

CORONA RANCH SPECIFIC PLAN

S.P. 85-3

**ADOPTED BY THE CITY OF CORONA, CALIFORNIA
November 20, 1985**

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**CORONA RANCH SPECIFIC PLAN
SPECIFIC PLAN SP-85-3**

Adopted by
City of Corona
City Council Resolution No. 85-133
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**CORONA RANCH
SPECIFIC PLAN**

TABLE OF CONTENTS

<u>Section</u>		<u>Page</u>
I.	INTRODUCTION	
	A. Project Description and Location	I-1
	B. Amendments to the Corona Ranch Specific Plan	I-1
	C. Authority and Scope	I-4(ii)
	D. Background	I-4(ii)
	E. Purpose	I-6
	F. CEQA Compliance	I-6
II.	DEVELOPMENT PLAN	
	A. Introduction	II-1
	B. Goals, Objectives and Policies	II-1
	C. Land Use Plan	II-7
	D. Circulation Plan	II-10
	E. Public Facilities Plan	II-11
	F. Phasing Plan	II-16
III.	DEVELOPMENT REGULATIONS	
	A. Introduction	III-1
	B. Definitions	III-1
	C. Planning Unit Summary	III-2
	D. General Provisions	III-2
	E. Low Density Residential Districts	III-10
	1) Residential Estate District	III-10
	2) Single-Family Residential District	III-15
	F. Medium Density Residential District	III-20
	G. High Density Residential District	III-26
	H. Support Commercial District	III-32
	I. Public/Quasi-Public Districts	III-37
	J. Planned Unit Development	III-38
IV.	PLAN IMPLEMENTATION	
	A. Introduction	IV-1
	B. Purpose	IV-1
	C. Precise Plans	IV-1
	D. Subdivisions	IV-7
	E. General Administration	IV-8

**CORONA RANCH
SPECIFIC PLAN**

TABLE OF CONTENTS

<u>Section</u>		<u>Page</u>
V.	APPENDICES	
	A. Legal Description	A-1
	B. Specific Plan Adopting Ordinances	B-1
	C. Master Community Identity and Sign Program	C-1
	D. Landscape Guidelines	D-1
	E. Estate Design Guidelines	E-1

LIST OF EXHIBITS

<u>NUMBER</u>	<u>SUBJECT</u>	<u>PAGE NUMBER</u>
1	RELATED GEOGRAPHIC AREAS	I-5
2	SPECIFIC PLAN	II-7
3	PHASING PLAN	II-17
3A	I-15/YUMA DRIVE INTERCHANGE PHASING AREA	II-18
4	PLANNING AREAS	III-7

LIST OF TABLES

<u>NUMBER</u>	<u>SUBJECT</u>	<u>PAGE NUMBER</u>
1	TOTAL LAND USE ALLOCATION	II-6
2	RESIDENTIAL DISTRIBUTION	II-8
3	PHASING PLAN SUMMARY	II-19
4	PHASING TABLE	II-21
5	PLANNING UNIT SUMMARY	III-3
6	PLANNING AREAS	III-6

I. INTRODUCTION

A. PROJECT LOCATION AND DESCRIPTION

Originally known as the Woodlake project, the Corona Ranch project consists of the original Woodlake plan on the westerly half of the property and a substantially revised and reduced density pattern on the easterly half of the property.

The Corona Ranch project is located in the northeast portion of the City of Corona, adjacent to the City of Norco. Interstate 15, soon to be constructed, crosses the southwest corner of the project and runs in close proximity to the westerly boundary. The Riverside Freeway roughly parallels the southerly project boundary approximately one-half mile to the south. The site is adjacent to and immediately north of the Northeast Corona Specific Plan - SP 81-2 (Assessment District 79-2).

The Corona Ranch site is characterized by steep hills separating two relatively flat valleys. The major valleys pass through the central section of the project in a generally north/south direction. Vegetation is sparse with the natural features of note being several rock outcroppings, particularly in the southwest portion of the site.

The terrain naturally shapes two concentrations of development, or villages, in the dominant valleys, with a pattern of residential neighborhoods extending to the east over a series of smaller ridges and valleys.

For ease of reference, the geographic areas which relate most directly to Corona Ranch are depicted on Exhibit 1. They include major ridges and valleys within the site as well as two significant adjacent areas: Norco Hills and the Northeast Corona Specific Plan.

Proposed residential development is clustered as much as possible, with the highest densities occurring on the valley floors, along arterial highways, and near proposed commercial sites, potential school sites and recreational facilities. Densities range from very low density estate lots in hillside areas to specialized senior citizens' housings at 36 units per acre at the center of the McKinley Valley.

B. AMENDMENTS TO THE CORONA RANCH SPECIFIC PLAN

This document incorporates all amendments to the originally adopted Woodlake Specific Plan. The following descriptions summarize key features of each.

DESCRIPTION OF SPECIFIC PLAN AMENDMENT 87-6

Specific Plan Amendment 87-6 changes the land uses originally adopted with the Woodlake Specific Plan. These changes primarily affect the easterly portion of the Specific Plan area and result in an overall reduction in the residential density in that area. This amendment is felt to be an improvement to the original Woodlake Specific Plan land uses.

The amendment modifies planning unit designations to allow for a residential product that is different from, but consistent with, those originally envisioned in the Specific Plan. The Amendment modifies land use designations, circulation components and phasing plan in the Specific Plan.

The amendment is the result of a desire to focus more intently on a home-buying, rather than rental housing market. It is also necessary to adjust certain circulation classifications to conform to lower densities.

The amendment is the result of a more detailed analysis of the Corona Ranch sited than originally occurred in the Woodlake plan because of the serious pursuit of tract map and Precise Plan approvals for Corona Ranch.

This Specific Plan Amendment includes the major items listed below:

1. Changes the name of the project to Corona Ranch.
2. Change in Land Use: The northeast portion of the Specific Plan previously designated High Density Residential (H) land uses at the intersection of Parkview Drive and Norco Hills Road.

This Specific Plan Amendment reduces the total number of potential dwelling units by eliminating two high density (H) areas and replacing them with Medium Density Residential (M) and Low Density Residential (L) land uses. This amendment also alters the configuration of other land use boundaries, but does not significantly change the adopted land uses.

3. Realignment of Ranch Vista Road (formerly named Corona Hills Road): The previous alignment of Corona Hills Road extended northeasterly from McKinley Street, then south to the Specific Plan boundary. The amended location for this collector is much further south for most of its alignment.
4. Redesignation of Parkview Drive (formerly name Woodlake Avenue): The previous designation of Parkview Drive was a Secondary Arterial. The amendment retains Parkview Drive as a Secondary Arterial in the southernmost portion, and redesignates the northerly portion as a collector.
5. Redesignation of Norco Hills Road: Norco Hills Road was previously designated as a Secondary Arterial along the northern portion of the Specific Plan area. This amendment redesignates it as a collector.
6. Changes in Phasing Areas: The Phasing Areas have been changed in 2 ways. First, phasing has been simplified significantly, reflecting a recent change in ownership to one owner for the entire project. Second, the phasing is completely reoriented, with phasing sequences now going from east to west, rather than as in the original plan where phasing began in the middle, then went to the east and west, and finally to the north.

DESCRIPTION OF SPECIFIC PLAN AMENDMENT 88-7

Specific Plan Amendment 88-7 refines various aspects of the Corona Ranch Specific Plan. It primarily affects the western half of Corona Ranch.

The Amendment relocates the Western Support Commercial Planning Area from the southwest corner of Parkridge Avenue and Yuma Drive to the southeast corner. Correspondingly, the amendment relocates the adjacent high density Residential (15, 36 du/ac) area to maintain the same relationship and proximity to the commercial District. Medium Density Residential 6-15 du/ac designation will replace the high density residential designation on the west side of Parkridge Avenue.

The amendment also relocates the western park site from the inaccessible location in the middle of the Village Loop Area to the west side of Village Loop Drive.

The amendment amends the mix of residential units by increasing the number of low density units by 99 and decreases the numbers of medium and high density units by 121.

SPA 88-7 changes the phasing plan for the construction of Yuma Drive/I-15 interchange by increasing the total units involved from 1,103 to 1,130.

SPA 88-7 establishes a minimum front setback for structures in single-family residential districts of 15 feet.

SPA 88-7 deletes the bicycle parking requirement for bicycle racks at multi-family projects.

And finally, SPA reduces the parking requirement in medium and high residential projects, permitting 1.5 parking spaces for one bedroom or efficiency unit rather than 2.25 spaces/unit.

DESCRIPTION OF SPECIFIC PLAN AMENDMENT 89-1

SPA 89-1 addresses specific textual conflicts that existed between the adopted Specific Plan and the Estate Guidelines and Landscape guidelines which were subsequently adopted as part of the Specific Plan. SPA 89-1 amends the following standards in the Specific Plan to agree with standards as approved in the Estate and Landscape Guidelines;

SPA 89-1 amends Residential Estate landscaping and irrigation standards for transition zones and in fuel modification zones. (Specific Plan Section III.E-1.11.b)

SPA 89-1 amends Residential Estate retaining wall standards. (Specific Plan Section III.E-1.11.c)

SPA 89-1 amends Residential Estate minimum dwelling unit area standards. (Specific Plan Section III.E 14.a.)

DESCRIPTION OF SPECIFIC PLAN AMENDMENT 93-1

Specific Plan Amendment 93-01 amends eight of the City's specific plans as well as Chapter 17 of the Corona Municipal Code to add church interim use as a permitted use subject to the approval of the Board of the Zoning Adjustment within specified commercial and light industrial districts. In the Corona Ranch Specific Plan, the amendments are as follows:

1. Section III- H.2.A.(a) adds church interim use as a permitted use.

2. Section III - H.2.B is a new section added to permit churches as a conditional use.

DESCRIPTION OF SPECIFIC PLAN AMENDMENT 95-8

Specific Plan Amendment 95-8 refines four aspects of the Corona Ranch Specific Plan. The Specific Plan Amendment includes the following:

1. SPA95-8 reduces the minimum dwelling unit area from 2,400 to 1,700 sq. ft. for lots located in Planning Unit 201.
2. SPA95-8 eliminates the transition zones for residential estate districts specified in the Estate Guidelines and the Landscape Guidelines.
3. SPA95-8 adds the public/quasi public land use to approximately 2.0 acres of Planning Unit 101 located at the northeast corner of Yuma Drive and Norco Hills Road.
4. SPA95-8 requires a precise plan for all residential and commercial land use except lots located in Planning Units 101, 114, 120, and 215.

DESCRIPTION OF SPECIFIC PLAN AMENDMENT 96-6

Specific Plan Amendment 96-6 changes two aspects of the Corona Ranch Specific Plan. The Specific Plan Amendment includes the following:

1. SPA96-6 eliminates Planning Unit 204 and adds the acreage to Planning Unit 210.
2. SPA96-6 changes the land use for Planning Unit 210 from High Density Residential to Medium Density Residential.
3. SPA96-6 adds additional permitted uses and conditional uses to the support commercial district.
4. SPA96-6 updates the maximum dwelling unit count to reflect the actual number of dwelling units approved to date.

DESCRIPTION OF SPECIFIC PLAN AMENDMENT 97-2

1. SPA97-2 revised Appendix C, replacing the water fountain feature with planter area.

DESCRIPTION OF SPECIFIC PLAN AMENDMENT 01-001

1. SPA01-001 eliminates church interim use as a permitted use.
2. SPA01-001 defines and sets development standards for churches on the basis of size.

DESCRIPTION OF SPECIFIC PLAN AMENDMENT 04-002

1. SPA04-002 creates a sub-district for Planning Area 215.
2. SPA04-002 establishes a maximum allowed density for Planning Area 215A.

DESCRIPTION OF SPECIFIC PLAN AMENDMENT 05-004

1. SPA05-004 Amends Planning Area 118 from Utility to SFR.

DESCRIPTION OF SPECIFIC PLAN AMENDMENT 06-003

1. SPA06-003 brings SP85-03 into conformance with the General Plan, as amended in 2004.

C. AUTHORITY AND SCOPE

The California Government Code authorizes cities to adopt specific plans by resolution as policy or by ordinance as regulation. Hearings are required by both Planning Commission and City Council after which the Specific Plan must be adopted by the Council to be in effect.

The adoption of the Corona Ranch Specific Plan by the City of Corona is authorized by the California Government Code, Title 7, Division 1, Chapter 3, Article 8, and Sections 65450 through 65457.

The Corona Ranch Specific Plan is a regulatory plan which will serve as the zoning ordinance for this property. Proposed development plans or agreements, tentative tract or parcel maps and any other development approval must be consistent with this Specific Plan. Projects which are found consistent with the Specific Plan will be deemed consistent with the General Plan.

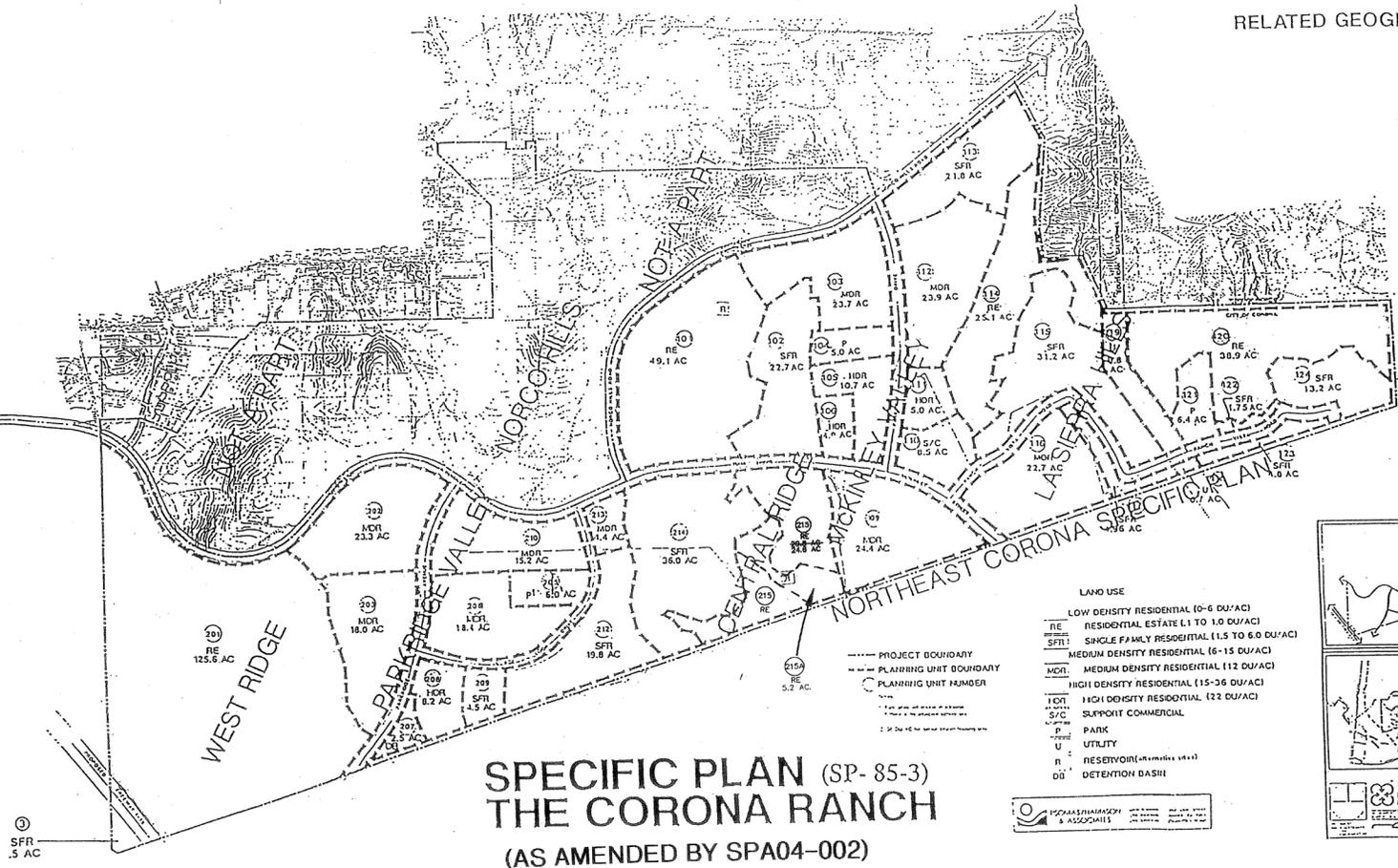
D. BACKGROUND

The Corona Ranch property was originally under the jurisdiction of the City of Norco. Subsequently, a General Plan Amendment was adopted by the City of Corona as General Plan Amendment (GPA) 82-4. An EIR (State Clearinghouse #82040504) for the amendment was certified on December 1, 1982.

An agreement was then reached between the City of Norco and the property owners to approve a deannexation/annexation agreement. The Local Agency Formation Commission, based on complementary positions by the cities of Norco and Corona, approved detachment/annexation of the 713.2 acres of land included in the Specific Plan. The Woodlake Specific Plan and associated General Plan Amendment and Supplemental EIR were integral parts of the annexation process.

They embodied and responded to changes occurred after approval of GPA 82-4. All processing of this plan prior to 1987 was done under the name of Woodlake or Woodlake Villages. With the purchase of the property by The Corona Development Company in 1987, the current name of Corona Ranch was established.

RELATED GEOGRAPHIC AREAS

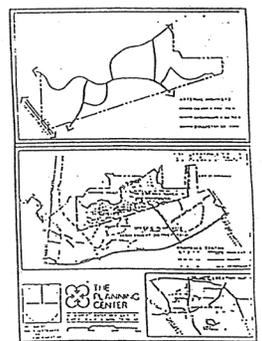


**SPECIFIC PLAN (SP- 85-3)
THE CORONA RANCH
(AS AMENDED BY SPA04-002)**

LAND USE

RE	LOW DENSITY RESIDENTIAL (0-6 DU/AC)
RE	RESIDENTIAL ESTATE L1 TO 1.0 DU/AC
SFR	SINGLE FAMILY RESIDENTIAL (1.5 TO 6.0 DU/AC)
MDR	MEDIUM DENSITY RESIDENTIAL (6-15 DU/AC)
MDR	MEDIUM DENSITY RESIDENTIAL (12 DU/AC)
HDR	HIGH DENSITY RESIDENTIAL (15-36 DU/AC)
S/C	HIGH DENSITY RESIDENTIAL (22 DU/AC)
SC	SUPPORT COMMERCIAL
P	PARK
U	UTILITY
R	RESERVOIR (where shown on map)
DB	DETENTION BASIN

- PROJECT BOUNDARY
- PLANNING UNIT BOUNDARY
- PLANNING UNIT NUMBER



①
SFR
.5 AC

E. PURPOSE

Quality, controlled development of the Corona Ranch property can be achieved through the adoption of a specific plan to serve as a comprehensive development control document.

The adoption of the Woodlake Specific Plan and this subsequent amendment known as Corona Ranch will establish type, location, intensity, character of development and the required infrastructure for development to take place. The Specific Plan also shapes development to respond to the physical constraints of the site, coordinates the mix of residential density and product types and provides adequate facilities for shopping, circulation, recreation and other public uses.

The Corona Ranch Plan provides for mitigation of land use or density conflicts through development clustering as well as open space and landscape buffers.

The Specific Plan serves both a planning function and regulatory function. It is device for implementing the Corona General Plan on this property. The plan contains all applicable land use regulations and will thus constitute the zoning for the Corona Ranch property.

A companion document, the Corona Ranch Specific Plan Technical Supplement, provides both documentation of ideas contained in the Specific Plan and guidance on how to interpret and apply policies in the plan which are not covered by explicit regulations. It helps describe the intent of the Specific Plan as an aid to the achievement of quality development.

F. CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

The Woodlake Specific Plan was accompanied by a supplemental focused EIR which addressed potential impacts of the proposed modifications to the originally adopted Woodlake General Plan Amendment. That focused EIR expanded upon and responded to mitigation actions in the certified Woodlake OPA E (SCH No. 82040504). The supplement was in conformance with the most recently adopted guidelines of the State of California and City of Corona. The Specific Plan was written to adhere to the mitigation measures described in the previous EIR and addressed potential concerns discovered during the draft review process of the Supplement. The most effective vehicle for ensuring the satisfaction of mitigation measures is the Specific Plan and the master tentative tract and the conditions imposed on each.

The Woodlake EIR and Supplement includes an introduction, project description, description of existing environmental conditions, assessment of impacts and mitigation measures as directed by the City of Corona in accordance with the California Environmental Quality Act.

These EIRs are also applicable to future development projects (precise plans, tentative tract maps, etc.) which are processed in conformance with the Woodlake Specific Plan, thus requiring either no further environmental documentation or, in special cases, only very focused mitigation analysis and action as documented in Section 15182 of the CEQA guidelines.

The Woodlake Specific Plan Amendment SPA87-6, which establishes the project identity as Corona Ranch, is accompanied by an updated traffic study. With that addition, and since the amendment significantly reduces the development yield, the previously Certified EIR and Supplement will serve as required environmental documentation for the project.

II. DEVELOPMENT PLAN

A. INTRODUCTION

Corona Ranch is a planned residential community designed to provide a variety of housing types. This section contains a description of the goals, objectives and policies of the Plan, along with a description of the various plan components. These components, along with more extensive discussions in the Corona Ranch Specific Plan Technical Supplement, also provide the rationale for the more explicit regulations found in Chapter III, Development Regulations, of the Plan.

The Land Use Plan is intended to provide the reference for determining whether or not a proposed project (i.e., subdivision, commercial center, estate lot) is consistent with the Specific Plan. Explicit density and use limits are derived from this component. Development projects must conform to these requirements.

The Circulation Plan is intended to ensure an adequate and efficient circulation system for the project. Street and highway standards, along with a phasing plan are included.

The Public Facilities Plan is intended to ensure adequate services and infrastructure for the development.

B. GOALS, OBJECTIVES, AND POLICIES

The Corona Ranch Specific Plan contains goals, objectives and policies that implement the Corona General Plan. The General Plan is divided into seven elements, each of which has its own goals and objectives. The General Plan goals that correspond to the Corona Ranch Specific Plan are listed. Specific plan objectives and policies are then stated to implement the goals.

1. Land Use

Goals:

- a) To develop a land use pattern which meets the basic needs of Corona residents for essential services, working and living areas, and areas for pursuit of leisure time activities.
- b) To conserve, protect and enhance resources for the benefit and enjoyment of the resident population and the region and guide future development in a direction that maximizes the utility of natural resources.

- c) To economize on the costs of municipal facilities and services and the extension of these services by phasing residential development in a manner consistent with availability of public improvements.
- d) To consider the land use requirements and population pressures within the region, state and nation while maintaining standards for essential services.

Objectives:

- a) A land use design that protects the steep slopes and provides higher intensity uses on the valley floors.
- b) A phasing plan that provides services in an economical and efficient manner.
- c) A variety of residential densities and product types for the consumer.

Policies:

- a) To establish and implement a clustering concept, grading plan and set of hillside development standards to protect the natural terrain.
- b) To develop and carry out a phasing plan that provides for cost-effective public facilities and services.

2. Circulation

Goals:

- a) To provide a safe and efficient system for movement of people and goods in the City of Corona through City actions and coordination of all agencies involved in development of circulation facilities in the Corona area.
- b) To increase the mobility of residents through development of an adequate and balanced transportation system that includes automotive and non-automotive transportation considerations.

Objectives:

- a) A circulation system that is well integrated into the current City's system and the freeway network.
- b) A road network that will provide for current and future residents' needs and avoid excessive traffic in existing and future residential neighborhoods.

Policies:

- a) To establish a circulation system that conforms to the City's standards and serves both through and local traffic.
- b) To integrate Corona Ranch circulation improvements with Assessment District 79-2 arterial design and construction.
- c) To establish bikeways throughout the Corona Ranch development, particularly to connect potential schools and parks with residential neighborhoods.

3. Housing

Goals:

- a) To encourage development of housing to satisfy the shelter and home environment needs of existing and future Corona residents.
- b) To encourage provision of a variety of housing types, prices, ownership possibilities and locations.
- c) To develop neighborhoods properly related to essentially community services.
- d) To maintain high quality development standards for residential land development to ensure establishment of neighborhoods with lasting value.

Objectives:

- a) A residential environment that provides custom estate, detached single family, patio home, condominium, town home, apartment and senior citizen housing opportunities.
- b) A contribution to the affordable housing supply in the West Riverside County/West San Bernardino County/Orange County markets.

Policies:

- a) To incorporate and implement development standards that is economically feasible for the developer and is consistent with City standards or reasonable modifications of them.
- b) To provide a sufficient range in densities so that relatively affordable housing can reasonably be included in the project.
- c) To base development regulations on various dwelling types by planning unit.

4. Conservation

Goals:

- a) To preserve, protect and enhance the City's natural resource and open space inventory for the benefit of the City's residents and the region.
- b) To conserve the City's natural resource base through planned utilization of water, soil, and other resources that are considered valuable for reasons of economic benefit, safety and aesthetic value.
- c) To create a productive balance between man and his uses of land and the conservation of areas with unique environmental and aesthetic value.

Objective:

- a) The protection of steep slopes, hillsides and rock outcroppings.

Policy:

- a) To adopt and implement hillside development standards for Corona Ranch.
- b) To designate steep ridge and hillside portions of the planning area for custom lot estate residential use primarily requiring grading for access only.

5. Open Space

Goals:

- a) To achieve a balanced distribution of open space to meet the needs of residents and contribute to logical development of the urban area.
- b) To create a public open space network that satisfies the active and passive needs of City residents.

Objectives:

- a) The integration of parks and school sites where feasible.
- b) The provision of visual open space as an integral part of development.
- c) Dual use of the Southern California Edison easement for utility and open space/recreation purposes.

Policies:

- a) To provide parks primarily on land that is readily usable for active recreation purposes.
- b) To use a portion of the Southern California Edison easement for open space, parkland and trail connections.
- c) To restrict portions of private lots designated for open space use from development.
- d) To work with the school district to coordinate school/ park planning and development.

6. Community Design and Scenic Highways

Goals:

- a) To develop a City that is visually attractive, efficiently and effectively organized, and understandable both functionally and psychologically.
- b) To preserve and enhance the visual aspects of the City's circulation system for scenic purposes.

Objective:

- a) A design theme or themes within Corona Ranch which creates identity and a feeling of community.

Policy:

- a) To apply design guidelines for entry points, streetscapes and development projects throughout Corona Ranch.

7. Noise

Goals:

- a) To avoid locating noise generating uses adjacent to land use categories in excess of maximum suggested noise standards in the Corona General Plan Noise Element.
- b) To avoid locating noise sensitive facilities -- schools, libraries, hospitals and parks -- within areas designated in excess of 45 dBA as shown on the City of Corona Noise Level Map unless sufficient mitigation measures are proposed.

Objectives:

- a) The integration of parks and school sites where feasible.
- b) The placement of commercial uses on major intersections.
- c) The separation of low density residential uses from arterial highways.

Policies:

- a) To provide park and school sites in predominately residential neighborhoods.
- b) To locate medium and high density residential areas along arterial highways.

