

ARANTINE HILLS

SPECIFIC PLAN

SP-09-001

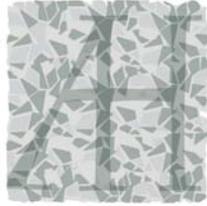
Draft • October 2011

Prepared for:

BLUESTONE
COMMUNITIES

Prepared by:





ARANTINE HILLS

Draft Specific Plan

October 2011

Prepared for:

City of Corona

815 West Sixth Street, Corona, California 92882

Tel (909) 736-2293 • Fax (909) 279-3550

Contacts: Joanne Coletta, Community Development Director

Terri Manuel, Planning Manager

Developed by:

Bluestone Communities

41 Corporate Park, Suite 380, Irvine, California 92606

Tel (949) 475-4110 • Fax (949) 475-4115

Contacts: Mike Kerr, President

Bentley Kerr, Project Manager

Prepared by:

KTGY Group, Inc.

(Planning/Entitlement)

17922 Fitch, Irvine, California 92614

Tel (949) 851-2133 • Fax (949) 221-6251

Contacts: Ken Ryan, Principal

Mark Hickner, Planning & Entitlement Director

In Association with:

AEI-CASC Consulting (Engineering)

Land Concern, LTD (Landscape Architect)

TABLE OF CONTENTS

Preface

1 Introduction

- 1.1 Purpose..... 1-1
- 1.2 Authority..... 1-1
- 1.3 State Requirements..... 1-1
- 1.4 Local Requirements 1-2
- 1.5 Severability 1-2
- 1.6 Project Overview..... 1-2
 - 1.6.1 Location..... 1-2
 - 1.6.2 Project Objectives ... 1-2
 - 1.6.3 Specific Plan Summary 1-3
- 1.7 Discretionary Actions and Approvals 1-8
- 1.8 Subsequent Actions and Approvals 1-9

2 Environment

- 2.1 Surrounding Land Uses..... 2-1
- 2.2 Existing Conditions 2-1
 - 2.2.1 Geology/Topography 2-1
 - 2.2.2 Hydrology 2-5
 - 2.2.3 Biology 2-5
 - 2.2.4 Cultural Resources... 2-5
 - 2.2.5 Farmland Resources . 2-6
 - 2.2.6 Wildland Fire Hazards 2-9

3 Plan Conformance

- 3.1 General Plan and Zoning Designations 3-1
- 3.2 General Plan Consistency 3-4
 - 3.2.1 Land Use..... 3-4
 - 3.2.2 Community Design .. 3-6
 - 3.2.3 Housing 3-6
 - 3.2.4 Historic Resources ... 3-6
 - 3.2.5 Economic Development..... 3-7
 - 3.2.6 Circulation 3-7
 - 3.2.7 Infrastructure and Utilities 3-8
 - 3.2.8 Parks, Schools and Libraries 3-9
 - 3.2.9 Police and Fire Services 3-10
 - 3.2.10 Environmental Resources..... 3-11
 - 3.2.11 Public Health and Safety..... 3-12
- 3.3 Specific Plan Purposes 3-14

4 Land Use Plan

- 4.1 Introduction 4-1
- 4.2 Land Use Plan 4-3
- 4.3 Planning Area Uses 4-7
 - 4.3.1 Residential Development (Planning Areas 1, 2, 4, 5, 6, 7, 10, 11 & 16) . 4-7
 - 4.3.2 General Commercial (Planning Area 15) ... 4-7

- 4.3.3 Mixed-Use I (Planning Area 13) .. 4-7
- 4.3.4 Mixed-Use II (Planning Area 14) . 4-8
- 4.3.5 Parks (Planning Areas 3, 8, 9 & 12) 4-8
- 4.3.6 Open Space (Planning Areas 5, 17, 18 & 19) 4-13
- 4.4 Landscape Master Plan..... 4-13
 - 4.4.1 Landscaping Plan Description... 4-13
 - 4.4.2 General Landscape Requirements 4-13
 - 4.4.3 Landscape Maintenance Plan 4-15
 - 4.4.4 Fuel Modification 4-16

- Standards 5-28
- 5.4 Water Quality 5-29
- 5.5 Grading Concept 5-30
 - 5.5.1 Building Setbacks..... 5-33
- 5.6 Dry Utilities 5-34
 - 5.6.1 Electricity 5-34
 - 5.6.2 Natural Gas..... 5-34
 - 5.6.3 Telephone..... 5-34
 - 5.6.4 Cable TV 5-34
 - 5.6.5 Satellite TV 5-34
 - 5.6.6 Information Technology and Communications 5-34
- 5.7 Information Technology and Communication..... 5-34
 - 5.7.1 Information Services..... 5-38
 - 5.7.2 Operations and Maintenance 5-38
 - 5.7.3 Lifestyle..... 5-38
- 5.8 Public Facilities & Services 5-38
 - 5.8.1 Police..... 5-38
 - 5.8.2 Fire 5-38
 - 5.8.3 Paramedic 5-38
 - 5.8.4 Solid Waste Disposal 5-38
 - 5.8.5 Schools..... 5-38
- 5.9 Infrastructure Phasing Plan 5-39
 - 5.9.1 Parks Phasing..... 5-39
 - 5.9.2 Planning Areas and Streets..... 5-39
 - 5.9.3 Water, Sewer and Recycled Water..... 5-39
 - 5.9.4 Drainage 5-51
- 5.10 Infrastructure Plan and Phasing Adjustments 5-52

5 Circulation, Infrastructure and Public Services

- 5.1 Circulation..... 5-1
 - 5.1.1 Regional Circulation..... 5-1
 - 5.1.2 Vehicular Circulation 5-1
 - 5.1.3 Gated Residential Neighborhoods 5-2
 - 5.1.4 Pedestrian Circulation..... 5-2
 - 5.1.5 Bicycle Circulation..... 5-2
 - 5.1.6 Southern Access 5-3
 - 5.1.7 Street ‘E’ Access to Planning Area 16..... 5-3
 - 5.1.8 Lighting within Public Rights-of-Way 5-3
- 5.2 Potable Water, Recycled Water and Sewer 5-12
 - 5.2.1 Potable Water 5-12
 - 5.2.2 Sewer..... 5-14
 - 5.2.3 Recycled Water 5-15
 - 5.2.4 Water, Sewer, and Recycled Water Development Standards 5-15
- 5.3 Drainage..... 5-24
 - 5.3.1 Drainage Plan 5-24
 - 5.3.2 Drainage Development

6 Development Standards

- 6.1 Purpose and Objectives..... 6-1
- 6.2 Development Districts..... 6-1
 - 6.2.1 Mixed-Use I District..... 6-1

- 6.2.2 Mixed-Use II District..... 6-5
- 6.2.3 General Commercial District 6-9
- 6.2.4 High Density Residential District..... 6-12
- 6.2.5 Medium Density Residential District..... 6-14
- 6.2.6 Low Density Residential District..... 6-15
- 6.2.7 Park..... 6-19
- 6.2.8 Open Space..... 6-20

7 Design Guidelines

- 7.1 Purpose and Intent 7-1
- 7.2 Community Theme and Character..... 7-1
- 7.3 Architectural Design Guidelines 7-2
 - 7.3.1 Architectural Themes..... 7-2
 - 7.3.2 Residential Design Guidelines 7-3
 - 7.3.3 Age-Qualified Community Design Guidelines..... 7-18
 - 7.3.4 Mixed-Use I and Commercial Design Guidelines..... 7-19
 - 7.3.5 Mixed-Use II Design Guidelines 7-21
- 7.4 Landscape Design Guidelines..... 7-23
 - 7.4.1 Design and Planting Concept ... 7-23
 - 7.4.2 Landscaping Theme 7-24
 - 7.4.3 Entries 7-24
 - 7.4.4 Streetscapes 7-25
 - 7.4.5 Lighting 7-26
- 7.5 Sustainable Design Strategies 7-37
 - 7.5.1 Site Planning 7-37
 - 7.5.2 Energy Efficiency..... 7-37
 - 7.5.3 Materials Efficiency 7-38
 - 7.5.4 Water Efficiency..... 7-39
 - 7.5.5 Occupant Health and Safety 7-39
 - 7.5.6 Landscape Design 7-39

8 Implementation

- 8.1 Maximum Allowable Development..... 8-1
- 8.2 Transfer of Dwelling Units..... 8-1
- 8.3 Implementing Development Applications 8-2
- 8.4 Specific Plan Interpretations 8-3
- 8.5 Specific Plan Modifications and Amendments 8-3
 - 8.5.1 Requirements and Procedures 8-3
 - 8.5.2 Compliance with the Specific Plan as Adopted..... 8-3
 - 8.5.3 Substantial Conformance with the Specific Plan..... 8-3
 - 8.5.4 Specific Plan Amendments..... 8-4
- 8.6 Precise Plans..... 8-5
 - 8.6.1 Processing 8-5
 - 8.6.2 Eligibility 8-5
 - 8.6.3 Required Action 8-5
 - 8.6.4 Conditions of Approval..... 8-6
- 8.7 Tentative Tract Map(s) 8-6
- 8.8 Financing Mechanisms 8-6
 - 8.8.1 Mello-Roos Community Facilities Act of 1982..... 8-6
 - 8.8.2 Special Assessment Districts..... 8-6
 - 8.8.3 Impact Fees and Exactions 8-6
 - 8.8.4 Developer Funding..... 8-6
- 8.9 Infrastructure Financing 8-7
- 8.10 Maintenance Plan..... 8-7

LIST OF EXHIBITS

Exhibit 1.1	Regional Context Map.....	1-4	Exhibit 5.8	Water Plan	5-17
Exhibit 1.2	Vicinity Map	1-5	Exhibit 5.9	Sewer Plan	5-19
Exhibit 1.3	Aerial Photograph	1-6	Exhibit 5.10a	Recycled Water Plan	5-21
Exhibit 1.4	Assessor’s Parcels	1-7	Exhibit 5.10b	Recycled Water Plan	5-23
Exhibit 2.1	Fault Zone Map	2-2	Exhibit 5.11	Drainage Plan/Hydrology.....	5-25
Exhibit 2.2	Topography	2-3	Exhibit 5.12	Bedford Canyon Wash Cross- Section.....	5-27
Exhibit 2.3	Slope Analysis.....	2-4	Exhibit 5.13	Conceptual Grading Plan.....	5-31
Exhibit 2.4	Farmland Resources.....	2-7	Exhibit 5.14	Slope Setback Areas	5-35
Exhibit 2.5	Wildland Fire Hazard Zones.....	2-10	Exhibit 5.15	Slope Setback Sections	5-37
Exhibit 3.1	Existing General Plan Land Use Designation	3-2	Exhibit 5.16	Conceptual Phasing Plan	5-41
Exhibit 3.2	Proposed General Plan Land Use Designations	3-2	Exhibit 5.17	Roadway and Traffic Signal Phasing .	5-42
Exhibit 3.3	Existing Zoning Designation.....	3-3	Exhibit 5.18a	Water Improvement Phasing - No Reservoir.....	5-43
Exhibit 3.4	Proposed Zoning Designations	3-3	Exhibit 5.18b	Water Improvement Phasing - With Reservoir.....	5-45
Exhibit 4.1	Land Use Plan	4-5	Exhibit 5.19	Recycled Water Improvement Phasing.....	5-47
Exhibit 4.2	Open Space/Recreation Plan.....	4-9	Exhibit 5.20	Sewer Improvement Phasing.....	5-49
Exhibit 4.3	Active Neighborhood Park	4-10	Exhibit 5.21	Drainage Improvement Phasing	5-53
Exhibit 4.4	Special Use Park	4-11	Exhibit 7.1	Walls and Fencing Concepts	7-4
Exhibit 4.5	Mini Parks.....	4-12	Exhibit 7.2	Wall and Fence Schematic Design.....	7-5
Exhibit 4.6	Fuel Modification Areas.....	4-17	Exhibit 7.3	Spanish Colonial Architecture	7-9
Exhibit 5.1	Circulation Plan.....	5-4	Exhibit 7.4	Spanish Monterey Architecture.....	7-11
Exhibit 5.2a	Street Cross-Sections - Modified Secondary Street	5-5	Exhibit 7.5	Italian/Tuscany Architecture.....	7-13
Exhibit 5.2b	Street Cross-Sections - Collector and Local Streets	5-6	Exhibit 7.6	California Bungalow Architecture ..	7-15
Exhibit 5.3	Bedford Canyon Wash Crossing Cross-Section.....	5-7	Exhibit 7.7	American Farmhouse Architecture .	7-17
Exhibit 5.4	Private Street	5-8	Exhibit 7.8	Conceptual Landscape Master Plan	7-27
Exhibit 5.5	Gated Community Standard	5-9	Exhibit 7.9	Primary Community Entry and Monumentation	7-30
Exhibit 5.6	Pedestrian Circulation	5-10	Exhibit 7.10	Primary Community Entry and Monumentation Elevation.....	7-30
Exhibit 5.7	Bicycle Circulation	5-11			



LIST OF EXHIBITS

Exhibit 7.11	Secondary Community and Entry and Monumentation.....	7-31
Exhibit 7.12	Secondary Community Entry and Monumentation Elevation.....	7-31
Exhibit 7.13	Secondary Entry Easement	7-32
Exhibit 7.14	Secondary Neighborhood Entry and Monumentation	7-33
Exhibit 7.15	Secondary Neighborhood Entry and Monumentation Elevation	7-33
Exhibit 7.16	Modified Secondary Arterial Streetscape	7-34
Exhibit 7.17	Collector Streetscape	7-35
Exhibit 7.18	Bedford Canyon Wash Trail	7-36
Exhibit 8.1	Master HOA Maintained Areas	8-10

LIST OF TABLES

Table 4.1	Land Use Summary.....	4-4
Table 4.2	Land Use by Planning Area.....	4-6
Table 4.3	Suggested Fuel Modification Plant Palette	4-19
Table 5.1	Arantine Hills Average Daily Water Demand	5-13
Table 5.2	Arantine Hills Project Water Demand	5-13
Table 5.3	Arantine Hills Fire Suppression	5-13
Table 5.4	Arantine Hills Zone 4 Reservoir Storage Requirements	5-14
Table 5.5	Sewer Generation.....	5-16
Table 5.6	Recycled Water Generation	5-16
Table 5.7	Phasing Plan Summary	5-40
Table 6.1	Mixed-Use I and II Development Standards	6-7
Table 6.2	General Commercial Development Standards	6-11
Table 6.3	Residential Development Standards	6-17
Table 7.1	Community-Wide Plant Palette.....	7-28
Table 8.1	Implementing Development Applications.....	8-2
Table 8.2	Maintenance Responsibilities	8-8

This page is intentionally left blank.

P

Preface

The Arantine Hills Specific Plan represents one family’s strong commitment to the City of Corona and its residents. For several decades, the McMillan family has served as good stewards of what is today one of the largest remaining tracts of undeveloped land within the City.

In recent years, Corona and the surrounding areas have experienced increasing pressures to accommodate the growing Inland Empire population. Recognizing this need, the McMillan family has embraced the opportunity to create a legacy project that is a departure from the “mass produced” look and resulting anonymity of conventional subdivision development. With nearly a decade spent in planning and design, Arantine Hills is envisioned as a multi-generational community where residents can live, work, shop, play, and relax within an intimate, “small town” setting of rich architecture and attractive landscaping.

The Arantine Hills Specific Plan has been prepared to serve as an overall framework to conscientiously guide development of this significant landmark project. This Specific Plan serves as a regulatory document for development of the 276-acre Arantine Hills site into a high-quality, mixed-use, master-planned community. This document will provide guidance to the City of Corona, builders, developers, architects, and designers in implementing an exciting new collection of neighborhoods that will quickly become some of Corona’s most sought-after residential areas.

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

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

Arantine Hills will incorporate “iconic” streets that are readily identifiable, definable neighborhoods with authentic architecture and a distinct sense of character, clustered development that promotes walking and biking, a village core with general commercial and mixed-use development near the I-15 freeway that provides local- and regional-serving retail uses, and a network of parks and walking and biking trails designed to promote health and fitness.

Arantine Hills offers a range of amenities that will be accessible to all of the residents

of Corona. These public recreational amenities include four conveniently located neighborhood parks, as well as on-street bike lanes, a Class I multi-purpose trail, and pathways and sidewalks for walking and cycling.

This Specific Plan promotes green building techniques designed to conserve energy and water, promote recycling and re-use of materials, and ensure that water entering Bedford Canyon Wash from the development has been responsibly addressed.

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

- » A quality residential and mixed-use master planned community;
- » A minimum of 36.6 acres of natural open space that will protect Bedford Canyon Wash and the adjacent bluffs;
- » Fifteen acres of public parks;
- » A mix of housing designed to meet a wide variety of budgets and lifestyles;
- » Mixed-use development including a retail center that will generate important tax revenue for the City and provide residents with additional shopping and employment opportunities close to home;
- » Improvements to the Bedford Canyon Wash that will mitigate potential flooding and erosion concerns on-site and downstream;
- » Road and landscape improvements to portions of Eagle Glen Parkway and Cajalco Road;
- » New decorative community gateways and monumentation along Eagle Glen Parkway; and,

- » A community that incorporates sustainable design strategies and offers potential homebuyers an opportunity to live in an environmentally-conscious community.

When completed in 2020, this new community will benefit the entire City of Corona through the provision of new housing neighborhoods, additional parks and recreational amenities, and enhanced retail and employment opportunities. Its residents will enjoy a lifestyle rich with amenities. Arantine Hills will be a model of the latest “state-of-the-art” planning and design techniques in the Inland Empire and serve as a legacy project in Corona.

1

INTRODUCTION

1.1 Purpose

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

1.2 Authority

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

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

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

1.3 State Requirements

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

- » The distribution, location, and text of the uses of land, including open space, within the area covered by the plan.
- » The proposed distribution, location and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other facilities proposed to be located within the area covered by the plan and needed to support the land uses describe in the plan.
- » Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
- » A program of implementation measures including regulations, programs, and financing measures necessary to carry out the Arantine Hills project.

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

1.4 Local Requirements

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

1.5 Severability

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

1.6 Project Overview

1.6.1 Location

The Arantine Hills Specific Plan includes approximately 276.0 acres located at the foothills of the Santa Ana Mountains in the southeastern boundary of the City of Corona, Riverside County, California. The project is bounded by the Eagle Glen Specific Plan development on the north and west, by the Cleveland National Forest to the south, and by Interstate 15 to the east. To the southeast of the project site, there are several parcels of

property designated Residential Agricultural (R-A-5) by Riverside County. Interstate 15 runs in a north-south direction to the northeast of the project site.

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

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

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

1.6.2 Project Objectives

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

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

- » Develop Arantine Hills as a well-designed, balanced community that integrates residential uses with office, retail, entertainment, research & development, and other appropriate uses.
- » Provide new employment opportunities for Corona residents along the I-15 Freeway corridor.
- » Develop freeway-oriented commercial development to serve regional needs and drive revenue for the City.
- » Address the City’s current and projected housing needs for all segments of the community by providing a range of family-oriented single-family detached and attached housing and multi-family residences.
- » Establish a mix of land uses and local-serving activities that meet the General Plan’s objectives concerning community character and pedestrian-friendly design.
- » Implement the City’s General Plan Land Use Element goal to provide for compatibility of land uses, fiscal balance, recreation and resource protection.
- » Create a system of roads, trails and sidewalks that will fulfill the policies of the Corona General Plan by allowing residents to live in proximity to recreational opportunities, retail centers, commercial and business/office development, and research and development uses.
- » Provide a network of pleasant, safe, and convenient sidewalks, bike lanes, and a multi-purpose trail along Bedford Canyon Wash.
- » Concentrate development within neighborhoods to promote greater efficiency of land use, and promote walking and bicycling as an alternative to motor vehicle use.
- » Incorporate “Green” and sustainable practices, as practicable, in developing buildings and infrastructure in Arantine Hills.
- » Maximize opportunities for using water-wise plant materials in the project landscaping to promote water conservation.
- » Identify and address safety hazards, such as wildfire and flooding dangers, through implementation of design safety features and improvements to Bedford Canyon Wash.
- » Undertake development of the project site in a manner that is economically feasible and balanced to address both the Applicant’s and the City’s economic concerns.

1.6.3 Specific Plan Summary

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

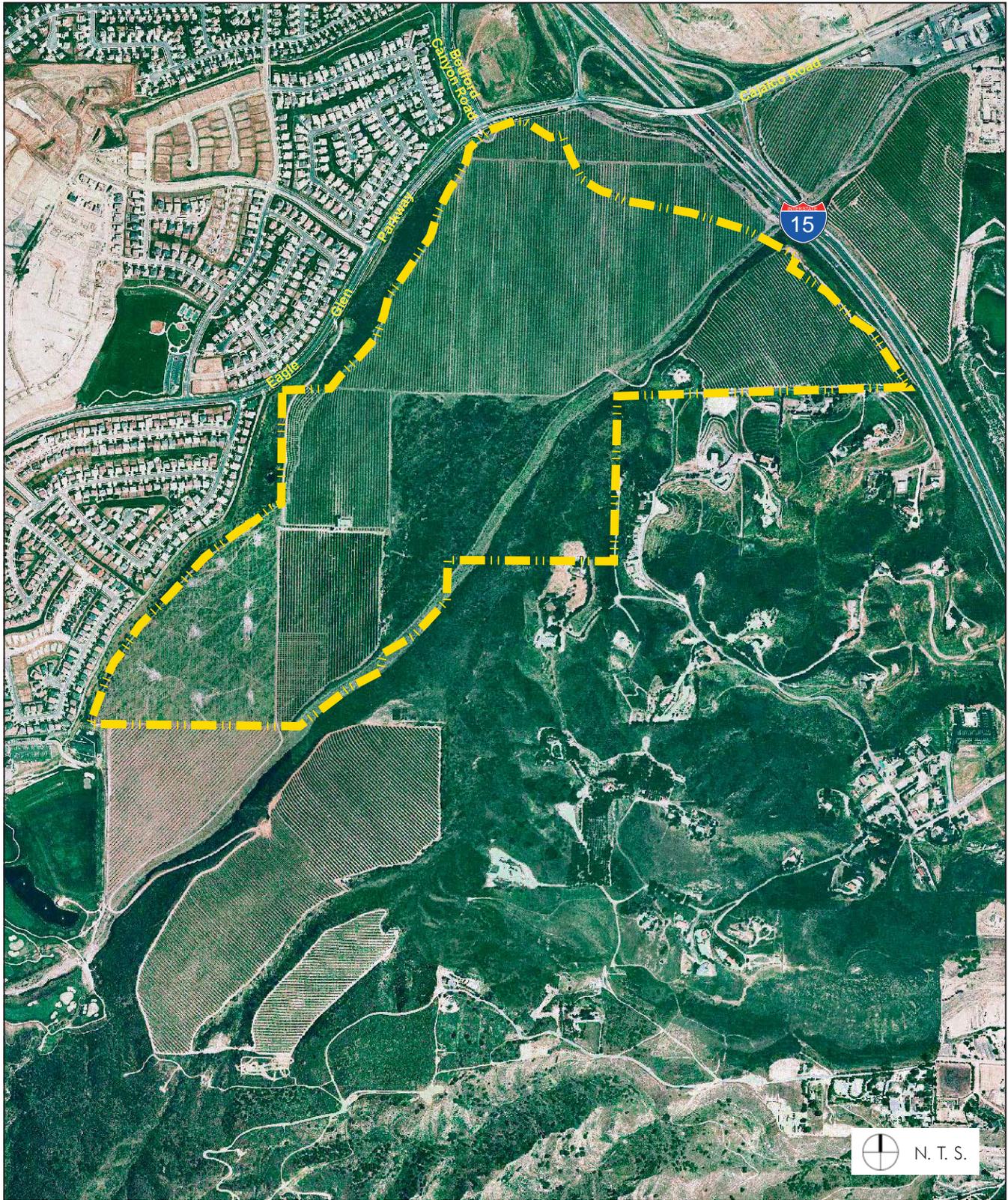
- » Approximately 129.2 acres of residential development, providing 1,170 detached and attached single-family homes and multi-family dwellings (excluding mixed-use residential units).
- » Approximately 38.0 acres of General Commercial land uses, providing retail, office, entertainment, lodging and employment opportunities.
- » Approximately 39.7 acres of mixed-use development, including 21.1 acres of Mixed-Use I (commercial/residential) and 18.6 acres of Mixed-Use II (industrial/commercial). A total of 451 mixed-use residential units are planned in the Mixed-Use I land use category.
- » Approximately 36.6 acres of Open Space, including natural open space, land associated with Bedford Canyon Wash, and a water quality basin.
- » Approximately 15.2 acres of Park land, including one 11.0-acre active neighborhood park, one 2.1-acre

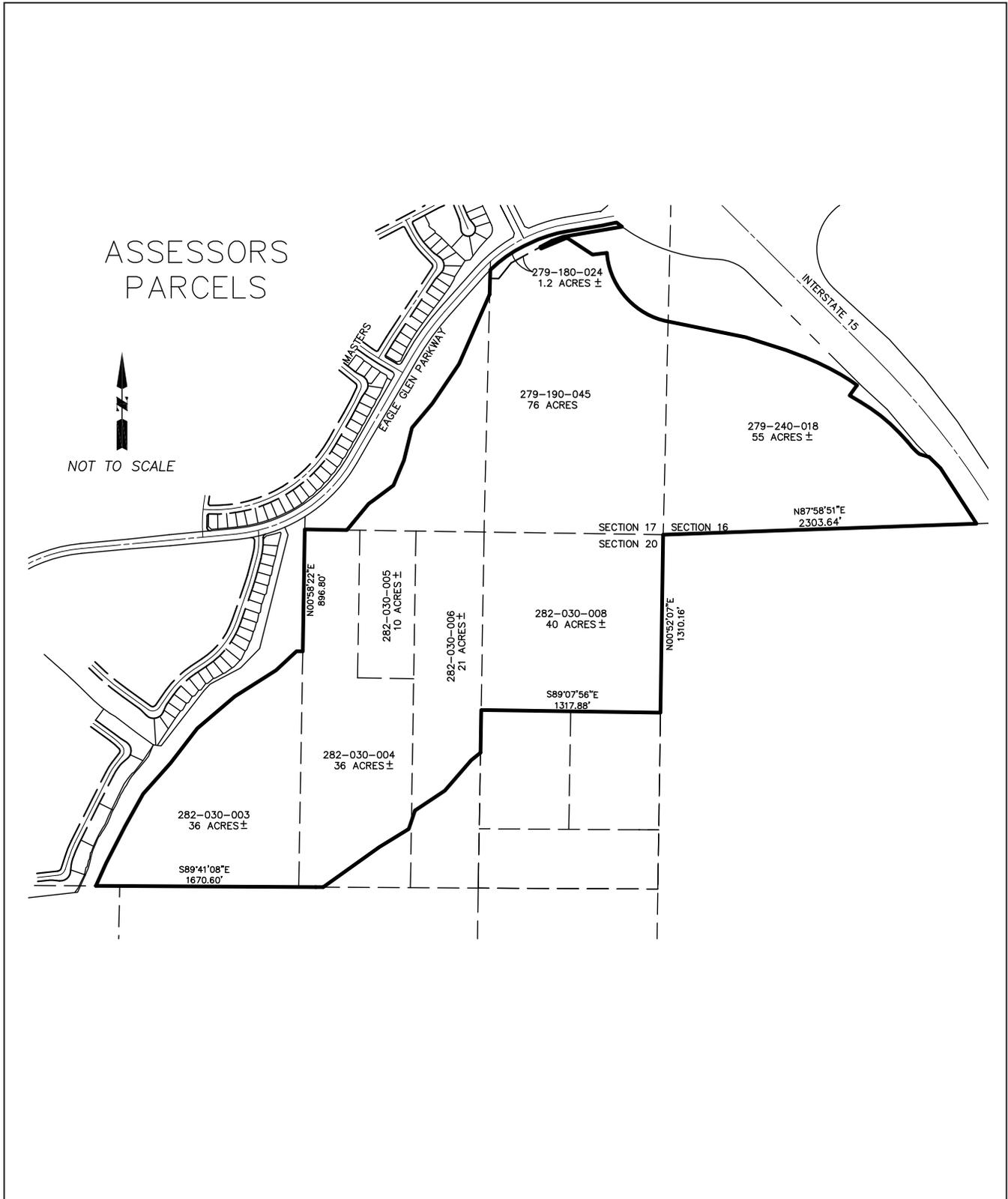
Exhibit 1.1, Regional Context Map





Exhibit 1.3, Aerial Photograph





special use park, and two mini parks on 1.1 and 1.0 acres.

The project integrates these land uses through a system of public and private streets and pedestrian/bike trail circulation system. Paseos and parkways within the neighborhoods link the community with the parks, commercial centers, and mixed use development. The Bedford Canyon Wash open space corridor provides a unifying aesthetic component to the project.

1.7 Discretionary Actions and Approvals

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

- » Approval of a General Plan Amendment: The City of Corona General Plan Land Use Map will be amended to modify the existing General Plan land use designations on-site from “Agriculture - Possible Future Urban Use” to “Low Density Residential,” “Medium Density Residential,” “High Density Residential,” “General Commercial,” “Mixed Use I,” “Mixed Use II,” “Park” and “Open Space General.” In addition, the General Plan text relating to “Cajalco Road-Interstate 15 / McMillan Site” will be amended to reflect the proposed project. Refer to Exhibits 3.1 and 3.2 for the existing and proposed General Plan Land Use Designations.
- » Approval of a Specific Plan: The Arantine Hills Specific Plan has been prepared to realize the objectives of the proposed Arantine Hills project, as defined by this document. The Specific Plan will establish land use types, locations, and densities; a circulation concept; infrastructure and public facility improvements; development standards and design guidelines; and an implementation program that will guide development in Arantine Hills. In addition, the Specific Plan will serve as the zoning for the project site. The existing “Agriculture” zoning designation will be changed to reflect the planned land uses within the Specific Plan. The entire Arantine Hills Specific Plan will be adopted by the City Council by ordinance.
- » Approval of a Tentative Map: A Tentative Map for financing purposes (i.e., an “A” Map) for the Arantine Hills Specific Plan area is being processed concurrently with the other discretionary actions mentioned above. The Tentative Map has been prepared and is being processed through the City of Corona in accordance with the requirements of Chapter 16.12, Tentative Map, in the City’s Municipal Code and in accordance with the Subdivision Map Act of the California Government Code.
- » Approval of a Development Agreement: A Development Agreement may be negotiated between the City of Corona and the project master developer that would establish vesting of development rights and entitlements, identify project improvements and financial obligations, timing of improvements, as well as the responsibilities and rights of both the City and the project master developer applying to development of the Arantine Hills project. If a Development Agreement is pursued by the Project Developer, it would need to be adopted by the City Council.
- » Approval of a Park Development Agreement: The Project Developer will pursue a Park Development Agreement for the on-site parks.
- » Notice of Non-Renewal: A Notice of Non-Renewal to terminate the existing Williamson Act contract on the subject property was filed by the property owner in January 2003 and recorded in March 2003. The property owner expects to cancel the Williamson Act contract prior to expiration of the ten year non-renewal period ends, pursuant to the terms of the Williamson Act.

