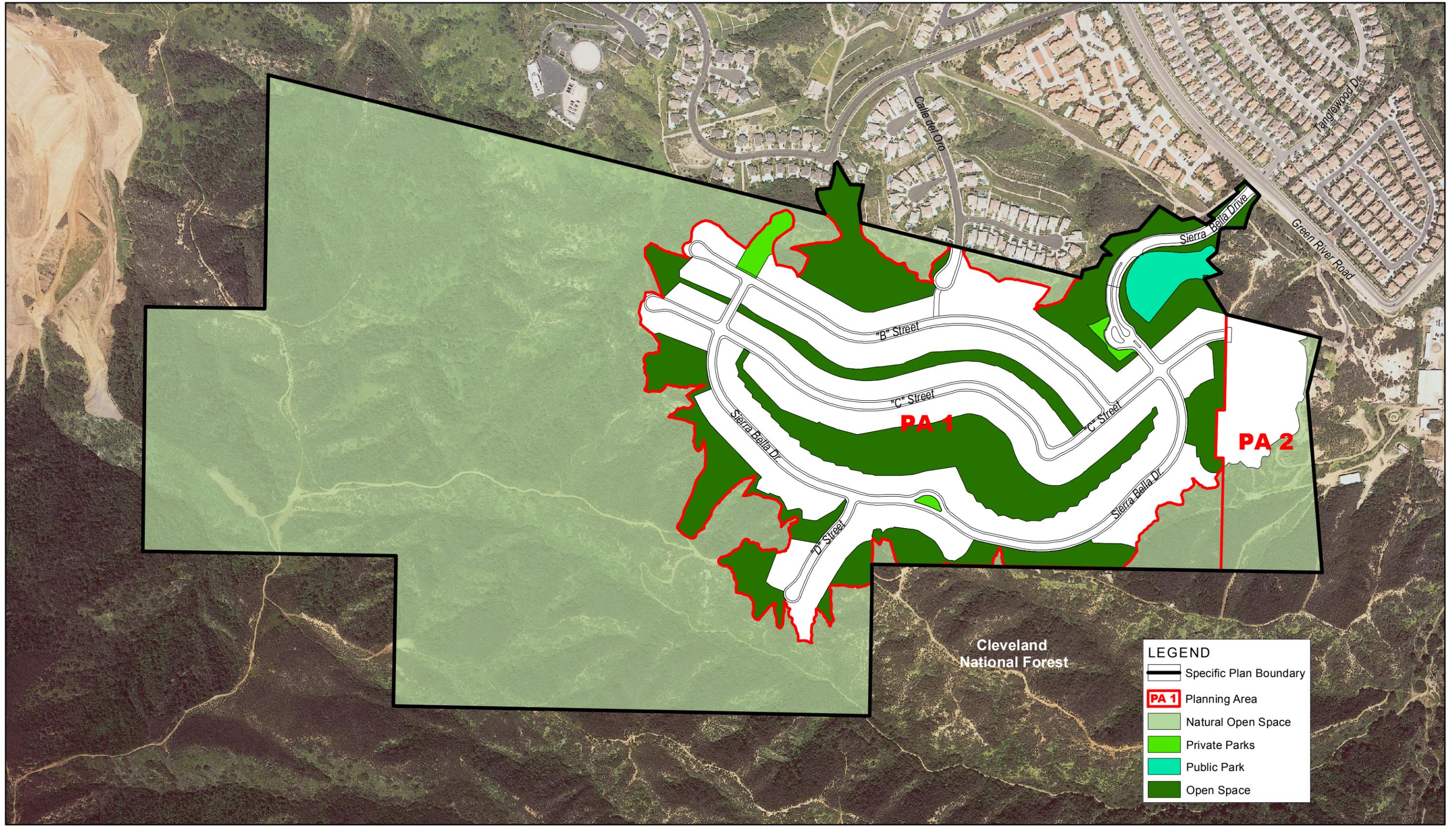
Based on the Quimby Act park requirements for the City of Corona (3.5 acres per 1,000 population); Sierra Bella would require 2.73 acres of parklands, based on the total projected population of 780.

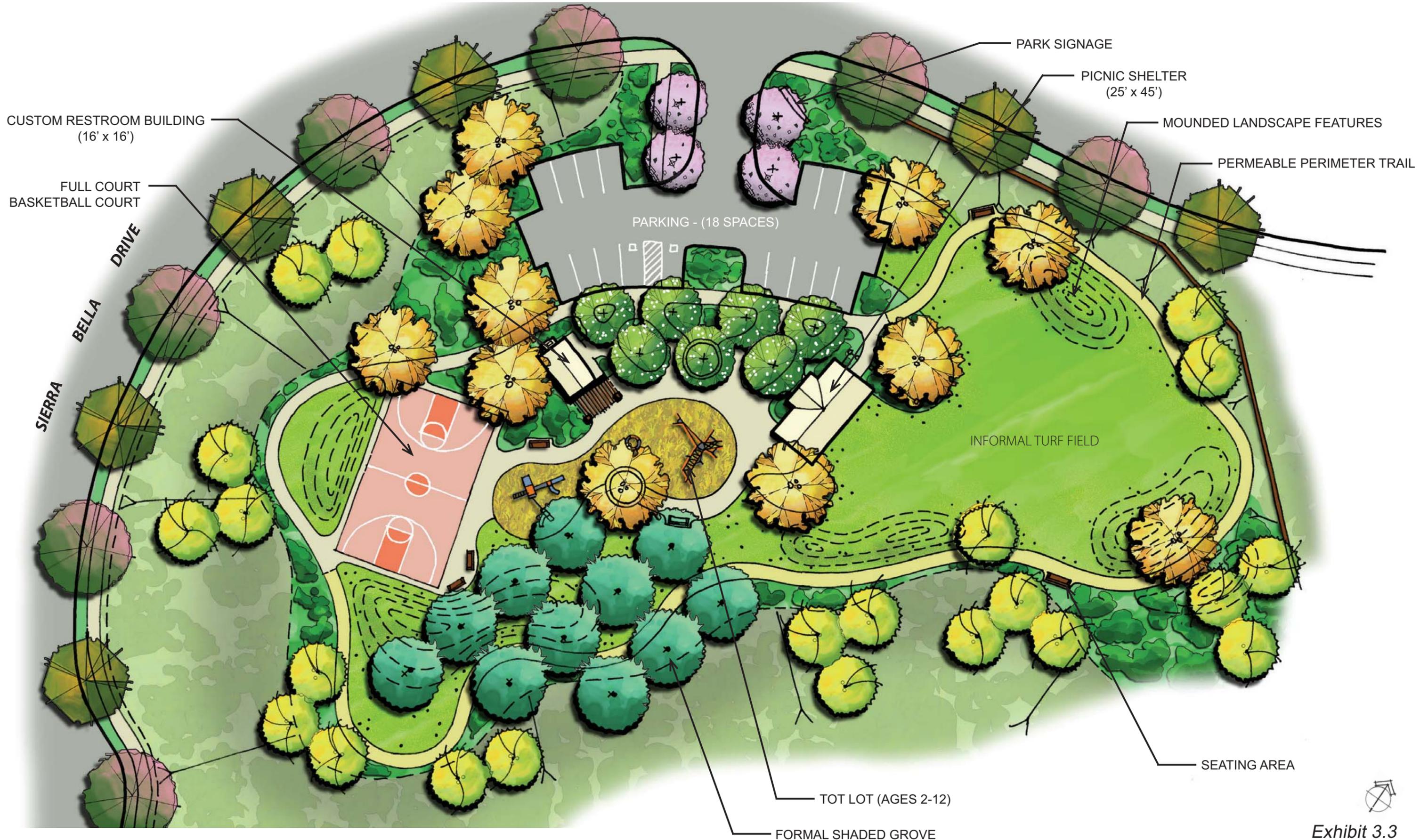
An approximate 2.7-acre public park site will be improved on existing City property that is between Sierra Bella and Green River Road. A Park Development Agreement shall be approved prior to construction that describes the park facilities and additional off-site amenities. The timing of the commencement and completion of the Park shall be as specified in the Park Development Agreement. It is anticipated that a basketball court, a tot lot, restroom building, shaded picnic shelter, walking trail, and 18-space parking lot will be constructed. It should be noted that a Metropolitan Water District line (MWD Lower Feeder) is located to the north of this parcel, and limits the improvements that can be made within the District easement. Exhibit 3-3 is an illustrative concept for the development of the park site and the proposed access and parking.

#### **Natural Open Space**

Approximately 205 acres of natural open space is incorporated into the community design to preserve the integrity of the existing environment. The majority of the Open Space identified on the Sierra Bella Land Use Plan has been designated to correspond with natural features currently existing in the Specific Plan area, including steep slopes and geotechnical conditions. This Open Space is located in the southern and western portions of Sierra Bella. Uses allowed within this Open Space area may include debris and detention basins, drainage facilities and fuel modification areas. Access roads for the City's Public Safety Departments are also permitted to allow greater fire-fighting capabilities to natural areas.

The Riverside County Multiple Species Habitat Conservation Plan (MSHCP) designates Fresno Canyon as a Proposed Constrained Linkage for wildlife. This canyon bisects the southwest corner of Sierra Bella and will remain in Natural Open Space (see Exhibit 3-1).





**SIERRA BELLA SPECIFIC PLAN**

Exhibit 3.3  
**SIERRA BELLA PARK CONCEPTUAL PLAN**

**Open Space (Manufactured Landscaped Slopes)**

Approximately 42 acres of the site area is Open Space encompassing manufactured landscaped slopes and interior natural areas. These areas will be planted pursuant to the Sierra Bella Design Guidelines and Conceptual Landscape Master Plan (Exhibit 5.3-1) and consistent with the City's landscape slope planting requirements and per the City's Drought Tolerant Landscape Design Guidelines and will be maintained by the homeowner's association, including the manufactured slopes adjacent to the public park.

**Private Parks**

Three Private Parks are provided within Sierra Bella for residents of the community. They will provide areas for recreation, as well as gathering places for the community. Amenities may include mailboxes, benches, overlooks, bar-b-que's and other passive recreational facilities. These parks will be maintained by the Sierra Bella homeowner's association.

**3.3 CONCEPTUAL CIRCULATION PLAN**

The Conceptual Circulation Plan, shown on Exhibit 3-4, establishes a general layout and design standard of roadways for Sierra Bella to meet safely the transportation needs of the community.

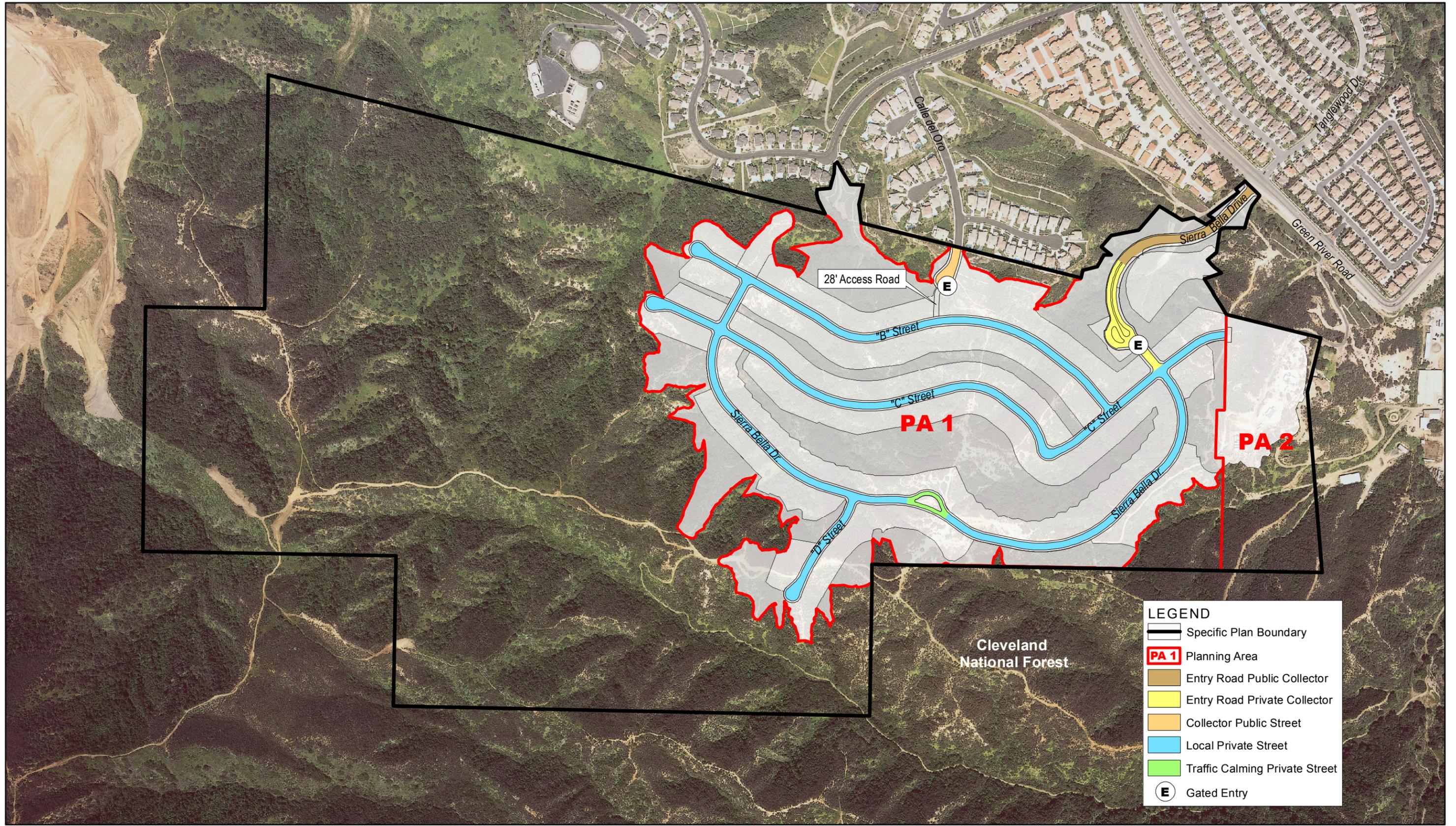
The project proposes to take access from Green River Road, at a point approximately 1,000 feet west of Paseo Grande. The entrance would align with Tanglewood Drive, a local street across Green River Road. This entry road will be a public connection road from Green River Road south to the gated entry to the project. Cross sections of the entry road are shown on Exhibit 3-5, Street Sections.

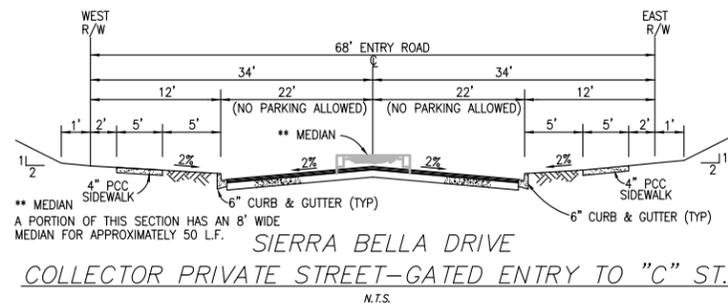
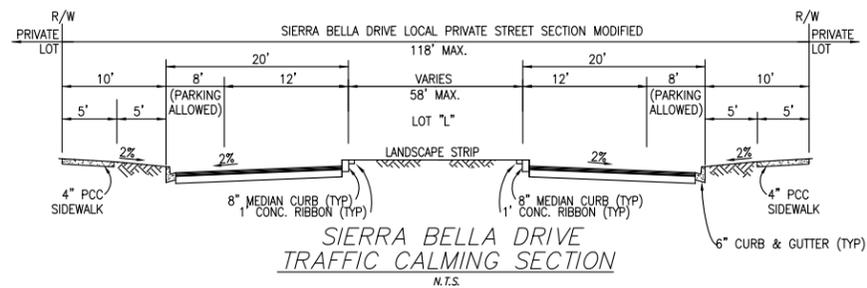
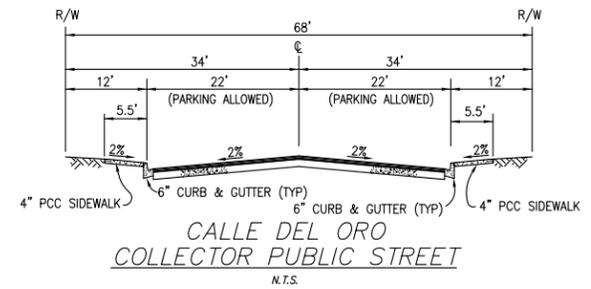
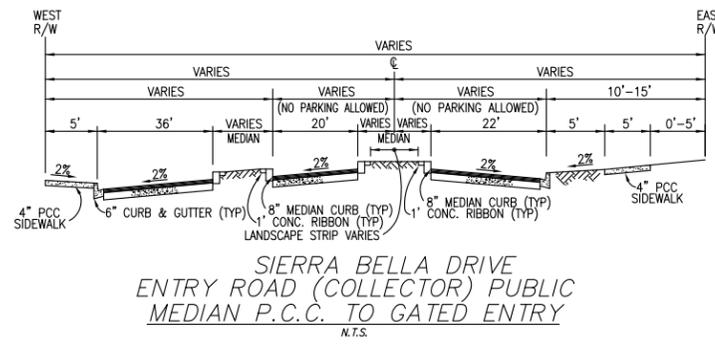
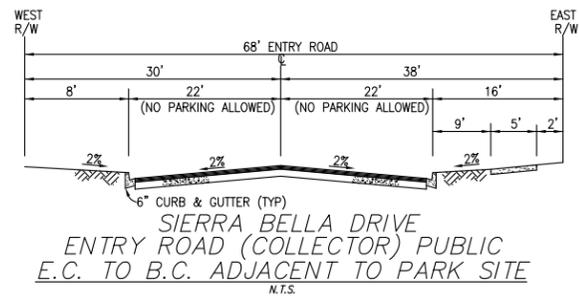
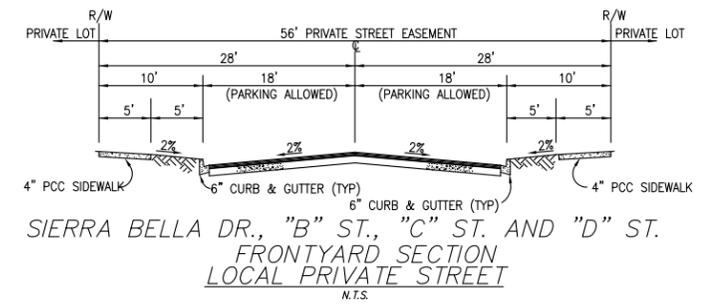
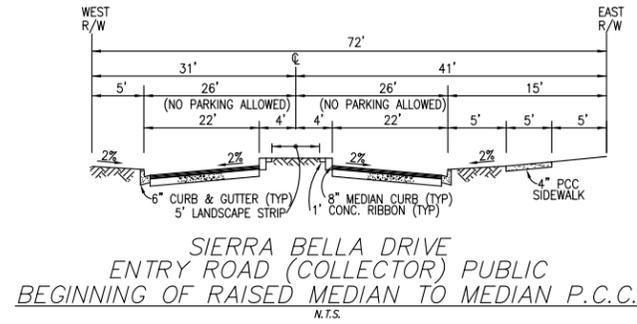
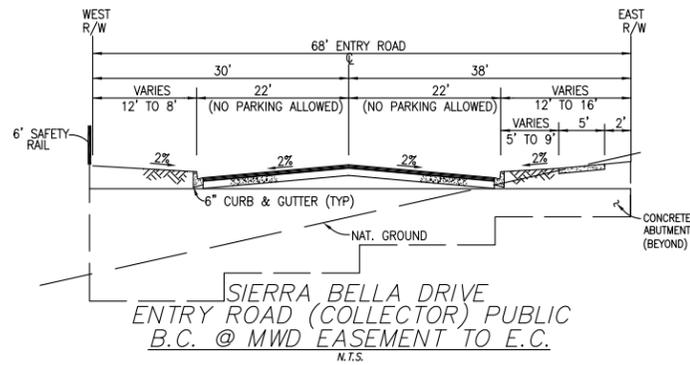
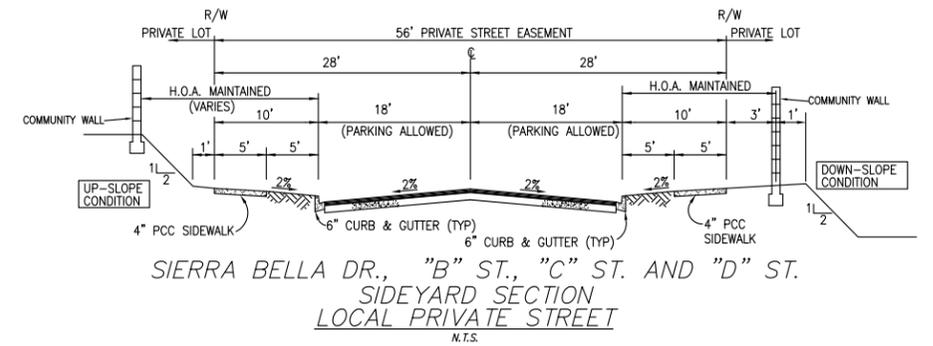
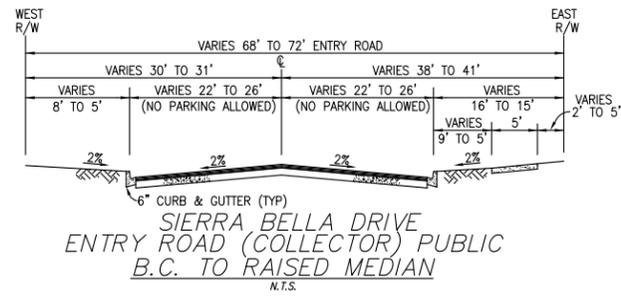
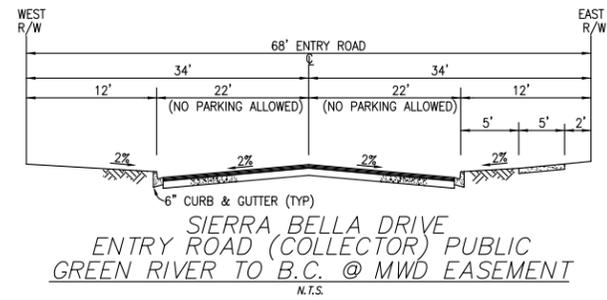
An emergency access will be provided at Calle del Oro to provide access for emergency vehicles and vehicular ingress and egress of residents only in the case of an emergency. This access shall be gated and designed to be opened electronically by emergency services. Although this access will be gated to deter public vehicular use other than emergency, full pedestrian access shall be provided.

The access road at Green River Road will be a collector road and will be the sole public entry for the project. This road will be public from Green River Road to the gated entrance located approximately 1,200 feet south of Green River Road. This road will also provide access to the proposed public park site, which is located outside the gated community. The gated entrance and all internal roadways beyond this entrance shall be privately maintained by the Homeowner's Association (HOA). The gated entrance will be designed to City standards and this facility may or may not be manned. Emergency access roads will be designed so that through traffic is not allowed but emergency access can be provided.

The internal street system is comprised of three different private street sections, as shown on the Conceptual Circulation Plan, Exhibit 3-4 and Exhibit 3-5, Street Sections. A 68-foot private collector road is provided beyond the main entry to the first intersection where it then narrows to the private local street section of 56-feet. A 56-foot private local street is provided through most of the site. Sierra Bella Drive incorporates a traffic-calming median near the southern part of the site (width varies). The emergency access at Calle del Oro consists of both a 25' driveway to the 68-foot wide extension of the Calle del Oro cul-de-sac.

The public collector street from Green River Road to the gated entrance will be provided with street lights in accordance with City Standards and will not permit on-street parking. The interior private streets shall be designed with street lighting at intersections and at locations where they are required for public safety, such as knuckles and at the landscaped median islands and shall be designed where indicated per Exhibit 3-5.





SIERRA BELLA SPECIFIC PLAN

Exhibit 3-5  
STREET SECTIONS

In order to provide the necessary turning movements at the intersection of Green River Road and the main entry road it will be necessary to construct road widening improvements along a portion of the south side of Green River Road easterly of this intersection. In conjunction with the city's capital improvement project to extend Foothill Parkway to Green River Road, these improvements, including striping and signage for this signalized intersection, shall provide for the following turning movements on Green River Road pursuant to the Traffic Study for the Sierra Bella project:

**Westbound**

- One dedicated left turn lane
- One through lane
- One combination through lane with right turn

**Eastbound**

- One dedicated left turn land
- One through lane
- One combination through lane with right turn

The Sierra Bella Traffic Impact Analysis Report dated August 7, 2012<sup>1</sup> identified traffic signals warranted for this project at the project entry/Green River Road and restriping at Montana Ranch Road/Green River Road. Sierra Bella was required to install these signals, and to provide fair-share contributions for improvements to the intersections at Green River Road/SR-91 Eastbound Ramps (restriping), and Palisades Drive/Serfas Club Drive

The Traffic Impact Analysis Report indicates that improvements to the intersections of Serfas Club Drive at Palisades and Paseo Grande at Ontario Avenue would need to be provided if the extension of Foothill Parkway does not occur.

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<sup>1</sup> This Report assumed that Foothill Parkway will be constructed by the City by 2017, Green River Road between SR – 91 eastbound ramps and Dominguez Ranch Road will be improved from a 4-lane divided to a 6-lane divided arterial by the City by 2017, and Green River Road between Dominguez Ranch Road and Palisades Drive will be improved from a 4-lane divided to a 6-lane divided arterial by the City by 2017.

**3.4 PUBLIC FACILITIES**

Services and utilities for Sierra Bella will be provided through the overall development of the project by participating builders and developers. This Public Facilities section describes the general location, usage, and capacities of all services and facilities, which will be provided to the Sierra Bella community including water, reclaimed water, wastewater, and drainage. Conceptual Master Plans for water, reclaimed water, sewer, and drainage have been prepared to identify facilities needed for ultimate development of this project. The Conceptual Master Plans are included with this document as Sections 3.4.1, 3.4.2, 3.4.3, and 3.4.4.

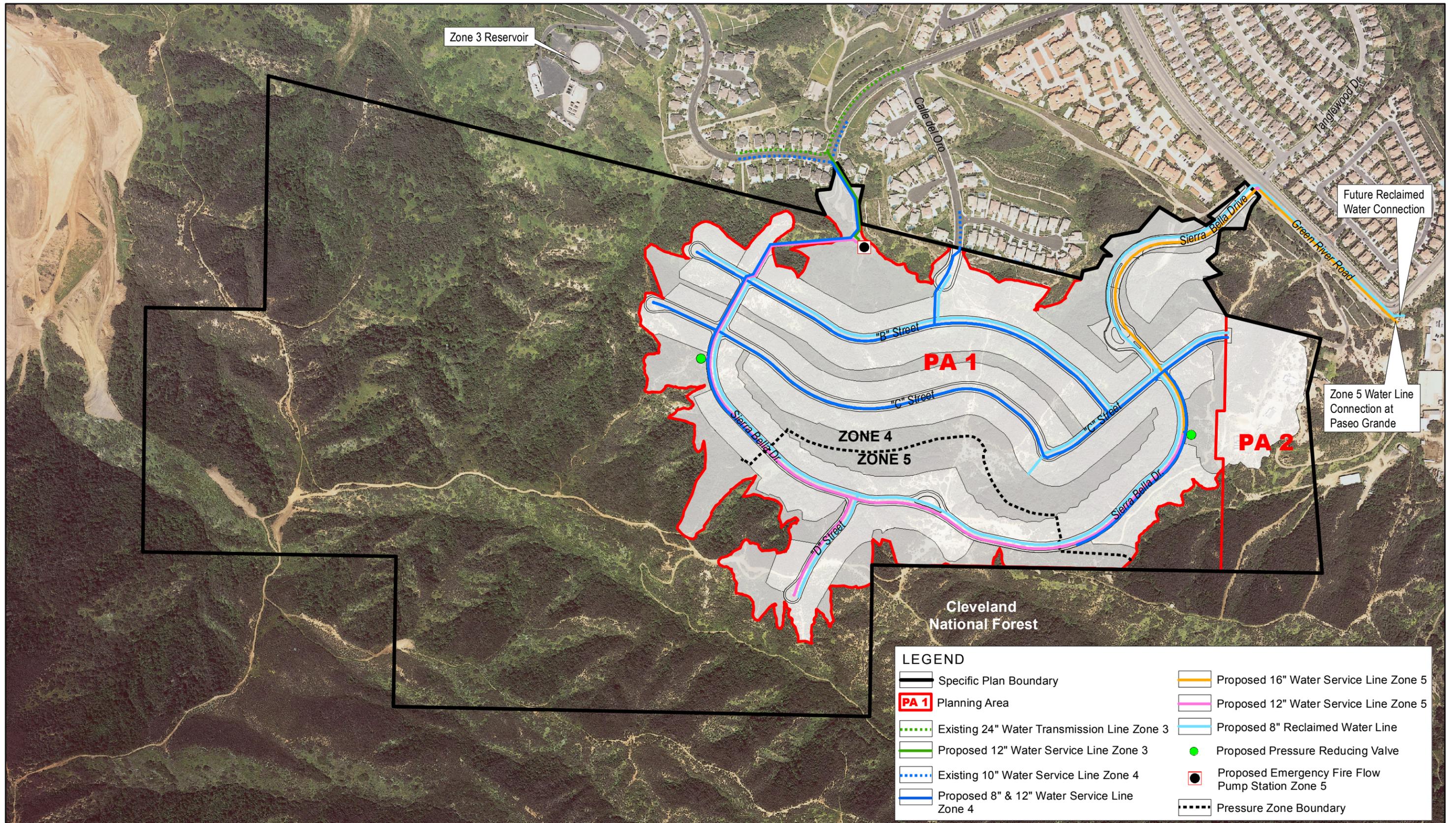
**3.4.1 DOMESTIC WATER FACILITIES**

**1. Background**

Domestic water service for the Sierra Bella development will be provided by the City of Corona and will be served by the City’s Department of Water and Power (DWP) through use of existing facilities, potentially upgrading of some existing facilities and development of new water improvements. The surrounding area water facilities include the City’s Sierra del Oro Zone 3 Reservoir, the Montana Ranch Zone 4 Hydropneumatic Pump Station and related transmission and distribution water mains. The city is currently in the process of awarding the Foothill Parkway extension capital improvement project for construction. Included in this project is an extension of the Zone 5 domestic water transmission service to Paseo Grande where Sierra Bella will construct a point of connection as the primary source of domestic water supply for the site.

Sierra Bella is located within Pressure Zones 4 and 5. These pressure zones are shown on Exhibit 3-6, Conceptual Domestic and Reclaimed Water Master Plan, and further defined as follows:

<b>Water Pressure Zone</b>	<b>Max Service Elevation</b>	<b>Min Service Elevation</b>
Zone 4 (1220)	1,100	900
Zone 5 (1380)	1,260	1,100



**2. Conceptual Project Water Plan**

The Sierra Bella proposed development is located south of Green River Road and the Sierra Del Oro existing neighborhood. Most of the Sierra Del Oro project and surrounding neighborhoods are served by the existing 4 million gallon Sierra Del Oro Zone 3 Reservoir. But, there are a number of homes within the Sierra Del Oro development that require Zone 4 (1220 HWL) service and as such are subsequently served by the Montana Ranch Hydropneumatic Pump Station located at the Zone 3 (1060 HWL) Reservoir site.

Most of the Sierra Bella site is located above the existing developments to the north within the Zone 4 (1220 HWL) pressure zone limits. Near the project’s most southerly edge, at its highest point, there are a number of lots that exceed the Zone 4 (1220 HWL) capacity and fall within Zone 5. The following table provides a summary of the proposed domestic water demands, subtotaled by pressure zone, for average day, maximum day, and peak hour demands conditions.

**Domestic Water Demands**

Pressure Zone- Number of Lots	Average Daily Demands		Maximum Day Demands (gpm)	Peak Hour Demands (gpm)
	(GPD)	(gpm)		
Zone 4 – 184 Lots	173,457	120	361	723
Zone 5 – 53 Lots	49,963	35	173	416

Fire flow requirements are assumed to be 1,500 gpm with a minimum residual pressure of 20 psi.

The facilities proposed to serve the project’s domestic water demands are based on the needs of the two pressure zones and Corona DWP’s requirements for looping and valving.

It is anticipated that the Foothill Parkway Extension project will be constructed and in place prior to the development of the Sierra Bella Project. As such, Sierra Bella will extend a 16-inch Zone 5 (1380 HWL) domestic water transmission main offsite within Green River Road to Paseo Grande where the City will have extended their 16-inch Zone 5 domestic water transmission main as a source of primary supply for Sierra Bella.

**a. Zone 5**

The primary source of water for the entire site will be the Zone 5 (1380 HWL) pressure zone of 1380. The primary source point of connection will be at Paseo Grande where the Foothill Parkway extension of the City’s 16-inch Zone 5 transmission main stub out. The secondary source will be the proposed Sierra Bella Emergency Pump Station which draws water from the existing Zone 3 (1060 HWL) 24-inch transmission main located in Montana Ranch Road.

The southerly portion of the site falls within Zone 5 (1380 HWL) and, as such, the proposed Zone 5 system will travel along Green River Road to Sierra Bella Drive then follow Sierra Bella Drive all the way around up and around and back over to the proposed Emergency Pump Station to close the loop. From Paseo Grande to the first Zone 4 Pressure Reducing Valve located near “C” Street will require a 16-inch transmission main. It will then reduce down to a 12-inch service main, allowing residential service connections, all the way back to the Emergency Pump Station. An 8-inch service main will tee off of the 12-inch main to provide service to “D” Street where approximately 6-10 homes will be required to have individual residential pumps to mitigate a small window of time during the peak hour demands (individual pumps not needed under normal conditions).

Although the primary source of water will be from the Paseo Grande point of connection, in the event service is interrupted and or an emergency fire condition arises, the proposed emergency pump station near Montana Ranch Road will be designed to adequately meet Zone 5 (1380 HWL) fire flow requirements within the development and within the Foothill Parkway extension.

See below for “Optional Solution – Zone 5” (1380 HWL) if the Foothill Parkway Extension of 16-inch zone 5 transmission water main is not in prior to the Sierra Bella development.

**b. Zone 4**

The majority of the site falls within the Zone 4 pressure zone (1220). As noted above, the primary source of water will be supplied from the Zone 5 system. Zone 4 will construct two Pressure Reducing Valves, along Sierra Bella on both the westerly and easterly sides of the site, where Zone 5 will be reduced down to meet adequate Zone 4 pressure demands.

The Zone 4 distribution system will be served with 8-inch and 12-inch water lines within the streets. Additionally, Sierra Bella will connect a 12-inch main to the existing 10-inch water line in Calle De Oro at the property boundary edge. To help stabilize the area, Sierra Bella will also route a 12-inch Zone 4 main down through the pump station site and out to the existing 10-inch Zone 4 line in Montana Ranch Road.

**c. Optional Solution – Zone 5**

If in the event Foothill Parkway Extension, and the corresponding Zone 5 (1380 HWL) 16-inch transmission water main, is NOT fully constructed prior to the Sierra Bella development, the alternative temporary solution will be to utilize the proposed Booster Pump Station (BPS) as a temporary primary source of water supply for Phase 1 development only (approx. 85 units). The proposed location of this Booster Station is within Lot “G” and contains open space area, a water quality basin and drainage facilities as well as an access road. The access to Lot “G” is through a City maintained LMD lot at the knuckle of Montana Ranch Road and Hidden Hills Way.

At the time the Foothill Parkway Extension is complete and Sierra Bella connects to the City's Zone 5 transmission main at Paseo Grande, the pump station will be modified so that it serves as an emergency pump station only as originally intended.

**3. Metropolitan Water District**

An existing Metropolitan Water District water line (MWD Lower Feeder) traverses the City parcel adjacent to Green River Road. This 108-inch water line provides District water to Orange County. The Sierra Bella entrance road must cross the line pursuant to the requirements and recommendations of the Metropolitan Water District. The project proposes a bridge structure over the water line, which is intended to reduce impacts and protect of the MWD water line.

Currently the majority of the project is located within the Service Area Boundary of MWD and the Western Municipal Water District (WMWD). However, the most southerly portion of the property, Assessor Parcel No. 275-020-005, is currently located outside of the Service Area Boundary. This parcel is located within the sphere of inference of both districts. Prior to map recordation to this portion of the project this parcel must be annexed into both the MWD and the WMWD service areas.

**3.4.2 RECLAIMED WATER FACILITIES**

Reclaimed water service for Sierra Bella will be provided by the City of Corona and will be served by the City's Department of Water and Power with connections to existing facilities and development of new facilities. The primary source of zone 3 (1380HGL) reclaimed water will be the 12-inch waterline at the intersection of Foothill Parkway and Paseo Grande intersection. The project will construct a 12-inch ductile iron transmission pipeline that will extend from the source to Sierra Bella Drive and into the site to serve all landscaped lots including the parksite within the development.

In the event the Foothill Parkway Extension project is not complete prior to the Sierra Bella Project development, the onsite reclaimed water system will temporarily connect and be charged by the onsite domestic water system. The appropriate backflow prevention device will be installed to protect the domestic water supply from any cross connections. Measures will be considered to assure the recycled system can adequately accept the Zone 4 domestic water source pressures.