C. LAND USE PLAN

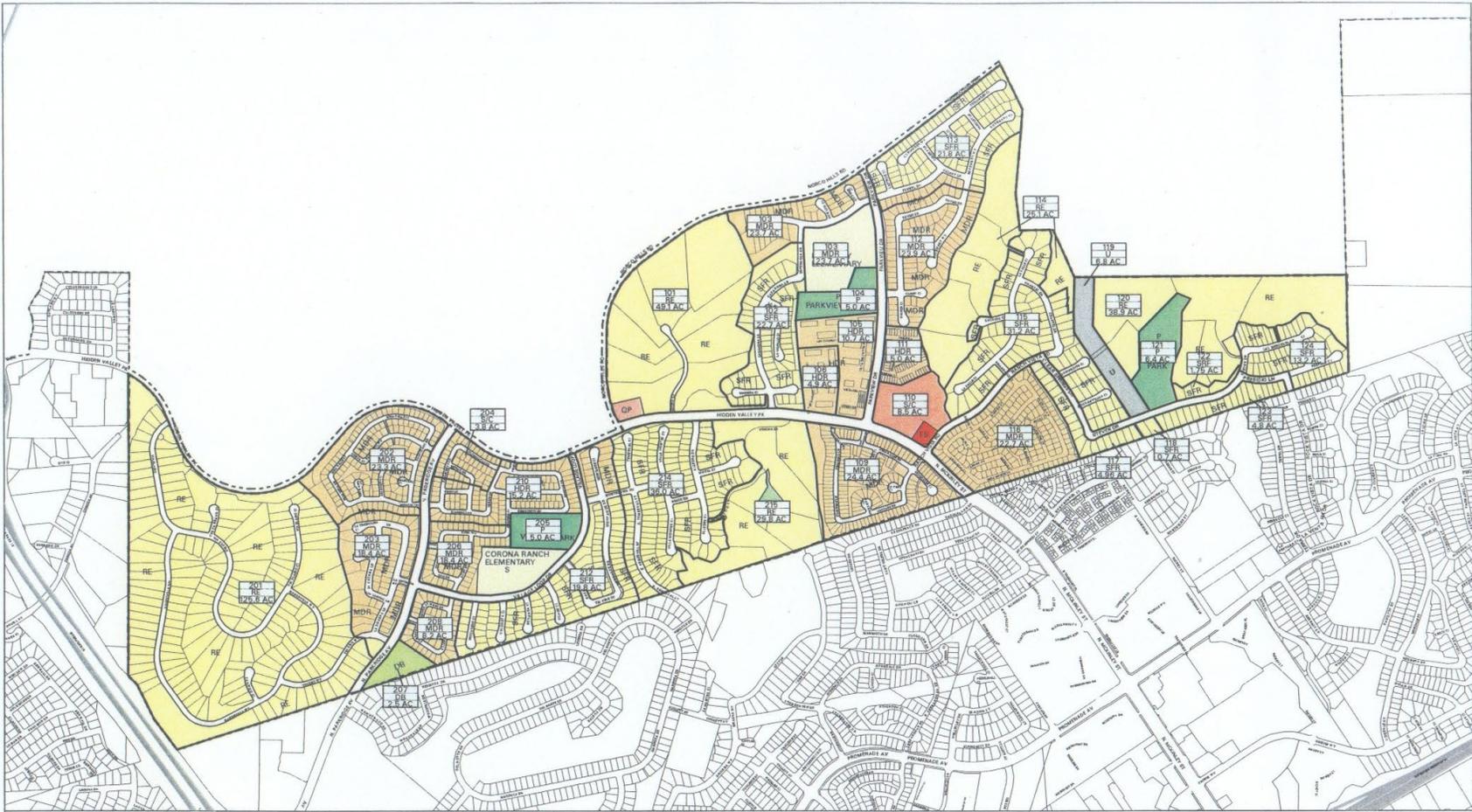
The Corona Ranch Land Use Plan is depicted on Exhibit 2. It encompasses a total of 713.2 acres and is divided into 36 planning units.

Each planning unit in the Land Use Plan contains a gross acreage figure and the intended land use.

The acreage of the planning units includes land devoted to internal local streets and collectors but does not include acreage within adjacent arterial highways. The proposed land use allocation is summarized in Table 1.

**TABLE 1
TOTAL LAND USE ALLOCATION**

	Acres	Units	Density
Low (includes Estate and Single-Family)	427.12	779	1.8
Medium	167.0	1001	6.0
High	39.6	390	9.8
Support Commercial	7.5		
Park	16.4		
Utility	6.68		
Detention Basin	2.5		
Arterials & Freeway ROW	43.4		
Public/Quasi-Public	3.0		
TOTALS:	713.2	2,170	3.4





HDR High Density Residential 15-36 DU/AC
 HDR High Density Residential 22 DU/AC
 MDR Medium Density Residential 6-15 DU/AC
 MDR Medium Density Residential 12 DU/AC
 SFR Single Family Residential 1.5-6.0 DU/AC
 RE Residential Estate .1-1.0 DU/AC
 LDR Low Density Residential 0-6 DU/AC
 P Park

FS Fire Station
 R Reservoir
 S School
 U Utility
 DB Detention Basin

**City of Corona
 The Corona Ranch
 Specific Plan**

**Planning Area
 Land Use Plan**

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

City of Corona
 Geographic Information Services
 Last Updated On: 06/25/2008
 Update: Through SPA 06-0401

1. Residential Land Uses

Residential uses occupy approximately 632.9 acres, or 89 percent of the 713.2 acre project. The overall gross density is 3.4 units per acre.

Intended densities range from a very density estate lot character with lots from one-half acre to over five acres, to senior citizen apartments at 36 units per acre.

The acreage and dwelling units in the four residential categories are distributed as depicted in the following table.

**TABLE 2
RESIDENTIAL DISTRIBUTION**

	Acres	% of Acreage	Dwelling Units	% of Dwelling Units
Residential Estate (RE)	265.1	41.9	205	10
Single-Family Residential (SFR)	162.02	25.4	574	26
Medium Density Residential (MDR)	167.0	25.1	1001	46
High Density Residential (HDR)	39.6	7.6	390	18
	633.72	100.00	2,170	100

Each residential classification is described more fully in the following subsections.

a. Low Density Residential

1) Residential Estate (RE)

Six planning units are designated as residential estate districts. These areas are located on the major ridges and steep slopes. The intent is to provide rural estate use, partly in order to restore and preserve the beauty of the hills. Custom lot, minimum grading design is specified. The densities range from 0.2 units per acre to 1.4, depending on the topography.

Sub-district 215A

Residential estate sub-district 215A is located in the same area as the other Residential Estate planning areas. However, the density in this sub-district is 0.3 dwelling units per acre with a minimum lot size of 1.5 acres.

2) Single-Family Residential (SFR)

Ten planning units are designated as single-family residential zone. These areas range in size from 0.5 to 36.0 acres, with densities ranging from 1.8 to 5.0 units per acre. This category allows for single-family use with varying lot configurations and sizes to meet a wide range of market needs and minimize grading requirements.

b. Medium Density Residential (MDR)

Nine planning units contain the medium density designation. These areas are situated in the valley floors and many are located near proposed parks. The planning units vary in size from 4.3 to 24.4 acres with densities ranging from 6 to 12 units per acre.

c. High Density Residential (HDR)

Four planning units are designated as high density residential districts. The dwelling units in this district are located in the relatively flat areas of the valleys and will provide the most affordable units in the project. Planning units vary in size from 4.9 to 15.2 acres. Four planning units are designated with a 22 unit-per-acre density. Planning Units 105, 106 and 210 are designated with a density of 18 dwelling units per acre. Planning Units 110 and 111 allow an option to develop senior citizen/handicapped units at a density of 36 du/acre.

2. Support Commercial (SC)

Commercial land uses occupy 8.5 acres, or 1.2 percent of the total Corona Ranch project. One planning unit is designated neighborhood commercial and is located at a major intersection, thus serving as a focal point for the valley area. It is also surrounded by medium and high density residential development, thus providing convenient shopping for many of the residents. The commercial area at the corner of Woodlake Boulevard and McKinley Street is 8.5 acres.

3. Public/Quasi-Public Land Uses (P/Q)

Public/quasi-public land uses occupy 28.4 acres, which is 4.0 percent of the total Corona Ranch project. This designation encompasses three main uses; public parks, utility easements and a flood detention basin. There are three public parks in Corona Ranch distributed evenly throughout the project area. Two parks are 5 acres in size with the third being 6.4 acres. A Southern California Edison easement 200 feet wide extends through the eastern portion of Corona Ranch and contains 7.5 acres. In the western portion of the project is a 2.5-acre flood detention basin along Parkridge Avenue. In the north central portion of the project is a 2.0-acre site along Yuma Avenue. The two 5 acre parks assume existence of adjacent elementary schools. Should that not occur, these two stand alone park sites will be 10 acres each in size.

D. CIRCULATION PLAN

1. Intent and Background

The Corona Ranch Circulation Plan establishes the general layout of internal circulation and design standards for arterial highways and collector streets in support of both the Woodlake Land Use Plan and the City's Circulation Element. The Circulation Plan provides for vehicular, pedestrian and bicycle movement. The Open Space and Recreation Concept include bikeways and pedestrian walkways integrated with the Circulation Plan. These bikeways and pedestrian walkways are primarily for recreation use, but also supplement the circulation patterns.

Since the proposed I-15/Yuma Drive interchange is a critical element in the overall project circulation plan directly affecting the western portion of the project, building permits shall not be issued for development in Planning Units 201, 202, 203, 204, 205, 206 and 210, nor shall construction on Yuma Drive within Planning Units 201 begin, until a contract has been awarded for the construction of the I-15/Yuma Drive interchange (see Exhibit 3A).

2. Arterial Highways

The Corona Ranch development will be served by the following arterial highways.

Route	Classification	Approximate Length	R.O.W. Width	Travel Lanes	Add'l Lanes ⁴
McKinley Street	Major	1,220'	100'	4	2
Yuma Drive	Major	4,880'	100' ^{1,3}	4	2
Yuma Drive	Secondary	3,520'	88' ^{2,3}	4	2
Norco Hills Road	Collector	5,900'	68' ³	2	2
Parkridge Avenue	Secondary	2,940'	88'	4	2
Parkview Drive	Secondary/ Collector	1,800' 800'	88' 68'	4 2	2 2
Village Loop Drive	Collector	2,800'	68'	2	2
Ranch Vista Road	Collector	4,400'	68'	2	2

- 1 Yuma Drive from the eastern border of Planning Unit 4 to Parkview Boulevard.
- 2 Yuma Drive from the western border of the City to the western border of Planning Unit 5.
- 3 These right-of-ways are divided by the cities of Corona and Norco. The Norco side might be larger due to an equestrian trail.
- 4 Additional lane widths are intended for bikeways, turn lanes, vehicular breakdown or emergency vehicle purposes and, in selected situations, parking.

Note: Street names are listed for identification purposes only and may be subject to change.

These highways, along with the I-15 freeway right-of-ways, total 41.9 acres. To the maximum extent possible, the hierarchy of roadways and their associated sections are consistent with citywide standards. Street sections should be in accordance with City Engineer standards.

3. Traffic Signals

A traffic signal mitigation fee will be paid by each developer at time of approval of final map for each development. An ordinance will be established to implement said fee for signalization based on the following table:

Land Use	Fee
SFR	\$184.00 per du
MDR	168.00 per du
HDR	108.00 per du
SC	5,600.00 per ac

E. PUBLIC FACILITIES PLAN

Master plans for water, sewer and drainage as contained in the Technical Supplement shall be adopted prior to recordation of the first tract map for the property.

1. Water System

a. General

The Corona Ranch Specific Plan area boundary is mostly within the City of Corona's Pressure Zone 3 (above elevation 760). Approximately 1/3 of the total dwelling units in the Corona Ranch Specific Plan area lie within the upper limits of the City's Zone 2 (maximum service elevation 760) Pressure Zone near the intersection of Parkridge Avenue and Yuma Drive. However, because of the distance from the Plan area to the existing City Zone 2 storage reservoirs and because the area in Corona Ranch that could be considered to be in Zone 2 is near the upper limit of that Zone, the area cannot be adequately served without increasing pressures. For this reason all of the Corona Ranch Plan Area will be considered to be Zone 3 and pressure regulators will be considered to serve the fringe areas that will have static pressures in excess of 120 psi.

Those facilities necessary to ensure adequate water supply, distribution and storage to provide water service to the Corona Ranch Specific Plan area are included in the Woodlake Specific Plan Water System Master Plan included in Appendix B.

b. Supply

New sources of water supply must be developed by the City in order to meet the water demands of developing portions of the City. Available alternative sources of supply include (1) Northern California water through the State Water Project and the Metropolitan Water District Mills Filtration Plant; and (2) Temescal Groundwater Basin production through the development of new wells. Considering that desalting may be a necessary part of all supply alternatives in order to meet discharge requirements imposed upon the City by the Regional Water Quality Control Board, and since the quality of available groundwater with respect to nitrate concentrations requires guidelines, water supply alternatives can become complex when superimposed upon existing available supply systems.

A fourth alternative source of supply is participation in the Santa Ana Watershed Project Authority (SAWPA) Arlington Basin Desalter Project. This project would tap degraded

Arlington Basin Groundwater and provide pretreatment, desalination, either through reverse osmosis or electro dialysis reversal processes, appurtenant delivery and brine disposal to provide a relatively high quality local water supply. Blending with existing City supplies would again be considered. The sub alternative of a City-owned desalination facility could be a final source alternative, although perhaps not completely free of Basin Plan jurisdictional considerations.

The City of Corona has historically funded both source of supply and storage facilities from meter-based water improvement fees. The City has been receptive to both cash payments and construction of facilities as off-sets (or credits) against water improvement fees. The typical allocation of funds between supply and storage has been in a 50:50 ratio.

Given this background of available supply alternatives, and recognizing that selection of a particular source of supply alternative may affect the distribution system details and costs, two Corona Ranch distribution system alternatives are deemed appropriate.

c. Pumping and Distribution

Two alternative water distribution systems (alignments) were considered to provide service to the Woodlake Specific Plan Area.

- 1) Alternative A - Beginning at Lester Avenue, Alignment "A" Transmission Line crosses Chase Drive and proceeds northerly in Lester Avenue to Ontario Avenue; the line then continues westerly in Ontario Avenue to Rimpau where it proceeds northerly to Magnolia Avenue; it then continues easterly in Magnolia, crossing Interstate Highway 15 (I-15), A.T.&S.F. Railroad tracks and Temescal Channel; the line then turns north at the end of Magnolia to cross Sixth Street and continue northerly in open areas to cross another A.T.&S.F. line, Arlington Channel, Sampson Avenue and Riverside Freeway going on to Promenade Avenue where it joins the proposed Zone 3 Reservoir fill-line.
- 2) Alternative B - Alignment "B" shares the same route as Alignment "A" from Lester Reservoir to the intersection Lester and Ontario Avenues; at that point this alignment proceeds northerly in a proposed easement, a distance of approximately 250 feet, then turns easterly in a proposed easement to California Avenue. The line then turns north in California Avenue to the southerly line of Lot 21, of Tentative Tract No. 21503, at which point it turns east in a proposed easement along that lot line. From the end of the lot line it will cross I -15 to the easterly

freeway right-of-way (R.O.W.) line, at which point it turns north and travels in an abandoned railroad right-of-way, a distance of 1,500 feet, to Magnolia Avenue. Alignment “B” then proceeds easterly in Magnolia and curves along Magnolia past its intersection with Sixth Street and continues in the proposed extension of Promenade Avenue with a segment in an easement along the easterly slope of Promenade. It then crosses A.T.&.S.F. line, Arlington Channel and Sampson Avenue traveling a short distance easterly in Sampson, and then turns northerly in a proposed street in parcel Map 22261. At the end of that street it turns east to a point just east of the existing sewer and storm drain easement, where it turns north to cross Riverside Freeway, then travels in the proposed Roosevelt Avenue to Promenade, traveling northerly in Promenade to join the proposed Zone 3 Reservoir fill-line currently being designed by NBS/Lowry.

- 3) Recommended Alignment - It is recommended that Alignment “B” be adopted because it has several advantages over Alignment “A:”
 - (a) It avoids I-15 Freeway crossing at Magnolia Avenue, which would require supporting some 600 feet of pipe on the bridge crossing the Freeway, an option that will be very costly if it were feasible.
 - (b) Alignment “B avoids Ontario Avenue which is normally heavily traveled.
 - (c) Alignment “B,” which proceeds down California Avenue south of Ontario, will be in a relatively less developed and traveled area than Alignment “A” in this, vicinity; and, consequently, pipeline construction will be less expensive.

The: two alignments are approximately the same length and are mostly within dedicated roads, except that Alignment “B” requires the acquisition of more easements than Alignment “A”. Therefore, if Alignment “B” is adopted, it will require that easements be secured in a timely manner to expedite the construction of the pipeline.

Crossings of freeways, railroads, and major channels will be accomplished by placing the pipe in a casing installed by the bore, jack or tunnel method; or by supporting the pipe above ground where feasible. Final determination of crossing methods will be made during the final pipe design.

d. Storage

Water storage requirements for the Woodlake project were computed using the following City of Corona criteria:

Operational Storage - 33 percent of Maximum Day Demand
Emergency Storage – 50 percent of Maximum Day Demand
Fire Protection Storage - ISO Criteria

The Insurance Service Office (ISO) has established the following criteria for the City of Corona’s fire protection storage requirements.

- 1) High value commercial and high density residential 4,000 gpm for 4-hour duration (0.96 MG).
- 2) Medium density residential 1,500 gpm for 2-hour duration (0.18 MG).

With this criteria and the water demands computed from the proposed land use plan, storage requirements for the two system alternatives were computed. Maximum day demand for Corona Ranch is 3.47 MGD and for Zone 3 of AD 79-2 is 2.16 MOD.

**REQUIRED STORAGE FOR COMBINED
CORONA RANCH ZONES 2
AND 3 AND AD 79-2 ZONE 3 (MG)**

	Maximum Day	OP Storage	EM Storage	Total Storage
Corona Ranch				
Zones 2 and 3	3.47	1.15	1.74	2.88
AD 79-2 Zone	2.16	0.71	1.08	1.79
Fire Storage				0.96
TOTAL	5.63	1.86	2.82	5.63

**MINIMUM ZONE 3
STORAGE REQUIREMENT
ALTERNATIVE NO.1**

Maximum Day Demand	Operational 33% Max. Day	Emergency 50% Max. Day	Fire ISO	Total
4.07 mgd	1.35 mg	2.04 mg	1.0* mg	4.3** mg

* 1.20 mg required for high density residential and high value commercial, however 0.18 mg has been provided in Zone 3 (Buchanan) Reservoir of AD 79-2, therefore 1.0 mg required.

** AD 79-2 Zone 3 (Buchanan) Reservoir was arbitrarily upsized from the calculated required storage of 2.3 mg to 3.0 mg the Corona Ranch Reservoir will be reduced to 3.0 mg which will still provide for reserve storage for Zone 2.

**MINIMUM ZONE 3
STORAGE REQUIREMENT
ALTERNATIVE NO.2**

Maximum Day Demand	Operational 33% Max. Day	Emergency 50% Max. Day	Fire ISO	Total Min.
6.23 mg	2.06 mg	3.12 mg	1.20 mg	6.38 mg

2. Sewage Collection and Treatment

a. General

The Corona Ranch Specific Plan area boundary is generally consistent with natural drainage areas and the conceptual grading plan maintains the integrity of the various drainage basins. Review of the conceptual grading plan indicates that most all of the project sites can gravity flow to the southerly boundaries. Thus, it is logical that sewerage services, both collection and treatment, would be integrated with Assessment District 79-2 and other developments contiguous to the projects southerly boundary. Identification of facilities necessary to insure adequate sewage collection, transmission and treatment facilities services for the Corona Ranch Specific Plan area will be included in the Corona Ranch Specific Plan Sewer System Master Plan, Appendix C.

b. Treatment Facilities

There are currently two existing methods by which the City of Corona can treat and/or dispose of sewage from the Corona Ranch area. The City operates a wastewater treatment plant in the western portion of the City and has been allocated capacity rights in the Santa Ana Regional Interceptor (SARI) which in turn provides for treatment through Orange County Sanitation District facilities. In addition to these two existing methods of sewage treatment, the City is currently contracting with a consultant to develop plans and specifications for modifications to the Sunkist Water Pollution Control Plant to provide for municipal sewage treatment. The final design for first phase construction will be completed in July, 1985. AD 79-2 constructions will provide for future delivery to the Sunkist Water Pollution Control Plant when the plant is operational. A pump station, referred to as the Sunkist Pump Station, is currently under construction and is expected to be completed at the time Corona Ranch will commence initial development. Modifications to the Sunkist Pump Station may be required at a future date to provide for additional flows from Corona Ranch.

The existing plant, located in the westerly portion of the City has a capacity of 5.5 MOD; however, the plant is operating at full capacity and could not be used to serve Corona Ranch. The City has capacity rights in the SARI line for approximately 3.3 MOD, however, the total 3.3 MOD has been allocated to developers as follows:

- 1) 2.0 MOD for AD 79-2 developments previously paid for by AD 79-2 bond issue.
- 2) 1.3 MOD purchased by various developers.

Although the city might be able to provide some flexibility in where collected sewage is to be treated it certainly appears that Corona Ranch sewage would be treated at the Sunkist Plant or diverted to the SARI Line near the Sunkist Plant. Thus if Corona Ranch is to be able to utilize the SARI Line within current City of Corona capacity rights, Corona Ranch developers would need to either purchase or lease SARI capacity from other developers.

The first phase of construction for the Sunkist Treatment Plant will provide for a capacity of 1.6 MOD, a second phase of 1.4 MGD and a third phase of 3.0 MOD for an ultimate capacity of 6.0 MOD. It is expected that Corona Ranch will generate approximately 0.9-1.0 MOD average flow. It is planned at this time to accomplish funding for construction of Corona Ranch major sewer system facilities with public bond financing. Funds from the initial sale of bonds can also be utilized to assist financing of the purchase of sewer treatment capacity in the Sunkist Water Pollution Control Plant or other methods of disposal as determined by the City.

e. Sewer Collection Facilities

AD 79-2 provides for sewer collection lines in McKinley Street contiguous to the Corona Ranch property and in Promenade Avenue easterly of McKinley Street. These facilities are available to serve the easterly half of Corona Ranch. The westerly half of Corona Ranch can be served by a sewer line being constructed from the Sunkist Pumping Station northerly along Temescal Channel, northeasterly along Harrison Street to Cresta Road, then easterly in Crest Road to Tract 16198 (Cresta Verde). This line, from the Pumping Plant to Tract 16198, has been installed by AD 79-2 and a private developer. Future extension of this sewer line in Parkridge Avenue, from Cresta Road to the Corona Ranch southerly boundary, will be constructed as part of Tracts 16198-4 and 5.

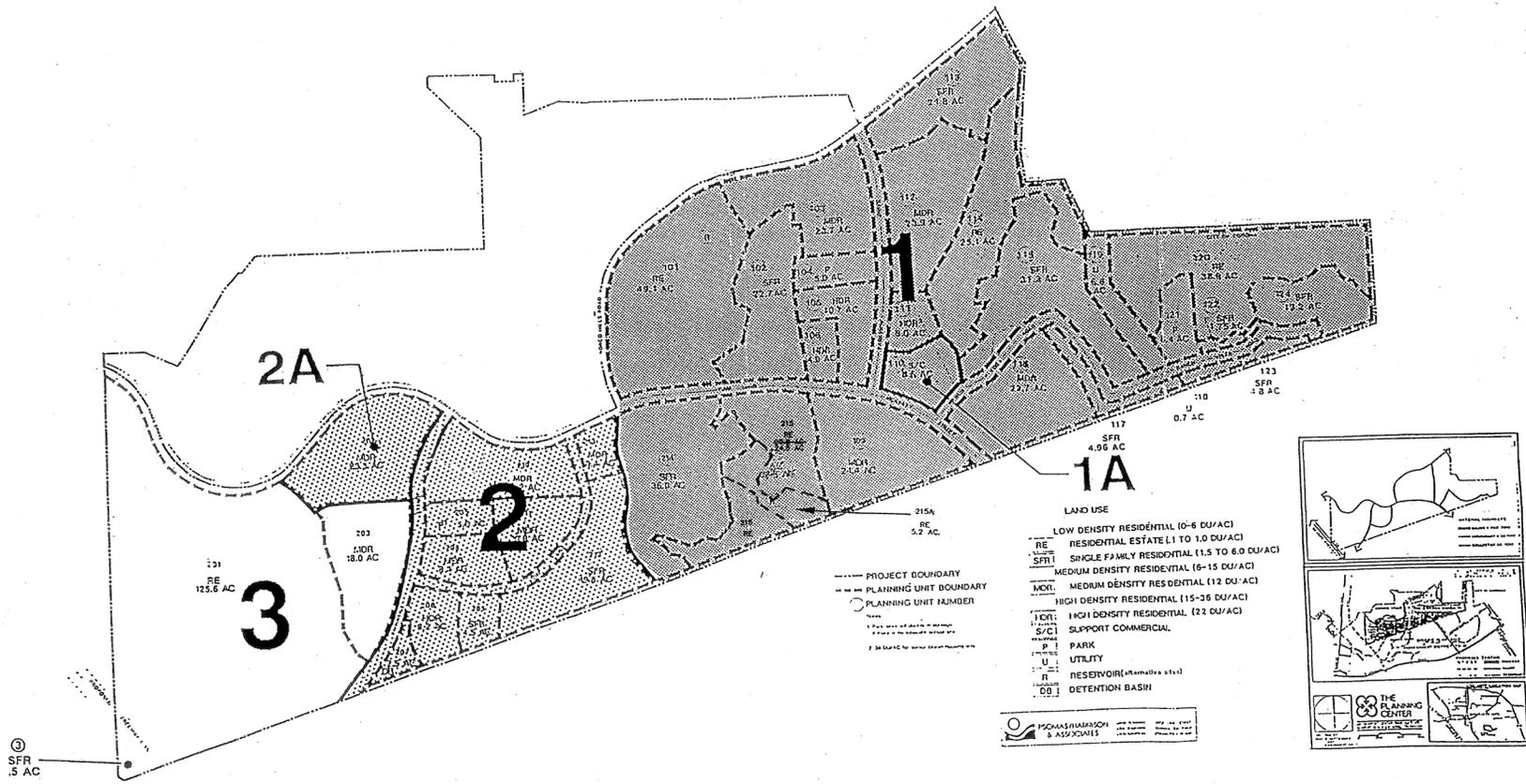
During design and construction of these off-site sewer lines, close coordination was maintained with the Assessment District engineer to insure that off-site sewer lines were adequately sized to serve the ultimate Corona Ranch development.

F. PHASING PLAN

The Corona Ranch will be developed in three phases to ensure a responsible development, as depicted on Exhibit 3. This will allow an adequate level of infrastructure to be built to accommodate the development in each phase. Attention has also been placed on market considerations to stagger the introduction of a variety of units onto the housing market.

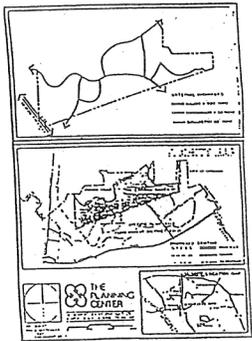
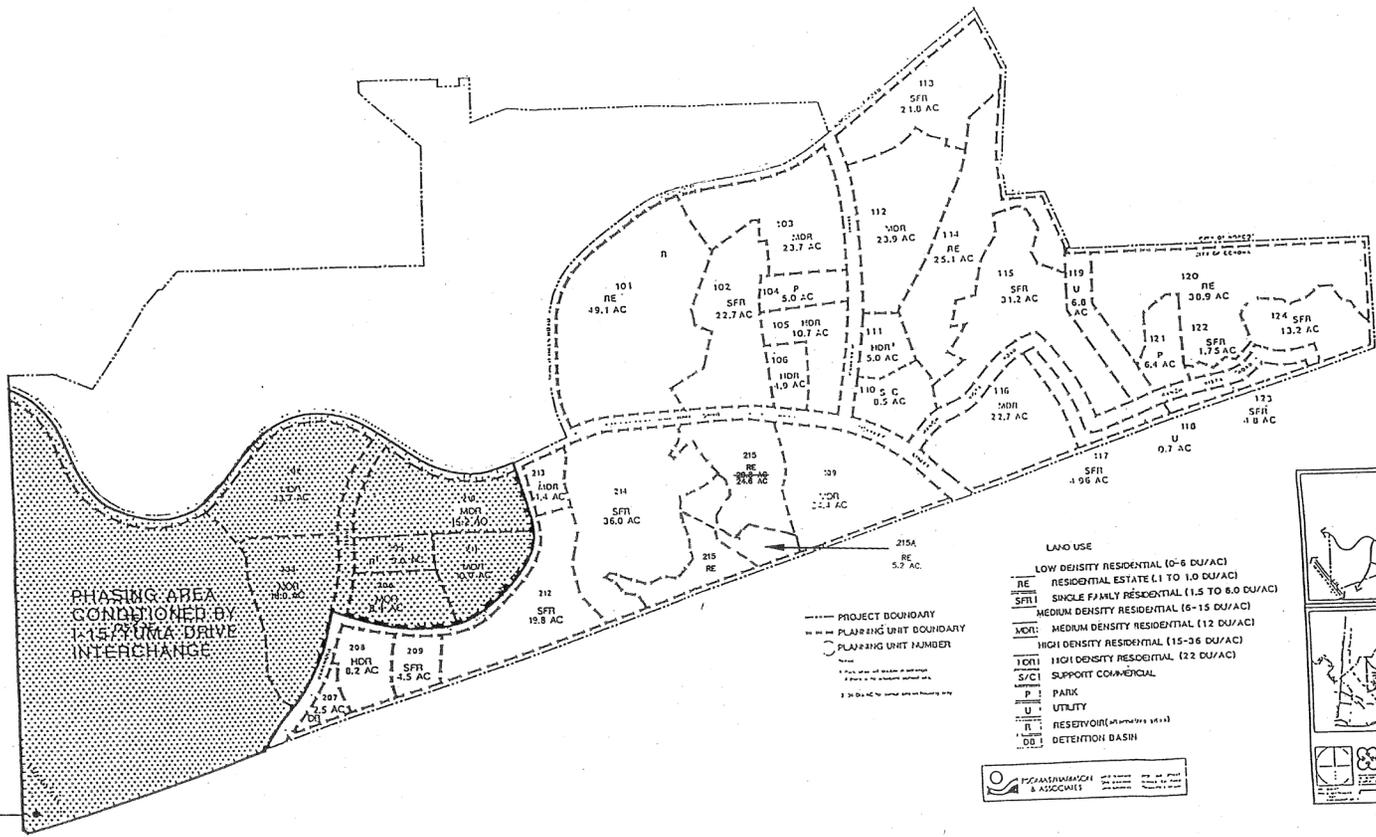
The first phase provides the initial backbone of the project. It is during this phase that most, but not all, of the main infrastructure for the project will be completed. This phase provides 57 percent of the housing development and 69 percent of the parkland for the project. Phase

PHASING AREAS (AS AMENDED BY SPA04-002)



THE CORONA RANCH SPECIFIC PLAN (SP- 85-3)

PHASING AREA CONDITIONED BY I-15/YUMA DRIVE INTERCHANGE CONSTRUCTION
(AS AMENDED BY SPA04-002)



PCO ARCHITECTURE & ASSOCIATES

THE CORONA RANCH SPECIFIC PLAN (SP- 85-3)

EXHIBIT 3A

1A is the support commercial center and will occur only after Parkridge Avenue is completed. The second phase incorporates the western valley portion of the development. This phase Represents 33 percent of the housing development and the remaining 31 percent of parkland for the project.