- » Certification of an Environmental Impact Report (EIR): The City of Corona has determined that an EIR is required to analyze the potential environmental impacts of the project. The EIR will include mitigation measures, as appropriate, to reduce potential environmental impacts, and will be prepared in accordance with CEQA and the CEQA Guidelines. The City of Corona will consider certification of the EIR prior to taking action on the requested approvals. In conjunction with approval of the project, the City will adopt a Mitigation Monitoring Program (MMP), which will ensure implementation of the measures and conditions of project approval that were adopted to mitigate or avoid potentially significant effects on the environment.

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

1.8 Subsequent Actions and Approvals

Following adoption of the Arantine Hills Specific Plan and associated actions, subsequent actions and approvals also will be required, which are identified below:

- » Approval of Improvement Plans: After approval of the Tentative Tract Map, the City of Corona will process the corresponding Improvement Plans (e.g., water plans, wastewater plans, drainage plans, grading plans, street widening plans, etc.).
- » Approval of Subsequent Parcel Maps and Tentative Tract Maps: After approval of the master Parcel Map for the project, implementing Parcel Maps and/or Tentative Tract Maps will be prepared and processed through the City of Corona in accordance with the requirements of Chapter 16.12, Tentative Map, in the City's Municipal Code and in accordance with the Subdivision Map Act of the California Government Code.

This page is intentionally left blank.

2

ENVIRONMENT

2.1 Surrounding Land Uses

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

2.2 Existing Conditions

2.2.1 Geology / Topography

Bedford Canyon is a federally recognized feature name for a valley listed in the United States Geological Survey Geographic Names Information System (USGS GNIS <http://mapping.usgs.gov/www/gnis/>). Bedford

Canyon is located in Corona South (USGS 7.4' Map) at latitude 33° 48' 14" North; 117° 31' 53" West.

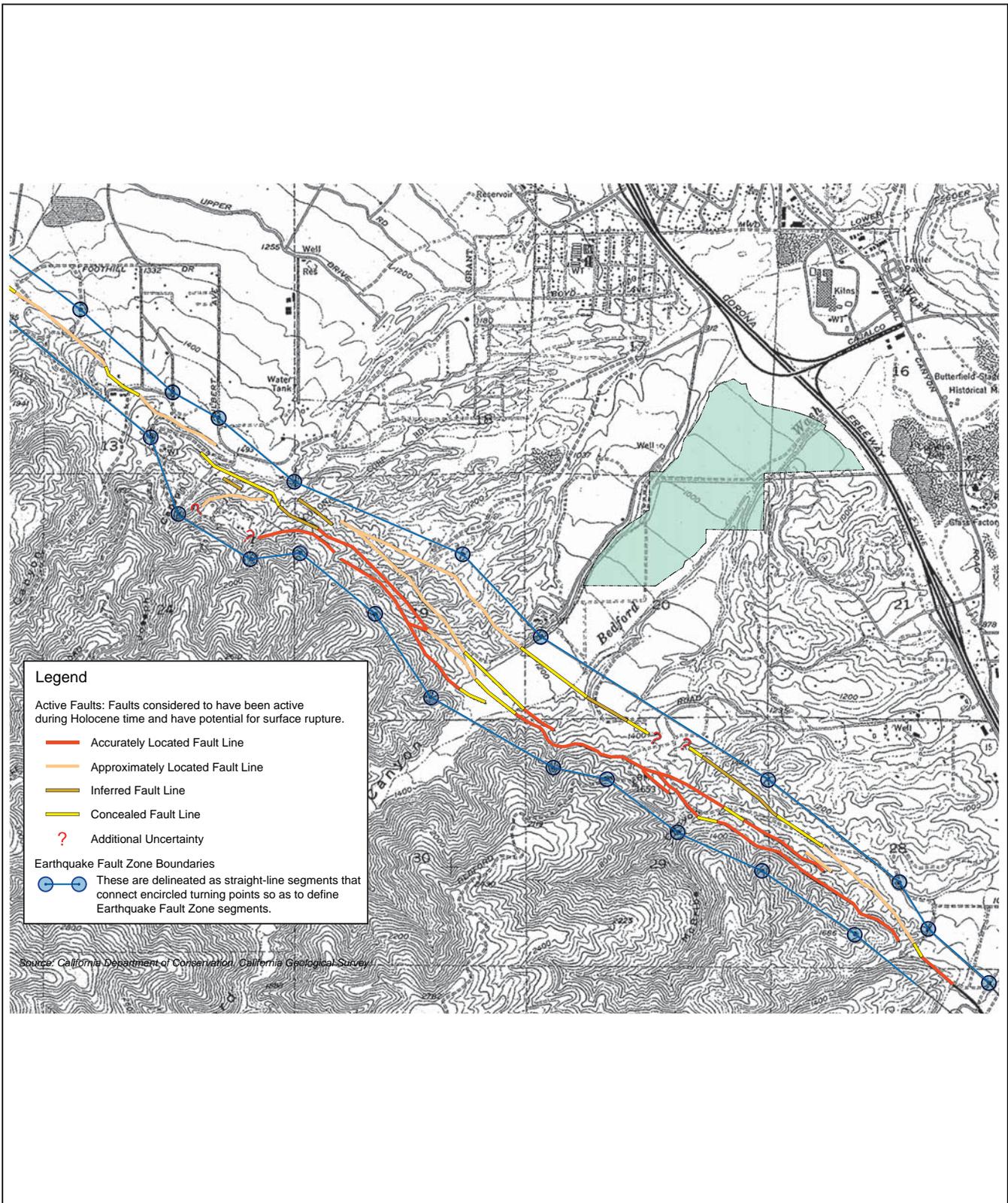
The Arantine Hills Specific Plan is located in Bedford Canyon at the foothills of the Santa Ana Mountains on a relatively stable, geological block with alluvial deposits. This valley is created by the Bedford Canyon Wash which traverses the site from southwest to northeast. Soils consist primarily of gravelly loams and loamy sands in the Bedford Canyon Wash and terrace escarpments on the steeper slopes.

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

The property has a southwest trend with elevations ranging from just under 900' to approximately 1140' above mean sea level (amsl). The Santa Ana Mountains exceed 4,000' amsl and form a natural backdrop to the Arantine Hills project. See Exhibit 2.2, Topography.

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

Exhibit 2.1, Fault Zone Map



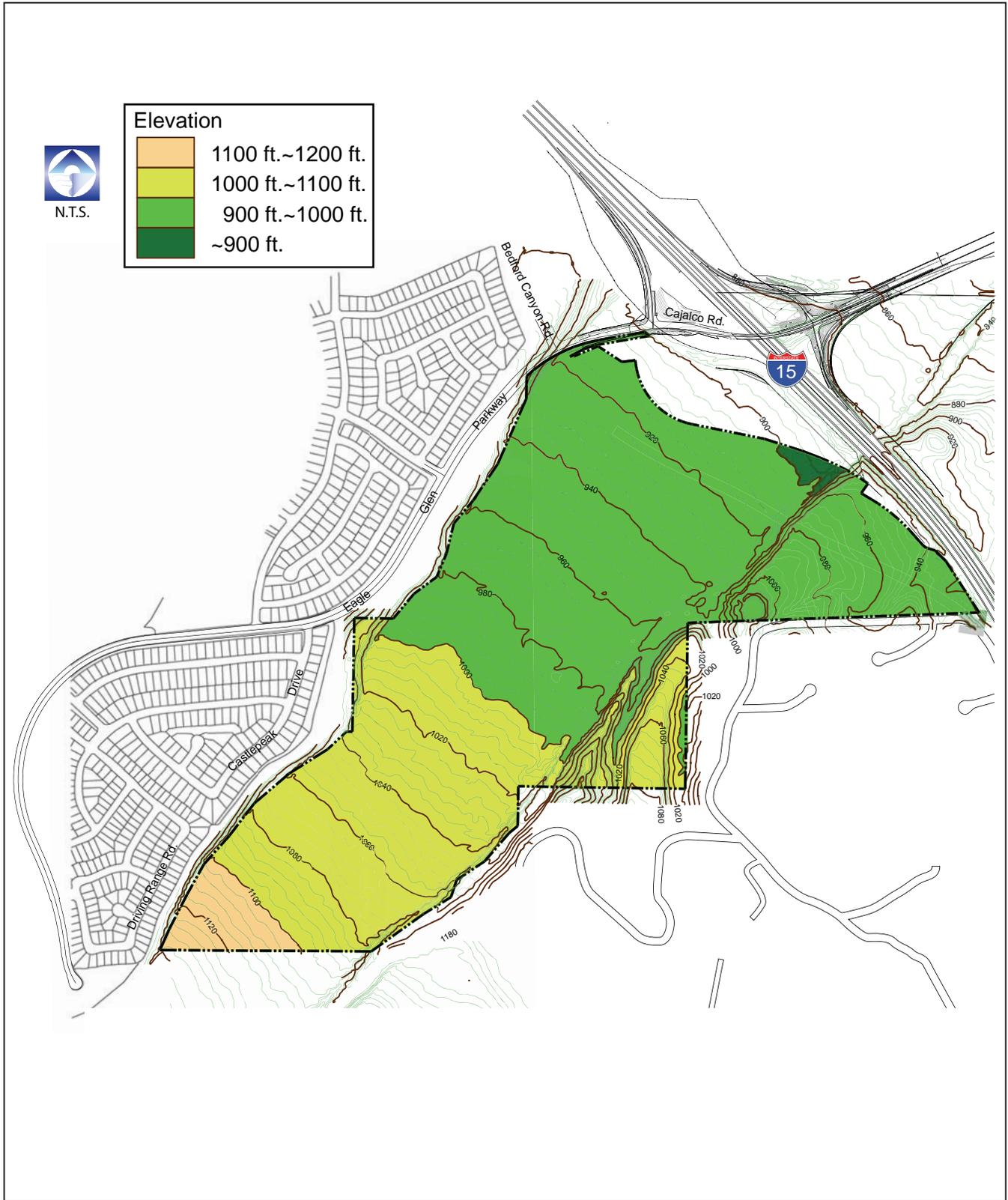
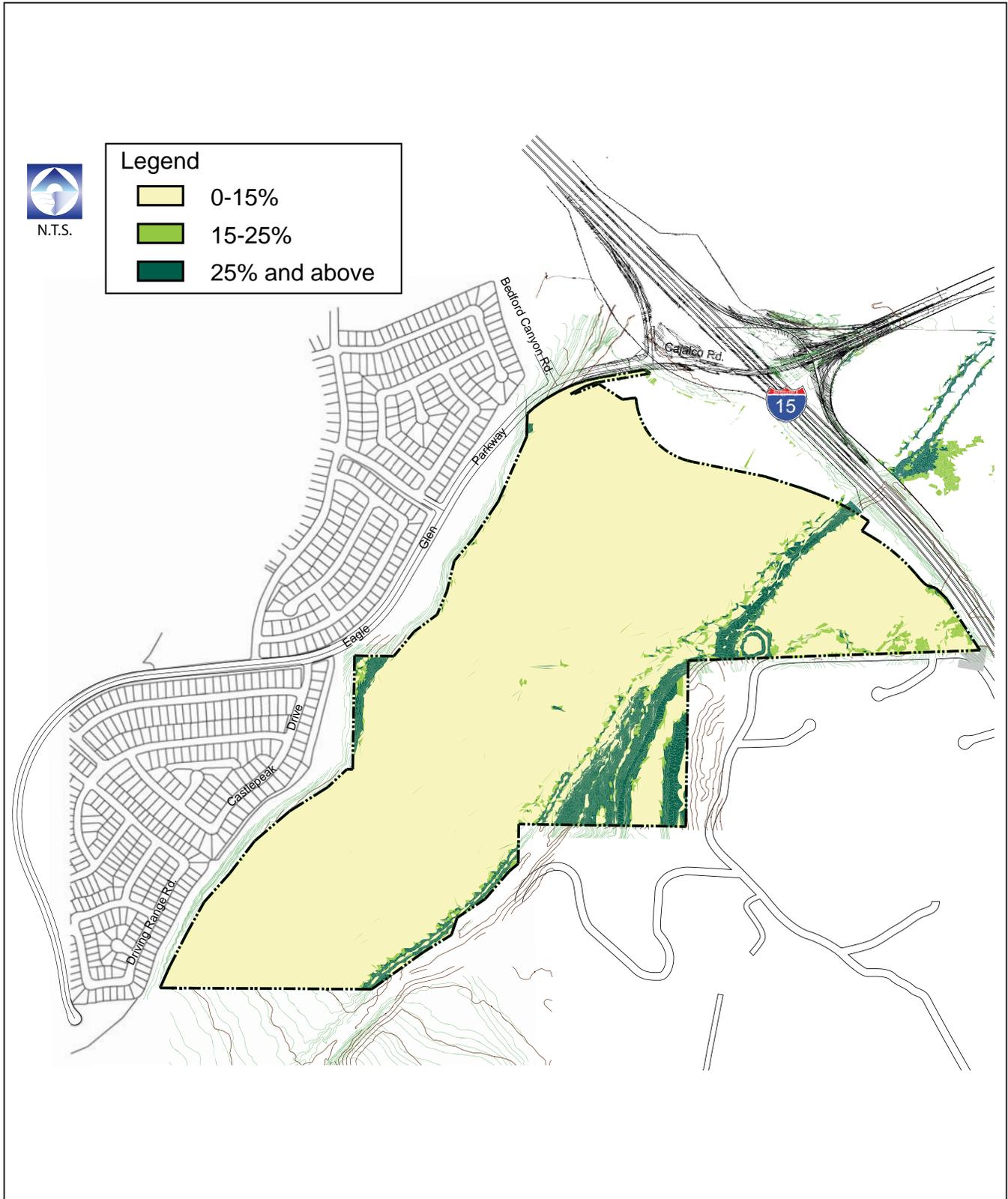


Exhibit 2.3, Slope Analysis



2.2.2 Hydrology

The existing Bedford Canyon Wash impacts the project. It runs in a northeasterly direction and discharges into the Temescal Canyon Wash. The flows in the Wash are currently conveyed within a natural unconfined channel and floodplain due to the limited flood control improvements in the area. The Federal Emergency Management Agency (FEMA) has published a flood plain map for the Bedford Canyon Wash, downstream and east of I-15. However, no flood plain mapping exists upstream of the I-15 (west of the I-15).

Prior to any grading, a Conditional Letter of Map Revision (CLOMR) shall be obtained from FEMA.

2.2.3 Biology

Approximately two-thirds of the property was previously used for grapefruit cultivation (now cleared), and the remaining one third is undeveloped, containing Riversidean sage scrub/chaparral ecotone, alluvial scrub, mule fat scrub, non-native ruderal habitats, disturbed wash and ornamental vegetation.

Eight vegetation associations, or communities, were identified within the approximately 276.0 acres project area. In addition, select areas within the project area support two special-status plant species consisting of the Mariposa lily and Coulter's matilija poppy. The special-status vegetation communities consist of the on site drainages, their associated riparian habitat, and Riversidean sage scrub. Special-status wildlife species observed on-site include Cooper's hawk, horned lark and ashy rufous-crowned sparrow.

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

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

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

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

2.2.4 Cultural Resources

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

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

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

Overall, the project area has been found to be clear of any significant paleontological, prehistoric or historic archaeological resources. There is a moderate sensitivity to buried resources, which will be mitigated through appropriate monitoring measures pursuant to the Environmental Impact Report that is being prepared in conjunction with this Specific Plan.

2.2.5 Farmland Resources

This section describes the farmland present within the Arantine Hills Specific Plan area, as depicted in Exhibit 2.4.

Farmland in California is generally grouped into five types:

- » Prime Farmland
- » Unique Farmland
- » Farmland of Statewide Importance
- » Farmland of Local Importance
- » Grazing land

The Arantine Hills project site contains Prime and Unique Farmland.

Most of the remaining agricultural land in the City of Corona is being converted to non-agricultural (mostly urban) uses. The Farmland Mapping and Monitoring Program (FMMP) rating of some agricultural land is also being downgraded; that is, prime farmland is being converted to farmland of statewide or local importance, or to unique farmland, etc. Such downgrading does not result in a net loss of agricultural land, but it represents degradation in the quality of the remaining agricultural land.

The Arantine Hills property contains farmland that is Prime and Unique. A description of each type of agricultural land follows:

Prime Farmland

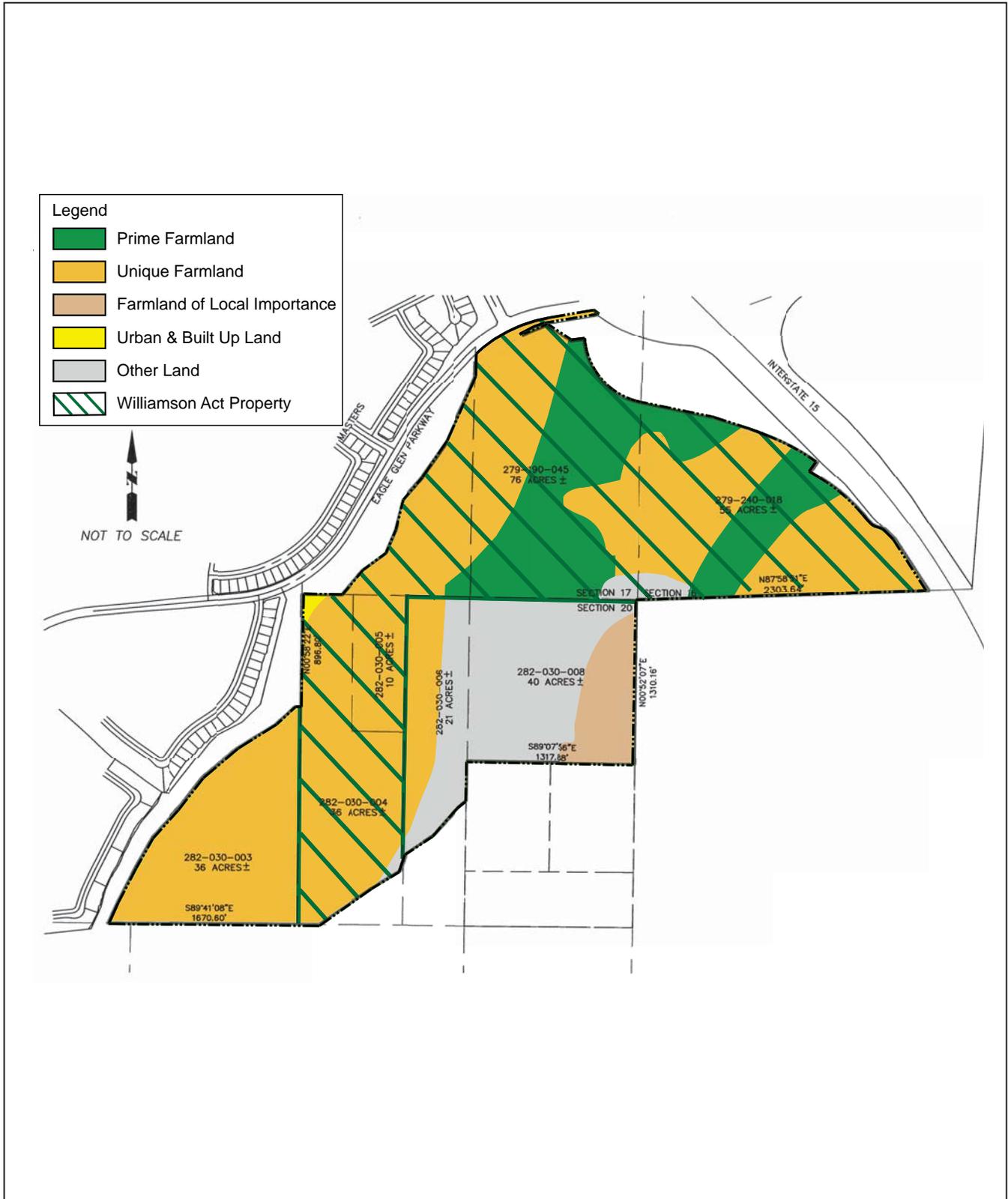
Two accepted definitions of prime agricultural land exist: the definition used by the federal government (United States Department of Agriculture [USDA]) and the definition used by the State (as articulated in the California Land Conservation Act of 1965, or Williamson Act). Because the Williamson Act definition includes USDA prime soils, all prime farmland within the City meets the Williamson Act criteria, but not necessarily USDA criteria. Both definitions are summarized below.

USDA Criteria for Prime Farmland

The USDA Natural Resources Conservation Service (NCRS, formerly the Soil Conservation Service [SCS]) defines “prime farmland” as:

“...land that is best suited for producing food, feed, forage, fiber, and oilseed crops and also available for these uses (the land could be cropland, pastureland, rangeland, forest land, or other land but not urban built-up land or water). It has the soil quality, length of growing season, and moisture supply needed to produce a sustained high yield of crops economically when treated and managed, including water management, according to modern farming methods.”

On a finer level, the specific properties of a particular soil determine its class, with the lower numbers being more suitable for agriculture. Classes I and II are considered inherently prime, and Class III may sometimes be considered prime with proper irrigation and/or cultivation practices. Variations exist in the form of particular inherent moisture regimes, specific water capacities, temperature ranges, and pH levels. Prime soils also have neither water table problems, nor a water table at sufficient depth to allow cultivation of crops common to the area. Other considerations include topsoil coarseness, permeability, erosion factors, flooding frequency, and rooting depth. The definitions have been slightly modified for California soils: rooting depth in particular is not a national criterion.



Williamson Act Criteria for Prime Farmland

The Williamson Act definition of prime agricultural land includes land designated as prime by the USDA, but also includes additional economic considerations, which captures a wider variety of soils. Prime farmland under the Williamson Act meets any of the following criteria:

1. All land that qualifies for rating as class I or class II in the Soil Conservation Service [SCS] land use capability classifications.
2. Land that qualifies for rating 80 through 100 in the Storie Index Rating.
3. Land that supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture [USDA].
4. Land planted with fruit- or nut-bearing trees, vines, bushes, or crops which have a nonbearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than two hundred dollars (\$200) per acre.
5. Land that has returned from the production of unprocessed agricultural plant products an annual gross value of not less than two hundred dollars (\$200) per acre for three of the last five years.

City Land under Williamson Act Contract

- » The City of Corona currently has two Agricultural Preserves covered under the Williamson Act, including the Arantine Hills project site (also known as the “McMillan Property.”). In compliance with the Williamson Act, a Notice of Non-Renewal for this property was filed by the owner in January 2003 and expires in 2013.

Unique Farmland

Unique Farmland is land of lesser quality soils currently and specifically used for the production of the State’s leading agricultural crops (as listed in California Agriculture, California Department of Food and Agriculture). It has the special combination of soil quality, location, growing season, and moisture supply needed to

produce sustained high quality or high yields of a specific crop when treated and managed according to current farming methods. Unique Farmland is usually irrigated, but may include non-irrigated orchards or vineyards found in some climatic zones in California. Examples of crops on Unique Farmland include oranges, olives, avocados, rice, grapes, and cut flowers. Land must have been cropped at some time during the two cycles prior to the mapping date. Unique Farmland does not include publicly owned lands for which there is an adopted policy preventing agricultural use (RCIP 2000).

Unique Farmland in the City

Five areas of Unique Farmland occur within the City, including one area that straddles I-15 near the southeast boundary of the City. A portion of this area is located within the Arantine Hills Specific Plan Area.

Farmland of Statewide Importance

Farmland of Statewide Importance is similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for production of irrigated crops at some time during the two update cycles prior to the mapping date. Lands within this category may have associated management problems such as increased alkaline or salinity, and have a moderate erosion hazard. Farmland of Statewide Importance does not include publicly owned lands for which there is an adopted policy preventing agricultural use (RCIP 2000). There is no Farmland of Statewide Importance within the Arantine Hills Specific Plan Area boundaries.

Farmland of Local Importance

Farmland of importance to the local agricultural economy is determined by the County Board of Supervisors and a local advisory committee. These farmlands include agricultural areas with soils that would be classified as “Prime” and “of Statewide Importance” by the USDA if adequate irrigation water was available, as well as lands that do not meet USDA specifications for Prime soils, but produce major (but not unique) crops, dairylands (including corrals, pasture, milking facilities, etc.), lands identified by City or County ordinance as agricultural

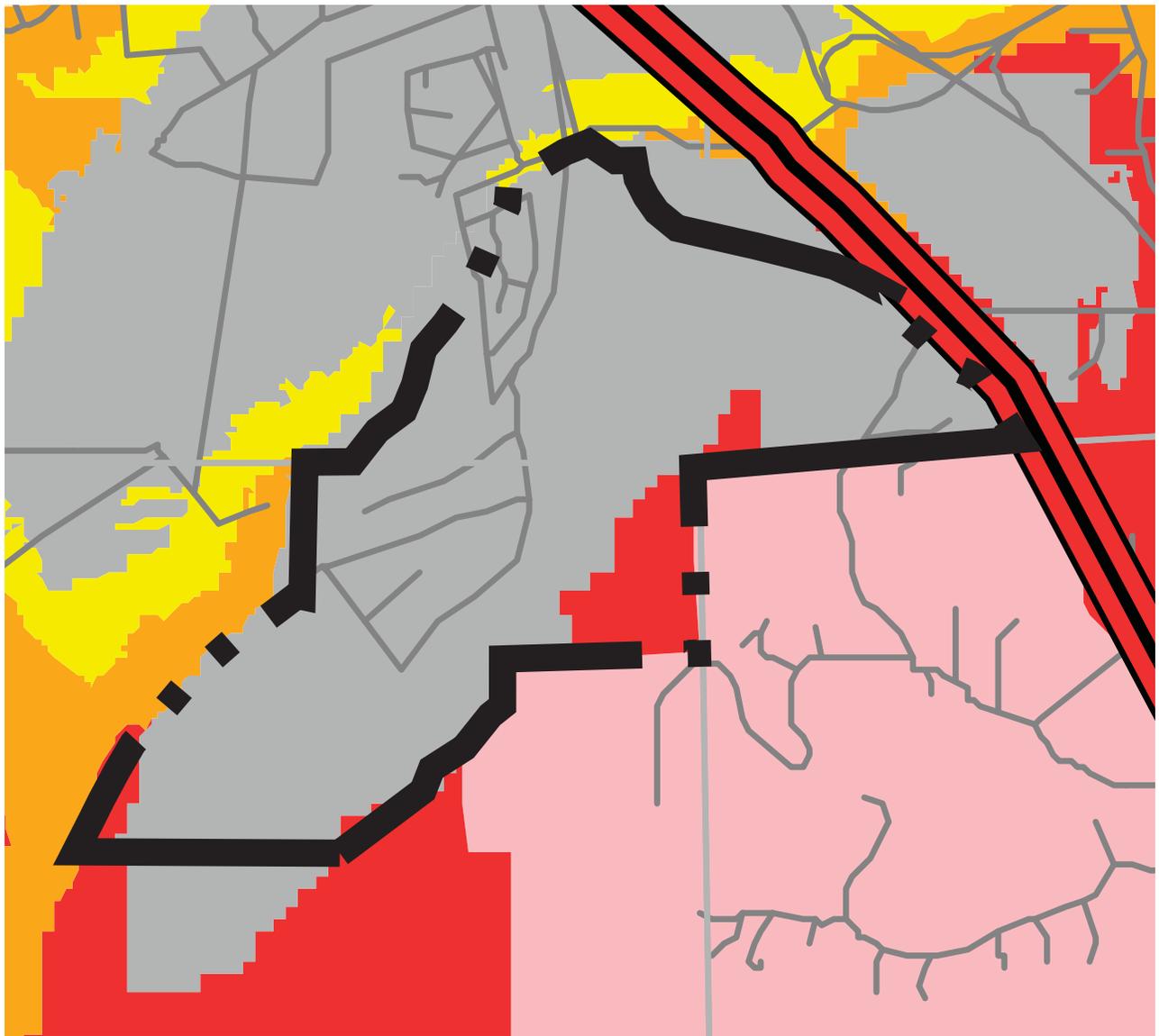
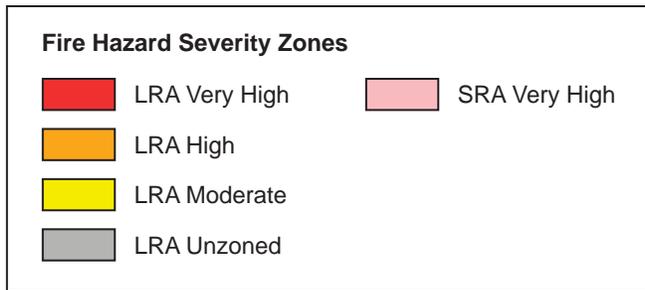
zones or contracts (including “Proposition R” lands in the City), and lands planted with jojoba which are under cultivation and are of producing age. There is no Farmland of Local Importance located within the Arantine Hills Specific Plan Area boundaries.

2.2.6 Wildland Fire Hazards

Select portions of the Arantine Hills Specific Plan area fall within the Local Responsibility Area (LRA) Very High Fire Hazard Severity Zone, according to the California Department of Forestry and Fire Protection’s *Fire Hazard Severity Zones in LRA Map* (see Exhibit 2.5). In addition, the area adjoining the Specific Plan on the east is identified as a State Responsibility Area (SRA) Very High Fire Hazard Severity Zone on the *Fire Hazard Severity Zones in SRA Map*.

Exhibit 2.5, Wildland Fire Hazard Zones

Note: This exhibit is dynamic and subject to change.