At the time Foothill is improved and reclaimed water is brought to the site, the domestic water connection will be closed and irrigation pumps, which will probably be required regardless, will be adjusted to the pressures of the reclaimed system (which is different from the Zone 4 pressures). Additionally, City of Corona requires fire hydrants to be alternately connected to the reclaimed mains, if possible, versus solely from the domestic lines. Where feasible, meeting fire flow demand at 1,500 gpm at 20 psi minimum, fire hydrants will alternately be connected to the reclaimed mains. Where it is no longer feasible or the reclaimed system does not meet fire flow requirements, fire hydrants will only be connected to the domestic water mains. See Exhibit 3-6 Conceptual Domestic and Reclaimed Water Master Plan for facility locations.

### **3.4.3 CONCEPTUAL WASTEWATER MASTER PLAN**

Sierra Bella is located within Service Area 1 of the City of Corona Master Sewer Plan and is tributary to the City's Wastewater Treatment Plant No. 1. The City has determined that this treatment plant has capacity to serve Sierra Bella.

A gravity sewer system will be developed to provide sanitary sewer service to all proposed lots within Sierra Bella. The hillside site, sloping south to north, is designed with a high point in the middle bisecting it in two east-west halves. The westerly half, approximately 148 homes, will flow westerly to the outer-loop road then be conveyed to the existing sewer system in Calle Del Oro. The easterly half, approximately 101 units<sup>1</sup>, is conveyed in a northeasterly direction out Sierra Bella Drive to Green River Road. It is then conveyed westerly in Green River Road to an existing connection point at Montana Ranch Road.

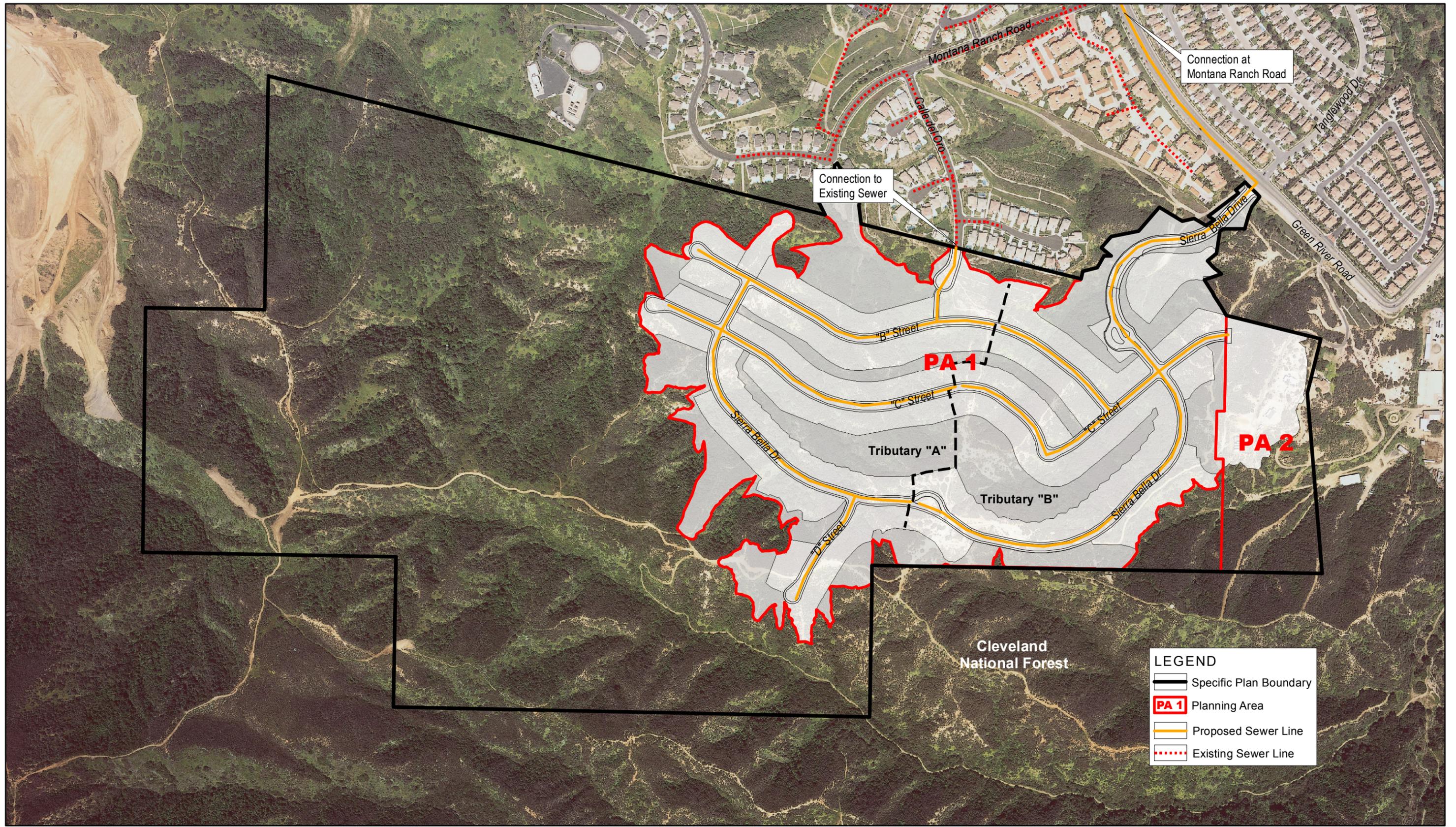
The proposed sewer will discharge via 8-inch sewer mains approximately 140,000 peaked gallons per minute or 0.22 cfs of effluent to the existing downstream sewer system. The westerly half is expected to discharge approximately 0.14 cfs to the existing 8-inch sewer main in Calle Del Oro which then will be conveyed via Green River Road and Serfas Club Drive. The easterly side is expected to discharge approximately 0.09 cfs to the existing 8-inch sewer main at Green River Road and Montana Ranch Road. In all cases, both onsite and existing offsite, the combined flows (proposed and existing) do not cause the 8-inch mains to exceed the ½-full threshold.

This sewer system shall be constructed in accordance with the City of Corona Department of Water and Power standard requirements and design criteria. The sewer system shall consist of 8-inch sewer mains, service laterals and manholes, which will be located within a dedicated public sewer and water easement within the private street system of the project. This wastewater system is expected to be owned and operated by the City of Corona.

The applicant prior to map recordation will enter into a cooperative agreement for the design and reconstruction of deficient downstream sewer lines impacted by the Sierra Bella Project.

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<sup>1</sup> 101 units include 89 Planning Area 1 units and 12 Planning Area 2 units.



**3.4.4 CONCEPTUAL DRAINAGE MASTER PLAN**

**1. Existing Drainage Conditions**

The existing condition of the site consists of hillside terrain with distinct ridges and canyons. The majority of the site is tributary to the north through two minor canyons, which discharge into existing drainage facilities that were constructed in conjunction with the Sierra del Oro development. The high point ridge between the two tributaries primarily divides the project envelope into westerly and easterly halves. The remainder of the site, that outside of the development envelop and is not tributary to the two minor canyons described above, will remain undeveloped and undisturbed leaving the existing drainage patterns undisturbed.

**2. Drainage Plan**

A storm drain system will be constructed in conjunction with the grading of Sierra Bella. This storm drain system will be a privately maintained system and will be designed in accordance with the standard requirements of the City of Corona.

This storm drain system is illustrated on Exhibit 3-8, the Conceptual Storm Drain Master Plan. This system will consist of drainage inlets to intercept runoff from the undeveloped open space areas, catch basins within the roadways to intercept runoff within streets, storm drain structures and manholes, storm drain pipelines and outlet facilities into two proposed water quality basins. These basins will discharge into two existing inlet facilities and the city storm drain system. At both discharge points to the city system, the existing capacities for each storm drain system should be able to adequately accept the site's 100-year flow rates. Therefore, flood control detention is not proposed unless otherwise identified during final engineering.

Planning Area 2 is undeveloped at this time and has a separate tributary drainage area than Planning Area 1. As such, a majority of the runoff from this area will maintain its current route but, a small portion of the developed increased runoff will be routed through the Planning Area 1 storm drain system. Planning Area 2 will be required to independently treat their developed flows per current city ordinances and stormwater permits.

Water quality extended detention basins will be provided at both discharge points as described in the Water Quality section below.

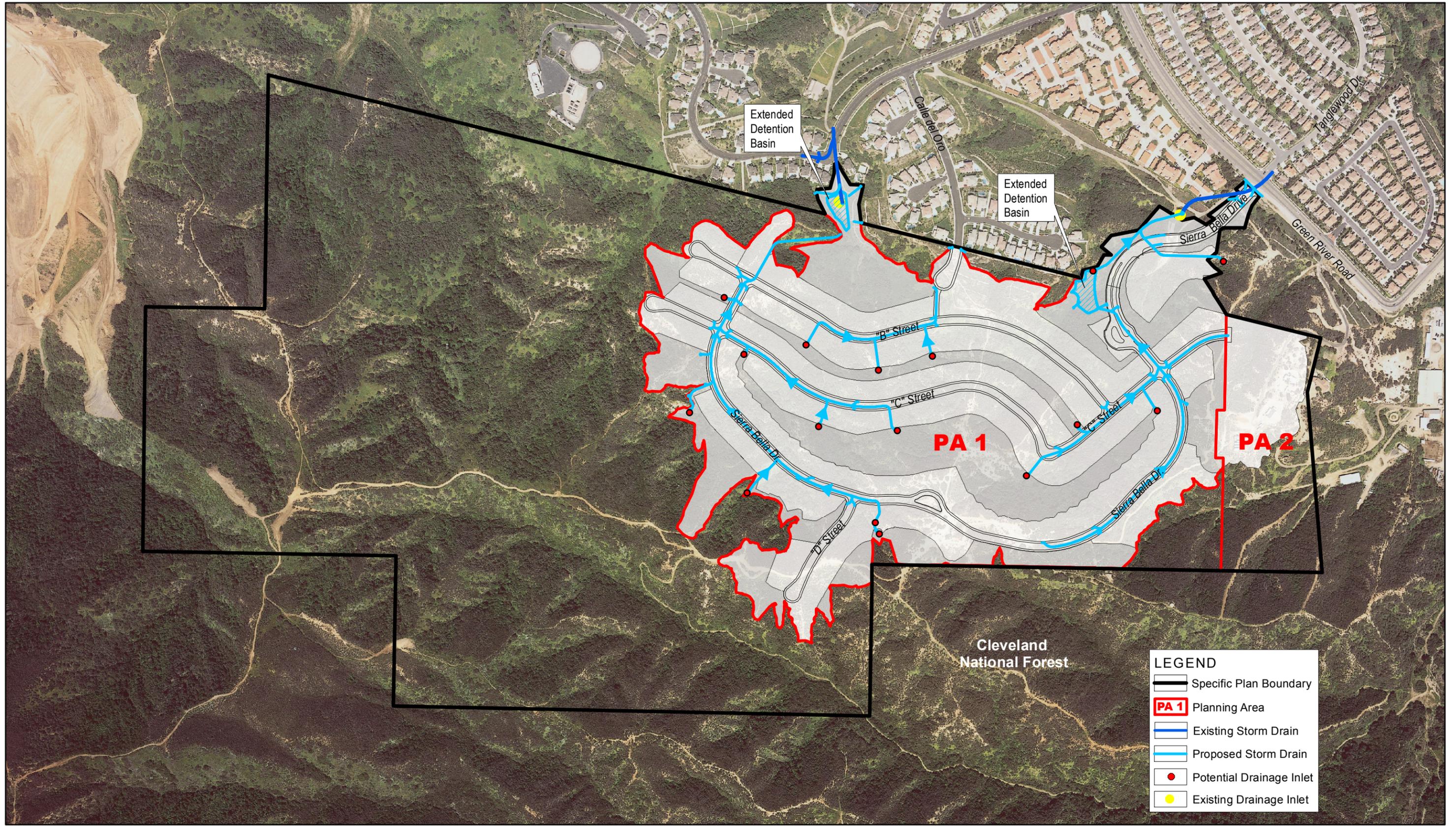
**3. Water Quality**

A Notice of Intent (NOI), Storm Water Pollution Prevention Plan (SWPPP), and Water Quality Management Plan (WQMP) shall be provided in accordance with the requirements of the City of Corona and the Regional Water Quality Control Board. Sierra Bella will comply with the current water quality requirements and regulations from these agencies<sup>1</sup>. Best Management Practices (BMP's) shall be implemented for Sierra Bella to provide water quality protection during grading operations, construction activities and post construction activities. Permanent BMP's for post construction mitigation shall primarily consist of extended detention basins at the two primary discharge points near the northerly perimeter of the project. Other BMP's may be available and these improvements, if any, will be identified in the development of the site-specific SWPPP and WQMP for this project. All water quality facilities shall be maintained by the HOA. The proposed BMP's for Sierra Bella are illustrated on the Conceptual Storm Drain Master Plan.

Planning Area 2 will be required to treat runoff for pollutants to the maximum extent practicable per city ordinance and stormwater permits.

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<sup>1</sup> Per current County of Riverside adopted WQMP addressing post-construction urban runoff from New Development projects within the Santa Ana River Drainage Area Management Plans (DAMPs). The municipal separate storm sewer system National Pollutant Discharge Elimination System permit (MS4 Permit) applicable within Riverside County is: Order No. R8-2002-0011, NPDES No. CAS 618033 adopted by the Santa Ana Regional Water Quality Control Board on October 25, 2002.



### **3.4.5 FIRE AND POLICE PROTECTION**

#### **Fire Protection**

Fire Protection will be provided by the City of Corona Fire Department. The nearest fire station to serve the project site is located within Sierra del Oro, at the intersection of Canyon Crest and Green River Road.

The project applicant shall coordinate with the City Fire Department regarding design standards and fire protection requirements, and will implement these in the final design of all residential structures.

The developer shall provide land at a location to be determined for future radio communications capability for police and fire response and other City services in accordance with the approval of this Specific Plan. A site radio study will be performed in accordance with the Corona Fire Department Radio Guidelines.

Because Sierra Bella is within the Wildland Interface Zone, fuel modification areas are required for any structures adjacent to natural open space, on- or off-site.

#### **Police Protection**

Police protection will be provided by the City of Corona Police Department from the main police station located in downtown Corona.

### **3.4.6 PUBLIC FACILITIES REQUIREMENTS**

The following public facilities requirements shall apply to all development areas of Sierra Bella:

1. Utility easements will be provided as required to facilitate an appropriate service network within the project area.
2. Except for high voltage transmission lines (34 KV and larger), all utility lines shall be underground. No pipe, conduit, cable, or line for water, gas, sewage, drainage, electricity or any other energy or service component, except as noted herein, shall be installed or maintained upon any lot (outside of any building) above the surface of the ground, except for transformers, and hoses, movable pipes used for irrigation or other purposes during construction.
3. All flood controlling measures shall be provided in accordance with the requirements of the City of Corona.

### **3.5 GRADING CONCEPT**

Although the Sierra Bella project is leaving a significant portion of the site as open space, the grading concept for the Sierra Bella community is responsive to the physical character, location, and type of land use, as well as the visual and environmental qualities of the site. All grading shall be in conformance with the City of Corona Grading Ordinance and the Visual Resource Policies of the General Plan. The conceptual grading design for Sierra Bella is intended to achieve several project objectives including:

- Create a scenic living environment for residents.
- Be responsive to the natural landforms both on and off-site.
- Ease the visual impacts of grading.
- Stabilize manufactured slopes.

To achieve these objectives a number of techniques have been incorporated into the grading design of the project, including contouring techniques, which soften the visual appearance of manufactured slopes, and rounding of tops and toes of slopes. Landscaping will also be used to provide visual softening of slope areas.

The following guidelines and standards provide general direction to grading design as related to drainage, landforms and contour grading. The primary focus of these guidelines and standards is to ease the visual impacts of grading through the preservation of natural landforms and foster approaches to landform alteration, which are sensitive to the existing topographic features.

#### **3.5.1 GRADING GUIDELINES**

The following guidelines will govern all Sierra Bella grading operations:

1. Sierra Bella shall comply with the Corona General Plan hillside preservation policies by clustering development and preserving the steeper slopes in natural open space.
2. Where cut and fill slopes are created in excess of four (4) feet in vertical height, detailed landscaping plans shall be submitted to the City of Corona per Corona Municipal Code Chapter 17.70. These plans shall be submitted as part of the landscape plans required for subdivision.
3. The applicant and/or developer shall be responsible for the maintenance and upkeep of all slope planting and irrigation systems until such time as those operations are the responsibility of other parties.
4. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
5. No grading shall extend outside of the Specific Plan boundary into the Cleveland National Forest. No off-site grading on private property shall occur without both the property owner's written consent and the establishment of a maintenance program for the subject area approved by the City. All biological resources mitigation shall be implemented prior to any grading and/or fuel modification activities.

6. The applicant shall obtain any required permits and/or agreements from the U.S. Fish and Wildlife Service and the California Department of Fish and Game prior to the issuance of grading permits within the project.
7. Over-excavation of compressible overburden materials may be needed during grading, prior to fill placement thereon.
8. A 40-scale grading plan review report shall be prepared for each tract and/or development proposal by the geotechnical and engineering geologic consultant for the project. These reports shall be submitted to the City of Corona for review and approval, prior to the issuance of any grading permits for this project.
9. Retaining and/or crib walls may be permitted when they result in either a significant reduction in manufactured slope area and/or increase in the usable site area and are determined to be practical, (i.e., areas of rock outcroppings and steep slopes).
10. Manufactured slopes over 30 feet in vertical height should be treated with special aesthetic techniques to reduce visual impacts, which could include:
  - Use of natural colors and materials on all or portions of the slope;
  - Design bench drains to reduce visual impacts; and
  - Other methods that are appropriate for specific site conditions.These techniques should not create additional grading.
11. Slopes requiring special erosion control or fire prevention shall be designed for ease of maintenance.
12. Maximum steepness of exposed cuts and fills shall not exceed 2:1 unless otherwise recommended by a soils engineer and approved by the City Engineer.
13. Existing disturbed areas not proposed for development shall be revegetated with indigenous plant material pursuant to the fuel modification program.
14. All common maintenance slopes shall be provided adequate maintenance access and paths to the approval of the Public Works and Planning Department.
15. The type of erosion control protection will depend on the materials exposed at the slope surface and shall be addressed when that can be determined.
16. Geotechnically acceptable methods of slope erosion control shall be used to protect the slopes from erosion until a healthy plant growth can be established.
17. Daylight cuts should be used where possible.

### **3.6 PHASING**

Planning Area 1 of Sierra Bella may potentially develop in three phases. Exhibit 3-9, 3-10, and 3-11 depicts each of the infrastructure improvements for each phase. Infrastructure construction phasing will be provided as needed for each individual phase. Although the entire site will be graded in Phase 1, along with the drainage facilities required to manage the storm flows, the remaining infrastructure items like sewer and water facilities and access will be constructed as shown on Exhibits 3.9 through 3.11. Subsequent home construction phases may come online as the housing market dictates. Adjustment to phasing may be approved by the Board of Zoning Adjustment. As phasing of subsurface utilities and infrastructure are constructed, consideration for future phased nearby facilities shall be considered so as to not create future obstructions or interruptions of service. Phasing shall be completed in order; Phase 1 will precede Phase 2, which will precede the final phase. Exhibit 3-12, depicts infrastructure improvements required if Foothill Parkway is not extended to Green River Road prior to commencement of construction. Whether Foothill Parkway is extended or not, the required improvements on Sierra Bella Drive shall be in Phase 1.

Planning Area 2 will be developed as a separate phase.

### **3.7 OFF-SITE IMPROVEMENTS**

Off-site improvements identified below shall be completed during the appropriate phase of construction and as it becomes needed for the development. Adjustments to phasing may be allowed if the appropriate agency agrees.

#### **3.7.1 CIRCULATION IMPROVEMENTS – OFF-SITE CIRCULATION IMPROVEMENTS INCLUDE:**

- Roadway improvements to Green River Road east and west of the intersection with the main access road, for turning movements at the intersection;
- A traffic signal at Green River Road and the main access road;
- Lane striping at Green River Road and Montana Ranch Road;
- Improvements to the public road, including the bridge over the MWD line, from Green River Road to the site boundary; and
- Fair-share contributions for intersection improvements at Green River Road/SR-91 Eastbound Ramps (restriping), and Palisades Drive/Serfas Club Drive, or as certified in the Sierra Bella EIR (August 17, 2005).
- Improvements to the intersections of Serfas Club Drive at Palisades and Paseo Grande at Ontario Avenue would need to be provided if the extension of Foothill Parkway does not occur.

### **3.7.2 SEWER IMPROVEMENTS**

Off-site sewer improvements include a new sewer line from the project site along the access road adjacent to the public park, to Green River Road. This line will then extend along Green River Road to the existing sewer line at the intersection of Green River Road and Montana Ranch Road. Proposed parallel lines may be required along Serfas Club Drive at Rancho Corona and along Palisades Drive.

### **3.7.3 WATER IMPROVEMENTS – OFF-SITE WATER IMPROVEMENTS INCLUDE:**

Preferred Alternative (assumes Foothill Parkway extension is complete)

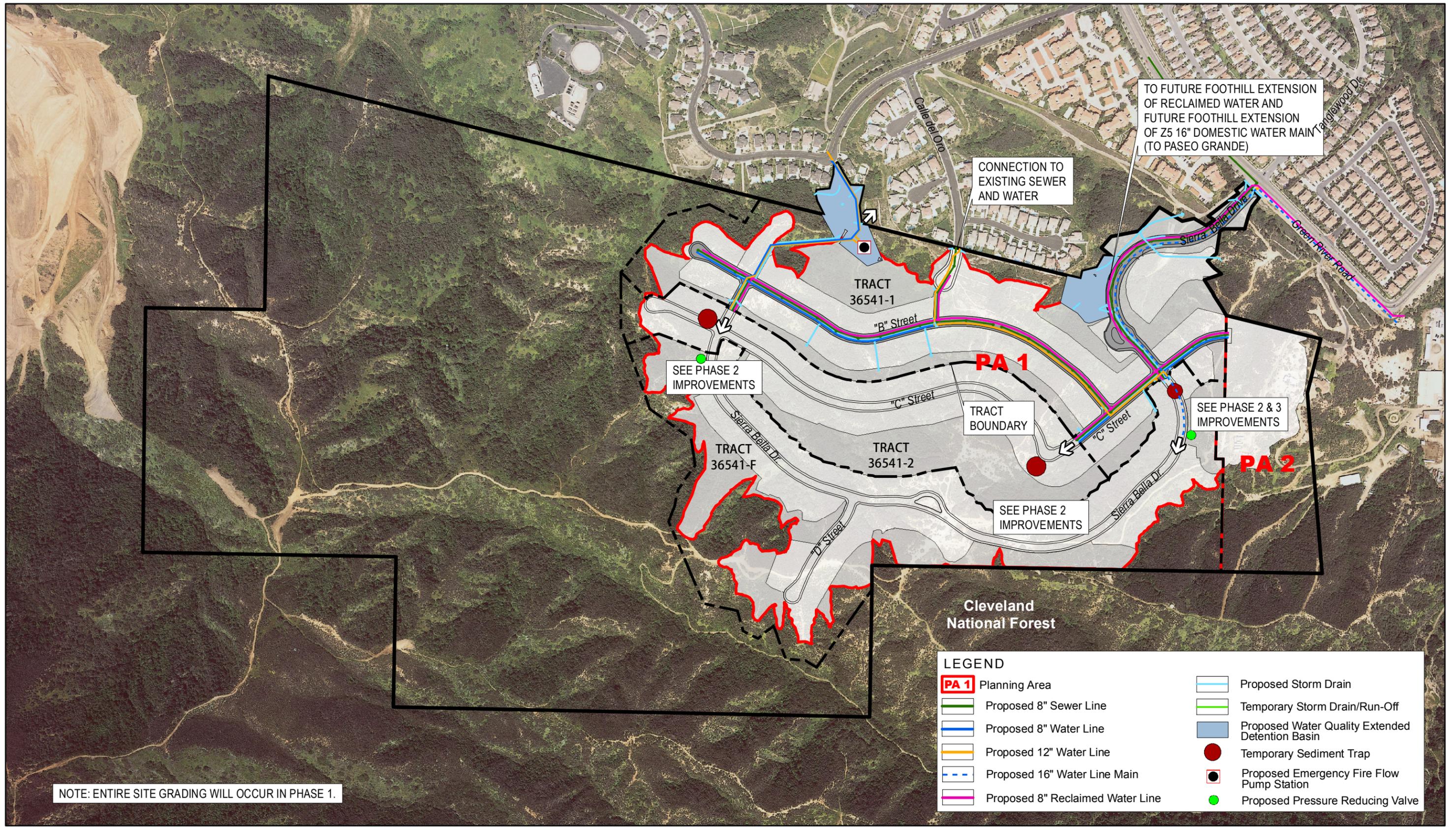
- Extend the Zone 5 16-inch transmission main to Paseo Grande for point of connection to the Foothill Parkway Zone 5 16-inch extension
- Construct a Booster Pump Station in Lot "G" and connect a 12-inch main to the existing Zone 3 24-inch transmission main in Montana Ranch Road.
- Additionally, route a Zone 4 8-inch service main to the existing 10-inch Zone 4 service main in Montana Ranch Road.
- Connect proposed Zone 4 12-inch service main to the existing Zone 4 10-inch service main in Calle De Oro

### **3.7.4 DRAINAGE IMPROVEMENTS**

Drainage improvements include the extension of on-site storm drain facilities to join existing inlets now maintained by the City's LMD along with the acquisition of needed property for the proposed basins. Maintenance of proposed improvements shall be by the homeowner's association.

### **3.7.5 ADDITIONAL IMPROVEMENTS**

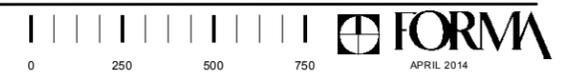
Additional off-site improvements include grading, slopes, landscaping, retaining walls, crib walls, and drainage devices within the City's LMD Lot to provide for the construction of the entry road (Sierra Bella Drive), development of the proposed park site, and construction of graded slopes.

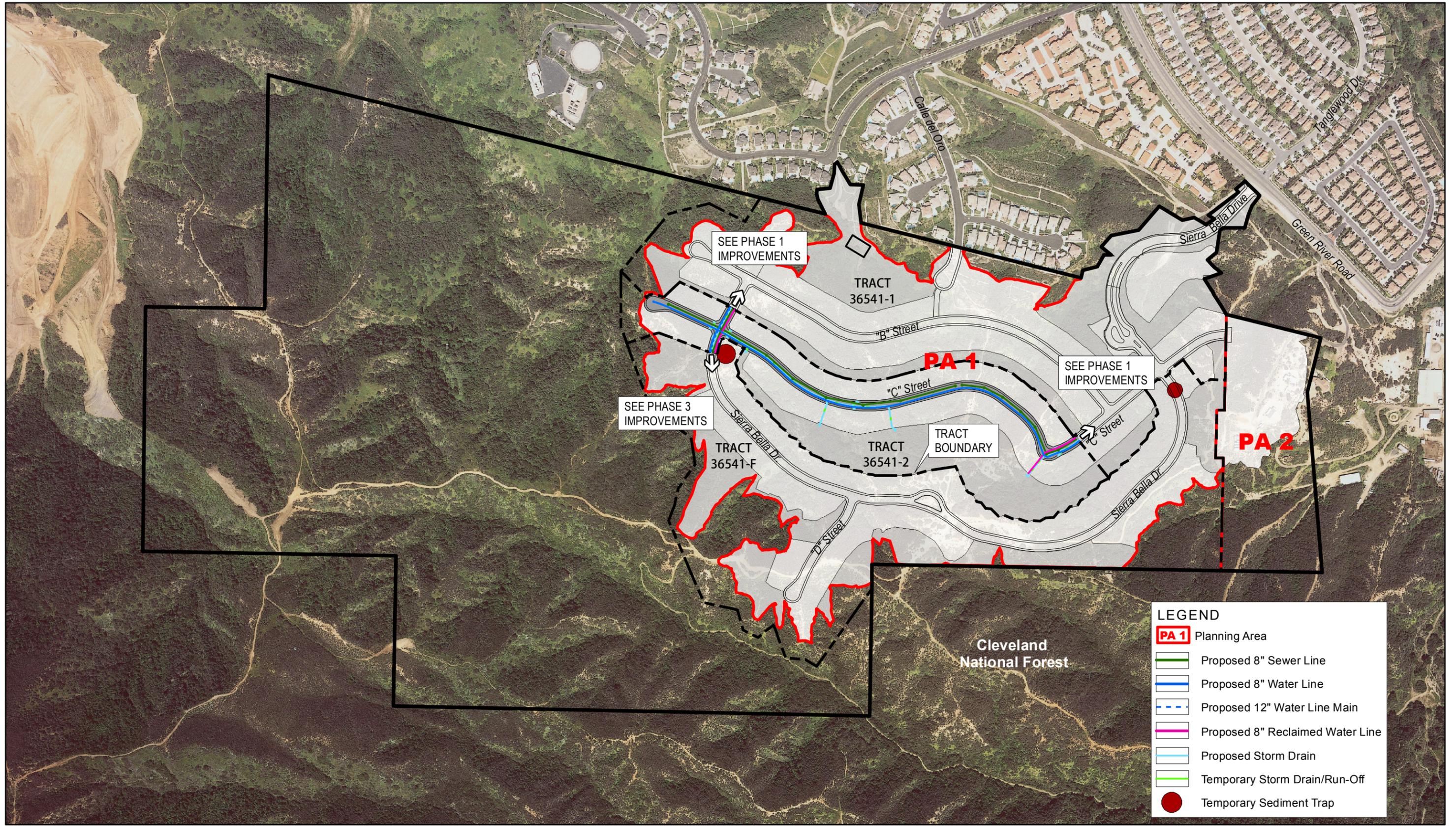


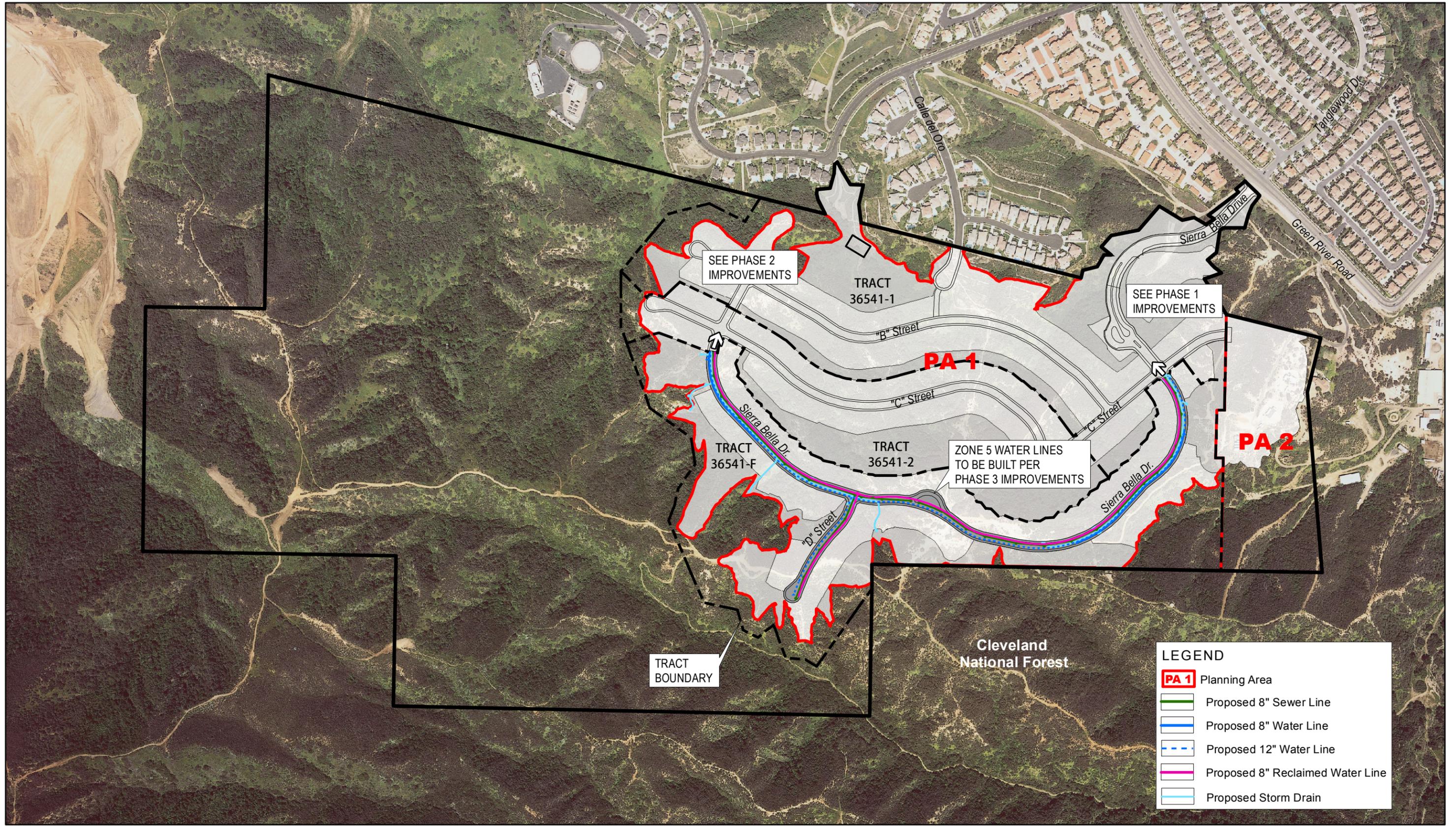
NOTE: ENTIRE SITE GRADING WILL OCCUR IN PHASE 1.

**SIERRA BELLA SPECIFIC PLAN**

Exhibit 3-9  
**CONSTRUCTION PHASING -  
 PHASE 1**







SEE PHASE 2 IMPROVEMENTS

TRACT 36541-1

SEE PHASE 1 IMPROVEMENTS

PA 1

TRACT 36541-F

TRACT 36541-2

ZONE 5 WATER LINES TO BE BUILT PER PHASE 3 IMPROVEMENTS

PA 2

TRACT BOUNDARY

Cleveland National Forest

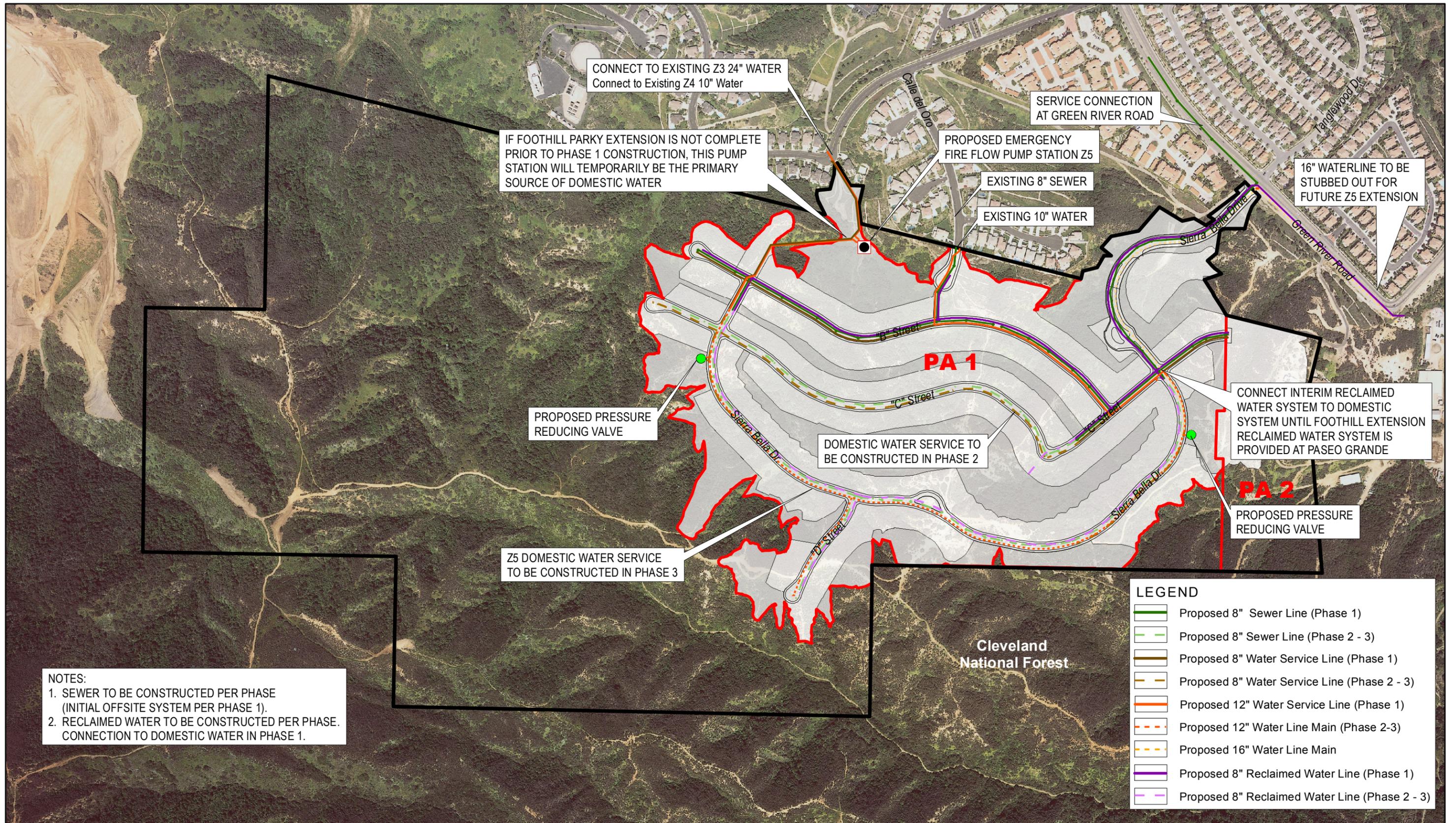
LEGEND	
<span style="border: 1px solid red; padding: 2px;">PA 1</span>	Planning Area
	Proposed 8" Sewer Line
	Proposed 8" Water Line
	Proposed 12" Water Line
	Proposed 8" Reclaimed Water Line
	Proposed Storm Drain

SIERRA BELLA SPECIFIC PLAN

Exhibit 3-11  
 CONSTRUCTION PHASING -  
 PHASE 3



APRIL 2014



#### **4.1 INTRODUCTION**

The purpose of this section is to specify regulations governing the use of land within the Specific Plan area. Development projects within the Specific Plan area shall comply with these regulations. Where no regulations are specified, provisions of the City Zoning Ordinance will govern.