The third phase will complete the project and provide the remaining 362 housing units. This phase is located in the western portion of the project, consisting mainly of the western ridge, and will occur after provision is made for Yuma Drive to be connected to the west.

The Phasing Plan Summary (Table 3) illustrates which planning units are affected by the Phasing Table (Table 4), which describes each phase and sub-phase by land use, acreage, and number of dwelling units.

TABLE 3
PHASING PLAN SUMMARY

<u>Phase</u>	<u>Planning Unit</u>
1	101 through 124, 214, 215 and 215A
2	202, 205 through 213
3	3, 201, through 203, 204

It is the primary intention of the phasing plan to relate infrastructure requirements to proposed development. While a sequence is implied, there is nothing in this plan to preclude a different order of development, or even a different combination of sub-phases, so long as the related infrastructure is adequately in place. The Specific Plan provides for this flexibility because the actual sequence of development may be affected by numerous factors not now predictable.

One of the improvements related to the Project is the Yuma Drive interchange at I-15 (Project Plan in Riverside County, Corona and Norco for Route I-15 from Parkridge Road Undercrossing to 6th Street. Overcrossing including Yuma Drive Overcrossing [Bridge No. 56-665, Sta. 741 + 58.10, p.m. 42.88] hereinafter I-15/Yuma drive interchange. The California Transportation Commission (Caltrans) in September, 1985 approved inclusion of the Yuma Drive interchange as part of I-15. Contracts for the construction of portions of I-15/Yuma Drive interchange are anticipated to be awarded sometime between 1987 and 1990. Since the proposed I-15/Yuma Drive interchange is a critical element in the overall project circulation plan directly affecting the western portion of the project, building permits shall not be issued for development in Planning Units 201, 202, 203, 204, 205, 206 and 201, nor shall construction on Yuma Drive within Planning Units 201 begin, until a contract has been awarded for the construction of the Yuma Drive interchange (see Exhibit 3A). In any case, the City of Corona must be satisfied that adequate traffic capacity be provided for according to its standards.

INFRASTRUCTURE

Prior to construction in Corona Ranch, adequate infrastructure must be in place. This section addresses the required circulation, water, sewer and drainage improvements that must be completed for each phase.

PHASE 1 contains all of the Corona Ranch east of the main central ridge, the ridge itself, the several planning units west of the ridge. Implementation of this phase will be in two stages, Phase I and Phase 1A, with Phase 1A containing the commercial center. Development of the commercial area will occur only after the completion of Parkridge Avenue.

1. Circulation

Construction -

- 1) McKinley Street from project boundary to Parkview Drive - four lanes.
- 2) Yuma Drive from McKinley Street to Norco Hills Road - four lanes.
- 3) Parkview Drive from McKinley Street/Yuma Drive to Norco Hills Road - four lanes and two lanes as designated.
- 4) Ranch Vista Road from McKinley Street to project boundary - two lanes.
- 5) Norco Hills Road from Yuma Drive to northeasterly project boundary - two lanes.

Bonding and Dedication -

- 1) Yuma Drive from Norco Hills Road to Parkridge Avenue - two lanes.
- 2) Village Loop Drive from Yuma Drive to Parkridge Avenue or Parkridge Avenue from Yuma Drive to Village Loop Drive - two lanes.
- 3) Parkridge Avenue from Village Loop Drive to I-15 - two lanes.

PHASE 1A

Construction -

- 1) Yuma Drive from Norco Hills Road to Village Loop Drive or Parkridge Avenue - two lanes.
- 2) Village Loop Drive from Yuma Drive to Parkridge Avenue or Parkridge Avenue from Yuma Drive to Village Loop Drive - two lanes.
- 3) Parkridge Avenue from Village Loop Drive to I-15 - two lanes.

Bonding and Dedication -

- 1) Yuma Drive from Norco Hills Road to Parkridge Avenue - four lanes.
- 2) Village Loop Drive or Parkridge Avenue not already constructed - two lanes.

TABLE 4
CORONA RANCH SPECIFIC PLAN PHASING

	Acres	Units	Density
PHASE 1			
Low	276.4	510	1.8
Medium	94.7	487	5.1
High	20.6	392	19.0
Park	11.4		
Public/Quasi-Public	2.0		
Utility	7.5		
Detention Basin	-0-		
Streets & Freeway ROW	25.3		
PHASE 1A			
Support Commercial	8.5		
TOTAL:			
	446.4	1,389	3.1
PHASE 2			
Low	24.3	91	3.7
Medium	41.8	244	5.8
High	8.2	45	5.5
Park	5.0		
Utility	-0-		
Detention Basin	2.5		
Streets & Freeway ROW	10.7		
PHASE 2A			
Medium	23.3	156	6.7
TOTAL:			
	115.8	536	4.6
PHASE 3			
Low	125.6	178	1.4
Medium	18.0	67	3.7
High			
Support Commercial			
Park			
Utility			
Detention Basin			
Streets & Freeway ROW	7.4		
TOTAL:			
	151.0	245	1.6
GRAND TOTAL:			
	713.2	2,170	3.4

2. **Water Supply and Distribution** Construction of off-tract transmission line to the site and construction of water storage tank per approved Master Plan. Work will include required water mains in Yuma Drive, Ranch Vista Road and McKinley Street, Parkview and Norco Hills Road or alternative functional equivalent. Phase 1A: Work will include required water mains in Parkridge Avenue or Village Loop Drive.
3. **Sewage Collection and Disposal** Construction of sewer mains in Yuma Drive, McKinley Street and Ranch Vista Road with tie in to off-tract sewer mains. Phase 1A: Work will include required sewer mains in Parkridge Avenue or Village Loop Drive.
4. **Drainage** Construction of drainage structures and pipe in Norco Hills Road, Ranch Vista Road, Yuma Drive and McKinley Street per approved Master Plan of Drainage. Construction of the detention basin along Parkridge Avenue is also included.

PHASE 2 contains a portion of the westerly half of Corona Ranch. To accomplish development of Phase 2, the following improvements shall be completed. Construction will include Yuma Drive between Norco Hills Road and Parkridge Avenue.

1. Circulation

Construction -

- 1) Yuma Drive from Norco Hills Road to Parkridge Avenue - four lanes.
- 2) Village Loop Drive or Parkridge Avenue not already constructed - two lanes.

Bonding and Dedication -

- 1) Parkridge Avenue from Yuma Drive to I-15 - four lanes.
- 2) Yuma Drive from Parkridge Avenue to I-15 - two lanes. PHASE 2A

PHASE 2A

Construction -

- 1) Yuma Drive from Parkridge Avenue to I-15 with interchange - two lanes.
- 2) Parkridge Avenue from Yuma Drive to I-15 - four lanes.

NOTE: If the Yuma Drive-I-15 connection and interchange are operational prior to completion of the project, Parkridge Avenue may not require 4 lanes at all, providing traffic documentation submitted at that time justifies such a conclusion.

Bonding and Dedication -

- 1) Yuma Drive from Parkridge Avenue to project boundary.

2. **Water:** Water mains shall be constructed in Yuma Drive, Parkridge Avenue and Village Loop Drive. The main in Parkridge Avenue shall be extended southerly, off-tract, to provide the Zone 2 tie in to AD 79-2. Sizing of water mains shall be in accordance with the approved Water System Master Plan.
3. **Sewage Collection and Disposal** Construction of sewer mains in Village Loop Drive, Parkridge Avenue and Yuma Drive will provide for the main collection system in Phase 2. The sewer main in Parkridge Avenue will be extended southerly, off-tract, to tie in to the AD 79-2 collection system. Ultimate disposal to the Sunkist Treatment Plant will be accomplished through the AD 79-2 system.
4. **Drainage** Construction of miscellaneous drainage structures along Village Loop Drive, Parkridge Avenue and Yuma Drive. Drainage facility design will be accomplished to provide for build-out of the contiguous planning units. The retention basin identified as Planning Unit 9 will be constructed to provide protection for downstream drainage facilities.

PHASE 3 contains the westerly portion of the Specific Plan Area.

1. Circulation

Construction -

- 1) Yuma Drive from Parkridge Avenue to project boundary.
2. **Water Supply and Distribution** The water main in Yuma Drive will be constructed to the westerly boundary to tie in to future development area along the westerly boundary.
3. **Sewer Collection and Disposal** It is proposed to serve Phase 3 by construction of sewer mains in Yuma Drive to the westerly boundary and construction of a sewage lift station along Yuma Drive to serve low areas. Final sizing of sewer mains and the lift station will be accomplished during the detailed development stage.
4. **Drainage** Storm drain facilities along Yuma Drive will be located and sized to handle off-site flows from Norco and to dispose of these flows to acceptable off-tract facilities.

III. DEVELOPMENT REGULATIONS

A. INTRODUCTION

The purpose of this chapter is to specify regulations governing the use of land within the Specific Plan area.

Development projects within the plan area shall comply with these regulations. Any provisions not specified herein shall be in accordance with the City of Corona Municipal Code, Chapter 17 relating to zoning.

The provisions contained in this chapter shall serve as minimum regulations. They are subject to modification through the amendment procedure specified in the Plan Implementation chapter of this plan.

These regulations are further augmented by guidelines contained in the Corona Ranch Specific Plan Technical Supplement. These 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.

B. DEFINITIONS

The following definitions of terminology apply explicitly to the Corona Ranch Specific Plan. They supplement the definitions contained in Chapter 17.04 of the Corona Municipal Code. All definitions in that chapter shall apply in these regulations.

“Planning Area” is a portion of the Specific Plan which has a logical identity and consists of two or more planning units. Transfer of dwelling units between planning units according to rules in the Specific Plan regulations (Section ffl.D.9) is limited to the planning area within which affected planning units are located.

“Planning Unit” is a designated portion of land within the Specific Plan for which a particular land use is shown and described in both map and statistical form to indicate authorized land use, acreage devoted to that land use and maximum dwelling units permitted. It is the smallest identified geographic area in the Specific Plan. Each planning unit contains only one land use category.

“Precise Plan” is a planning document consisting of graphics and data established in accordance with Section IV of this Specific Plan for the purpose of implementing said Specific Plan through detailed site analysis and development design. An approved precise plan serves as authorization to obtain necessary building or development permits, provided necessary tract maps have been recorded.

C. PLANNING UNIT SUMMARY

Land use designations have been assigned to each planning unit identified on the Corona Ranch Specific Plan. The designations include planning unit number, land use district, gross acres (exclusive of arterial highways), and maximum number of dwelling units authorized and planned residential density. These statistics are shown on the Planning Unit Summary, Table 5.

To ensure the orderly growth of a well-balanced community, the designated planning units within the Corona Ranch Specific Plan shall be developed at densities consistent with or less than the maximum dwelling unit count in Table 5, except as provided in Section III.D. Minor modifications in the boundaries and acreages (less than 5 percent) of planning units or adjustments because of final road alignments specified by the City which occur during technical refinements in the tentative tract map process shall not require an amendment to the Specific Plan. Maximum dwelling units per planning area counts will not thereby be affected. The Corona Ranch Specific Plan Residential Dwelling Unit maximum shall be 3,388 dwelling units.

D. GENERAL PROVISIONS

The following provisions are of a general nature and apply to the entire Specific Plan area.

1. Maximum Dwelling Unit and Density Calculations

Maximum dwelling unit counts shall be as prescribed in Table 5. Density figures in Table 5 are rounded to the nearest tenth of an acre based on the acreages shown.

Planning Unit densities are stated on the basis of net planning unit area. Arterial highways (Major, Secondary and Collector roads) are excluded from the total project gross area to yield the Planning Unit acreages. The area required for local public and private streets, as well as other necessary easements, is counted in the Planning Unit net density acreage and density figures.

In determining residential yield, maximum dwelling unit figures shall prevail, subject to adjustments resulting from approved unit transfers.

Depending upon the development design and minor adjustments in acreage (see Section III.C. of this Specific Plan), and prior to any transfer of units, the actual densities may vary from those indicated in Table 5.

**Table 5
PLANNING UNIT SUMMARY**

Planning Unit	Land Use District	Acres	Max. Dwell Units *	Density DU/AC
(I. Planning Units Adopted by SPA 05-004)				
3	SFR	0.5	1	2.0
101	RE	47.1	9	0.2
102	SFR	22.7	62	2.7
103	MDR	23.7	36	1.5
104	P	5.0		
105	HDR	10.7	225	21.0
106	HDR	4.9	103	21.0
107(a)				
108(b)				
109	MDR	24.4	170	7.1
110(c)	S/C	7.5		
110	FS	1.0		
111(d)	HDR	5.0	64	12.8
112	MDR	23.9	103	12.0
113	SFR	21.8	95	4.8
114	RE	25.1	6	0.2
115	SFR	31.2	84	2.7
116	MDR	22.7	176	7.8
117	SFR	4.78	19	3.9
118	SFR	0.82	2	1.64
119	U	6.8		
120	RE	38.0	6	0.2
121	P	6.4		
122	SFR	1.8	4	2.3
123	SFR	4.8	20	4.2
124	SFR	13.2	52	3.9
	Subtotals	353.8	1,237	

(II. Planning Unit Adopted by SPA 88-7)

201	RE	125.6	178	1.4
202	MDR	23.3	156	6.7
203	MDR	18.0	67	3.7
204(e)				
205	P	5.0		
206	MDR	18.4	59	3.2
207	DB	2.5		
208	MDR	8.2	45	5.5
209	SFR	4.5	16	3.6
210	MDR	19.0	162	8.5
212	SFR	19.8	75	3.8
213	MDR	4.4	23	5.2
214	SFR	36.0	146	4.0
215	RE	24.6	4	0.2
215A	RE	5.2	2	0.4
	Subtotals	314.5	933	

(III. Planning Unit Adopted by SPA 95-8)

301	P	2.0		
TOTALS:		713.2 (633)	2,170	3.4 (3.0)

* Subject to limited transfer of unit rules prescribed in this plan.

- (a) 107 have been absorbed into Units 214 and 215.
- (b) 108 have been absorbed into Unit 215.
- (c) 270 units at 36 units/acre if developed as senior citizen/handicapped housing.
- (d) 180 units at 36 units/acre if developed as senior citizen/handicapped housing.
- (c) & (d) Additional units will be compensated for by reducing elsewhere.
- (e) 204 have been absorbed into Unit 210.

2. Grading

- a. The developer must provide a report prepared by a licensed engineering geologist and soils engineer as the basis for the grading plan. The report is to document methods for providing a safe and stable development. Site stability must be certified prior to building permit issuance. The Grading Plan shall be in conformance with the approved Corona Ranch Master Grading Plan.
 - b. Where cut and fill slopes are created in excess of 4 feet in vertical height, detailed landscaping plans as per Corona Municipal Code Section 17.70.070 shall be submitted to the City prior to approval of grading plans. A conceptual landscape plan noting maintenance responsibility shall be submitted along with the tentative tract map for all natural slope areas over 20 percent or containing rock outcroppings.
 - c. Prior to any development approvals within each phase, an overall conceptual grading plan for the phase in question shall be submitted for Public Works approval. The grading plan shall be used as a guideline for subsequent detailed grading plans for individual stages of development within the phase and shall include the following:
 - 1) Techniques which will be utilized to prevent erosion and sedimentation during and after the grading process.
 - 2) Approximate time frames for grading including identification of areas which may be graded during the higher probability rain months of January through March.
 - 3) Preliminary pad and roadway elevations.
 - d. No grading shall be permitted prior to parcel map or tentative tract map approval and issuance of grading permits.
3. **Vehicular Access** Each building or lot shall have permanent access to a street or alley on which the building or lot abuts.
4. **Maintenance** Two types of public and quasi-public facilities are proposed. Each will require a different type of maintenance as outlined in the following:
- a. Public Facilities - Flood control retarding basins will be maintained by the Riverside County Flood Control District, maintenance district or other mechanism as approved by the City. The public streets and their improvements, as well as the dedicated public parks will be maintained by the City of Corona. Any school sites will be maintained by the Corona Norco Unified School District. Landscaping within the Southern California Edison open space easement, Planning Unit 119, shall also be maintained by a maintenance district or similar funding district which assesses all Corona Ranch properties.

- b. **Quasi-Public Facilities** - Areas such as private interior streets and parkway improvements along those streets will be maintained by a homeowners association, maintenance district or such other mechanism as the City may approve or require in conjunction with a precise plan or tentative tract map, as appropriate.
5. **Conflict in Regulations** Whenever the regulations contained in this text conflict with the regulations of Title 17 of the Corona Municipal Codes, the regulations of the Corona Ranch Specific Plan shall take precedence.
6. **Model Complex** Within the Specific Plan Area, any model complex and/or sales office designed for temporary use in such a manner shall be permitted subject to review and approval by the Board of Zoning Adjustment according to the procedures described in Chapters 16.30 and 17.98 of the City of Corona Municipal Code.
7. **Landscape Plans** Prior to issuance of any building permit, a landscape plan and working drawings shall be submitted and approved in accordance with the landscape design standards contained in Appendix D. It shall provide plant material types, a phasing plan and an irrigation and maintenance plan. All landscape improvement plans developed pursuant to this requirement will be prepared by a licensed landscape architect. Conceptual landscape plans will be required in conjunction with Precise Plan submittals.
8. **Homeowners Association By-Laws** If established, Homeowners Association by laws must be approved by the City Engineer and recorded concurrent with final map recordation.
9. **Phasing Plan Revisions** All public improvements and private streets shall be phased and constructed as per the phasing program in this Specific Plan, except that revisions may be approved by the City Engineer.
10. **Transfer of Units** Dwelling units may be transferred from one planning unit to another within the same planning area in accordance with the provisions contained in Chapter IV.E.10.(Amendments). Planning areas are depicted on Exhibit 4. Units in undesignated areas are not to be transferred. Table 6 describes which planning units are in each planning area.

TABLE 6
Planning Areas

<u>Planning Area</u>	<u>Planning Units*</u>
1	201, 202, and 203
2	206, 208, through 214 and 215A
3	102, 105, 106 and 109
4	115 through 118, 122 through 124
5	103, 111 ** through 113

* Planning units not listed are not eligible for unit transfer.

** Dwelling units may be transferred into Planning Unit 111 from any planning area for the construction of senior citizen/handicapped housing.

In no case shall transfers of units result in:

- a. Exceeding prescribed planning unit maximums by more than 20 percent, except as may be subsequently approved under the City's second unit ordinance;
- b. Exceeding the capacity of the circulation system or other public facility as defined by the Traffic Study in the original Supplemental EIR;
- c. Exceeding the overall plan capacity of 3388 dwelling units;
- d. Allocating excess units outside the planning area; or
- e. A change in the density classification.

All such transfers, at time of approval, shall be accompanied by an appropriately revised Specific Plan map and Planning Unit Summary Table. Said map and table shall also reflect the remaining number of units, if any, that may be accommodated without exceeding the 20 percent limitation. Said exhibit and table shall be dated accordingly.

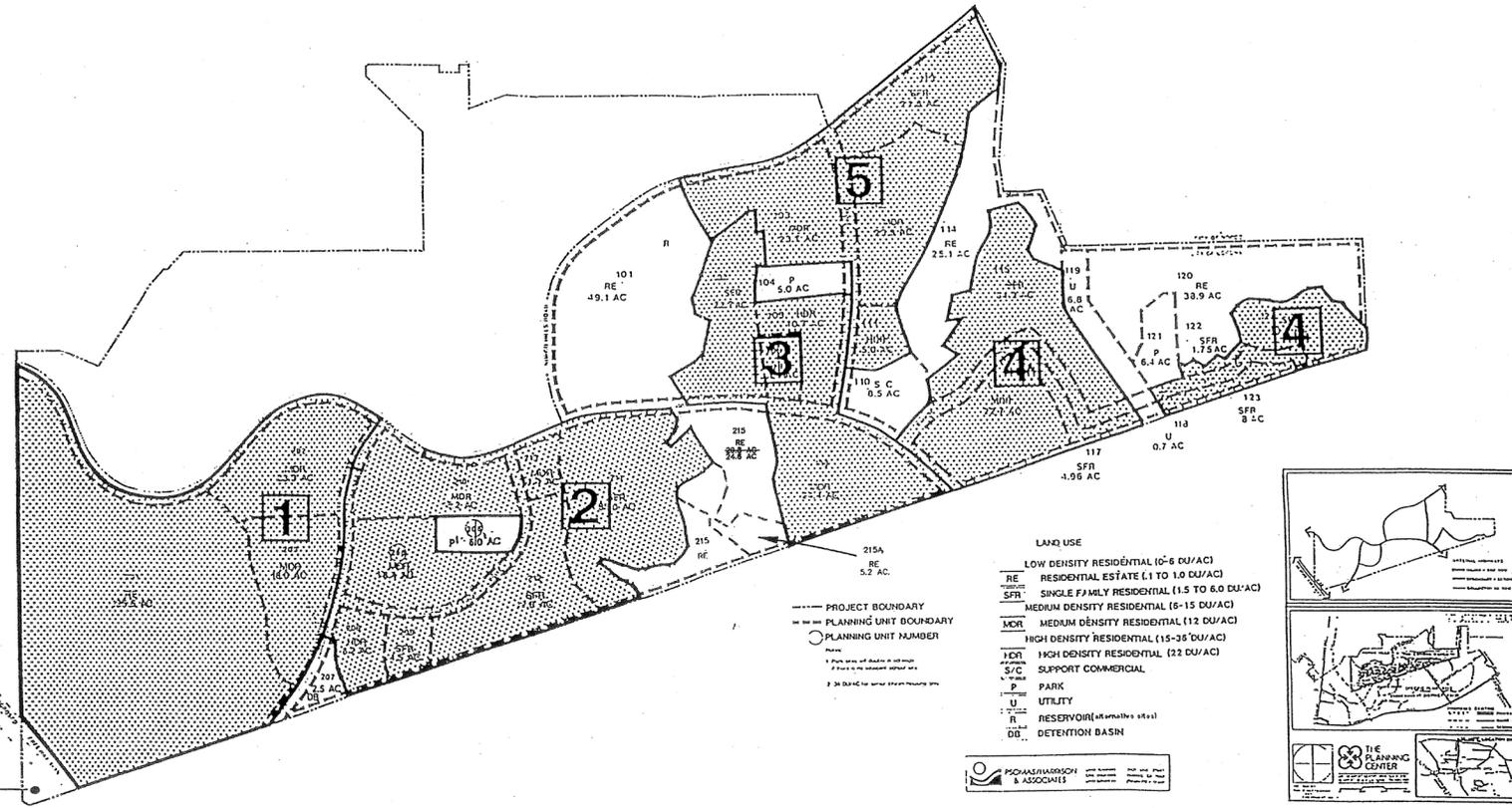
11. **Environmental Impact Report (EIR)**: A Master EIR and Supplement thereto have been certified. Environmental Assessment requirements and supplemental reports, if any, shall be focused on subjects identified for such requirements in the Master EIR and Supplement thereto pursuant to CEQA guidelines.

12. **Parking**:

- a. Dimensions: Shall conform to Corona Municipal Code Section 17.76 specifications and current City standards.

PLANNING AREAS

AREAS WITHIN WHICH DENSITY TRANSFER IS PERMITTED
(AS AMENDED BY SPA04-002)



THE CORONA RANCH SPECIFIC PLAN (SP- 85-3)

EXHIBIT 4

b. Parking Spaces Required:

- 1) Required spaces shall be determined at the rates set forth in the City Zoning Ordinance for specific uses. However development utilizing private streets shall provide additional visitor parking at the rate of one space for each 4 units.
- 2) Handicapped parking spaces shall be provided in non-residential uses at a minimum of 1 space/40 required parking spaces. Spaces shall be grouped and located near major building entrances.
- 3) Bicycle parking facilities shall be provided in commercial projects and recreational centers. A rack or other secure device for bike storage shall have a capacity of 1 bicycle/20 required parking spaces.
- 4) Where mixed occupancies are located in the same structure or on the same lot, the total requirement shall be the sum of the requirement for each use or occupancy computed separately.

c. Parking Design Standards: All off-street parking areas shall be constructed and maintained to provide the following:

- 1) Grading, drainage, and a minimum of two and a half inches of asphaltic concrete paving over a 4-inch aggregate base to the specifications of the City Public Works Department.
- 2) Required parking and loading facilities shall be located on the same site as the use requiring such facilities.
 - 3) No required parking or loading facilities shall be located in the front yard setback.
 - 4) Loading areas and docks shall be permitted only in rear and interior side areas. Loading areas will not be permitted in side or rear lot areas which are adjacent to a street.
 - 5) Loading spaces shall be so located and designed that trucks shall not back into a public street or alley nor shall a loading area be designed to require the use of a public right-of-way for access to a loading dock. Loading areas shall be screened from view of public right-of-way.
 - 6) No area may be utilized and counted both as a required parking space and a required loading berth space.

13. Utilities Except for high voltage transmission lines, all utility lines shall be underground. No pipe, conduit, cable, line for water, gas, sewage, drainage, electricity or any other energy or service component shall be installed or maintained upon any lot (outside of any building) above the surface of the ground, except for hoses, movable pipes used for irrigation or other purposes during construction, or transformers.

14. Signing

- a. Design of identification and directional signs including the location, materials, colors, copy and the method of signing, size, and construction shall be approved by the City in accordance with the existing sign ordinance except as noted herein.
- b. Identification signs are restricted to advertising only the person or company located on the lot. Moving or flashing signs are prohibited. Internally lit signs are preferred.
- c. Each entryway shall have not more than one monument sign on each side.
- d. All monument signs shall not be located closer than 5 feet to any property line.
- e. Residential subdivisions signs incorporated into walls shall not exceed an overall height of 8 feet except for the community theme monument which may be 11 feet in height.
- f. Subdivision Directional Signage - Subdivision directional signs are multiple user advertising signs that direct prospective homebuyers to builder sales programs. The signs shall be a maximum height of 8 feet. Each sign will be comprised of the Corona Ranch identification logo and individual signs advertising builder's sales programs which shall be no larger than 48 inches in width by 12 inches in height. Each individual builder sign shall contain only the name of the builder and the logo, the name of the subdivision and logo and a directional arrow. The background and advertising color of the signs shall be coordinated based upon the approval of the Planning Director.
- g. Future Development Signage: One future development sign for each frontage along a major or secondary classification arterial shall be permitted to a maximum area of 25 square feet each and a maximum height of 5 feet.
- h. No other off-site subdivision signage advertising individual housing developments shall be permitted within the boundaries of Corona Ranch.
- i. The master sign program for Corona Ranch, including community, neighborhood, public facility and directional signage is contained as Appendix B of this document.
- j. Criteria of requirements herein shall supersede any similar requirements included in CMC Chapter 17.74.160.

15. **Lighting:**

- a. Light standards shall not exceed 20 feet in height and in no case shall they exceed the height of the building on-site.
- b. Security light sources shall be kept in operation at night.

E. LOW DENSITY RESIDENTIAL DISTRICTS

Land use classifications in the low density category fall into two ranges, each of which has a separate set of regulations. They are designated as the Residential Estate District (RE) and Single Family Residential District (SFR).