3

PLAN CONFORMANCE

3.1 General Plan and Zoning Designations

The Arantine Hills Specific Plan area is designated as “Agriculture - Possible Future Urban Use” on the City of Corona General Plan Land Use Map (see Exhibit 3.1, Existing General Plan Land Use Designation). A General Plan Amendment will be processed concurrently to change the General Plan land use designations for this site to the following land use designations, as reflected in Exhibit 3.2, Proposed General Plan Land Use Designations:

- » Low Density Residential (LDR)
- » Medium Density Residential (MDR)
- » High Density Residential (HDR)
- » General Commercial (GC)
- » Mixed-Use I: Commercial and Residential (MU I)
- » Mixed-Use II: Industrial and Commercial (MU II)
- » Parks (P)
- » Open Space General (OS/G)

In addition, the General Plan text relating to “Cajalco Road-Interstate 15/McMillan Site” on page 83 of the City’s General Plan (Goal 1.22 and related policies) will be amended to accurately reflect the Arantine Hills Specific Plan.

The project site is currently zoned as “Agricultural” (see Exhibit 3.3, Existing Zoning Designation). Upon adoption of the Arantine Hills Specific Plan, the zoning designation for the site will be changed to the following designations, as shown on Exhibit 3.4, Proposed Zoning Designations:

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

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

- » Comprehensively master plan a project area;
- » Minimize the intrusion of new development in environmentally sensitive areas;
- » Ensure the timely provision of essential public services and facilities consistent with the demand for such services;
- » Promote a harmonious variety of housing choices and commercial, to attain a desirable balance of residential and employment opportunities, a high level of urban amenities, and to preserve natural and scenic qualities of open space; and,
- » Facilitate quality development within the city by permitting greater flexibility and encouraging more creative and aesthetically pleasing designs for major urban development projects subject to large scale community planning.”

Exhibit 3.1, Existing General Plan Land Use Designation

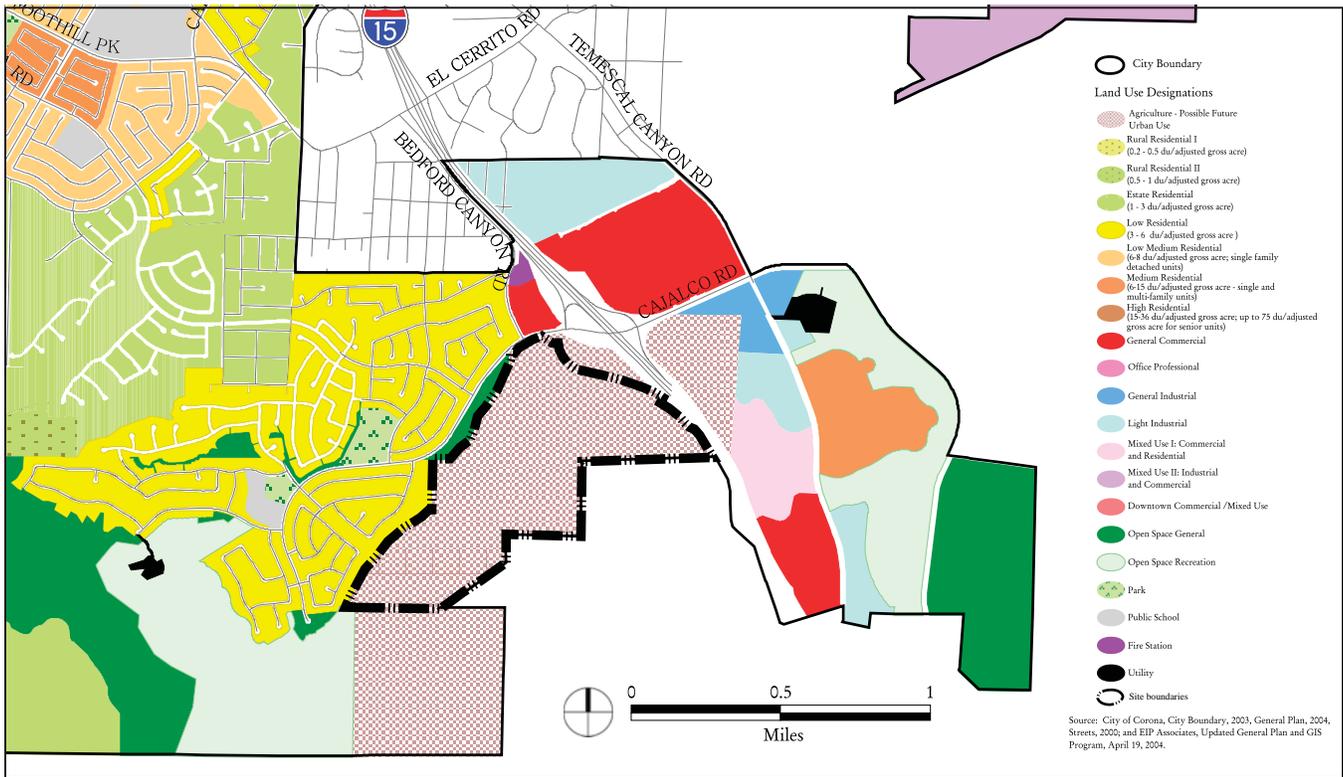


Exhibit 3.2, Proposed General Plan Land Use Designations

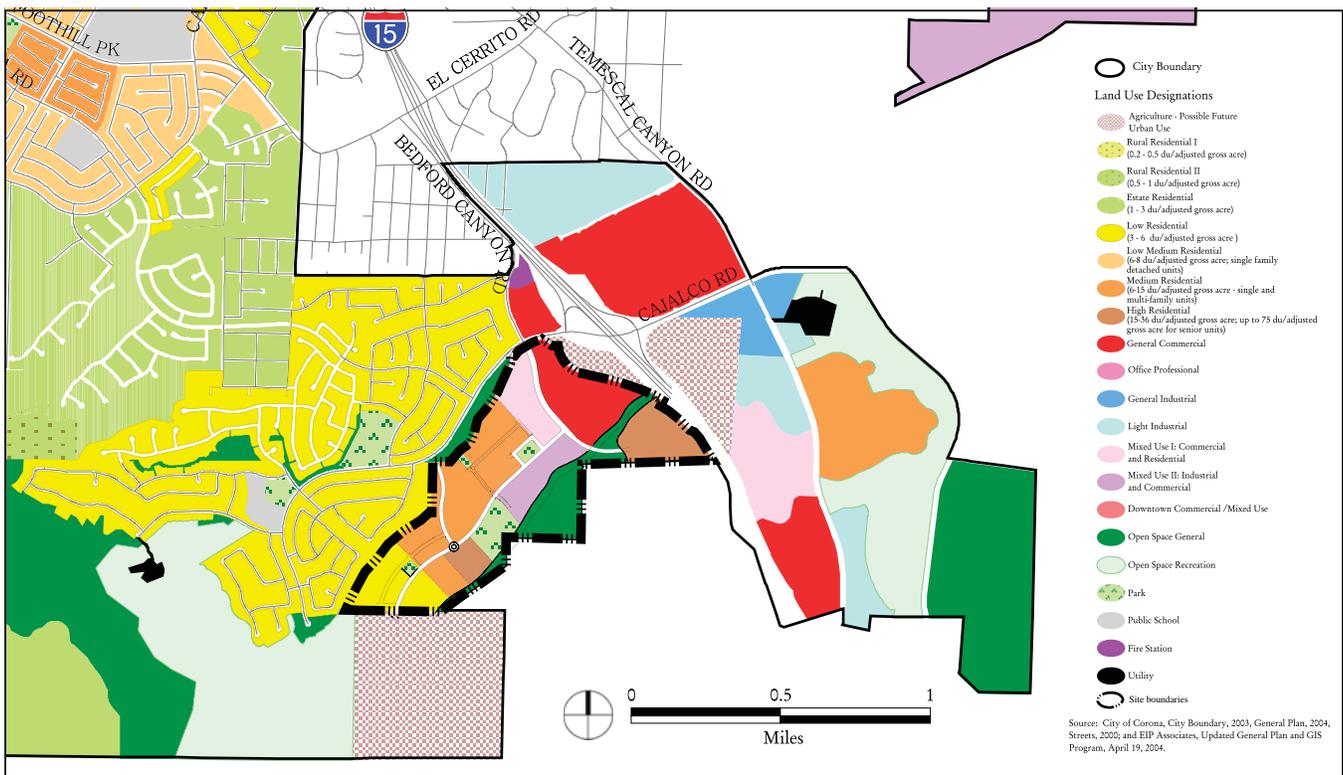


Exhibit 3.3, Existing Zoning Designation

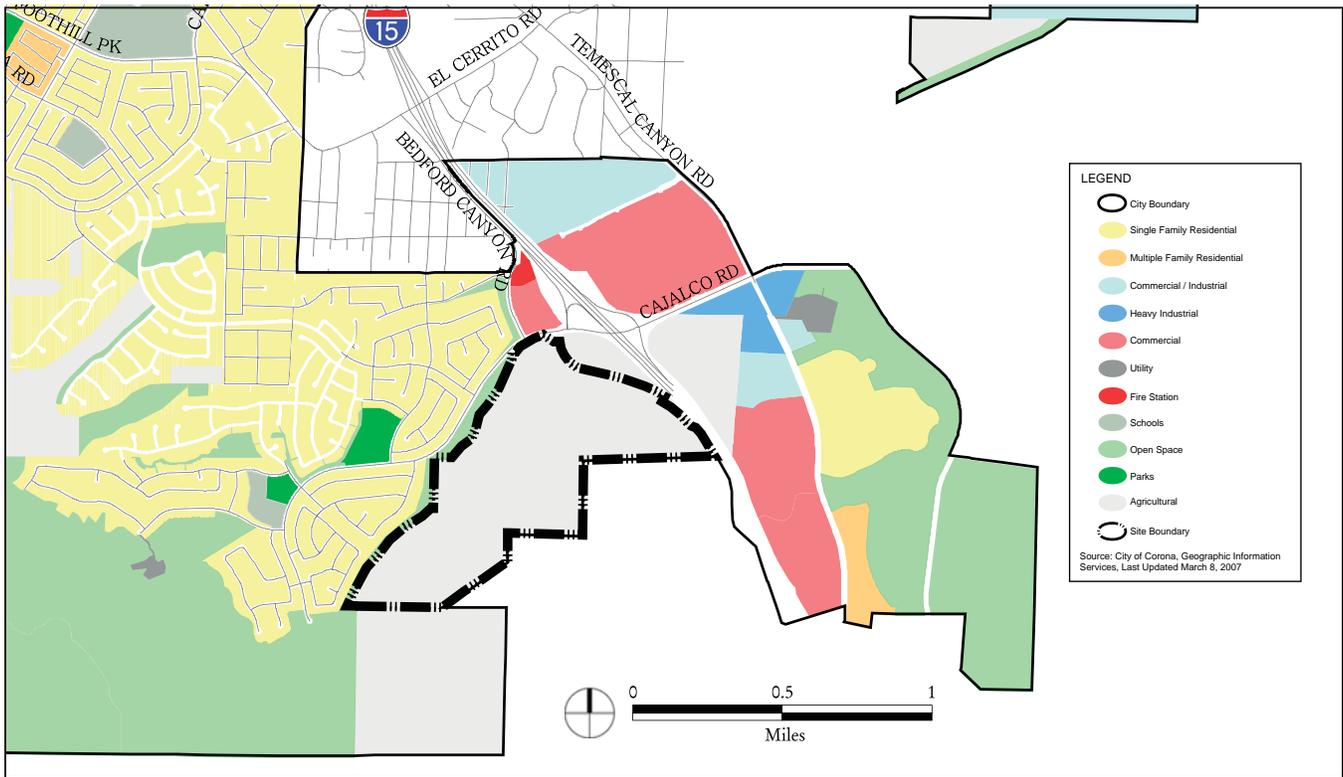
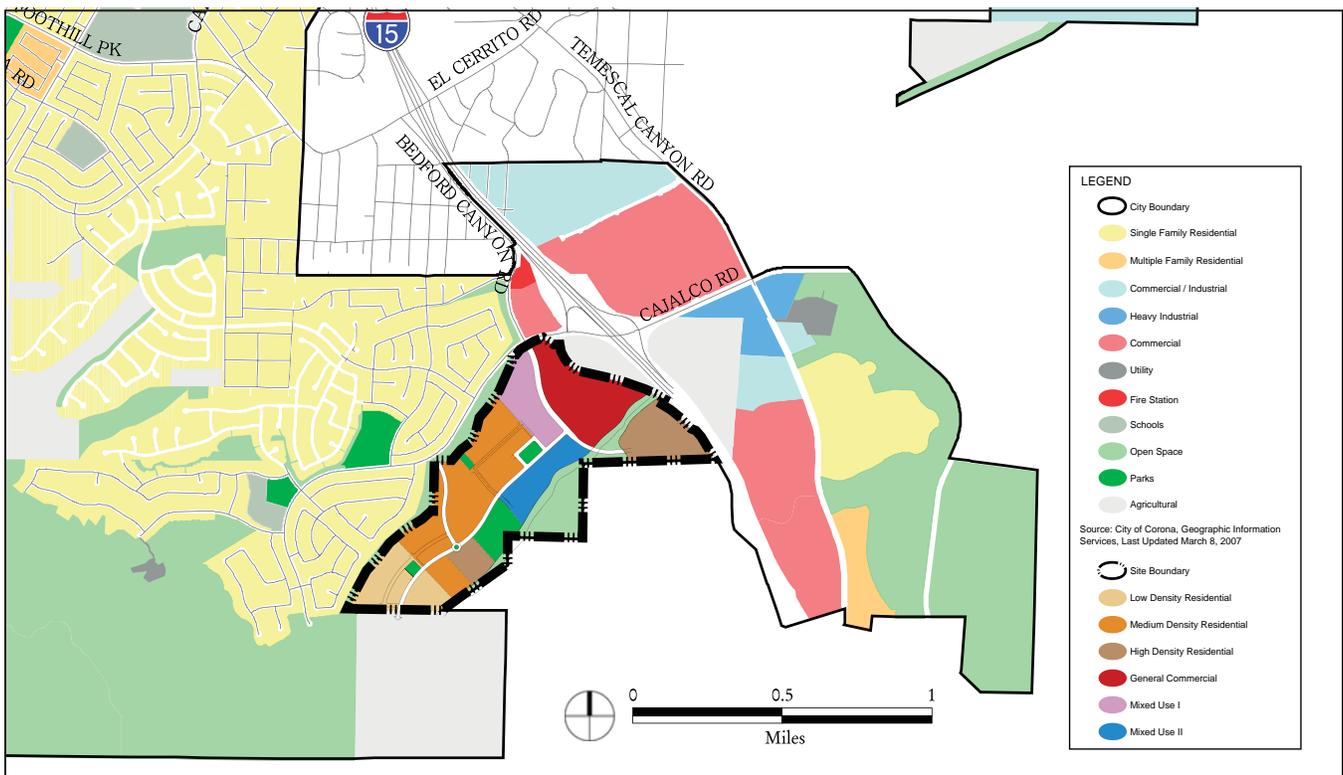


Exhibit 3.4, Proposed Zoning Designations



3.2 General Plan Consistency

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

3.2.1 Land Use

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

Consistency Analysis: The Arantine Hills Specific Plan provides housing, essential services, employment, and recreation opportunities that meet the needs of its residents. Provisions for infrastructure necessary to support the proposed development are included in this Specific Plan. The project will preserve approximately 36.6 acres of land as open space, including Bedford Canyon Wash and the bluff area adjacent to the wash, to protect existing habitat, drainage courses, and vistas.

Goal 1.2: A cohesive and integrated City comprised of distinct and vital commercial and business districts and livable residential neighborhoods, which are correlated with supporting transportation and utility infrastructure and sustain natural open spaces, hillsides and canyons.

Consistency Analysis: The project provides residential areas, commercial, and mixed-use development connected together with pedestrian pathways, bike lanes, and roadways. The project also preserves approximately 36.6 acres of the Bedford Canyon Wash and adjacent bluffs as open space. Bedford Canyon Wash will be improved as a soft bottom channel for drainage and flood control purposes.

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

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

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

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

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

Consistency Analysis: Arantine Hills will have a Master Homeowners Association (MHOA) that will maintain all private communities and parkway areas within street rights-of-way that are not maintained by the City of Corona. MHOA standards will maintain and regulate all maintenance throughout the community and establish regulations and enforcement procedures.

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

Consistency Analysis: The Specific Plan provides high, medium, and low density housing types, designed with enhanced architecture and landscaping. All residential development has

access to pedestrian walkways, providing a walkable community for the residents. On-street bike lanes will make it convenient to ride around the project for exercise and local transportation.

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

Consistency Analysis: The Arantine Hills Specific Plan provides for development of the Arantine Hills community as a high quality, pedestrian-friendly residential and mixed-use development that complements the existing neighborhoods that abut the project to the northwest, west, and east sides of the site by providing housing diversity, retail and employment opportunities, and public parks, and a multi-purpose trail along Bedford Canyon Wash.

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

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

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

Consistency Analysis: The Specific Plan includes a Mixed-Use I planning area that allows integration of residential development with office and retail commercial uses within the same structure(s) as the residential uses and/or on the same site. The Mixed-Use I area is located adjacent to medium and high density residential areas. Additionally, the Specific Plan provides a network of pedestrian pathways and bikeways that link the residential planning areas to the commercial and mixed-use areas within the community.

Goal 1.14: Economically vital districts that are characterized by and benefit from their integrated mix of industries, retail, and office uses.

Consistency Analysis: The Specific Plan includes a Mixed-Use II planning area that allows integration of commercial, office, business park, research and development, and light industrial uses that support and complement the surrounding land uses within the Arantine Hills community.

Goal 1.15: A mix of governmental service, institutional, educational, recreational, and utility facilities that support the needs of Corona's residents and businesses.

Consistency Analysis: The Specific Plan allows for development of institutional, educational, recreational and utility facilities in selected planning areas within the community.

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

Consistency Analysis: The Specific Plan provides approximately 51.8 acres of open space and parkland. The open space areas include the Bedford Canyon Wash and the steep slopes directly adjacent to the wash. As part of the flood control measures, the Bedford Canyon Wash will be designed as a soft-bottom channel with slope protection. Wildland fire hazards will be minimized through implementation of a fuel modification plan.

Goal 1.22: Development of a high quality master-planned community through adoption and implementation of a Specific Plan with uses that would complement adjoining land uses. (GOAL AS AMENDED IN CONJUNCTION WITH THIS SPECIFIC PLAN)

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

3.2.2 Community Design

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

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

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

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

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

Consistency Analysis: The Specific Plan provides 15.2 acres of parkland, consisting of one active neighborhood park, one special use park and two passive mini parks, in addition to 36.6 acres of open space. These visual and recreational amenities are linked to all uses in the Specific Plan area through a network of roadways, pedestrian walkways, and bikeways.

Goal 2.5: A city of well-designed residential neighborhoods, commercial districts and corridors,

industrial districts, and civic places that are uniquely identifiable in their building form, public places, and landscapes contributing to a high quality of life for residents and positive image for visitors to the City.

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

3.2.3 Housing

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

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

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

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

3.2.4 Historic Resources

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

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

3.2.5 Economic Development

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

Consistency Analysis: The Specific Plan includes commercial and mixed-use planning areas that will accommodate a flexible mix of commercial, office, research and development, business park, and light industrial uses, which will attract quality businesses, offer new employment opportunities, and contribute to a strong and diversified economic base.

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

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

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

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

3.2.6 Circulation

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

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

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

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

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

Consistency Analysis: The Specific Plan provides sidewalks adjacent to and on-street bike lanes on the roadways throughout the community, as well as a Class I multi-purpose trail along the northern edge of Bedford Canyon Wash, to meet the recreational and transportation needs of Arantine Hills residents.

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

Consistency Analysis: The Specific Plan will provide adequate off-street parking in compliance with Chapter 17.76 of the Corona Municipal Code.

Goal 6.8: Pursue alternative funding for transportation improvements, including federal, state and private sources through grants, fair-share impact fees and other mechanisms.

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

3.2.7 Infrastructure and Utilities

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Consistency Analysis: The Specific Plan proposes state-of-the-art information technology and communication (ITC) facilities and services to allow for the development of a Local Area Network (LAN), linking residents and providing high-speed access to the Internet for the community.

3.2.8 Parks, Schools and Libraries

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

Consistency Analysis: The Specific Plan provides 15.2 acres of parkland, consisting of one active neighborhood park, one special use park and two passive mini parks, in addition to 36.6 acres of open space, all linked by walkways and bikeways to serve the recreation needs of Arantine Hills and City of Corona residents and visitors.

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

Consistency Analysis: The Arantine Hills project will meet the recreation needs of the residents and the City’s parkland requirements through parkland dedication and payment of in-lieu fees, as required.

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

Consistency Analysis: The Arantine Hills project will dedicate 15.2 acres of parkland to the City, which will increase the amount of parkland inventory within the City.

Goal 8.4: Increase the amount of parkland inventory within the City of Corona through financing strategies.

Consistency Analysis: The Arantine Hills project will increase the amount of parkland inventory within the City of Corona. The project master developer will dedicate 15 acres of improved parkland to the City for public enjoyment.

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

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

Goal 8.6: Establish and maintain a public trail system that provides residents and visitors with safe, usable, and attractive hiking, cycling and equestrian opportunities.

Consistency Analysis: The Specific Plan has an on-site pedestrian and bicycle circulation system that will be integrated with the adjacent neighborhoods, where possible. Equestrian trails are not planned within the Arantine Hills Specific Plan Area.

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

Consistency Analysis: The Specific Plan provides parks and recreational amenities including pedestrian walkways, on-street bike lanes, and a Class I multi-purpose trail along Bedford Canyon Wash, that are compatible with the land uses adjacent to the Arantine Hills community, including the Eagle Glen community.

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

Consistency Analysis: The Specific Plan preserves the Bedford Canyon Wash and the adjacent bluffs as natural open space to protect important natural resources on-site. A pedestrian/bicycle path is proposed along the north side of the wash, and will link various residential, commercial, and mixed-use land uses within the Specific Plan Area with the parks and open space areas.

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

Consistency Analysis: Upon parkland dedication, the City will take on the responsibility of maintaining, renovating and upgrading the parks. The pedestrian/bicycle trail along the Bedford Canyon Wash will be maintained by the Master Homeowners Association. Sidewalks along public streets will be maintained by the City. In addition, sidewalks along private streets will be maintained by the Master Homeowners Association. (See Table 8-2 in this Specific Plan for maintenance responsibilities.)

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

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

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

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

3.2.9 Police and Fire Services

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

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

the Environmental Impact Report being prepared in conjunction with this Specific Plan.

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

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

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

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

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

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

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

Consistency Analysis: Wildland fire hazards in open space areas will be minimized through implementation of a fuel

modification plan to be approved by the City of Corona Fire Department.

3.2.10 Environmental Resources

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

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

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

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

Goal 10.4: Ensure that floodplain and riparian area resources are managed and maintained.

Consistency Analysis: The Specific Plan includes preservation of and improvements to the Bedford Canyon Wash to address flooding concerns. Additionally, development has been sufficiently set back from the wash to assure adequate protection of life, property and habitat values.

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

Consistency Analysis: The Specific Plan preserves the Bedford Canyon Wash, where possible, to protect the natural habitat and wildlife that inhabit the wash. The project will implement

the natural and biological resource mitigation measures as identified in the project EIR.

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

Consistency Analysis: The project will implement the biological resource mitigation measures identified in the project EIR to minimize any adverse impact to biological resources.

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

Consistency Analysis: The Specific Plan will implement the natural and biological resource mitigation measures identified in the project EIR to ensure that the potential impacts are mitigated to below a level of significance.

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

Consistency Analysis: The Specific Plan will implement the natural and biological resource mitigation measures identified in the project EIR to ensure that the potential impacts are mitigated to below a level of significance.

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

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

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

Consistency Analysis: The Specific Plan provides residential uses in proximity to commercial and mixed-use development, along with an interconnected system of sidewalks and bikeways to

encourage walking and biking, thereby reducing vehicle trips and associated air pollutant emissions. The Specific Plan will implement the air quality mitigation measures as identified in the project EIR.

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

Consistency Analysis: The Specific Plan incorporates efficient land use planning that locates a mix of complementary uses within proximity to one another, thereby reducing vehicle trips and associated air pollutant emissions. The project will implement the air quality mitigation measures as identified in the project EIR.

Goal 10.21: Reduce air quality degradation through energy conservation.

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

Goal 10.22: Develop and implement land use controls that preserve significant visual resources from potential loss or disruption.

Consistency Analysis: The General Plan does not identify the site as containing any significant visual resources (see Chapter 5, Visual Resources, beginning on page 216 of the City's General Plan document).

3.2.11 Public Health and Safety

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

Consistency Analysis: The project EIR addresses the potential impacts of natural hazards associated with the proposed development. The Specific Plan will incorporate appropriate

design measures and adhere to all applicable restrictions and requirements identified in the EIR to ensure that the potential impacts are mitigated to below a level of significance.

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

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

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

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

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

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

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

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

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

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

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

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

Goal 11.8: Minimize potentially adverse noise impacts associated with the development of mixed-use structures in which residential dwelling units are proposed above ground floor commercial or institutional uses.

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

3.3 Specific Plan Purposes

establishment of quality and identifiable products within the community.

Implementation Programs

Imp 3 Specific Plans

Comprehensively master plan a project area.

The Arantine Hills Specific Plan provides a master plan for 276.0 acres, incorporating all aspects required for a successful community such as open space, parks, circulation, residential development, commercial and mixed-use development uses.

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

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

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

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

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

The project provides approximately 38.0 acres of commercial uses, 39.7 acres of mixed-use development, 129.2 acres of residential development, and 51.8 acres of open space and parkland.

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

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

4

LAND USE PLAN

4.1 Introduction

The Arantine Hills Specific Plan is based on a “Smart Growth” approach to current planning issues. The “Smart Growth” approach may be condensed into five guiding principles as follows:

Guiding Principle 1:

Efficient Use of Land Resources

Smart Growth supports the efficient use of land and the preservation of natural resources. This type of development shortens trips, lessening dependence on the automobile, and thereby reducing levels of energy consumption and air pollution. Finally, a Smart Growth development pattern supports more cost-effective infrastructure than does low-density fringe development.

Guiding Principle 2:

Full Use of Urban Services

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

The Arantine Hills Specific Plan is located directly adjacent to the Cajalco Road/I-15 interchange. The Specific Plan’s most intensive uses are located in proximity to the I-15 Freeway right-way of way. These uses consist of General Commercial uses, and Mixed-Use I and II uses, where access, circulation and infrastructure can be centralized. Less intensive, but efficient, development occurs in the Low, Medium and High Density Residential areas.

Guiding Principle 3:

Balance of Land Uses

Locating stores, offices, residences, schools and recreation spaces within walking distance of each other via pedestrian-oriented streets promotes:

- » Independence of movement, especially for the young and the elderly who can access nearby retail without the need to drive or be driven;
- » Reduction in auto use, especially for shorter trips;
- » Safety in commercial areas, through the presence of people;
- » Support for those who work at home, through nearby services and parks; and,
- » A variety of housing choices, so that the young and old, singles and families, and those of varying economic ability may find places to live.

The Arantine Hills Specific Plan includes a range of land uses to serve all the primary needs of the community. The pedestrian/bike trail and paseo system allows for convenient walking and cycling throughout the project.

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

- » **Territoriality:** People will protect what they feel is their own and have respect for the territory of others. Fences, art, good maintenance and landscaping are some physical ways to express ownership. Identifying intruders is much easier in well defined spaces.
- » **Natural Surveillance:** Criminals do not want to be seen. Placing physical features, activities and people in ways that maximize the ability to see what is going on discourages crime. Barriers such as bushes, sheds or shadows make it difficult to observe activity. Landscaping and lighting can be planned to promote natural surveillance from inside a home or building and from the outside by neighbors or people passing by.
- » **Activity Support:** Encouraging legitimate activity in public spaces helps discourage crime. A basketball court in a public park or community center will provide recreation for youth, while making strangers more obvious and increasing natural surveillance and the feeling of ownership. Any activity that gets people out and working together, such as a clean-up day, a block party, a neighborhood watch group or a civic meeting, helps prevent crime.

- » **Access Control:** Properly located entries, exits, fencing, landscaping and lighting can direct both foot and automobile traffic in ways that discourage crime. Access control can be as simple as a neighbor on the front porch or at a front office. Other strategies may include gating neighborhoods or limiting access to one or two access points.

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

Guiding Principle 4: Transportation Options

Transportation must be safe, convenient, and efficient in all areas of development. These performance factors affect sidewalk and street design, placement of parking, and location of building fronts, doors and windows. Well-designed bike lanes and sidewalks protect people from vehicle accidents. Orienting windows and doorways to the sidewalk increases awareness of street activity and the safety of the streetscape. Arantine Hills offers unique opportunities to provide excellent transportation options: convenient access to the I-15 Freeway, a comprehensive pedestrian/bike trail system (including a multi-purpose trail adjacent to Bedford Canyon Wash), and comprehensively designed streetscapes. Planned neighborhoods will incorporate the “eyes on the street” design approach along with other CPTED strategies.

Guiding Principle 5: Detailed, Human-scale Design

Community acceptance of this type of development requires compatibility between buildings to ensure privacy, safety and visual coherency. Similar massing of buildings, orientation of buildings to the street, the presence of windows, doors, porches and other architectural elements, and effective use of landscaping all contribute to successful compatibility between diverse building types. Human-scale design is also critical to the success of streets and paths as preferred routes for

pedestrians, cyclists and motorists alike. The Arantine Hills Design Guidelines provide a cohesive framework for compatibility between buildings in addition to establishing the visual character of the community. Further architectural and landscaping control may be provided by the Master Homeowners Association (MHOA). Human-scale design will be a guiding principle for pedestrian/bike trails, streetscapes, commercial/mixed-use and recreation development. Human-scale design refers to how development is treated at the ground level and is not intended to preclude multi-story buildings.

4.2 Land Use Plan

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

- » A village core containing varied General Commercial uses and Mixed-Use I and II development.
- » A pattern of neighborhoods defined by interconnected “grid” streets and pedestrian walkways.
- » A moderately curvilinear primary street pattern as the street system extends out from the village core toward the Medium and Low Density Residential areas to the southwest.
- » Sidewalks and bike lanes throughout the Arantine Hills community with a multi-purpose trail located along the Bedford Canyon Wash corridor.