The following standards apply to development of residential and open space/recreation areas. All such development within Sierra Bella shall conform to the development standards as set forth in the Specific Plan for the permitted uses. Locations of all proposed permitted uses shall be as designated on the Land Use Plan, Exhibit 3-1.

These regulations and general site planning provisions are further augmented by the Community Design Guidelines described in Section 5. The Community Design Guidelines are aimed at enabling users of the Specific Plan to understand its intent and apply provisions for flexibility in the plan in accordance with the City's desires.

#### **4.2 GENERAL PROVISIONS**

The following site planning standards apply to the entire Specific Plan area as noted.

1. Except as provided in this Specific Plan, the Corona Municipal Code, including the Zoning Ordinances and other applicable city regulations shall govern site design, development, and construction within the Sierra Bella Specific Plan.
2. A copy of the adopted Sierra Bella Land Use Plan shall be displayed in all residential sales offices for new homes and will be provided to prospective homebuyers upon request, to be enforced by the builders constructing homes within Sierra Bella.
3. All development projects shall be reviewed for consistency with the Sierra Bella Specific Plan Community Design Guidelines described in Section 5 of this Specific Plan and City of Corona Residential Design Guidelines.
4. Whenever the regulations contained in this text conflict with the Regulations of the Corona Municipal Code, the regulations of the Sierra Bella Specific Plan shall take precedence.
5. Processing of Precise Plans in accordance with Section 6.5 of this Specific Plan shall be required for all residential development.

**4.3 RESIDENTIAL DEVELOPMENT REGULATIONS**

**4.3.1 GENERAL PROVISIONS FOR RESIDENTIAL DEVELOPMENT**

The following standards apply to residential development areas (Planning Areas 1 and 2) for Sierra Bella.

1. Site Development Standards as described in Table 2.
2. Dwelling units shall be arranged, whenever possible, in a staggered and variable setback fashion, to provide visual interest and avoid repetitive appearance of facades and yards.
3. Blank facades shall not be permitted.
4. Any residence adjacent to natural areas shall comply with the Fuel Modification Plan in Section 5.4, to the satisfaction of the Fire Department.
5. Development shall comply with the Design Guidelines described in Chapter 5.

**Table 2**

**SITE DEVELOPMENT STANDARDS SUMMARY<sup>1</sup>**

	<b>LDR 1<sup>2</sup></b>	<b>LDR 2<sup>2</sup></b>
Maximum Number of Units	237	12
Minimum Lot Area	7,200 sq. ft.	9,000 sq. ft.
Minimum Lot Width at front yard setback, standard lot	60 feet	80 feet
Minimum Lot width at front yard setback, cul-de-sac or knuckle	<sup>3</sup>	<sup>3</sup>
Minimum Lot Depth, standard lot	90 feet	100 feet
Minimum Lot depth, cul-de-sac or knuckle	<sup>3</sup>	<sup>3</sup>
Maximum Height (two stories) <sup>4</sup>	35 feet	35 feet
Minimum Front Setback to dwelling unit living area or side entry Garage <sup>5</sup>	15 feet	15 feet
Minimum Driveway Depth (front on garage) <sup>5</sup>	23 feet	23 feet
Minimum Front Setback to porch	10 feet	10 feet
Minimum Interior Side Setback <sup>6</sup>	5/10 feet	5/10 Feet
Minimum Street Side Setback <sup>7</sup>	10 feet	10 feet
Minimum Rear Setback <sup>8</sup>	20 feet	20 Feet
Minimum Unit Area	2,000 sq. ft.	2,500 sq. ft.
Maximum Lot Coverage <sup>9</sup>	45%	35%
Minimum Pad Size	6,000 sq. ft.	8,000 sq. ft.

<sup>1</sup> All setbacks shall be measured from property line to the main structure.

<sup>2</sup> Planning Area 1 shall utilize the LDR 1 Site Development Standards. Planning Area 2 may utilize either the LDR 1 or LDR 2 Site Development Standards.

<sup>3</sup> Subject to approval of the Planning Department.

<sup>4</sup> Measured from top of slab to roof. Tower features and other structures, chimneys and architectural projections may exceed the maximum building height, subject to approval by the Planning department.

<sup>5</sup> Front yard setbacks to living areas or side entry garages shall be staggered to provide an aesthetically pleasing streetside appearance. No more than 2 adjacent units shall have the same setback. The intent of the Specific Plan is that the setbacks and individual unit elevations shall vary to provide an aesthetically pleasing, unique, and comfortable environment. It is not necessary to vary driveway depths.

<sup>6</sup> Of the 10-feet, 5 feet shall be level between the dwelling unit and property line.

<sup>7</sup> Five feet must be level.

<sup>8</sup> For lots along a cul-de-sac or knuckle, the rear setback can be calculated by averaging the distance between both rear corners of the lot and the dwelling unit provided the average is not less than 20 feet.

<sup>9</sup> Lot coverage includes living space and garage, but does not include porches, patios (including covered patios), bay windows or architectural projections. Lot coverage also includes all accessory buildings or structures.

**4.4 RESIDENTIAL PLANNING AREAS**

LDR 1 and LDR 2 Planning Areas are intended for single-family detached residential development.

**4.4.1 PERMITTED USES**

The following uses are permitted in the LDR 1 and LDR 2 districts:

1. Single-family detached dwellings.
2. Active and passive open space.
3. Utility easements or rights of way.
4. Fuel modification.
5. Public and Private Recreational Facilities as described in the Sierra Bella Specific Plan and within the Public Facility Overlay.
6. Non-commercial keeping of pets in accordance with Section 17.10.020 of the Corona Municipal Code, except for horse keeping.
7. Other uses which are found by the Planning Director to be consistent with the purpose and intent of the Residential designation and which are found to be compatible with the uses stated above.

**4.4.2 ACCESSORY USES PERMITTED**

1. Home occupations, as specified in the Corona Municipal Code, Section 17.80.
2. Small- and large-family, day-care homes per Corona Municipal Code definition.
3. Model homes and corresponding signage and facilities.
4. Secondary residential units subject to approval per Corona Municipal Code Section 17.85.
5. Garages, carports, accessory buildings, structures and uses where related and ancillary to the primary residence subject to the provisions of Chapter 17.66 of the Corona Municipal Code and consistent with Section 5.4, Fuel Modification.

**4.4.3 CONDITIONAL USES**

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

1. Public facilities other than those identified within this Specific Plan.

**4.4.4 PROHIBITED USES**

Uses prohibited in this district are as follows:

1. Commercial uses.
2. Manufacturing uses.

**4.4.5 SIGNS**

The provisions of Corona Municipal Code Chapter 17.74 shall apply, except as specified under Section 5.2 herein.

**4.4.6 WALLS, FENCES AND LANDSCAPING**

1. Front yard landscaping and irrigation systems shall be installed by the developer or builder prior to residential occupancy. Front yard landscaping shall adhere to the City's residential landscape design guidelines.
2. Fences and walls shall be designed according to the standards and guidelines set forth in Corona Municipal Code Chapter 17.70 and the Sierra Bella Specific Plan Design Guidelines, Section 5.3.
3. Manufactured and natural slopes shall be maintained in conformance with the landscape plan and fuel modification guidelines described in Chapter 5.

**4.5 NATURAL OPEN SPACE, OPEN SPACE, PRIVATE PARKS, PUBLIC PARK,  
AND PUBLIC FACILITIES OVERLAY**

Land described as Open Space by the Sierra Bella Land Use Plan includes areas of open space located around and between the Residential Areas as shown on Exhibit 3-2.

**4.5.1 PERMITTED USES FOR OPEN SPACE: NATURAL AND MANUFACTURED  
LANDSCAPED SLOPES**

The following uses are permitted in the Natural Open Space and Open Space Land Uses:

1. Access and service roads.
2. Overlooks.
3. Remedial grading.
4. Trails.
5. Utility easements or rights of way.
6. Fuel modification.
7. Public Facilities as described in the Sierra Bella Specific Plan and within the Public Facility Overlay.
8. Other uses, which are found by the Planning Director to be consistent with the purpose and intent of the Open Space designations and which are found compatible with the uses stated above.

**4.5.2 PERMITTED USES FOR PUBLIC AND PRIVATE PARKS AND PUBLIC  
FACILITIES OVERLAY**

The follow uses are permitted in the Public and Private Parks and Public Facilities Overlay:

1. Sports courts including basketball, tennis, soccer, or baseball.
2. Gazebos.
3. Tot lots.
4. Picnic areas and associated facilities, including bar-b-ques.
5. Restroom facilities.
6. Access and service roads.
7. Overlooks.
8. Remedial grading.
9. Trails.
10. Utility easements or rights-of-way.
11. Fuel modification.
12. Water Reservoir (in Public Facility Overlay Zone only).
13. Water Quality Facilities such as rain gardens, bio-swales, etc.
14. Pump Station (in Public Facility Overlay Zone only).

15. Other uses, which are found by the Planning Director to be consistent with the purpose and intent of the Open Space and Park designations and which are found compatible with the uses stated above.

**4.5.3 PROHIBITED USES**

The following uses are prohibited in the Open Space and Park Designations:

1. Residential Uses.
2. Commercial Uses.
3. Manufacturing Uses.

**4.5.4 USES SUBJECT TO A MINOR CONDITIONAL USE PERMIT**

The following use is permitted provided a minor conditional use permit has been granted pursuant to the provisions of Section 17.92 of Corona's Municipal Code:

1. Public safety utilities communication facilities.

**4.5.5 DEVELOPMENT STANDARDS**

1. Lot Area: No minimum
2. Maximum Building Height: 15 feet, except for public utility installations such as a communications tower.
3. Minimum Building Setbacks:
  - a. Front Setback 20 feet
  - b. Side Setback 10 feet
  - c. Rear Setback 25 feet
4. Access: Access and driveways shall not be developed for motorized vehicles except for maintenance, fuel modification purposes in accordance with Section 3.2.3, or emergency access roads and with the approval of the appropriate departments and agencies. Maintenance of these areas shall be the responsibility of the appropriate maintenance district or homeowners association.

# COMMUNITY DESIGN GUIDELINES

## 5.1 PURPOSE AND INTENT

The Sierra Bella Community Design Guidelines embody a comprehensive system of architectural and landscape design standards, which establish and reinforce the themes suggested by the Sierra Bella Specific Plan. As guidelines, they should be used by project designers to assist in preparing final project designs.

A unified design theme will help create cohesiveness and a sense of place. The architectural and landscape elements, when implemented, will provide a balanced and responsive solution to the enhancement of the community.

The Community Design Guidelines serve the following functions:

- To establish architectural and landscape design guidelines for Sierra Bella; and
- To provide homeowners with guidelines and recommendations, to aid in maintaining the high level of community cohesiveness and unity, while still allowing for a degree of personal expression.

All design issues, including access and circulation, visibility, building orientation, fuel management, and lighting and landscaping standards, shall be consistent with current adopted codes and reviewed through tract maps, precise plans, and design review as submitted to City staff.

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The design concepts and associated community design guidelines are intended to encourage quality development. Although general in nature, a brief overview of the design concepts follows to provide a background for the interpretation of the architectural style and community design.

## **5.2 ARCHITECTURAL DESIGN GUIDELINES**

The purpose of the Architectural Guidelines section is to provide general design criteria and guidance for the residential component of Sierra Bella and achieve compatibility with the existing Sierra del Oro community.

### **5.2.1 GENERAL GUIDELINES**

This section includes design standards for residential development to avoid monotonous repetitive appearances and to encourage a pleasant pedestrian-oriented neighborhood environment. The guidelines are intended to promote diverse mixture of homes compatible with the Mediterranean/Tuscan themed community elements and surrounding Southern California architecture. These guidelines do not promote rigid adherence to style descriptions, but assist in achieving a particular design direction and high quality construction.

- 1, The following appropriate and inappropriate architectural massing shall determine if a development meets the general architectural criteria:

#### **APPROPRIATE:**

- Articulation of wall planes;
- Projections and recesses to provide shadow and depth;
- Well-defined entries; and
- Traditional architectural forms.

#### **INAPPROPRIATE:**

- Vast expanses of wall surface without horizontal and vertical wall articulation; and
  - Steeply pitched or flat roofs (more than 10:12 or less than 2:12).
2. The articulation of building facades and variation in rooflines increases the attractiveness in residential architecture. When developing building plans, massing forms, elements, and details, design appropriately for the intended architectural style.
  3. Large building masses shall be avoided to achieve a desirable scale and relationship to the pedestrian street scene.

4. Vertical and horizontal variation shall be appropriately implemented in order to add richness and variety to the overall mass of the building.
5. Each home shall have a well-defined entry with careful roof and facade articulation to create visual interest and scale.

## 5.2.2 SITE CRITERIA

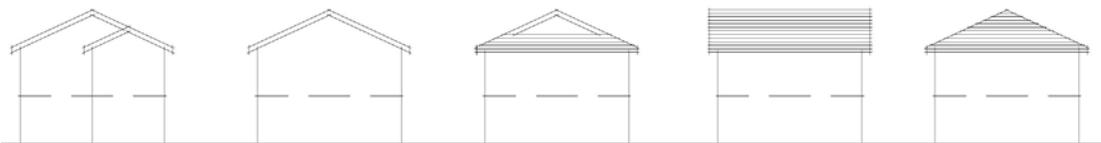
### Plotting Concepts

A range of dwelling unit sizes, floor plans, elevations, and unit sizes, shall be provided. The following criteria shall be considered when plotting single-family homes:

1. A minimum of three (3) floor plans are required for a maximum of 150 lots. Add one (1) plan for each incremental increase of sixty (60) lots.
2. A floor plan shall not be used consecutively more than two times in a row whether reversed or not.
3. The same floor plan/elevation shall not be repeated adjacent to one another, unless approved by the Director of Community Development due to unique conditions.
4. No two adjacent homes using the same elevation style shall have the same exterior color scheme.
5. It is encouraged to plot garages to garages and living space to living space to undulate the street pattern and improve opportunities for on-street parking.

### Visible Rear Elevations

Rows of homes along a hillside are perceived by their contrast against the skyline or background. The dominant impact is the shape of the building and roofline. The building mass shall be varied to minimize the visual impact of similar building silhouettes and similar ridge heights. This can be achieved by using a variety of front-to-rear, side-to-side, gables and hipped roofs, and/or by the introduction of a one-story element. To avoid "saw-toothed" silhouettes, gable ends shall not be located adjacent to each other. Additional architectural features at the second story such as trim, grids on windows, or shutters are encouraged. These features shall reflect the front elevation.



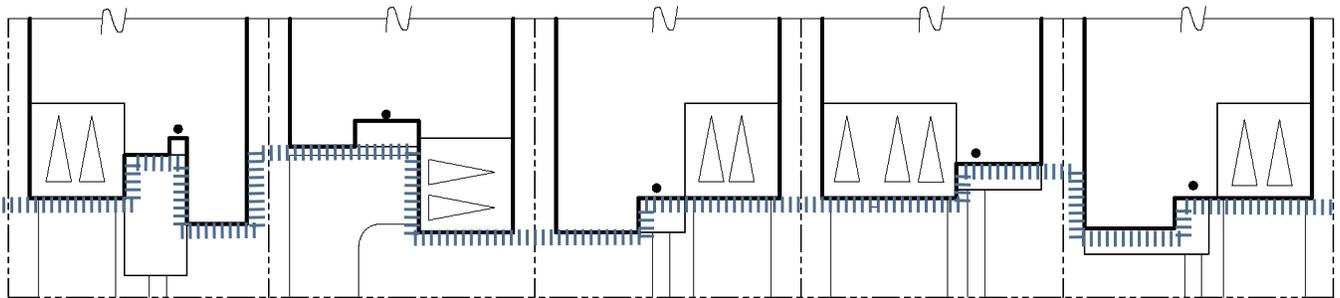
*Visible Rear Elevation Examples*

### Corner Lot Homes

Articulation of single-family corner lot homes is important for creating attractive neighborhoods and streetscenes. On the visible side elevation facing a street, provide enhanced architectural features including trim, grids on windows, or shutters reflecting the front elevation. Additional articulation, is encouraged including “eyebrow roofs,” pot shelves, patio covers, bay windows, etc. Single-story elements, particularly porches, are also encouraged.

### Varied Front Yard Setbacks

Minimum variation for the front yard living space or porch setback between three (3) adjacent homes (one- or two-story) shall be two (2) feet unless located on a curvilinear street, knuckle or cul-de-sac, which already provides for a varied street scene. In no case shall the garage setback be less than twenty-three (23) feet. The garage setback does not need to vary between adjacent homes.



*Example of Varied Front Yard Setbacks*

## 5.2.3 BUILDING FORMS

### Roofs

Roofs serve as major structural and architectural design element. A variety of roof types are permitted and encouraged within the community. Roofs shall be consistent with the architectural style of the home.

1. A variety of roofs shall be permitted, including but not limited to hip, gable, and shed roofs. Varying roof heights and pitch can create interplay between the roof and the walls of the structure. It is encouraged to use the same roof pitch on the main roof of the building but alternative pitches can be used at cross gables, one-story elements, balconies and where appropriate to the architectural style.
2. Acceptable materials include clay or concrete tile. Other materials may be approved by the Director of Community Development.

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## **Porches**

Porches are encouraged to add architectural interest and functionality to the front of a residential structure. They help add depth to a building façade, break-up large wall masses and provide a pedestrian-friendly scale and opportunity for social interaction. The design of the porch shall be consistent with the architectural style.

## **Front Courtyards**

The Spanish Eclectic, Tuscan, and Italian styles lend themselves to the use of front courtyards to promote social interaction but maintain defensible space. A three and half (3 1/2)-foot high courtyard wall is permitted in the required front setback, provided there is five (5)-foot minimum setback from the property line to allow for landscape. The courtyard wall shall be of masonry construction with a finish material to match the architectural style, i.e. stucco, stone, etc.

## **Entries**

The entry of single-family dwellings shall be articulated as a focal point of the building's front elevation. Entries are encouraged to be covered or recessed in order to create a welcoming appearance, promote individuality, and increase privacy. Residences with front doors that are not visible from the street are encouraged to provide a trellis, portal element, or similar architectural feature to provide articulation and sense of arrival.

## **Balconies and Decks**

Balconies, decks, and exterior stairs should be designed as integral components of the structure and should reflect the style of the home.

1. These elements shall be integrated to break up large wall masses, offset floor setbacks, and add human scale to buildings.

## **Outdoor Rooms or Casitas**

The mild climate at Sierra Bella encourages outdoor living. Outdoor rooms and casitas will help provide additional one-story elements in the rear yards.

## 5.2.4 EXTERIOR MATERIALS AND FINISHES

Building materials and colors play an important role enhancing each neighborhood and the community in general. While earth tones are preferred to complement the overall community theme, a variety of color palettes are recommended to avoid a monotonous or continuous appearance of buildings with the same color and tones. To further the goal of diversity, the following criteria shall be met:

1. Provide two (2) colors schemes per style minimum.
2. Each color scheme shall have a minimum of two (2) colors appropriate to the style. The use of additional colors for accents is encouraged.
3. The materials and finishes shall be authentic to the architectural style. Careful detail shall be taken at the intersections of different materials to avoid awkward transitions.
4. Front elevation design and materials shall wrap around the side elevation to an appropriate transition point or a minimum of three (3) feet.
5. Individual color schemes shall be appropriate to the architectural style.
6. Roof colors and materials shall be appropriate to style. The use of different roof colors and materials for each style is encouraged.
7. Detail elements such as shutters, exposed rafter ends, cross beams, decorative grille work, decorative stucco, clay pipe vents, decorative ceramic tile, or other similar features shall be used to provide visual interest to the residence, consistent with its architectural style.
8. Building details such as flashing, pipes, and metal vents shall either be detailed as an enhancement or painted to match the adjacent building or roof surface so as to virtually disappear. When gutters and downspouts are used as an architectural enhancement, they may contrast in an appropriate, historically referenced color or finish.
9. Certain materials such as stone and brick have distinct coloring in their natural state and shall be thought of as an element of the color palette to be incorporated into the overall design.



*Materials Shall Wrap to an Appropriate Transition Point or a Minimum of 3 Feet at the Side Yard*

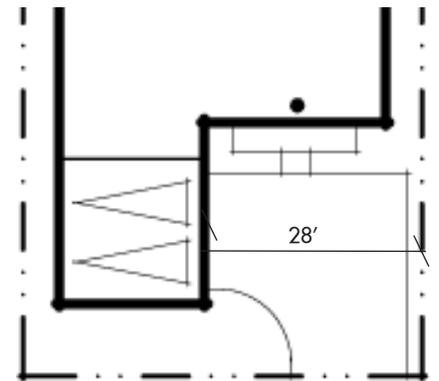
### 5.2.5 GARAGES AND DETACHED STRUCTURES

Garages and driveways should be designed to create non-repetitive and interesting streetscapes. Garages can either be attached or detached, creating a design consistent with the main structure.

1. Garage doors shall be recessed a minimum of six (6) inches rather than flush with the exterior wall to provide shadow relief.
2. The garage is encouraged to be recessed from the front of the main structure courtyard or porch.
3. All garage doors shall be sectional and roll-up style with windows.
4. Garage doors shall be multi-paneled to provide shadowed relief. The design shall be kept simple and consistent with the architectural style. It is encouraged that no more than two (2) adjacent homes use the same pattern.
5. Detached garage architectural styles shall be the same as the main structure with similar articulation, relief, and detailing.
6. A side-on garage shall have a minimum back-up area of 28 feet.
7. All accessory buildings, sheds, pool houses, studios, etc. shall be one-story and sixteen (16) feet in height maximum.



*Garage Door Example*



*Side-on Garage Minimum Back-up Area*

## 5.2.6 DOORS AND WINDOWS

Window details differentiate architectural styles and can provide a high level of architectural enrichment. The selection and proportion of the windows to the façade shall be responsive to the architectural style of the building. Size and shape shall be considered to assure a balanced relationship with the surrounding roof and walls. Accent shutters are a way to further enhance the architecture and shall be proportionate to the window opening. In general, windows shall enhance rather than dominate the overall architectural character.

1. All inhabited spaces shall employ energy-efficient windows on exterior walls.
2. Windows with divided lights and clear glazing are most desirable. Silver or gold metal frames with large unbroken expanses of glazing and dark tinted or reflective glass are prohibited.
3. Entry doors shall incorporate architecturally compatible relief detailing. Garage doors may incorporate window inserts to allow natural light into the garage.
4. All second-story windows on visible elevations shall be architecturally enhanced with window trims and grids that match the front elevations of the structure.



*Visible Second Story Window Example*

## 5.2.7 EXTERIOR DETAILS

### Columns and Posts

Whether serving as structural or aesthetic elements, columns and posts can reinforce the theme and character of a particular architectural design. The size and scale of columns and posts will vary depending upon the architectural style and shall convey a solid, durable image. They may be freestanding or used as a support.

### Mechanical Equipment

Mechanical equipment such as air conditioners, heaters, evaporative coolers, and other such devices shall not be mounted on any roof and must be located behind privacy walls or landscape.

## 5.2.8 EXTERIOR ARCHITECTURAL LIGHTING

1. Light fixture selection shall be compatible with the architectural character of the building.
2. The color, size, and number of fixtures shall be carefully considered to enhance the residential environment. These elements shall not overpower the desired subtleties of the neighborhood. Pole supports shall be of a dark finish to reduce glare.



*Exterior Lighting Matches Architectural Style*

3. The use of low voltage lighting is encouraged wherever possible.
4. All exterior lighting shall be unobtrusive and designed to avoid glare or spillover onto neighboring homes. All fixtures shall be selected and arranged to direct illumination downward. Security lighting, where necessary, shall be hooded, recessed, or located in such a manner it only illuminates the intended area.
5. Lighting of the top of any pole or structure is prohibited. The incorporation of flood lighting is not permitted.
6. All street lighting shall follow the approved lighting plan. All lighting shall be hooded and avoid spill over into open space and natural areas.

### **5.2.9 ARCHITECTURAL STYLES**

Architecture within Sierra Bella is intended to complement the Southern California architectural theme established for the community. To create a diverse but compatible mixture of homes within each planning area, the following shall be required:

1. Three (3) elevations minimum shall be provided for each floor plan.
2. Provide a minimum of three (3) architectural styles. Four (4) styles are encouraged for more than 150 lots.

The styles shall be selected from the following palette:

1. Spanish Eclectic
2. Tuscan
3. Italian
4. European Cottage
5. Traditional
6. Other styles that may be submitted to the Director of Community Development on a single-use basis.

On the following pages, each architectural style is defined by elements that are listed as Minimum Standards that include typical characteristics of that style. Suggested Elements are those elements that help to further define the character of each style. Suggested Elements are encouraged, but their use is elective for a home builder. These style elements apply only to front and publicly visible side and rear elevations. The photographs are intended to illustrate some of the characteristics of each style and are not to be taken literally.

## 1. SPANISH ECLECTIC

Spanish Colonial, also known as Spanish Eclectic, is an adaptation of Mission Revival enriched with additional Latin American details and elements. The style attained widespread popularity throughout the country after its use in the Panama-California Exposition of 1915.

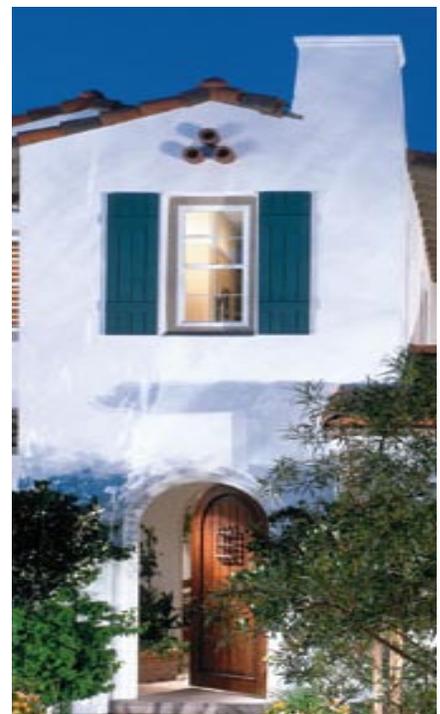
Architectural distinction is established through the use of tile roofs, smooth stucco walls, heavily textured wooden doors and highly articulated ornamental ironwork. The plans can be informally organized around a courtyard with the front elevation very simply articulated and detailed. The charm of this style lies in the directness, adaptability and contrast of materials and textures.



*Example of the Spanish Eclectic Style*

## SPANISH ECLECTIC STYLE CRITERIA MATRIX

Elements	Minimum Standards	Suggested Elements
Form	<ul style="list-style-type: none"> <li>• 1- or 2-story simple massing generally asymmetrical</li> </ul>	
Roof	<ul style="list-style-type: none"> <li>• Main gable roof (front to back)</li> <li>• 3.5:12 to 5:12 roof pitch</li> <li>• Tight to 12-inch overhangs at rakes</li> <li>• 8- to 12-inch overhangs at eaves</li> <li>• Low profile "S" concrete or clay tile</li> </ul>	<ul style="list-style-type: none"> <li>• Cross gable at front</li> <li>• Shaped, stucco eaves or rafter tails</li> </ul>
Walls	<ul style="list-style-type: none"> <li>• Light lace or medium sand finish stucco</li> </ul>	
Windows	<ul style="list-style-type: none"> <li>• Trim around front and visible windows</li> </ul>	<ul style="list-style-type: none"> <li>• Grid patterned</li> <li>• Arched windows at front elevation</li> <li>• Plank shutters on accent windows</li> <li>• Recessed windows</li> </ul>
Details	<ul style="list-style-type: none"> <li>• Decorative gable treatment</li> </ul>	<ul style="list-style-type: none"> <li>• Front porch with wood-like or stucco columns</li> <li>• Corbels at wood-like columns</li> <li>• Decorative metal grille work, pot shelf, balcony railing, etc</li> <li>• Round top arched openings</li> </ul>
Color	<ul style="list-style-type: none"> <li>• Body: Light value, warm colors including tinted whites and off-whites</li> <li>• Trim: Mid to dark value, warm tones appropriate to detailing that mimics wood or precast concrete</li> </ul>	<ul style="list-style-type: none"> <li>• Accents: Clear to muted blues, greens, rusts, and burgundies</li> </ul>



*Spanish Eclectic Style Details*

## 2. TUSCAN

The Tuscan style is inspired by the country villas of northern Italy. Since this region is primarily agricultural, these homes reflect the character of the farmhouse estate. Built by their owners with the indigenous materials and colors of the surroundings, these buildings blend naturally with the land.

The style is characterized by a low-pitched irregular roofline, which may be punctuated by a tower or campanile. Shutters tend to be painted deep colors. The exterior walls tend to be stucco with warm and sometimes colorful earth tones with stone or adobe accents often at the front entry.



*Example of the Tuscan Style*

## TUSCAN STYLE CRITERIA MATRIX

Elements	Minimum Standards	Suggested Elements
Form	<ul style="list-style-type: none"> <li>• 1 or 2-story simple massing often symmetrical</li> </ul>	<ul style="list-style-type: none"> <li>• Tower element</li> </ul>
Roof	<ul style="list-style-type: none"> <li>• Main hip roof with gable ancillary roofs</li> <li>• 3.5:12 to 5:12 roof pitch</li> <li>• 4- to 12-inch overhangs at rakes</li> <li>• 2- to 18-inch overhangs at eaves</li> <li>• Flat or low profile "S" concrete or clay tile</li> </ul>	<ul style="list-style-type: none"> <li>• Cross gable at front</li> <li>• Secondary shed or gable roofs over 1-story element</li> <li>• Rafter tails</li> </ul>
Walls	<ul style="list-style-type: none"> <li>• Light lace or medium sand finish stucco</li> <li>• Stone or adobe block accent at front elevation</li> </ul>	<ul style="list-style-type: none"> <li>• Large expanses of stone or adobe block veneer from base of wall to roof overhang</li> </ul>
Windows	<ul style="list-style-type: none"> <li>• Grid patterned at front and visible windows</li> <li>• Trim around front and visible windows</li> <li>• Paneled shutters at accent windows</li> </ul>	<ul style="list-style-type: none"> <li>• Precast or simulated pre-cast window trim</li> <li>• Recessed windows</li> </ul>
Details	<ul style="list-style-type: none"> <li>• Covered entry</li> </ul>	<ul style="list-style-type: none"> <li>• Arch or flat soffit above entry</li> <li>• Decorative metal grille work, pot shelf, balcony railing, etc.</li> </ul>
Color	<ul style="list-style-type: none"> <li>• Body: Saturated, warm colors in mid to dark value</li> <li>• Trim: Dark, wood tones and warm concrete colors appropriate to detailing</li> </ul>	<ul style="list-style-type: none"> <li>• Accents: Dark value greens, blues, rust, and burgundy</li> </ul>



*Tuscan Style Details*

### 3. ITALIAN

In the 1860s, the Italian Villa was one of the fashionable architectural styles in the United States based on the formal and symmetrical palaces of the Italian Renaissance. Italian Villa homes are straightforward and boxy, with only window crowns and cornice moldings as ornamentation.

This old world prototype was refined, adapted and embellished into a truly eclectic classic style. The shallow pitched hipped roof often with decorative brackets identifies this style. As it became a popular building material, cast iron expanded the Italian style vocabulary to include a variety of embellished designs for porches, balconies, railings, and fences.



*Example of the Italian Style*

## ITALIAN STYLE CRITERIA MATRIX

Elements	Minimum Standards	Suggested Elements
Form	<ul style="list-style-type: none"> <li>• 1- or 2-story simple massing often symmetrical</li> </ul>	<ul style="list-style-type: none"> <li>• Tower element</li> </ul>
Roof	<ul style="list-style-type: none"> <li>• Main hip roof with hip ancillary roofs; 1-story shed roofs permitted.</li> <li>• 3.5:12 to 5:12 roof pitch</li> <li>• Tight to 12-inch overhangs at rakes.</li> <li>• 12- to 18-inch overhangs at eaves.</li> <li>• Flat or low profile "S" concrete tile or clay tile</li> </ul>	<ul style="list-style-type: none"> <li>• Closed/shaped eave with corbels at accent elements</li> </ul>
Walls	<ul style="list-style-type: none"> <li>• Light lace or medium sand finish stucco</li> </ul>	
Windows	<ul style="list-style-type: none"> <li>• Grid patterned at front and visible windows.</li> <li>• Trim around front and visible windows.</li> <li>• Paneled or louvered shutters on accent window</li> </ul>	<ul style="list-style-type: none"> <li>• Round arch top accent windows</li> <li>• Symmetrically ordered and stacked windows and openings</li> <li>• Recessed windows</li> </ul>
Details	<ul style="list-style-type: none"> <li>• Formal entry with trimmed stucco, rectangular or full arch top.</li> <li>• Belt course</li> </ul>	<ul style="list-style-type: none"> <li>• Metal balconies and pot shelves.</li> <li>• Simulated precast surrounds.</li> <li>• Simulated precast columns at entry or between windows.</li> <li>• Base trim</li> </ul>
Color	<ul style="list-style-type: none"> <li>• Body: Light to mid value, warm colors.</li> <li>• Trim: Warm, light value hues or wood tones appropriate to detailing</li> </ul>	<ul style="list-style-type: none"> <li>• Accents: Saturated, cool or warm tones in mid to dark value.</li> </ul>



*Italian Style Details*

#### 4. EUROPEAN COTTAGE

The European cottage style is a picturesque style derived from medieval Norman and Tudor domestic architecture. The resulting English and French inspired “cottage” became extremely popular nationwide after the adoption of stone and brick veneer techniques in the 1920s & 1930s. The overall shapes and forms contain endless variations of one- and two-story asymmetrical facades. Some of the most recognizable features of this style are the stucco, wood or half timber accents in the gable end and the sculptured swooping walls at the front elevation.



*Example of the European Cottage Style*

## EUROPEAN COTTAGE STYLE CRITERIA MATRIX

Elements	Minimum Standards	Suggested Elements
Form	<ul style="list-style-type: none"> <li>• 1- or 2-story simple massing generally asymmetrical</li> </ul>	
Roof	<ul style="list-style-type: none"> <li>• Main hip or gable roof with at least one intersecting forward gable or hip roof</li> <li>• 5:12 to 12:12 roof pitch except min. 3.5:12 at 1-story roofs</li> <li>• Tight to 6-inch overhangs at rakes</li> <li>• 6- to 12-inch overhangs at eaves</li> <li>• Flat concrete tile</li> </ul>	<ul style="list-style-type: none"> <li>• Swoop roof over entry</li> <li>• Gable treatment including siding, attic vent, or half timber etc.</li> </ul>
Walls	<ul style="list-style-type: none"> <li>• Light lace or medium sand finish stucco</li> </ul>	<ul style="list-style-type: none"> <li>• Stone accents on front elevation</li> </ul>
Windows	<ul style="list-style-type: none"> <li>• Grid patterned at front and visible windows</li> <li>• Trim around front and visible windows</li> <li>• Plank shutters at accent windows</li> </ul>	<ul style="list-style-type: none"> <li>• Bay windows</li> <li>• Recessed windows</li> <li>• Wood shelves at window sills</li> </ul>
Details	<ul style="list-style-type: none"> <li>• Covered entry</li> </ul>	<ul style="list-style-type: none"> <li>• Front porch with wood-like or stucco columns</li> <li>• Braces at wood-like columns</li> <li>• Round top arch at entry</li> <li>• Wood or wrought iron balconies</li> </ul>
Color	<ul style="list-style-type: none"> <li>• Body: Light to mid value warm or cool colors</li> <li>• Trim: Mid to dark value, subdued hues that are warm or cool</li> </ul>	<ul style="list-style-type: none"> <li>• Accents: Muted shades of blue, green, grey, and burgundy in mid to dark value</li> </ul>



*European Cottage Style Details*

## 5. AMERICAN TRADITIONAL

The American Traditional style evolved in the early twentieth century influenced by American Colonial styles as formal as Georgian Revival and those as simple and functional as Cape Cod, New England Colonial, and Farmhouse

The American Traditional vocabulary of white-painted columns, clapboards and shuttered windows were combined with the symmetrical, unpretentious massing and functional forms of the Cape Cod and Farmhouse. Combined one- and two-story massing with single story wings, gabled roofs with dormered windows, or occasional saltbox roof forms became classic forms of this traditional style. When introduced to Southern California, the wood siding was replaced with stucco for exterior cladding and instead used as an accent.