E-1. Residential Estate District (RE)

1. Purpose
2. Planning Unit Specifications
3. Permitted Uses
4. Second Dwelling Unit
5. Prohibited Uses
6. Building Height
7. Yards
8. Distance Between Buildings
9. Coverage
10. Walls and Fences
11. Landscaping
12. Access
13. Hillside Development Standards
14. Minimum Dwelling Unit Area
15. Minimum Lot Width and Depth
16. Parking

1. **Purpose:** The residential Estate District (RE) is intended for single family homes on generally half acre or larger lots with not more than one dwelling and customary accessory building upon one lot. There are specific regulations for each planning unit to reflect the differences in planned dwelling unit maximums. This enables the regulations to be tailored to each site. Except as specifically provided elsewhere in this plan, each and every building and premises or land in the RE district shall be used for or occupied and every building shall be erected, constructed, established, altered, enlarged, maintained, moved into or within said RE district exclusively and only in accordance with the regulations set forth in this chapter.
2. **Planning Unit Specifications:** Planning Units 101, 114, 120, 201, 215 and 215A are designated Residential Estate.

Due to the unique characteristics of each planning unit, a separate set of specifications depicting the maximum number of lots and the minimum lot size is hereby established. The maximum allowable number of lots at the minimum size is also specified. The third restriction will help ensure a residential estate character in the district.

Planning Unit	Average Density	Maximum No. of Lots	Minimum Lot Size	Maximum No. of Lots at Minimum Size
101	0.2	9	4.0 ac	N/A
114	0.2	6	3.2 ac	N/A
120	0.2	6	2.4 ac	N/A
201	1.0	182	15,000 s.f.	10
215	0.2	5	5.5 ac	N/A
215A	0.38	2	1.5 ac	N/A

3. Permitted Uses: The following uses shall be permitted in RE Residential Estate Zone:

Animals to maximum number as follows:

- Four weaned cats
- Four weaned dogs

Home occupations:

House trailer, may be used as a construction project office during time of construction when a valid building permit is in force;

One-family dwelling of a permanent character placed in a permanent location;

Small family day care home.

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

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

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

4. **Second Dwelling Unit** A second dwelling unit of a permanent character placed in a permanent location may be permitted for an owner other than the original developer subject to approval of a secondary residential permit as provided for in Chapter 17.85 of the Corona Municipal Code.

5. **Prohibited Uses:** Uses prohibited in the residential estate district are as follows:

Commercial uses
Manufacturing uses

6. **Building Height** Maximum height shall be thirty-five feet with the exception that in areas of Fire Department access at front and rear, height shall not exceed thirty feet.

7. **Yards**

- a. For general conditions, the provisions of Section 17.64.020 of the Corona Municipal code shall apply.
- b. Minimum front yard setbacks shall be 25 feet. The side yard setback for corner lots and reversed corner lots shall be 15 feet for yards adjacent to the street.
- c. Minimum rear setback shall be 20 feet.
- d. Minimum interior setback shall be 15 feet, except for Planning Unit 201, which shall have a minimum of 10 feet.
- e. The building setback requirements may be reduced by the Board of Zoning Adjustment if, by so doing, responsiveness to the plan objectives is thereby improved. Specific objectives justifying setback reductions include: 1) preservation of rock outcrops; 2) reduction of grading on-site, particularly within areas of steep slopes; 3) variation in the streetscape; 4) preservation of more usable yard space; and 5) preservation of view windows from the street. The minimum setbacks under this provision shall be:

Dwelling front yard - 20 feet

Garage Front (without automatic opener) - 20 feet

Garage Front (with automatic opener) - 5 feet or a minimum of 17 feet

Side-on Garage Setback - 5 feet

Interior Side Yard - 5 feet providing that the minimum distance between buildings on adjacent lots is 15 feet

8. Distance Between Buildings Minimum distance between buildings is five (5) feet.

9. Coverage Maximum coverage is 30 percent.

10. Walls and Fences

- a. The intent is to allow conventional wall treatments on the building pads as appropriate to provide for privacy and security, while encouraging perimeter and lot treatments which preserve views, the natural appearance of slopes, and minimize visually breaking up slope lines. Examples include split rail, post and rail (wood or concrete) wrought iron or similar open construction.
- b. Chain link fencing shall be prohibited but hardware cloth reinforced post and rail construction is acceptable.
- c. For general conditions not specified herein, the provisions of Chapter 17.70.070 of the Corona Municipal Code shall apply.

11. Landscaping

- a. Parkway landscaping and irrigation systems shall be installed by the developer and maintained by either the respective lot owners or an approved homeowner's association or maintenance district.
- b. All fuel modification zones shall be provided with permanent irrigation systems.
- c. Retaining walls may be allowed not to exceed eight (8) feet in height, permitting a fence, but excluding the placement of a wall thereon.
- d. For other conditions not specified herein the provisions of Chapter 17.70 of the Corona Municipal Code shall apply, as augmented by the landscaping guidelines in the Corona Ranch Specific Plan Technical Supplement.

12. Access The provisions of Chapter 17.68 of the Corona Municipal Code shall apply.

13. Hillside Development Standards The following requirement is to provide regulations for the development of those areas which, due to their predominance of steep slopes and/or rock outcroppings, require special consideration to assure that they are developed in a way that will substantially maintain their natural character and environmental and aesthetic values in accordance with the policies as set forth herein.

- a. These regulations shall be considered as supplementary to the other Corona Ranch Specific Plan standards for underlying Residential Estate districts. Hillside standards areas are identified on the “Grading Concept” maps, Exhibits III-2 and III-2a in the Technical Supplement. City staff shall, upon request of applicant, review all tentative tract maps for development of hillside areas to assure their compliance with the standards and guidelines as set forth herein and in the Corona Ranch Specific Plan Technical Supplement. In this review, staff shall take into account the objectives set forth in Chapter III of said Technical Supplement. Chapter 16.32, Modifications of the Corona Municipal Code, shall be adhered to when an applicant is requesting Hillside Development standards.
- b. The residential density shall be as required by the Planning Unit Summary.
- c. Hillside Streets. Improvements shall conform to the following standards:
 - 1) Minimum right-of-way width shall be 50 feet except in an unusual circumstance when terrain prohibits development on one side of the hillside street, in which case the Public Works Director may delete the required parkway on the undevelopable side.
 - 2) Curb to curb width shall be 36 feet.
 - 3) Maximum grade shall be 10 percent except that grades to 15 percent may be allowed where determined appropriate by the Public Works Director and Fire Chief. The Public Works Director may require slope easements for any cut or fill slopes outside the right-of-way.
 - 4) Minimum center line radius shall be 245 feet except that the Public Works Director may approve a lesser radius in cases where safety design measures have been incorporated into the street design.
 - 5) Cul-de-sacs to a maximum length of 750 feet in length may be permitted with a maximum of 40 dwelling units and to a maximum length of 1,000 feet with a maximum of 20 dwelling units. Cul-de-sacs shall terminate in a bulb with a minimum 44-foot turning radius.
- d. No building site shall be approved for construction which does not have provisions for conducting surface drainage from the site to a natural drainage course, a drainage channel, or a public street, in accordance with good engineering practice, any of which shall be accomplished in a manner approved by the City Engineer.
- e. Grading standards are:
 - 1) No site preparation shall be permitted on any hillside area prior to the approval of a grading plan.

- 2) A preliminary grading plan shall be submitted as a part of the application for development plan approval for any hillside development area.
- f. Fire protection access standards are: In areas where, in the opinion of the city Fire Chief, there will be a fire hazard, a 20-foot wide all weather road shall be provided for at the time of precise plan and/or tentative tract map approval.
- g. Erosion control standards are: All manufactured slopes greater than 4 feet shall be planted or otherwise protected from the effects of water run-off and erosion as approved by the city engineer within thirty days after completion of grading. Extensions for reasonable cause may be granted by the city engineer. Planting shall be designed to blend with the surrounding terrain and character of development, and shall consist of fire-resistant varieties and approved by the Planning Director at the time the Precise Plan and/or tentative tract is approved.

14. Minimum Dwelling Unit Area

- a. The minimum dwelling unit area shall be 1,700 sq. ft. for Planning Unit 201, 2,400 sq. ft. for lots 15,000 sq. ft. to 1 acre and 2,800 sq. ft. for lots 1 acre or greater.
- b. A secondary unit utilizing the provisions of Chapter 17.85 of the Corona Municipal Code shall be permitted to have a living area of from 320 to 600 square feet.

15. Minimum lot width and depth

- a. Lots shall have a minimum width of 80 feet.
- b. Lots shall have a minimum depth of 100 feet.

16. Parking No less than two garage parking spaces shall be provided for each dwelling unit.

E-2 Single-Family Residential District (SFR)

1. Purpose
2. Planning unit specifications
3. Permitted uses
4. Second dwelling unit
5. Prohibited uses
6. Minimum lot area
7. Building height
8. Yards
9. Distance between buildings
10. Coverage

11. Walls, fences and landscaping
12. Access
13. Minimum dwelling unit area
14. Minimum lot width and depth
15. Parking

1. **Purpose** The Single-Family Residential District (SFR) is intended for single-family homes with not more than one dwelling and customary accessory buildings upon one lot. There will be specific regulations for each planning unit to reflect the differences in planned dwelling unit maximums. This enables the regulations to be tailored to each site. Except as specifically provided elsewhere in this plan, any and every building and premises or land in the SFR district shall be used for or occupied and every building shall be erected, constructed, established, altered, enlarged, maintained, moved into or within said SFR district exclusively and only in accordance with the regulations set forth in this chapter.
2. **Planning Unit Specifications** Planning units 3, 102, 113, 115, 117, **118**, 122, 123, 124, 209, 212 and 214 are designated Single Family Residential.

These specifications are tailored to each planning unit and provide the maximum number of lots, minimum lot size and the maximum number of lots at the minimum size. This third restriction is to achieve a balance of lot areas in neighborhoods which permit less than conventional lot areas and shall not be exceeded as a result of density transfers to or from a planning unit.

Planning Unit	Average Density	Maximum No. of Lots	Minimum Lot Size in Sq. Ft.	Max. No. of Lots at Minimum Size
3	2.0	1	12,000	N/A
102	3.1	71	5,000	20
113	4.8	105	5,000	N/A
115	2.7	84	10,000	N/A
117	4.0	20	10,000	N/A
118	1.64	2	7,200	N/A
122	1.8	4	10,000	N/A
123	4.6	22	7,200	N/A
124	4.4	58	5,000	20
209	4.0	18	7,200	N/A
212	4.3	86	5,000	N/A
214	4.3	153	5,000	N/A

3. Permitted Uses The following uses shall be permitted in the SFR Single Family Residential District:

Animals to maximum number as follows:

Three weaned cats,
Three weaned dogs;

Home occupations;

Churches;

Small family day care home; large family day care home subject to provisions of Corona Municipal Code Chapter 17.98 (Board of Zoning Adjustment);

House trailer to be used as a construction project office during time of construction when a valid building permit is in force;

One-family dwelling of a permanent character placed in a permanent location;

Orchards, tree crops, field crops, truck gardening, berry and bush crops, flower gardening, nurseries, greenhouses or bathhouses not exceeding 5 percent of the lot area, and other similar enterprises carried on in the general field of agriculture; provided, there shall be no sales stands on the premises;

Uses customarily incident to any of the above uses and accessory buildings, including a private garage, private recreation facilities, and, for lots having 10,000 square feet or more in lot area, servants' quarters, provided no kitchen or kitchen facilities shall or more in lot area, servants' quarters, provided no kitchen or kitchen facilities shall be included in any such accessory building;

Planned unit development;

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

4. **Second Dwelling Unit** A second dwelling unit of a permanent character placed in a permanent location may be permitted for an owner other than the original developer subject to approval of a secondary residential permit as provided for in Chapter 17.85 of the Corona Municipal Code, except that a secondary unit shall not be permitted on a lot having less than 8,000 square feet.
5. **Prohibited Uses:** Uses prohibited in the single family residential zone are as follows:
Commercial uses;
Manufacturing uses
6. **Minimum Lot Area** Minimum lot area shall be determined according to Section 2 of the Single Family Residential District regulations.
7. **Building Height** Maximum building height shall be 30 feet.
8. **Yards**
 - a. For general conditions, the provisions of Section 17.64.020 of the Corona Municipal Code shall apply.
 - b. Front and side yard requirements are as follows:
 - 1) Minimum front setbacks - A minimum five-foot setback is authorized for side-on garages or 5 feet or a minimum of 17 feet (nothing in between) with front-on garages with automatic garage door openers. A minimum 20 foot setback is required for front-on garages without garage door openers.

The minimum front yard setback for living areas of residential structures in Single Family Residential Districts shall be 20 feet, except that where lots are 55 feet wide or greater, the minimum setback for living areas of residential structures shall be 15 feet.

Minimum interior setbacks shall be 5 feet. Corner lots and reversed corner lots siding on a local street shall have a side yard on the street side of not less than 15 feet.

- 2) For all other requirements, the provisions of Chapter 17.64 of the Corona Municipal Code shall apply.
- c. Rear yard requirements are as follows:
- 1) For 12,000 and 10,000 square foot lots, the minimum rear setback shall be fifteen feet.

For 7,200 square foot lots, the minimum rear setback shall be ten feet.

For 5,000 square foot lots, the minimum rear setback shall be 10 feet with the exception that attached patio structures may extend within three feet of the property line.
 - 2) An area equivalent to the required rear yard setback shall be level and usable.
 - 3) For all other requirements, the provisions of Chapter 17.64 of the Corona Municipal Code shall apply.

9. Distance Between Buildings Minimum distance between buildings shall be not less than five (5) feet.

10. Coverage Maximum coverage shall be 45 percent for single-story units. Lots with two-story buildings or structures shall not exceed thirty-five percent coverage of the lot area except in those planning units designated for 5,000 square foot lots in which the maximum coverage is 40 percent.

11. Walls, Fences and Landscaping

- a. Parkway landscaping and irrigation systems shall be installed by the developer and maintained either by the respective lot owners or an approved homeowner's association or maintenance district.
- b. Upon determination of the Planning Director at the time of Development Plan Review, all natural slopes within a slope gradient of four to one or greater shall be planted with erosion control and fire retardant type material and be provided with automatic irrigation.
- c. Retaining walls not to exceed three feet in height may be allowed on any slope gradient so long as rock outcroppings are not thereby destroyed.
- d. For other conditions not specified herein, the provisions of Chapter 17.70 of the corona Municipal Code shall apply.

12. Access The provisions of Chapter 17.68 of the Corona Municipal Code shall apply.

13. Minimum Dwelling Unit Area

- a. For 12,000 square foot lots, the minimum dwelling unit area is .L square feet exclusive of open patios and garages. For 10,000 and 7,200 square foot lots, the minimum dwelling unit area is 1,000 square feet exclusive of open patios and garages. For 5,000 square foot lots, the minimum dwelling unit area is 900 square feet exclusive of open patios and garages.
- b. A secondary unit utilizing the provisions of Chapter 17.85 of the Corona Municipal Code shall be permitted to have a living area of from 320 to 600 square feet¹⁴. Minimum Lot Width and Depth Minimum lot width shall be 60 feet for those planning units with a minimum area larger than 7,200 square feet; 55 feet for planning units with a minimum lot area of 7,200 square feet; and 50 feet for planning units with a minimum of 5,000 square foot lot area. Minimum lot depth shall be 100 feet except for Planning Units 102, 107, 113, 118, 123, 124, 203, 212, and 214, in which case the minimum lot depth shall be 85 feet.

15. Parking No less than two garage parking spaces shall be provided for each unit.

F. MEDIUM DENSITY RESIDENTIAL DISTRICT (MDR)

- 1. Purpose
- 2. Planning unit applicability
- 3. Permitted uses
- 4. Conditional Uses
- 5. Prohibited uses
- 6. Property development standards - generally
- 7. Lot area
- 8. Lot dimensions
- 9. Dwelling unit - lot area
- 10. Building height
- 11. Yards
- 12. Minimum Distance between buildings
- 13. Coverage
- 14. Walls, fences and landscaping
- 15. Access
- 16. Minimum dwelling unit area
- 17. Trash pickup area
- 18. Enclosed storage area
- 19. Outdoor living space
- 20. Parking
- 21. Water Quality

1. **Purpose:** The MDR: Medium Density Residential District is intended to accommodate multiple dwellings, including apartments, condominiums and duplexes. Single-family detached, patio homes and zero lot line dwelling units may also be allowed. The purpose of this District is to assure high quality multiple family developments and the maintenance thereof by special property development standards.
2. **Planning Unit Applicability** These regulations shall apply in Planning Units 103, 109, 112, 116, 202, 203, 206, 208, 210, and 213.
3. **Permitted Uses** The following uses shall be permitted in the MDR - Medium Density Residential District:

Animals to maximum numbers as follows:

2 weaned dogs,
2 weaned cats;

Accessory buildings;

Church;

Small family day care; Large family day care subject to provisions of Corona Municipal Code 17.98 (Board of Zoning Adjustment);

Homes for the aged or children;

Boarding houses or rooming houses;

Elementary, junior high and high schools;

Private recreation facilities;

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

Mobile homes on permanent foundation system subject to the provisions of Chapter 17.81 of the Corona Municipal Code;

Multiple dwellings, apartments, condominiums, townhouses and single family detached, patio homes and zero lot line dwellings of a permanent character and constructed in permanent locations;

Planned unit development;

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

Similar uses permitted by Planning Commission determination. For procedure, see Chapter 17.88 of the Corona Municipal Code.

4. Conditional Uses: Day Care facilities shall be permitted as a conditional use.

5. Prohibited Uses: Uses prohibited in the MDR District are as follows:

Commercial uses;
Manufacturing uses.

6. Property Development Standards - Generally

a. The property development standards set forth in this chapter shall apply to all land and buildings in the MDR District developed for multiple family uses.

b. In any case in which an area designated for MDR use is actually developed for single family use, the following provisions shall apply:

1) No less than 30 percent of the proposed lots within a Planning Unit, portion of Planning Unit, or combinations thereof (exclusive of areas designated in this Specific Plan for single family use) which are incorporated in a single tentative tract map shall have a minimum area of 7,200 square feet and shall be developed in accordance with the site development standards prescribed in this Specific Plan for Planning Units 209 and 123.

2) A maximum of 60 percent of the proposed lots within a Planning Unit, portion of Planning Unit, or combinations thereof (exclusive of areas designated in this Specific Plan for single family use) which are incorporated in a single tentative tract map shall have a minimum area of 5,000 square feet and shall be developed in accordance with the site development standards prescribed in this Specific Plan for Planning Units 102, 113, 124, 212 and 214.

7. Lot Area Minimum lot area will be 8,000 square feet unless developed as a planned unit development. See Section 3.J for PUD) requirements.

8. Lot Dimensions

- a. Minimum lot width shall be 70 feet.
- b. Minimum lot depth shall be 100 feet.
- c. See Section 3J for PU]) requirements.

9. Dwelling Unit - Lot Area The ratio of dwelling units to lot area shall be not more than one dwelling unit for each 3,630 square feet of lot area, and the maximum number of dwelling units shall be twelve per net acre of land, except that dwelling unit transfers in accordance with the general provisions section of these regulations may exceed these limits providing compensating reductions are made elsewhere in the same planning area.

10. Building Height Maximum building height shall not exceed 35 feet. Window openings shall not exceed a height of 30 feet above the grade at that opening.

11. Yards

a. For general conditions, the provisions of Section 17.64.020 of the Corona Municipal Code shall apply.

b. Front yard requirements are as follows:

- 1) A minimum 5-foot setback is authorized for side-on parking structures and front-on garages with a garage door opener. A 20-foot setback is required for residential structures and front-on garages without garage door openers.
- 2) Parking in accordance with the provisions of Subsection ffl.D.12 shall be allowed within front and side setback areas upon approval of the Planning Director, and so long as no less than 5 feet of landscaped area is provided along the Street perimeter and includes landscaped berms or decorative garden walls to shield the appearance of the parking area and vehicle headlights.
- 3) For all other requirements, the provisions of Chapter 17.64 of the Corona Municipal Code shall apply.

c. Side yard requirements are as follows:

- 1) Lots shall have one side yard with a width of not less than ten feet, and the other side yard shall have a width of not less than 5 feet.
- 2) Corner lots siding on a local street shall have a side yard on the street side of not less than 15 feet.
- 3) Reversed corner lots shall have a side yard on the street side of a width not less than 15 feet. Any additions or enlargements to nonconforming main buildings and structures on reversed corner lots may extend as far as the setback of such buildings or structures, but in no instance shall they extend less than 10 feet from the property line.
- 4) Lots with buildings over 15 feet in height shall have side yards with widths of not less than half the building height.

- 5) The provisions of paragraph 10.b.(2) above shall apply.
 - 6) For all other requirements, the provisions of Chapter 17.64 of the Corona Municipal Code shall apply.
- d. Rear yard requirements are as follows:
- 1) A minimum 10-foot setback is required adjacent to a high density or medium density property line. A minimum twenty foot setback is required adjacent to a low density residential property line.

12. Minimum Distance Between Buildings In the case of multiple unit structure, buildings shall be separated by no less than 10 feet for one-story buildings, 15 feet for two-story buildings, and 20 feet for three-story buildings. In the case of single unit structures, minimum separation shall be no less than 10 feet for one- or two- story buildings. In the case of buildings with differing heights, the more stringent separation shall apply. Accessory buildings shall be separated from all other structures by no less than five (5) feet.

13. Coverage Maximum coverage is 50 percent.

14. Walls, Fences and Landscaping

a. Parking Areas:

- 1) Notwithstanding any other provisions, landscape boundaries of parking areas shall be landscaped with a minimum 5-foot wide strip.
- 2) Islands at the ends of parking rows shall be landscaped with two trees. The total number of trees in parking areas shall equal 1 tree per 8 parking spaces, or 1 tree for every 15 linear feet of planting areas up to 10 feet in width whichever is greater.
- 3) Drive borders and any entry medians shall be landscaped. Project vehicle entry points shall incorporate decorative paving.

b. Street Setback Areas:

- 1) Along street frontages the setback area shall be a minimum of 75 percent landscaped or not less than 5 feet in depth and a maximum of 25 percent hardscaped with decorative or colored paving material.
- 2) Along street frontages, containing parking bays every seventh parking space shall be landscaped for the depth of one parking bay.

- c. Building Perimeters: A minimum 5-foot strip (landscape or decorative hardscape) shall be maintained around the visible perimeter of each building. Asphalt parking bays shall not be located closer than 10 feet to the unit.
- d. The provisions of Chapter 17.70 of the Corona Municipal Code shall apply with respect to walls and fences and other landscaping conditions not specified herein.

15. Access The provisions of Chapter 17.68 of the Corona Municipal Code shall apply.

16. Minimum Dwelling Unit Area Minimum dwelling unit area shall be 800 square feet.

17. Trash Pickup Area

- a. A trash pickup area of not less than 6 square feet for each dwelling unit shall be provided in a location providing unimpeded access to both dwelling unit rear entrances and said pick-up areas. This area shall be enclosed by a solid, screened, 5-foot wall, and shall be shown on the precise plan.
- b. Notwithstanding subsection a of this section, in a condominium, townhouse or similar development where each unit will be individually owned, the Planning Commission may, in instances where public health and safety permit, approve individual refuse collection facilities pursuant to Section 8.20.050 of the Corona Municipal Code.

18. Enclosed Storage Area An enclosed, cabinet-type storage area shall be provided adjacent to each covered parking space (garage or carport). The space of said storage area shall not be less than 100 cubic feet and no dimension for the measurement of said space shall be less than 3 feet.

19. Outdoor Living Space The provisions of Section 17.24.220 of the Corona Municipal Code shall apply.

- a. Not less than 50 percent of total open space shall be provided in a single common area with a minimum dimension of fifteen feet, and not less than thirty percent of this common required space shall be in plant material.
- b. Not less than 25 percent of the total open space requirement shall be provided in private outdoor living space contiguous to a dwelling unit. This private open space may be provided in private areas screened from ground level exterior visibility, at, on, or above ground level.

20. Parking

- a. The required number of parking spaces for units that were constructed prior to October 7, 2022 in the Medium Density Residential Districts is two and one quarter (2-1/4) parking spaces per unit, including evenly distributed guest parking; except that zero to one bedroom dwelling units that were constructed prior to October 7, 2022 may provide one and one half (1-1/2) off-street parking spaces, inclusive of guest parking, for each dwelling unit. In all cases, one parking space per unit must be covered.
- b. Notwithstanding subsection (a) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after October 7, 2022 except that: (i) the reconstruction of residential units constructed prior to October 7, 2022 shall be subject to the parking requirements set forth in subsection (a) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind,

earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

21. **Water Quality** All multiple family projects with over 10 dwelling units shall have and maintain at the ratio of at least one/20 units, a designated car-wash stall which drains into an approved sanitary sewer.

G. HIGH DENSITY RESIDENTIAL ZONE

1. Purpose
2. Planning unit applicability
3. Permitted uses
4. Conditional Uses
5. Prohibited uses
6. Property development standards - generally
7. Lot area
8. Lot dimensions
9. Dwelling unit - lot area
10. Building height
11. Yards, distance between buildings
12. Coverage
13. Walls, fences, and landscaping
14. Access
15. Minimum dwelling unit area
16. Trash pickup area
17. Enclosed storage area
18. Outdoor living space and recreation areas
19. Parking
20. Water Quality

1. **Purpose** The HDR - High Density Residential District is intended as a residential district primarily for multiple-family residences, both apartments and condominiums. Single-family detached, patio homes, zero lot line, and duplex units may also be allowed. Except as specifically provided elsewhere in this title, any and every building and premises or land in a HDR District shall be used for or occupied and every building shall be erected, constructed, established, altered, enlarged, maintained, moved into and within said H1)R District exclusively and only in accordance with the regulations set forth in this chapter.

2. **Planning Unit Applicability** These regulations shall apply to planning units 105, 106, 110, and 111.

3. **Permitted Uses** The following uses shall be permitted in the HDR, High Density Residential District:

Accessory buildings;

Animals to maximum numbers as follows:

1 weaned dog

1 weaned cat

Boardinghouses or rooming houses;

Churches;

Small Family Care facilities; Large Family Day Care Home subject to the provisions of Corona Municipal Code 17.98 (Board of Zoning Adjustment);

Clubs and lodges;

Private recreation facilities

Senior citizens' housing and/or handicapped persons' housing in Planning Unit 111 and Planning Unit 110 only.

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

Multiple dwellings, apartments, condominiums, townhouses and single-family detached, patio home and zero lot line dwellings of a permanent character and constructed in permanent locations;

Nonprofit library;

Planned unit development;

Uses customarily incidental to any of the above uses;

Similar uses permitted by the Planning Commission determination. For procedure, see Chapter 17.88 of the Corona Municipal Code.

4. **Conditional Uses** Day Care facilities shall be permitted as a conditional use. Senior citizens and/or handicapped persons' housing shall be permitted as a conditional use.

5. **Prohibited Uses**

Commercial uses;
Manufacturing uses.

6. **Property Development Standards - Generally**

- a. The property development standards designated in this chapter shall apply to all land buildings in the HDR District developed for multiple family uses.
- b. In any case in which an area designated for HDR use is actually developed for single family use, the following provisions shall apply:
 - 1) No less than 30 percent of the proposed lots within a Planning Unit, portion of Planning Unit, or combinations thereof (exclusive of areas designated in the Specific Plan for single family use) which are incorporated into a single tentative tract map shall have a minimum area of 7,200 square feet and shall be developed in accordance with the site development standards prescribed in the Specific Plan for Planning Units 209 and 123.
 - 2) A maximum of 60 percent of the proposed lots within a Planning Unit, portion of Planning Unit, or combinations thereof (exclusive of areas designated in the Specific Plan for single family use) which are incorporated in a single tentative tract map shall have a minimum area of 5,000 square feet and shall be developed in accordance with the site development standards prescribed in the Specific Plan for Planning Units 102, 113, 124, 212 and 214.

- c. In any case in which an area designated for HDR use is actually developed for MDR uses, development shall be in accordance with the site development standards prescribed in the Specific Plan for Planning Units 103, 109, 112, 116, 202, 203, 206 and 213.
- d. Planning Unit 111 may be developed as senior citizen/handicapped housing with a density of 36 units per acre providing the additional units are compensated for by a like reduction in units per provisions in III.D. 10. For this purpose only dwelling units may be transferred from anywhere within the plan.

In the event that Planning Unit 111 does not develop as a senior citizen/handicapped housing project, its dwelling unit yield shall be limited to 110 units (approximately 22 dwelling units per acre).