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

- » **Diverse and Hierarchical Land Uses:** A full spectrum of land uses is integrated to serve local and citywide residents.
- » **Pedestrian Scale:** The Arantine Hills master-planned community incorporates a comprehensive system of sidewalks, bike lanes, and a multi-purpose trail along Bedford Canyon Wash. The commercial/

mixed-use areas in the village core will be designed to promote and facilitate pedestrian activity.

- » **Public Space:** The project has numerous public space areas ranging from park sites and a multi-purpose trail along Bedford Canyon Wash to plazas within the General Commercial and Mixed-Use I and II areas. Further refinements will be provided as the implementing maps are designed and approved.
- » **Integrated Neighborhoods:** The project proposes a mix of housing types, products and densities ranging from 3 du/ac for the Low Density Residential development to potentially 40 du/ac for the Mixed-Use I development based on floor area ratios. These neighborhoods are designed to integrate together to create vital, active neighborhoods that foster connectivity and promote walking and cycling between land uses.

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

Table 4.2, Land Use by Planning Area, shows detailed information on acreage, density range, target density, target units, floor area ratio (FAR) and commercial/industrial square footage for each planning area within the Specific Plan.

Table 4.1, Land Use Summary

Land Use		Acres	Density Range*	Target Density*	Target Units	Max. Floor Area Ratio***	Commercial / Industrial Square Footage
GC	General Commercial	38.0 ac				FAR 0.25	396,400 sf
MU-I	Mixed Use I (Commercial/Residential)	21.1 ac	25 - 40 du/ac	35.0	451 du	FAR 2.0	118,000 sf
MU-II	Mixed Use II (Industrial/Commercial)	18.6 ac				FAR 2.0	230,900 sf
HDR	High Density Residential	34.4 ac	15 - 36 du/ac	18.0**	621 du		
MDR	Medium Density Residential	65.8 ac	6 - 15 du/ac	7.0	461 du		
LDR	Low Density Residential	29.0 ac	3 - 6 du/ac	3.0	88 du		
P	Parks	15.2 ac					
OS	Open Space	36.6 ac					
	Master Plan Roadways	17.3 ac					
Total		276.0 ac	--		1,621 du		745,300 sf

Notes:

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

** Planning Area 16 may build out with age-qualified units at up to 25.0 du/net acre. If so, the total number of dwelling units permitted in Planning Area 16 will be 660 dwelling units and the project-wide dwelling unit total shall not exceed 1,806 dwelling units.

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

Land Use	Acres	Dwelling Units
General Commercial (GC)	38.0	-
Mixed Use I (MU-I, Comm./Res.)	21.1	451
Mixed Use II (MU-II, Indus./Comm.)	18.6	-
High Density Residential (HDR)	34.4	621
Medium Density Residential (MDR)	65.8	461
Low Density Residential (LDR)	29.0	88
Parks (P)	15.2	-
Open Space (OS)	36.6	-
Master Planned Roadways	17.3	-
TOTAL:	276.0	1,621*

* If Planning Area 16 is developed with age-qualified units at up to 25 du/ac, the total number of dwelling units would increase to 1,806.

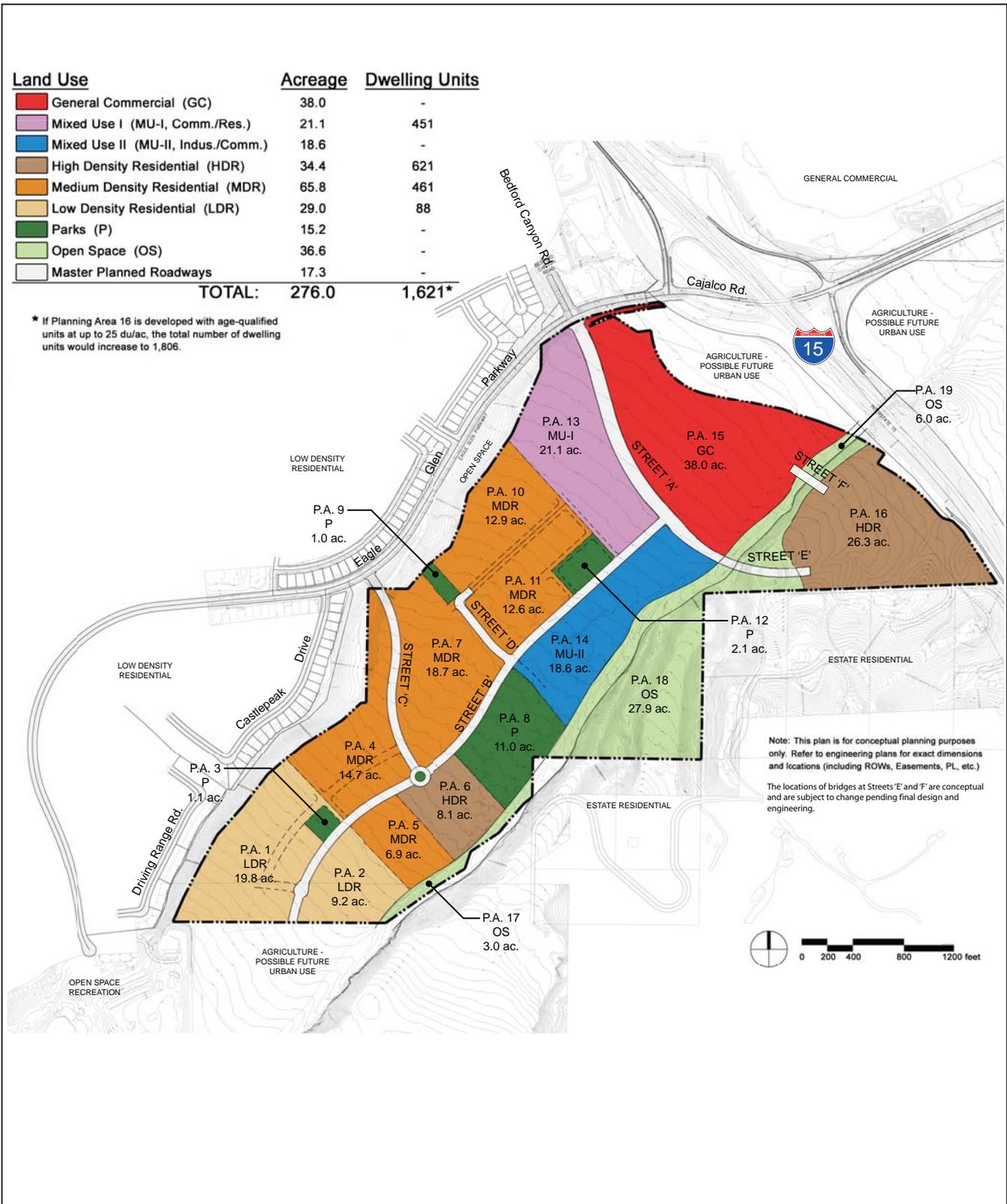


Table 4.2, Land Use by Planning Area

PA	Land Use	Acres	Density Range*	Target Density*	Target Units	Maximum Floor Area Ratio****	Commercial / Industrial Square Footage
1	Low Density Residential (LDR)	19.8 ac	3 - 6 du/ac	3.0	60 du		
2	Low Density Residential (LDR)	9.2 ac	3 - 6 du/ac	3.0	28 du		
3	Park (P)	1.1 ac					
4	Medium Density Residential (MDR)	14.7 ac	6 - 15 du/ac	7.0	103 du		
5	Medium Density Residential (MDR)	6.9 ac	6 - 15 du/ac	7.0	48 du		
6	High Density Residential (HDR)	8.1 ac	15 - 36 du/ac	18.0	146 du		
7	Medium Density Residential (MDR)	18.7 ac	6 - 15 du/ac	7.0	132 du		
8	Park (P)	11.0 ac					
9	Park (P)	1.0 ac					
10	Medium Density Residential (MDR)	12.9 ac	6 - 15 du/ac	7.0	90 du		
11	Medium Density Residential (MDR)	12.6 ac	6 - 15 du/ac	7.0	88 du		
12	Park (P)	2.1 ac					
13	Mixed-Use I (MU-I)	21.1 ac	25 - 40 du/ac	35.0	451 du	FAR 2.0	118,000 sf
14	Mixed-Use II (MU-II)	18.6 ac				FAR 2.0	230,900 sf***
15	General Commercial (GC)	38.0 ac				FAR 0.25	396,400 sf ***
16	High Density Residential (HDR)**	26.3 ac	15 - 36 du/ac	18.0**	475 du***		
17	Open Space (OS)	3.0 ac					
18	Open Space (OS)	27.0 ac					
19	Open Space (OS)	6.6 ac					
	Master Planned Roadways	17.3 ac					
	Total	276.0 ac	--		1,621 du		745,300 sf

Notes:

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

** Planning Area 16 may build out with age-qualified units at up to 25.0 du/net acre. If so, the total number of dwelling units permitted in Planning Area 16 will be 660 dwelling units and the project-wide dwelling unit total shall not exceed 1,806 dwelling units.

***This Specific Plan assumes the following approximate acreages will be required for drainage and water quality purposes: 7.5± acres (Planning Area 14), 1.9± acres (Planning Area 15), and 1.3± acres (Planning Area 16). Development square footage and residential dwelling unit counts in these planning areas have been adjusted accordingly.

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

4.3 Planning Area Uses

4.3.1 Residential Development (Planning Areas 1, 2, 4, 5, 6, 7, 10, 11 & 16)

Arantine Hills is a unique residential community situated along the foothills of the Santa Ana Mountains. A distinctive urban design framework has been established to follow the natural character of the terrain. There are three residential land use categories: Low Density Residential (0 - 3 du/ac) in Planning Areas 1 and 2; Medium Density Residential (6 - 15 du/ac) in Planning Areas 4, 5, 7, 10 and 11; and High Density Residential (15 - 36 du/ac) in Planning Areas 6 and 16. This Specific Plan includes 129.2 acres of detached and attached residences for a total yield of 1,170 dwelling units, excluding mixed-use residential.

Residential development within the Low Density Residential, Medium Density Residential and High Density Residential land use categories of Arantine Hills, as depicted in Tables 4-1 and 4-2, are target density ranges only. Actual density may vary from this target density; provided, however, that the maximum density per land use category is not exceeded. For example, the dwelling units density in any planning area designated as Medium Density Residential could exceed 7.0 dwelling units per acre, but would in no case be greater than the upper limit of the density range, which is 15.0 dwelling units per acre. Refer to Section 8.2 in this document for a discussion of dwelling unit transfers within the Specific Plan Area.

Planning Area 16 may build out with either market-rate housing for families, or as an age-qualified community to help provide housing options for the region's growing population of seniors. It will be determined by the project master developer as to whether Planning Area 16 develops with High Density Residential (HDR) housing or senior housing. Potential product types in this planning area may include, but are not limited to, townhomes, condominiums, and apartments. Up to 475 HDR dwelling units are proposed for this planning area

on 26.3 acres. If this area develops with age-qualified housing, then up to 660 dwelling units are permitted at densities of up to 25.0 du/ac. Planning Area 16 is located adjacent to the commercial development in Planning Area 15.

If Planning Area 16 is developed as an age-qualified community, then Covenants, Conditions and Restrictions (CCR) will be required to ensure that Planning Area 16 remains an age-qualified community in perpetuity.

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

4.3.2 General Commercial (Planning Area 15)

Planning Area 15 provides approximately 38.0 acres for retail, restaurants, services, entertainment, lodging and offices. In addition to serving the Arantine Hills residents and visitors, the General Commercial planning area will provide employment opportunities for community residents. The commercial areas may also serve as sites for additional community services such as daycare, emergency medical care and others. Up to 396,400 square feet of commercial uses are permitted in Planning Area 15.

Planning Area 15 is anticipated to accommodate a wide mix of neighborhood community and regional-serving commercial uses. This planning area will be developed in accordance with policies and guidelines designed to ensure maximum compatibility with nearby residential neighborhoods. All construction within the commercial area will be subject to Precise Plan Review and approval in accordance with the provisions of Chapter 17.91 of the Corona Municipal Code and the development standards contained within the Specific Plan.

4.3.3 Mixed-Use I (Planning Area 13)

The Mixed-Use I (MU-I) district in Planning Area 13 consists of approximately 21.1 acres, and is intended to allow for a mix of retail, office, and multi-family

residential uses in accordance with objectives, policies and proposals of the City of Corona General Plan. Up to 451 dwelling units are planned in Planning Area 13 at a density of approximately 35.0 dwelling units per acre. The MU-I district is located in proximity to the on-site commercial, office, research and development, and higher density residential uses. The intent of the MU-I district is to allow for up to 118,000 square feet of retail and office uses integrated into the same building and/or the same site as residential uses. Both horizontally and vertically integrated mixed-use development are permitted within the Mixed-Use I district. The retail commercial and professional office uses in mixed-use development shall be limited to those uses that are compatible with residential development. Multi-family residential uses in the MU-I district are permitted only in conjunction with commercial development, and shall have separate entrances from the non-residential uses. Development of live-work units, where provided, shall comply with the provisions contained in Chapter 6 of this Specific Plan. The office/work portion of live-work units shall not be used for residential use. No single-family detached dwelling units shall be permitted within the MU-I district.

All buildings erected in the MU-I district shall adhere to the regulations set forth in this Specific Plan, and the architecture and landscaping shall reflect the Community Design Concept.

4.3.4 Mixed-Use II (Planning Area 14)

The Mixed-Use II district (MU-II) in Planning Area 14 consists of approximately 18.6 acres and is intended to allow for approximately 230,900 square feet of office, business park, research and development, and light industrial uses in accordance with objectives, policies and proposals of the City of Corona General Plan. All buildings erected in this district shall adhere to the regulations set forth in this Specific Plan, and the architecture and landscaping shall reflect the Community Design Concept. No residential uses shall be permitted in the MU-II district.

4.3.5 Parks (Planning Areas 3, 8, 9 & 12)

The project includes four parks totaling 15.2 acres, including one 11-acre neighborhood park, one 2.1-acre special use park (i.e., town square), and 1-acre and 1.1-acre mini parks. These four parks will be constructed by the project master developer according to the Infrastructure Phasing Plan in Section 5.9. The 11-acre and 2.1-acre parks will be dedicated to the City of Corona. The two 1±-acre mini parks in Planning Areas 3 and 9 will be owned and maintained by the Master Homeowners Association. The City of Corona Parks Department will be responsible for owning and maintaining the improved parks in Planning Areas 8 and 12. All four parks will be available for use by the general public.

Bicycle and pedestrian travel between all of the parks will be convenient and connected via the community sidewalk, bicycle lane, and off-street trail system. A Class I bike path is planned adjacent to Bedford Canyon Wash.

The 11-acre active neighborhood park in Planning Area 8 has been designed to contain various recreational amenities, which may include:

- » Lighted soccer fields
- » Covered picnic and shade structures
- » Barbeque areas
- » Basketball court(s)
- » A community swimming pool with a zero depth entry area
- » Restrooms facilities and a concession area
- » Off-street parking

Planning Area 8 currently excludes an approximately 9,950 s.f. triangle of land, not controlled by the project, identified as a portion of APN 282-030-015. This parcel sits outside the City of Corona limits, within the County of Riverside, and within the sphere of influence of the City of Corona. Should this land be acquired, it will require annexation and a minor specific plan amendment for inclusion within Planning Area 8.

Exhibit 4.2, Open Space / Recreation Plan

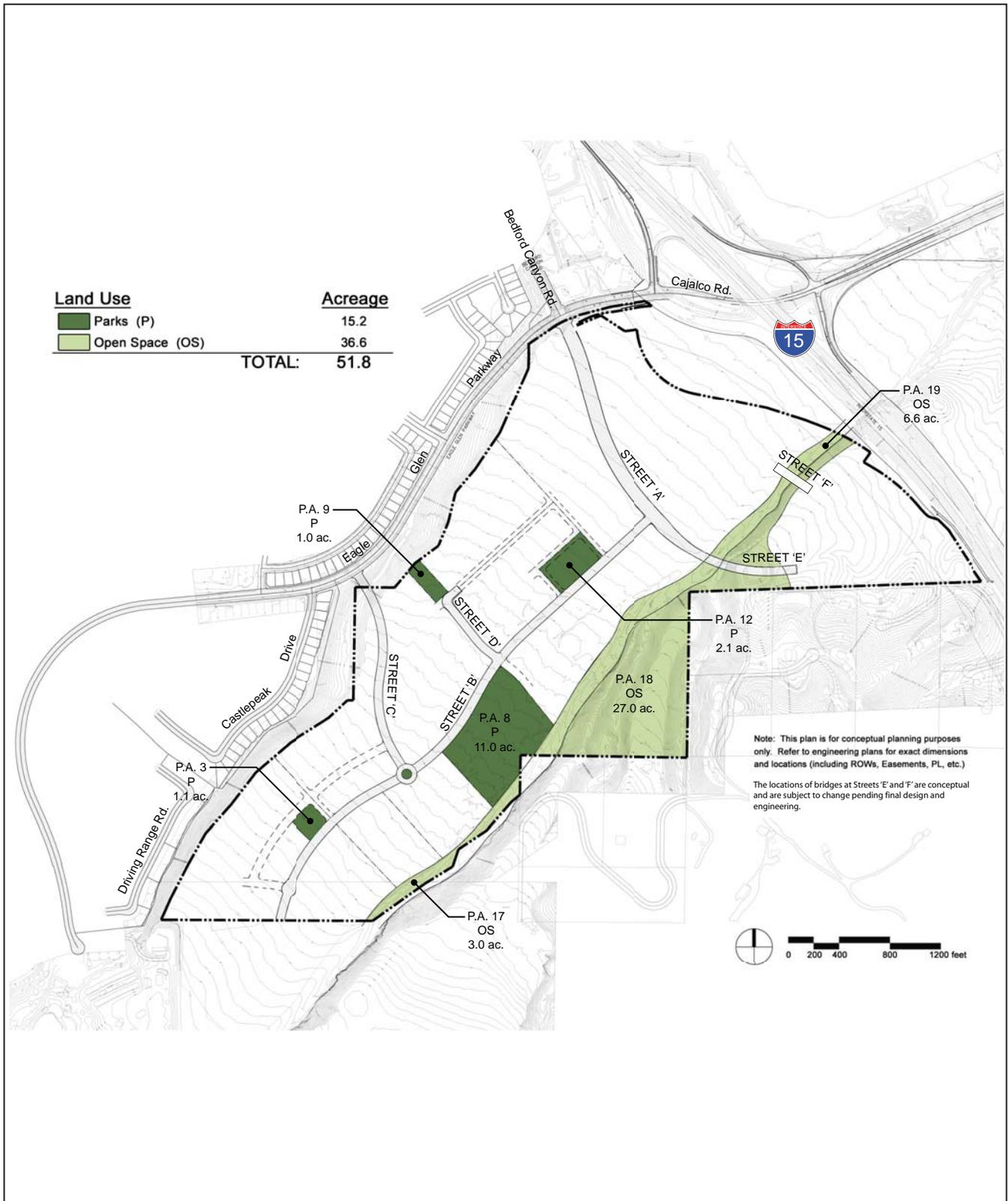
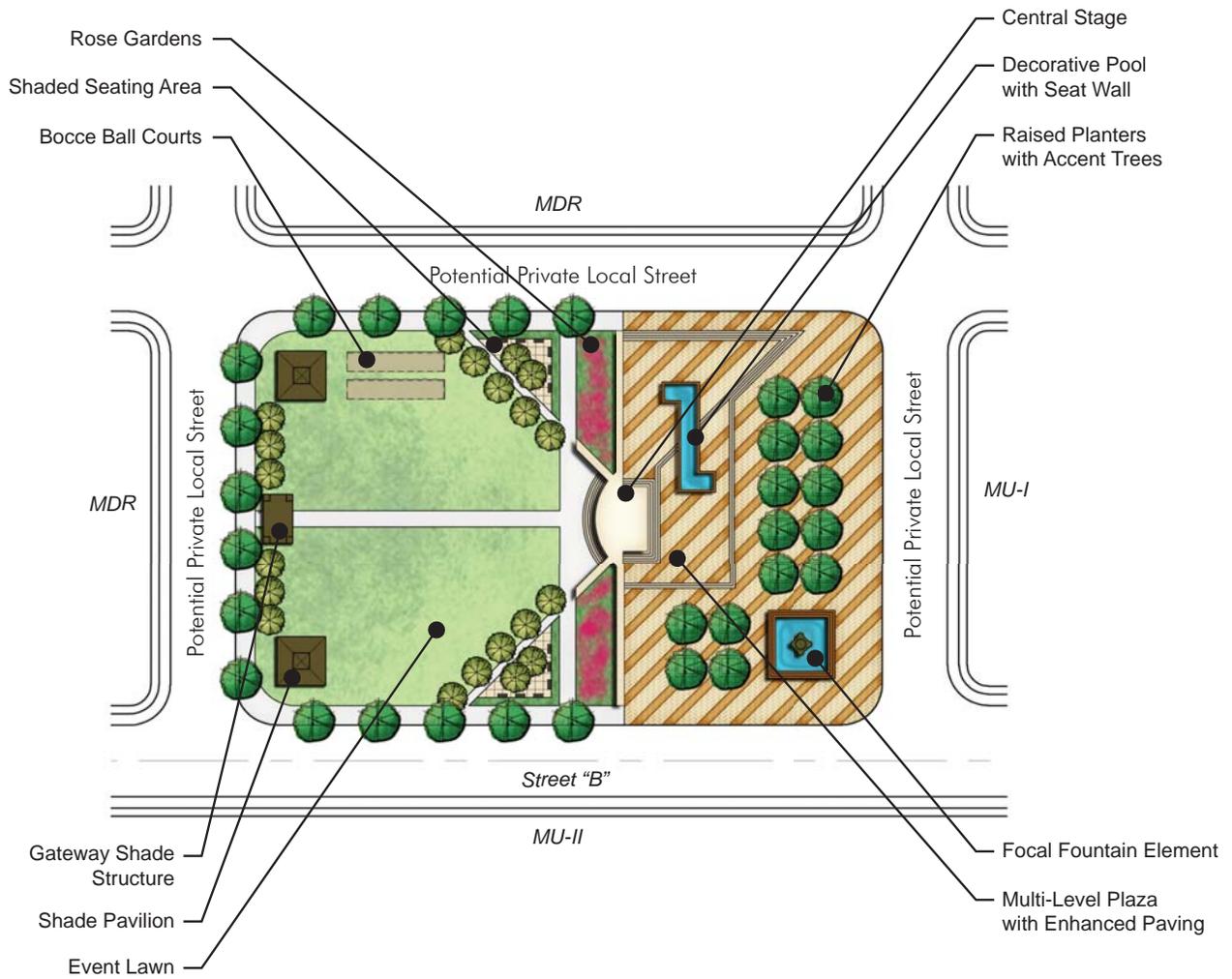


Exhibit 4.3, Active Neighborhood Park





Note: Park amenities are conceptual and subject to change pending final design.

Exhibit 4.5, Mini Parks



Note: Park amenities are conceptual and subject to change pending final design.

The aforementioned amenities are only examples and will vary in accordance with the allowable uses described in the “Corona Park, Recreation and Open Space Master Plan,” as may be amended. Since the proposed 11-acre park falls between the prototypical size of a “Neighborhood Park” (5-10 acres) and a “Community Park” (15-25 acres), the park may include uses from both park design guidelines.

The 2.1-acre special use park in Planning Area 12 is designed as a central gathering place (i.e., town square) for the mix of land use surrounding the park including the Mixed-Use I, Mixed-Use II, and Medium Density Resident (MDR) land uses. This town square will potentially contain the following amenities:

- » A picnic/gazebo shade structure
- » A focal piece of artwork
- » Benches and sitting areas
- » Gardens/landscaping
- » Low-level lighting on sidewalk areas

The aforementioned amenities are only examples and will vary in accordance with the allowable uses described under “Special Use Park” in the “Corona Park, Recreation and Open Space Master Plan,” as may be amended. The “special use” intent is to complement the mixed-use and distinct urban nature of the development. Note that uses such as archery or target shooting ranges are considered incompatible with the plan.

The mini-park in Planning Area 3 may contain:

- » Benches and sitting areas
- » Gardens/landscaping
- » Low-level lighting on sidewalk areas
- » Children’s tot lot for ages 2-5

The mini-park in Planning Area 9 may contain:

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

It should be noted that the Parks and Recreation Commission will need to review and approve all

park plans prior to construction. The project master developer shall install both parks for fee credit under a park development agreement.

4.3.6 Open Space (Planning Areas 17, 18 & 19)

Approximately 36.6 acres of open space land will be preserved along Bedford Canyon Wash, including some of the bluffs that abut the southern edge of the wash. The open space areas are designated as Planning Areas 17, 18 and 19. Except where flood control channel improvements are planned for Bedford Canyon Wash, the remaining open space areas will be preserved in a natural condition to protect habitat and existing drainage courses, where feasible. The open space also integrates the project aesthetically while providing natural buffers for the residential, commercial and mixed-use planning areas. A continuous pedestrian/bicycle trail will be constructed along the north side of the Bedford Canyon Wash. Portions of the open space areas will be maintained according to the recommendations of the Corona Fire Department and any future fuel modification plans.

It is understood that Planning Areas (Planning Areas 2, 5, 6, 8, 14, and 15), which share a common boundary with the Bedford Canyon Wash, will require an “adjustment” once the Final Engineering Channel improvements are designed and approved. These anticipated adjustments will be subject to a staff level review and approval process, and shall not require a Specific Plan amendment.

4.4 Landscape Master Plan

4.4.1 Landscaping Plan Description

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

4.4.2 General Landscape Requirements

Slopes and Erosion Control

The following conditions will be applied to all manufactured slopes:

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

Irrigation

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

of the Corona Municipal Code and the City of Corona Landscape Design Guidelines.

To promote water-efficient landscaping, water-use management and water conservation throughout the project, the irrigation system shall be designed to prevent runoff and overspray. Where applicable, the irrigation system shall utilize drip and/or micro-spray technology in order to achieve as high an overall efficiency as possible. Plant material shall be grouped according to hydrozone and be irrigated accordingly. The following general irrigation concepts will be considered in the design and installation of irrigation systems in Arantine Hills.

- » Irrigation systems will be circuited according to the following criteria:
 - Provide one hundred percent coverage
 - Zone separately to top, toe and center of slope
 - Contour along slope, where possible
 - Zone separately to north/east and south/west exposures
 - Zone for different plant water requirements
 - Different root depth zones
- » Irrigation will be permanent, below ground and automatically controlled for adequate establishment of plant material. Temporary irrigation may be used in certain situations, such as slopes planted in native areas. Irrigation systems will be installed as soon as possible after grading, and prior to amending soils, plant installation or hydroseeding.
- » Pop-up operation type sprinkler heads will be used adjacent to all walks, drives, curbs, parking areas and public rights-of-way to avoid breakage and reduce maintenance costs.
- » Drip only irrigation will be permitted on manufactured slopes within the Arantine Hills Specific Plan Area.
- » Sprinklers with proper nozzles will be selected to compatibly provide water to the landscape. Soil information will be obtained prior to the design

of any irrigation system. Separate valves shall be provided for separate water-use planting areas, so that plants with similar water needs are irrigated by the same valve.

- » Proper irrigation techniques will be used throughout the project to maximize efficient water usage. The irrigation system shall include a smart irrigation controller that automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions.
- » Recycled water shall be used to irrigate all common landscape areas throughout the project. The non-potable irrigation system shall be designed to meet all applicable standards of the California Regional Water Quality Control Board, California Department of Public Health, and the Riverside County Health Department.
- » Irrigation systems for planting within the utility easement are subject to approval by the City of Corona Department of Water and Power.

4.4.3 Landscape Maintenance Plan

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

Individual Private Property Owner Maintenance

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

Community Facilities District and Homeowners Association

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

The project shall annex into the City of Corona Community Facilities District (CFD) 2001-1 for the purpose of maintaining public landscaping within master planned street right-of-way and/or CFD easements. All assessable parcels therein shall be subject to annual CFD charges (special taxes or assessments) for operations and capital improvements.

Public Agency Maintenance

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

Public Works Department

Streets, sidewalks, parkways being maintained by either a Landscape Maintenance District (LMD) or a Community Facilities District (CFD), and trails located on public land will be the maintenance responsibility of the City's Public Works Department (unless maintained by a Homeowners Association or a Community Facilities District). Homeowners are responsible for maintaining residential parkways on local street frontage.

4.4.4 Fuel Modification

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

The goal of the fuel modification program is to protect homes and businesses within the Arantine Hills Specific Plan from the hazards of wildfires, via fuel reduction through vegetation management. These guidelines are intended to provide the developer with examples of fuel modification measures that can be used to create an area around buildings or properties to create defensible space. Defensible space is the area around buildings and structures which provides firefighters with a working environment in which to protect those buildings and structures from encroaching wildfires. This space also serves to minimize the chance that a structure fire will escape to the surrounding wildland. Please refer to Exhibit 4.6 for a graphic depiction of the 200' defensible space required along the easterly edge of the Specific Plan area.

The 200' defensible space zone serves to reduce the amount of fuel surrounding buildings and structures within the Specific Plan. This is achieved through a number of strategies, including providing separation between fuels, pruning and/or reshaping existing vegetation, and spacing plant material in order to prevent fire transfer. Regular maintenance of this area is recommended in order to prevent soil erosion and the spread of non-native invasive plant species. This area shall consist of two zones as follows:

Zone 1

This zone is the first 30' surrounding a structure and is a reduced fuel zone. It is irrigated and shall require the following per the County of Riverside Fire Authority Design Guidelines:

- » 30-foot minimum clearing area immediately surrounding buildings or structures.
- » Fire and drought-resistant plant material only.
- » Trees and native plant material taller than 18 inches shall be spaced at least 10 feet apart.
- » Trees shall be trimmed at least 10 feet from chimney and building.
- » Zone shall be permanently irrigated.
- » Undesired plants found in the "Undesirable Plants Listing" issued by Riverside County Fire Department Planning and Protection shall be removed.