*Example of the American Traditional Style*

## AMERICAN TRADITIONAL STYLE CRITERIA MATRIX

Elements	Minimum Standards	Suggested Elements
Form	<ul style="list-style-type: none"> <li>• 1- or 2-story simple massing generally asymmetrical</li> </ul>	<ul style="list-style-type: none"> <li>• Porch element</li> </ul>
Roof	<ul style="list-style-type: none"> <li>• Main gable or hip roof</li> <li>• 5:12 to 10:12 roof pitch except min. 3.5:12 at 1-story roofs</li> <li>• 6- to 12-inch overhangs at rakes; 12- to 18-inch overhangs at eaves</li> <li>• Flat concrete tile or high definition asphalt shingles with a minimum warranty of 30 years</li> </ul>	<ul style="list-style-type: none"> <li>• Cornice at gables</li> <li>• Gable treatment to include lap siding or board and batt</li> <li>• Cross gables at front</li> <li>• Roof dormers</li> </ul>
Walls	<ul style="list-style-type: none"> <li>• Light lace or medium sand finish stucco</li> </ul>	<ul style="list-style-type: none"> <li>• Lap siding or board and batt</li> <li>• Brick accents at front elevation especially as a wainscot</li> </ul>
Windows	<ul style="list-style-type: none"> <li>• Grid patterned at front and visible windows</li> <li>• Trim around front and visible windows</li> </ul>	<ul style="list-style-type: none"> <li>• Paneled or louvered shutters at accent windows</li> <li>• Bay windows</li> </ul>
Details	<ul style="list-style-type: none"> <li>• Covered entry</li> </ul>	<ul style="list-style-type: none"> <li>• Porches with square wood-like columns and railing</li> </ul>
Color	<ul style="list-style-type: none"> <li>• Body: Whites and warm or cool, subdued colors in light to mid value</li> <li>• Trim: Whites and off-whites including white trim that matches the body</li> </ul>	<ul style="list-style-type: none"> <li>• Accents: Dark value blues, greens, and reds or whites that contrast with the body and blacks</li> </ul>



*American Traditional Style Details*

### **5.3 LANDSCAPE MASTER PLAN**

#### **General**

The Landscape Master Plan (Exhibit 5.3-1) has been developed to provide a Tuscan-Italianate theme as a unifying element for the Sierra Bella community. The landscape concept for Sierra Bella is composed of several levels of design and implementation. The Landscape Master Plan illustrates the Tuscan-Italianate theme by integrating the Community Entry, streetscapes, parks, and project walls into the overall concept plan for Sierra Bella. Landscape guidelines have been developed to assure continuity between the landscape and other community elements.

#### **1. Design and Installation of Overall Project**

Landscape shall be in conformance to the Landscape Master Plan (Exhibit 5.3-1). The design objectives are:

- a. Create and enhance a visually pleasing street scene along streets within the development.
- b. Utilize landscaping to establish a strong project identity and to accentuate the main entrance.
- c. Encourage landscape designs which promote energy conservation and discourage excessive water consumption, while maintaining a high level of aesthetic quality.

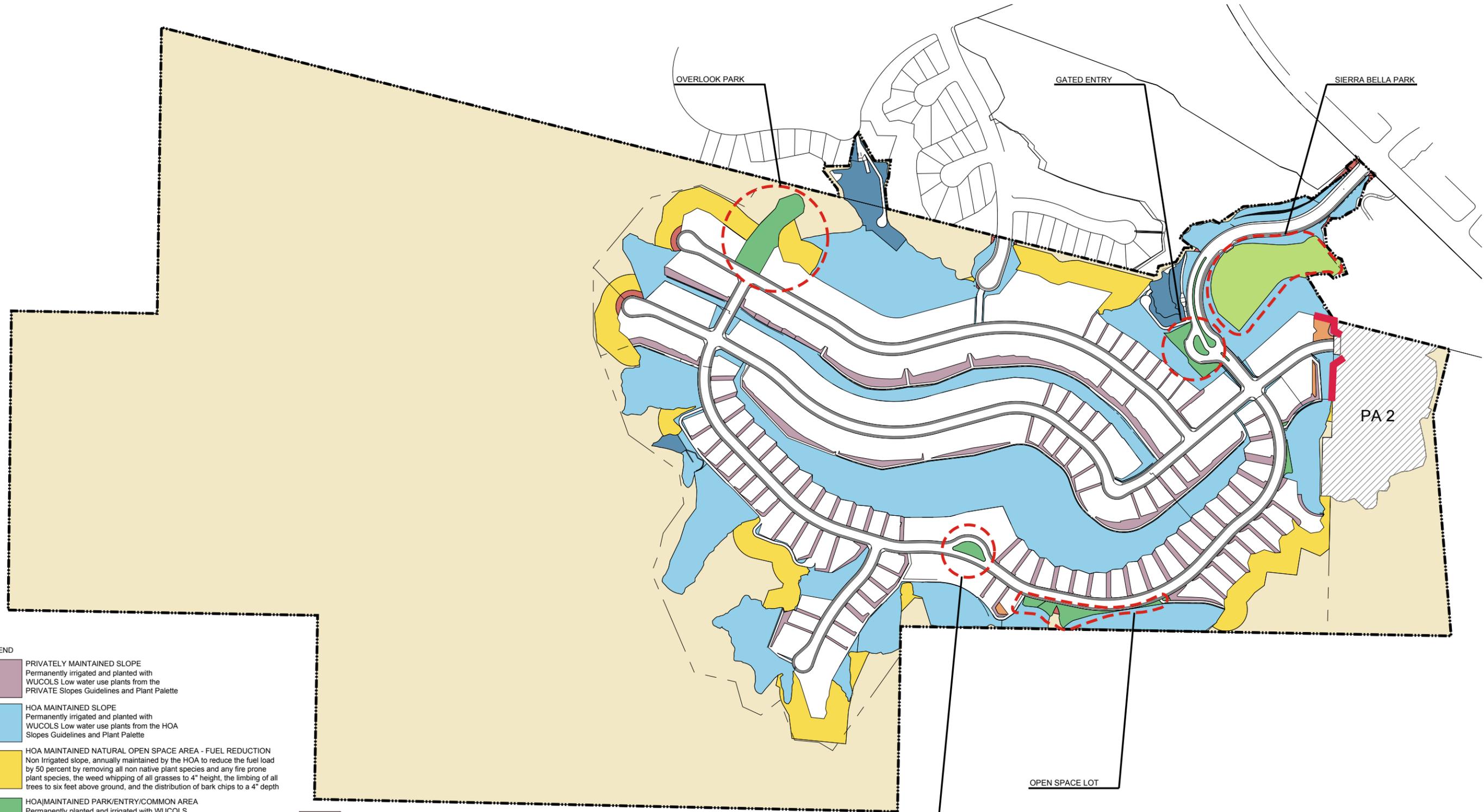
Areas within a prescribed landscape lot shall be located along streets and slopes shall be maintained by a Homeowner's Association or other acceptable entity as determined by the City of Corona prior to map recordation. These improvements shall generally be installed during construction of adjacent roadways as applicable; however due to other practical considerations, adjustments to timing of landscape installation may be made pursuant to approval by the City.

#### **2. Landscape Concept**

The use of plant material, color, community walls, and earthen forms will be applied in strategic locations to define entrances, provide buffering and screening, and define the overall community character. The Community Entry is to be maintained by a Homeowner's Association.

The architectural elements of the Sierra Bella community will be of Tuscan-Italianate style architecture. The elements include the walls, signage, kiosk, and mailbox structures. The systematic use of high-quality materials such as rustic stone veneer, sand-finish stucco, terra cotta clay tile, heavy timber beams stained a natural dark wood color; decorative precast concrete architectural elements, decorative pottery, and decorative ceramic tile are consistent with the Tuscan-Italianate style and provide a strong visual quality. This will contribute to continuity throughout the community.

The hardscape elements of Sierra Bella community will consist of angular rubble stone veneer, natural flagstone, colored and stamped concrete, stucco, tumbled or "used" brick and precast concrete elements and are consistent with the Tuscan-Italianate style that will provide a strong visual quality. All hardscape materials shall be natural colored and consistent with Tuscan style architecture and landscape.



- LEGEND**
- PRIVATELY MAINTAINED SLOPE  
Permanently irrigated and planted with WUCOLS Low water use plants from the PRIVATE Slopes Guidelines and Plant Palette
  - HOA MAINTAINED SLOPE  
Permanently irrigated and planted with WUCOLS Low water use plants from the HOA Slopes Guidelines and Plant Palette
  - HOA MAINTAINED NATURAL OPEN SPACE AREA - FUEL REDUCTION  
Non Irrigated slope, annually maintained by the HOA to reduce the fuel load by 50 percent by removing all non native plant species and any fire prone plant species, the weed whipping of all grasses to 4" height, the limbing of all trees to six feet above ground, and the distribution of bark chips to a 4" depth
  - HOA MAINTAINED PARK/ENTRY/COMMON AREA  
Permanently planted and irrigated with WUCOLS medium or low water use plants from the Park/Entry and Open Space Guidelines and Plant Palette
  - CITY MAINTAINED PARK  
Permanently planted and irrigated with WUCOLS medium or low water use plants from the Park/Entry and Open Space Guidelines and Plant Palette
  - HOA MAINTAINED WATER QUALITY BASIN/WATER TANK  
Permanently irrigated and planted with WUCOLS Low water use plants from the HOA Slopes Guidelines and Plant Palette

- HOA MAINTAINED ROADSIDE FUEL TREATMENT AREA  
Permanently irrigated and planted with WUCOLS Low water use plants from the HOA Slopes Guidelines and Plant Palette
- NATURAL UNDISTURBED LAND  
No improvements proposed
- No Build Zone  
Lot Owner Maintained
- 8' FIRE WALL
- SPECIFIC PLAN BOUNDARY

**SIERRA BELLA SPECIFIC PLAN**

*Exhibit 5.3-1*  
**LANDSCAPE MASTER PLAN**



Planting is a significant design element through the community. Landscape shall be designed to reinforce the theme for the community by using plants that, through form, color and texture, emulate the Tuscan-Italianate feel of the community.

There are several areas that will be maintained by a Homeowner's Association that are explained below. Components of the overall landscape plan area are described in the following sections.

### **5.3.1 COMMUNITY ENTRY**

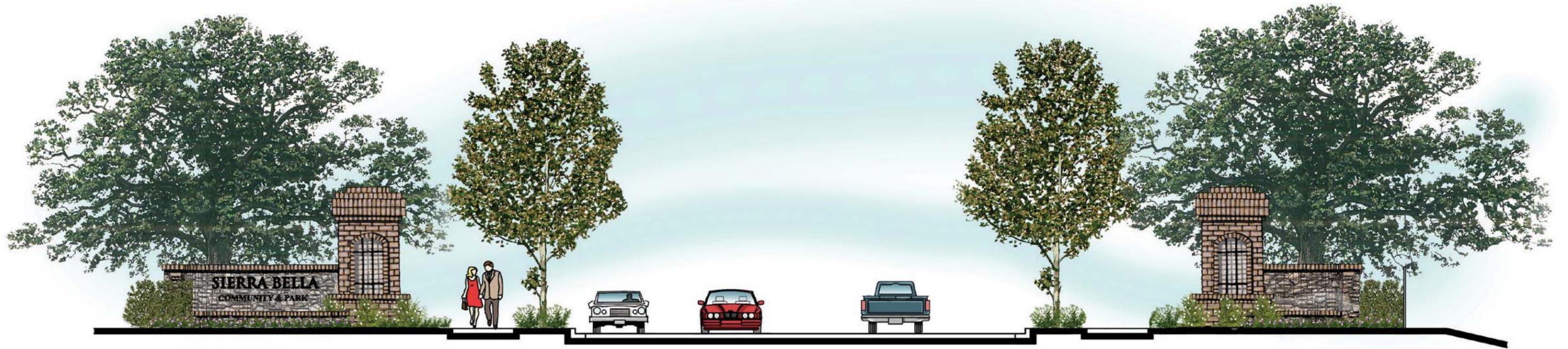
The design intent of the Community Entry (Exhibit 5.3-2) is to establish an especially strong sense of the elegant rural Tuscan countryside and signify the arrival to a special place called home.

The Community Entry is designed to introduce the theme and character of the Sierra Bella Specific Plan community and set the tone to be continued throughout the development. The Community Entry announces the identity created for the Sierra Bella Specific Plan area while providing a beautiful gateway to the community. Primary entry elements include a decorative Italianate call box, enhanced planting with specimen trees, attractive boulders, and decorative automated wood and iron gates.

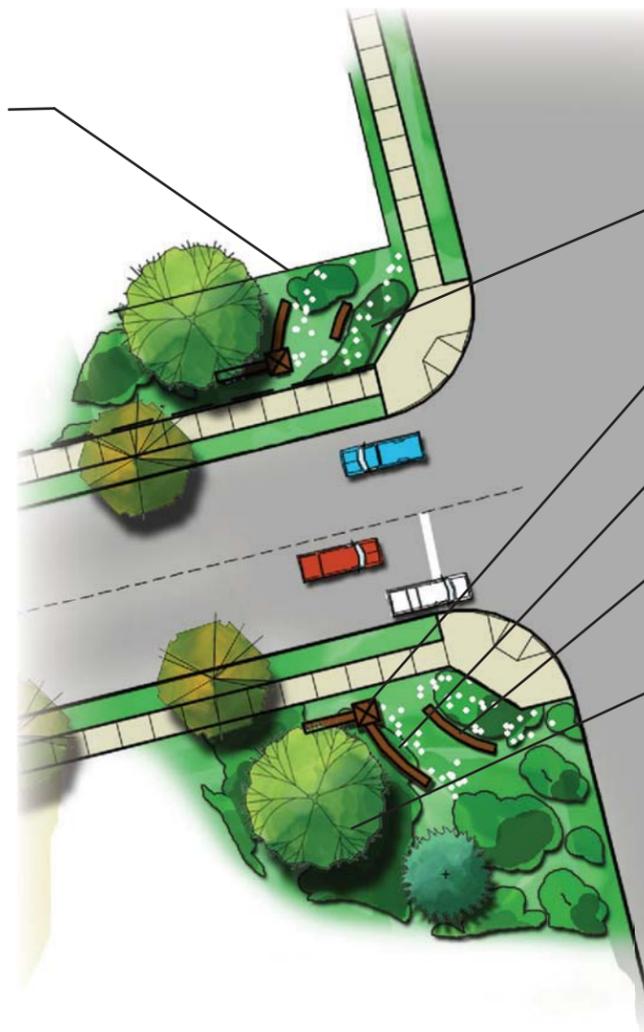
Street trees along Sierra Bella Drive shall be chosen to enhance the Mediterranean feel of the design. *Quercus Ilex*, Holly Oak, shall line the both sides of the street at 35' on center with *Laurus nobilis*, 'Saratoga' Sweet Bay, in the center median after the park entrance at 15' on center. The Sweet bays can be sheered to keep a formal, tight form while the Oaks will provide a broad arching canopy over the road. Parkways and medians will consist of groundcovers chosen from the Parkway list and will consist of low growing Mediterranean and native groundcovers primarily with grey green foliage and lavender or white flower color.

In the larger landscape areas at the turn around and gated entry (Exhibits 5.3-3 and 5.3-4), specimen *Quercus agrifolia*, Coast Live Oak, and *Platanus racemosa*, California Sycamore, will provide stately form and a grand entry statement. Citrus Trees in pots can be used and clipped hedges of *Prunus caroliniana* Carolina Cherry can be used to create a formal entry. Shrubs are to be chosen from the Parks and Open Space/Entry plant palette and should provide color, texture and form that enhances the Tuscan theme, emphasizing clipped formal hedges intermixed with informal massings of natural form shrubs like Lavender and Sage. Succulents and subtropical plants like Agave, Aloe, and Bougainvillea can be used moderately in key areas as colorful and sculptural accents. Use of decomposed granite, rock mulches, and boulders in warm shades of gold, tan, and brown is encouraged. Small sections of Grape vineyards can be used to create a true Tuscan feel.

Accent planting and stone clad planter walls and pilasters within the landscape will enhance the overall theme. There is also an area of enhanced hardscape surrounding the turnaround area at the Community Entry gates.



EXISTING  
FENCELINE



ENHANCED, FLOWERING  
ENTRY PLANTING

ENTRY MONUMENT

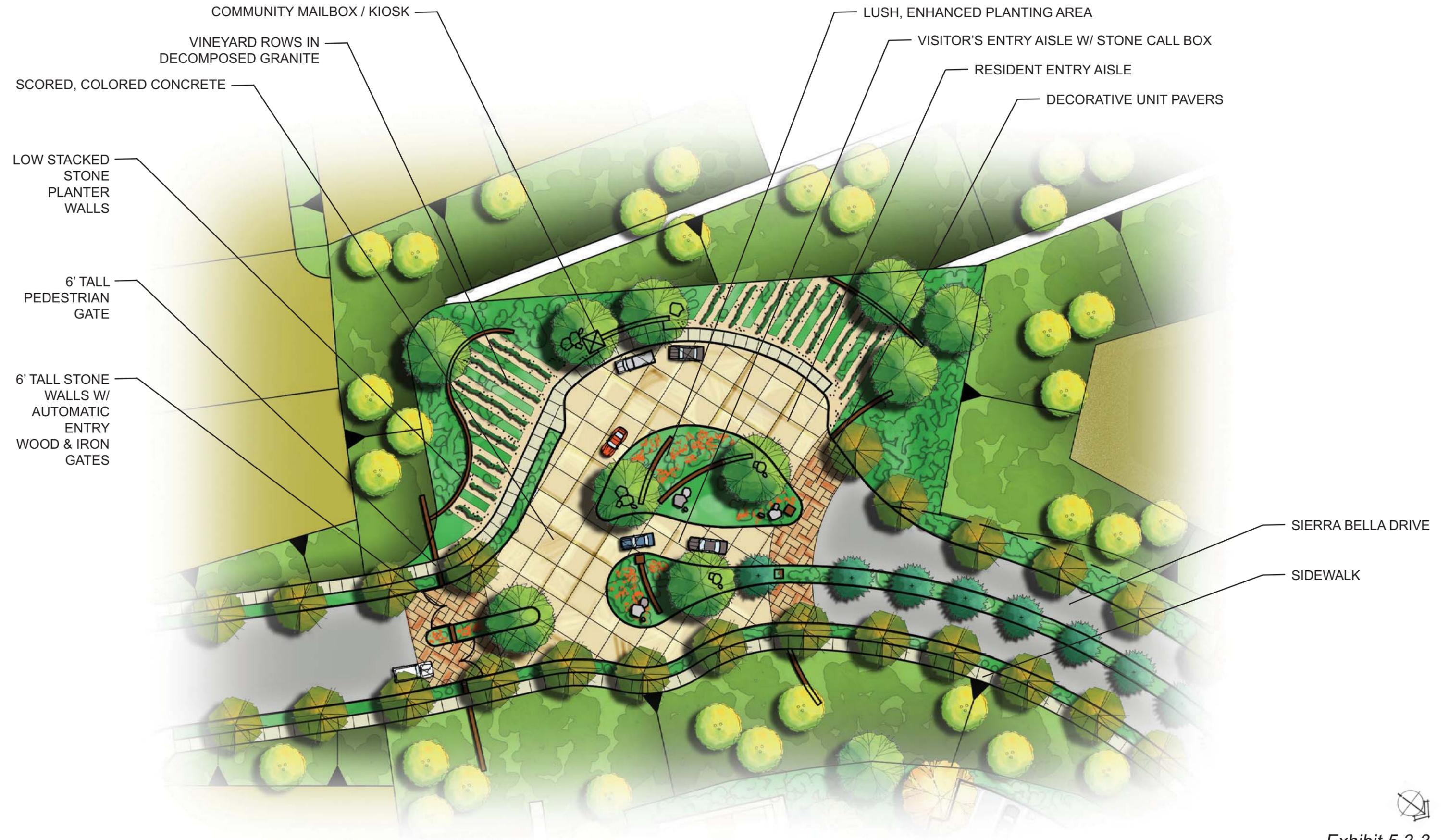
PARK AND COMMUNITY  
SIGNAGE ON STONE WALL

STONE PLANTER WALL

COAST LIVE OAK ENTRY TREE

**SIERRA BELLA SPECIFIC PLAN**

*Exhibit 5.3-2*  
**COMMUNITY ENTRY MONUMENTS CONCEPT**



SCORED, COLORED CONCRETE

VINEYARD ROWS IN DECOMPOSED GRANITE

LOW STACKED STONE PLANTER WALLS

6' TALL PEDESTRIAN GATE

6' TALL STONE WALLS W/ AUTOMATIC ENTRY WOOD & IRON GATES

LUSH, ENHANCED PLANTING AREA

VISITOR'S ENTRY AISLE W/ STONE CALL BOX

RESIDENT ENTRY AISLE

DECORATIVE UNIT PAVERS

SIERRA BELLA DRIVE

SIDEWALK

**SIERRA BELLA SPECIFIC PLAN**

Exhibit 5.3-3  
**GATED ENTRY CONCEPTUAL PLAN**

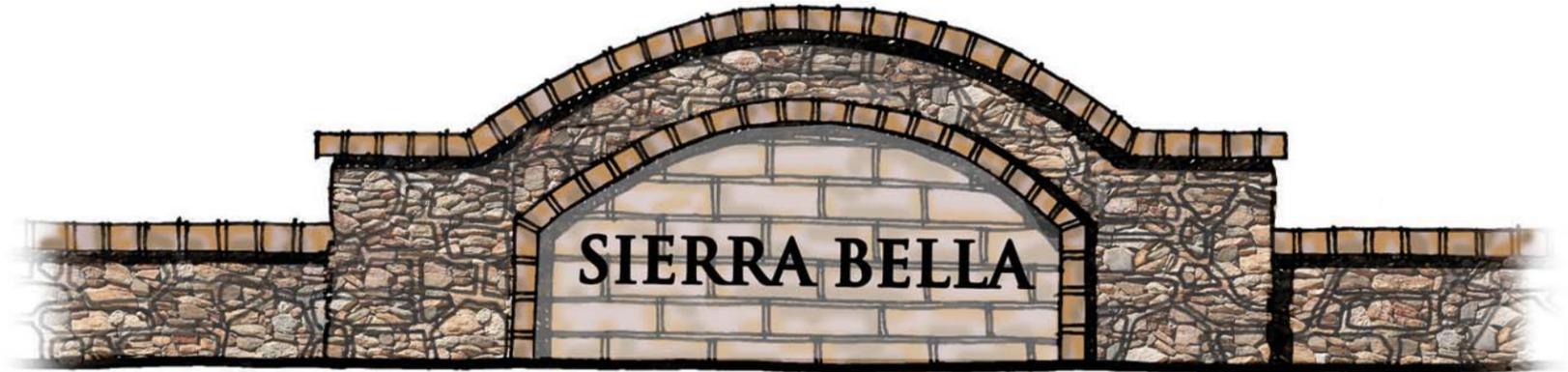


NOT TO SCALE





GATED ENTRY CALL BOX & STONE WALLS



GATED ENTRY PROJECT SIGNAGE & STONE WALLS



MAILBOXES

**1. Project Signage**

The intent of Project Monumentation (Exhibits 5.3-2 and 5.3-4) is to create an attractive graphical and information statement about the community. The style, size, shape, and color of the signage material shall be consistent with the architectural style of the community and present an elegant statement and presentation. The Community Entry has a brick clad tower element as well as an arcing, stone-veneered wall located along the approach to the Community Entry within the landscape. Project signage shall be attached to this wall and will consist of large raised letters incorporated into the wall. Letters shall be of a type, finish, size, and mounting which offer good visibility, an appearance of high quality, low maintenance, and the ability to last ten (10) years with no significant upkeep. The letters shall be mounted in a fashion that projects beyond the face of the wall and creates an attractive shadow pattern. Removable letters shall not be permitted.

Temporary sales, temporary directional, and construction related signage, including kiosks shall be permitted in accordance with Section 17.74 of the Corona Municipal Ordinance.

**2. Mailbox Community Area**

There shall be a community mailbox area (Exhibit 5.3-4) where residents will be able to collect their mail and post community related information. This area shall consist of an ornamental mailbox enclosure designed in the Tuscan-Italianate style. The mailbox enclosure is designed with quality materials in the Tuscan-Italianate style with a strong visual quality to include tumbled, buff colored brick and a rustic timber eyebrow trellis.

Vehicles will access the site from a driveway and proceed in an arc to parallel parking spaces. Vehicular circulation shall be one-way. The driveways shall have enhanced paving that contributes to the overall theme and merges seamlessly with the enhanced paving of the overall Community Entry.

Planting shall establish and reinforce the landscape and community theme. Small vineyard rows will bookend the mailbox area with enhanced planting and specimen trees providing a backdrop within the Community Mailbox Area. The plant selections should be made from the Parks and Open Space/Entry Plant Palette. Vehicular sight triangles shall be maintained for safety.

**5.3.2 STREETS CAPES**

A single tree species will be used for each street to provide a sense of place, neighborhood identity and enhance the beauty of the streetscape. Street trees will provide shade to reduce the heat island effect and encourage a walkable neighborhood, as well as making the streets aesthetically pleasing for pedestrians, bike riders, and drivers. Street tree spacing shall be 35 feet on center typical with actual spacing and location determined by the Parks and Community Services Department according to the City’s Standard Plan Number 615. Exhibits 5.3-5 through 5.3-14 depict the landscaped street sections.

**1. Street Trees**

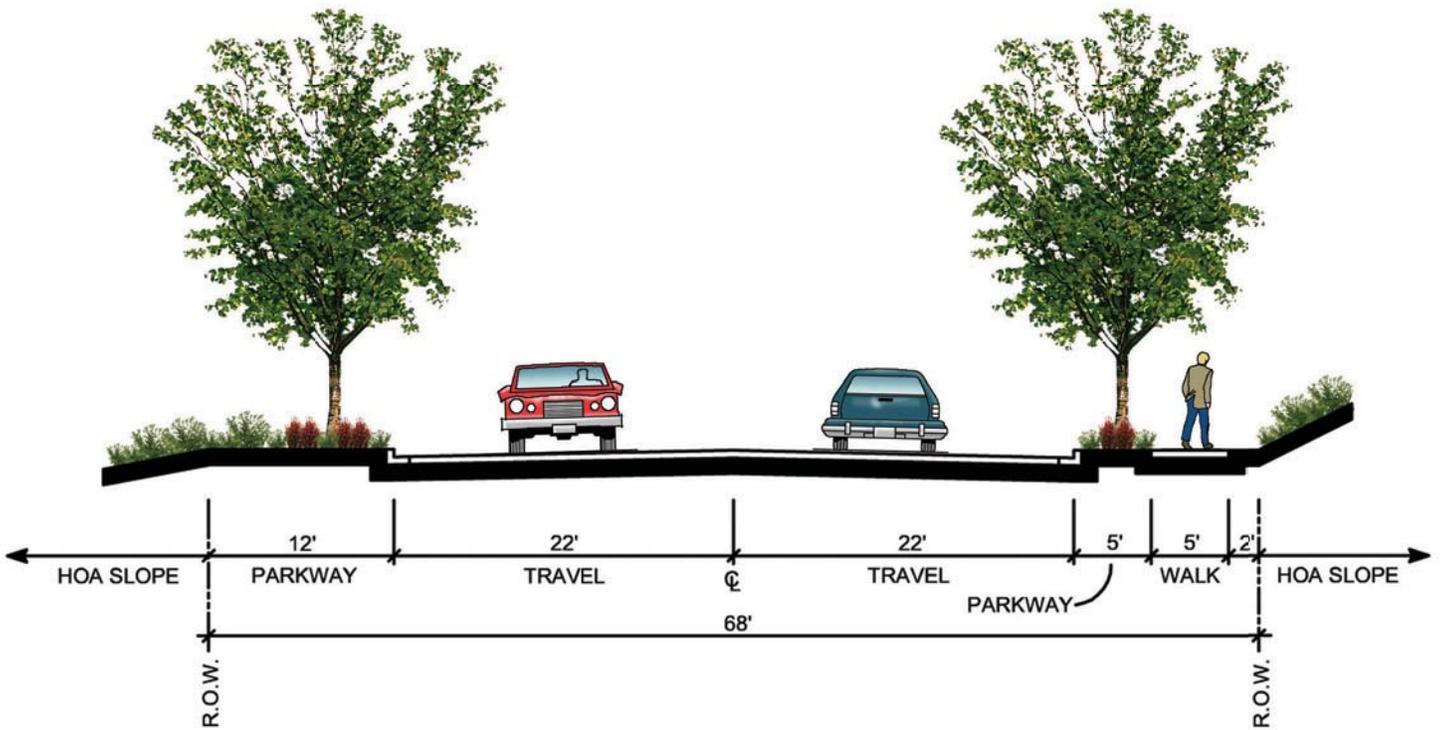
Within the project limits, street trees should be selected to provide the following criteria:

- a. Moderate or better shade in the summer and early fall months.
- b. A higher branching pattern to lessen pruning of low branches for parked cars and pedestrian access.
- c. Generally deep roots to avoid sidewalk, driveway, and curb problems.
- d. Compatibility with lawn and parkway areas.
- e. Mature height and girth appropriate to a residential scale.
- f. An appearance requiring minimal shaping of form.

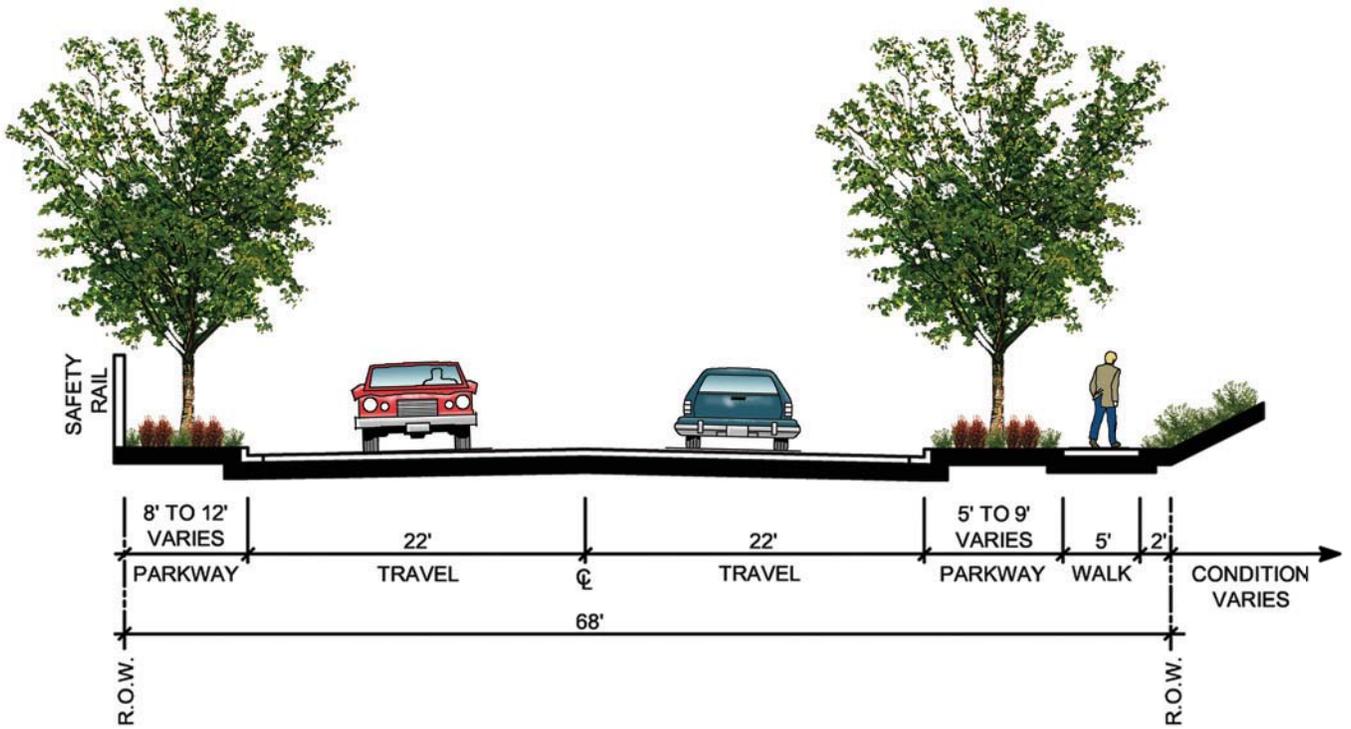
Street trees not contained on this list are permitted if contained on the City of Corona approved list of trees, meet fuel modification standards, meet MSHCP standards, and if they meet the majority of the characteristics listed above in items 1-6. Some trees may deviate from this list if necessary to meet specific, atypical site conditions.

Recommended street trees within the community are as follows.