- 7. **Lot Area** Minimum lot area will be 6,000 square feet unless developed as planned unit development.

8. Lot Dimensions

- a. Minimum lot width shall be 60 feet.
- c. Minimum lot depth shall be 90 feet.

- 9. **Dwelling Unit - Lot Area** Except as noted below, the ratio of dwelling units to lot area for all permitted and conditional uses under this chapter, except for the use of senior citizens and/or handicapped persons housing, shall be not more than one dwelling unit for each 1,980 square feet of lot area. The maximum number of dwelling units for all permitted and conditional uses under this chapter, except for the conditional use of senior citizens and/or handicapped persons housing, shall be 22 per net acre of land. The maximum number of dwelling units for the use of senior citizens and/or handicapped persons housing shall be 36 per net acre of land, or not more than one dwelling unit for each 990 square feet of lot area.

Dwelling unit transfers in accordance with the general provisions contained in Section III.D.10 may exceed these limits providing compensating reductions are made elsewhere in the same planning area.

- 10. **Building Height** Except as noted below, no building or structure shall exceed 40 feet in height, provided that in areas of fire department access in front and rear, and to windows of living areas, the height shall not exceed 30 feet from finished grade. No building or structure which exceeds one story in height shall be located closer than 50 feet to any property abutting the lot site of said building or structure if such abutting property is zoned low density residential estate or single-family residential or their equivalent at the time a building permit for the construction of said building or structures has been issued by the City.

11. Yards, Distance Between Buildings

- a. For general conditions the provisions of Section 17.64.020 of the Corona Municipal Code shall apply.
- b. Front Yard Requirements are as follows:
- c. Side Yard and Rear Yard Requirements are as follows:
 - 1) A minimum 5-foot setback is authorized for side-on structures and front on garages with a garage door opener. A 20-foot setback is required for residential structures and front-on garages without garage door openers.

- 2) Parking in accordance with the provisions of Subsection III.D.12 shall be allowed within front and side setback areas so long as no less than 5 feet of landscaped area are provided along the street perimeter.
 - 3) For all other requirements, the provisions of Chapter 17.64 of the Corona Municipal Code shall apply.
 - 1) Lots shall have one side yard with a width of not less than 10 feet, and the other side yard shall have a width of not less than 5 feet.
 - 2) Corner lots siding on a local street shall have a side yard on the street side of not less than 15 feet.
 - 3) Reversed corner lots shall have a side yard on the street side of a width not less than 15 feet. Any additions or enlargements to nonconforming main buildings and structures on reversed corner lots may extend as far as the setback of such buildings or structures, but in no instance shall they extend less than 10 feet from the property line.
 - 4) Lots with buildings over 15 feet in height shall have side yards with widths of not less than half the building height.
 - 5) The provisions of paragraph 10.b.(2) above shall apply.
 - 6) For any other requirements, the provisions of Chapter 17.64 of the Corona Municipal Code shall apply.
- d. Rear Yard Requirements are as follows:
- 1) A minimum 10-foot setback is required adjacent to a high density or medium density project boundary. A minimum 20-foot setback is required adjacent to a low density residential property line or commercial project.
 - 2) For all other requirements, the provisions of Chapter 17.64 of the Corona Municipal Code shall apply.
- e. Building Separation: In no case shall buildings be separated by less than 10 feet for one story buildings, 20 feet for 2-story buildings and 25 feet for 3-story buildings. In the case of two buildings with differing height, the more stringent separation shall apply. Accessory buildings shall be separated from all other structures by no less than five (5) feet.

12. Coverage Maximum coverage is 60 percent.

13. Walls, Fences and Landscaping

a. Parking Areas:

- 1) Notwithstanding any other provisions, landscaping boundaries of parking areas shall be landscaped with a minimum 5-foot wide strip.
- 2) Islands at the ends of parking rows shall be landscaped with two trees. The total number of trees in parking areas shall equal 1 tree per 8 parking spaces, or 1 tree for every 15 linear feet of planting areas up to 10 feet in width, whichever is greater.

- 3) Drive borders and any entry medians shall be landscaped. Project vehicle entry points shall incorporate decorative paving.
- b. Street Setback Areas:
 - 1) Along street frontages the setback area shall be a minimum of 75 percent landscaped or not less than 5 feet in depth and a maximum of 25 percent hardscaped with decorative or colored paving material.
 - 2) Along street frontages containing parking bays, every seventh parking space shall be landscaped for the depth of one parking bay.
 - c. Building Perimeters: A minimum 5-foot strip (landscape or decorative hardscape) shall be maintained around the visible perimeter of each building. Asphalt parking bays shall not be located closer than 10 feet to the unit.
 - d. The provisions of Chapter 17.70 of the Corona Municipal Code shall apply with respect to walls and fences and other landscaping conditions not specified herein.

14. Access: The provisions of Section 17.24.130 and Chapter 17.68 of the Corona Municipal Code shall apply.

15. Minimum Dwelling Unit Area

- a. Minimum dwelling unit area shall be 600 square feet with the exception that studio units may be a minimum of 500 square feet in area.
- b. In Planning Unit 111, if a senior citizen's and/or handicapped person's housing project develops, each dwelling unit shall have a floor area of not less than 500 square feet, exclusive of open porches and garages, except that units in a congregate housing project may have a minimum of 375 square feet.

16. Trash Pick-Up Area

- a. A special trash pickup area of not less than 5 feet for each dwelling unit shall be provided in a location providing convenient access between dwelling units and said pickup area. This area shall be enclosed by a solid, neat, 5-foot fence or wall, and shall be shown on the precise plan.
- b. Notwithstanding subsection a of this section, in a condominium, townhouse or similar development where each unit will be individually owned, the Planning Commission may, in instances where public health and safety permit, approved individual refuse collection facilities pursuant to Section 8.20.050 of the Corona Municipal Code.

17. Enclosed Storage Area An enclosed, cabinet type storage area shall be provided adjacent to each covered parking space. The space of said storage area shall not be less than one hundred cubic feet and no dimension for the measurement of said space shall be less than three feet.

18. Outdoor Living Space and Recreation Areas

- a. Usable open space shall be provided for the exclusive use of the dwelling occupants it is intended to serve at the ratio of 150 square feet per bedroom or studio unit, up to a maximum of 300 square feet per dwelling unit, exclusive of front or exterior side yards.
- b. A minimum of 100 square feet per dwelling unit shall be provided as private outdoor living space in the form of patios, balconies, atriums, decks or other similar feature determined useful as outdoor living space by the Planning Director.
- c. The remaining space shall be provided in any form of active or passive common recreation space responsive to the needs of the intended residents. Active uses shall constitute a maximum of 50 percent of this space and include, but not be limited to, such facilities as swimming pools, spas, tennis courts, putting greens, and shuffleboard courts. Bikeways and pedestrian walkways must be provided with access available to all dwelling units. Furthermore, such bikeways and walkways must tie into any adjacent existing or planned community facilities of a similar nature.

This common space shall be conveniently accessible by the residents it serves and shall not be separated from them by a public street.

- d. Wherever a project is to be constructed containing ten or more units with two or more bedrooms, the provisions of subsection 17.24.200 c of the Corona Municipal Code requiring active recreational facilities, shall apply.

19. Parking

- a. The required number of parking spaces for units that were constructed prior to October 7, 2022 High Density Residential Districts is two and one quarter (2-1/4) parking spaces per unit, including evenly distributed guest parking; except that zero to one bedroom dwelling units October 7, 2022 may provide one and one half (1-1/2) off-street parking spaces, inclusive of guest parking.
- b. Notwithstanding subsection (a) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after October 7, 2022 except that: (i) the reconstruction of residential units constructed prior to October 7, 2022 shall be subject to the parking requirements set forth in subsection (a) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

20. Water Quality All multiple family projects with over 10 dwelling units shall have and maintain at the ratio of at least one/20 units, a designated car wash stall which drains into an approved sanitary sewer.

H. SUPPORT COMMERCIAL (SC)

1. Purpose
2. Permitted uses
3. Prohibited uses
4. Lot area
5. Minimum lot dimensions
6. Building height
7. Setbacks
8. Signs
9. Walls, fences and landscaping
10. Access
11. Coverage
12. Off-street loading
13. Storage
14. Noise-producing equipment
15. Parking

1. **Purpose** The purpose of the Support Commercial District (SC) is to provide for the logical location and timely development of land for the sale of products and provision services meeting the convenience needs primarily of residents in the immediate neighborhoods in accordance with the objectives, policies, and programs of the general plan.

2 Permitted Uses

- a. The following retail commercial activities conducted wholly within enclosed buildings shall be permitted in the SC District subject to property development standards contained in this Specific Plan.

A housing development project proposed pursuant to Cal Gov't Code § 65852.24, subject to the requirements of Corona Municipal Code Chapter 17.31.

A housing development project proposed pursuant to Cal Gov't Code § 65912.100 et seq.

Antique shop (genuine)

Appliance store

Art gallery

Art school

Auto parts store (retail only)

Bakery goods shop

Bank

Barbershop

Beauty shop

Bicycle shop

Blueprinting or Photostatting

Book and stationary store

Business College or private school

Car wash

Catering establishment

Clinic, medical or dental

Clothes and wearing apparel shop

Clothes cleaning agency

Coffee shop or tea room

Confectionery store

Convenience store

Counseling service

Cultural center

Custom dressmaking shop
Day Care facilities
Decorating or drapery shop
Delicatessen
Design studio
Drug store
Dry goods or notions store
Employment agency
Film and camera sales and exchange
Flower shop
Furniture store (new only)
Gift shop
Grocery store
Gymnasium
Hardware Store (no lumber sales)
Health care facility subject to the provisions of Chapter 17.73
Hobby shop
House trailer, used as a construction project office during time of construction, when a valid building permit is in force
Interior decorating shop
Jewelry store
Laundry agency
Laundry, self-service
Letter or mailing service
Library
Liquor store, off-sale only
Locksmith
Magazine or tobacco store
Market, fish or meat (retail)
Market, produce
Medical and dental offices
Medical laboratory
Meeting hall
Messenger service
Newsstand
Nursery plant sales, retail
Office supply store
Offices, business or professional
Paint store
Parks and playgrounds subject to the provisions of Chapter 2.36
Pet shops
Pharmacy
Photographer
Post office
Printing shop
Radio, television and appliance store
Restaurant or cafe (no dancing or live entertainment)
Reverse vending machines located within a permitted commercial structure
Secretarial or clerical service
Shoe repair shop
Shoe store
Small animal hospitals for veterinary care and treatment of household pets, excluding boarding or kenneling services
Sporting goods store

Studio art or music
Tailor shop, custom making
Telephone answering service
Travel agency
Travel agency
Variety store

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

- b. Automobile service station subject to the provisions of Chapter 17.72, except that each commercially designated planning unit shall have no more than one station.

3. Conditional Uses

The following uses require a Major Conditional Use Permit (CUP) per CMC 17.92:

- Church equal to or exceeding an overall combined floor area of 10,000 square feet
- Senior citizens' housing

The following uses require a Minor Conditional Use Permit (MCUP) per CMC 17.92:

- Church not exceeding an overall combined floor area of 10,000 square feet.
- Smoking lounges, refer to CMC Section 17.33.160 for supplemental development standards
- Tobacco stores, subject to CMC Chapter 5.19

4. Prohibited Uses: The following uses are expressly prohibited in the SC District:

- a. Residential uses not otherwise permitted pursuant to Sections III(H)(2) and III(H)(3) above.
- b. Manufacturing uses
- c. Wholesale uses

5. Lot Area

- a. Minimum area and dimensions will be determined by the building footprints of individually owned parcels within the commercial center.
- b. Planning Units 110 and 204 shall be reduced by no more than 10 percent, not withstanding general provisions elsewhere in this Specific Plan.

6. Minimum Lot Dimensions

Minimum area and dimensions will be determined by the building footprints of individually owned parcels within the commercial center.

7. Building Height

The maximum building height shall be forty feet, however, in no case, shall window openings exceed a height of 30 feet above grade.

8. Setbacks

- a. Front and Street Side Setbacks: The minimum front and street side setback is 10 feet. This minimum dimension shall be used for no more than 25 percent of the linear distance of the planning unit frontage.
- b. Interior Side and Rear Setbacks: The minimum interior side and rear setback shall be zero and applies only to commercial parcels within a center. In no case shall a commercial structure be less than 30 feet from the adjacent residential property line.

9. Signs: Signs shall be regulated and controlled as specified in Section 17.74 of the Corona Municipal Code, except as follows:

- a. Signs shall contain only the name of the establishment on the premises on which the sign is located.
- b. No pole signs shall be allowed.
- c. No banners or flags, except display of a single American and/or California flag in each commercial site, shall be allowed.
- d. Signs which move, or which have moving parts or flashing lights, shall not be allowed.
- e. Enterprises located within a commercial complex shall be individually identified by building mounted signs. The maximum area of enterprise identification signs shall be 150 square feet.
- f. The illumination of any sign shall be by indirect or diffused methods of lighting and shall not cast light off the commercial site.
- g. Monument signs may include individual or group enterprises. Monument signs, except for structures described in CMC Section 17.70.040(B), shall be located outside corner cut-off areas set forth in CMC Section 17.70.050 and shall not exceed a height of 6 feet.
- h. Sign within each center shall be integrated into a common theme with compatible colors, materials and styles.
All monument signs will be reviewed and approved by the Planning Director prior to precise plan approval.

10. Walls, Fences and Landscaping

- a. Parking Areas:
 - 1) Notwithstanding any other provisions, landscape boundaries of parking areas shall be landscaped with a minimum 5-foot wide strip.
 - 2) Islands at the ends of parking rows shall be landscaped with two trees. The total number of trees in parking areas shall equal 1 tree per 8 parking spaces, or 1 tree for every 20 linear feet of landscaped area, up to 10 feet in width, whichever is greater.
 - 3) Drive borders and any entry medians shall be landscaping.

- b. Street Setback Area:
 - 1) Along street frontages the setback area shall be a minimum of 50 percent landscaped or not less than 5 feet in depth and a maximum of 50 percent hardscaped with decorative or colored paving material.
 - 2) Along street frontages containing parking bays, every seventh parking space shall be landscaped for the depth of one parking bay.
 - c. Building Perimeters: A minimum 5-foot strip (landscape or decorative hardscape) shall be maintained around the visible perimeter of each building. Asphalt parking bays shall not be located closer than 10 feet to the unit.
 - d. A minimum of 12 percent of the total net commercial area shall be landscaped, subject to a minimum reduction of no more than two percentage points in accordance with the following provision:

A reduction in landscaping coverage may be sought and approved in recognition of quality design. For the purpose of this provision, quality considerations include: superior visual buffering; visually creative massing of materials; maximum provision of shade; visually pleasing combinations of landscape / hardscape / textures / contouring; noise attenuation value; theme reinforcement; use of courtyards, atriums and other effective treatment of ground floor public space; creative use of water, sculpture or art work; effective use of specimen trees; overall visual interest; ease of maintenance in mature condition and water conservation effectiveness.
 - e. The provisions of Chapter 17.70 of the Corona Municipal Code shall apply with respect to walls and fences and landscaping items not specified herein.
11. **Access:** All access ways to a public street shall be located not less than 200 feet from the intersection of any Street right-of-way lines and shall be designed in a manner conducive to safe ingress and egress. Individual businesses shall not have direct access to any arterial highway but shall be served by common driveways to designated commercial centers. In all other respects, the provisions of Chapter 17.68 of the Corona Municipal Code shall apply.
 12. **Coverage** Maximum coverage is 35 percent.
 13. **Off-Street Loading** The provisions of Chapter 17.78 of the Corona Municipal Code shall apply.
 14. **Storage** The provisions of Section 17.36.200 of the Corona Municipal code shall apply.
 15. **Noise-Producing Equipment** All noise-producing equipment, such as compressors, heating and air-conditioning units shall be insulated or enclosed so as to be inaudible at the property lines adjacent to any residential zone.
 16. **Parking:** Parking shall be as required per Chapter 17.76 of the Corona Municipal Code and Section II.H of these regulations, except that the Planning Commission may approve a reduction in total aggregate commercial center parking not to exceed 20 percent of said requirement.

I. PUBLIC/QUASI-PUBLIC DISTRICTS

1. Purpose
2. Scope
3. Permitted Uses
4. Prohibited Uses
5. Maximum Building Height
6. Building Setbacks
7. Walls, Fences and Landscaping

1. Purpose: These districts intended to provide certain designated public and quasi public uses which primarily support the surrounding neighborhoods or continue public/quasi-public rights-of-way which, of necessity traverse the planning area.

2. Scope The map designations to which these regulations apply includes park, utility, reservoir and detention basin uses.

3. Permitted Uses

- a. Flood Detention Basins
- b. Parks
- c. Reservoirs
- d. Trails (pedestrian or bikeway)
- e. Utility Easements or Rights-of-Way
- f. Cable Televisions head-end facilities (subject to the Board of Zoning Adjustment)
- g. Day Care Facilities
- h. Professional Offices
- i. Post Offices
- j. Libraries
- k. A housing development project proposed pursuant to Cal Gov't Code § 65852.24, subject to the requirements of Corona Municipal Code Chapter 17.31.
- l. A housing development project proposed pursuant to Cal Gov't Code § 65912.100 et seq.

4. Conditional Uses: The following uses required a Major Conditional Use Permit (CUP) per CMC 17.92.

- a. Churches
- b. Recreation Centers

5. Prohibited Uses

- a. Manufacturing uses
- b. Commercial uses
- c. Residential uses not otherwise permitted pursuant to Section III(I)(3) above.

6. Maximum Building Height The maximum building height shall be 30 feet, except as may be required for power transmission lines, or as limited by provisions of applicable building codes.

7. Building Setbacks

- a. A minimum 50-foot setback shall be maintained from the nearest boundary abutting a residential parcel.
- b. A minimum 20-foot setback shall be maintained from all streets.

8. Walls, Fences and Landscaping The provisions of Chapter 17.70 of the Corona Municipal Code shall apply with respect to walls and fences.

Landscaping shall be in accordance with Chapter 5 of the Corona Ranch Specific Plan Technical Supplement and Chapter 17.70 of the Corona Municipal Code.

J. PLANNED UNIT DEVELOPMENT

1. General Provisions
2. Residential Estates
3. Single-Family Residential
4. Medium and High Density Residential

1. General Provisions Residential land uses may be designed and implemented to accommodate condominium ownership options, respond to contemporary marketing requirements or tailor the development to unique site characteristics. Site development standards must necessarily be more flexible with this type of development.

- a. Because PUDs involve custom design, they must contain a minimum of three acres or 25 dwelling units as per Table 5, whichever is more restrictive. Regulations for the PUD alternative form of development in applicable residential land use categories are available only for projects which meet this specification.
- b. Private streets are allowed. They typically are established by means of an easement and may or may not include conventional sidewalks, dependent upon City Engineer standards or as modified by the Planning Commission in the precise plan process. Building setbacks are calculated from the edge of the easement, just as they are calculated from the edge of the right-of-way for public streets.
- c. Two standards for building setbacks are required: (1) those which relate to the project perimeter (typically involving one or more public streets); and (2) those which relate to private internal streets. Specifications for private Street building setbacks will generally be less restrictive than those involving public streets.
- d. Conventional lot designations may not have any particular significance in a planned unit development because of creative design or various forms of ownership. Consequently, lot configuration standards are not applicable. Lot layouts, where proposed, are to be judged on their compatibility with the design concept and not on predetermined minimum dimensions.
- e. The PUD option is provided in several residential density categories. Use of this design option in itself does not permit any increase in the maximum allowable dwelling units prescribed in the Planning Unit Summary Table (Table 5).
- f. Setback requirements. Building setbacks shall be measured from the project boundary, from the public street right-of-way, or edge of private street easements, as appropriate, per the following specifications.

- 1) Street/Dwelling Unit Setback - The minimum distance between a Street and a dwelling unit shall be 10 feet for a local street, 15 feet for a collector street and 20 feet for a secondary or major arterial highway. In a corner lot situation, the setback along one Street side shall be at least 15 feet.
 - 2) Street/Garage Setback - A side-on garage may have a minimum setback of 5 feet. A front-on garage with an automatic garage door opener may be located either 5 feet or a minimum of 17 feet from the street right-of-way or easement edge. A front-on garage without an automatic garage door opener must have a minimum setback of 17 feet or greater.
 - 3) Dwelling Unit Setback from an Adjacent Use - The minimum setback from a project boundary adjacent to another land use shall be 20 feet.
 - 4) Building Separation - Single-Family and Duplex structures, either one or two story, shall have a minimum separation of 10 feet. Structures containing three or more units shall have a minimum separation of 10 feet for one story buildings, 15 feet for two story buildings and 20 feet for three story buildings.
 - 5) Zero Side Yards - Where individual lots are provided, zero side yard setbacks may be allowed with a minimum building separation of 10 feet upon approval from the Planning Commission.
- h. Usable Open Space: Usable open space includes landscaped yard areas at grades of less than 10 percent; community recreation facilities such as swimming pools, spas, tennis courts, putting greens and similar outdoor recreation spaces; bikeways and pedestrian walkways and natural to approval by the Planning Commission. This may include deed restricted or use restricted common property. Required yard setbacks shall not be included in the computation of common open space per this section.
2. **Residential Estate** Planned unit developments are not applicable to residential estate planning units.
3. **Single Family Residential - PUD**
- a. Coverage:
 - 1) The maximum coverage for planning units 115, 117, 122, 123 and 209 is 35 percent.
 - 2) The maximum coverage for planning units 102, 113, 124, 212 and 214 is 40 percent.
 - b. Dwelling Unit Area:
 - 1) For planning units 102, 113, 124, 212 and 214, the minimum dwelling unit area shall be 900 square feet.
 - 2) For planning units 115, 117, 122, 123 and 209, the minimum dwelling unit area shall be 1,000 square feet.
 - 3) For planning unit 3 the minimum unit area shall be 1200 square feet.

c. Building Height:

- 1) The maximum building height for all PUT) single family residence planning units is 30 feet.

d. Parking:

- 1) No less than 2.25 parking spaces shall be provided for each dwelling unit, including evenly distributed guest parking. Assigned parking (2 spaces/unit) must be covered; guest parking (0.25/unit) may be uncovered.

- e. Open Space: Single-family development should be innovatively designed with clustered units containing common open space. Private space associated with each individual dwelling unit (yard, patio, atrium, etc.) may also be established, providing minimum common open space ratios are satisfied. These developments should not be designed as conventional single family subdivisions. Each dwelling unit processed under the PUD provisions shall provide usable common open space in the amounts specified as follows.

		Minimum Common
Base District Density	Total Land Area Per DU	Open Space Per Du
5,000 sf	4,000 sf	2,400
7,200 sf	5,500 sf	3,575
10,000 sf	8,000 sf	5,200
12,000 sf	10,000 sf	6,500

4. Medium and High Density Residential PUD

- a. Coverage: The maximum coverage permitted for all PUT) medium and high density residential planning units is 60 percent.

b. Dwelling Unit Area:

- 1) Medium Density - The minimum dwelling unit area permitted for all PUT) medium density residential planning units is 800 square feet.
- 2) High Density - The minimum dwelling unit area permitted for all PUD High Density Residential planning units is 600 square feet, except that units in a senior citizen housing project may have a minimum of 500 square feet and units in a congregate housing project may have a minimum of 375 square feet in area.

c. Building Height:

- 1) Medium Density - The maximum building height permitted for all PUI) medium density residential planning units is 35 feet. Window openings shall not be located more than 30 feet above grade at that location.
- 2) High Density - Except as noted below, no building or structure shall exceed 40 feet in height, provided that in areas of fire department access in front and rear, and to windows of living areas, the height shall not exceed 30 feet from finished grade. No building or structure which exceeds one story in height shall be located closer than 50 feet to any property abutting the lot site of said building or structure if such abutting

property is zoned low density residential estate or single-family residential or their equivalent at the time a building permit for the construction of said building or structures has been issued by the City.

- d. Parking:
- 1) No less than 2.25 parking spaces shall be permitted for each dwelling unit, constructed prior to October 7, 2022 including evenly distributed guest parking. Assigned parking (2 spaces/unit) must be covered; guest parking (0.25/unit) may be uncovered.
 - 2) Notwithstanding subsection (1) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after October 7, 2022 except that: (i) the reconstruction of residential units constructed prior to October 7, 2022 shall be subject to the parking requirements set forth in subsection (1) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.
- e. Open Space: Medium and High Density Residential development should be innovatively designed with clustered units containing common open space. Each dwelling unit processed under the PUD provision shall provide usable open space in the amounts specified as follows:
- 1) Each shall be a minimum of 200 square feet of usable outdoor living space for each dwelling unit exclusive of project perimeter landscaped setbacks except that senior citizens and/or handicapped persons dwelling unit lots shall contain a minimum of 150 square feet of usable outdoor space for each dwelling unit, exclusive of front yards.
 - 2) Not less than 50 percent of total open space shall be provided in common areas and not less than 30 percent of this common required space shall be in permanent landscaping.
 - 3) Not less than 25 percent of the total open space requirement shall be provided in private outdoor living space contiguous to a dwelling unit. This private open space may be provided in private areas screened from ground level exterior visibility, at, on, or above ground level.
- f. Trash Pick Up Area All areas set aside for storage and pickup of trash and garbage shall be completely enclosed on four sides by a solid five-foot wall or fence, or completely screened by other methods acceptable to the Planning Commission. Said areas shall be convenient to residents whom they are intended to serve.
- A trash pick-up area to serve single-family detached or duplex units may be individually located with the dwelling unit it serves.
- Except for dwelling units with 2-car garages, six square feet of bin capacity shall be provided each unit.

IV. PLAN IMPLEMENTATION

A. INTRODUCTION

This plan will be implemented in two ways: 1) by processing projects to insure conformity with the Specific Plan regulations and responsiveness to applicable guidelines; and 2) administering the basic public facilities required to support development authorized by the plan. This section of the plan contains the rules for processing development projects.

Three basic procedures are specified for processing projects: 1) the precise plan for commercial projects, multiple family projects and single family projects in which any residential lot is less than 7,200 square feet; 2) Development Plan Review (DPR) for conventional detached single family projects in which all lots are 7,200 square feet or larger; and 3) tentative tract map processing for any project requiring the creation of lots including one lot condominium projects.

In addition, general administrative rules are specified in order to properly relate the specific plan to provisions of the Corona Municipal Code.

B. PURPOSE

The provisions of this section are intended to establish reasonable standards and procedures for insuring that acceptable development and maintenance of all uses authorized by this specific plan occur. Applicable provisions of this section replace and supersede Chapter 17.82, Planned Unit and Condominium Development, of the Corona Municipal Code.

C. PRECISE PLANS

1. Processing

A precise plan shall be prepared, submitted and approved for all residential and commercial land use except for detached single family residential projects in which all lots are 7,200 square feet in size or larger. A precise plan shall be prepared and submitted for administrative review and approval by the Planning Director for all residential housing proposed in Planning Unit 201. Tentative tract maps may be processed independent of the precise plan approval process. Criteria for approval of a precise plan consistent with the objectives of the Specific Plan shall be developed by the Planning Director and included in the application form.

2. Eligibility

Any project developed pursuant to this section shall meet the following requirements, and any such approvals shall be subject to conditions established under this section:

- a. The land area and dimensions of the project shall not be less than the lot area requirements established by the district designation.

- b. Dwelling unit density within a precise plan boundary area shall not exceed that allowed by the planning units within which the project area is located, except as provided in Section ULD, General Provisions and subsection 5, below. Maximum residential densities shall be in accordance with the statistical tables in Section III.C Land Use Summary.
- c. Cluster units in accordance with Section IU.D.16. in SFR, MDR and HDR residential districts may be designed to permit variety in the location of dwelling units and variety in lot sizes, providing livability, and amenities whereby the appearance of the residential neighborhood and streetscape are substantially improved. See the clustering concept in the Corona Ranch Specific Plan Technical Supplement for guidance.
- d. All public open spaces shall be provided with all required on-site and off-site improvements in accordance with the current City policy.
- e. Conditions to assure maintenance of any proposed common areas shall be included to the satisfaction of the City of Corona.

3. Application Requirements

The following information is applicable to all projects other than conventional detached single family housing projects with all lots having at least 7,200 square feet in net land area.

- a. Residential Development. The applicant shall submit, to the Planning Department, in the format and in the number of copies specified in the latest version of the City's Application for Precise Plan form, along with fees to initiate this review, the following:
 - 1) Name, address and telephone number of the applicant.
 - 2) Name, address and telephone number of the property owner(s).
 - 3) Name, address, telephone number and letter of authorization for agent filing the application, if other than the property owner(s).
 - 4) Title and number of applicable specific plan and date of version used as the basis for the precise plan.
 - 5) Street address or general location of the project.
 - 6) Legal description of the property.