Zone 2

This zone is the remaining 170' and includes single or clusters of well trimmed fire-resistant and/or native plant material only. This zone shall require the following per the County of Riverside Fire Authority Design Guidelines:

- » A minimum 170 feet of defensible space is required.
- » Trees taller than 18 inches shall have lower branches trimmed within 4-6 feet of the ground.
- » Understory plants 18 inches or taller located directly beneath tree canopies shall be removed.
- » Vertical "fire ladders" shall be removed.
- » Undesired plants found in the "Undesirable Plants Listing" issued by Riverside County Fire Department Planning and Protection shall be removed.
- » All areas shall be mulched.
- » Trees and large shrubs shall be maintained to provide a clearance of three times the height of the understory plants measured from ultimate dripline of canopy or 10 feet, whichever is greater.
- » A maximum grouping of three trees shall be allowed.

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

**Replace with 11x17
Exhibit 4.6, Fuel Modification Areas**

This page is intentionally left blank.

Table 4.3, Suggested Fuel Modification Plant Palette

Use	Botanical Name	Common Name
Trees	<i>Alnus rhombifolia</i>	White Alder
	<i>Arbutus unedo</i>	Strawberry Tree
	<i>Lagerstroemia hybrid 'Muskogee'</i>	Crape Myrtle
	<i>Lagerstroemia hybrid 'Natchez'</i>	Crape Myrtle
	<i>Lagerstroemia indica</i>	Crape Myrtle
	<i>Liquidambar styraciflua (seedless variety)</i>	Sweet Gum
	<i>Platanus acerifolia 'Bloodgood'</i>	London Plane Tree
	<i>Platanus racemosa</i>	California Sycamore
	<i>Prunus caroliniana</i>	Carolina Laurel Cherry
	<i>Quercus agrifolia</i>	Coast Live Oak
	<i>Quercus virginiana</i>	Southern Live Oak
	<i>Rhus lancea</i>	African Sumac
	<i>Sambucus mexicana</i>	Mexican Elderberry
Shrubs		
	<i>Baccharis pilularis</i>	Coyote Brush
	<i>Ceanothus spp.</i>	California Wild Lilac
	<i>Convolvulus cneorum</i>	Bush Morning Glory
	<i>Encelia californica</i>	California Encelia
	<i>Escallonia 'Compacta'</i>	Compact Escallonia
	<i>Escallonia fradesii</i>	Winter Creeper Euonymus
	<i>Euonymus fortunei</i>	California Lilac
	<i>Feijoa sellowiana</i>	Pineapple Guava
	<i>Fremontodendron californicum</i>	California Flannelbush
	<i>Grewia occidentalis</i>	Lavender Star Flower
	<i>Heteromeles arbutifolia</i>	Toyon
	<i>Lavandula dentata</i>	French Lavender
	<i>Leptospermum laevigatum</i>	Australian Tea Tree
	<i>Ligustrum japonicum 'Texanum'</i>	Texas Privet
	<i>Melaleuca nesophila</i>	Pink Melaleuca
	<i>Mimulus species</i>	Monkey Flower
	<i>Photinia x fraseri</i>	Fraser's Photinia
	<i>Pyracantha species</i>	Firethorn
	<i>Rhaphiolepis indica species</i>	Indian Hawthorne

Use	Botanical Name	Common Name
Shrubs Cont'd.	<i>Rhus integrifolia</i>	Lemonade Berry
	<i>Rhus ovata</i>	Sugar Bush
	<i>Romneya coulteri</i>	Matilija Poppy
	<i>Rosmarinus officinalis 'Tuscan Blue'</i>	Tuscan Blue Rosemary
	<i>Salvia greggii</i>	Autumn Sage
	<i>Xylosma congestum</i>	Shiny Xylosma
Accents/Grasses	<i>Agave attenuata</i>	Nova Agave
	<i>Aloe species</i>	Aloe
	<i>Anigozanthos cultivars</i>	Kangaroo Paw
	<i>Ophiopogon japonicus</i>	Mondo Grass
	<i>Opuntia littoralis</i>	Prickly Pear
	<i>Scirpus californicus</i>	California Bulrush
	<i>Sedum x rubrotinctum</i>	Pork and Beans
	<i>Senecio mandraliscae</i>	Blue Chalk Sticks
	<i>Yucca whipplei</i>	Our Lord's Candle
Groundcover	<i>Baccharis pilularis 'Twin Peaks'</i>	Dwarf Coyote Bush
	<i>Ceanothus griseus var. horizontalis</i>	Carmel Ceanothus
	<i>Iva hayesiana</i>	Poverty Weed
	<i>Pyracantha hybrid 'Ruby Mound'</i>	Firethorn species
	<i>Rosmarinus officinalis 'Prostratus'</i>	Prostrate Rosemary
	<i>Trachelospermum jasminoides</i>	Star Jasmine
Vines	<i>Distictus buccinatoria</i>	Blood Red Trumpet Vine
Mowed Meadow Grasses	<i>Dichelostemma capitatum</i>	Blue Dicks
	<i>Eriophyllum confertiflorum</i>	Golden Yarrow
	<i>Lasthenia glabrata</i>	Goldfields
	<i>Lotus scoparius</i>	Deerweed
	<i>Lupinus bicolor</i>	Pigmy Leaved Lupine
	<i>Nassella lepida</i>	Foothill Needlegrass
	<i>Nassella pulchra</i>	Purple Needlegrass

Note: Fuel modification plant palette shall be subject to the review and approval of the Riverside County Fire Department Fire Protection Planning Section. All landscaping must meet the Riverside County Fire Department fuel modification requirements.

Fuel modification plans shall be subject to the review and approval of the City of Corona Fire Department Fire Protection Planning Section. All landscaping within the 200' defensible space zone must meet the City of Corona Fire Department fuel modification requirements.

Separate Fuel Modification Plan

A separate project level fuel modification plan shall be submitted to the City of Corona for review and approval by the City's Fire Department concurrently with implementing maps.

This page is intentionally left blank.

5

CIRCULATION, INFRASTRUCTURE AND PUBLIC SERVICES

5.1 Circulation

The circulation system for Arantine Hills is designed to promote the movement of vehicles and pedestrians safely and efficiently through the project. See Exhibit 5.1, Circulation Plan. All improvements prescribed by the Traffic Impact Analysis dated August 2011 by Urban Crossroads shall be constructed according to the Infrastructure Phasing Plan in Exhibit 5.17.

5.1.1 Regional Circulation

Regionally, the site is accessible from the Interstate 15 Freeway at Cajalco Road. Currently, this interchange experiences delays and congestion due to the traffic volumes. The I-15/Cajalco Road interchange must be reconstructed prior to development.

5.1.2 Vehicular Circulation

The vehicular circulation system for Arantine Hills consists of a hierarchy of on-site roads, including a modified Secondary Street with a 110' right-of-way, Collector Streets with a 68' right-of-way, and Residential Local Streets 64' right-of-way. The streets are designed to comply with the City of Corona's Public Works Standards. See Exhibits 5.2a and 5.b, Street Cross Sections. All streets not mentioned in this Specific Plan shall be constructed pursuant to City of Corona street standards. It should be noted that the proposed bridge locations (i.e., the bridges at Streets 'E' and 'F') between Planning Areas 15 and 16 are conceptual and are subject to change. The actual locations and alignments of the bridges and Streets 'E' and 'F' are subject to final mapping and engineering

and review and approval by the City's Public Works Director.

Modified Secondary Arterial

The Modified Secondary Arterial (portion of Street 'A', between Eagle Glen Parkway and Street 'B') will be the continuation of Bedford Canyon Road and is designed to allow residents and visitors safe and efficient movement from the I-15/Cajalco Road interchange and Eagle Glen Parkway into the commercial center (Planning Area 15) and the mixed-use and residential areas in Arantine Hills. Street 'A' is planned as a divided street with a right-of-way of 110'. The 110' right-of-way section includes two travel lanes in each direction, with separation by a 14' wide raised median and a separated 5' striped bike lane on each side. A 20' parkway is located on either side of the pavement width. The parkway on the west side of Street 'A' (adjacent to the Mixed-Use I District) contains a 16' wide curb-adjacent sidewalk and a 4' wide landscape area. Street trees shall be planted in grates within the 16' sidewalk at intervals not to exceed 30' on center spacing. The parkway on the east side of Street 'A' (adjacent to the General Commercial land uses) contains an 8' curb-adjacent sidewalk and a 12' wide landscaped area. Street 'A' will serve as the main entry drive into the Arantine Hills community.

Collector Streets

The Collector Streets 'B', 'C', 'E' and 'F' are designed primarily to collect traffic from residential neighborhoods and distribute to the Modified Secondary Arterial (northern

portion of Street ‘A’) and Eagle Glen Parkway. Collector Streets have a 68’ right-of-way, with one travel lane in each direction capable of handling curbside parking.

Exhibit 5.3, Bedford Canyon Crossing, shows the relationship of the Collector Street (Streets ‘E’ and ‘F’) to Bedford Canyon Wash.

Streets ‘E’ and ‘F’ will be required for the development of Planning Area 16, as described within this Specific Plan. The location of Street ‘F’, as depicted on Exhibit 5.1 is conceptual only. The ultimate location will be determined prior to final map approvals of Planning Area 15 or 16, whichever develops first. Street ‘F’ must be located at least 100 feet north of Street ‘E’ and within the project boundary to the north.

Streets in Planning Area 15

Streets in the General Commercial planning area (Planning Area 15) shall be constructed to City of Corona standards. If Planning Area 15 is developed prior to Planning Area 16, a secondary access will need to be provided to Planning Area 16. A blanket easement is planned to ensure that the future owners of Planning Area 15 know that they will need to provide area for the secondary access. This blanket easement will allow for maximum flexibility in the layout of Planning Area 15. In addition, if Planning Area 16 is developed prior to Planning Area 15, then the two parties will need to agree upon a secondary access. If Planning Area 16 gets developed on the other side of Bedford Canyon Wash, then a secondary access (Street ‘F’) will need to be provided through Planning Area 15.

Residential and Mixed-Use I and II Local Streets (Public)

The Residential Local Streets and Mixed-Use I and II Local Streets are designed as two-lane streets to serve the project within residential and mixed-use neighborhoods. A typical Local Street has a 64’ right-of-way, with one travel lane in each direction. Street ‘D’ is a local street. Curbside parking is permitted. Where provided, cul-de-sacs on all streets shall not exceed 500’ in length, per Section 16.08.020 of the Corona Municipal Code.

Residential Private Streets

The residential private streets are designed as two-lane streets to serve the project within the private areas and gated neighborhoods. The private streets will have a right-of-way width of between 48’ to 64’ per City standards. The actual width will be determined during the processing of the tentative tract maps. Cul-de-sacs shall not exceed 500’ in length pursuant to Section 16.08,020 of the Corona Municipal Code. See Exhibit 5.4, Private Street.

5.1.3 Gated Residential Neighborhoods

Arantine Hills is designed to appeal to a broad spectrum of users and buyers. Therefore, it is anticipated that some neighborhoods within the community may be gated, while other neighborhoods will not be gated. For example, it is anticipated that the Mixed-Use I neighborhood (Planning Area 13) will not be gated. Other residential planning areas within Arantine Hills may be gated. It shall be the decision of the master developer to determine which planning areas will be gated. A typical plan view of a gated entry within Arantine Hills is illustrated in Exhibit 5.5, Gated Community Standards.

5.1.4 Pedestrian Circulation

Pedestrian facilities will be provided in the form of sidewalks within the parkways adjacent to the interior roadways (see Exhibit 5.6, Pedestrian Circulation). A bicycle/pedestrian path will be provided along Bedford Canyon Wash. To ensure safe pedestrian circulation throughout Arantine Hills, street design shall incorporate the following:

- » Handicapped ramps at street intersections
- » Landscaped parkways between the street and the sidewalk (in most instances) along Streets ‘B’, ‘C’, ‘D’ and ‘E’.

5.1.5 Bicycle Circulation

The City’s Bicycle Master Plan depicts an existing Class I bike path along Temescal Wash to the east of the Arantine Hills project site, as well as a potential Class I bike path along Cajalco Road east of Temescal Canyon Road that

would connect to the existing Class I bike path. West of Temescal Canyon Road, the Bicycle Master Plan shows a planned Class II/III bike lane/route on Cajalco Road and Eagle Glen Parkway, as well as planned Class II bike lanes on Bedford Canyon Road and Masters Drive, adjacent to the project site. Within Arantine Hills, Class II bicycle paths will be provided along the Modified Secondary Arterial and Collector Streets, allowing for bikeway connections to the City's Class I bikeway system via the City-designated planned Class II/III bikeways in Eagle Glen Parkway/Cajalco Road. The Class II bicycle path consists of a striped lane with restricted vehicular parking and appropriate signage. In addition, there will be an off-road Class I bicycle/pedestrian path along the outside northern edge of Bedford Canyon Wash. This Class I bike path will connect to the Class II bike lane in Street 'A.' The bicycle paths will promote the use of bicycles as an alternative mode of transportation. Residents of Arantine Hills will be able to travel to other portions of the City along City-designated bike lanes and bikeways. See Exhibit 5.7, Bicycle Circulation.

5.1.6 Southern Access

Street 'B' terminates at the south property line at the project's southern-most point between Planning Areas 1 and 2. This street connection will allow future access to the parcels located south of Arantine Hills. The street can be extended in the future for a connection to the south. It is anticipated that the property to the south of Arantine Hills will develop with single-family detached residential uses. Until development of this off-site property occurs, the terminus of Street 'B' will remain gated.

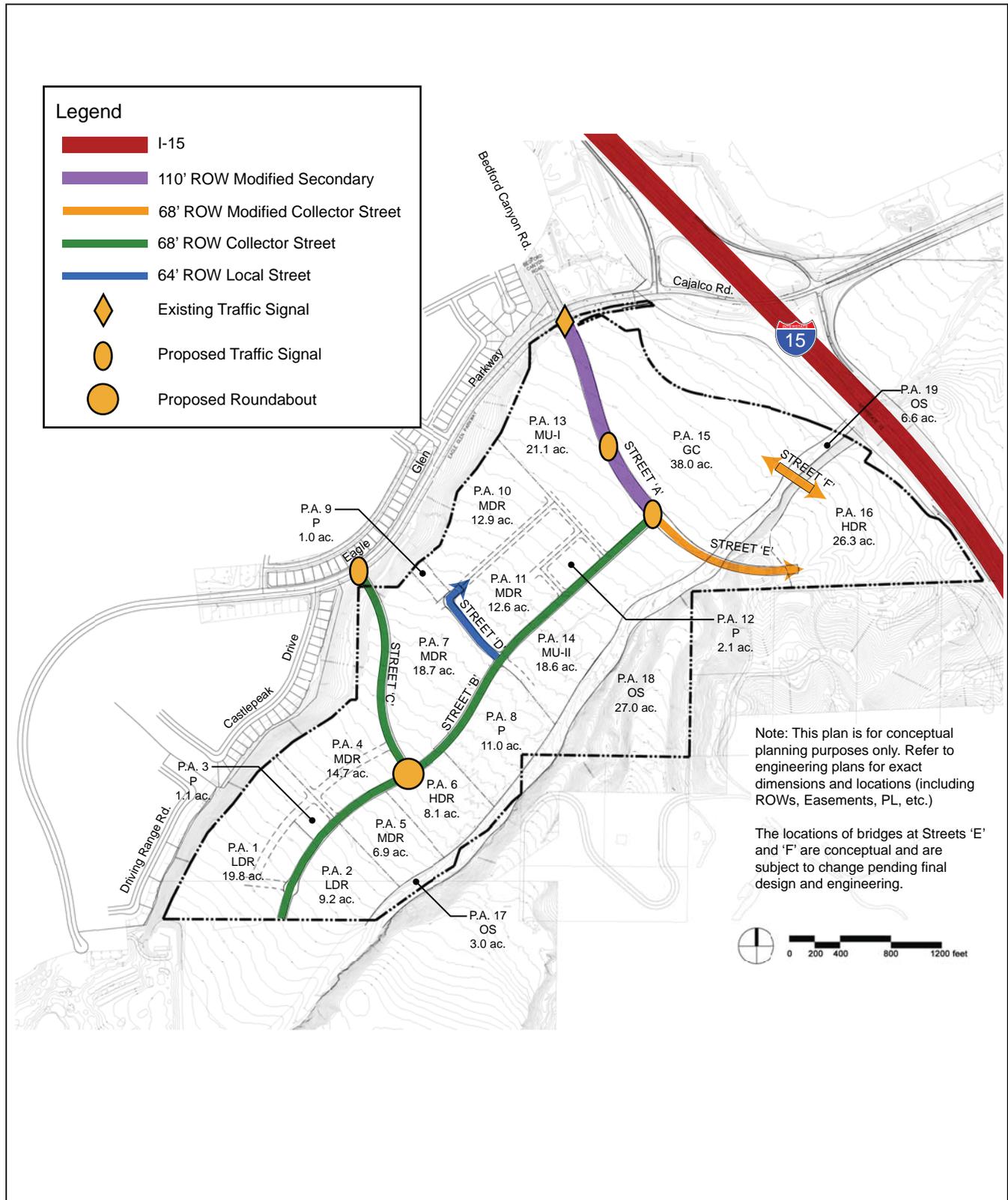
5.1.7 Street 'E' Access to Planning Area 16

Street 'E' will eventually provide access across Bedford Canyon Wash into Planning Area 16. In the interim condition, there will be a temporary stub with adequate turn-around constructed adjacent to Planning Areas 14 and 15 until such time that Planning Area 16 develops.

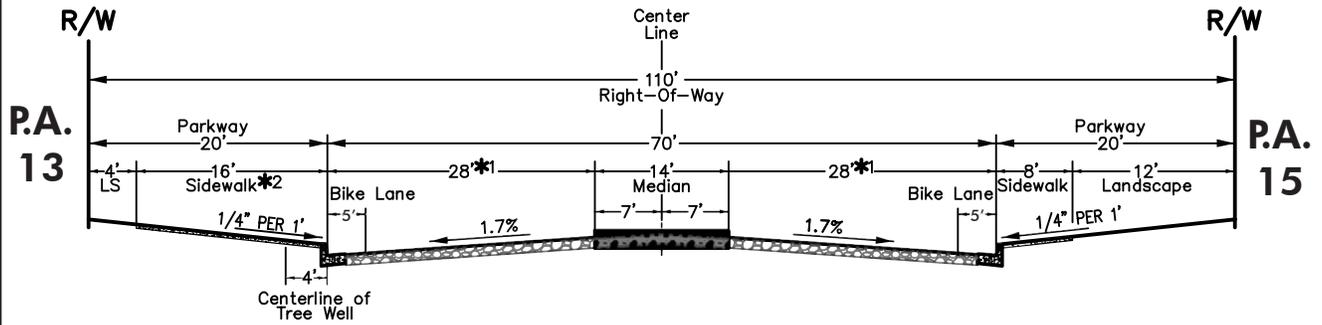
5.1.8 Lighting within Public Rights-of-Way

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

Exhibit 5.1, Circulation Plan

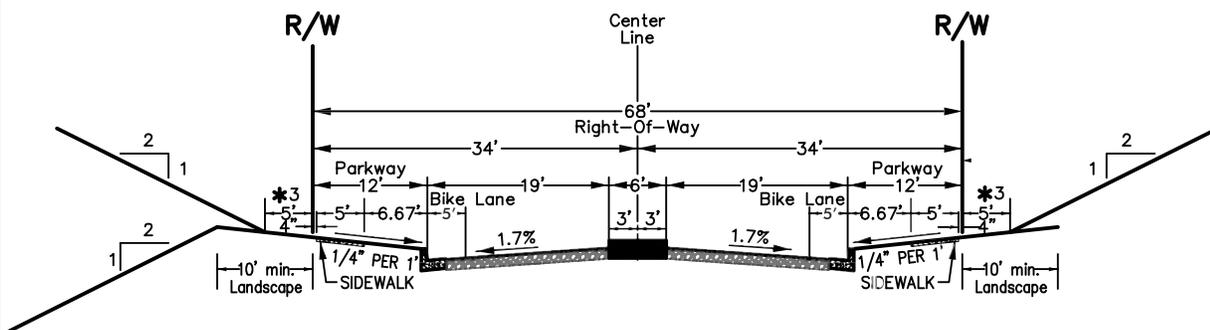


110' Modified Secondary Street Section (Street 'A')



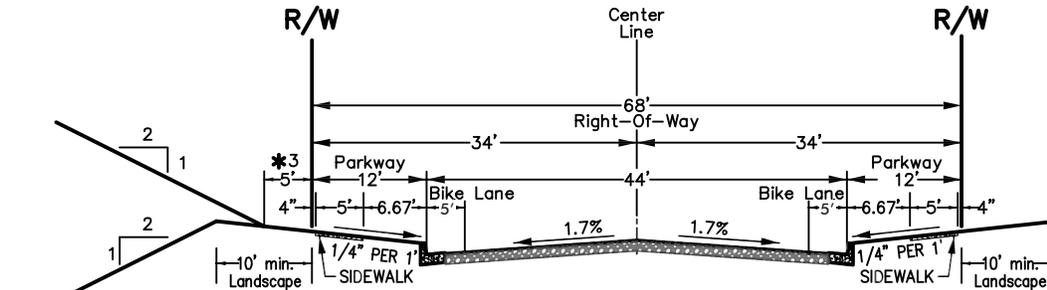
- *1 Note: May require additional pavement width to accommodate bus turn-outs, acceleration, and deceleration lanes.
- *2 Note: Includes regularly spaced tree wells.

68' Modified Collector Street Section (Streets 'E' & 'F')



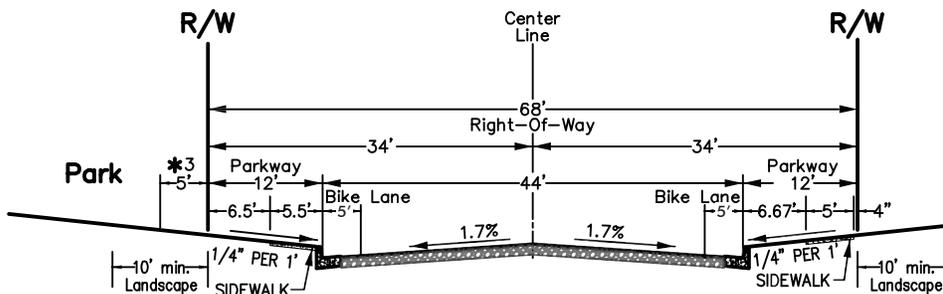
- *3 Note: H/2 slope setback area to a maximum of 5 feet.

Collector Street Section (Streets 'B' & 'C')



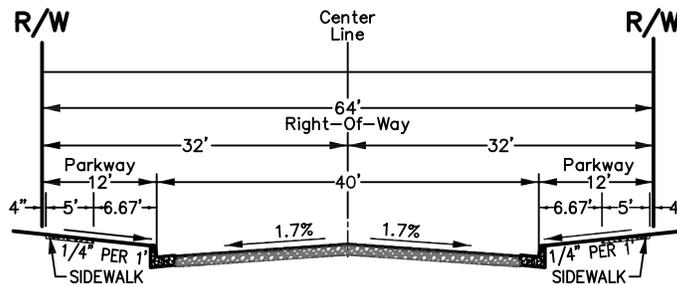
*3 Note: H/2 slope setback area to a maximum of 5 feet.

Collector Street Section—Park Adjacent (Street 'B')



*3 Note: H/2 slope setback area to a maximum of 5 feet.

Local Street Section



Local Street Section—Park Adjacent

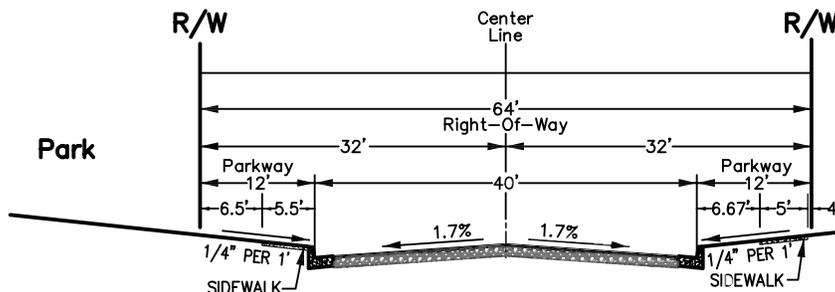


Exhibit 5.4, Private Street

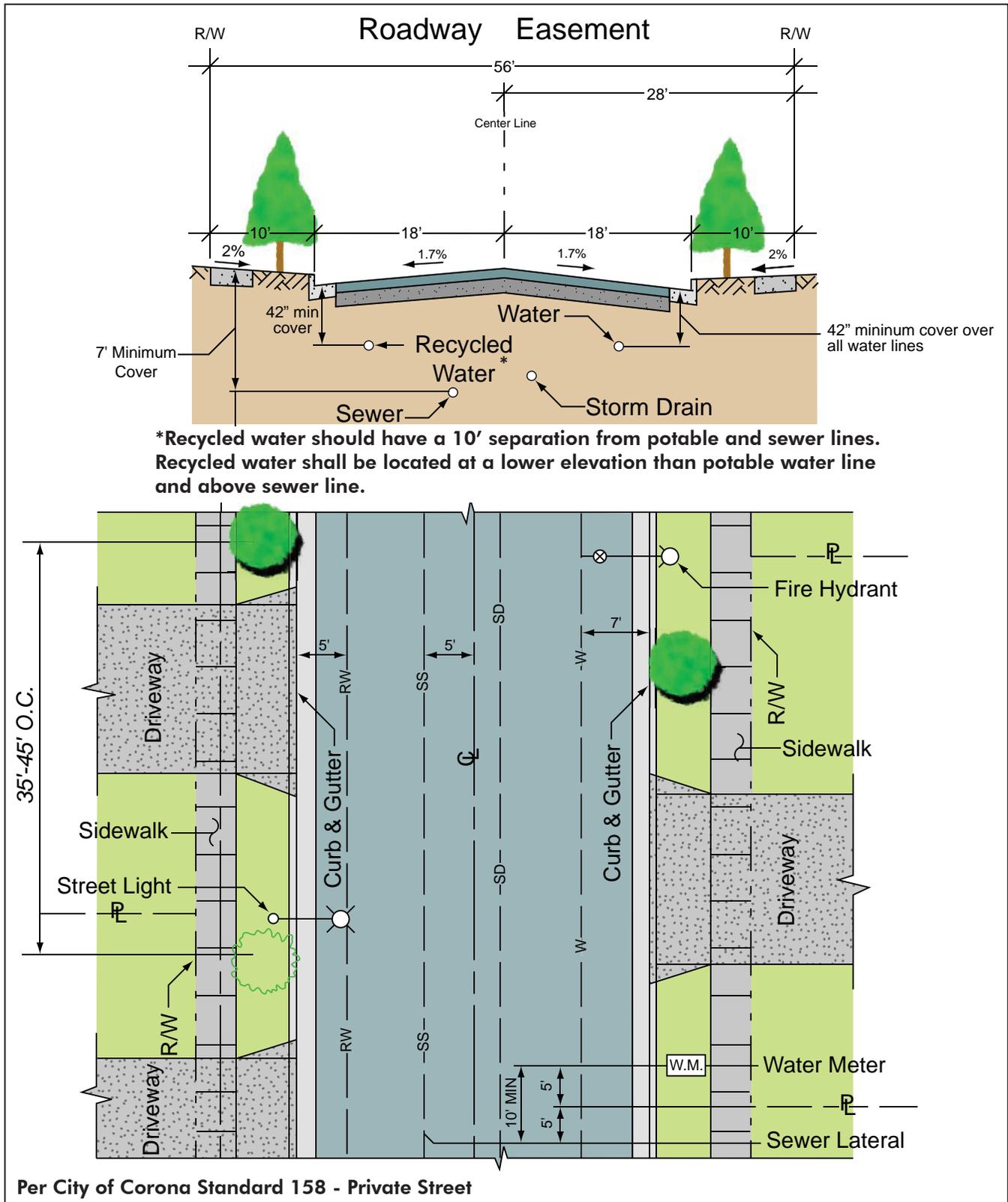
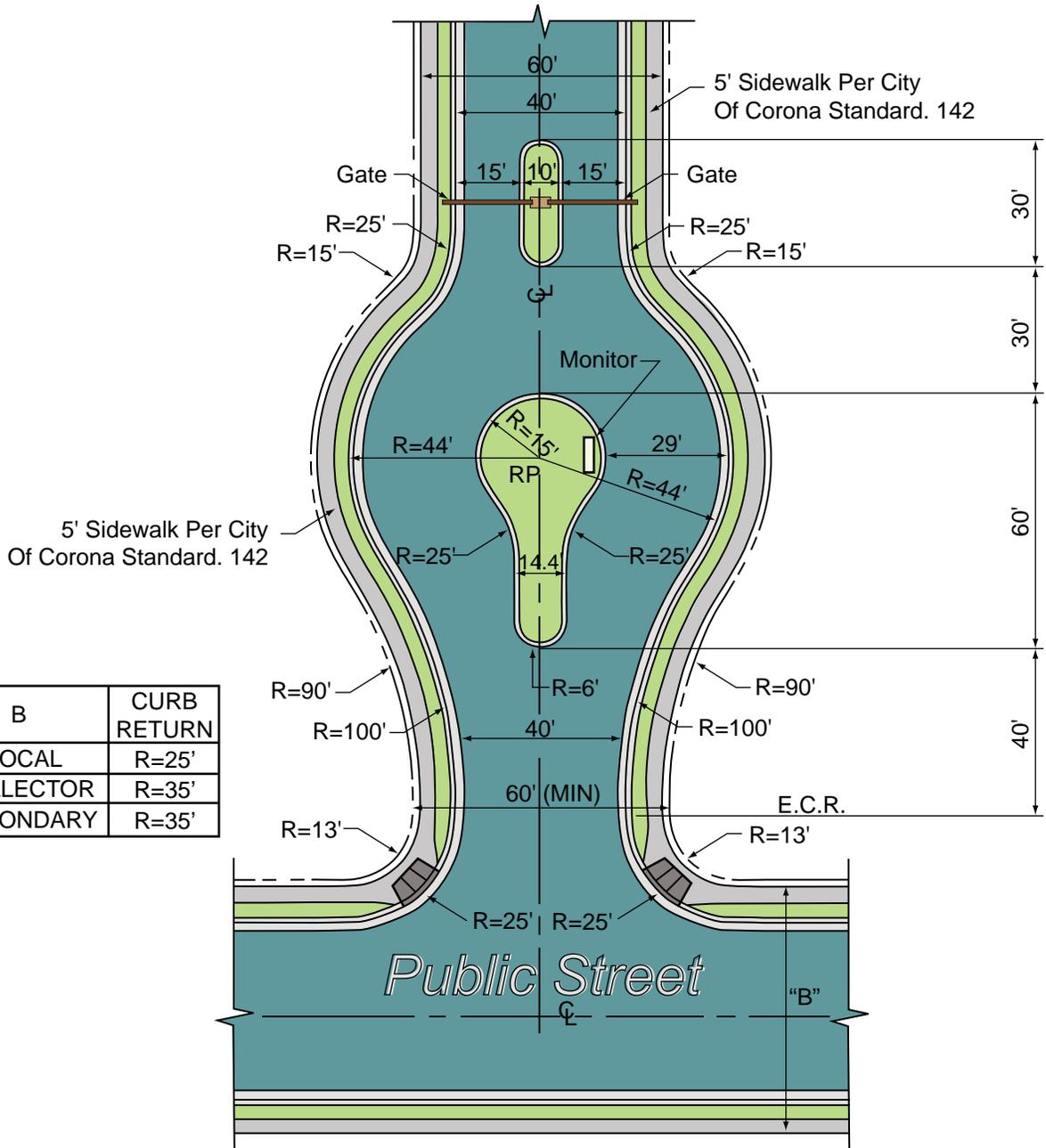