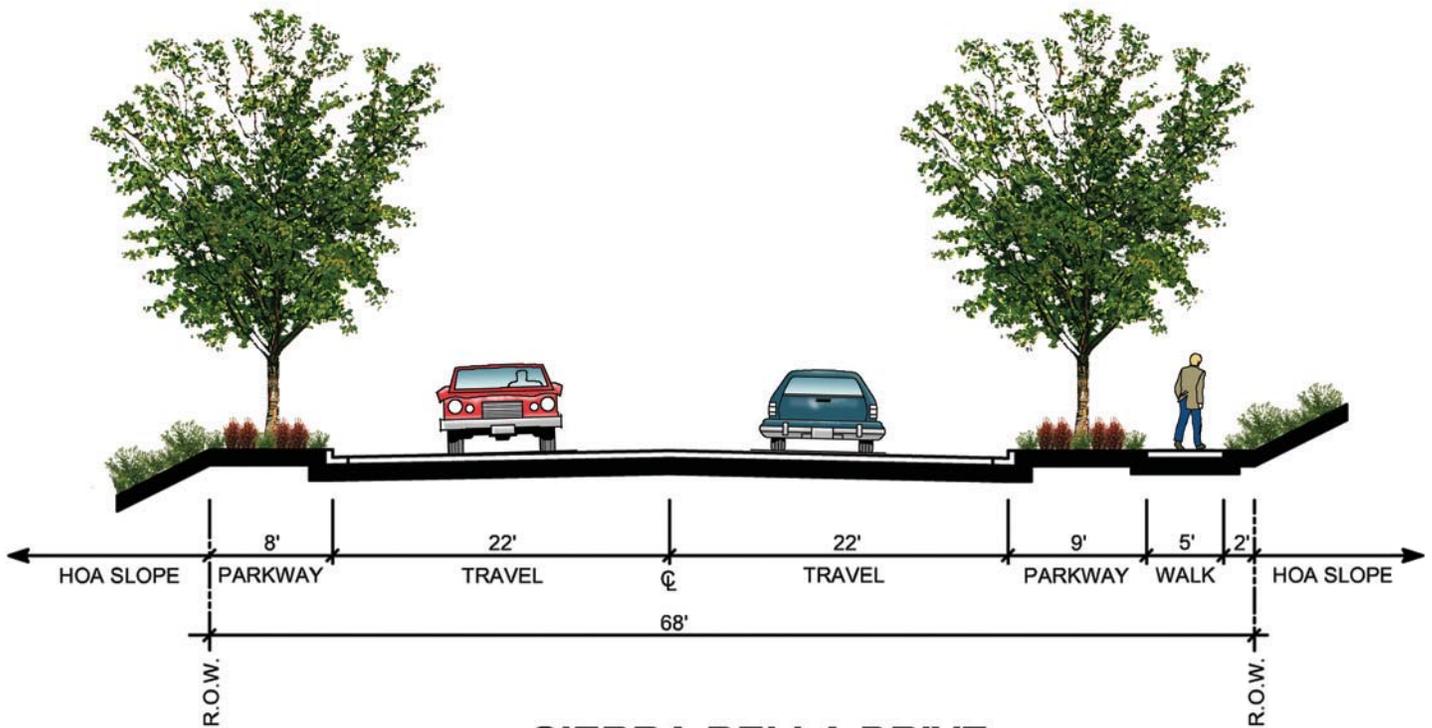
<b>STREET TREE TABLE</b>		
<b>Botanical Name</b>	<b>Common Name</b>	<b>Size</b>
<i>Ginkgo Biloba</i>	Ginkgo Tree	24” Box
<i>Lagerstroemia indica</i>	Crape Myrtle	24” Box
<i>Liquidamber styraciflua</i>	American Sweet Gum	24” Box
<i>Liriodendron tulipifera</i>	Tulip Poplar	24” Box
<i>Platanus acerifolia</i>	London Plane Tree	24” Box
<i>Quercus agrifolia</i>	Coast Live Oak	24” Box
<i>Rhus lancea</i>	African Sumac	24” Box



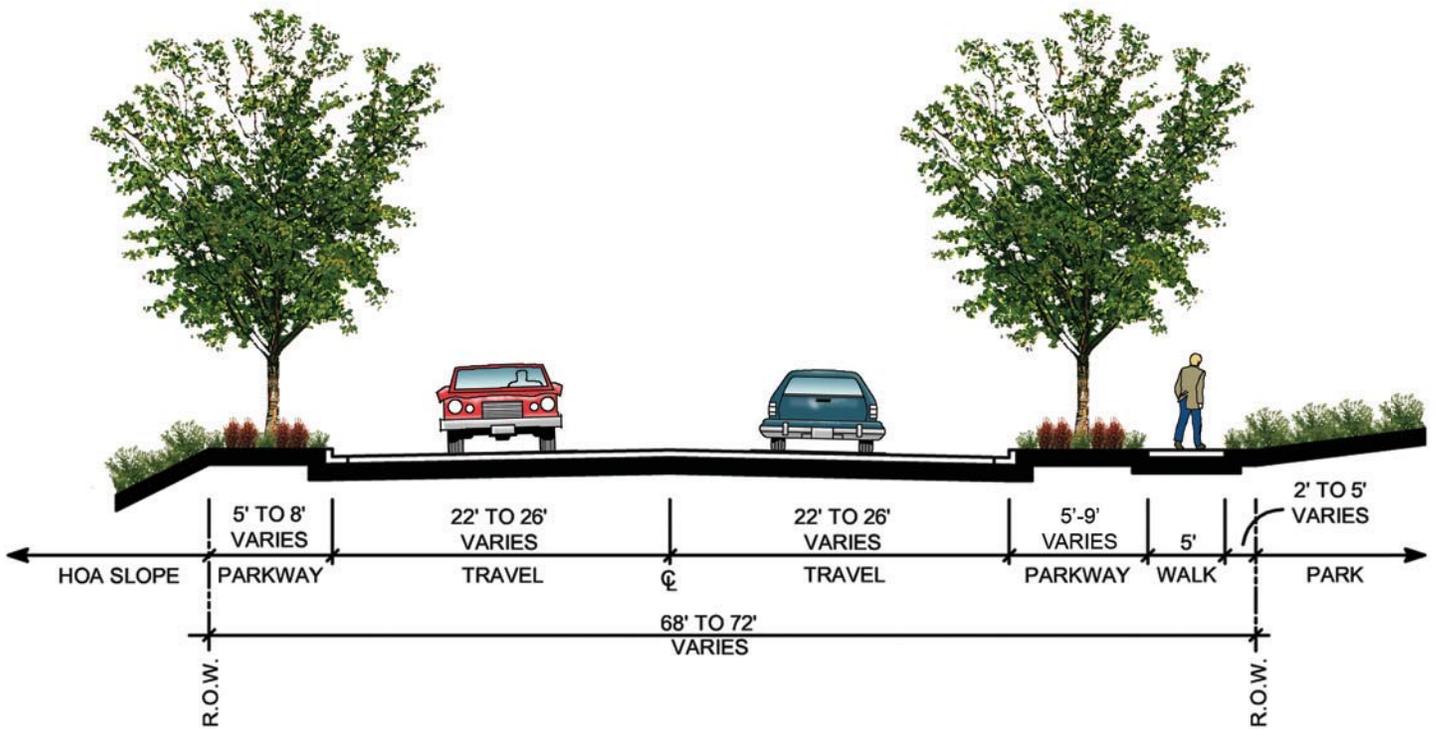
**SIERRA BELLA DRIVE**  
**ENTRY ROAD (COLLECTOR) PUBLIC**  
**GREEN RIVER TO B.C. @ MWD EASEMENT**



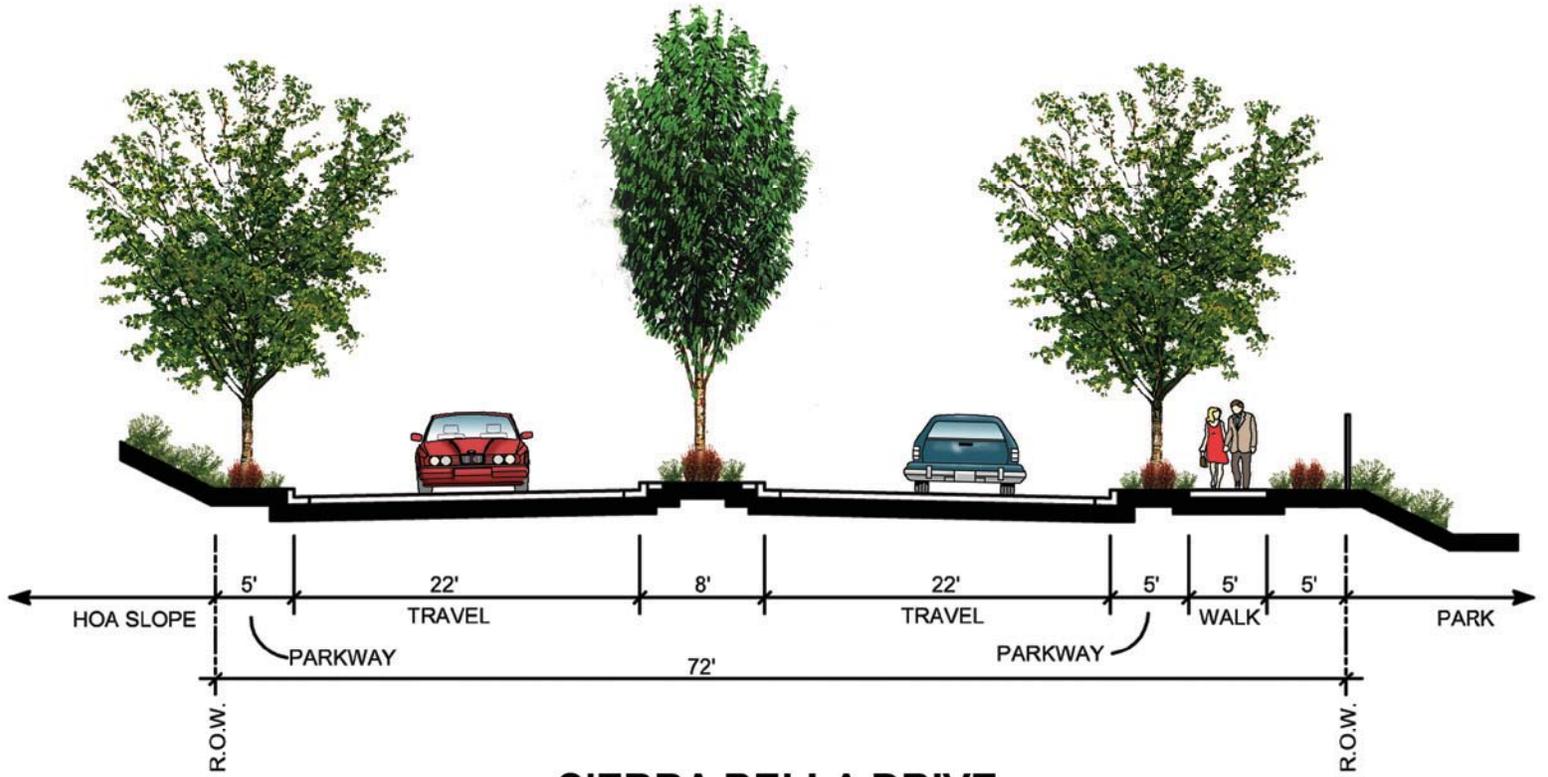
**SIERRA BELLA DRIVE  
ENTRY ROAD (COLLECTOR) PUBLIC  
B.C. AT MWD EASEMENT TO E.C.**



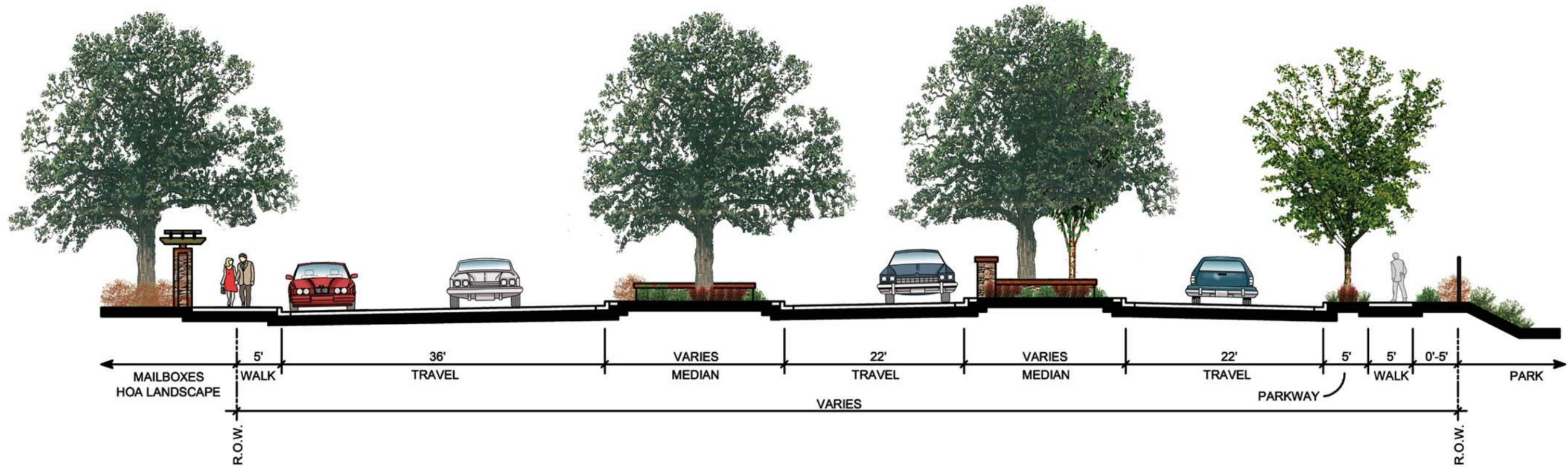
**SIERRA BELLA DRIVE  
ENTRY ROAD (COLLECTOR) PUBLIC  
E.C. TO B.C. ADJACENT TO PARK SITE**



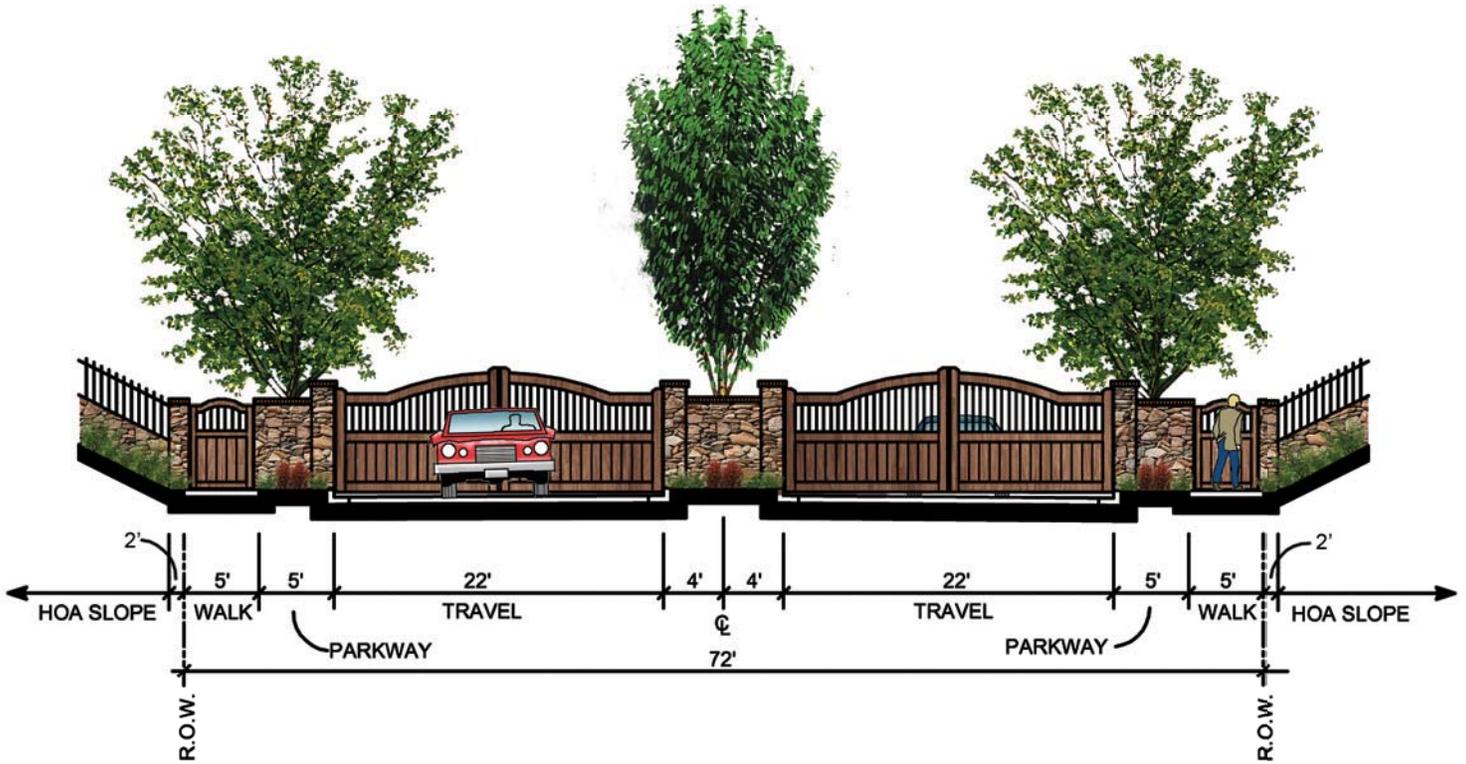
**SIERRA BELLA DRIVE  
ENTRY ROAD (COLLECTOR) PUBLIC  
B.C. TO RAISED MEDIAN**



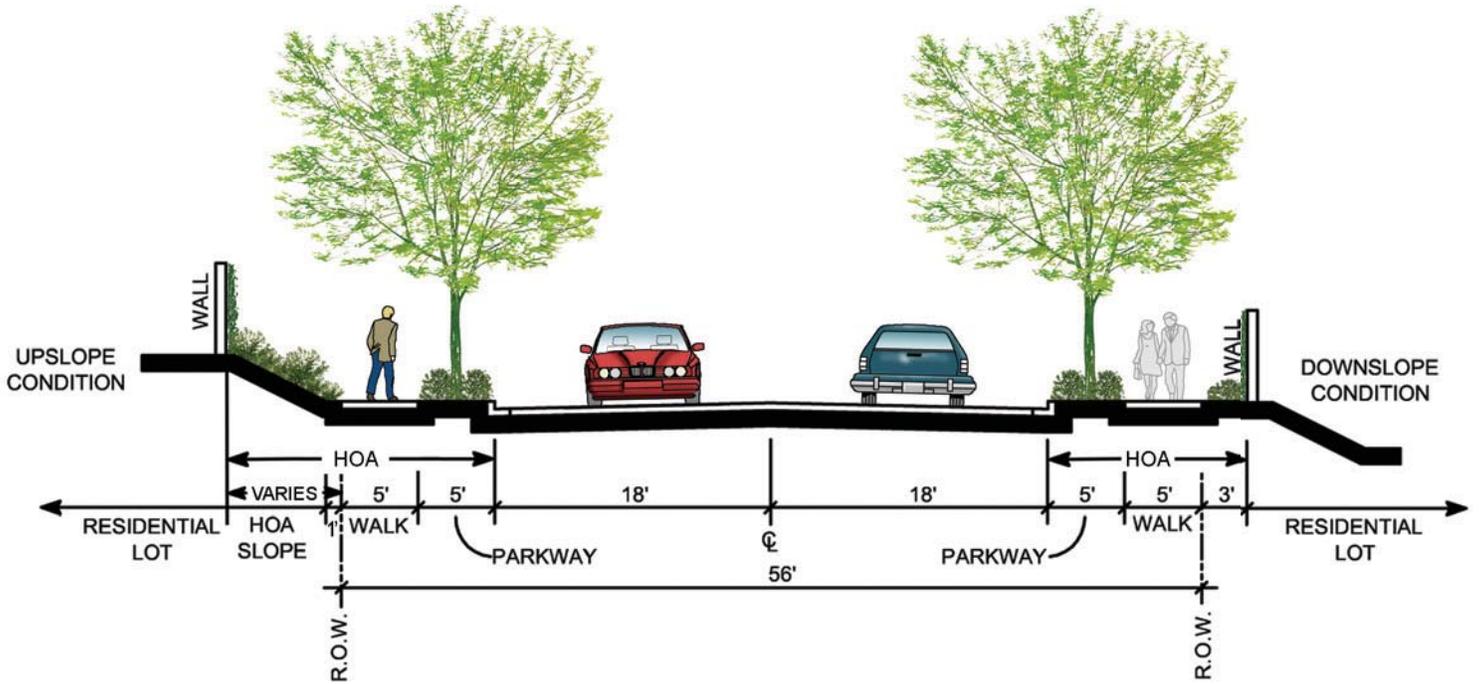
**SIERRA BELLA DRIVE  
ENTRY ROAD (COLLECTOR) PUBLIC  
BEGINNING OF RAISED MEDIAN TO MEDIAN P.C.C.**



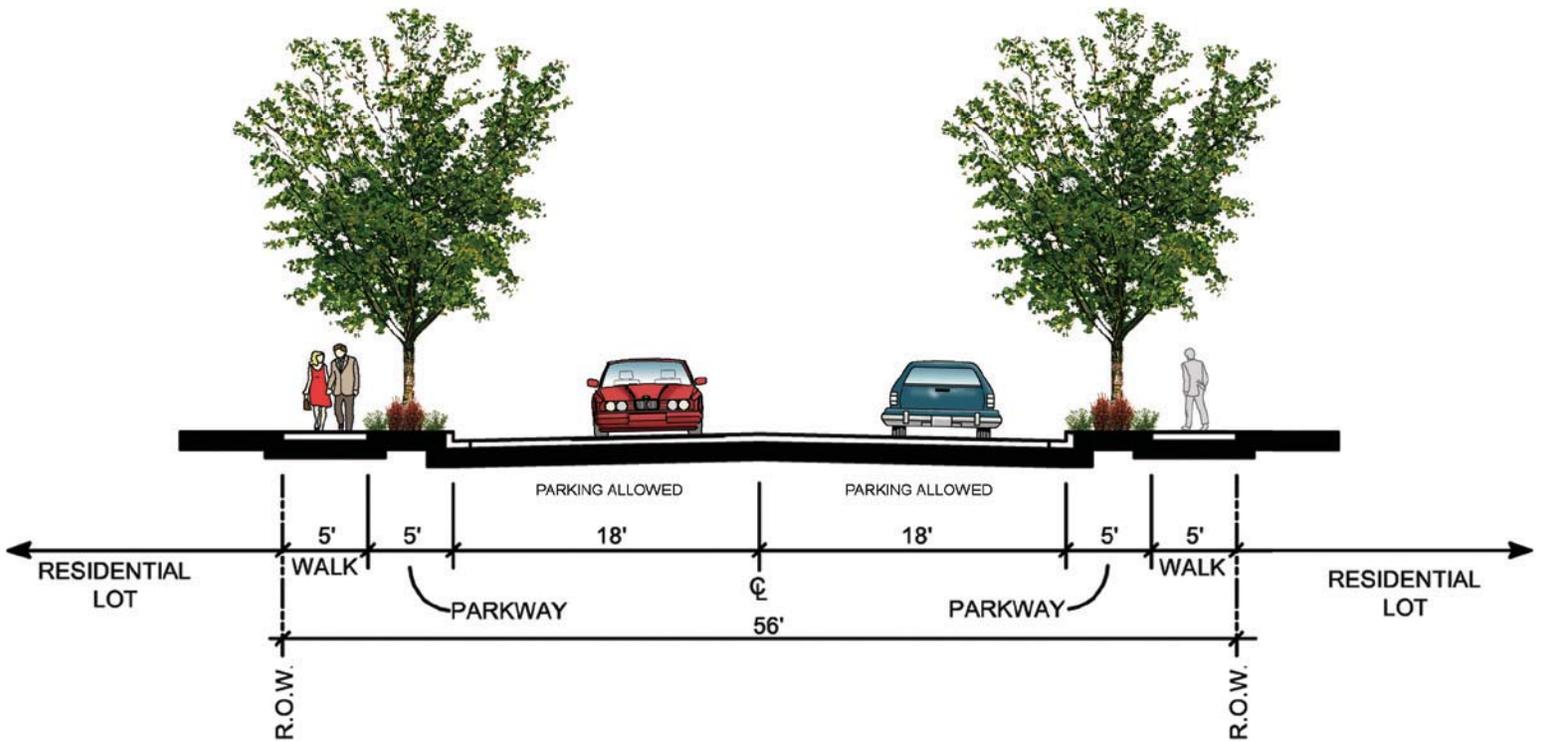
**SIERRA BELLA DRIVE  
ENTRY ROAD (COLLECTOR) PUBLIC  
MEDIAN P.C.C. TO GATED ENTRY**



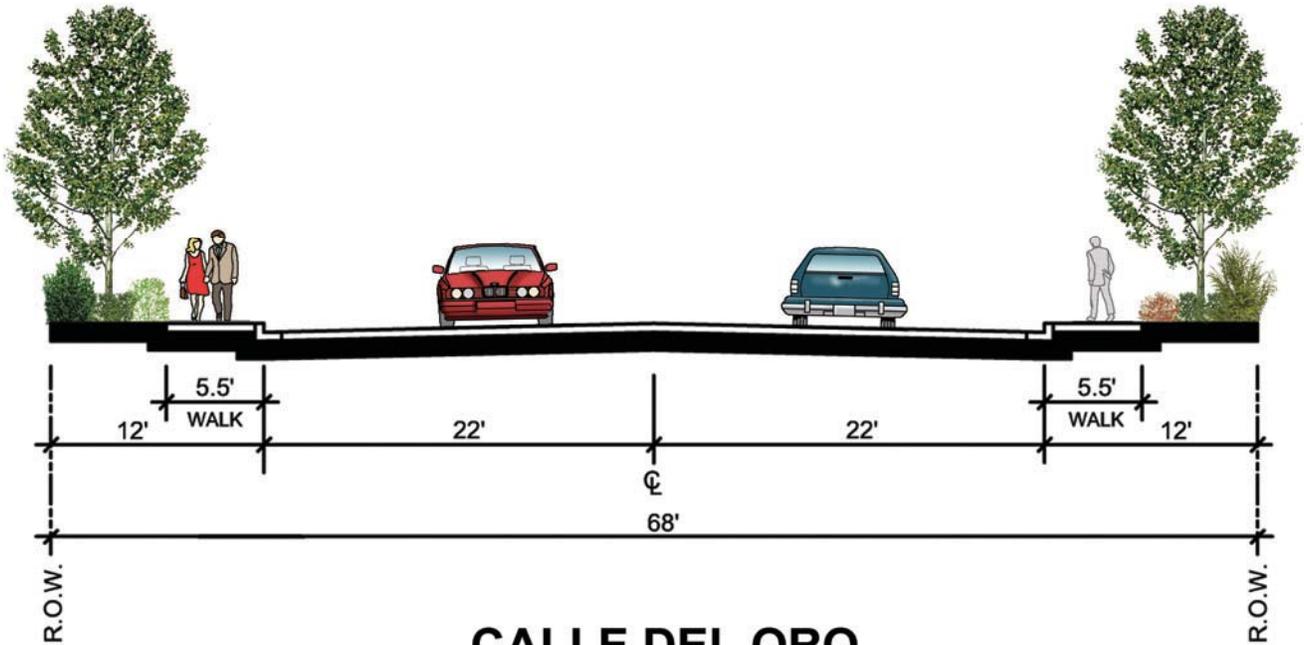
**SIERRA BELLA DRIVE  
COLLECTOR PRIVATE STREET - GATED ENTRY TO "C" STREET**



**SIERRA BELLA DR., "B" ST., "C" ST., AND "D" ST.  
SIDEYARD SECTION  
LOCAL PRIVATE STREET**



**SIERRA BELLA DR., "B" ST., "C" ST., AND "D" ST.  
FRONTYARD SECTION  
LOCAL PRIVATE STREET**



**CALLE DEL ORO  
COLLECTOR PUBLIC STREET**

**2. Parkways**

Parkways are to receive a single species of groundcover for each street to create a sense of place and neighborhood identity. Species are low growing Mediterranean or native groundcovers primarily with grey green foliage and lavender or white flower color to reinforce the Italianate/Tuscan feel of the neighborhood. All parkways will receive a 2” layer of decorative bark mulch and dripline irrigation. Species are to be WUCOLS low water use groundcovers chosen from the following list:

<b>PARKWAY TABLE</b>	
<b>Botanical Name</b>	<b>Common Name</b>
<i>Convolvulus mauritanicus</i>	Ground Morning Glory
<i>Romarinus officinalis ‘Prostratus’</i>	Trailing Rosemary
<i>Santolina chamaecyparissus</i>	Lavendar Cotton
<i>Salvia sonomensis</i>	Creeping sage
<i>Teucrium chamaedrys</i>	Germander

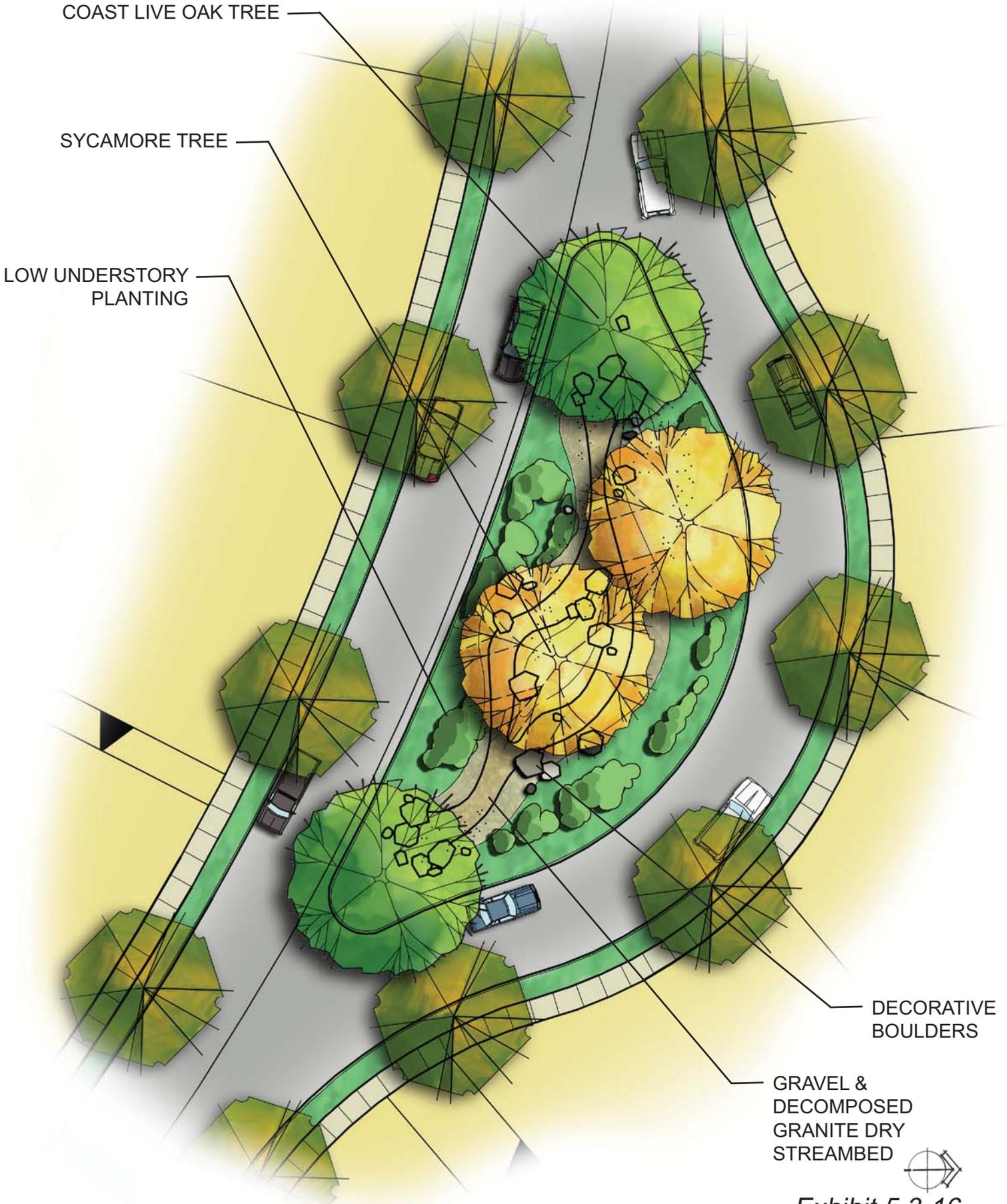
Groundcovers not contained on this list are permitted if contained on the City of Corona approved list, meet fuel modification standards, meet MSHCP standards, and if they meet the majority of the characteristics listed above

**5.3.3 LANDSCAPE MEDIANS**

The design intent of the median located on Sierra Bella Drive (Exhibit 5.3-15 and 5.3-16) is to unify the landscape of the community through the use of repetitive hardscape and landscape elements and to break up the monotony of an otherwise unbroken roadway. The design of the median provides a sense of continuity within the development theme. The median consists of a grouping of evergreen or deciduous trees with low groundcovers strewn along a slightly depressed dry stream bed comprised of gravel and larger landscape boulders. The trees are illuminated at night with up-lighting fixtures. Lighting shall be on automatic timers. Landscape plants shall be selected from the approved plant palettes that are located in the the Parks and Open Space/Entry plant palette.



**SIERRA BELLA DRIVE  
TRAFFIC CALMING SECTION**



COAST LIVE OAK TREE

SYCAMORE TREE

LOW UNDERSTORY  
PLANTING

DECORATIVE  
BOULDERS

GRAVEL &  
DECOMPOSED  
GRANITE DRY  
STREAMBED



**SIERRA BELLA SPECIFIC PLAN**

**TRAFFIC CALMING CONCEPT PLAN**

*Exhibit 5.3-16*

### **5.3.4 PRIVATE COMMUNITY PARKS**

#### **1. Overlook Park**

The Sierra Bella Landscape Master Plan contains a finger of open space extending approximately north from the community with commanding views of the natural open space and City of Corona. The primary use of this Overlook Park (Exhibit 5.3-17) is for passive recreation. The park consists of two turf areas. One large, informal area close to the small parking lot is meant for passive recreational activities. The second, located towards the tip of the “finger” is a formal event lawn that utilizes the views nearby. Also at the park’s tip and the terminus of the event lawn is a gathering area with enhanced paving, a rustic stone seat wall, and large, rough sawn overhead structure that echoes the design style of the overall community. Located between the two turf areas is a shaded picnic area with barbeque facilities. The same stone planter/seat walls and heavy timber wood overhead structure will be used here, consist with the rest of the park and the overall community.

Planting shall establish and reinforce the landscape and community theme. The plant selections should be made from the Parks and Open Space/Entry Plant Palette.

#### **2. Pump House**

The pump house lot shall be landscaped with trees and shrubs in order to effectively screen mechanical elements from view while allowing for access for periodic maintenance. Planting choices shall be made from the Park/Entry and Open Space Guidelines and Plant Palette.



COLUMNAR EVERGREEN TREE

PICNIC AREA W/  
SHADE STRUCTURE

SCORED, COLORED CONCRETE

ENHANCED PAVING

PARKING AREA  
(7 STALLS)

TURF

TURF

COLONNADE AND  
SHADE STRUCTURE

LOW STONE SEATWALL

STONE PLANTER WALL W/  
BARBEQUES

'B' STREET

CONCRETE WALKWAY

**SIERRA BELLA SPECIFIC PLAN**

Exhibit 5.3-17  
**OUTLOOK PARK CONCEPTUAL PLAN**

**5.3.5 MANUFACTURED SLOPE CONDITIONS**

Manufactured slopes between residential pads and along the project perimeter are proposed to be treated as illustrated in (Exhibit 5.3-18). The overall intent is to provide slope stabilization, preserve views where extant, and enhance the exterior landscape scene.

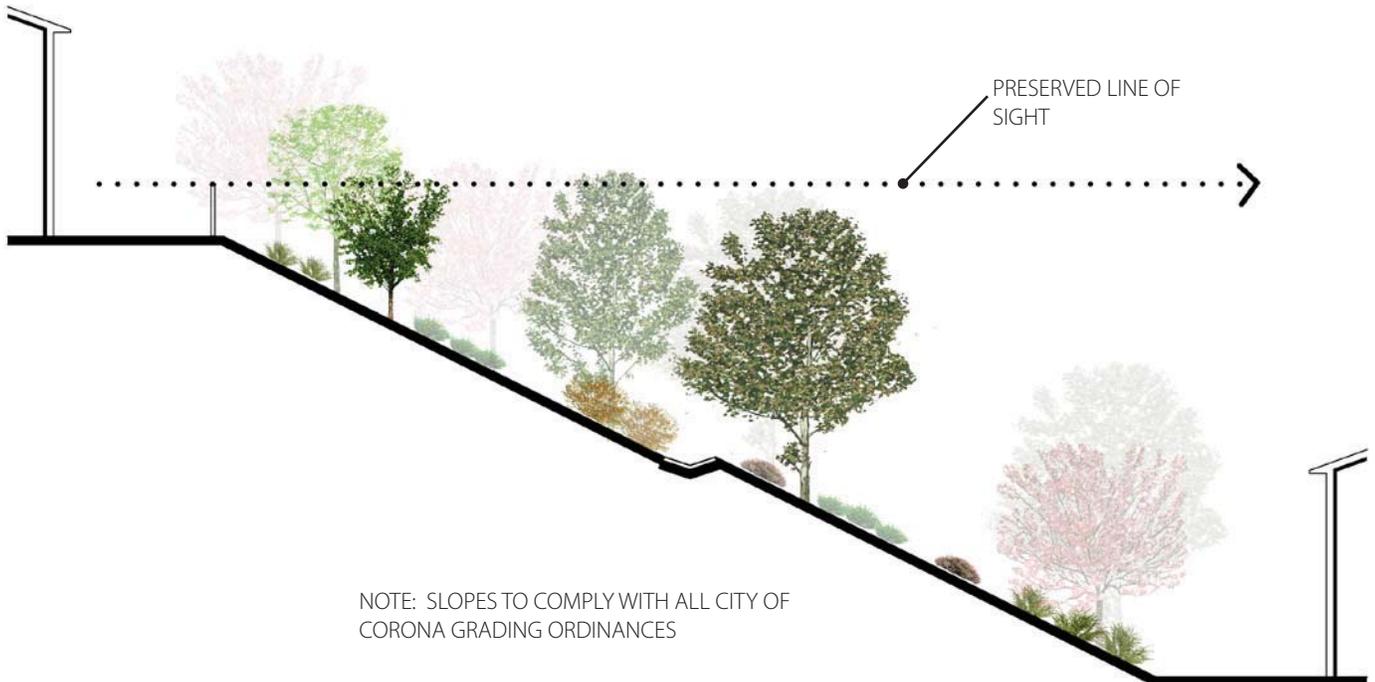
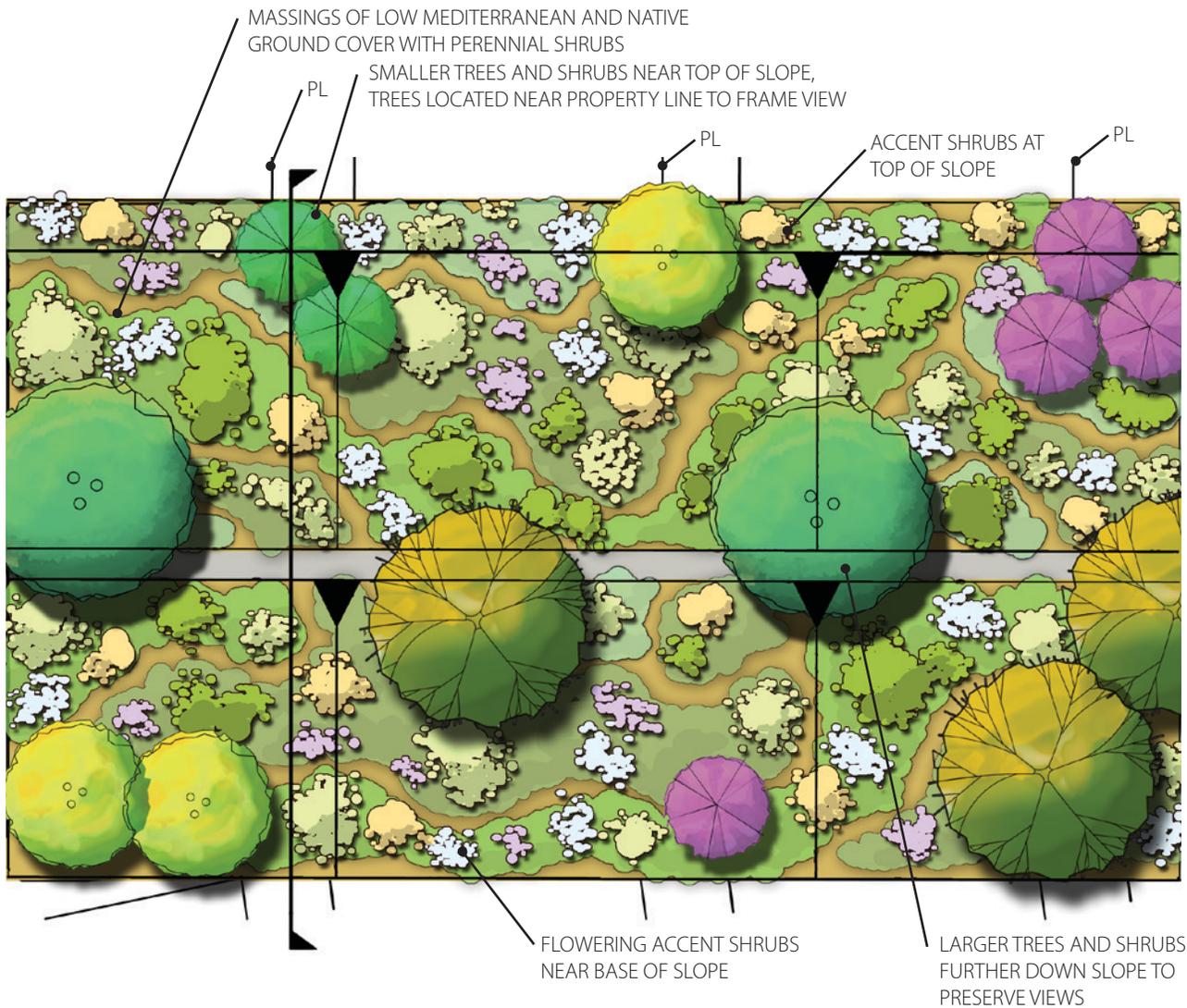
All slopes in excess of four (4) vertical feet shall be landscaped per the fuel modification standards for this project unless noted otherwise in the Landscape Master Plan. Slopes shall be permanently landscaped with erosion control, drought-tolerant plant material, a permanent paved surface, a retaining wall, or other permanent erosion control method according to Corona Municipal Code Chapter 17.70. Slope landscaping will consist of informal massings of low growing Mediterranean and native groundcovers primarily with grey green foliage and lavender or white flower color with small groupings of colorful perennial flowering shrubs chosen from the Manufactured Private Slopes and HOA Slopes Guidelines and Plant Palette. Accent shrubs will be used near the streets, at focal points, and when adjacent to rear yard view fences. Consideration for plant sizes will take into account views from private lots, with larger shrubs and trees placed further down the slope, and smaller shrubs and trees placed near the property line framing the view. Trees will be single specimens or small groupings of Mediterranean and native trees chosen from the Manufactured Private Slopes and HOA Slopes Guidelines and Plant Palette.