- 7) Assessor's parcel(s).
- 8) Area and dimensions of the property.
- 9) Current general plan and specific plan land use designations as well as existing land use.
- 10) Statement summarizing the nature and extent of the requested precise plan, including proposed land use(s).
- 11) Statement documenting specific plan consistency.
- 12) Statement describing the nature and rationale for any proposed variance being processed concurrently (requires a separate application).
- 13) Statement describing proposed deletion of features covered by specific plan development guidelines, if any.
- 14) Statement describing the rationale for the proposed precise plan, including justification for not responding to development guidelines, if applicable.
- 15) Site plan map containing at least the following:
 - a) Name, address and telephone number of owner and developer of subject property.
 - b) Name, address and telephone number of person preparing plan.
 - c) North arrow.
 - d) Scale.
 - e) Vicinity map showing site location.
 - f) Property lines of entire legal parcel(s).
 - g) Names of adjacent streets and intersections.
 - h) Width of adjacent streets and alleys.
 - i) Street address of subject property (if assigned).
 - j) Zoning designation of subject property and surrounding properties.
 - k) Existing land uses of surrounding properties.

- l) Area of subject property.
 - m) Street or alley dedications, if applicable.
 - n) All existing and proposed public improvements within adjacent streets and alley right-of-way (curb, gutter, street lights, sidewalks, parkways, power poles, fire hydrants, water and sewer lines, etc.).
 - o) Existing or proposed public right-of-way within subject property.
 - p) Existing or proposed easements within or immediately outside subject property.
 - q) Location of on-site and off-site drainage facilities.
 - r) Area of each parcel (gross and net).
 - s) Physical features on property lines and immediately adjacent to property lines (fences, walls, power poles, buildings, slopes, etc.).
- 16) Building elevations.
- 17) Typical renderings to adequately demonstrate the manner in which applicable regulations and guidelines are being carried out.
- 18) Landscape plan to include:
- a. Names of plant materials;
 - b. Sizes of plantings;
 - c. Quantity and location of plant materials;
 - d. Relationships to structures and paved areas;
 - e. Staking and guying methods;
 - f. Irrigation plan showing location, types and coverage of all elements;
 - g. Water conservation techniques utilized; and
 - h. Installation and maintenance responsible parties.
- 19) Hardscape plan (may be integrated with landscape plan) to include:
- a. Areas covered;
 - b. Types of materials;
 - c. Relationships to structures and landscaped areas;
 - d. Colors and textures; and
 - e. Anticipated maintenance requirements, if any.

- 20) 8-1/2" x 11" transparency of all submitted plans and any relevant components of it that need to be highlighted.
 - 21) Environmental information form (should be narrowly focused on only limited applicable factors, if any, to augment the master EIR).
 - 22) Environmental review fee, if applicable.
 - 23) A map showing existing topography of the project area showing contours, direction of drainage and grading plans if proposed earth movement is contemplated.
 - 24) Preliminary statements describing the scope and thrust of Conditions, Covenants and Restrictions (CC&R's) to be enforced to maintain the project.
 - 25) Such other information as the Planning Director may require.
- b. Commercial Development: Requirements shall be the same as for residential development, except for the addition of the following:
- 1) Location, arrangement and dimensions of main and accessory buildings;
 - 2) Location, arrangement and dimensions of automobile parking space, width of aisles, width of bays, angle of parking;
 - 3) Location, arrangement, and dimensions of truck loading and unloading spaces and docks, including trash storage areas;
 - 4) Location and dimensions of vehicular entrances, exits and drives;
 - 5) Location and dimensions of pedestrian entrances, exits, walks and walkways;
 - 6) General drainage system;
 - 7) Location and materials of walls and fences;
 - 8) Final grading plan;
 - 9) The location, size, height, and orientation of all signs and lights; and
 - 10) The location and shielding of air conditioners, heating and ventilating equipment.

4. Required Action

- a. Prior to the filing of an application for precise plan approval, the developer shall submit plans for development plan review following the provisions of the Corona Municipal Code, Chapter 17.102.
- b. The Planning Commission shall approve, conditionally approve, or deny all precise plans submitted for approval.
- c. Any precise plan project shall be developed subject to all conditions imposed as part of approval of the precise plan. The Planning Director may approve or conditionally approve minor adjustments provided such adjustments are in substantial compliance with Planning Commission approval.

5. Transfer of Units

See Chapter ffl.D.10, General Provisions, for applicable regulations. See Chapter 1V.E.10 (Amendments) for administrative procedures. See also Chapter VI of the Corona Ranch Technical Supplement for transfer monitoring guidance.

6. Conditions of Approval

Any planned unit development, cluster housing or exercise of transfer of units provision shall be accomplished by the following conditions.

- a. The proposed Precise Plan development shall conform to the General Plan and Specific Plan in terms of general location, density and general standards of development.
- b. All private common access streets provided for vehicular access and serving cluster units within the project shall be developed in accordance with the City's private street standards and shall be perpetually maintained by the responsible entity.

The Planning Commission may require changes in the design of these common elements as a condition of approval if, in their judgment, such changes are justified to improve access for fire, police and other emergency vehicles.

- c. The City Council may require and accept dedication of public easements for utilities along or across the common areas of the project.
- d. If, in the judgment of the Planning Commission there exists in the project open areas which might at a future time be developed in a manner conflicting with the intent of the applicable district regulations the Commission may require, as a condition of approval, the dedication of a development right on these open areas which shall then be clearly shown on all maps of record.

- e. 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 these elements.
- f. 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. The appropriate mix and location of active, passive and natural common open space on-site shall also be evaluated.

D. SUBDIVISIONS

1. General Application

The provisions of this section shall be used for processing subdivisions in the Corona Ranch 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.

2. Effect on Conflicting Provisions

Whenever the provisions of this section permit greater flexibility and establish regulations that are imposed or required by Title 16, the provisions of this section shall govern with the exception, that where applicable, hillside standards as per Corona Municipal Code Section 17.62 shall take precedence over the following design standards. In all other cases, refer to Title 16, Subdivision Ordinance, City of Corona.

3. Design Standards

- a. Cul-de-sacs. A cul-de-sac shall not exceed 500 feet in length and shall be terminated by a turn-around not less than 44 feet in radius at curb line. When the minimum lot width is reduced below 45 feet, the required frontage at the curb line may be reduced to 40 feet.
- b. Lots and blocks. Lots and blocks shall have dimensions suitable to the land uses proposed, as follows:
 - 1) Residential blocks shall be two lots deep in width except in the following cases:
 - a) Inward oriented residential blocks along major, secondary and collector highways may be one lot deep.
 - b) Custom lot blocks on steep ridges may be one lot deep.

- c) Custom lot blocks adjacent to residential estates may be one lot deep.
 - 2) Except as noted below, residential blocks shall not be less than 400 feet nor more than 1,500 feet in length and shall have a minimum number of intersections with major or secondary streets. Custom lot blocks may deviate from these limitations, if necessary, to avoid either destroying significant rock outcroppings or developing on slopes greater than 30 percent. Where applicable, hillside design standards shall take precedent over this section.

4. Parks and Recreational Areas - Fees and Dedications

- a. Every land owner who subdivides land shall dedicate a portion of such land, pay a fee, or do both as provided herein and in the City's Subdivision Ordinance for park or recreational purposes.
- b. The provisions of this Section shall apply to all subdivisions except those exempted by the Subdivision Map Act.
- c. The amount of land required to be dedicated and/or fee to be paid by a land owner pursuant to this Section shall be determined as a ratio of acres or their value equivalent per thousand population, using the formula and population per dwelling unit factors in current use by the City of Corona at the time of final tract map filing.
- d. By mutual agreement of the City and developer, construction of parks in accordance with approved park plans may be credited to assessments or fees in-lieu of land dedication to the City.

E. GENERAL ADMINISTRATION

1. Planning Commission Hearings

A public hearing on all precise plan applications shall be held in accordance with the provisions of Chapter 17.92 of the City of Corona Municipal Code. The Commission may approve, modify, conditionally approve, or deny said application.

2. Effective Date

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

3. Building Permits

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

4. Expiration of Approval

In any case where Precise Plan (including conditional permit, if applicable) approval has been granted and a building permit not issued within 24 months after the date of granting thereof, then, without further action, the approval shall be null and void.

5. Extensions

Extensions of time for any plan approved in this Section may be granted by the Commission upon showing of good faith effort by the permittee to comply therewith and failure to so comply by reason of conditions beyond the control of the permittee. Extensions shall not be considered unless a letter specifying the following information is received by the Planning Director on or before the date on which the approval expires:

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

6. Performance Standards

All development within this Specific Plan shall comply with Section 17.84 of the Corona Municipal Code and any additional standards prescribed in this Specific Plan.

7. Development Plan Review

No building or structure shall be constructed until the plans for the building or structure have been submitted to and reviewed by the Planning Director according to the Development Plan Review process specified in Section 17.102 of the Corona Municipal Code.

8. Administration and Enforcement

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

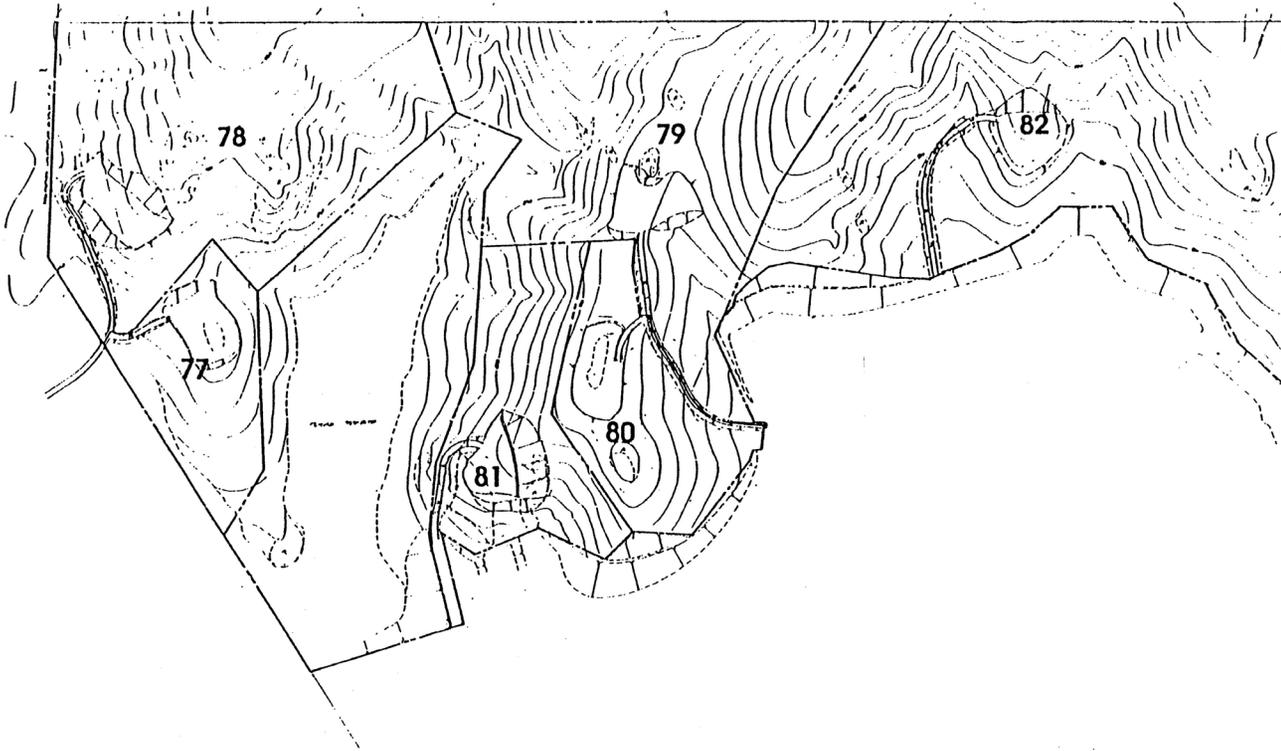
9. Variances

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

10. Amendment

- a. Requirements and Procedures: This plan may be amended at any time in the same manner and by the same process by which the plan was originally adopted. Said amendment or amendments shall not require a concurrent general plan amendment unless, by determination of the Planning Director or higher authority, the General Plan goals, objectives, policies or programs would be substantively affected by the proposed change. An environmental information form shall be prepared, but the presumption is that, only if intensification of development beyond the adopted Specific Plan threshold were to be approved, would a focused supplemental EIR be required.
- b. Administrative Actions: Certain changes to explicit 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. These changes include:
 - 1) The transfer of dwelling units from one planning unit to another if the following findings are made:
 - a) The transfer meets the design and land use concepts of the Specific Plan.
 - b) The transfer does not increase any planning unit by more than 20 percent above the originally adopted density.
 - c) Such transfers are recorded against the subject properties and the planning unit summary table as approved by the Director.
 - d) Transfer does not exceed the maximum unit count for each Planning Area.
 - 2) The addition of new information to the Specific Plan maps or text that does not change the effect of any concepts or regulations, including changes in the Corona Ranch Specific Plan Technical Supplement.

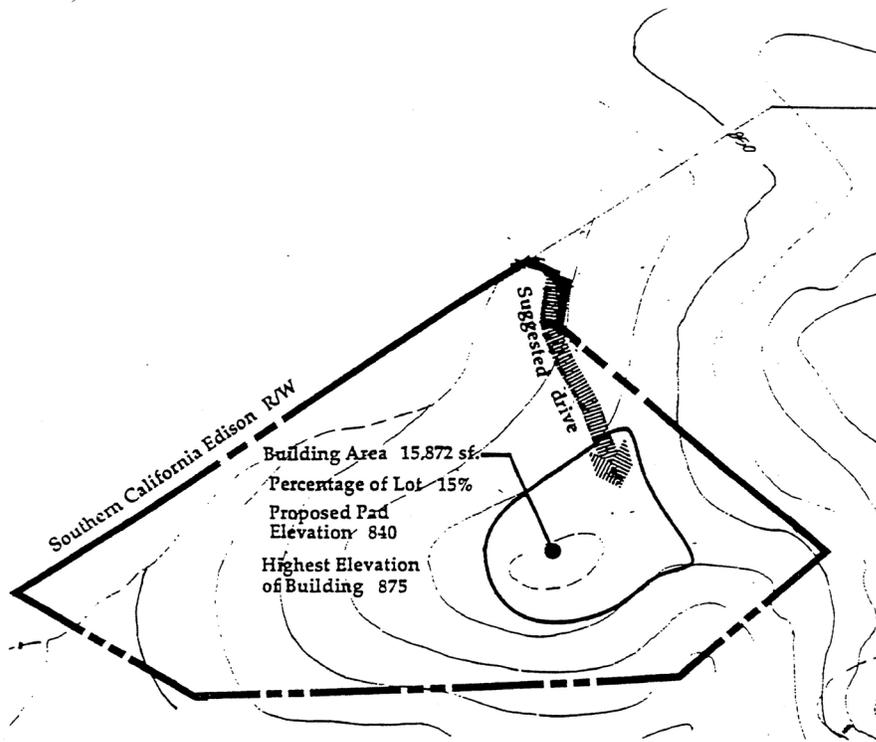
- 3) Changes to the community infrastructure, such as drainage, water, and sewer systems which do not have the effect of increasing or decreasing development capacity in the Specific Plan area, nor change the concepts of the Plan.



TRACT 22157

ESTATE LOT EXHIBIT





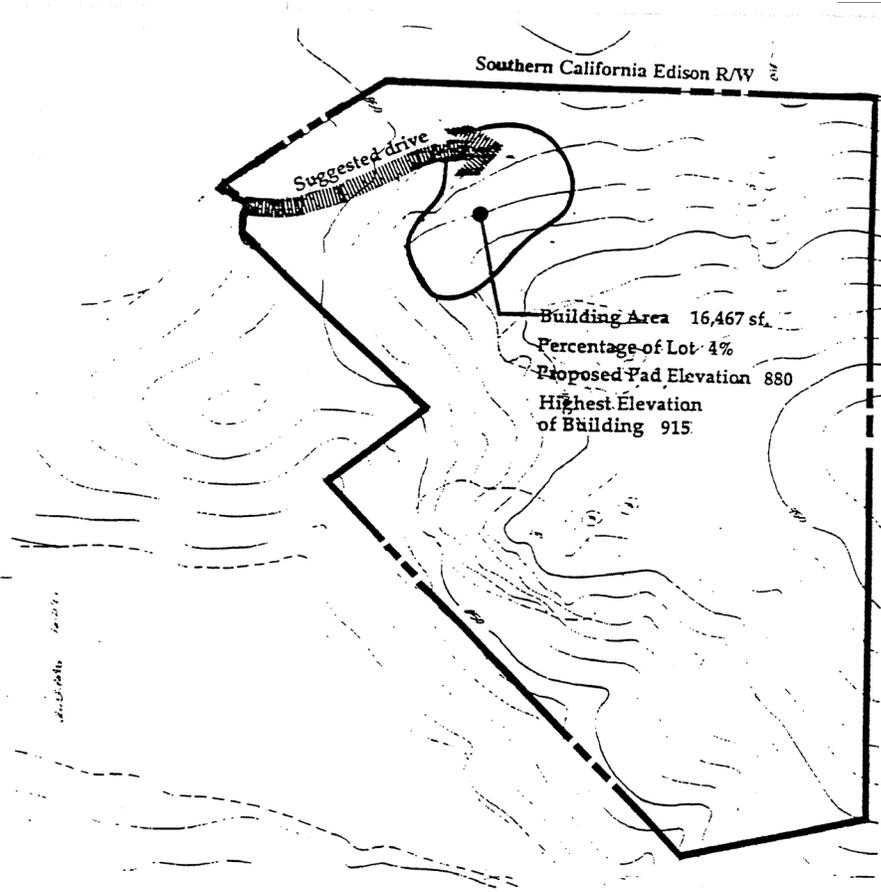
Note: Lot lines may change due to drainage or topographic conditions.

CORONA RANCH

**THE CORONA
DEVELOPMENT COMPANY**

Tract 22157
Lot 77

11-9-88



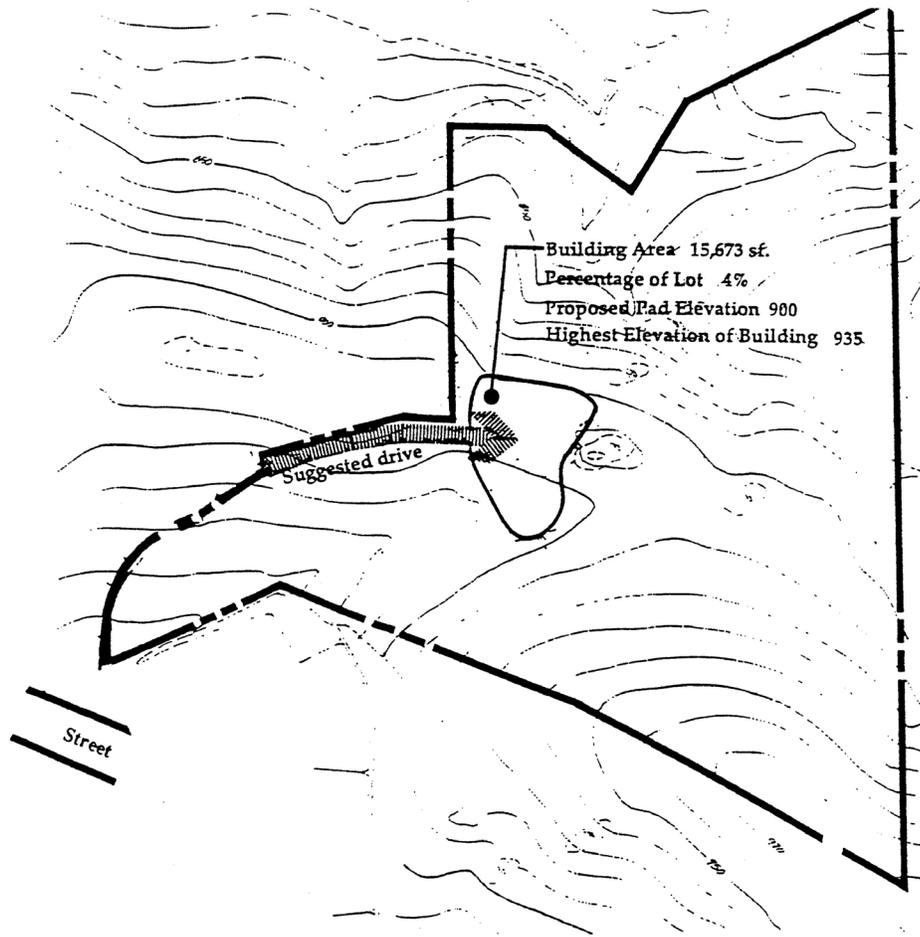
Note: Lot lines may change due to drainage or topographic conditions.

CORONA RANCH

THE CORONA
DEVELOPMENT COMPANY

Tract 22157
Lot 78

11-9-88



Note: Lot lines may change due to drainage or topographic conditions.

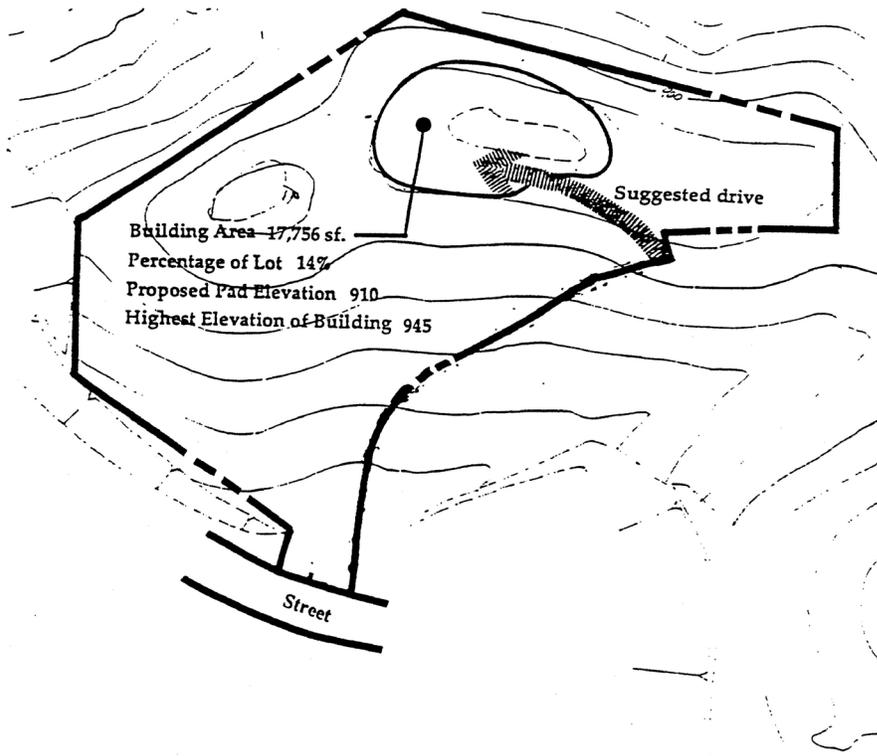
CORONA RANCH

THE CORONA
DEVELOPMENT COMPANY

Tract 22157

Lot 79

11-9-88



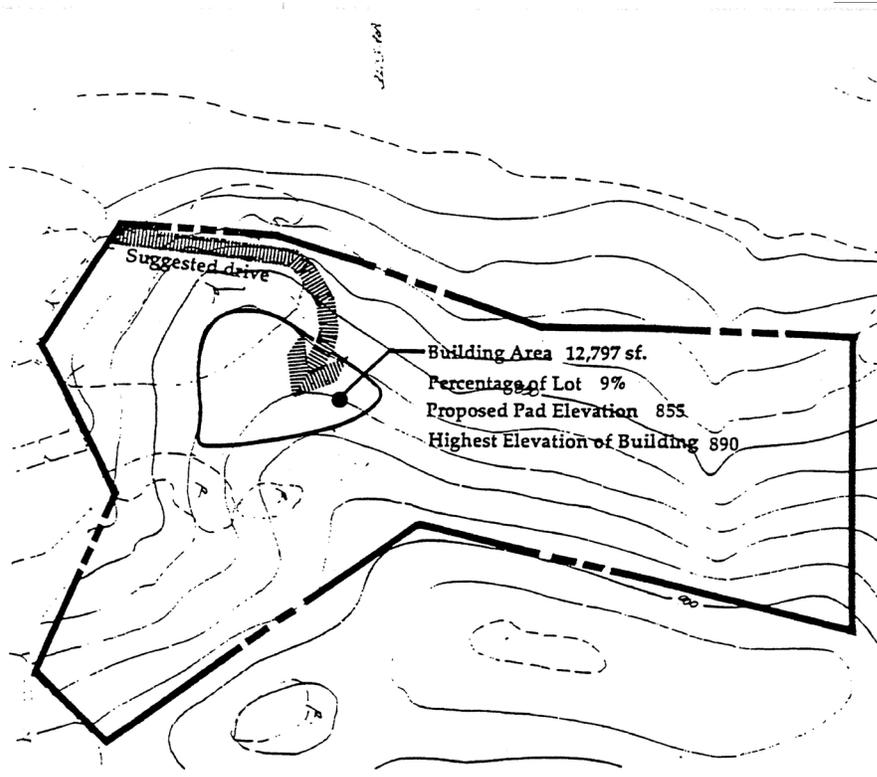
Note: Lot lines may change due to drainage or topographic conditions.

CORONA RANCH

THE CORONA
DEVELOPMENT COMPANY

Tract 22157
Lot 80

11-9-88



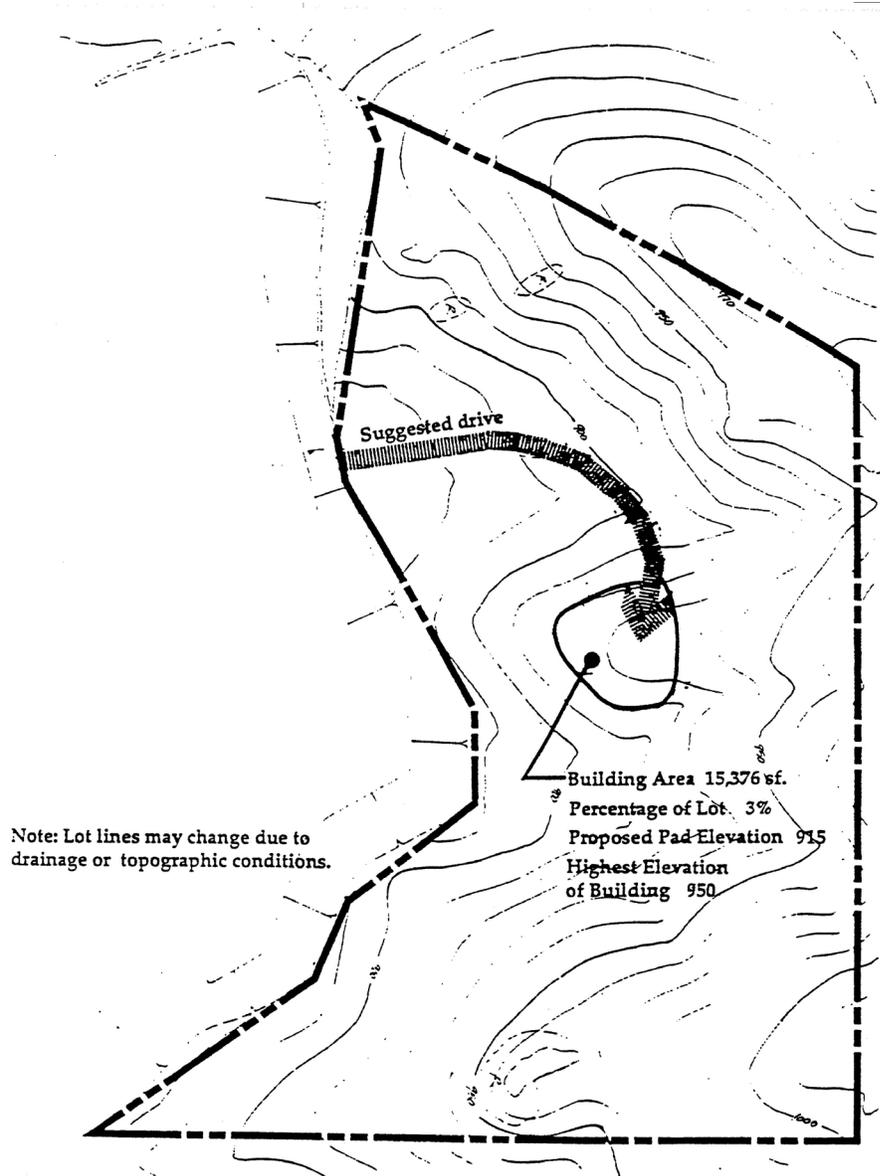
Note: Lot lines may change due to drainage or topographic conditions.