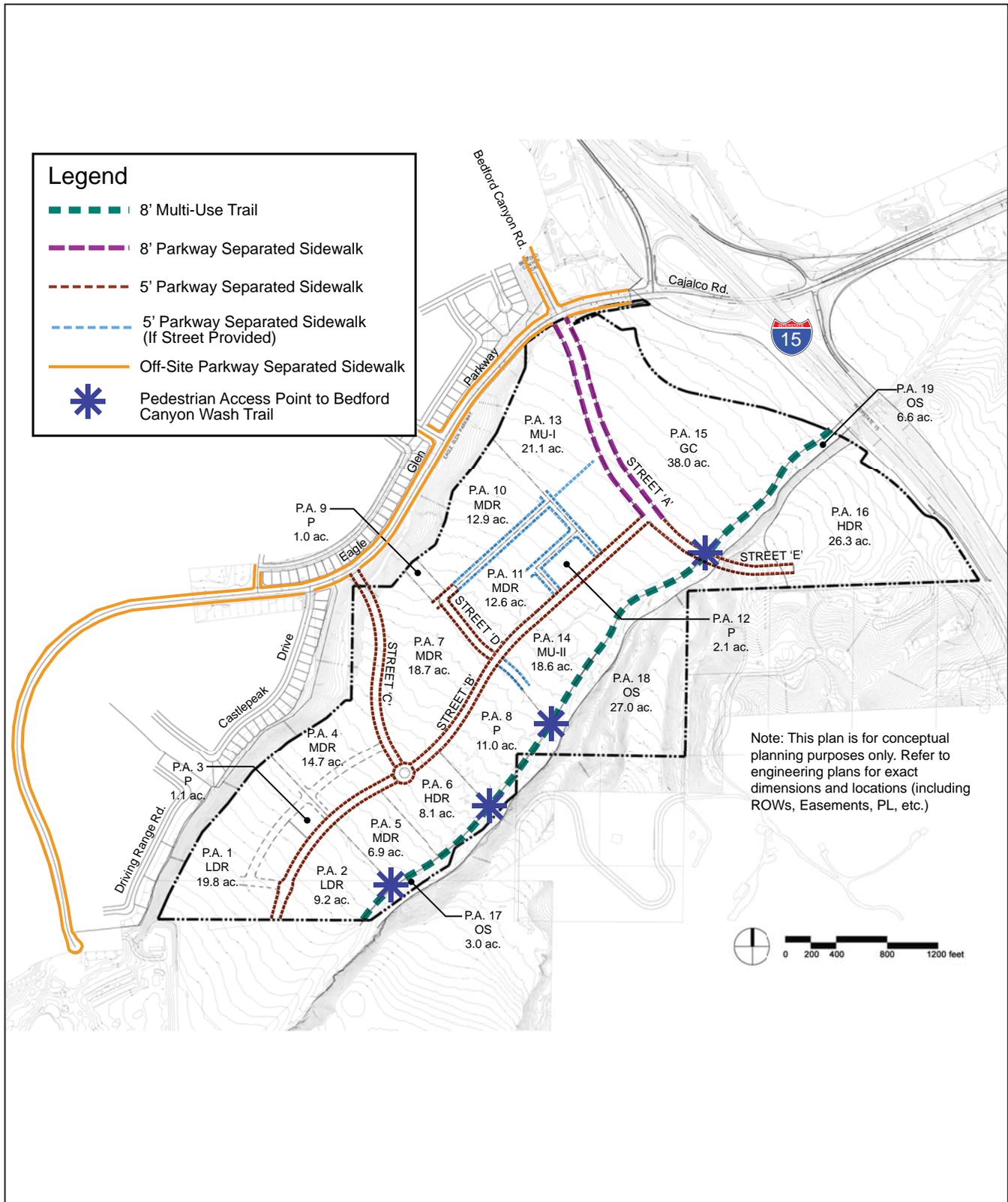
Exhibit 5.5, Gated Community Standard



B	CURB RETURN
LOCAL	R=25'
COLLECTOR	R=35'
SECONDARY	R=35'

Per City of Corona Standard 118 - Private Street Gate Standard

Exhibit 5.6, Pedestrian Circulation

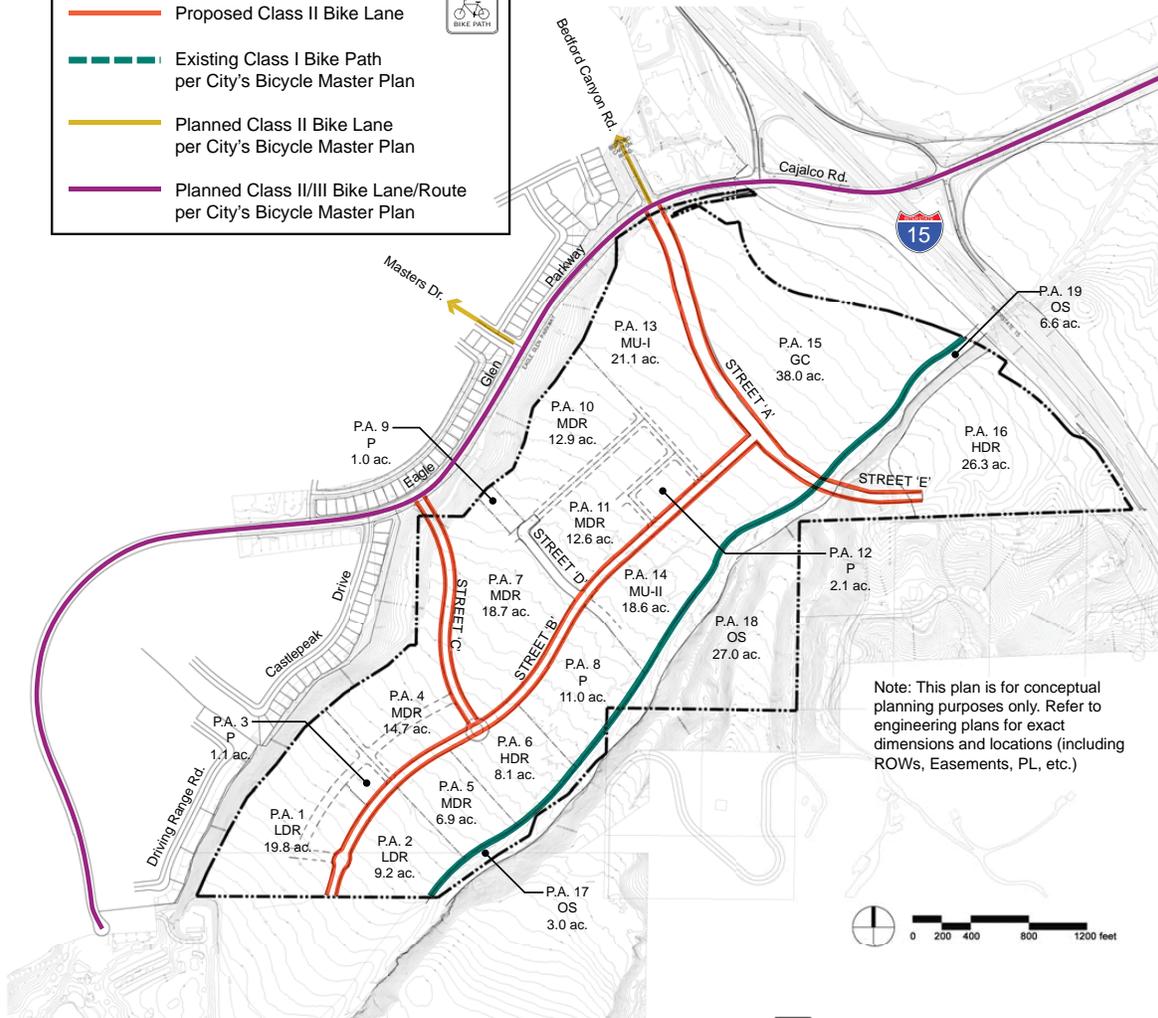


Legend

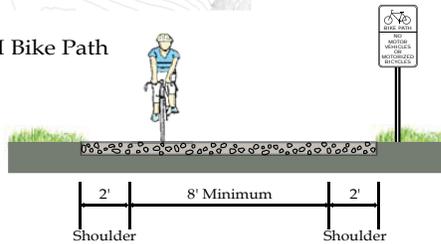
- Proposed Class I Bike Path
- Proposed Class II Bike Lane
- - - Existing Class I Bike Path per City's Bicycle Master Plan
- Planned Class II Bike Lane per City's Bicycle Master Plan
- Planned Class II/III Bike Lane/Route per City's Bicycle Master Plan

BIKE PATH
NO MOTOR VEHICLES OR MOTORIZED BICYCLES

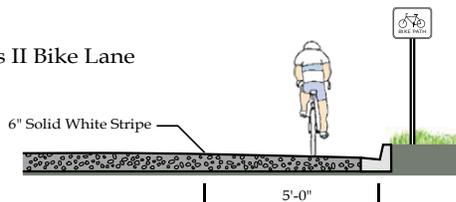
BIKE PATH



Class I Bike Path



Class II Bike Lane



* See Exhibit 5.12, Bedford Canyon Wash Cross Section.

5.2 Potable Water, Recycled Water and Sewer

5.2.1 Potable Water

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

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

The project examined two alternatives for water facilities needed to provide service, Option 1, that excludes construction of a Zone 4 reservoir but includes additional pumping not identified in Corona's Water Master Plan. Option 2 includes the construction of a new Zone 4 reservoir. The proposed improvements for both options are as follows (see Exhibit 5.8, Water Plan):

Option 1

- » A 16" Master Planned water line will be constructed in Street 'A' connecting to the existing 16" water line in Eagle Glen Parkway. South of Street 'B,' there will be a 16" water line in Street 'E.'
- » A 16" water line in Street 'C' between Planning Areas 4 and 7 will connect to the existing 16" water line in the Eagle Glen community.

- » A 16" Master Planned water line will be constructed in Street 'B' running southwest to northeast, connecting the 16" line in Street 'A' to the 16" line in Street 'C'. A 16" water line will be constructed in Street 'B' from Street 'C' southerly to the project boundary.
- » Zone 5 connection to Arantine Hills will be provided with the construction of 8" pipelines through Street 'C' to an existing 20" line in Eagle Glen Parkway.
- » In order to provide maximum daily water demand plus fire suppression, the Chase and Eagle Glen pump stations will need to be upgraded.

Option 2

- » This option includes the construction of the Masters Reservoir and the upgrading of the Chase and Eagle Glen pump stations. This option includes all work noted in Option 1 plus the construction of the Masters Reservoir. Expansion of the Chase and Eagle Glen pump stations will likely be reduced from that proposed in Option 1.
- » The project will be conditioned to construct a looped water system for Zones 4 and 5, with two points of connection, sizes to be determined per the approved water study for the project. The system shall have the ability to serve potential future development to the south of Arantine Hills.

The project developer's consultant prepared a SB-610 Water Supply Assessment analyzing the City's water supply and identifying that there is adequate water to serve the proposed development. As required by SB-221 and its due diligence, the Department of Water and Power must examine its water supplies, improvements proposed in its master plan and its capital program and prepare a written verification of water supply.

The project conditions will include a provision for the preparation of a preliminary design report to be submitted to the City for review and approval to refine the water system improvements needed to serve the

project, reservoir location, off-site pipelines, alignments, and detailed improvements.

Table 5.1, Arantine Hills Average Daily Water Demand

Land Use	Area (ac)	UFF (gpd/ac)	Demand (gpd)
General Commercial	43.4	1,610	69,874
Mixed Use (Commercial / Industrial)	11.1	1,720	19,092
High Density Residential (HDR)	46.1	4,160	191,776
Medium Density Residential (MDR)	65.9	4,000	263,600
Low Density Residential (LDR)	29.2	3,540	103,368
Parks	15	1,200	18,000
Open Space	36.9	1,000	36,900
Master Plan Roadways	16.5	0	0
Drainage and Water Quality (1)	10.7	0	0
Total	275	X	702,610

(1) 1.3 acres area of drainage and water quality purposes subtracted from 26.4 acres total Phase IV HDR area.

Maximum Daily and Hourly Water Demand

The City of Corona Water Master Plan utilizes a factor of 1.80 for Maximum Daily Water Demand. Assuming a total Average Daily Demand (ADD) of 487.9 gpm (415.3 gpm demand of Zone 4 and 72.6gpm demand of Zone 5), the Maximum Daily Water demand for Arantine Hills land development area will be 1.8 times the ADD or 878.2gpm.

Table 5.2, Arantine Hills Project Water Demand

	ADD	MDD	PHD
Arantine Hills Land Development Zone 4	415.3 GPM	747.5 GPM	780.8 GPM
Arantine Hills Land Development Zone 5	72.6 GPM	130.7 GPM	121.2 GPM

ADD- Average Daily Demand

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

PHD- Peak Hourly Demand by multiplying ADD by 1.88 for zone 4 and 1.67 for zone 5 per the City of Corona Water Master Plan

Fire Suppression

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

Table 5.3, Arantine Hills Fire Suppression

Land Use	Flow (gpm)	Duration (hrs)	Residual Pressure at Hydrant Outlet (psi)	Maximum Distance Between Hydrants (ft)
Residential Single Family	1,500	2	20	300
Residential Multi Family	2,500	2	20	250
Commercial Buildings / Occupancies	3,000	3	20	250
Industrial Buildings / Occupancies	3,500	4	20	250

- Flow and Duration per Corona Municipal Code 15.12.460

- Maximum Distance Between Hydrants per Corona Municipal Code 15.12.480

Reservoir Capacity

The storage criteria was established at the fire flow requirements plus operational storage equal to 50 percent of maximum day demand plus 10 percent of reservoir capacity as terminal storage. The City of Corona Water Master Plan shows that the existing storage capacity of Zone 5 is sufficient for the future water demand in this zone; however, additional reservoir storage capacity is required for new development in Zone 4 (1220 zone). Table 5.4, below, shows the reservoir capacity needed for the Arantine Hills land development.

**Table 5.4, Arantine Hills - Zone 4
Reservoir Storage Requirement**

Requirements	Criteria	Storage Volume
Operational	50% of Zone 4 Maximum Day Demand	0.54 MG
Fire Suppression	3,500 gpm for 4 hours (less 1500 gpm for 2 hours - current fire allocation at Hayden Reservoir)	0.66 MG
Terminal	10% of Storage Volume	0.12 MG
Total		1.32 MG

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

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

5.2.2 Sewer

Per the City of Corona’s Sewer Master Plan, the proposed development lies within Sewer Service Area 30. The City will provide sewer service to this project upon completion of the required local and Master Planned sewer facilities. The City has an existing Water Reclamation Facility on the east side of Temescal Canyon Road. The existing Water Reclamation Facility 3 (WRF3) may need to be expanded as a result of this project. WRF3 has an existing capacity of 1 MGD. As indicated in Appendix A of the City’s 2005 Sewer Master Plan, the facility experienced an average flow of 0.54 MGD and a peak flow of 0.6 MGD. With future improvements to the existing system per the City’s Sewer Master Plan, the facility will have the ability to treat flows of up to 5.0 million gallons per day.

Currently, Water Reclamation Facility No. 3 (WRF3) has a rated capacity of 1.0 MGD. The Average Day Sewer flows considered for the Arantine Hills Project, which are tributary to WRF3, and which total approximately 0.62 MGD will require the plant to be expanded in the future. Any expansion of WRF3 undertaken by the Arantine Hills project will be coordinated with the DWP using the best available technology desired by the DWP at the time of design. Expense for the expansion of WRF3 (if required) that exceeds the treatment capacity to serve the development may be eligible for reimbursement.

More sewer system details are provided in the water and sewer phasing text of this chapter (Section 5.9.2). See Exhibit 5.9, Sewer Plan.

The Arantine Hills project proposes sewer lines ranging from 8” to 12” in diameter. The project also proposes a lift station in Planning Area 16 with force mains in Street “E.” The project sewers to a proposed 12” line that runs easterly along the north side of the Bedford Canyon Wash between Planning Areas 15 and 16 and crosses under the freeway then north to Cajalco Road where it ties into an existing 15” sewer line.

The Arantine Hills Specific Plan proposes to parallel existing portions of 15” diameter pipeline in Temescal Canyon Road with a 21” diameter pipeline, and existing portions of a 15” diameter pipeline in Cajalco road with an 18” diameter pipeline.

5.2.3 Recycled Water

To reduce the project’s demand for potable water, the Arantine Hills project will extend the existing recycled water system in the neighboring Eagle Glen development to provide recycled water for landscape irrigation in street rights-of-way, open space, fuel modification areas, trails, slopes and parks, as well as in commercial and industrial areas, within the project. Within the Eagle Glen Parkway right-of-way, there is an existing 12” recycled water line. The Arantine Hills recycled water system will connect to the existing system at the intersection of Bedford Canyon Road and Eagle Glen Parkway with an 8” pipeline. This line will extend into the project in Streets ‘A’ and ‘B.’ To complete the loop for recycled water, the 8” line travels north in Street ‘C’ connecting back into the 12” pipeline in Eagle Glen Parkway (See Exhibit 5.10, Reclaimed Water Plan).

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

5.2.4 Water, Sewer and Recycled Water Development Standards

- » All the water, sewer and recycled water design criteria shall be per the City of Corona Municipal Code, DWP Standards and Specification and DWP Design Policy, Riverside County Department of Health Services Standards and California Department of Public Health, unless otherwise approved by the DWP General Manager.
- » All public utilities shall be located within a minimum 20’-wide public utility easement. Where more than one public utility is placed in parallel, public utility easements shall be a minimum of 30’ in width. Paved

access shall be provided to all sewer manholes and water valves.

- » All water meters, fire hydrants or other water appurtenances shall not be located within a drive aisle or path of travel.
- » All Double Detector Check and Reduced Pressure Assembly valves shall be located within a 20’ minimum public utility easement. Easements shall be extend 10’ beyond all appurtenances.
- » Pursuant to the City of Corona Municipal Code, dual plumbing is required in all non-residential buildings as permitted by California Department of Public Health Regulation Related to Recycled Water and Drinking Water, Title 17 and Title 22 and Corona Municipal Code for the purpose of utilizing recycled water for all urinal and water closet facilities within the structure.
- » All residential properties within the Arantine Hills community will be constructed with fire sprinklers for fire protection and will also be equipped with appropriate backflow prevention devices to ensure protection of the public water supply as approved by the DWP General Manager.
- » Pursuant to the City of Corona Municipal Code, dedicated publicly owned water meters shall be provided for each residential unit including, but not limited to, single-family and multi-family units.
- » This project’s fair share of off-site and Master Planned facilities shall be determined prior to recordation of tract maps. All discussions regarding fair-share costs shall be coordinated with and approved by the DWP General Manager.
- » If sleeves or conduit to facilitate future utility connection beneath the freeway are required, they shall be provided for in accordance with Caltrans design standards and permit processing and as approved by the DWP General Manager.

Table 5.5, Sewer Generation

Land Use		Acres (AC)	Dwelling Units (DU)	Avg. Day Generated Flows (gpd)
GC	General Commercial	38.0 ac	-	47,565
MU-I	Mixed Use I (Commercial/Residential)	21.1 ac	451	-
MU-II	Mixed Use II (Industrial/Commercial)	18.6 ac	-	21,483
HDR	High Density Residential	34.4 ac	621	214,400
MDR	Medium Density Residential	65.8 ac	461	110,640
LDR	Low Density Residential	29.3 ac	88	215,760
P	Parks	15.2 ac	-	1,950
OS	Open Space	36.6 ac	-	4,797
	Mater Plan Roadways	17.0 ac	-	-
Total		276.0 ac	1,621	616,595

Table 5.6, Recycled Water Generation

Land Use		Acres (AC)	Net Area (AC)	Avg. Total Demand (AFY)	Avg. Total Demand (gpm)	Max. Day Demand (Peaking Factor of 4) (gpm)
GC	General Commercial	38.0 ac	4.45	22.25	13.79	15.16
MU-I	Mixed Use I (Commercial/Residential)	21.1 ac	1	5	3.1	12.40
MU-II	Mixed Use II (Industrial/Commercial)	18.6 ac	3.33	16.65	10.32	41.28
HDR	High Density Residential	34.4 ac	2.41	12.05	7.47	29.88
MDR	Medium Density Residential	65.8 ac	3.13	15.65	9.70	38.80
LDR	Low Density Residential	29.3 ac	1.24	6.2	3.84	15.36
P	Parks	15.2 ac	15.2	76	47.12	188.48
OS	Open Space	36.6 ac	18.4	92	57.04	228.16
	Mater Plan Roadways	17.0 ac	-	-	-	-
Total		276.0 ac	49.16	245.8	152.38	569.52
Phase 1 Demand		141.80 ac	39.33	196.65	121.92	487.69
Phase 2 Demand		38.3 ac	4.5	22.3	13.8	55.2
Phase 3 Demand		211.8 ac	9.8	49.0	30.4	121.5
Phase 4 Demand		26.4 ac	1.8	8.9	5.5	22.1
Total		418.3 ac	55.36	276.8	171.616	686.464

INSERT 11X17
Exhibit 5.8, Water Plan

This page is intentionally left blank.

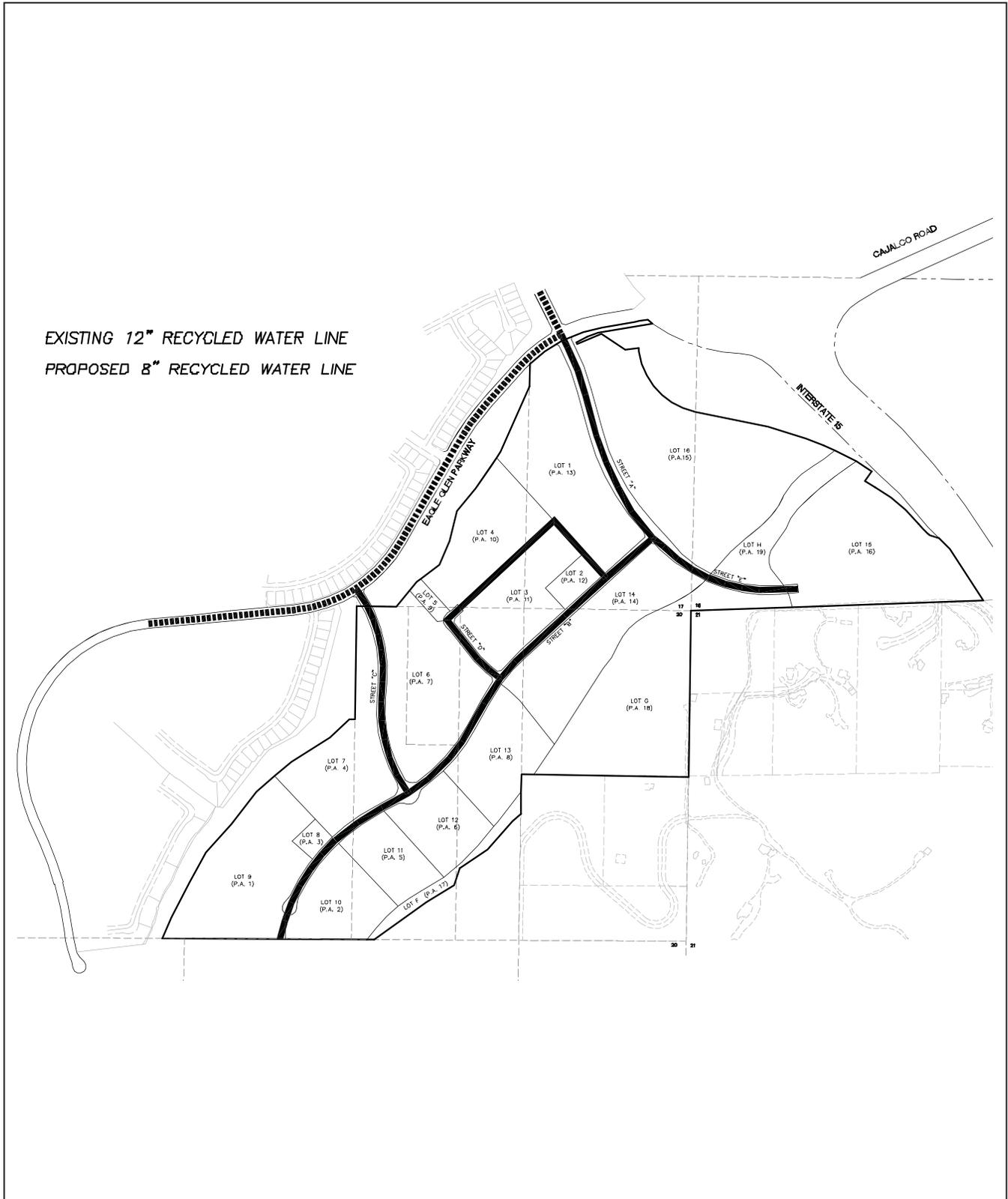
INSERT 11X17
Exhibit 5.9, Sewer Plan

This page is intentionally left blank.

INSERT 11X17
Exhibit 5.10a, Recycled Water Plan

This page is intentionally left blank.

Exhibit 5.10b, Recycled Water Plan



- » All sewer, water (recycled and potable) and electrical utilities shall be subject to City design review and approval.
- » Utilities extended through future phases of development will be placed in accordance with their ultimate design. In such cases, 20' easements will be provided and final grades will be completed with engineered fill.
- » Lift stations and booster stations required by this project will be built to comply with City standards. A lift station is planned in Planning Area 16. Access to the lift station will be available via Street 'E' through Planning Area 16. The lift station shall be publicly maintained.
- » Final water and sewer line sizes will be determined during the final design process.
- » All in-tract water and sewer lines will be a minimum of 8" in diameter.
- » All portions of the project where the fire flow requirements exceed 1,500 gallons per minute shall be served by a minimum 12" water line.
- » No utilities will be allowed beneath raised medians within street rights-of-way.

5.3 Drainage

5.3.1 Drainage Plan

Development of the Arantine Hills project will result in changes to the existing flow patterns and flow paths. Additionally, storm peak flows and volumes will increase due to the impervious nature of the proposed residential, mixed-use, and commercial development. The proposed streets and flood control facilities, which are designed to convey the tributary storm runoff, will not increase the flow velocities, amounts and volumes exiting the project site.

The conceptual drainage plan for Arantine Hills proposes a system of drainage facilities and detention basins (See Exhibit 5.11). The Bedford Canyon Wash will be designed as a soft-bottom channel with slope protection on the north side slopes to protect against potential scour. The side slope protection will include adequate cutoff wall depth and channel freeboard. See Exhibit 5.12.

The reach of the Bedford Canyon Wash from Street 'A' to near the upstream terminus of the project will be widened in order to reduce the flow velocity within the channel. Below Street 'A,' the wash will be transitioned to match the existing channel width and the levee will terminate at the project boundary. Construction of the slope protection and cutoff walls will occur outside of the environmentally sensitive portion of the channel bottom. A multiple-arch culvert bridge or reinforced concrete boxes will be provided for the proposed Street 'E' crossing. At this crossing, all-weather paved access roads will be constructed to perform periodic maintenance to the drainage area at the crossing. A flood plain and sediment transport study will be prepared for Bedford Canyon Wash at the time of final development to verify that the proposed development will be protected from the 100-year flood. This study will be submitted to Riverside County Flood Control for review and approval.