**5.3.6 NEIGHBORHOOD LANDSCAPE DESIGN GUIDELINES**

**1. General**

The general intent of these Landscape Design Guidelines is to provide an aesthetic and functional landscape palate that complements and reinforces the Italianate/Tuscan theme for the community. Form, texture, and color bring to mind the Mediterranean feel that residents will identify with this community. Formal hedges, dense shrub material, a variety of leaf color and texture work to support the Italianate concept. The plant material is drought tolerant, aesthetically pleasing, provides for slope stabilization and complies with the fuel modification guidelines for this project. Landscape plants may be selected from the following plant palettes:

<b>TREES</b>	
<b>Botanical Name</b>	<b>Common Name</b>
<i>Arbutus unedo</i>	Strawberry Tree
<i>Cercis occidentalis</i>	Western Redbud
<i>Eriobotrya japonica</i>	Loquat
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Rhapiolepis Majestic Beauty (Standard)</i>	India Hawthorne
<i>Rhus lancea</i>	African Sumac



**SIERRA BELLA SPECIFIC PLAN**

*Exhibit 5.3-18*  
**MANUFACTURED SLOPE TYPICAL**



NOT TO SCALE



<b>SHRUBS</b>	
<b>Botanical Name</b>	<b>Common Name</b>
<i>Agave attenuata</i>	Foxtail Agave
<i>Agave shawii</i>	Shaws Agave
<i>Aloe Vera</i>	Medicinal Aloe
<i>Aloe brevifolia</i>	NCN
<i>Anigozanthos flavidus</i>	Kangaroo paw
<i>Bougainvillea 'La Jolla'</i>	Bush Bougainvillea
<i>Convolvulus cneorum</i>	Bush Morning Glory
<i>Hesperaloe parviflora</i>	Red Yucca
<i>Kniphopia uvaria</i>	Red Hot Poker
<i>Lavandula dentata</i>	French Lavender
<i>Leucophyllum frutescens</i>	Texas ranger
<i>Nasella tenuissima</i>	Mexican Feather Grass
<i>Pyracantha species</i>	Firethorn
<i>Rosmarinus officinalis</i>	Rosemary
<i>Rhaphiolepis species</i>	India Hawthorne
<i>Santolina chamaecyparissus</i>	Santolina
<i>Salvia greggii</i>	Autumn Sage
<i>Teucrium fruticans</i>	Germander
<i>Westringia fruticosa</i>	Australian Rosemary

<b>GROUNDCOVERS</b>	
<b>Botanical Name</b>	<b>Common Name</b>
<i>Fragaria chiloensis</i>	Wild Strawberry
<i>Rosmarinus officinalis 'Prostratus'</i>	Trailing Rosemary
<i>Salvia sonomensis</i>	Creeping Sage
<i>Teucrium chamedrys</i>	Germander
<i>Trachelospermum asiaticum</i>	Asian Star Jasmine
<i>Verbena peruviana</i>	NCN

**2. Park/Entry and Open Space Guidelines and Plant Palette**

**General Guidelines:** Turf areas are to be limited to useable recreational spaces. Plants are WUCOLS Medium and Low water use plants from the following list:

<b>TREES</b>	
<b>Botanical Name</b>	<b>Common Name</b>
<i>Alnus cordata</i>	Italian Alder
<i>Arbutus unedo</i>	Strawberry Tree
<i>Citrus species</i>	Citrus
<i>Ginko biloba</i>	Maidenhair Tree
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Liquidamber styraciflua</i>	American Sweet Gum

<b>TREES</b>	
<b>Botanical Name</b>	<b>Common Name</b>
<i>Platanus racemosa</i>	California Sycamore
<i>Populus fremontii</i>	Western Cottonwood
<i>Prunus caroliniana</i>	Carolina Laurel Tree
<i>Quercus agrifolia</i>	Coast Live Oak
<i>Rhus lancea</i>	African Sumac

<b>SHRUBS</b>	
<b>Botanical Name</b>	<b>Common Name</b>
<i>Abelia x grandiflora</i>	Glossy abelia
<i>Agave attenuata</i>	Foxtail Agave
<i>Agave shawii</i>	Shaws Agave
<i>Aloe Vera</i>	Medicinal Aloe
<i>Aloe breviafolia</i>	NCN
<i>Alyogyne huegelii</i>	Blue Hibiscus
<i>Anigozanthos flavidus</i>	Kangaroo paw
<i>Bougainvillea 'La Jolla'</i>	Bush Bougainvillea
<i>Convolvulus cneorum</i>	Bush Morning Glory
<i>Hesperaloe parviflora</i>	Red Yucca
<i>Kniphopia uvaria</i>	Red Hot Poker
<i>Lavandula dentata</i>	French Lavender
<i>Lavandula stoechas</i>	Spanish Lavender
<i>Leucophyllum frutescens</i>	Texas ranger
<i>Leptopermum laevigatum</i>	Australian Tea Tree
<i>Nasella tenuissima</i>	Mexican Feather Grass
<i>Osmanthus fragrans</i>	Sweet Olive
<i>Pyracantha species</i>	Firethorn
<i>Rhaphiolepis species</i>	India Hawthorne
<i>Rosmarinus officinalis</i>	Rosemary
<i>Salvia gregii</i>	Autumn Sage
<i>Santolina chamaecyparissus</i>	Santolina
<i>Westringia fruticosa</i>	Australian Rosemary

<b>GROUNDCOVERS</b>	
<b>Botanical Name</b>	<b>Common Name</b>
<i>Pelargonium peltatum</i>	Ivy Geranium
<i>Rosmarinus officinalis 'Prostratus'</i>	Trailing Rosemary
<i>Salvia sonomensis</i>	Creeping Sage
<i>Teucrium chamaedrys</i>	Germander
<i>Trachelospermum jasminoides</i>	Star Jasmine
<i>Verbena peruviana</i>	NCN

**3. Manufactured Private Slopes and HOA Slopes Guidelines and Plant Palette**

**General Guidelines:** Permanently irrigated and planted per the City of Corona slope planting standard and Fuel Modification zone 2 standards for manufactured slopes with WUCOLS Low water use plants from the following lists:

<b>TREES</b>	
<b>Botanical Name</b>	<b>Common Name</b>
<i>Arbutus marina</i>	Marina arbutus
<i>Cercis occidentalis</i>	Western Red Bud
<i>Quercus agrifolia</i>	Coast Live Oak
<i>Heteromeles arbutifolia</i>	Toyon
<i>Prunus Illicifolia</i>	Carolina Laurel Tree
<i>Rhus lancea</i>	African Sumac

<b>SHRUBS</b>	
<b>Botanical Name</b>	<b>Common Name</b>
<i>Alyogyne heugelii</i>	Blue Hibiscus
<i>Arctostaphylos 'Sunset'</i>	Sunset Manzanita
<i>Bougainvillea 'La Jolla'</i>	Bush Bougainvillea
<i>Ceanothus 'Dark Star'</i>	Dark Star Ceanothus
<i>Convolvulus cneorum</i>	Bush Morning Glory
<i>Fremontodendron 'Ken Taylor'</i>	Flannel Bush
<i>Galvesia speciosa</i>	Island Bush Snap Dragon
<i>Iva hayesiana</i>	Poverty Weed
<i>Keckiella cordifolia</i>	Heart Leaved Penstemon
<i>Leptopermum laevigatum</i>	Australian Tea Tree
<i>Mahonia 'Golden Abundance'</i>	Golden Abundance Oregon Grape
<i>Pyracantha species</i>	Firethorn
<i>Salvia gregii</i>	Autumn Sage
<i>Westringia fruticosa</i>	Australian Rosemary

<b>GROUNDCOVERS</b>	
<b>Botanical Name</b>	<b>Common Name</b>
<i>Arctostaphylos 'Pacific Mist'</i>	Pacific Mist Manzanita
<i>Aster chilensis</i>	California Aster
<i>Bacharis pilularis 'Pigeon Point'</i>	Pigeon Point Coyote Bush
<i>Ceanothus 'Yankee Point'</i>	Yankee Point Ceanothus
<i>Rosmarinus officinalis 'Prostratus'</i>	Trailing Rosemary

**4. Invasives**

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in the table below to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

**PLANTS THAT SHOULD BE AVOIDED ADJACENT TO THE MSHCP  
CONSERVATION AREA**

<b>BOTANICAL NAME</b>	<b>COMMON NAME</b>
<i>Acacia spp. (all species)</i>	acacia
<i>Achillea millefolium</i>	var. millefolium common yarrow
<i>Ailanthus altissima</i>	tree of heaven
<i>Aptenia cordifolia</i>	red apple
<i>Arctotheca calendula</i>	cape weed
<i>Arctotis spp. (all species &amp; hybrids)</i>	African daisy
<i>Arundo donax</i>	giant reed or arundo grass
<i>Asphodelus fistulosus</i>	asphodel
<i>Atriplex glauca</i>	white saltbush
<i>Atriplex semibaccata</i>	Australian saltbush
<i>Carex spp. (all species*)</i>	sedge
<i>Carpobrotus chilensis</i>	ice plant
<i>Carpobrotus edulis</i>	sea fig
<i>Centranthus ruber</i>	red valerian
<i>Chrysanthemum coronarium</i>	annual chrysanthemum
<i>Cistus ladanifer</i>	(incl. hybrids/varieties) gum rockrose
<i>Cortaderia jubata [syn. C. Atacamensis]</i>	jubata grass, pampas grass
<i>Cortaderia dioica [syn. C. sellowana]</i>	pampas grass
<i>Cotoneaster spp. (all species)</i>	cotoneaster
<i>Cynodon dactylon</i>	(incl. hybrids varieties) Bermuda grass
<i>Cyperus spp. (all species*)</i>	nutsedge, umbrella plant
<i>Cytisus spp. (all species)</i>	broom
<i>Delosperma 'Alba'</i>	white trailing ice plant
<i>Dimorphotheca spp. (all species)</i>	African daisy, Cape marigold
<i>Drosanthemum floribundum</i>	rosea ice plant
<i>Drosanthemum hispidum</i>	purple ice plant
<i>Eichhornia crassipes</i>	water hyacinth
<i>Elaeagnus angustifolia</i>	Russian olive
<i>Eucalyptus spp. (all species)</i>	eucalyptus or gum tree

<b>BOTANICAL NAME</b>	<b>COMMON NAME</b>
<i>Eupatorium coelestinum</i> [syn. <i>Ageratina</i> sp.]	mist flower
<i>Festuca arundinacea</i>	tall fescue
<i>Festuca rubra</i>	creeping red fescue
<i>Foeniculum vulgare</i>	sweet fennel
<i>Fraxinus uhdei</i>	(and cultivars) evergreen ash, shamel ash
<i>Gaura</i> (spp.) (all species)	gaura
<i>Gazania</i> spp. (all species & hybrids)	gazania
<i>Genista</i> spp. (all species)	broom
<i>Hedera canariensis</i>	Algerian ivy
<i>Hedera helix</i>	English ivy
<i>Hypericum</i> spp. (all species)	St. John's Wort
<i>Ipomoea acuminata</i>	Mexican morning glory
<i>Lampranthus spectabilis</i>	trailing ice plant
<i>Lantana camara</i>	common garden lantana
<i>Lantana montevidensis</i> [syn. <i>L. sellowiana</i> ]	lantana
<i>Limonium perezii</i>	sea lavender
<i>Linaria bipartita</i>	toadflax
<i>Lolium multiflorum</i>	Italian ryegrass
<i>Lolium perenne</i>	perennial ryegrass
<i>Lonicera japonica</i>	(incl. 'Halliana') Japanese honeysuckle
<i>Lotus corniculatus</i>	birdsfoot trefoil
<i>Lupinus arboreus</i>	yellow bush lupine
<i>Lupinus texanus</i>	Texas blue bonnets
<i>Malephora crocea</i>	ice plant
<i>Malephora luteola</i>	ice plant
<i>Mesembryanthemum nodiflorum</i>	little ice plant
<i>Myoporum laetum</i>	myoporum
<i>Myoporum pacificum</i>	shiny myoproum
<i>Myoporum parvifolium</i>	(incl. 'Prostratum') ground cover myoporum
<i>Oenothera berlandieri</i>	Mexican evening primrose
<i>Olea europea</i>	European olive tree
<i>Opuntia ficus-indica</i>	Indian fig
<i>Osteospermum</i> spp. (all species)	trailing African daisy, African daisy,
<i>Oxalis pes-caprae</i>	Bermuda buttercup
<i>Parkinsonia aculeata</i>	Mexican palo verde
<i>Pennisetum clandestinum</i>	Kikuyu grass
<i>Pennisetum setaceum</i>	fountain grass
<i>Phoenix canariensis</i>	Canary Island date palm
<i>Phoenix dactylifera</i>	date palm
<i>Plumbago auriculata</i>	cape plumbago
<i>Polygonum</i> spp. (all species)	knotweed
<i>Populus nigra</i> 'italica	'Lombardy poplar

BOTANICAL NAME	COMMON NAME
<i>Prosopis spp. (all species*)</i>	mesquite
<i>Ricinus communis</i>	castorbean
<i>Robinia pseudoacacia</i>	black locust
<i>Rubus procerus</i>	Himalayan blackberry
<i>Sapium sebiferum</i>	Chinese tallow tree
<i>Saponaria officinalis</i>	bouncing bet, soapwort
<i>Schinus molle</i>	Peruvian pepper tree, California pepper
<i>Schinus terebinthifolius</i>	Brazilian pepper tree
<i>Spartium junceum</i>	Spanish broom
<i>Tamarix spp. (all species)</i>	tamarisk, salt cedar
<i>Trifolium fragiferum</i>	strawberry clover
<i>Tropaeolum majus</i>	garden nasturtium
<i>Ulex europaeus</i>	prickly broom
<i>Vinca major</i>	periwinkle
<i>Yucca gloriosa</i>	Spanish dagger
<p>An asterisk (*) indicates some native species of the genera exist that may be appropriate.</p> <p>Sources: California Exotic Pest Plant Council, United States Department of Agriculture-Division of Plant Health and Pest Prevention Services, California Native Plant Society, Fremontia Vol. 26 No. 4, October 1998, The Jepson Manual; Higher Plants of California, and County of San Diego-Department of Agriculture.</p>	

**5.3.7 IRRIGATION SYSTEM STANDARDS**

All public, Homeowner’s Association, and private front yard landscapes shall have automatic irrigation systems installed. These systems shall provide irrigation to landscapes in a safe and efficient manner. All irrigation installations shall conform to all applicable City of Corona standards.

1. Systems shall employ permanent automatic controllers and below grade supply lines.
2. All systems should be designed so that areas of separate maintenance responsibility can be controlled independently to the extent practical.
3. Systems should use low precipitation rate spray heads, laid out and selected to minimize water waste due to over-spray or airborne misting, and designed to adjust water output to water use requirements of plant material to the extend practical.
4. Controller valves, check valves or anti-drain valves shall be used on long irrigation lines to minimize erosion and uncontrolled runoff due to line breakage.
5. Very low water use irrigations systems such as drip, bubbler, and micro-spray should be used in all areas except for turf.
6. Irrigation systems shall comply with all appropriate City of Corona codes and regulations.

### **5.3.8 PERIMETER WALLS AND FENCES**

#### **1. Community Walls and Fencing Concept**

The Sierra Bella Specific Plan includes fence and wall selections to promote the community concept while providing an aesthetically pleasing buffer to adjacent property owners. The Conceptual Wall and Fence Plan (Exhibit 5.3-19) has specified locations for various types of walls and fences throughout the community. Exhibit 5.3-20 depicts a fire access and Exhibit 5.3-21 depicts a maintenance gate elevation.

The design concept for the perimeter walls and fencing is summarized by the following: Each property will be bounded by a masonry wall where sound attenuation and privacy is desired. Where views are to be preserved, view fencing will be installed. Exhibit 5.3-22 depicts a typical View Fence Sightline. The location of the view fencing shall be installed in accordance with the City's standards.

Pilasters shall be installed only at street facing walls as indicated in the plan. All gates shall conform to City Standards and building codes. Wall heights may be as low as 5'-6" and no higher than 6 feet as measured from the adjacent property. View fences shall be 5 feet in height. All walls and fences shall meet the minimum standards for the construction of pools and spas.

Wall materials: The masonry walls shall be constructed of slump block units as manufactured by Orco Block with a buff colored slurry applied over the surface to provide a textured, rusticated appearance. See Exhibit 5.3-23, Community Wall and Fence Elevations. All masonry walls will be capped with slump block masonry units also by Orco Block. Community Block Walls, per the Conceptual Wall and Fence Plan, shall be capped with a tumbled, rusticated, buff colored brick in soldier course to match the pilasters.

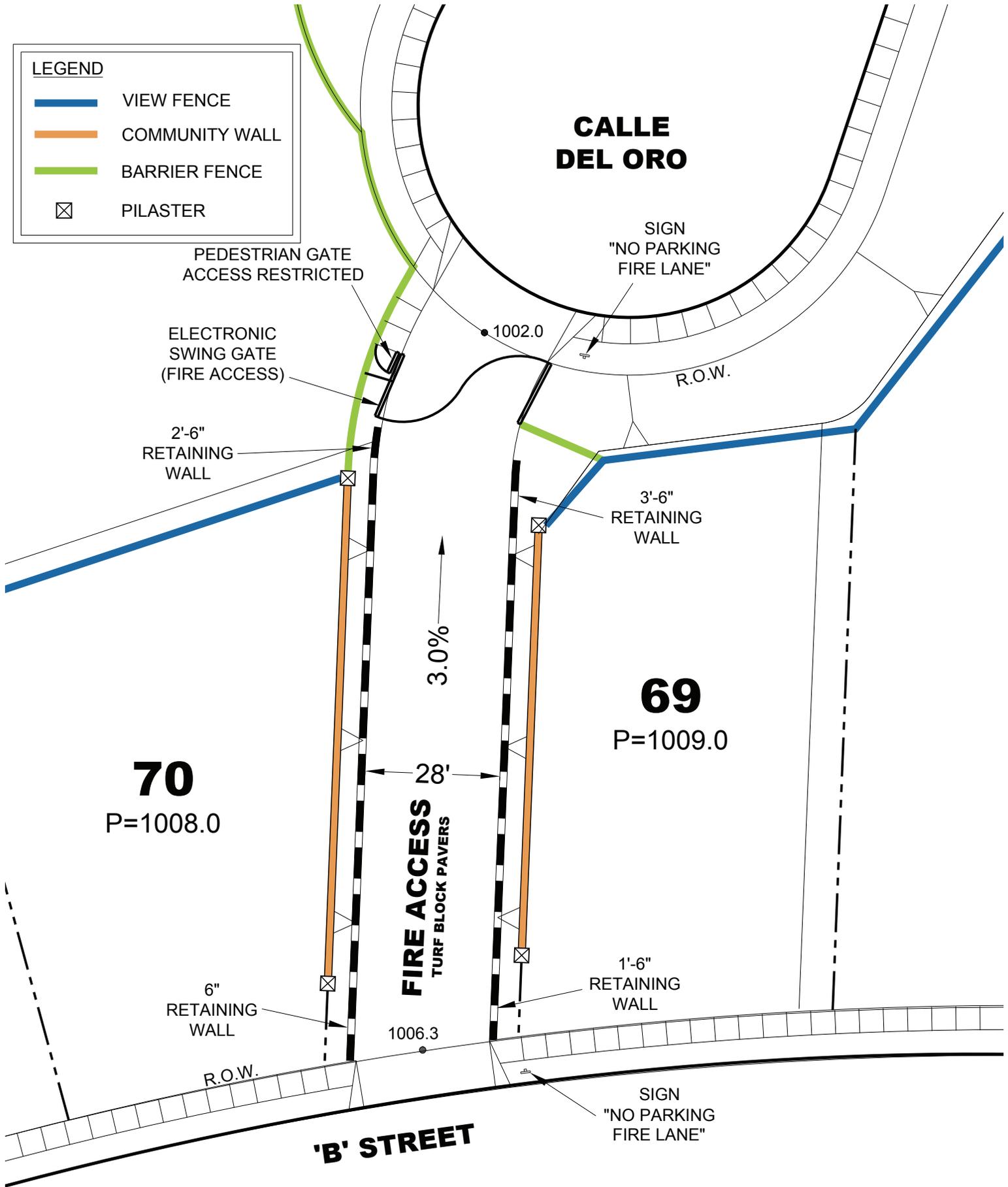
Pilaster materials: The pilasters shall be masonry with a cultured stone veneer as manufactured by El Dorado. The veneer shall be applied to all exposed surfaces of the pilasters. The pilaster shall be capped with a tumbled, rusticated, buff colored brick in soldier course.

View Fencing Materials: The view fencing shall be a continuous, black powder coated tubular steel fence. View fencing for interior lots is allowed if a minimum elevation difference of 20 feet is provided between pad elevations of adjacent lots. If a combination masonry wall and view fence becomes necessary due to grading requirements, etc. then the view fence shall still be a minimum height of 5 feet.



**LEGEND**

- VIEW FENCE
- COMMUNITY WALL
- BARRIER FENCE
- ⊠ PILASTER



**SIERRA BELLA SPECIFIC PLAN**

*Exhibit 5.3-20*  
**FIRE ACCESS EXHIBIT**

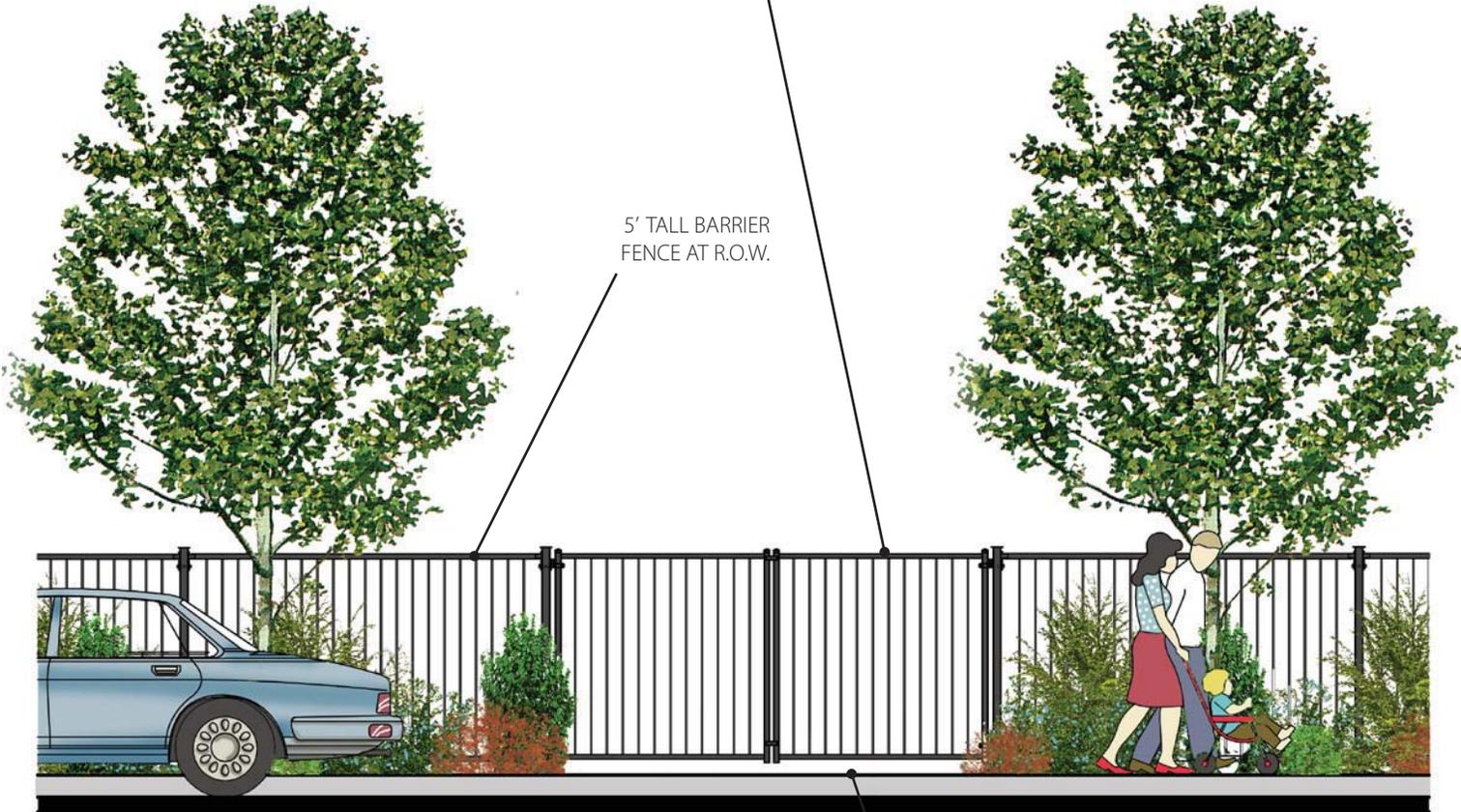


NOT TO SCALE

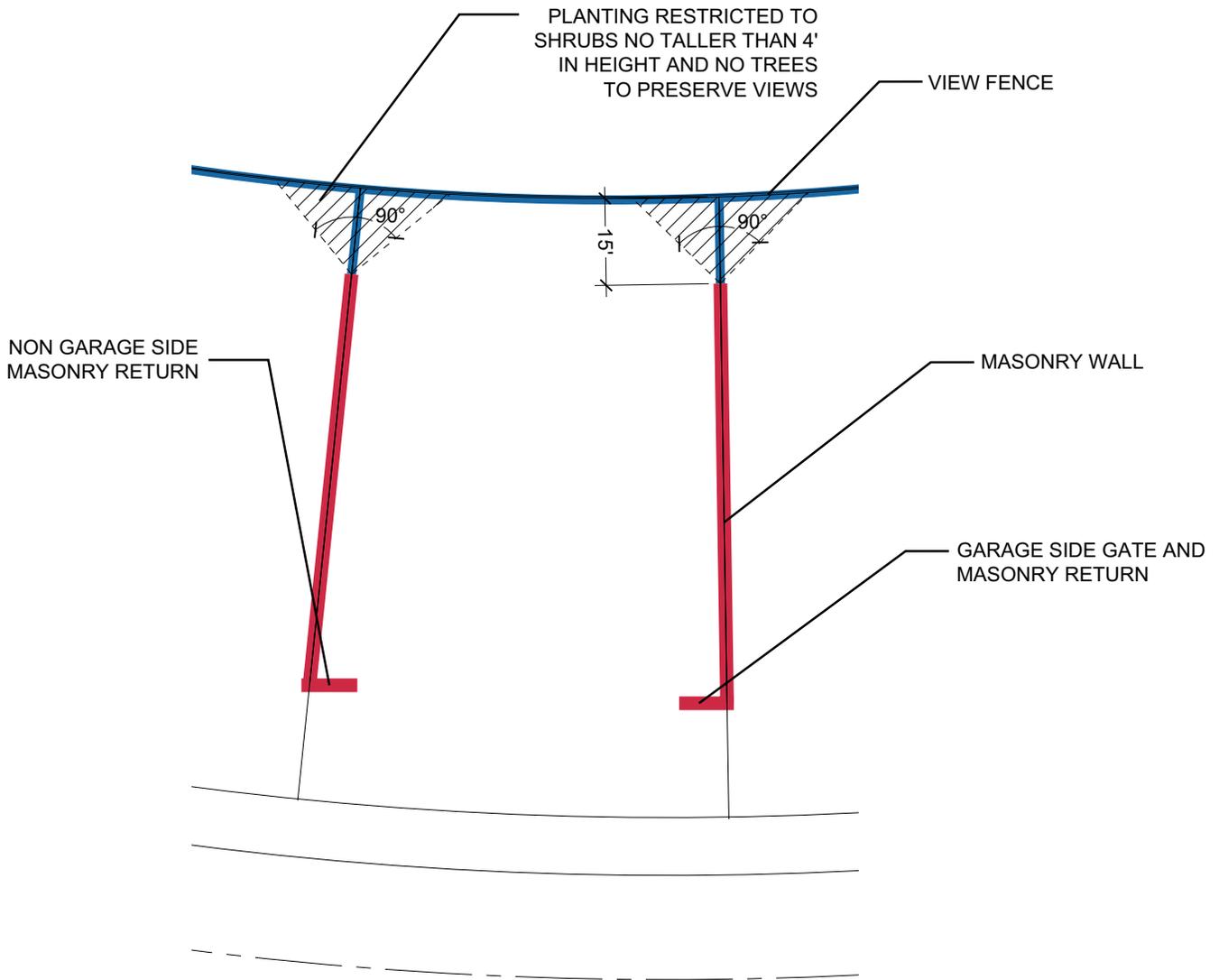


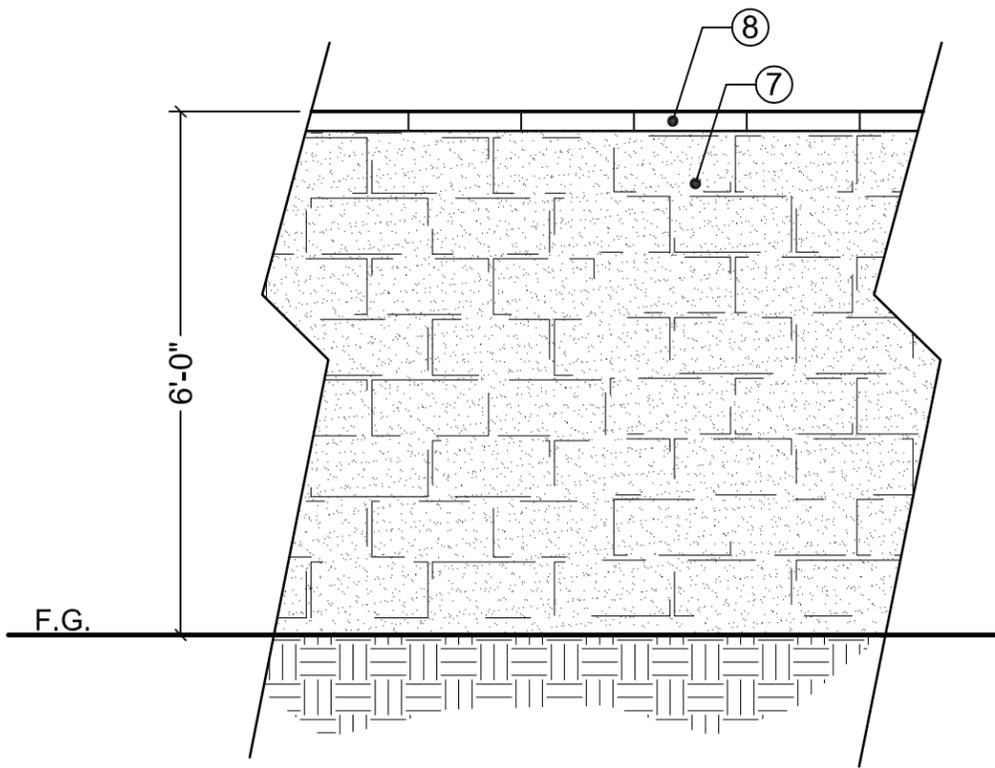
12' WIDE VEHICULAR  
MAINTENANCE GATE TO  
MANUFACTURED SLOPE

5' TALL BARRIER  
FENCE AT R.O.W.