CORONA RANCH

THE CORONA
DEVELOPMENT COMPANY

Tract 22157
Lot 81

11-9-88

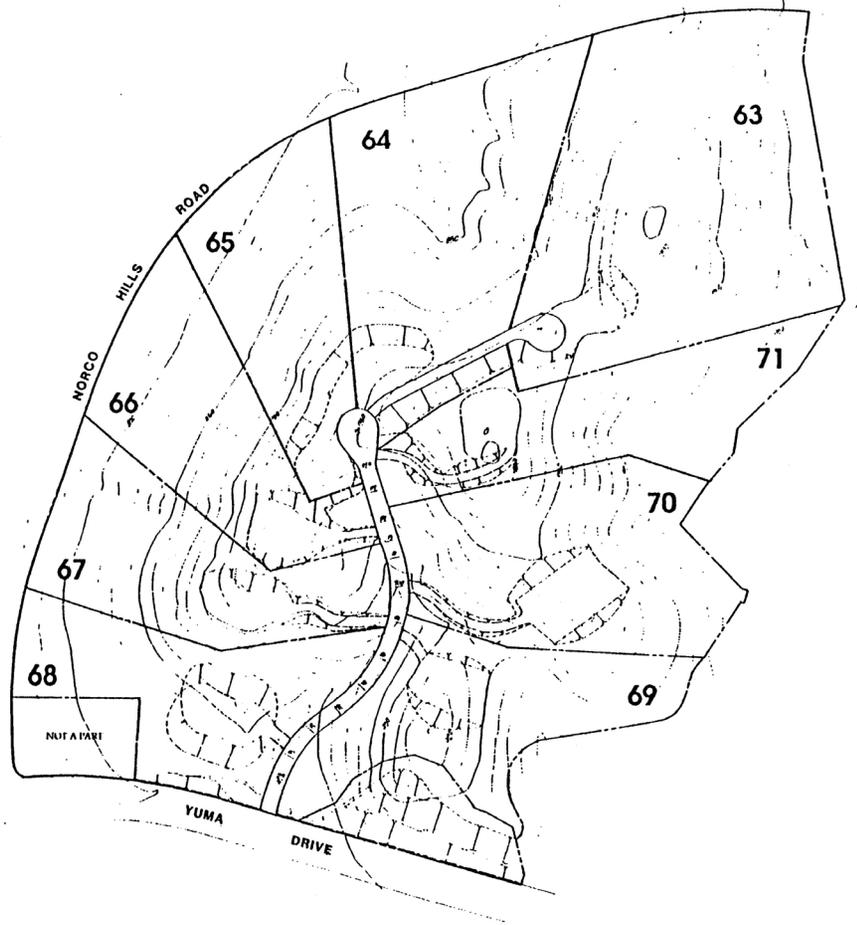


CORONA RANCH

THE CORONA
 DEVELOPMENT COMPANY

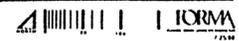
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 Lot 82

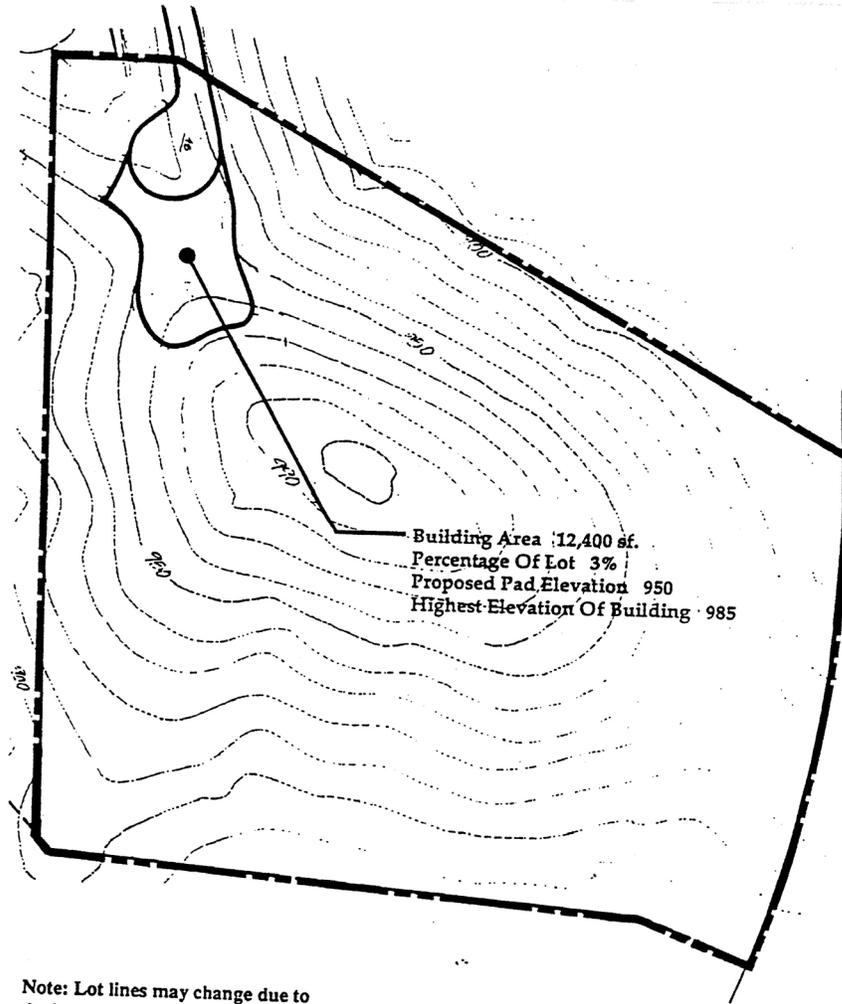
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ESTATE LOT EXHIBIT

TRACT 22813





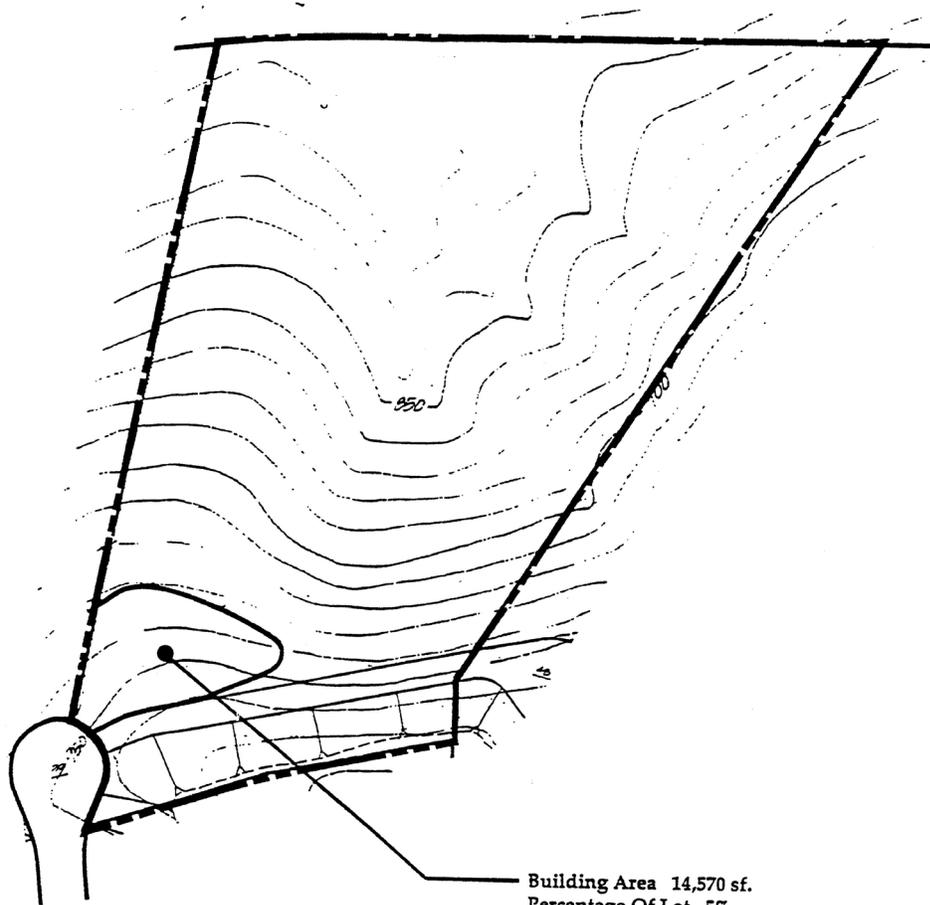
Note: Lot lines may change due to drainage or topographic conditions

CORONA RANCH

THE CORONA
DEVELOPMENT COMPANY

Tract 22813
Lot 63

12/16/88



Note: Lot lines may change due to drainage or topographic conditions

Building Area 14,570 sf.
 Percentage Of Lot 5%
 Proposed Pad Elevation 940
 Highest Elevation Of Building 975

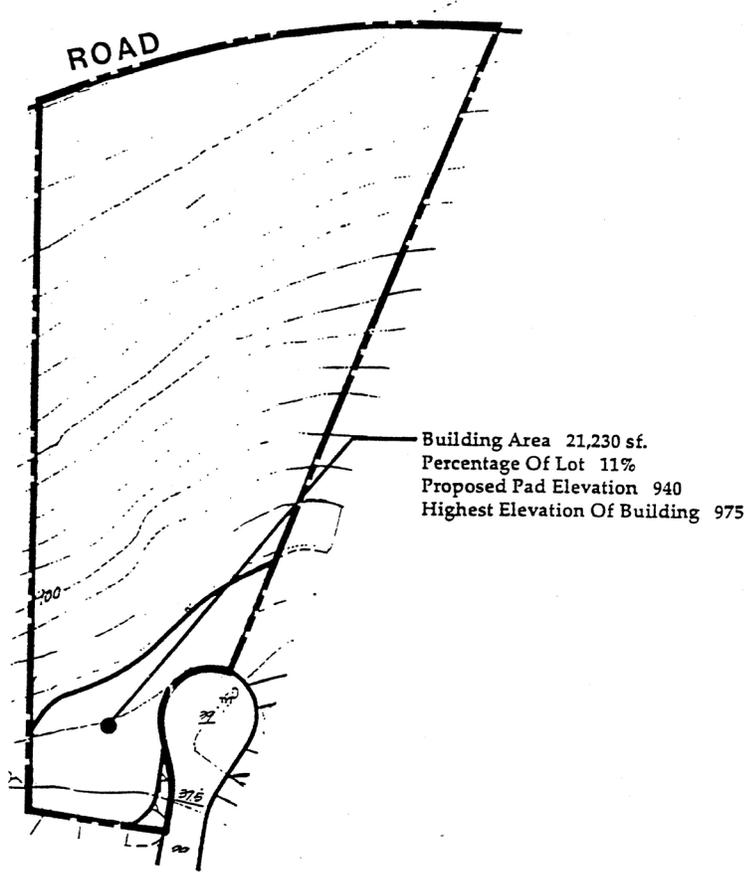
CORONA RANCH

THE CORONA
 DEVELOPMENT COMPANY

Tract 22813

12/16/88

Lot 64



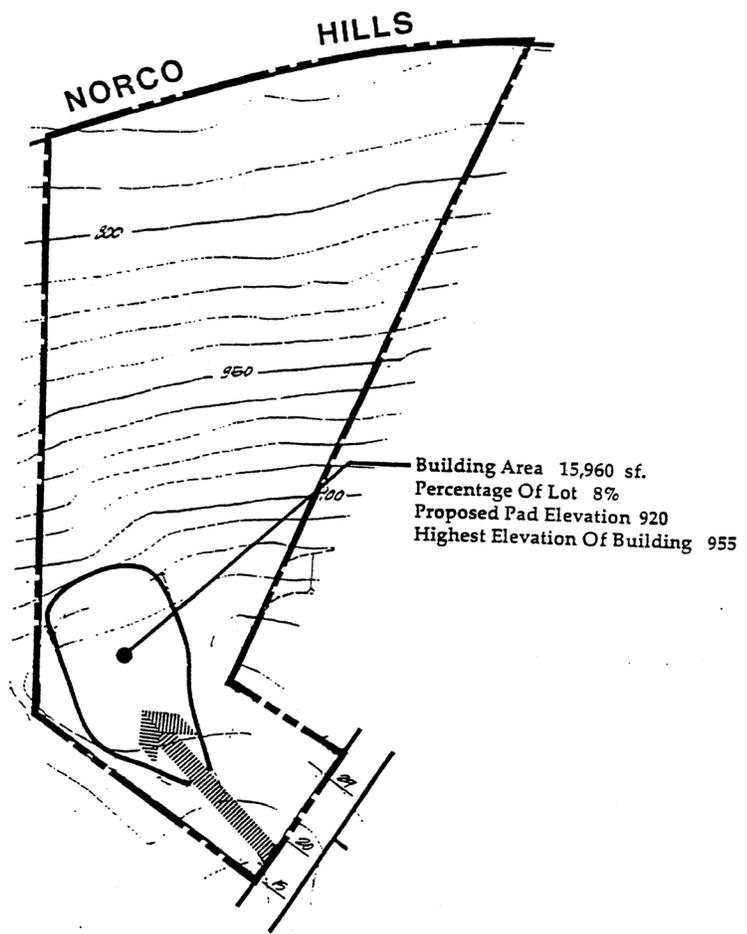
Note: Lot lines may change due to drainage or topographic conditions

CORONA RANCH

THE CORONA
 DEVELOPMENT COMPANY

Tract 22813
 Lot 65

12/16/88



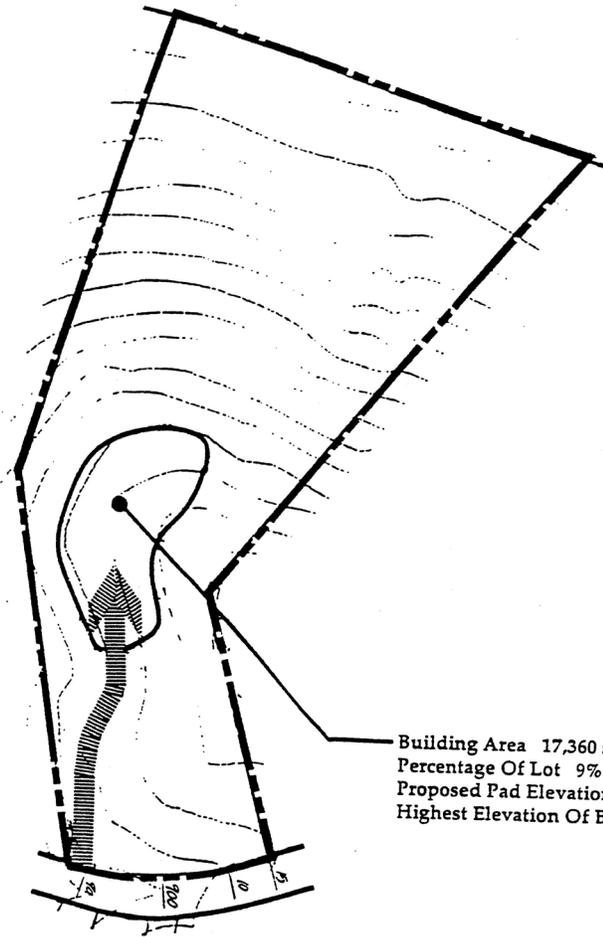
Note: Lot lines may change due to drainage or topographic conditions

CORONA RANCH

THE CORONA
DEVELOPMENT COMPANY

Tract 22813
Lot 66

12/16/88



Building Area 17,360 sf.
Percentage Of Lot 9%
Proposed Pad Elevation 900
Highest Elevation Of Building 935

Note: Lot lines may change due to
drainage or topographic conditions

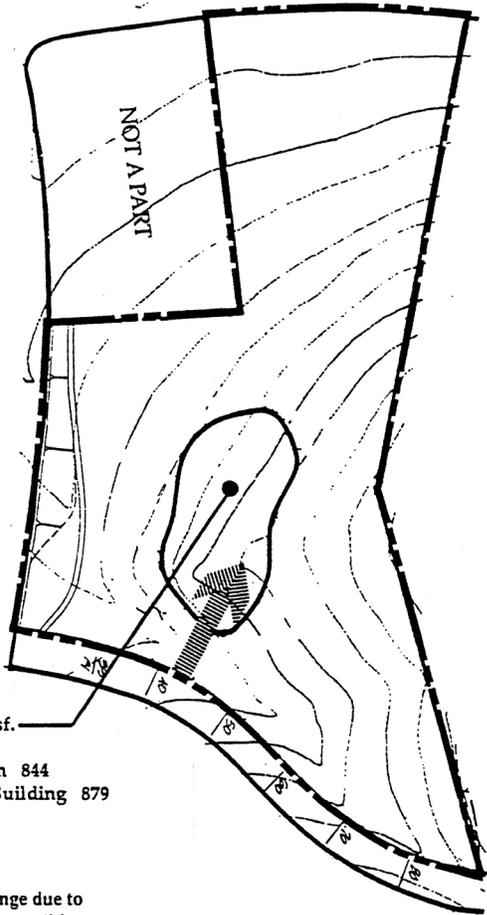
CORONA RANCH

**THE CORONA
DEVELOPMENT COMPANY**

Tract 22813

Lot 67

12/16/88



Building Area 16,430 sf.
 Percentage Of Lot 9%
 Proposed Pad Elevation 844
 Highest Elevation Of Building 879

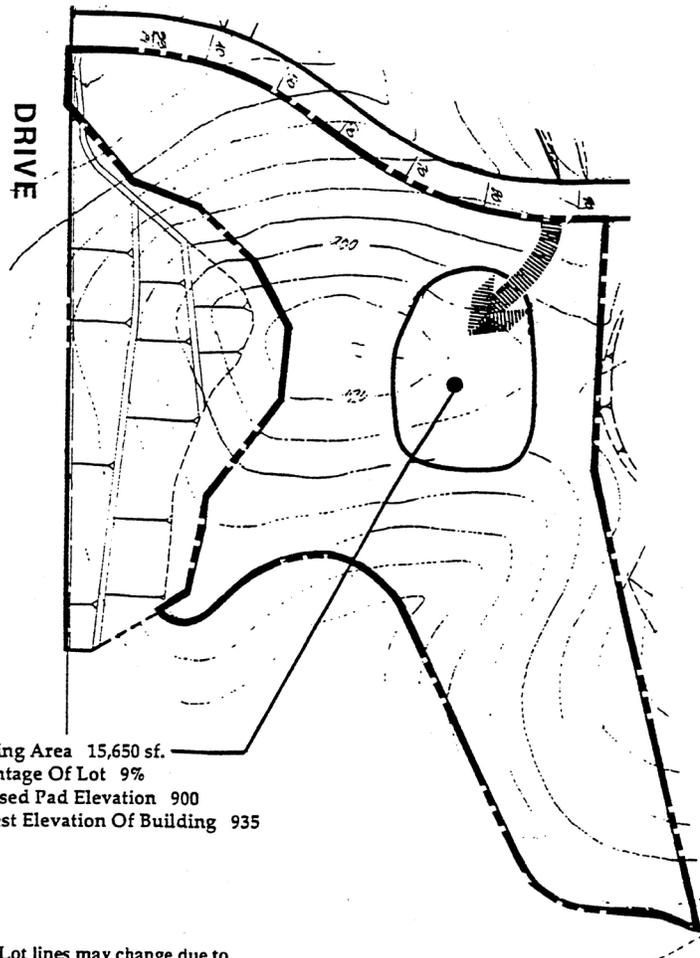
Note: Lot lines may change due to drainage or topographic conditions

CORONA RANCH

THE CORONA
DEVELOPMENT COMPANY

Tract 22813
 Lot 68

12/16/88



Building Area 15,650 sf.
 Percentage Of Lot 9%
 Proposed Pad Elevation 900
 Highest Elevation Of Building 935

Note: Lot lines may change due to drainage or topographic conditions

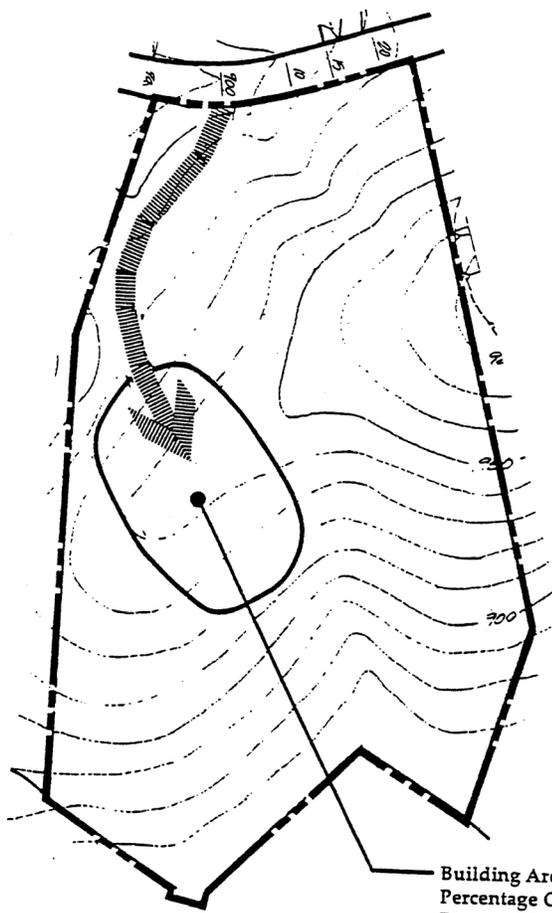
CORONA RANCH

THE CORONA
DEVELOPMENT COMPANY

Tract 22813

12/16/88

Lot 69



Note: Lot lines may change due to drainage or topographic conditions

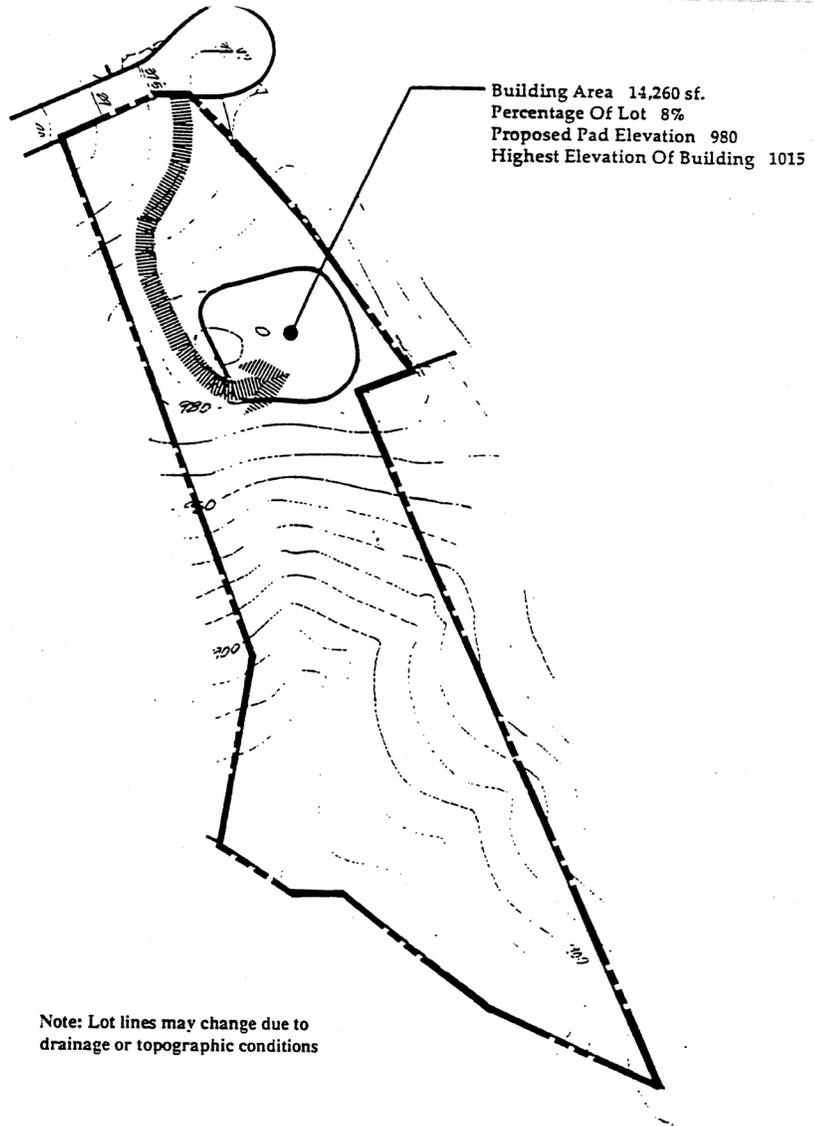
Building Area 23,870 sf.
Percentage Of Lot 10%
Proposed Pad Elevation 920
Highest Elevation Of Building 955