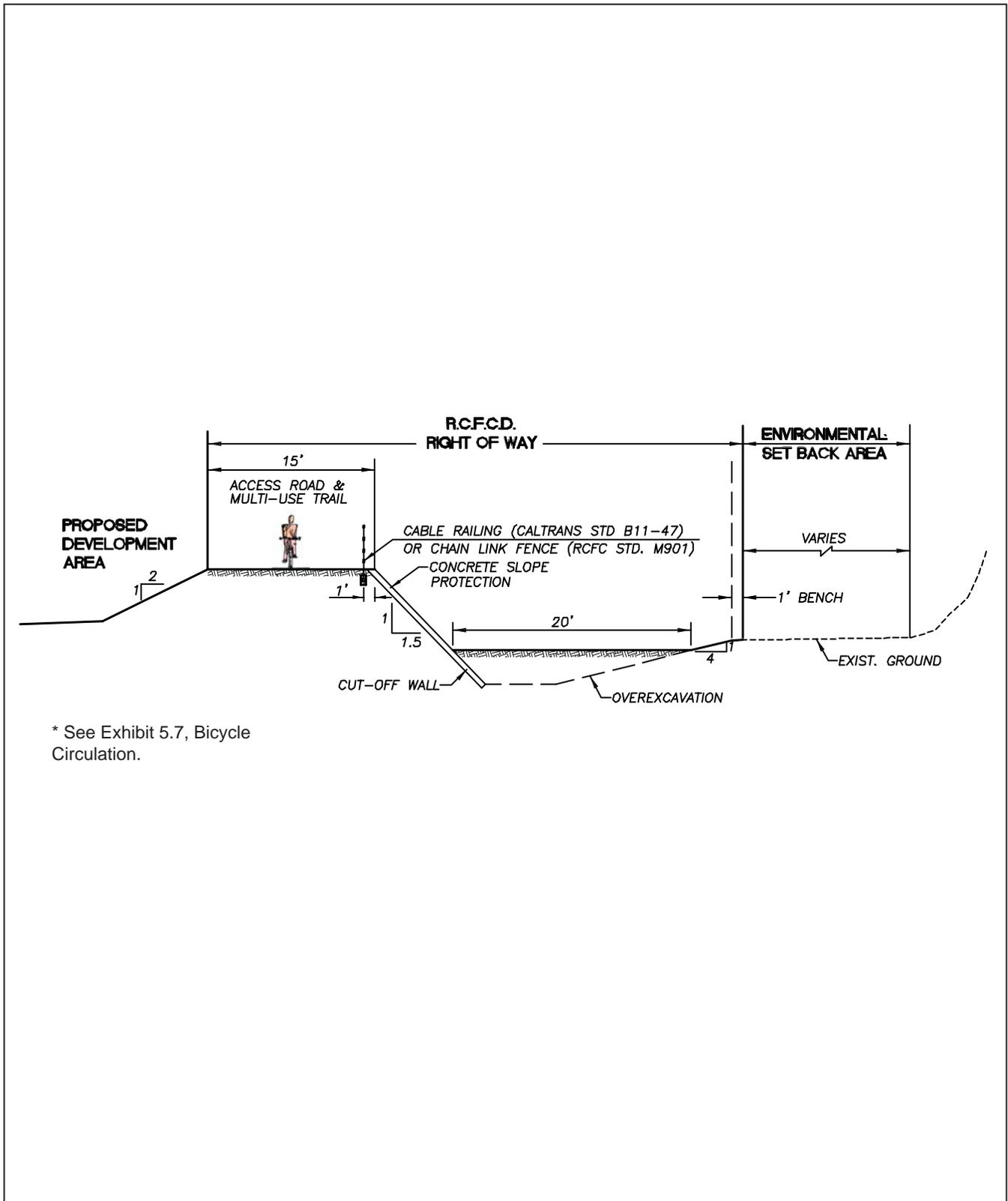
The master conveyance map must proceed with the flood map to establish a flood plain boundary along Bedford Canyon Wash. A CLOMR (Condition Letter of Map Revision) shall be completed through FEMA prior to any grading permit and a LOMR (Letter of Map Revision) shall be completed prior to the issuance of a any building permit.

Adequate riprap or dissipater structures will be provided at the outlet of the proposed drainage facilities to minimize scour. Detention basins are proposed in order to mitigate the increase in storm runoff due to the proposed development. Additionally, the detention basins may be designed to function as water quality basins in conformance to the requirements of the National

REPLACE WITH 11X17
Exhibit 5.11, Drainage Plan / Hydrology

This page is intentionally left blank.

Exhibit 5.12, Bedford Canyon Wash Cross Section



Pollution Discharge Elimination System (NPDES) program.

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

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

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

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

The drainage plan anticipates that the levee, scour protection and related improvements along Bedford Canyon Wash (see Exhibit 5.12) will be constructed continuously along the western channel edge, a portion

of which will be located on property not controlled by the project, identified as a portion of APN's 282-030-007 and 282-030-025. Prior to recordation of the final map, it is anticipated that the project will acquire a permanent construction easement or fee title for these improvements. If the project is unsuccessful in acquiring the necessary permanent easement or fee title, an alternate drainage plan to relocate the levee, scour protection and related improvements for Bedford Canyon Wash within the project boundary will be required.

5.3.2 Drainage Development Standards

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

within public streets will be designed for the 10-year storm as long as the street sections will convey the balance of the flow during the 100-year storm event. Emergency escape routes will be provided at sump locations.

- » A CLOMR along with the existing flood plain mapping will be prepared, processed, and approved through FEMA prior to the issuance of a grading permit. A LOMR approval should be obtained from FEMA prior to the issuance of a building permit.
- » An encroachment permit must be obtained from Caltrans (District 8) for any work proposed within the State right-of-way. A separate approval should be obtained from Caltrans (District 8) for the Bedford Canyon Wash flood plain and sediment transport study.
- » Non-structural drainage facilities (grass-lined open channels, dual use type detention basins, etc.) shall be maintained by the property owners association, or a similar mechanism acceptable to the City and RCFC & WCD. This maintenance mechanism will be in place prior to recordation of any tract map.
- » Inspection and maintenance of the drainage facilities should occur regularly. A properly maintained drainage facility is necessary for providing 100-year flood protection to the project.
- » Interim drainage facilities may be required should development phasing occur.
- » Storm drainage facilities shall ensure the acceptance and disposal of storm run-off without damage to streets or adjacent properties.
- » Slope and scour protection will be required along the northern slope of Bedford Canyon Wash.
- » 100-year flood plains and floodways shall be kept free of all structures and obstruction unless drainage improvements are proposed.

- » Work to be done within the “Waters of the United States” will require a U.S. Army Corps of Engineers’ 404 Permit or Nationwide Permit. An alteration agreement (1603 Permit) will be required from the California Department of Fish and Game.

5.4 Water Quality

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

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

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

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

(use vegetated swales, incorporate landscape areas into the drainage design).

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

All projects proposing construction activities including cleaning, grading or excavation that result in the disturbance of at least one acres of total land area shall obtain the appropriate general permit for NPDES and pay the appropriate fees. Mitigation measures may include, but not be limited to, implementation of Storm Water Pollution Prevention Plan (SWPPP); on-site retention; covered storage of all outside storage facilities; and monitoring programs. A Preliminary WQMP shall be approved prior to a public hearing for any final maps. All City of Corona NPDES permit requirements for NPDES and WQMP shall be met per Corona Municipal Code Title 13, Chapter 13.27 and City Council Ordinance Numbers 2291 and 2828, unless otherwise approved by the Public Works Director.

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

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

5.5 Grading Concept

The Conceptual Grading Plan is shown on Exhibit 5.13. Project grading will be necessary to create level

building sites, streets and drainage improvements. The general grading concept proposes to maintain significant landform features while modifying the existing agricultural landform configuration.

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

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

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

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

REPLACE WITH 11X17
Exhibit 5.13, Conceptual Grading Plan

This page is intentionally left blank.

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

- » All berms, cut and fill slopes shall be constructed at inclinations of no steeper than two horizontal feet to one vertical foot, unless otherwise recommended by geotechnical or soils engineers.
- » NPDES requirements for SWPPP and BMPs will be met.
- » All manufactured slopes in excess of four feet shall be planted with materials that stabilize the slopes and minimize erosion.
- » All slope areas outside of the right-of-way which exceed fifteen feet in height will be maintained by the project's Master Homeowners Association (MHOA). See Exhibit 8.1, Master HOA Maintained Areas in Chapter 8 of this Specific Plan.
- » Slope protection will be required along the northerly edge of the drainage channel to protect from scour and sloughing.
- » Prior to issuance of any grading permit, any environmental Phase I and Phase II findings indicating possible contamination resulting from previous agriculture use of the site shall be implemented.
- » Prior to the issuance of a grading permit, the developer shall submit recorded slope easements or written letters of permission from adjacent landowners in all areas where grading is proposed to occur outside the project boundaries.
- » Prior to issuance of building permits, the civil engineer of record and soils engineer of record for the approved grading plans shall submit pad certifications and compaction test reports for the subject lots where building permits are requested.

5.5.1 Building Setbacks

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

Bedford Canyon Wash Bluff Setbacks

Exhibit 5.14 shows the areas where slope setbacks may be required. Minimum building setbacks from building structures to the toe of the existing slopes will be as set forth by the California Building Code (CBC 2010) criteria for Footings on or adjacent to Slopes, outlined in Section 1808 of the 2010 CBC. According to the CBC, structures should not be placed nearer to an ascending slope surface than 1/2 of the vertical height of slope, with a maximum setback of 15'. Where the ascending slope is steeper than one foot horizontal to one foot vertical, the toe of the slope should be assumed to be at the intersection of a horizontal plane drawn from the top of the foundation and a plane drawn tangent to the slope at an angle of 45° to the horizontal. Where a retaining wall is constructed at the toe of the slope, the height of the slope should be calculated from the top of the wall to the top of the slope. Due to the likelihood of shallow slope failures to occur at slope gradients equal to or steeper than one foot horizontal to one foot vertical, the project will consider the use of toe debris collection devices such as retaining walls, perimeter walls or debris channels within the required building setback area. See Exhibit 5.15 for details.

Eagle Glen Bluff Setbacks

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

face of the slope at least one-third of the slope height, with a maximum distance of 40'. A detail in-situ and laboratory soil testing program will be conducted when the final site development plans are available in order to properly characterize the shear properties and stability conditions of the materials comprising the canyon bluffs. See Exhibit 5.15 for details.

A gated 12' wide access road and 3' V-ditch shall be installed at the bottom of natural slopes to allow for proper maintenance. Manufactured and natural slopes shall be maintained in accordance with the requirements of the Corona Fire Department and any future fuel modification plans.

5.6 Dry Utilities

Corona established a municipally-owned electric and water utility and will be providing these services to the project. Utility services provided to the site consist of natural gas, electrical, telephone and cable television distribution systems.

Utility lines will be installed underground in accordance with City of Corona guidelines, including utility vaults in residential areas. A joint trenching agreement will be provided among the utility companies to facilitate installation. All service lines, conduits, cables and piping shall be located within the public rights-of-way, private streets, or in recorded easements.

5.6.1 Electricity

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

5.6.2 Natural Gas

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

5.6.3 Telephone

Telephone services are provided by AT&T.

5.6.4 Cable TV

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

5.6.5 Satellite TV

DirecTV is one of the local satellite television service providers.

5.6.6 Information Technology and Communications

The Arantine Hills Master Homeowners Association may administer a Local Area Network (LAN) to provide Intranet and Internet service to residents. A similar association may be formed to serve the General Commercial and Mixed-Use II areas. See Section 5.7, Information Technology and Communication, below.

5.7 Information Technology and Communication

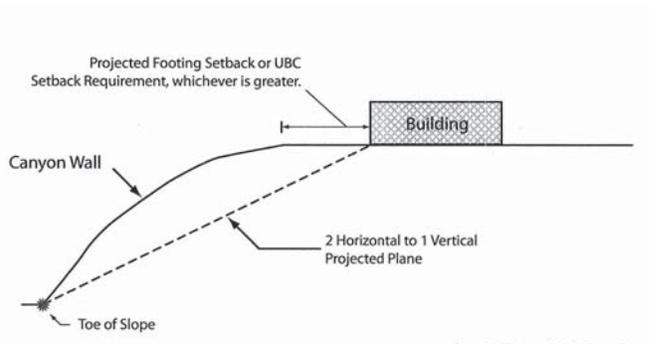
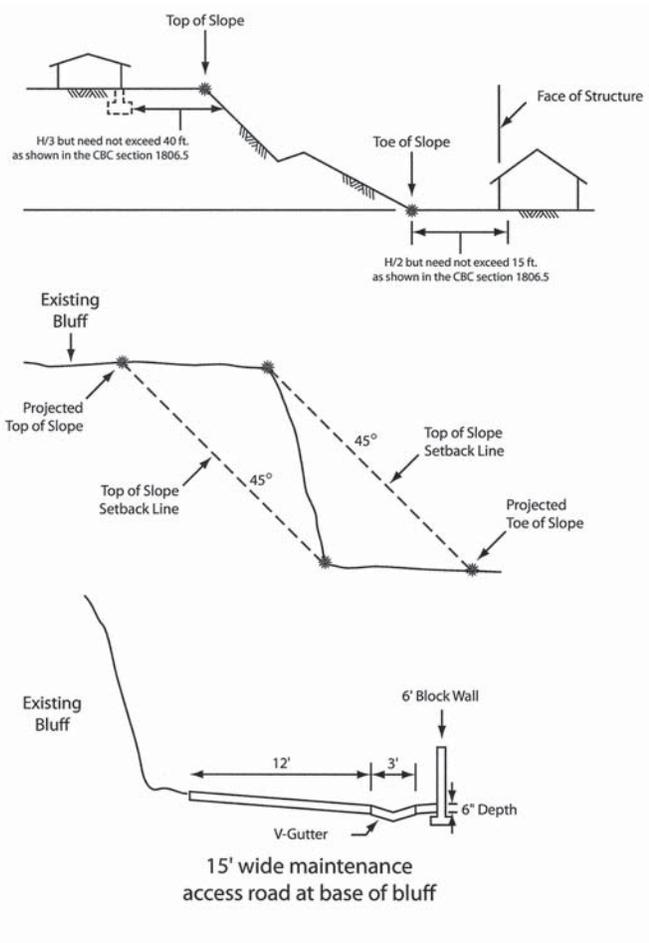
The Arantine Hills Specific Plan incorporates state-of-the-art information technology and communication (ITC) facilities and services. The Specific Plan creates a "sense of community" through ITC as well as environmental design. Master-planned infrastructure may include development of a Local Area Network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

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

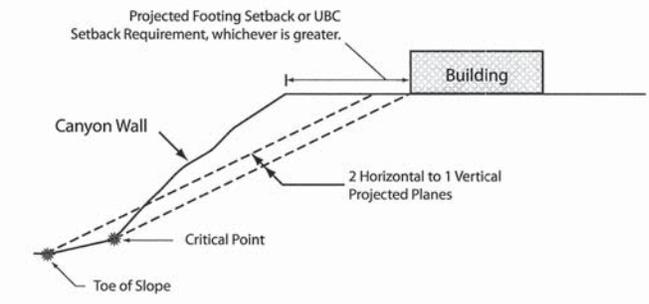
REPLACE WITH 11X17
Exhibit 5.14, Slope Setback Areas

This page is intentionally left blank.

Exhibit 5.15, Slope Setback Sections



Source: LOR Geotechnical Group, Inc.



Source: LOR Geotechnical Group, Inc.

In regards to fiber technology, the developer may be required to provide two 4" communication conduits and necessary communication vaults on the main streets of the development, if and only if the streets mentioned are shown on the City's infrastructure upgrade map.

5.7.1 Information Services

Each address will have the following subscription option:

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

5.7.2 Operations and Maintenance

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

5.7.3 Lifestyle

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

5.8 Public Facilities and Services

5.8.1 Police

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

5.8.2 Fire

The Corona City Fire Department will provide fire protection, paramedic, and emergency response services to the project area in keeping with its mission statement to serve the community with pride, integrity, and professionalism while protecting and enhancing the quality of life for the citizens of Corona. Fire, paramedic and emergency response are coordinated through the Corona Fire Department Office of Emergency Services. Corona Fire Station #7 (3777 Bedford Canyon Road) will serve the Specific Plan area (<http://discovercorona.com/City-Departments/Fire-Department.aspx>).

5.8.3 Paramedic

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

5.8.4 Solid Waste Disposal

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

5.8.5 Schools

Students residing in the Arantine Hills community will attend existing schools within the Corona-Norco

Unified School District, which serves grades K-12. It is anticipated that Arantine Hills students may attend Woodrow Wilson Elementary, El Cerrito Intermediate, and Santiago High Schools. It is expected that the District will grow to approximately 60,000 by 2013. In order to accommodate the enrollment, a master facility plan has been developed and the District plans to construct five additional elementary schools, one intermediate school, and one comprehensive high school.

5.9 Infrastructure Phasing Plan

The primary intent of the phasing of the project is to ensure that complete and adequate public facilities and services are in place and available to the future community residents and visitors as needed. The phasing program for Arantine Hills will be executed to provide the services and infrastructure required for each of the development planning areas. Street and traffic signal improvements will be phased in order to minimize the impacts on-site and to the neighboring Eagle Glen community. The phasing set forth in this Specific Plan shall be conditioned on the approval of tentative tract maps. It should be noted that the ultimate pace and phasing of the development is dependent on a number of internal and external factors and is subject to change and modification. See Exhibit 5.16, Conceptual Phasing Plan.

Not all planned development within a given phase may be completed prior to the initiation of the next phase. In cases where development within a new phase is to begin prior to the completion of a phase in progress, all infrastructure improvements shall be funded and designed for the phase in progress before any new phase may begin. All required water and sewer infrastructure shall be completed for each phase prior to issuing a certificate of occupancy for a unit in that phase.

5.9.1 Park Phasing

The parks within the Arantine Hills Specific Plan shall be phased as follows:

- » The 11 acre park in Planning Area 8 must be constructed prior to the issuance of the 300th certificate of occupancy.
- » The 2.1 acre park in P.A. 12 must be constructed by the 500th certificate of occupancy.
- » The one acre park in Planning Area 9 must be constructed by the 900th certificate of occupancy.
- » The 1.1 acres park in Planning Area 3 must be constructed by the 1000th certificate of occupancy.

5.9.2 Planning Areas and Streets

The project will be developed in four phases. These phases may occur sequentially or concurrently with one another. Build out of the project is estimated to occur over a 10-year period ending in approximately 2020. The planning areas and streets within the Arantine Hills Specific Plan will be phased according to Exhibit 5.16 (Conceptual Phasing Plan), Exhibit 5.17 (Roadway and Traffic Signal Phasing), and Table 5.7 (Phasing Plan Summary).

5.9.3 Water, Sewer and Recycled Water

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

Phase 1 will include Planning Areas 6-14 and Planning Areas 17-19. Construction of a 16" water line from Eagle Glen Parkway will extend in Street 'A' into the Phase 1 area, then loop within Streets 'B' and 'C' back to Eagle Glen Parkway to provide for adequate service. The 8" waterlines in Street 'C' required for the portions of the project to be served from Zone 5 will need to be constructed with Phase 1.

Table 5.7, Phasing Plan Summary

PA	Land Use	Acres	Density Range*	Target Density*	Target Units	Floor Area Ratio	Commercial / Industrial Square Footage
PHASE 1							
6	High Density Residential	8.1 ac	15 - 36 du/ac	18.0	146 du		
7	Medium Density Residential	18.7 ac	6 - 15 du/ac	7.0	132 du		
8	Park	11.0 ac					
9	Park	1.0 ac					
10	Medium Density Residential	12.9 ac	6 - 15 du/ac	7.0	90 du		
11	Medium Density Residential	12.6 ac	6 - 15 du/ac	7.0	88 du		
12	Park	2.1 ac					
13	Mixed-Use I	21.1 ac	25 - 40 du/ac	35.0	451 du	FAR 2.0	118,000 sf
14	Mixed-Use II	18.6 ac				FAR 2.0	230,900 sf
17	Open Space	3.0 ac					
18	Open Space	27.0 ac					
19	Open Space	6.6 ac					
Phase 1 Totals		142.7 ac			907 du		348,900 sf
PHASE 2							
15	General Commercial	38.0 ac				FAR 0.25	396,400 sf
Phase 2 Totals		38.0 ac					396,400 sf
PHASE 3							
1	Low Density Residential	20.0 ac	3 - 6 du/ac	3.0	60 du		
2	Low Density Residential	9.3 ac	3 - 6 du/ac	3.0	28 du		
3	Park	1.1 ac					
4	Medium Density Residential	14.7 ac	6 - 15 du/ac	7.0	103 du		
5	Medium Density Residential	6.9 ac	6 - 15 du/ac	7.0	48 du		
Phase 3 Totals		52.0 ac			239 du		
PHASE 4							
16	High Density Residential**	26.3	15-36 du/ac	18.0**	475 du		
Phase 4 Totals		26.3			475 du		
	Master Planned Roadways	17.0 ac					
Total		276.0 ac			1,621 du		745,300 sf

Notes:

* Density refers to dwelling units per net acre.

** Planning Area 16 may build out with age-qualified units at up to 25.0 du/adjusted gross acre. If so, the total number of dwelling units permitted in Planning Area 16 will be 660 dwelling units and the project-wide dwelling unit total shall not exceed 1,806 dwelling units.

Exhibit 5.16, Conceptual Phasing Plan

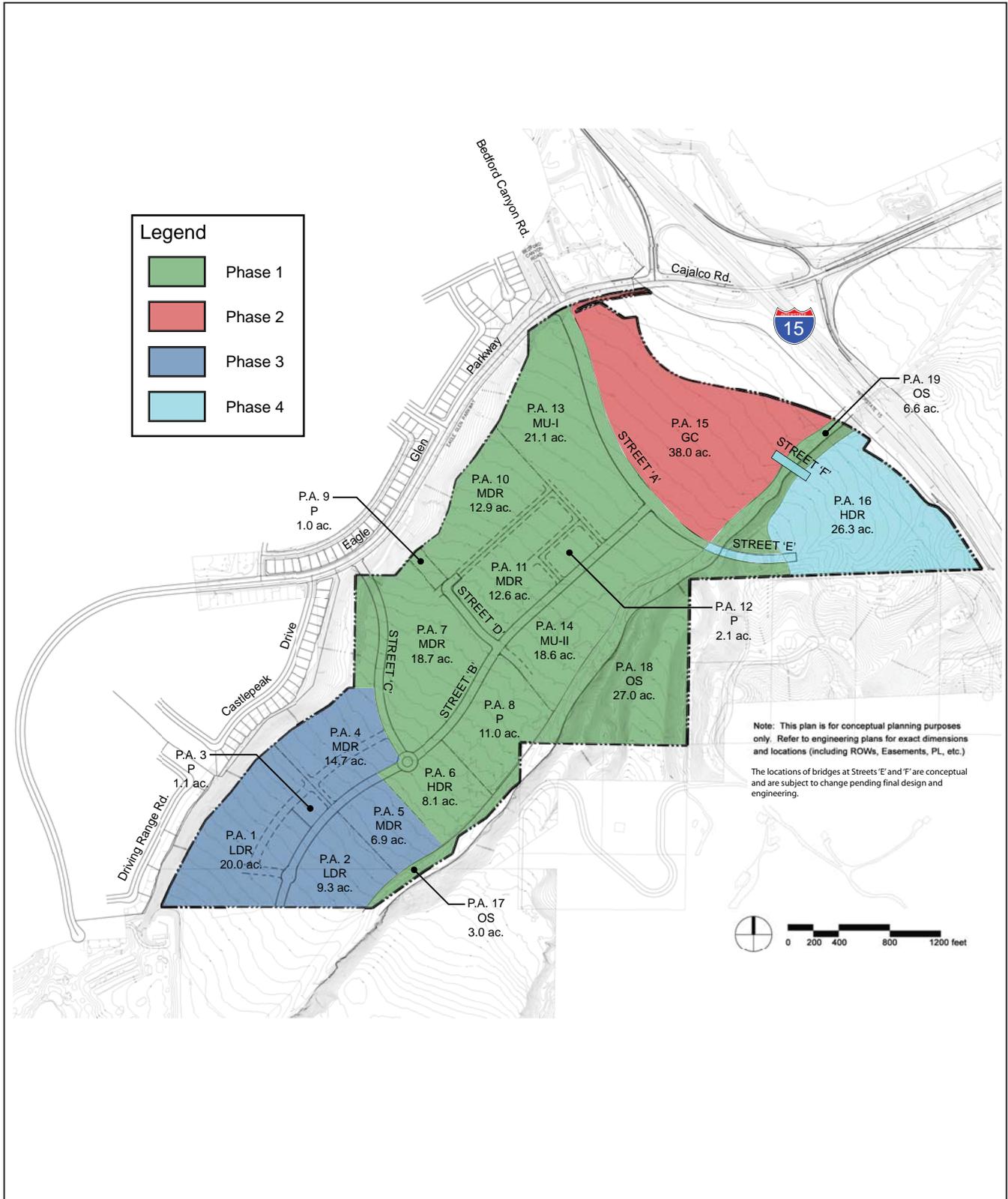
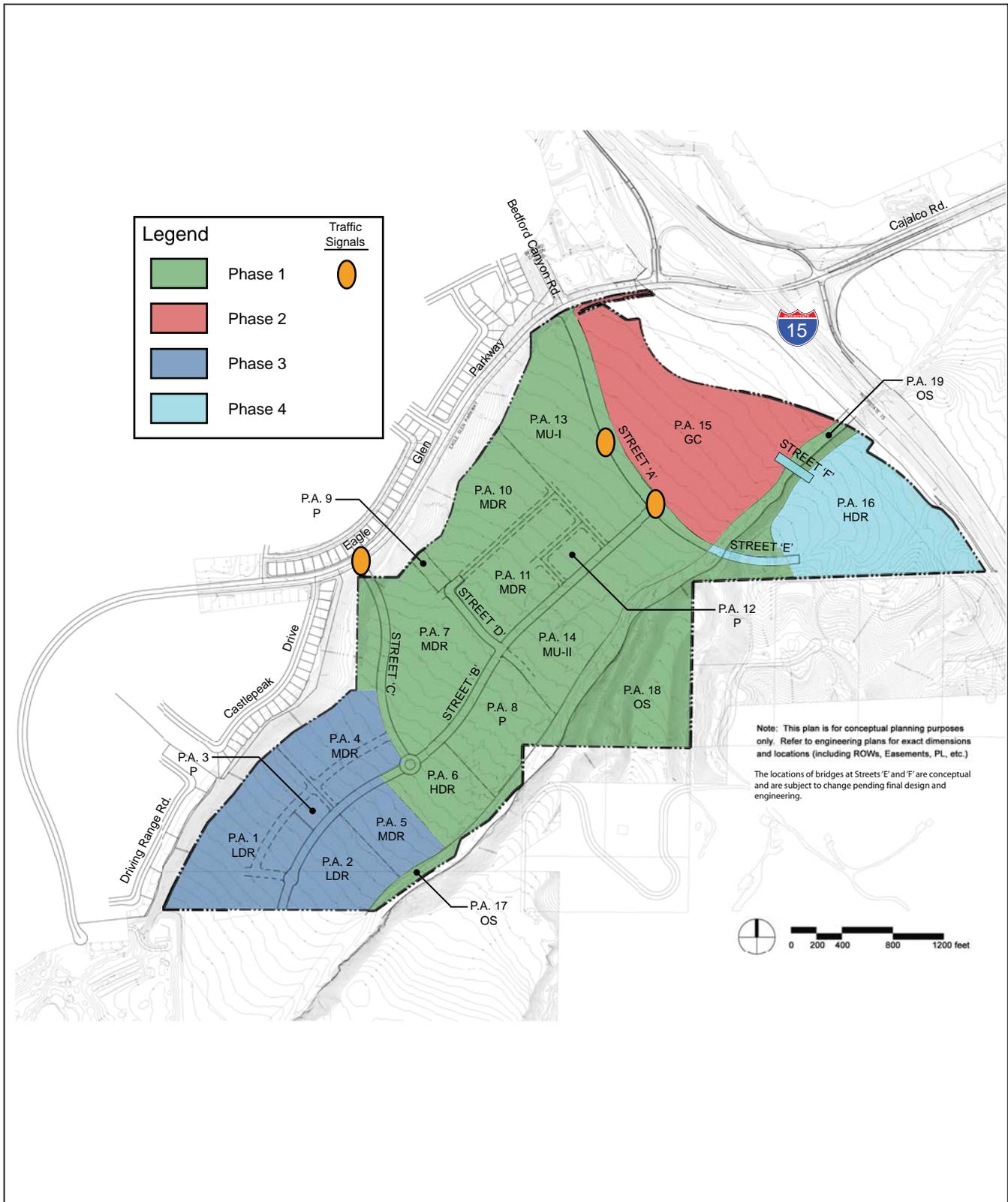


Exhibit 5.17, Roadway and Traffic Signal Phasing



INSERT 11X17

Exhibit 5.18a, Water Improvement Phasing - No Reservoir

This page is intentionally left blank.

INSERT 11X17

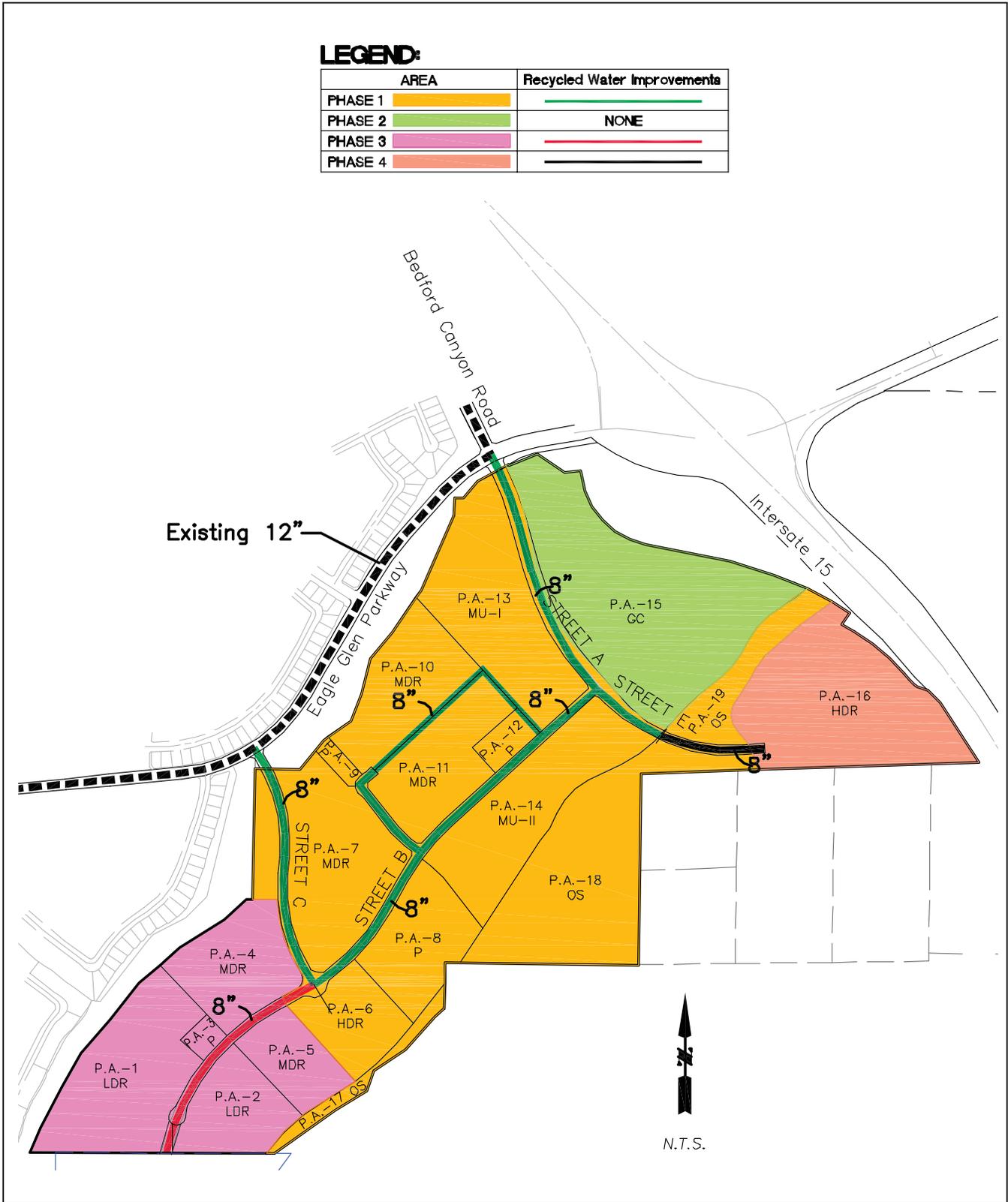
Exhibit 5.18b, Water Improvement Phasing - with Reservoir

This page is intentionally left blank.