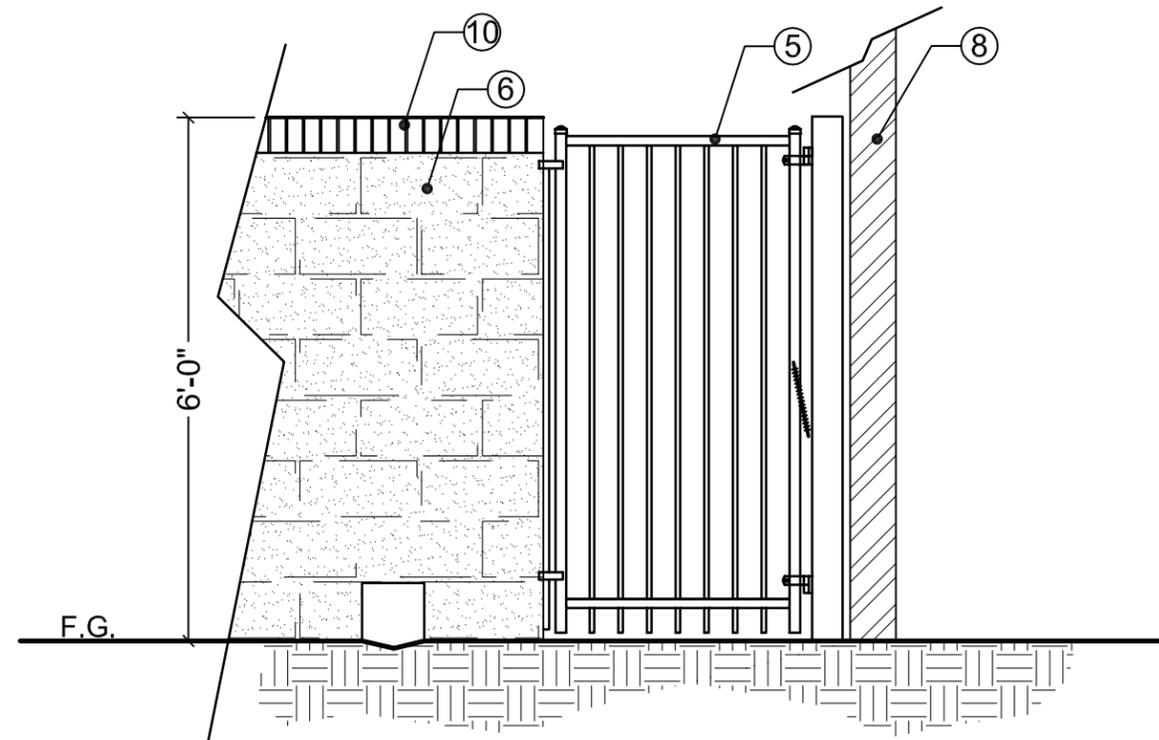


DRIVABLE SURFACE  
LEADING TO GATE





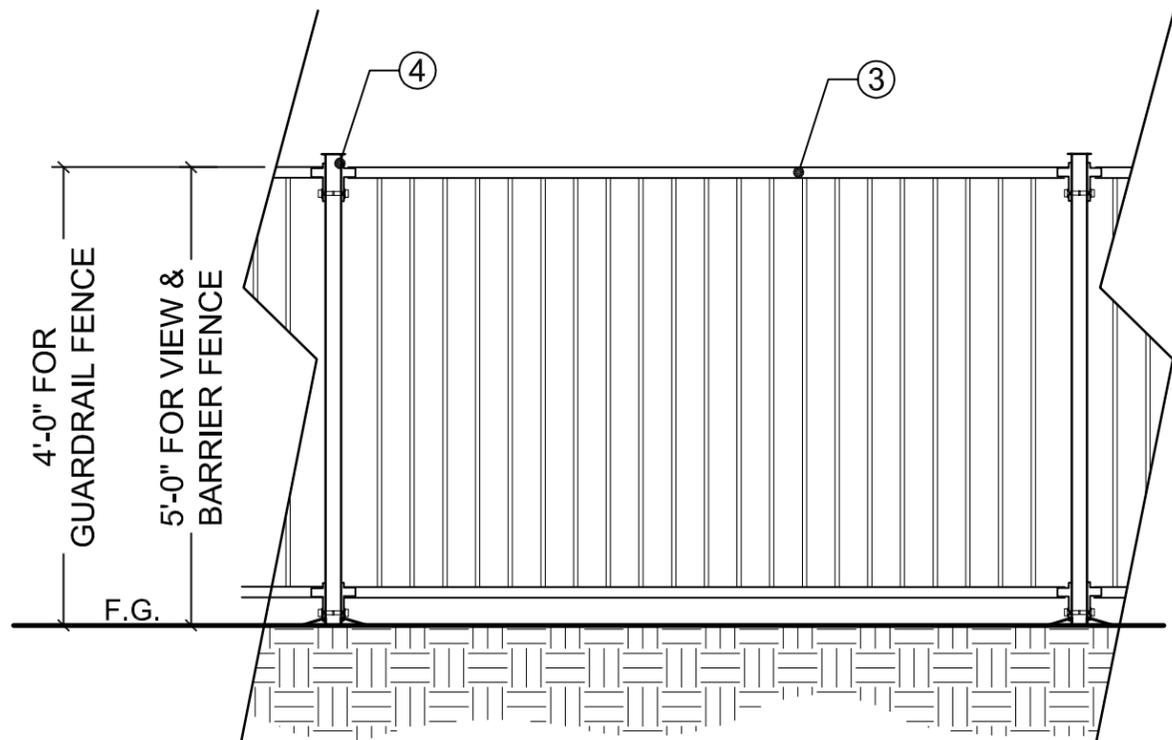
**MASONRY WALL**



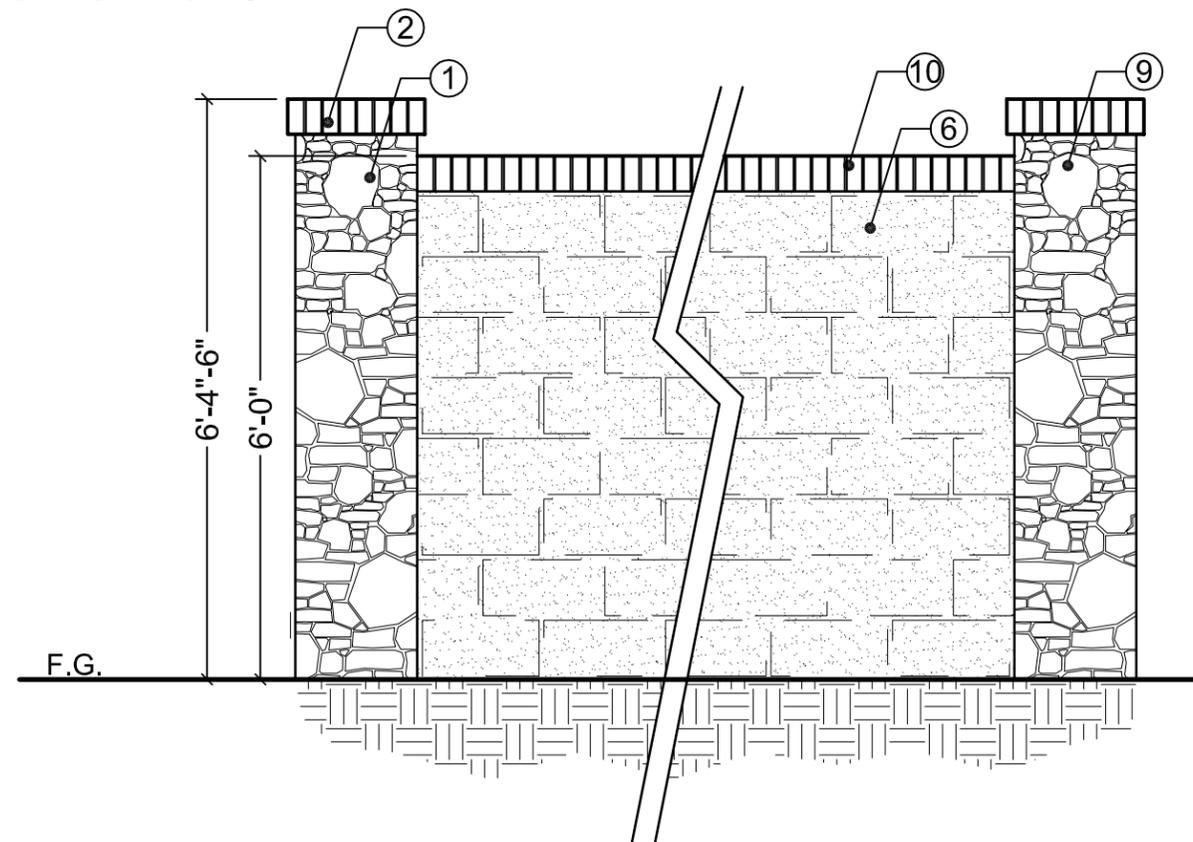
**RETURN GATE 3' WIDE**

**LEGEND**

1. 16" SQUARE STONE CLAD PILASTER
2. TUMBLED BRICK PILASTER CAP W/ 1" OVERHANG
3. TUBE STEEL FENCE POWDER COATED BLACK
4. TUBE STEEL POST @ 8' ON CENTER
5. 3' WIDE TUBE STEEL GATE POWDER COATED BLACK
6. SLUMP STONE MASONRY WALL W/ SLURRY FINISH
7. SLUMP STONE MASONRY WALL
8. SLUMP STONE WALL CAP W/ 1" OVERHANG
9. PILASTERS TO BE LOCATED AT STREET FACING SIDEYARD CORNER RETURN WALLS AND PROPERTY LINES.
10. TUMBLED BRICK WALL CAP W/ 1" OVERHANG
11. BUILDING WALL



**VIEW FENCE, BARRIER FENCE, AND GUARDRAIL FENCE**



**COMMUNITY WALL**

## **5.4 FUEL MODIFICATION**

### **5.4.1 PLANNING AREA 1**

Fuel Modification for Planning Area 1 shall be pursuant to the requirements of the Conceptual Fire Protection Plan prepared by Firewise 2000, dated August 6, 2012 (revised September 27, 2012).

In summary the Plan provides for two fuel treatment zones; Irrigated Zone 1 and Thinning Zone 2. Irrigated Zone 1 (approximately 30 feet) contains the area maintained by the lot owner (Zone 1A) and common areas maintained by the homeowners association. Irrigated Zone 1A shall be free of all combustible construction and materials. It includes the entire residential lot and is measured from the exterior walls of the structure, or an accessory structure within 10 feet of a habitable structure. It provides the best protection against the high radiant head produced by a wildfire and also provides a generally open area in which fire suppression forces can operate during wildfire events. Irrigated Zone 1B contain the common areas where the homeowners association maintains the landscape.

Thinning Zone 2 is a transition area between the strict requirements of Irrigated Zones 1A and 1B and the undisturbed native vegetation. Zone 2 is a non-irrigated zone of between 70 and 120 feet in width beginning at the outer edge of Irrigated Zone 1. Thinning zones are utilized to reduce the fuel load of a wildland area adjacent to urban projects thereby reducing the radiant and convective heat of wildland fires. The intent is to achieve and maintain an overall 50 percent reduction of the canopy cover spacing and a 50 percent reduction of the original fuel loading by reducing the fuel in each remaining shrub or tree without substantially decreasing the canopy cover or the removal of tree holding root systems. Contour foot access trails, concrete drainage structures or roadways should be provided to aid in annual maintenance of these common areas.

### **5.4.2 PLANNING AREA 2**

Fuel Modification for Planning Area 2 shall be pursuant to the requirements of the Conceptual Fuel Modification Zone Plan prepared by Firewise 2000, dated November 9, 2004.

## **6.1 INTRODUCTION**

The Specific Plan, when adopted as a City Ordinance, serves both a planning function and regulatory function. It is the vehicle by which the General Plan is implemented with regards to the Sierra Bella property. The Specific Plan also contains all applicable land use regulations and will thus constitute the zoning for all Sierra Bella property. In addition, general administration rules are specified to properly relate the Specific Plan to the provisions within the Corona Municipal Code.

Implementation of the proposed land uses shall be through approved Subdivision Map Act procedures, Precise Plans and Site Development Plan Review.

Should future economic or development conditions make it desirable to amend this Specific Plan, the procedures described in Section 6.8 shall govern such amendments.

If there is a conflict found between this Specific Plan and the City's Municipal Codes, the contents of this Specific Plan shall prevail.

## **6.2 INFRASTRUCTURE FINANCING**

The Sierra Bella Planned Community will participate in Public Financing Programs as established by state law, city ordinances, and conditions of approval.

Basic funding approaches include:

1. Assessment Districts – Per the Municipal Improvement Act of 1913, an Assessment District can be created for construction or the acquisition of a wide variety of public improvements; or
2. Community Facilities Districts – The Mello Roos Community Facilities Act of 1982 allows a public agency to form a Community Facilities District (CFD) to provide public services and improvements.

Public improvements and impact fees which may be financed in this manner include:

1. Water and sewer facilities;
2. Community reservoir, booster stations and pressure reducing stations;
3. Collector roadways, including landscaping, lighting and signs;
4. Park improvements;
5. Emergency communications and/or public safety facilities;
6. Storm drains, drainage channels, and debris basins; and
7. Telephone, gas, electric and cable television facilities located within the public right-of-way.

Any improvement expenses required by the City of Corona incurred by the developer, but which exceed the developer's proportional responsibility or fair share of such expenses, may be reimbursed to the developer through a mutually agreeable mechanism.

### **6.3 MAINTENANCE AND OPERATIONS**

The Specific Plan recognizes three categories of maintenance responsibility which are described below.

#### **6.3.1 PRIVATE MAINTENANCE**

The land within the private residential lots of Sierra Bella falls into this maintenance category. The individual private property owner is responsible for designated private maintenance areas.

#### **6.3.2 LOCAL AGENCY MAINTENANCE**

This category describes publicly-owned sites. The public agency which owns the property shall be responsible for its maintenance. Maintenance of the water reservoir, emergency communication facility and the park site will be the responsibility of the City of Corona upon dedication by the developer.

#### **6.3.3 HOMEOWNER'S ASSOCIATION (HOA)**

For areas designated by this category, maintenance shall be the responsibility of the Project's Homeowner's Association (HOA). Areas within the HOA shall be separate lots or landscape easements. The HOA will be responsible for the following improvements:

1. Landscaping located at the project entry and special landscape areas;
2. Fuel Modification Zones; and
3. Major slopes.

### **6.4 DEVELOPMENT APPLICATIONS**

All proposed projects shall first be submitted for Development Plan Review, per Chapter 17.102 of the Corona Municipal Code.

All recreation and residential land use projects shall meet the appropriate Precise Plan application requirements and standards and Conditions of Approval.

All uses classified by this plan as conditional uses shall require a Conditional Use Permit, per Chapter 17.92 of the Corona Municipal Code.

### **6.5 PRECISE PLANS**

#### **6.5.1 PROCESSING**

A Precise Plan shall be prepared, submitted and approved for all residential development. Precise Plans shall be consistent with the intent and objectives of this Specific Plan and no building permits shall be issued for such developments until the Precise Plan is approved by the Planning Commission.

### **6.5.2 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 and per the findings of Corona Municipal Code Section 17.91.070:

1. The land area and dimensions of the project shall not be less than the lot area requirements established by the district designation.
2. All public open spaces shall be provided with all required on-site and off-site improvements in accordance with the current City policy.
3. Conditions to ensure maintenance of any proposed common areas shall be included to the satisfaction of the City of Corona.
4. Architectural design shall be consistent with the Section 5 Design Guidelines and the City of Corona Residential Design Guidelines.

### **6.5.3 REQUIRED ACTION**

1. Prior to filing of an application for projects requiring Precise Plan approval, the developer shall submit plans to the Planning Department for Development Plan Review following the provisions of the Corona Municipal Code, Chapter 17.102.
2. The Planning Commission shall approve, conditionally approve, or deny all Precise Plans submitted for approval.
3. Any Precise Plan project shall be developed subject to all conditions imposed as part of approval of the Precise Plan. The Planning Director may approve or conditionally approve minor adjustments provided such adjustments are in substantial compliance with Planning Commission approval.

### **6.5.4 CONDITIONS OF APPROVAL**

Any Precise Plan units shall address the following conditions:

1. 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.
2. 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.
3. The Planning Commission may require other reasonable conditions, which 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.
4. 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.

## **6.6 SUBDIVISIONS**

### **6.6.1 GENERAL APPLICATION**

The provisions of this Section shall be used for processing subdivisions in the Sierra Bella Specific Plan. Standards which are not addressed in this section shall be governed by Title 16, Subdivision Ordinance, City of Corona. Modifications to these and other Title 16 standards may be applied for in accordance with Corona Municipal Code Chapter 16.32.

1. The applicant shall prepare a home buyer notification package which contains a description and accompanying maps showing the adopted land use plans for the Sierra Bella Specific Plan and surrounding areas. Each homeowner will be required to affirm, by signature, their awareness of the existing surrounding land uses and future development plans within the Specific Plan area. The contents of the notification package shall be reviewed and approved by the Planning Director prior to recordation of the first builder tract map.
2. Subdivision maps of all residential areas require approval of a Precise Plan application, prior to the issuance of permits for a precise grading plan and building plan.

### **6.6.2 DESIGN STANDARDS**

1. Cul-de-Sacs – Cul-de-sac streets shall be designed in compliance with the City of Corona Road Design Criteria Guidelines, except that frontages on a cul-de-sac and knuckle may be allowed a minimum width of 35 feet at curb line prolongations. Where such conditions are proposed, the City reserves the right to review the entire cul-de-sac street scene for adequate on-street parking of at least one space per unit. All other cul-de-sac variations must be approved by the Board of Zoning Adjustment per Section 17.98.070 of the Corona Municipal Code.
2. Residential Flag Lots – are allowed and shall be reviewed for approval in conjunction with Tentative Subdivision Map review. The following design requirements shall apply:
  - a. Minimum flag lot street frontage shall be 20 feet.
  - b. No more than two flag lots shall be located adjacent to one another.
  - c. Adequate lot area must exist to permit a vehicular turn-around area.

**6.7 GENERAL ADMINISTRATION/PLANNING COMMISSION HEARINGS**

A public hearing on all Precise Plan applications shall be held in accordance with the provisions of Chapter 17.91, Precise Plans, of the Corona Municipal Code. The Planning Commission may approve, modify, conditionally approve or deny said application.

**6.7.1 EFFECTIVE DATE**

1. No Precise Plan approval granted or authorized by the Commission, as provided in this section, shall become effective until the next regular City Council meeting after the date of the resolution granting approval in order to verify the absence of an appeal.
2. All decisions of the Planning Commission concerning the merits of the applications shall be final unless appealed within the time period prescribed in Section 17.91.100 of the Corona Municipal Code or unless the City Council initiates a review thereof.

**6.7.2 EXTENSIONS**

Extensions of time for any Precise Plan or Conditional Use Permit shall be determined by the Planning Commission. Extensions of time for any tentative subdivision map shall be determined by the City Council.

Extensions shall not be considered unless a letter specifying the following information is received by the Planning Director before the date on which the approval expires:

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

**6.7.3 PERFORMANCE STANDARDS**

All development within this Specific Plan shall comply with the performance standards of Section 17.84 of the Corona Municipal Code unless superseded by standards prescribed in this Specific Plan.

**6.7.4 ADMINISTRATION AND ENFORCEMENT**

The Sierra Bella Specific Plan shall be administered and enforced according to Section 17.108 of the Corona Municipal Code.

**6.7.5 VARIANCES**

The provisions of Chapter 17.96 of the Corona Municipal Code shall be followed for any variance requested in the Sierra Bella Specific Plan. Such variances, if sought, shall not constitute an amendment to this Specific Plan. Minor variances shall follow the provisions set forth in Section 17.99.060 of the City's Municipal Code.

### **6.7.6 BUILDING PERMIT SUBMITTALS**

Submittal packets for the issuance of building permits shall include, among other plans, architectural plans, fence/wall plans, landscape and slope treatment plans and/or irrigation systems where required. Also in affected areas, fuel modification plans shall be submitted.

### **6.7.7 LANDSCAPE PLANS**

Conceptual or preliminary landscape plans shall be submitted with Precise Plan or Design Review applications. Landscape plans, prepared by a licensed landscape architect, for any CFD area shall be submitted along with the first submittal of street improvement and grading plans to the Public Works Department and Parks and Recreation Department for review and approval. However, all other landscape plans shall be submitted and approved prior to building permit.

### **6.8 SPECIFIC PLAN AMENDMENTS**

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, as described in Section 17.53.110 of the Corona Municipal Code. The City's standard environmental review procedures shall be followed.
2. Administrative Actions – Certain minor changes to provisions in the Specific Plan may be made administratively by the Planning Director, subject to appeal to the Planning Commission and subsequently, the City Council. Such amendments do not require additional environmental review. These changes include but are not limited to:
  - a. The addition of new information to the Specific Plan maps or text that does not change the effect of any concepts or regulations.
  - b. Changes to the community infrastructure, such as drainage, streets, water, and sewer systems which do not have the effect of increasing or decreasing development capacity in the Specific Plan area, nor change the concepts of the Specific Plan.
  - c. Boundary adjustments, easement locations, and minor design feature changes.
  - d. Minor land use district boundary adjustments.
  - e. Land use area acreage adjustments for acreages shown on Table 1 by no more than ten percent of the affected area.
  - f. Adjustments to the Fuel Management Program, as described in Section 5.4.
  - g. Other items determined to be appropriate by the Planning Director.

## **7.1 RELATIONSHIP TO THE GENERAL PLAN**

The City of Corona's planning process is based upon a set of adopted goals included in the City's General Plan. This section outlines the City's General Plan goals that pertain to Sierra Bella and describes how the Specific Plan implements those goals. The Goals of the City of Corona General Plan are stated below, followed by how they are implemented with the Sierra Bella Specific Plan (as shown in **bold type**).

## **7.2 LAND USE GOALS**

### **General Plan Goal 1.1:**

A community that contains a diversity of land uses that supports 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.

#### **Sierra Bella Implementation**

**Sierra Bella provides for 249 single-family detached homes and a public park that will contain additional recreational opportunities to the neighborhood. A fiscal analysis has been prepared that demonstrates the project will not be a drain on City resources. Infrastructure improvements will be made as part of the project, and will be financed by the project.**

### **General Plan Goal 1.2:**

A cohesive and integrated City comprised of distinct and vital commercial and business districts and livable residential neighborhoods, which are correlated with supporting transportation and utility infrastructure and sustain natural open spaces, hillsides, and canyons.

#### **Sierra Bella Implementation**

**Sierra Bella provides a unique hillside residential neighborhood and supporting infrastructure and preserves 62 percent of the natural open space, hillsides, and canyons within the project boundary.**

### **General Plan Goal 1.3:**

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

#### **Sierra Bella Implementation**

**Sierra Bella is located adjacent to existing single-family and multi-family neighborhoods and retains over 62 percent of the site in natural open space.**

**General Plan 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.

**Sierra Bella Implementation**

**Sierra Bella is a gated neighborhood that will provide unique housing opportunities for the City. These homes will have quality views of the City and natural surrounding area.**

**General Plan 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.

**Sierra Bella Implementation**

**The lot sizes within Sierra Bella offer a variety of single-family residential opportunities in an environment that provides passive recreational opportunities for residents.**

**General Plan Goal 1.9:**

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

**Sierra Bella Implementation**

**Sierra Bella adjoins with the Sierra del Oro community and provides single-family lots that are consistent to those adjacent to the project**

**General Plan Goal 1.10:**

Development of low-density residential neighborhoods in areas on the City's southern periphery that preserve the rural and open space character of their setting.

**Sierra Bella Implementation**

**Sierra Bella provides single family homes at a density of less than one unit per acre. The units are clustered on the low lying ridges, preserving the steeper areas and canyons as open space.**

**General Plan 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.

**Sierra Bella Implementation**

**Sierra Bella provides over 62 percent natural open space and preserves the southern and western portion of the site, which contains sensitive vegetation and possible wildlife movement linkages.**

**General Plan Goal 1.23:**

An expanded City that encompasses adjoining lands in unincorporated County areas whose types, patterns, and intensities of use complement existing development within the City, reflect

their natural environmental setting, and contribute sufficient revenue to maintain the City's fiscal balance.

**Sierra Bella Implementation**

**Sierra Bella has been annexed to the City as part of the Specific Plan process. The site is adjacent to the Sierra del Oro community and provides housing opportunities similar to that offered in the adjoining community. A fiscal report has been prepared that demonstrates the project will not negatively impact the City's fiscal resources.**

**7.3 COMMUNITY DESIGN**

**General Plan 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.

**Sierra Bella Implementation**

**The Sierra Bella Specific Plan contains architectural and landscape Design Guidelines to ensure attractive and high quality neighborhoods.**

**7.4 HOUSING**

**General Plan 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.

**Sierra Bella Implementation**

**The Sierra Bella Specific Plan promotes single-family residential development in a unique hillside setting providing views unlike any in the City.**

**7.5 ECONOMIC DEVELOPMENT**

**General Plan 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.

**Sierra Bella Implementation**

**The fiscal analysis for Sierra Bella demonstrates the project does not negatively impact the City's revenue base, and actually provides additional revenue to the existing Lighting and Landscape Maintenance District in the area as well as additional revenue that will be received from property taxes.**

## **7.6 CIRCULATION**

### **General Plan 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.

#### **Sierra Bella Implementation**

**The Sierra Bella Circulation System is designed with private, local residential streets that provide sufficient circulation for residents and emergency personnel.**

## **7.7 INFRASTRUCTURE AND UTILITIES**

### **General Plan 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.

#### **Sierra Bella Implementation**

**Sierra Bella proposes a water supply system that will be integrated with the existing facilities in the area.**

### **General Plan Goal 7.2:**

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

#### **Sierra Bella Implementation**

**The Sierra Bella Landscape Guidelines proposes the use of drip irrigation for the manufactured slopes. This irrigation technique reduces water consumption by eliminating unnecessary runoff. The project also provides a reclaimed water system, reducing the need for potable water.**

### **General Plan Goal 7.3:**

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

#### **Sierra Bella Implementation**

**Infrastructure improvements within Sierra Bella will be provided by the developer of the project.**

### **General Plan 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.

#### **Sierra Bella Implementation**

**Sierra Bella will provide drainage inlets to intercept undeveloped runoff, catch basins within roadways to intercept runoff within streets, and storm drain structures, pipes, and outlet facilities which will be designed to slow velocity into existing canyons or into existing inlet facilities.**

## **7.8 PARKS, SCHOOLS, AND LIBRARIES**

### **General Plan 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.

#### **Sierra Bella Implementation**

**Sierra Bella provides a 2.7-acre public park located off of Green River Road. Proposed facilities include a basketball court, a tot lot, a picnic shelter, and a restroom facility. Furthermore, the project has on-site passive recreational amenities for the residents of Sierra Bella that include kiosks, an overlook, and benches.**

### **General Plan Goal 8.3:**

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

#### **Sierra Bella Implementation**

**Sierra Bella provides a 2.7-acre public park located off of Green River Road. Proposed facilities include a basketball court, a tot lot, a picnic shelter, and a restroom facility.**

### **General Plan Goal 8.11:**

Incorporate features in parks that celebrate the community's historical, natural, and agricultural heritage.

#### **Sierra Bella Implementation**

**The Sierra Bella Public Park is adjacent to the entrance to the Sierra Bella residential community.**

## **7.9 POLICE AND FIRE SERVICES**

### **General Plan Goal 9.4:**

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

#### **Sierra Bella Implementation**

**Sierra Bella has been designed to assure public safety for its residents, and the adjacent residents. The Conceptual Fire Protection Plan was prepared by Firewise 2000 and the requirements have been included in the Sierra Bella Specific Plan.**

**7.10 ENVIRONMENTAL RESOURCES**

**General Plan Goal 10.22:**

Develop and implement land use controls that preserve significant visual resources from potential loss or disruption.

**Sierra Bella Implementation**

**The Sierra Bella Specific Plan preserves 62 percent of the total site area in natural open space.**

No.	Sierra Bella Specific Plan EIR Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
	<b>Geology and Soils</b>					
2-1	During grading, all recommendations of PSE relative to slope stability and geotechnical constraints shall be implemented to the satisfaction of the City Engineer. All recommendations outlined in their investigation shall be implemented, to the extent they are not modified by more recent investigation or specific measures outlined below, in which case, recommendations shall be implemented as modified. The recommendations also include post construction measures, such as irrigation restrictions, which ensure that slope stability is not jeopardized by overwatering and eventual saturation. Post construction measures which are NOT temporary in nature shall be incorporated into the Home Owners Association as permanent requirements of private and HOA slope maintenance.	Implement PSE guidelines during grading  Implement ongoing activities as recommended	City Inspectors verify grading vs. plans and PSE report  City inspectors verify HOA implementation	During grading  Infrequent or as requested	Public Works Engineer  Public Works Engineer	
2-2	Prior to issuance of a construction permit, in order to confirm the gross stability of the natural and proposed cut slopes, additional borings shall be conducted at the grading plan review stage, and detailed geologic mapping shall be performed during grading to demonstrate that these conditions are prevalent throughout the site, and to identify localized slopes areas that may require remediation.	Provide additional geotechnical studies as needed to demonstrate stability	City approves additional studies at the time of plan check review of construction plans	Prior to issuance of a building permit or as needed during construction	Public Works Engineer	
2-3	During the grading plan review stage, detailed in-grading geological mapping shall be conducted to address slope stability, seepage out of adjacent slopes, impacts to any perched ground water (deep canyon-bottom systems), and other issues such as percolation rates. This analysis shall be presented to the <del>County's Environmental Health Services Department (Department)</del> and City's Public Works Department, and the Applicant shall consult with the Department to ensure that any concerns they have regarding slope stability are appropriately remediated. Such remediation must be identified and addressed prior to issuance of <del>grading</del> building permits. <b>(modifications per FEIR Chapter 4)</b>	Provide additional geotechnical studies as needed to demonstrate stability	City approves additional studies at the time of plan check review of construction plans	Prior to issuance of a building permit or as needed during construction	Public Works Engineer	

**SIERRA BELLA  
SPECIFIC PLAN**

**8. MITIGATION MONITORING  
AND REPORTING PROGRAM**

No.	Sierra Bella Specific Plan EIR Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
2-4	Prior to issuance of a grading permit, a fault zone and setback shall be implemented for the Tin Mine Fault as identified in the PSE reports, unless it can be demonstrated through further investigation during excavation, that this fault is not active by California standards.	Provide geotechnical documentation to demonstrate compliance	City approves documentation at the time of review of grading plans	Prior to issuance of a grading permit or as needed during construction	Public Works Engineer	
2-5	All geotechnical reports for the project, including previously submitted reports, future reports and the 40-scale grading plan shall be submitted for review by the City's geological reviewer. All plans shall incorporate notes or other assurances that the measures and construction methods recommended in the project geotechnical reports are implemented. This measure shall be implemented to the satisfaction of the City Public Works Director.	Submission of grading plans to Public Works Department	City reviews and approves plans per PSE and other applicable reports at the time of review grading plans	Prior to issuance of a grading permit or as needed during construction	Public Works Engineer	
2-6	Prior to issuance of a grading permit, the developer shall conduct additional geotechnical evaluations of the Tin Mine Fault and other fault-related features onsite to demonstrate that all proposed residential lots are actually buildable. This additional investigation shall be conducted according to the peer review recommendations by Leighton Consulting, Inc. on the PSE geotechnical studies. This measure shall be implemented to the satisfaction of the City Engineer.	Provide geotechnical documentation to demonstrate compliance	City approves documentation at the time of plan check review of grading plans	Prior to issuance of a grading permit or as needed during construction	Public Works Engineer	
<b>Hydrology and Water Quality</b>						
3-1	A retarding basin shall be designed for Watershed "J" for the purpose of mitigating the 100-year peak runoff. The other alternative would be to redefine drainage area boundaries or to include a small flow-by to Subareas "K" and "F" to balance the peak discharges. No mitigation measures are necessary for Subarea "D." The existing culvert is surrounded with a depressed area and will provide some peak reduction control.	Project engineer submits engineering drawing of water quality basins	City reviews and approves plans relative to hydrology study during plan check review of precise grading plans	Prior to issuance of precise grading permits	Public Works Engineer	
3-2	The retarding basin facilities will be graded to provide sufficient storage capacity to regulate 100-year peak flows.	Project engineer to submit precise grading plans	City reviews and approves grading plans	Prior to issuance of precise grading permits	Public Works Engineer	

No.	Sierra Bella Specific Plan EIR Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
3-3	To prevent the retarding basins from being overtopped by a large storm event, a secondary overflow spillway shall be included in the design and construction of the onsite flood control facilities.	Project engineer to submit precise grading plans	City reviews grading plans	Prior to issuance of precise grading permits	Public Works Engineer	
3-4	Maintenance access ramps shall be provided for all retarding basins and main outlet structures. Regular maintenance before and during the rainy season (October 15 - April 15) will be implemented, in order to maintain the design capacity of the retarding basins.	Project engineer to submit precise grading plans	City reviews and approves plans	Prior to issuance of precise grading permits	Public Works Engineer	
3-5	The developer shall install inlet structures behind the lots to drain the undeveloped mountain slopes, as shown on the hydrology map in the project hydrology study.	Project engineer to submit precise grading plans	City reviews and approves plans	Prior to issuance of precise grading permits	Public Works Engineer	
3-6	Due to the steep terrain of the proposed development, high water velocities in the storm drain systems are anticipated throughout the project site. Therefore, the developer shall construct the storm drain system of extra thick pipe. The outlet structures shall also be designed to provide embankment protection and erosion protection. Energy dissipater or/and velocity control rings, and rip-rap will be utilized in order to reduce the water velocity at the outlets, and to protect from scour and erosion.	Project engineer to submit precise grading plans	City reviews and approves plans	Prior to issuance of precise permits	Public Works Engineer	
3-7	The developer shall coordinate design and construction around the retarding basin or culvert for the Watershed "F" outfall. This is the entrance to the project, and the embankment of the proposed roadway may fill or partially interfere with these existing facilities.	Project engineer to submit precise grading plans	City reviews and approves plans	Prior to issuance of precise grading permits	Public Works Engineer	
3-8	During final design calculations, a precise soils map will be incorporated into the final hydrology calculations so that reductions in peak flows may be obtained.	Project engineer to submit precise grading plans	City reviews and approves plans	Prior to issuance of building permits	Public Works Engineer	
3-9	Prior to the issuance of a grading permit, the appropriate BMPs shall be implemented during construction to control the discharge of pollutants, and to avoid tracking of sediments to the streets, into storm water conveyance channels. This measure shall be implemented to the satisfaction of the City Planning and Public Works Directors.	Developer shall implement BMPs as outlined	City inspectors to monitor	During grading and construction	Public Works Engineer and Inspectors	

No.	Sierra Bella Specific Plan EIR Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
3-10	<p>Prior to the issuance of a grading permit for each phase, the developer shall prepare an Erosion and Sediment Control Plan (ESCP) to prevent any significant removal and/or downstream deposition of soil from the project site during construction. The ESCP shall contain a provision requiring that all erosion control measures and structures shall be maintained and repaired as needed for the life of the project. Prior to the issuance of a grading permit, the City Public Works Department shall approve the ESCP. At the request of the developer, the City Public Works Department may approve the Storm Water Pollution Prevention Plan (SWPPP) as a substitute for the ESCP as long as it fulfills the intent of this measure to an equivalent degree. The SWPPP or ESCP shall be coordinated with the BMPs outlined in Measure 3-9, to the satisfaction of the City Public Works Department. The ESCP shall include, but is not limited to, the following:</p> <ul style="list-style-type: none"> <li>a) Specify the timing of grading and construction to minimize soil exposure to winter rain period experienced in Southern California;</li> <li>b) The natural vegetation shall be retained to the extent feasible on all areas that will not be disturbed for grading, except areas that must be cleared and revegetated as part of a fuel modification program;</li> <li>c) All slopes greater than five (5) feet in height shall be evaluated to define the optimum length and steepness to minimize flow velocity and erosion potential. Lateral drainage collection systems shall be incorporated at the base of slopes, when determined appropriate, to transport flows in a controlled, non-erodible channel;</li> <li>d) Indicate where flows on the site can be diverted from denuded areas and carried in the natural channels on the site;</li> <li>e) Construct man-made channels to minimize runoff velocities;</li> </ul>	Project Engineer to submit precise grading plans	City's plan check review of precise grading plans	Prior to the issuance of precise grading permits	Public Works Engineer	

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	<p>f) Disturbed areas shall be vegetated and mulched immediately after final grades have been established;</p> <p>g) Sediment traps, basins, or barriers (silt fences, hay bales, etc.) shall be established on the property to prevent the release of “first flush” urban pollutants, including sediment, from developed areas, including the emergency access roads. The design and location of these improvements shall be identified in the plan subject to review and approval by the City;</p> <p>h) Drainage facilities designed to transport flows shall be described and the adequacy of the channel shall be verified by City approval of a detailed drainage analysis;</p> <p>i) An inspection and maintenance program shall be included to ensure that any erosion, which does occur either on- or off-site as a result of the project, will be corrected through a remediation or restoration program within a time frame specified by the City; and</p> <p>j) Confirmed observations by the City of uncontrolled runoff being carried onsite will be grounds for suspension or revocation of any grading or building permit in process, or any discretionary permit subsequently applied for until the problem is resolved to the satisfaction of the City Public Works Department. This will prevent runoff that could contain sediment or urban pollutants from being carried onsite.</p>					

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	<b>Biological Resources</b>					
4-1	During grading of and construction on the site that involves the Phase 4 area, the developer shall retain a biological monitor to evaluate the wildland interface to minimize impacts to biological resources. The monitor shall be empowered to temporarily halt grading or construction activities in areas where impacts are identified. The monitor shall prepare and file monthly reports and a final report with the City Planning Department upon completion of their monitoring effort.	Developer shall provide proof to the city that a qualified biologist has been retained to monitor the site	Biologist shall submit monitoring reports during construction and a final report after completion of Phase 4 work	Prior to the issuance of grading permits for Phase 4	Planning Department – Project Planner	
4-2	Prior to completion of construction, fencing <u>and signage</u> shall be installed along the boundaries of the site sufficient to prevent unauthorized access to the Cleveland National Forest lands to the south. This measure shall be implemented to the satisfaction of the City Planning Director in consultation with the NFS District Manager or their designee.	Developer submits fence plans with appropriate signage	Plan check review of fence plans	Prior to issuance of fence/wall permits and Inspectors to verify prior to C of O.	Planning Department – Project Planner	
4-3	Prior to issuance of grading permits, the developer shall coordinate with the City and County Resource Conservation Agency and complete the HANS process for this site, subject to any conditions imposed by the City and/or County in this regard.	City submits Joint Project Review Application (JPR) to RCA	City obtain RCA approval	Prior to issuance of grading permits	Planning Department – Project Planner	
4-4	The HOA shall provide information to new residents upon move-in, and to all project residents at least annually, on the dangers associated with the urban-wildland interface, including pet predation and indirect impacts to sensitive species. This measure shall be incorporated into the CC&Rs for the project, to the satisfaction of the City Planning Director.	HOA shall provide information to new residents	HOA will send City a list of new residents and date when materials sent	Prior to respective C of Os	Planning Department – Project Planner	
4-5	The HOA shall regularly maintain the onsite detention basins and other drainage control structures that contain standing water to minimize the risk of vector-borne disease or pathogens. This measure shall be incorporated into the CC&Rs for the project, to the satisfaction of the City Planning Director.	Incorporated into the project's CC&Rs	City's review of CC&Rs	Prior to recordation of Tract 32023	Public Works Engineer	

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4-6	Prior to issuance of grading permits, the developer shall obtain necessary Clean Water Act and related permits from USACE, CDFG, and/or the RWQCB, as needed. The developer shall implement any additional requirements of the permits relative to biological species and/or jurisdictional land at a minimum 2:1 ratio if on or offsite land is involved.	Developer shall provide copies of permits/approvals	City to verify completion of permitting requirements	Prior to issuance of grading permits	Planning Department-Project Planner and Public Works Engineer	
4-7	Prior to the issuance of building permits, the developer shall submit street lighting plans to the City for review in terms of indirect impact to natural areas. This measure shall be implemented to the satisfaction of the Planning Director.	Developer to submit lighting plans for review and approval	City to review and approve plans	Prior to issuance of building permits	Planning Department – Project Planner	
4-8	The HOA shall provide information to new residents upon move-in, and all project residents at least annually, on the need to minimize lighting impacts on adjacent natural areas, especially for those residents living adjacent to such areas. The HOA shall incorporate lighting restrictions into its CC&Rs, subject to the review and approval of the City Planning Director.	HOA shall provide information to new residents	HOA will send City a list of new residents and date when materials sent	Prior to respective C of Os	Planning Department – Project Planner	
	<b>Traffic</b>					
5-1	Prior to issuance of building permits, the developer shall pay the fair share contributions to help fund the identified improvements in Table 5-1-1 at the end of this report.	Developer shall provide fair share contributions as indicated	City shall verify payment of fair share contributions during plan check review of final tract map.	Prior to recordation of the tentative tract map or issuance of the first building permit, as determined by the Public Works Department.	Public Works Engineer	
5-2	Prior to issuance of the first occupancy permits, the developer shall install interim traffic signals at the SR-91 Freeway ramps at Green River Road. This measure shall be implemented to the satisfaction of the City Public Works Department.	Developer shall install signals as indicated	City inspectors shall verify installation	Prior to issuance of the first occupancy permit	Public Works Engineer	