CORONA RANCH

**THE CORONA
DEVELOPMENT COMPANY**

Tract 22813
Lot 70

12/16/88

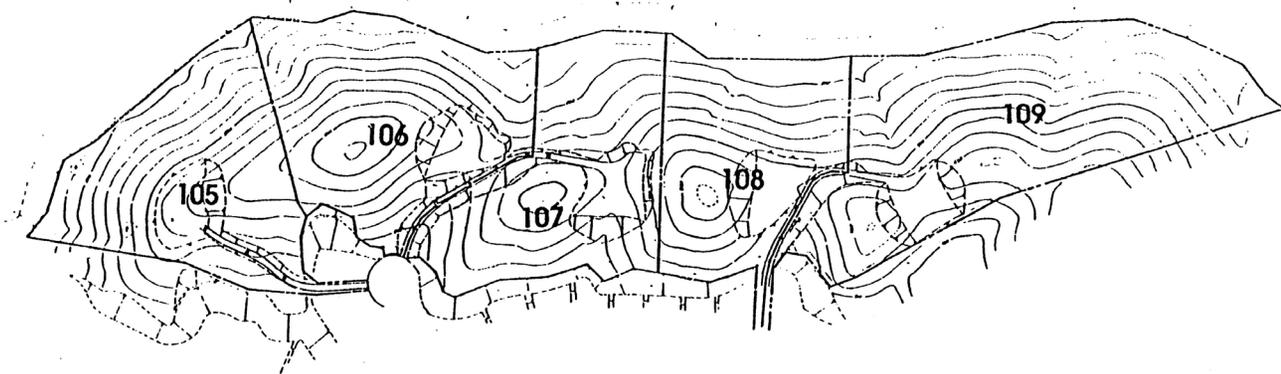


CORONA RANCH

THE CORONA
 DEVELOPMENT COMPANY

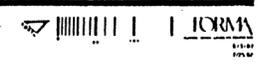
Tract 22813
 Lot 71

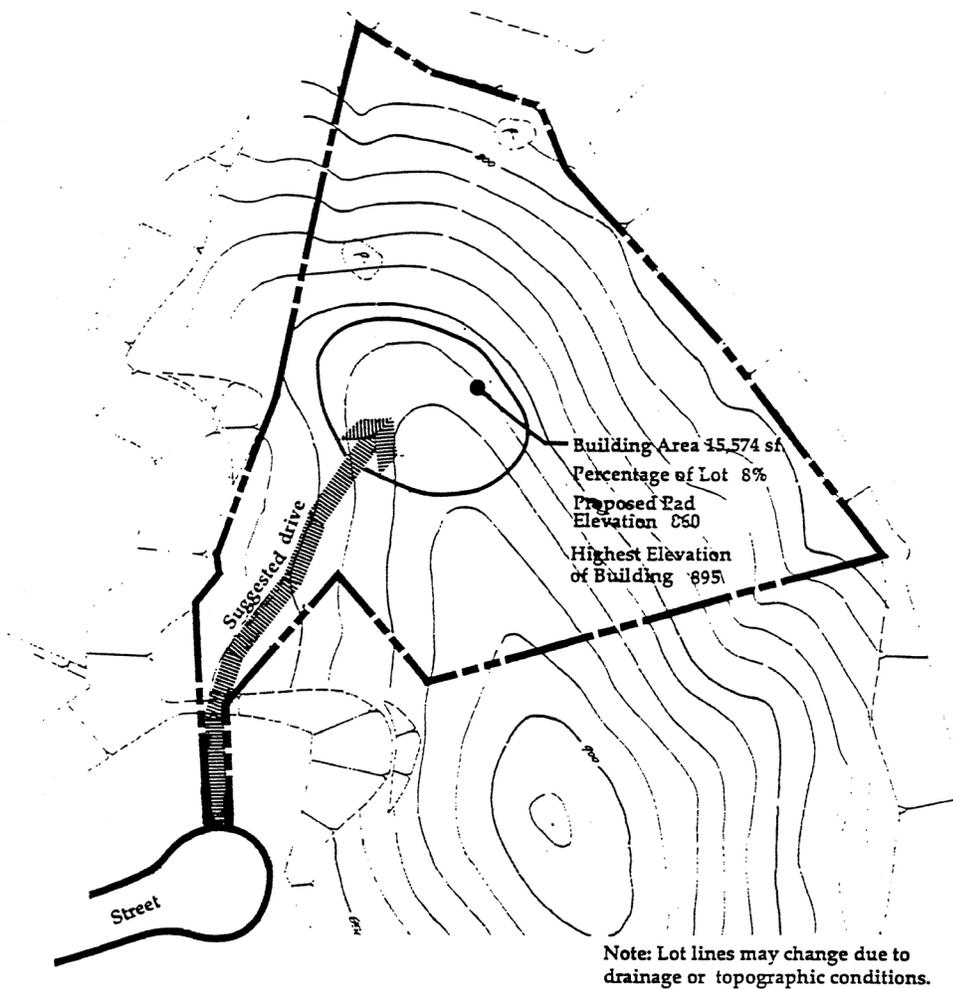
12/16/88



ESTATE LOT EXHIBIT

TRACT 22814



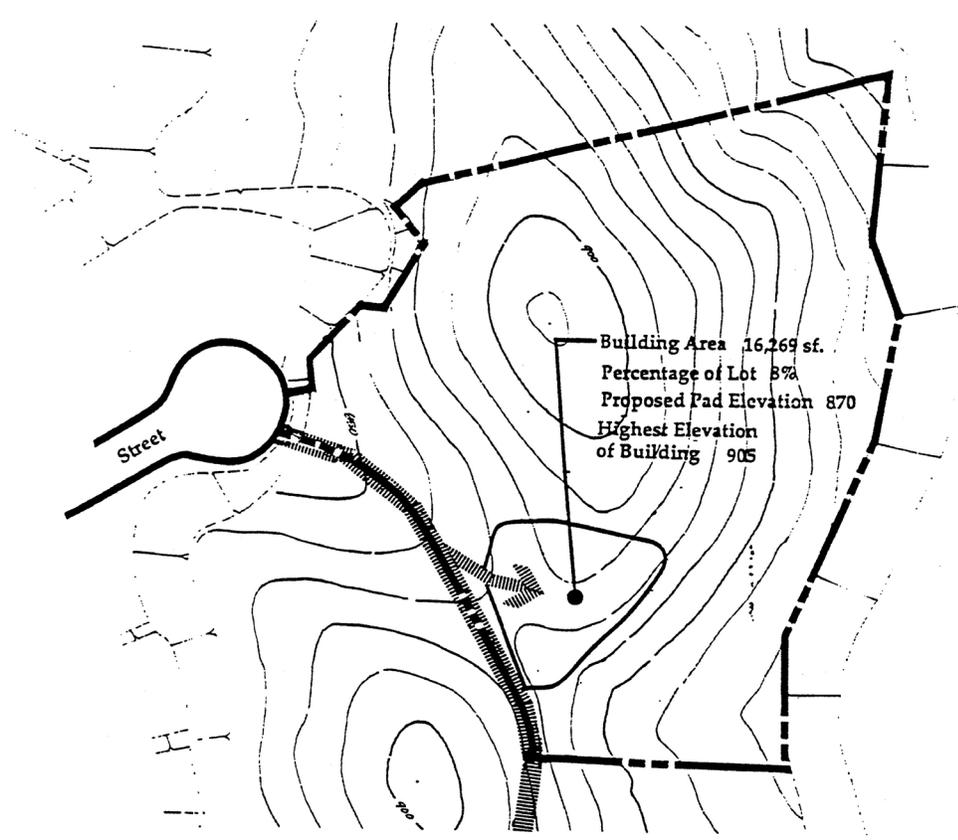


CORONA RANCH

THE CORONA
DEVELOPMENT COMPANY

Tract 22814
Lot 105

11-9-88



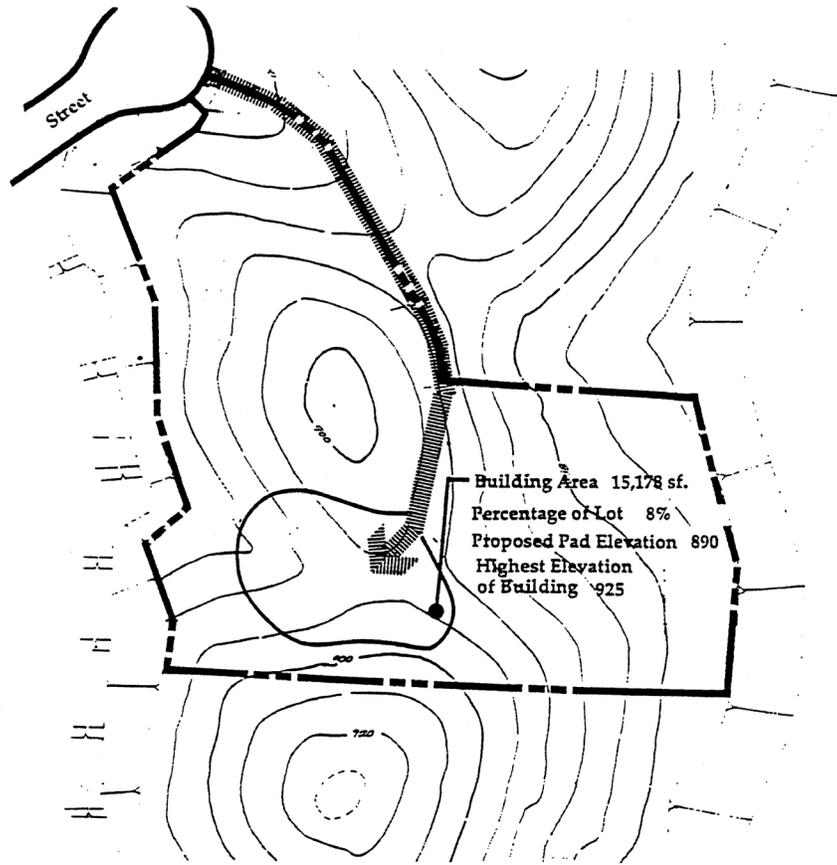
Note: Lot lines may change due to drainage or topographic conditions.

CORONA RANCH

THE CORONA
DEVELOPMENT COMPANY

Tract 22814
Lot 106

11-9-88



Note: Lot lines may change due to drainage or topographic conditions.

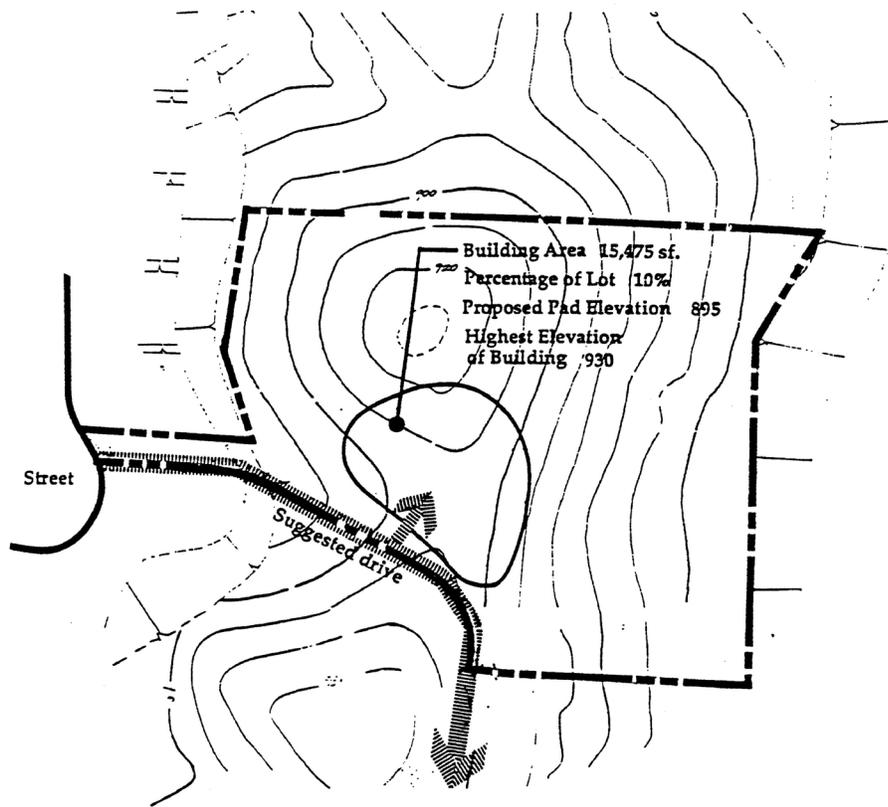
CORONA RANCH

THE CORONA
DEVELOPMENT COMPANY

Tract 22814

Lot 107

11-9-88



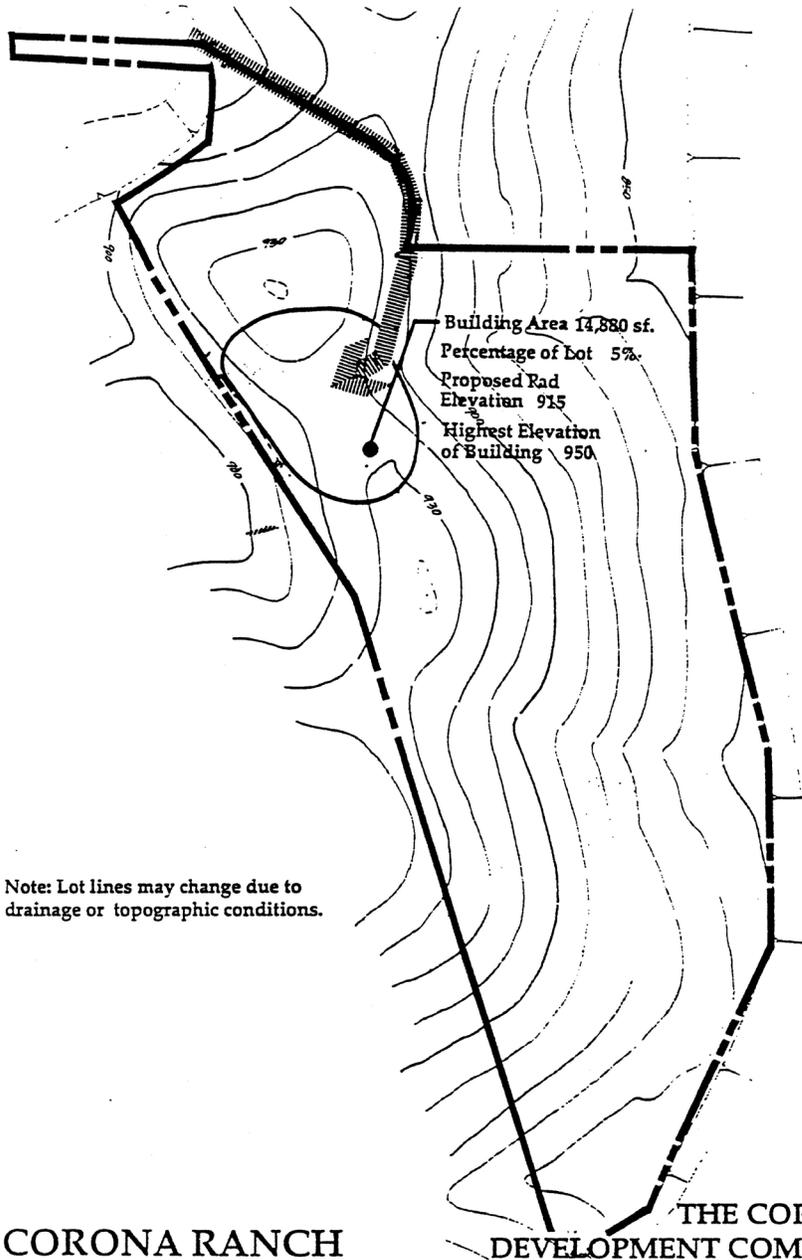
Note: Lot lines may change due to drainage or topographic conditions.

CORONA RANCH

THE CORONA
DEVELOPMENT COMPANY

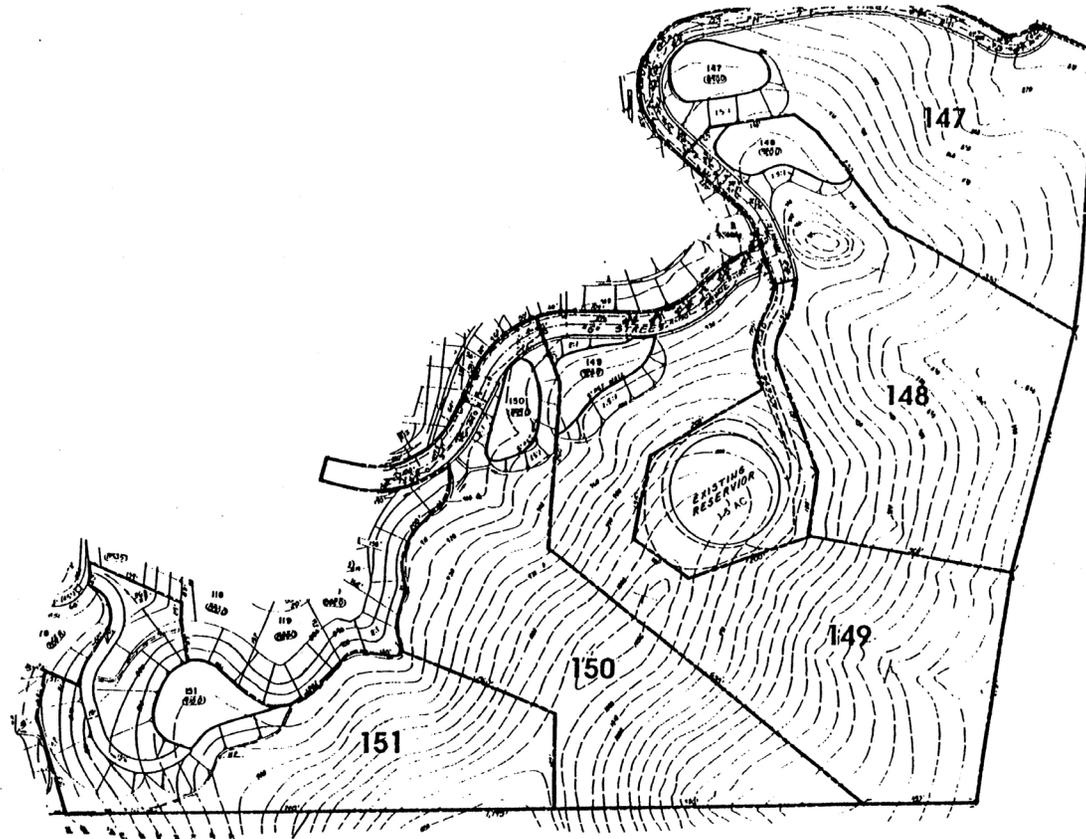
Tract 22814
Lot 108

11-9-88



Tract 22814
Lot 109

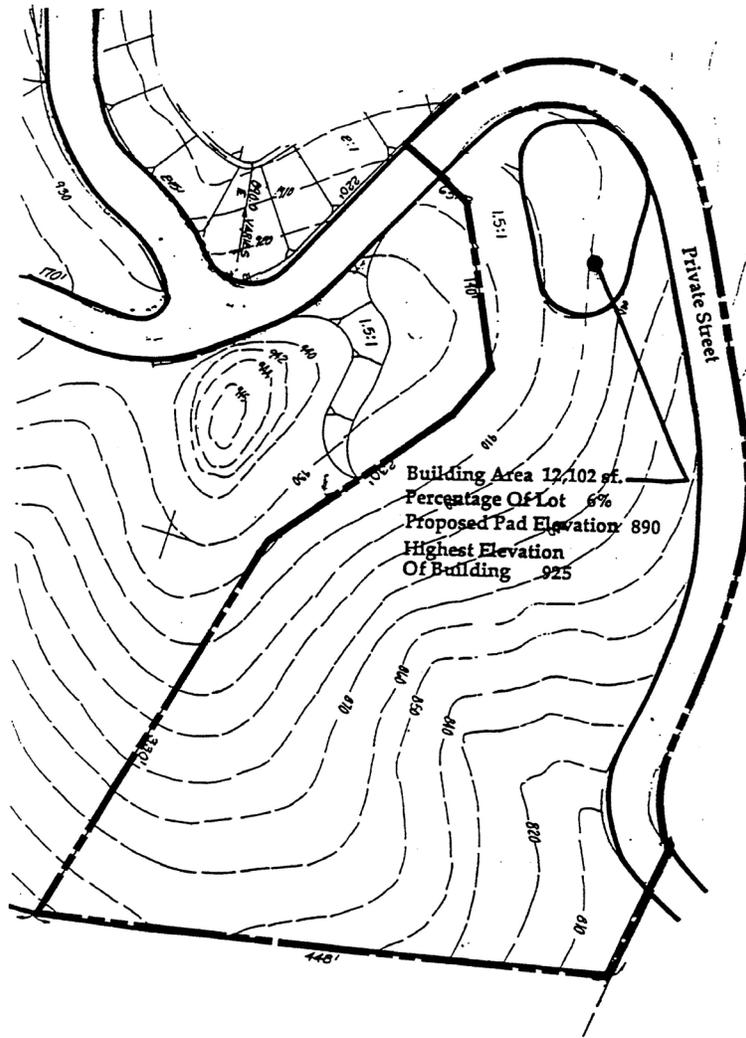
11-9-88



ESTATE LOT EXHIBIT

TRACT 23715

FORMA



Note: Lot lines may change due to drainage or topographic conditions.

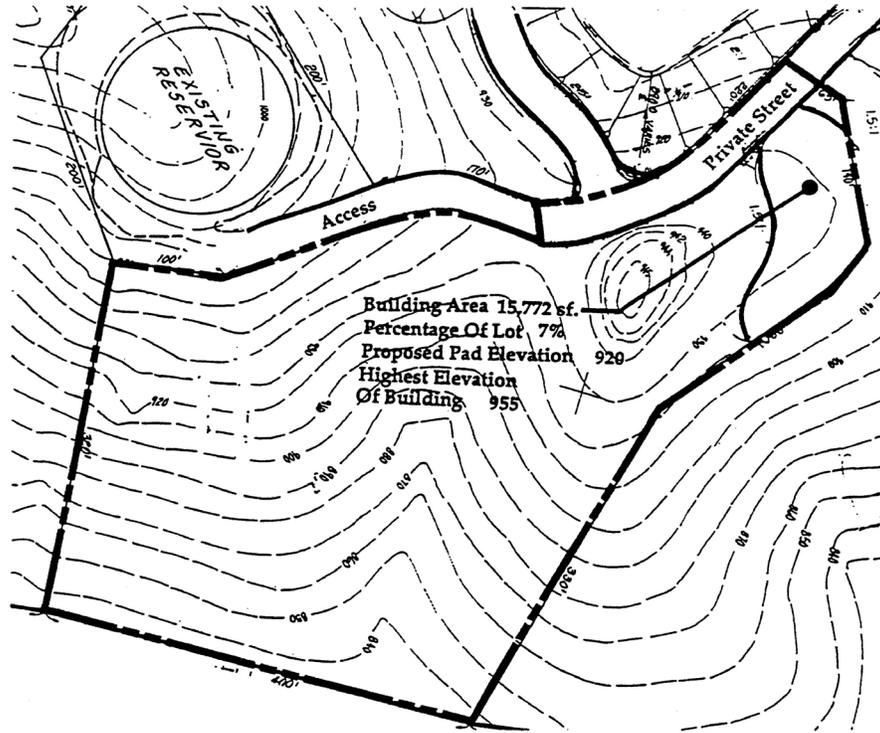
CORONA RANCH

**THE CORONA
DEVELOPMENT COMPANY**

Tract 23715

11/30/88

Lot 147



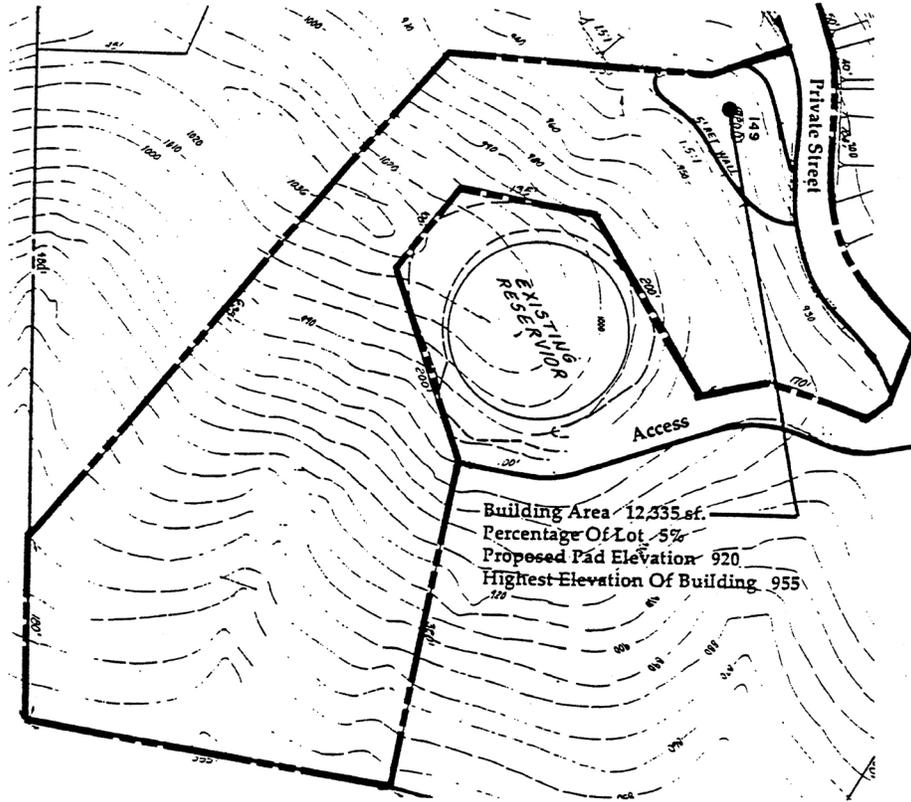
Note: Lot lines may change due to drainage or topographic conditions.

CORONA RANCH

**THE CORONA
DEVELOPMENT COMPANY**

**Tract 23715
Lot 148**

11/30/88



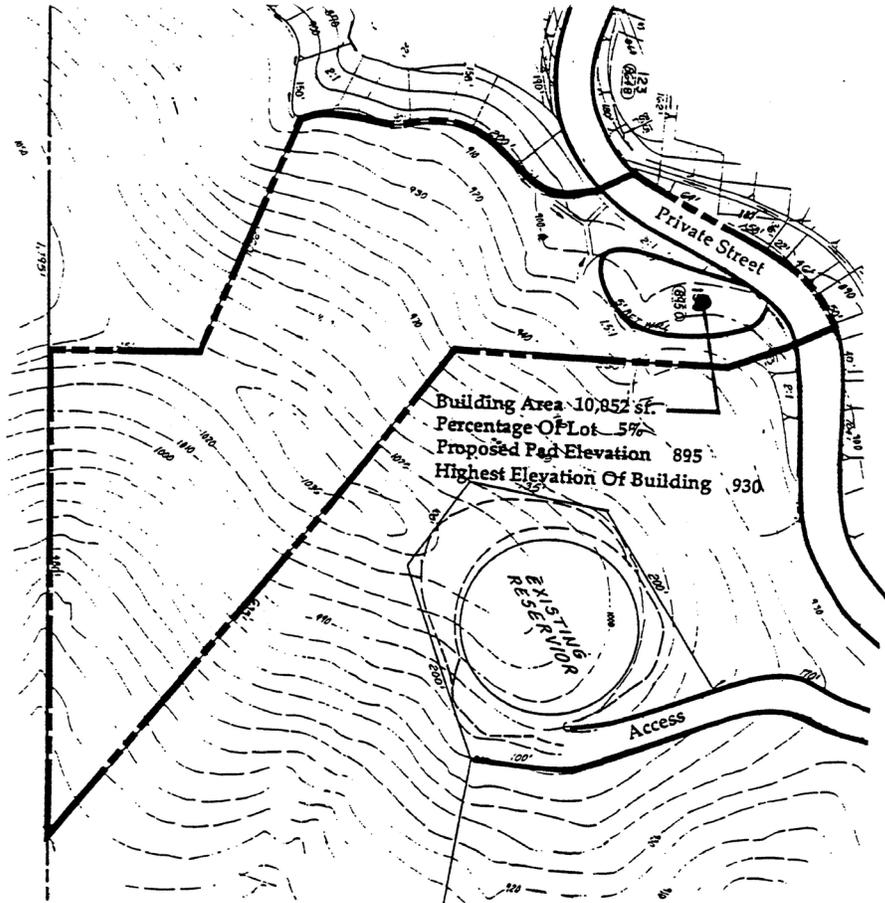
Note: Lot lines may change due to drainage or topographic conditions.

CORONA RANCH

THE CORONA
DEVELOPMENT COMPANY

Tract 23715
Lot 149

11/30/88



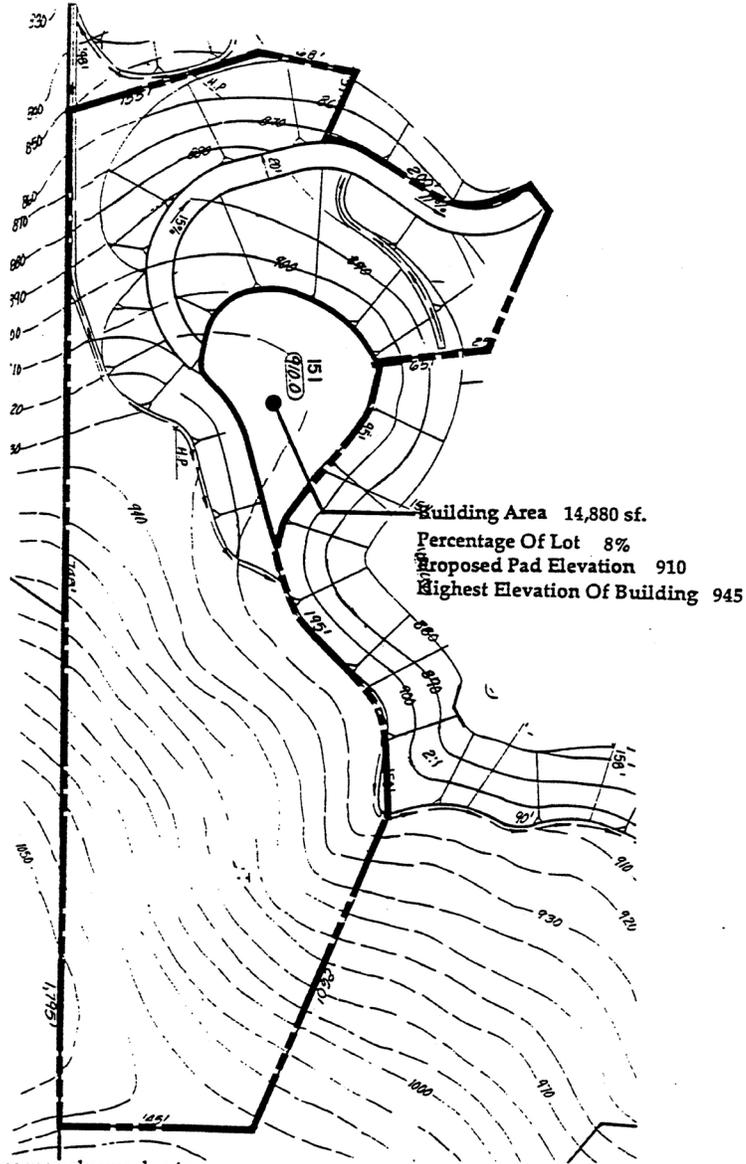
Note: Lot lines may change due to drainage or topographic conditions.

CORONA RANCH

THE CORONA
 DEVELOPMENT COMPANY

Tract 23715
 Lot 150

11/30/88



Note: Lot lines may change due to drainage or topographic conditions.

CORONA RANCH

**THE CORONA
DEVELOPMENT COMPANY**

Tract 23715
Lot 151

11/30/88