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5-3	Prior to issuance of building permits, the developer shall pay or provide proof of payment for all applicable TUMF fees through Riverside County. This measure shall be implemented to the satisfaction of the City Public Works Director.	Developer shall provide TUMF contributions as indicated	City shall verify payment of TUMF contributions during plan check review of building plans.	Prior to issuance of building permits	Public Works Engineer	
5-4	Prior to issuance of the first occupancy permit for each phase, the developer shall install and demonstrate installation of all onsite improvements identified in the project traffic study (LLG 2005 - EIR Appendix G).	Developer shall install improvements as indicated	City inspectors shall verify installation	Prior to issuance of the first occupancy permit for each phase	Public Works Engineer	
	<b>Air Quality</b>					
6-1	Prior to issuance of grading permits, the developer shall submit a Dust Control Plan for review and approval by the City and SCAQMD that will describe the application of standard best management practices to control dust during construction, as outlined in General Plan Policy 10.20.8. Best management practices will include but are not limited to: a) The application of water on disturbed soils and unpaved roadways a minimum of three times per day; b) Use of track-out prevention devices at construction site access points, stabilizing construction area exit points; c) Covering haul vehicles; d) Cover all stockpiles of soil; e) Restricting vehicle speeds on unpaved roads to 15 mph; f) Replanting disturbed areas as soon as practical, and other measures, as deemed appropriate to the site, to control fugitive dust; and g) Provide on-site electrical hook ups for electric hand tools such as saws, drills, and compressors, to eliminate the need for diesel powered electric generators.	Developer submits DCP approved by SCAMQD to City for review and approval	City reviews and approves DCP at the time of plan check of grading plans	Prior to issuance of grading permits	Public Works Engineer	
6-2	During construction of the proposed improvements, the developer shall make arrangements to have a lunch wagon visit the construction site during work breaks, including the lunch break.	Developer shall provide as needed	City shall verify presence	Ongoing during grading and construction	Public Works Inspector	

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6-3	Prior to construction, the project proponent will provide a traffic control plan that will describe in detail safe detours around the project construction site and provide temporary traffic control (i.e. flag person) during concrete transport and other construction related truck hauling activities.	Developer shall submit traffic control plan to City for review and approval	City approves traffic control plan	Prior to issuance of grading permits	Public Works Engineer	
6-4	During all phases of construction, construction equipment will be properly maintained with all maintenance repairs completed at an offsite location and the engines shall have proper tuning and timing.	Developer shall assure equipment complies with requirements	City inspectors to verify	Ongoing during grading and construction	City Inspectors	
6-5	During construction, all contractors shall not idle construction equipment on site for more than ten minutes.	Developer shall assure compliance	City inspectors to verify	Ongoing during construction	City Inspectors	
6-6	During grading activities, construction equipment shall be equipped with diesel particulate filters.	Developer shall assure compliance	City inspectors to verify	Ongoing during grading	City Inspectors	
6-7	During construction of the proposed improvements, only low volatility paints and coatings as defined in SCAQMD Rule 1113 shall be used. All paints shall be applied using either high volume low pressure (HVLP) spray equipment or by hand application.	Developer shall assure compliance	City inspectors to verify	Ongoing during construction	City Inspectors	
6-8	Prior to issuance of the first occupancy permit in Phase 1, the developer shall install, participate in the installation of, or make a fair share contribution to install at least 25 park and ride spaces within approximately a half mile of the SR-91 Freeway (primary location would be along Green River Road south of the freeway). These spaces could be provided in conjunction with development of another project in this general area. This measure shall be implemented to the satisfaction of the City Planning Director.	Developer shall install or make contribution as indicated	City to verify construction or contribution	Prior to issuance of the first occupancy permit in Phase 1	Planning Department – Project Planner	

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	<b>Noise</b>					
7-1	Prior to completion of the park site, the developer shall prepare a noise study based on the proposed layout of uses/facilities of the park site. The noise study shall demonstrate that park uses/users and adjacent residential units will not be exposed to noise levels that exceed City standards. Possible design alternatives include relocation of various uses, parking lot, etc., and installation of block walls and/or berms where needed. This measure shall be implemented to the satisfaction of the City Planning Director.	Developer to submit noise study for review and approval by City	City to review and approve study	Prior to issuance of building permit and fence/wall permits	Planning Department – Project Planner	
7-2	Prior to the start of grading, the developer shall prepare and submit a Noise Reduction Plan (NRP) that outlines the location of any temporary noise attenuation fences, prioritized location of equipment staging and storage, and use of current noise suppression technology and equipment for all grading and construction activities within 200 feet of existing residences. This measure shall be implemented to the satisfaction of the City Planning Director.	Developer to prepare NRP  Developer to implement NRP	City approves NRP during plan check review of grading plans  City Inspectors to verify	Prior to issuance of grading permits  Ongoing during grading and construction	Public Works Engineer  City Inspectors	
	<b>Mineral and Agricultural Resources</b>					
8-1	Prior to issuance of grading permits, the developer shall ascertain the exact legal status of any mining claims on the project site, and remediate, remove, or cancel them as appropriate. The developer shall provide the City with documentation as to the final disposition of any mining claims on the site, to the satisfaction of the Planning Director.	Developer shall provide documentation of any mining claims on the site	City shall verify documentation	Prior to issuance of grading permits	Planning Department – Project Planner	

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	<b>Hazards</b>					
9-1	Prior to the start of grading, the developer shall retain qualified personnel to monitor earthwork in case hazardous materials are discovered. If any contamination is found during grading, the developer shall prepare a Voluntary Work Plan (VWP) in consultation with the State Department of Toxic Substances Control (DTSC) to test areas of suspected contamination (Phase 2 - testing) and identify the most appropriate methods of remediation (Phase 3 - removal and disposal). VWPs shall be reviewed and approved by DTSC prior to the completion of grading of the site affected by contamination. This measure shall be implemented to the satisfaction of the Planning Director.	Developer to retain qualified inspection and monitoring personnel	City to approve onsite inspection personnel	Prior to the issuance of a grading permit	Public Works Engineer	
9-2	Prior to the issuance of grading permits, the developer will coordinate the design and construction planning for the project and roadway over the MWD pipeline. At the discretion of the MWD, the developer shall enter into an agreement with MWD to allow its personnel to monitor grading and construction within 100 feet of the pipeline. This measure shall be implemented to the satisfaction of the City Public Works Director.	Developer shall submit documentation of coordination with MWD	City to approve documentation	Prior to issuance of grading permits	Public Works Engineer	
	<b>Public Services and Utilities</b>					
11-1	During project occupancy, the Home Owners Association (HOA) shall distribute information to new residents and at least annually to all residents on proper fuel modification, maintenance, and the risks and need for safety in the urban-wildland interface.	HOA shall provide information to new residents	HOA will send City a list of new residents and date when materials sent	Prior to respective C of Os	Planning Department – Project Planner	
11-2	Prior to grading, the project will make a fair share contribution to fund needed improvements to the City’s communications equipment as identified by the Fire Chief. Any planned improvements to the City’s communications equipment shall be purchased and installed by the developer prior to occupancy. This measure shall be implemented to the satisfaction of the City Fire Chief or his designee.	Developer shall provide equipment as indicated	City to verify payment or installation	Prior to issuance of the first building permit	Fire Chief or designee	

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11-3	Prior to issuance of a grading permit, the developer shall coordinate with the City to identify any sewer service deficiencies in Serfas Club, Palisades Drive, or Railroad Street that would be caused or exacerbated by development of the proposed project. The developer shall work with the City and make a fair share contribution to eliminate any identified deficiencies prior to occupancy of the project, to the satisfaction of the City Public Works Director.	Developer shall provide improvements or funding as indicated	City to verify payment or installation at the time of plan check of street improvement plans and/or grading plans	Prior to issuance of grading permits and/or street improvements plans	Public Works Engineer	
11-4	Prior to issuance of the 160 <sup>th</sup> building permit, the <del>City</del> <u>developer</u> shall have eliminated the potential sewer deficiencies in Serfas Club, Palisades Drive, or Railroad Street. The <del>City</del> <u>developer</u> shall make a fair share contribution to eliminate any identified deficiencies, to the satisfaction of the City Public Works Director.	Developer shall provide improvements or funding as indicated	City to verify payment or installation at the time of plan check of grading plans	Prior to issuance of grading permits	Public Works Engineer	
	<b>Recreation</b>					
12-1	<del>To the extent feasible, prior to issuance of a grading permit, the developer shall provide the City with modified Specific Plan details showing how multi-use trails can be incorporated into the project design. This measure shall be implemented to the satisfaction of the City Parks Director. (eliminated per FEIR Chapter 4)</del>					
12-2	<del>Prior to issuance of the first occupancy building permit in Phase 2 within the project, the developer shall start construction of the park site, with completion of the park site prior to the 249<sup>th</sup> Certificate of Occupancy. The proposed grove adjacent to the park site shall be fenced with wrought iron and maintained by the HOA. Prior to recordation of the tract map, the developer shall enter into a park development agreement to formalize the park dedication, plans, construction, and turn over. contribute the equivalent of 1.6 acres of offsite parkland to the City to help fund the purchase and development of community parkland and/or youth sports fields in the western portion of the City. This measure shall be implemented to the satisfaction of the City Parks Director. (modifications per FEIR Chapter 4)</del>	Developer shall complete park as approved	City to verify installation	Prior to issuance of the first building permit and last occupancy permit	Parks and Community Services Planner/Inspector	

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	<b>Aesthetics</b>					
13-1	Prior to recordation of a final map, the developer shall prepare a street lighting plan for the entire project. The goal of this plan will be to minimize street lighting consistent with a rural hillside community. Street lights may be designed to match a design theme of the project, at the discretion of the City. Lights may be restricted to only those locations needed to maintain safe access (e.g., sharp curves).	Developer to submit lighting plan to City	City to review and approve lighting plan	Prior to recordation of any final map or prior to issuance of street improvement plans.	Public Works Engineer	
13-2	Prior to opening of the neighborhood park, the City shall install automatic controls that will limit night lighting of the park to the hours and days determined to be necessary by the Parks and Community Services Director. <del>This schedule shall be published in the local newspaper and provided to the master HOA of the project for distribution to project residents prior to the opening of the park, and at least annually thereafter. This measure shall be implemented to the satisfaction of the City Parks Director.</del> <b>(modified per FEIR Chapter 4)</b>	City shall install lighting as indicated	City to verify lighting installed	Prior to opening of the park for public use and the issuance of the last C of O	Parks and Community Services Planner/Inspector	
13-3	The Master HOA shall include in its master CC&Rs for the project that no reflective window film can be used on windows within the project.	Developer or HOA to submit CC&Rs to City for review	City to review CC&Rs	Prior to issuance of first occupancy permit	Planning Department – Project Planner	
	<b>Cultural Resources</b>					
14-1	A qualified vertebrate paleontological monitor shall be retained to observe grading to identify any fossiliferous materials that may be found. The monitor will have the power to halt excavations in a particular area if fossils are found. The monitor shall perform this monitoring work in compliance with the survey guidelines outlined in the paleontological resource assessment conducted by LSA.	Developer to retain qualified personnel to monitor grading	City inspectors to verify monitoring – monitor to submit final report after grading	Prior to issuance of grading permit	Planning Department – Project Planner	
14-2	A qualified archaeologist shall be retained to monitor ground disturbance associated with this project along the ridge tops and canyon bottoms, where they are more likely to encounter cultural resources - the remainder of the project area shall be monitored on a part time basis only. If cultural materials are observed, the monitor will have the authority to temporarily halt or divert ground disturbing activities in the area of the discovery until the find can be assessed for significance	Developer to retain qualified personnel to monitor grading	City inspectors to verify monitoring – monitor to submit final report after grading	Prior to issuance of grading permit	Planning Department – Project Planner	

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	documented and if necessary, collected from the field. If cultural materials are discovered during any excavation, a qualified archaeologist must be notified to assess the significance of such materials.					
14-3	If human remains are encountered, State Health and Safety code Section 7050.5 states that no further disturbance shall occur until the county Coroner has made a determination of origin and disposition pursuant to State Public Resources code Section 5097.98. The county coroner must be notified of the find immediately. If the Remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD).	Developer to retain qualified personnel to monitor grading (per Measure 14-2)	City inspectors to verify monitoring – monitor to submit final report after grading	Prior to issuance of grading permit	Planning Department – Project Planner	

**LEGAL DESCRIPTION**

**Parcel 1:**

The North half of Government Lots 1 and 2 in the Northeast quarter of Fractional Section 5, Township 4 South, Range 7 West, San Bernardino Base and Meridian, according to the official plat thereof;

Except an undivided ½ interest in and to all oil, gas and minerals as set forth in the deed from Otto E. Thomas to Omer M. Short, recorded August 10, 1966 as Instrument/File No. 55978 of Official Records;

Also except an undivided ½ interest in and to all oil, gas and minerals as set forth in the deed from R.I. Cook, recorded August 14, 1978 as Instrument/File No. 170302 of Official Records.

**Parcel 2:**

All that portion of the Patented Placer Mining Claim known as the Conduit Clay Number 1 included within the following described land:

Lot 1, the East half of Lot 2 and the South half of the Southeast quarter of Fractional Section 32, Township 3 South, Range 7 West, San Bernardino Base and Meridian, according to the official plat thereof.

**Parcel 3:**

All that portion of the Patented Placer Mine Claim known as the Conduit Clay Number 2 included within the following described land:

The West half of the South half of the Southwest quarter of Fractional Section 33, Township 3 South, Range 7 West, San Bernardino Base and Meridian, according to the official plat thereof.

**Parcel 4:**

All that portion of the Patented Placer Mining Claim known as the Conduit Clay Number 2 included within Government Lot 4 of Fractional Section 33, Township 3 South, Range 7 West, San Bernardino Base and Meridian, according to the official plat thereof.

**Parcel 5:**

Government Lot 3 and Southeast quarter of the Southwest quarter of Fractional Section 33, Township 3 South, Range 7 West, San Bernardino Base and Meridian, according to the United States Government Survey.

**Parcel 6:**

Government Lot 6 in Fractional Section 33, Township 3 South, Range 7 West, San Bernardino Base and Meridian, according to the Official Plat thereof;

Excepting and reserving, also, to the United States all coal and other minerals in the lands so entered and patented, together with the right of the United States or its permittees, lessees, or grantees, to enter upon said lands for the purpose of prospecting for and mining such deposits, as provided by the Act of December 22, 1928, as amended by said Act of July 28, 1953, as set forth in the Patent recorded March 27, 1964 as Instrument/File No. 38222 of Official Records;

Also excepting that portion of Government Lot 6 of Fractional Section 33, Township 3 South, Range 7 West, San Bernardino Base and Meridian, as shown by Records of Survey on file in Book 67, Page(s) 25 of Records of Survey, records of Riverside County, California, being more particularly described as follows:

Commencing at the Southeast corner of said Lot 6, as shown by said Records of Survey; thence North 0° 25' 50" East along the Easterly line of Lot 6, a distance of 608.18 feet to the true point of beginning; then continuing North 0° 25' 50" East along said Easterly line, a distance of 258.80 feet; thence at a right angle, North 89° 34' 10" West, a distance of 40.00 feet; thence at a right angle, South 0° 25' 50" West, parallel to the Easterly line of said Lot 6, a distance of 258.80 feet; thence at a right angle, South 89° 34' 10" East, a distance of 40.00 feet to the point of beginning.

As per Lot Line Adjustment No. 2096.

**Parcel 7:**

Easements for road purposes crated by deeds recorded September 12, 1986 as Instrument/File Nos. 222762 and 222763, Official Records, described as follows:

Road Easements "A" an easement for road purposes over that portion of Findley Feldspar Claim comprising Government Lot 1 and Findley Feldspar Claim comprising Lot 5 of Fractional Section 33, Township 3 South, Range 7 West, San Bernardino Meridian, lying within a strip of land 12.00 feet in width, the center line of said strip being described as follows:

Commencing at the Northeast corner of said Fractional Section 33 as shown by map on file in Book 67 of Record of Surveys at Page(s) 25, records of Riverside County, California; thence North 76° 50' 17" West along the Northerly line of said Section 33, a distance of 24.07 feet to the true point of beginning; thence South 11° 59' 35" West, a distance of 10.48 feet; thence Southerly on a curve concave Easterly, having a radius of 500.00 feet, through an angle of 15° 03' 43", an arc length of 131.44 feet; thence South 03° 04' 08" East, a distance of 57.64 feet; thence South 86° 59' 22" West, a distance of 157.85 feet; thence Westerly on a curve concave Northerly having a radius of 350.00 feet, through an angle of 06° 24' 07", an arc length of 39.11 feet; thence North 86° 36' 31" West, a distance of 123.65 feet, thence Westerly and Southerly on a curve concave Southeasterly, having a radius of 40.00 feet, through an angle of 114° 12' 19", an arc length of 79.73 feet; thence South 20° 48' 50" East, a distance of 56.73 feet; thence Southwesterly on a curve concave Westerly, having a radius of 60.00 feet, through an angle of 69° 46' 56", an arc length of 73.08 feet; thence South 48° 58' 06" West, a distance of 81.52 feet; thence Southwesterly on a curve concave Northwesterly, having a radius of 200.00 feet, through an angle of 31° 12' 14", an arc length of 108.92 feet; thence South 80° 10' 20" West, a distance of 58.94 feet; thence Southwesterly on a curve concave Southeasterly, having a radius of 500.00 feet, through an angle of 04° 41' 19", an arc length of 40.92 feet; thence South 75° 29' 01" West, a distance of 9.24 feet; thence Southwesterly on a curve concave Northwesterly, having a radius of 300.00 feet; through an angle of 07° 42' 34", an arc length of 40.37 feet; thence South 83° 11' 35" West, a distance of 82.66 feet to the point of termination of said center line;

Said point of termination being described as follows:

Beginning at a point on the Northerly line of said Section 33, said point also being the closing corner of Lot 2 and Lot 3 of the Trinidad Yorba Tract as shown by map on file in Book 2 of Maps at Page(s) 22, records of Riverside County, California; thence North 76° 50' 17" West, along said Northerly line, a distance of 240.00 feet to the Northeast corner of that certain parcel of land conveyed to Richard S. Ashley, et ux, by deed recorded April 25, 1980 as Instrument/File No. 784245, Official Records, records of Riverside County, California; thence South 13° 09' 43" West, along the Easterly line of said parcel, a distance of 300.00 feet to an angle point therein; thence South 05° 37' 44" East, a distance of 389.89 feet to said point of termination.

Road Easement "B" an easement for road purposes over that portion of Government Lots 1 and 5 of Fractional Section 33, Township 3 South, Range 7 West, San Bernardino Meridian, lying within a strip of land 20.00 feet in width, the Northerly line of said strip being described as follows:

Beginning at a point on the Northerly line of said Section 33, 60.00 feet Easterly from the closing corner of Lot 2 and Lot 3 of the Trinidad Yorba Tract, as per map thereof, recorded in Book 2, Page(s) 22 of Maps, records of Riverside County, California; thence North 76° 50' 17" West, along said Northerly line of Section 33, a distance of 300.00 feet to the point of termination of the Northerly line of said 20.00 foot strip.

Road Easement "C" an easement for road purposes over that portion of Government Lot 5 of Fractional Section 33, Township 3 South, Range 7 West, San Bernardino Meridian, being described as follows:

Beginning at the Southwest corner of that certain exception parcel disclosed by deed recorded April 25, 1980 as Instrument/File No. 78424, Official Records, records of Riverside County, California; thence North 13° 09' 43" East, along the Westerly line of said exception parcel a distance of 20.00 feet; thence South 76° 50' 17" East a distance of 8.00 feet; thence South 13° 09' 43" West, a distance of 20.00 feet; thence North 76° 50' 17" West, along the Southerly line of said exception parcel a distance of 8.00 feet to the point of beginning.

Road Easement "D" an easement for road purposes over that portion of Government Lot 5 of Fractional Section 33, Township 3 South, Range 7 West, San Bernardino Meridian, being described as follows:

Beginning at said Southwest corner of said exception parcel; thence South 76° 50' 17" East, along the Southerly line of said exception parcel a distance of 8.00 feet; thence South 13° 09' 43" West, a distance of 23.51 feet; thence North 05° 37' 44" West, a distance of 24.84 feet to the point of beginning.

Road Easement "E" a strip of land 12.00 feet in width, the center line being described as follows:

Commencing at the Southeast corner of Government Lot 1 of said fractional Section 33; thence North 89° 51' 32" West along the South line of said Lots 1 and 5, a distance of 568.30 feet to the property corner established by said Lot Line Adjustment, said adjusted corner being North 89° 51' 32" West, a distance of 113.39 feet from the Southeast corner of Government Lot 5 as shown by aforementioned Record of Survey; thence North 05° 37' 44" West along the Easterly line of said Lot Line Adjustment, a distance of 586.63 feet to the true point of beginning; thence South 83° 15' 47" West, a distance of 32.49 feet to a tangent curve, concave Southerly; thence Westerly along said curve, a distance of 6.92 feet through a central angle of 3° 57' 58", said curve having a radius of 100.00 feet; thence South 79° 17' 49" West, a distance of 90.12 feet to a non-tangent compound curve concave Easterly; thence Northwesterly along said non-tangent compound curve, through a central angle of 90° 53' 38" on a radius of 60.00 feet, a distance of 95.18 feet to the point of non-tangent compound curvature, a radial line to said point of being North 80° 11' 27" East, 60.00 feet; thence continuing Northeasterly from the point of non-tangent compound curvature, a radial line to said point being North 87° 06' 10" West, 100.00 feet, along said non-tangent compound curve, through a central angle of 57° 38' 07" on a radius of 100.00 feet, a distance of 100.59 feet; thence North 60° 31' 57" East, a distance of 75.09 feet to a tangent curve concave Westerly; thence Northerly along said curve, a distance of 64.24 feet through a central angle of 73° 36' 45", said curve having a radius of 50.00 feet; thence North 13° 04' 48" West, a distance of 55.37 feet to a tangent curve concave Easterly; thence Northerly along said curve, a distance of 22.90 feet through a central angle of 26° 14' 34", said curve having a radius of 50.00 feet; thence North 13° 09' 46" East, a distance of 115.07 feet a point,

which bears, measured at right angles, 6.00 feet from the Southwest corner of that certain exception parcel disclosed by deed recorded April 25, 1980 as Instrument/File No. 78424, Official Records of Riverside County, California; thence continuing North 13° 09' 46" East, a distance of 118.75 feet to a tangent curve concave Westerly; thence Northerly along said curve, a distance of 11.35 feet through a central angle of 13° 00' 03", said curve having a radius of 50.00 feet; thence North 00° 09' 43" East, a distance of 55.70 feet to a tangent curve concave Easterly; thence Northeasterly along said curve, a distance of 33.17 feet, through a central angle of 38° 00' 27", said curve having a radius of 50.00 feet; thence North 38° 10' 10" East, a distance of 14.65 feet to tangent curve concave Southwesterly; thence Northwesterly along said curve, having a radius of 45.00 feet, a distance of 90.33 feet, through a central angle of 115° 00' 27", to Point A which bears, measured at right angles, 6.00 feet from the Northerly line of said Lot 5, distant along said Northerly line 51.00 feet from the Northwest corner of said certain exception parcel; thence North 76° 50' 17" West, a distance of 68.23 feet to a tangent curve concave Southeasterly; thence Southwesterly along said curve, a distance of 76.32 feet through a central angle of 79° 30' 07", said curve having a radius of 55.00 feet to Point B; thence South 23° 39' 36" West, a distance of 409.13 feet to Point C and a tangent curve concave Northwesterly; thence Southwesterly along said curve, a distance of 87.62 feet through a central angle of 77° 14' 22", said curve having a radius of 65.00 feet; thence North 79° 06' 12" West, a distance of 43.56 feet to a tangent curve concave Southeasterly; thence Southwesterly along said curve, a distance of 87.07 feet through a central angle of 99° 46' 21", said curve having a radius of 50.00 feet; thence South 01° 07' 27" West, a distance of 126.02 feet to tangent curve concave Northwesterly; thence Southwesterly along said curve, a distance of 46.87 feet through central angle of 53° 42' 50", said curve having a radius of 50.00 feet; thence South 54° 50' 17" West, a distance of 18.91 feet to an intersection with the Westerly line of said Lot Line Adjustment, said intersection bears North 00° 25' 50" East, a distance of 15.87 feet from the Southwest corner of said Westerly Lot Line Adjustment, said intersection being the point of termination.

The sidelines of this easement shall be lengthened or shortened as required for termination on the East and West lines of the property described by approved Lot Line Adjustment 2096 on file with Riverside County Planning Department, Riverside County, California.

Road Easement "F" beginning at the Southwest corner of that certain exception parcel disclosed by deed recorded April 25, 1980 as Instrument/File No. 78424, Official Records, records of Riverside County, California; thence South 05° 37' 44" East, a distance of 24.84 feet; thence South 13° 09' 46" West, a distance of 36.49 feet; thence North 76° 50' 14" West, a distance of 8.00 feet, to an intersection with the Easterly sideline of Road Easement "E"; thence North 13° 09' 46" East along said sideline, a distance of 60.00 feet to the point of beginning.

Road Easement "G" a strip of land 12.00 feet in width, the center line being describes as follows:

Beginning at said Point "A" of Road Easement "E"; thence South 76° 50' 17" East, 51.00 feet to a point of termination which lies on the Westerly line of said exception parcel, 6.00 feet Southerly of the Northwest corner thereof.

The sidelines of this easement shall be lengthened or shortened as required for termination Westerly on the sidelines of herein described Road Easement "A" and Easterly at said Westerly line of said Exception Road Easement "H" a strip of land 15.00 feet in width, the center line being described as follows:

Beginning at said Point "B" of Road Easement "E"; thence South 23° 39' 36" West, a distance of 409.13 feet to said Point "C" of road Easement "E".

The above described strip overlaps and includes a portion of Road Easement "F".

Excepting therefrom all minerals, both metallic and non-metallic, and oil, gas and other hydrocarbon substances on, in and under said property; together with the right of ingress and egress over adjoining property owned by Grantor, including the right to lay pipe lines in and over and the right to develop water on property retained by Grantor and to transport same to the land herein conveyed, original Grantors being Ray H. Overacker and Irma B. Overacker, husband and wife;

Also excepting therefrom any veins or lodes of quartz, or other rock in place bearing gold, silver, cinnabar, lead, tin, copper or other valuable deposits within the land above described, which may have been discovered or known to exist on or prior to the 19<sup>th</sup> day of October, 1921.

**Ashley Parcel**

Government Lot 5 of Fractional Section 33, Township 3 South, Range 7 West, San Bernardino Base and Meridian:

Excepting therefrom all minerals, both metallic and non-metallic, and oil, gas and other hydrocarbon substances on, in and under said property; together with the right of ingress and egress over adjoining property owned by Grantor, including the right to lay pipe lines in and over and the right to develop water on property retained by Grantor and to transport same to the land herein conveyed. Original Grantors being Ray H. Overacker and Irma B Overacker, husband and wife.

Also excepting therefrom any veins or lodes of quartz or other rock in place bearing gold, silver, cinnabar, lead, tin, copper or other valuable deposits within the land above described, which may have been discovered or known to exist on or prior to the 19<sup>th</sup> day of October, 1921.

Excepting therefrom any portion lying within the following described parcel:

Beginning at a point on the Northerly line of said Section 33, 60 feet Easterly from the closing corner of Lot 2 and Lot 3 of that Trinidad Yorba Tract, as per map thereof, recorded in Book 2, page 22 of Maps, Records of Riverside County, California;

Thence Westerly along said Northerly line of Section 33, a distance of 300 feet;

Thence Southerly at right angles 300 feet;

Thence Easterly and parallel with the Northerly line of said Section 33 to a point due South to the Point of Beginning;

Thence Northerly to the Point of Beginning

Also excepting therefrom all minerals, both metallic and non-metallic, and oil, gas and other hydrocarbon substances on, in and under said property; together with the right of ingress and egress over adjoining property owned by Grantor, including the right to lay pipe lines in and over and the right to develop water on property retained by Grantor and to transport same to the land herein conveyed. Original Grantors being Ray H. Overacker and Irma B. Overacker, husband and wife:

Also excepting therefrom any veins or lodes of quarts or other rock in place bearing gold, silver, cinnabar, lead, tin, copper or other valuable deposits within the land above described, which may have been discovered or known to exist on or prior to the 19<sup>th</sup> day of October, 1921.

Also excepting therefrom any that portion granted to H. Martin Andersen and Debra S. Andersen by Grant Deed recorded September 12, 1986 as instrument No. 222760 of official records.

**CITY COUNCIL ADOPTION ORDINANCE**

**ORDINANCE NO. 2785**

**AN ORDINANCE OF THE CITY OF CORONA,  
CALIFORNIA, TO CREATE THE SIERRA BELLA SPECIFIC  
PLAN, ESTABLISHING LAND USE AND DEVELOPMENT  
STANDARDS FOR 320 ACRES LOCATED IN THE CITY'S  
SOUTHWEST SPHERE OF INFLUENCE (SP04-001)**

**WHEREAS**, on July 11, 2005, the Planning Commission of the City of Corona ("Planning Commission") recommended the City Council of the City of Corona ("City Council") establish the Sierra Bella Specific Plan (the "Specific Plan") to establish land use and development standards for 320 acres of land located in the City's southwest sphere of influence, located on the south side of Green River Road beyond Calle Del Oro and west of Paseo Grande;

**WHEREAS**, the Planning Commission based its recommendation to approve the Specific Plan on the findings set forth below and certification of an Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act;

**WHEREAS**, on August 17, 2005, the City Council held a duly noticed public hearing at which all persons wishing to testify in connection with the Specific Plan were heard, and the Specific Plan was comprehensively reviewed; and

**WHEREAS**, at the conclusion of the hearing, the City Council certified the Environmental Impact Report prepared for the Specific Plan report in accordance with CEQA.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CORONA,  
CALIFORNIA, DOES ORDAIN AS FOLLOWS:**

**SECTION 1.** The Sierra Bella Specific Plan, hereinafter referred to as "SP04-001," is hereby adopted as set forth in attached Exhibit "A," which is incorporated by this reference.

**SECTION 2.** SP04-001 shall govern and control the planning, zoning, land use, development, and design of improvements for all real property delineated in the legal description set forth in the attached Exhibit "B" ("Subject Property"). To the extent other planning, zoning, land use, development, and design regulations adopted by the City are applicable and not inconsistent or in conflict with the provisions of SP04-001, or will become applicable upon annexation of the Subject Property to the City, such regulations shall apply to the Subject Property and shall not be deemed preempted by the adoption of SP04-001. All prior zoning and land use restrictions for the Subject Property in conflict or inconsistent with the provisions of SP04-001 are hereby repealed as of the effective date of this Ordinance, and the Planning Director shall modify the Official Zoning Map in accordance with this Ordinance to indicate the Subject Property is governed by SP04-001.

**SECTION 3.** All provisions of SP04-001 are deemed separate, distinct, and severable. In the event any one or more provisions of SP04-001 are rendered invalid or unenforceable by a court of competent jurisdiction, the remaining provisions shall not be affected and shall remain valid and enforceable.

**SECTION 4.** Based on the entire record before the City Council and all written and oral evidence presented to the City Council, the City Council finds that SP04-001 was prepared, and its contents are, in accordance with Chapter 17.53 of the Corona Municipal Code and Section 65451 of the California Government Code.

**SECTION 5.** Pursuant to Section 17.53.090 of the Corona Municipal Code, and based on the entire record before the City Council, including all written and oral evidence presented to the City Council, the City Council hereby makes and adopts the following findings:

A. This Ordinance systematically implements and is consistent with the General Plan because:

(i) SP04-001 is consistent with General Plan Policy 1.23.7 to promote the use of specific plans within hillside areas of the City's sphere of influence to address unique topographic and natural resource constraints and flexibility to develop a plan to ensure visual, infrastructure, and land use compatibility with the surrounding area, because the Sierra Bella Specific Plan recognizes the site's hillside character by establishing residential development standards and guidelines that are in harmony with the site's natural environment and at the same time preserve areas of natural open space;

(ii) SP04-001 is consistent with General Plan Policy 1.23.8 which requires existing and future land uses in the proposed annexation area to complement adjoining city land uses, because the Sierra Bella Specific Plan promotes the development of a low-density, rural residential neighborhood that is compatible with the low-density residential neighborhoods located north of the Subject Property;

(iii) SP04-001 is consistent with General Plan Policy 1.23.12 which is intended to promote the development of the sphere of influence foothills south of Coronita for low-density, rural housing that is designed to maintain the area's natural topography and complement development on adjoining lands in the city of Corona, because the Sierra Bella Specific Plan involves low-density residential in a rural environment at a density of 0.77 du/ac, and of the plan's 320 acres, 144 acres are preserved as natural open space with the land use plan showing a lotting design that is similar in design to the adjoining residential neighborhood to the north, as both areas are encumbered by natural hillsides; and

(iv) SP04-001 is consistent with the Rural Residential II designation established by GPA04-006 for the Sierra Bella Specific Plan, as the density anticipated by the Specific Plan does not exceed one du/ac.

B. This Ordinance provides for the development of a project that is superior to development otherwise allowed under conventional zoning classifications, because: (i) SP04-001 establishes development standards and community design guidelines that are specifically tailored to the Subject Property to ensure compatibility with the residential neighborhoods to the north and sensitivity to the site's natural environment by preserving 45 percent of the plan's area as natural open space; and (ii) SP04-001 establishes a circulation network to ensure the streets within the Subject Property provide for the safe maneuverability of vehicles without jeopardizing access for emergency personnel vehicles.

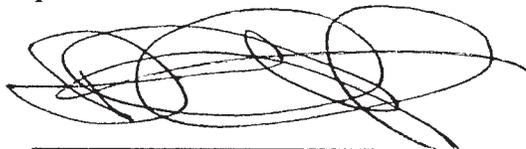
C. This Ordinance provides for the construction, improvement, or extension of transportation facilities, public utilities, and public services required by the long-term needs of the Specific Plan area and/or other area residents, and complements the orderly development of the City beyond the project's boundaries, because SP04-001 provides an infrastructure phasing plan with respect to circulation improvements, water and sewer facilities, and storm drain facilities to accommodate development of the planned 249 single-family residential lots as well as off-site infrastructure improvements associated with the proposed development.

D. This Ordinance provides for the appropriate orientation and relationship between land uses within and adjacent to the Specific Plan area, because SP04-001 provides open space buffers adjacent to existing residential neighborhoods residing on the outer perimeters of the specific plan's boundaries with the internal portions of the plan accommodating single-family

residential land use designations.

**SECTION 6.** The Mayor shall sign this Ordinance, and the City Clerk shall attest thereto and shall within fifteen (15) days of its adoption cause it, or a summary of it, to be published in the Press-Enterprise, a newspaper published and circulated in the city of Corona; and thereupon and thereafter this Ordinance shall take effect and be in force according to this Ordinance and law.

**ADOPTED** this 7th day of September 2005.



\_\_\_\_\_  
Mayor of the City of Corona, California

**ATTEST:**



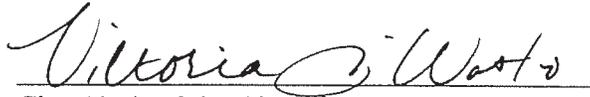
\_\_\_\_\_  
City Clerk of the City of Corona, California

**CERTIFICATION**

I, VICTORIA J. WASKO, City Clerk of the City of Corona, California, do hereby certify that the foregoing Ordinance was regularly introduced at an adjourned regular meeting of the City Council of the City of Corona, California, duly held the 17th day of August 2005, and thereafter at a regular meeting thereof held on the 7th day of September 2005, it was duly passed and adopted by the following vote of the Council:

**AYES:** MILLER, MONTANEZ, NOLAN, SPIEGEL, TALBERT  
**NOES:** NONE  
**ABSENT:** NONE  
**ABSTAINED:** NONE

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official seal of the City of Corona, California, this 7th day of September 2005.

  
\_\_\_\_\_  
City Clerk of the City of Corona, California

(SEAL)

## **SUMMARY**

On September 7, 2005, the Corona City Council will consider adopting an ordinance (SP04-001) to establish the Sierra Bella Specific Plan to establish land use and development standards for 320 acres of land located in the City's southwest sphere of influence located on the south side of Green River Road beyond Calle Del Oro and west of Paseo Grande. A certified copy of the full text of this proposed Ordinance is posted in the City Clerk's office.

The City Council meets at 7:00 p.m. in the Council Chambers in the Corona City Hall located at 400 South Vicentia Avenue. The City Clerk's office is located in City Hall near the Council Chambers.