Exhibit 5.19, Recycled Water Improvement Phasing

LEGEND:

AREA	Recycled Water Improvements
PHASE 1	
PHASE 2	NONE
PHASE 3	
PHASE 4	



This page is intentionally left blank.

INSERT 11X17
Exhibit 5.20, Sewer Improvement Phasing

This page is intentionally left blank.

Recycled water will be extended into the project during Phase 1. An 8” recycled water line will connect to the existing recycled water line in Eagle Glen at Bedford Canyon Road. This recycled water line will then be extended within Street ‘A’ and Street ‘B’ to the southern boundary of Phase 1 and Street ‘C.’ A portion of the 8” recycled waterline in Street ‘E’ from Street ‘B’ south to the channel will be constructed.

To provide sewer for the Phase 1 development, an 18” sewer line will be constructed to replace a portion of existing 15” line in Cajalco Road. This 18” line will connect to a new 21” line replacing the existing 15” sewer line that currently connects to WRF3. A 12” line connecting to the 15” line in Cajalco Road will extend westerly under the I-15 Freeway at the Bedford Canyon Wash to the west of the basin. A 12” sewer line will be installed northerly and tie into an 8” line extending from Street ‘B’. An additional 8” sewer line parallel and north of Street ‘B’ will be constructed from Street ‘C’ easterly and tie into the 12” line west of the basin. Waste Water Treatment Plant #3 may need to be expanded to a capacity sufficient to accommodate the project prior to the issuance of Building Permit for Phase 1.

Water and sewer lines constructed in Phase 1 will also serve Phase 2 development (i.e., Planning Area 15) with no additional lines required. In Phase 3 to service Planning Areas 1 through 5, a 16” transmission water line will be constructed in Street ‘B’ from Street ‘C’ to the southern boundary of the Specific Plan area. The remainder of the looped system to provide service from Zone 5 will be constructed.

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

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

Phase 4 will include development in Planning Area 16. A 16” transmission water line will be constructed in Street

‘C,’ which will extend southerly across Bedford Canyon Wash to Planning Area 16.

To provide sewer service to Phase 4 development, a lift station will be constructed in Planning Area 16, and a 4” force main connecting to an 8” sewer in Street ‘E.’

5.9.4 Drainage

Exhibit 5.21 shows the drainage improvement phasing for the project. Phase 1 improvements to protect Planning Areas 6-14 and 17-19 include the construction of the drainage facilities in Streets ‘A,’ ‘B’ and ‘C,’ the trapezoidal channel along the southeast boundary of Planning Areas 1 and 3, and northerly boundary of Planning Areas 7, 9, 10, 13 and 15, and the Bedford Canyon Wash improvements, and the detention/water quality basin in Planning Area 15. Scour protection will be constructed along the northerly banks of the Bedford Canyon Wash to the northeastern project boundary as part of Phase 1. Storm water lines within Phase 1 will vary in size from 24” to 72”.

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

Phase 4 improvements to protect Planning Area 16 will include a trapezoidal channel and detention/water quality basin adjacent to the I-15 Freeway and outlet via a 24” pipe into the existing Caltrans Culvert.

It should be noted that the ultimate phasing of the development is dependent on a number of internal and external factors. Not all planned development within a given phase may be completed prior to the initiation of the next phase. All backbone infrastructure necessary to complete previous phases shall be in place prior to commencing construction activities on a following phase.

5.10 Infrastructure Plan and Phasing Adjustments

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

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

INSERT 11X17
Exhibit 5.21, Drainage Improvement Phasing

This page is intentionally left blank.

6

DEVELOPMENT STANDARDS

6.1 Purpose and Objectives

The purpose of the Arantine Hills Specific Plan is to:

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

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

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

6.2 Development Districts

6.2.1 Mixed-Use I District (Planning Area 13)

Sections

- 6.2.1.1 Purpose
- 6.2.1.2 Permitted Uses
- 6.2.1.3 Permitted Uses for Live-Work Development
- 6.2.1.4 Conditional Uses
- 6.2.1.5 Prohibited Uses
- 6.2.1.6 Development Standards
- 6.2.1.7 Live-Work Development Regulations
- 6.2.1.8 Live-Work Signage Regulations
- 6.2.1.9 Parking Requirements
- 6.2.1.10 Walls and Fences

6.2.1.1 Purpose

The MU I District is intended to provide for a mix of commercial, multi-family residential, and live-work uses in accordance with objectives, policies and proposals of the City's General Plan. All buildings erected in this district shall adhere to the regulations set forth in this Specific Plan, and the architecture and landscaping shall reflect the Design Guidelines for Arantine Hills (Chapter 7 of this Specific Plan).

6.2.1.2 Permitted Uses

The following mixed-use commercial/residential activities, conducted wholly within enclosed buildings (except as otherwise permitted in this Chapter), shall be

permitted in the Mixed-Use I District within the Arantine Hills Specific Plan.

1. Antique shops
2. Art gallery
3. Automobile rental (subject to the provisions of Chapter 17.72 of the City's Municipal Code and in conjunction with an automobile dealership)
4. Automobile sales and leasing - new or used (subject to the provisions of Chapter 17.72 of the City's Municipal Code)
5. Bakery shop
6. Barbershop/beauty shop
7. Bookstore
8. Card and novelty shops
9. Clothes - cleaning, dyeing, pressing, tailoring
10. Coffee house
11. Computer and copy sales, equipment sales, engineering and repair
12. Confectionery
13. Construction trailer (used as a construction project office during time of construction when a valid building permit is in force)
14. Copying, printing, mail service establishments (retail only)
15. Decorating or drapery shop (retail only)
16. Delicatessen
17. Doughnut shop
18. Fast photo store, film and camera sales;
19. Film processing and packaging
20. Florist
21. Health care/fitness facility, not exceeding a total floor area of 1,500 square feet
22. Laboratory, medical or dental
23. Liquor (off-sale only) or convenience store
24. Locksmith
25. Luggage store
26. Multi-family residential uses (in conjunction with commercial and/or office development and/or live-work units only)
27. Newsstand
28. Offices, business and professional
29. Office supply store (less than 1,000 square feet)
30. Parking structures (not to exceed 3 stories or 45 feet in height, whichever is greater)

31. Photography service or studio
32. Postal annex
33. Restaurant, cafe or coffee shop (up to 1,000 square feet of outdoor dining permitted; no drive-thrus or live entertainment permitted)
34. Spas and personal care to include nail salons and hair salons
35. Weight loss/nutrition centers and stores
36. Similar uses permitted by the determination of the Community Development Director. The Community Development Director may permit any other uses that he/she may determine to be similar to those listed above, in conformity with the intent or purpose of this zone, and not detrimental to the public health, safety and welfare, or to other uses permitted in this zone.

6.2.1.3 Conditional Uses

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

1. Health care/fitness facility, exceeding a total floor area of more than 1,500 square feet
2. Restaurants with live entertainment (MCUP)
3. Restaurants, cafe, or coffee shop, with outdoor dining in excess of 1,000 square feet (MCUP)
4. Places of worship including churches, mosques, temples, etc., not to exceed a combined area of 10,000 square feet (MCUP)
5. Tobacco stores, subject to the provisions of CMC Chapter 5.19 (MCUP)
6. Market - fish, meat or produce (retail only)
7. Museum or cultural center
8. Newsstand
9. Parking structures (in excess of 3 stories or 45 feet in height, whichever is greater)

6.2.1.4 Prohibited Uses

1. Adult entertainment uses
2. Industrial uses
3. Manufacturing uses
4. Massage parlors

5. Multi-family residential uses (stand alone residential uses without commercial, office, and/or live-work uses)

6.2.1.5 Permitted Uses for Live-Work Developments (Applies to Live-Work Units Only)

For live-work development in the MU-I District, the following mixed-use commercial/residential activities, conducted wholly within enclosed buildings, shall be permitted; provided the commercial/office uses shall occur in conjunction with residential uses and are not stand alone uses:

1. Apparel - custom tailoring and sales of apparel, clothing and other sewing products made on the premises
2. Artists and craft/sculpture products, sales galleries, and studios
3. Internet-based commerce (no inventory, no pornography)
4. Office - creative/tech-based offices and services
5. Office - professional offices and services
6. Photographer/photography studios
7. Residential uses in conjunction with office, retail or other work-related uses as permitted herein for live-work development
8. Spas and personal care to include nail salons and hair salons (for single patron use only and subject to Homeowners Association/Property Owners Association approval)
9. Similar uses permitted by the determination of the Community Development Director. The Community Development Director may permit any other uses that he/she may determine to be similar to those listed above, in conformity with the intent or purpose of this zone, and not detrimental to the public health, safety and welfare, or to other uses permitted in this zone.

6.2.1.6 Conditional Uses (Applies to Live-Work Units Only)

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

1. Spas and personal care to include nail salons and hair salons for two or more patrons and subject to Homeowners Association/Property Owners Association approval

6.2.1.7 Prohibited Uses (Applies to Live-Work Units Only)

1. Adult entertainment uses
2. Industrial uses
3. Manufacturing uses
4. Massage parlors
5. Multi-family residential uses (stand alone residential uses without commercial, office, and/or other live-work uses)

6.2.1.8 Development Standards.

Please see Table 6.1 for Mixed-Use I development standards.

6.2.1.9 Live-Work Development Regulations

The following development regulations apply only to live-work units and not to other types of mixed-use units.

1. Live-work units include the combination of residential living units on the upper level and work space/artist lofts on the ground level of a building for self-employed residents. The working area and living space of a live-work unit shall have separate entries on the ground level of the unit, with the work space entry located in the front of the building and a separate living space entry in either the front or rear of the building. No ground floor residential living shall be permitted in live-work units.
2. The working area of each live-work unit shall have a size that is at least 20% of the unit’s entire living area (minus porches and garages), but in no case shall exceed more than 50% of the entire living area (minus porches and garages).
3. The working area of a live-work unit shall be used exclusively for work activities and not for residential purposes.

4. Conditions, Covenants, and Restrictions (CC&Rs) shall be reviewed by the City that lists restricted uses. The Homeowners Association will be responsible for controlling hours of business, signage standards, visitor and guest parking, carport area appearances, etc.
5. Storage of hazardous materials necessary for work activities in live-work occupancies may be stored in controlled areas per the current California Building Code used by the City of Corona.
6. The residential portion of the live-work unit shall only be occupied by the individual and his/her household that has their professional occupation established in the same unit.
7. Live-work units are single-tenant spaces that include both residential and commercial/office square footage in a single unit providing for a business to be conducted solely by the homeowner. In no instance shall the work portion of the live-work unit be sub-leased.
8. Noise levels generated by live-work spaces shall conform to the requirements of the City of Corona Municipal Code for residential use.
9. A minimum of 50 square feet per live-work unit shall be provided in common recreation facilities, such as pools, spas, clubhouses, barbecues, and shade structures.
10. Trash enclosures for live-work units shall be provided per CMC Chapter 17.79 for multi-family housing.

6.2.1.8 Live-Work Signage Regulations

Signage within live-work developments is intended to contribute to the unique and contemporary pedestrian oriented residential and professional environment. Signage may be utilized for direction within the community and to announce the presence and location of businesses and professional services resident within the development. Signage is not intended to serve as

bold commercial enticements that draw visitors into the community from the main roadways, such as Eagle Glen Parkway. Signage may be engaging and multi-layered, but must be tasteful in character. All signage and signage lighting shall comply with the requirements of this section (Section 6.2.1.8) and must be approved by both the Homeowners Association and the City of Corona.

A. Individual Live-Work Units

Signage for each individual unit may include:

1. One (1) placard sign either mounted to the wall adjacent to the public entry of the units designated workspace or mounted over the door (perpendicular to the door) as a blade sign. Signs may vary in shape, but may not exceed 2.5 feet x 2.5 feet in total size. Placard (blade) signs may be externally illuminated to provide visibility of signage information during evening hours. However, lighting is limited to the area of the placard and must be approved by the HOA. End units may have either two (2) placard signs or one (1) placard sign and one (1) blade sign (each sign facing a different direction).
2. Decorative Window Treatments and Etching — Each unit's storefront window may utilize decorative window treatments including glass etching, decorative stencil work, and interior lighting, along the glass wall enclosures of the unit's designated work space, provided, however, that the window treatments do not infringe upon adjacent and neighboring units, and contribute to the professional and pedestrian-oriented character of the community.

B. Directional Signage for Live-Work Developments

Directional signage is intended to assist visitors in locating residents and businesses throughout the development. Up to four (4) multi-resident directory signs are permitted at key locations throughout the community including near or adjacent to the community center. Each directory sign shall not exceed 20 square feet and

six feet in height. Directory signs may be double-sided. All directory signs require approval by the Homeowners Association and the City.

6.2.1.9 Parking Requirements

Please see Table 6.1 for Mixed-Use I parking requirements. Adequate vehicular access, parking and loading shall be provided to prevent undue traffic congestion on adjacent streets. Internal circulation shall be designed to avoid vehicle stacking on adjacent streets, facilitate vehicle movement throughout the site, and ensure pedestrian safety.

6.2.1.10 Walls and Fences

Refer to Chapter 17.70 in the CMC for standards on walls, fences, and hedges within the Mixed-Use I District.

6.2.2 Mixed-Use II District (Planning Area 14)

Sections

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

6.2.2.1 Purpose

The MU II District is intended to provide for a mix of office, business park and light industrial uses in accordance with objectives, policies and proposals of the City's General Plan. All buildings erected in this district shall adhere to the regulations set forth in this Specific Plan, and the architecture and landscaping shall reflect the Design Guidelines for Arantine Hills (Chapter 7 of this Specific Plan).

6.2.2.2 Permitted Uses

The following mixed-use light industrial/commercial activities, conducted wholly within enclosed buildings

(except as otherwise permitted in this Chapter), shall be permitted in the Mixed-Use II District within the Arantine Hills Specific Plan.

1. Art gallery
2. Automobile rental (subject to the provisions of Chapter 17.72 of the City's Municipal Code and in conjunction with an automobile dealership)
3. Automobile sales and leasing - new or used (subject to the provisions of Chapter 17.72 of the City's Municipal Code)
4. Bakery shop
5. Blueprint and reprographic business
6. Bookstore
7. Catering businesses
8. Clothes - cleaning, dyeing, pressing, tailoring
9. Computer and copy sales, equipment sales, engineering and repair
10. Construction trailer (used as a construction project office during time of construction when a valid building permit is in force)
11. Copying, printing, mail service establishments (retail only)
12. Decorating or drapery shop (retail or wholesale)
13. Delicatessen
14. Fast photo store, film and camera sales
15. Film processing and packaging
16. Florist
17. Health care/fitness facility, not exceeding a total floor area of 10,000 square feet
18. Laboratory, medical or dental
19. Locksmith
20. Luggage store
21. Medical equipment provider
22. Offices, business and professional
23. Offices, medical and dental
24. Office supply store, not exceeding a total floor area of 5,000 square feet
25. Parking structures (not to exceed 3 stories or 45 feet in height, whichever is greater)
26. Pet care and temporary pet boarding facilities
27. Pharmacy in association with a medical office
28. Photography service or studio
29. Post office and postal annex
30. Repair shop for small appliances

31. Research, development, and testing laboratories and facilities
32. Restaurant, cafe, or coffee shop (up to 1,000 square feet of outdoor dining permitted; no drive-thrus or live entertainment permitted)
33. Studio academy including, but not limited to, art, music, dance, and martial arts
34. Tire shop (subject to the provisions of Chapter 17.72 of CMC)
35. Upholstery shops and businesses (both retail and wholesale)
36. Warehouse and distribution uses, not to exceed 30,000 square feet in size
37. Weight loss/nutrition centers and stores
41. Similar uses permitted by the determination of the Community Development Director. The Community Development Director may permit any other uses that he/she may determine to be similar to those listed above, in conformity with the intent or purpose of this zone, and not detrimental to the public health, safety and welfare, or to other uses permitted in this zone.

6.2.2.3 Conditional Uses

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

1. Automobile service station, subject to CMC Chapter 17.72
2. Fire station
3. Police station or substation
4. Post office distribution facility
5. Restaurants with live entertainment (MCUP)
6. Restaurants, cafe, or coffee shop, with outdoor dining in excess of 1,000 square feet (MCUP)
7. Places of worship including churches, mosques, temples, etc., exceeding a combined area of 10,000 square feet
8. Places of worship including churches, mosques, temples, etc., not exceeding a combined area of 10,000 square feet (MCUP)
9. Telecommunication facilities, subject to the provisions of CMC Chapter 17.65

10. Tobacco stores, subject to the provisions of CMC Chapter 5.19 (MCUP)
11. Market - fish, meat or produce (retail only)
12. Museum or cultural center
13. Newsstand
14. Parking structures (in excess of 3 stories or 45 feet in height, whichever is greater)
15. Utility facilities

6.2.2.4 Prohibited Uses

1. Adult entertainment uses
2. Massage parlors
3. Residential uses
4. Outdoor storage

6.2.2.5 Development Standards.

Please see Table 6.1 for Mixed-Use II development standards.

6.2.2.6 Parking Requirements

Please see Table 6.1 for Mixed-Use II parking requirements. Adequate vehicular access, parking and loading shall be provided to prevent undue traffic congestion on adjacent streets. Internal circulation shall be designed to avoid vehicle stacking on adjacent streets, facilitate vehicle movement throughout the site, and ensure pedestrian safety.

6.2.2.7 Walls and Fences

Refer to Chapter 17.70 in the CMC for standards on walls, fences, and hedges within the Mixed-Use II District.

Table 6.1, Mixed-Use I and II Development Standards

Development Regulations	Mixed-Use I	Mixed-Use II
Minimum Lot Area	No minimum requirement	No minimum requirement
Minimum Lot Width	No minimum requirement	No minimum requirement
Minimum Lot Depth	No minimum requirement	No minimum requirement
Maximum Floor Area Ratio	2.0	2.0
Minimum Landscape Setback Abutting a Residential Zone	20'	20'
Setback from Street 'A'	0'	10'
Setback from Street 'B'	10'	10'
Front or Side Setback from a Public Street (Other than Street 'A' or Street 'B')	10'	10'
Rear Setback from a Public Street (Other than Street 'A' or Street 'B')	15'	15'
Front or Side Setback from a Private Street (defined as 32' width or greater)	10'	10'
Rear Setback from a Private Street	10'	10'
Side Yard Setbacks		
• Interior	0'	10'
• Street Side (from a public street)	10'	10'
Building Coverage	No coverage requirement	No coverage requirement
Maximum Building Height	Three (3) stories or 50', whichever is greater; building heights greater than 50', up to 70' or five (5) stories, whichever is greater, may be permitted subject to approval of a CUP by the Planning Commission	Three (3) stories or 50', whichever is greater
Minimum Dwelling Unit Area	600 s.f., excluding porches and balconies	Not applicable (no residential permitted)

Development Regulations	Mixed-Use I	Mixed-Use II
Parking Standards (excludes Live-Work Units)	Two spaces per dwelling unit, one of which shall be covered, plus 0.5 uncovered guest space. 1 space per 200 s.f. of floor area dedicated to non-restaurant commercial uses, and 1 space per 100 square feet of floor area dedicated to restaurant use. Residential guest parking can be included in the requirement for commercial parking, provided that parking remains open and unassigned.	Pursuant to the standards contained in Chapter 17.76, Off-Street Parking, of the CMC
Parking Standards for Live-Work Units Only	2 covered spaces per live-work unit plus 0.5 uncovered guest space per each unit. On-street parking may be counted in tabulation for guest space(s).	N/A
Shared Parking	Shared parking shall be permitted during off peak hours subject to preparation of a shared parking analysis. CEQA review may be required. The analysis shall be reviewed and approved by both the Community Development Director and the City Traffic Engineer.	Shared parking shall not be permitted.
Signage Standards	Pursuant to the standards contained in Chapter 17.74, Signs, of the CMC	Pursuant to the standards contained in Chapter 17.74, Signs, of the CMC
Trash Enclosures	For all uses that do not have individual trash pickup, trash enclosures shall be provided in accordance with Chapter 17.79 of the CMC	For all Mixed-Use II uses, trash enclosures shall be provided in accordance with Chapter 17.79 of the CMC

6.2.3 General Commercial District (Planning Area 15)

Sections

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

6.2.3.1 Purpose

The General Commercial District is intended for higher intensity commercial uses that serve community and subregional needs with an emphasis on convenient automobile access, while incorporating efficient, safe and attractive on-site pedestrian circulation. Although the General Commercial District designation is intended to generally apply to areas appropriate to serve the entire community (e.g., shopping centers, automotive service and repair, theaters and drive-thrus), neighborhood-serving retail centers and uses are also permitted. The General Commercial District may also contain low- and medium-rise office uses.

6.2.3.2 Permitted Uses

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

1. Antique shops
2. Art galleries
3. Automobile parts and accessories store (retail only-not installation)
4. Automotive gasoline stations
5. Automobile rental (subject to the provisions of Chapter 17.72 of the City's Municipal Code and in conjunction with an automobile dealership)
6. Automobile sales and leasing - new or previously driven (subject to the provisions of Chapter 17.72 of the City's Municipal Code)
7. Bakery

8. Banks (with drive through acceptable)
9. Barbershop/beauty shop
10. Bicycle shop
11. Book store
12. Catering establishment
13. Clothes cleaning, drying, pressing, tailoring
14. Coffee house
15. Clothes and wearing apparel shop
16. Confectionery
17. Construction project offices during construction while a valid permit is in effect
18. Copying, printing, mail service establishments (retail only)
19. Delicatessen
20. Department store or general retail
21. Doughnut shop
22. Drugstore
23. Electronic store
24. Florist
25. Furniture store (new only)
26. Game arcade, ancillary (20% or less of commercial floor area)
27. Grocery store
28. Hardware or appliance store
29. Health or fitness club
30. Health care facilities (subject to the provisions of Chapter 17.73 of CMC)
31. Home improvement retail store (with ancillary outdoor garden center)
32. Interior decorator shop
33. Laundromat (self service laundry)
34. Library
35. Liquor (off-sale only) or convenience store
36. Locksmith
37. Market - fish, meat or produce (retail only)
38. Museum or cultural center
39. Newsstand
40. Nursery
41. Offices - business, dental, medical, governmental, or professional
42. Office supply store
43. Parks and plazas (subject to the provisions of Chapter 12.24 of CMC)

44. Pet shops, including grooming and veterinary services as ancillary uses
45. Pharmacy
46. Photography service or studio
47. Post office
48. Private school (such as art, dental, language, medical, modeling, technical, tutoring, business college. No riding academies)
49. Restaurant, cafe or coffee shop (no drive-thrus or live entertainment permitted)
50. Reverse vending machines (must be located within a permitted commercial structure)
51. Tire shop (subject to the provisions of Chapter 17.72 of CMC)
52. Similar uses permitted by the determination of the Community Development Director. The Community Development Director may permit any other uses that he/she may determine to be similar to those listed above, in conformity with the intent or purpose of this zone, and not detrimental to the public health, safety and welfare, or to other uses permitted in this zone.

6.2.3.3 Conditional Uses

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

1. Animal hospital (small animals only)
2. Automobile accessories with installation
3. Automobile repair
4. Billiard parlor (MCUP)
5. Bowling alley
6. Car wash-self service and full services
7. Club, lodge or meeting hall
8. Day care facilities
9. Drive-thru restaurants and establishments
10. Fire station
11. Game arcade
12. Hotels and motels and appurtenant facilities including restaurants, bars and meeting/conference centers within the hotel/motel
13. Nursery (outdoor)

14. Parking structures (in excess of 3 stories or 45 feet in height, whichever is greater)
15. Places of worship including churches, mosques, temples, etc., exceeding a combined area of 10,000 square feet
16. Places of worship including churches, mosques, temples, etc., not exceeding a combined area of 10,000 square feet (MCUP)
17. Police station and substation
18. Restaurants, cafe, or coffee shop, with drive-thru
19. Restaurants, cafes or coffee shops with live entertainment (live entertainment establishments shall be subject to the provisions of Chapter 17.41 of CMC)
20. Telecommunication facilities, subject to the provisions of CMC Chapter 17.65
21. Theater, cinema, or playhouse (excluding adult entertainment)
22. Utility facilities

6.2.3.4 Prohibited Uses

1. Adult entertainment uses
2. Automobile sales, leasing or rental
3. Automobile repair garage or automobile upholstery
4. Manufacturing uses
5. Outdoor storage
6. Outdoor sales (temporary outdoor sales may be permitted by a special use permit per CMC)
7. Massage parlors
8. Residential uses

6.2.3.5 Development Standards.

Please see Table 6.2 for General Commercial development standards.

6.2.3.6 Parking Requirements

The standards contained in Chapter 17.76, Off-Street Parking, of the CMC shall apply within General Commercial areas of Arantine Hills.

6.2.3.7 Walls and Fences

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

Table 6.2, General Commercial Development Standards

General Commercial Development Standards	
Minimum Lot Area	No minimum requirement
Minimum Lot Width	No minimum requirement
Minimum Lot Depth	No minimum requirement
Maximum Floor Area Ratio	.25
Setback from a Public Street	10'
Setback from a Private Street	5'
Side Yard Setbacks	
• Interior	0'
• Street Side	10'
Setbacks From Other Planning Areas	10'
Building Setback Adjacent to a Freeway Right-of-Way or Railroad Right-of-Way	No minimum, except where there is parking or a drive aisle, a 10' landscape buffer shall be provided
Building Coverage	No coverage requirement
Maximum Building Height	Four (4) stories or 50', whichever is greater
Parking Standards	Pursuant to the standards contained in Chapter 17.76, Off-Street Parking, of the CMC. No shared parking shall be permitted.
Signage Standards	Pursuant to the General Community Commercial (C-3) standards contained in Chapter 17.74, Signs, of the CMC
Trash Enclosures and Loading Areas	For all Commercial uses, trash and loading areas shall be screened by a minimum 5' high block wall, unless another alternative is found to be acceptable by the City's Planning Division

6.2.4 High Density Residential District (Planning Areas 6 & 16)

Sections

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

6.2.4.1 Purpose

The High Density Residential (HDR) District is planned for attached multi-family dwelling units, including townhomes, stacked flats and apartments, at densities of up to 36 dwelling units per acre.

6.2.4.2 Permitted Uses

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

1. Single family detached dwellings subject to the standards of the Low Density Residential District set forth in Section 6.2.6 of this Specific Plan.
2. Single family detached and attached dwellings subject to the standards of the Medium Density Residential District set forth in Section 6.2.5 of this Specific Plan.
3. Multi-family dwellings including, but not limited to, condominiums, townhomes, stacked flats and apartments.
4. Multiple senior dwellings, apartment homes and town homes of a permanent character and constructed in permanent locations for private ownership
5. Age-qualified development
6. Hiking and bicycle trails and paths
7. Home occupations pursuant to Chapter 17.80 of the CMC
8. House trailer to be used as a construction project office during the time of construction, if a valid building permit for said construction project exist

9. Planned unit and condominium development subject to all the provisions of Chapter 17.82 of the CMC
10. Private parks and recreation areas subject to the provisions of Chapter 12.24 of the CMC
11. Small family day care homes
12. Similar uses permitted by the determination of the Community Development Director. The Community Development Director may permit any other uses that he/she may determine to be similar to those listed above, in conformity with the intent or purpose of this zone, and not detrimental to the public health, safety and welfare, or to other uses permitted in this zone.

6.2.4.3 Conditional Uses

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

1. Congregate care facilities
2. Health care facilities subject to the provisions of Chapter 17.73 of the CMC
3. Public parks, playgrounds, non-commercial recreation or open space areas

6.2.4.4 Prohibited Uses

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

1. Commercial uses
2. Manufacturing uses

6.2.4.5 Development Standards

The property development standards set forth in this chapter shall apply to all land and buildings in the High Density Residential Districts. For detailed development standards and setbacks, see Table 6.3.

A. Minimum Dwelling Unit Area

Each dwelling unit area shall be a minimum of six hundred (600) square feet, not including garages, patios and open porches. The minimum floor area per dwelling unit of a senior citizen congregate housing project may be reduced to three hundred and fifty (350) square

feet, provided that the square footage not included in the individual unit is provided elsewhere in the building in the form of common activity centers or facilities. Notwithstanding the requirements of this section, in no case shall a two-bedroom unit be less than five hundred and fifty (550) square feet, a one-bedroom unit be less than four hundred and fifty (450) square feet or an efficiency unit be less than three hundred and fifty (350) square feet in area.

B. Enclosed Storage Area

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

C. Landscaping

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

D. Access

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

E. Recreational Facilities

Wherever there is constructed on a lot or contiguous lots multiple dwellings of twenty (20) or more units, a recreational facility shall be provided for the occupants of the units.

F. Open Space Requirements

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

1. Not less than fifty (50) square feet of the total required space shall be provided in private outdoor living space contiguous to a dwelling unit. This private space may be provided in private areas

screened from ground level exterior visibility. Driveways shall not be included in calculations of outdoor space. The minimum depth of the private outdoor living space shall be five (5) feet.

2. Not less than one hundred (100) square feet of the required space shall be provided in a single common area with a minimum dimension of fifteen feet (15') at any point.

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

G. Signs

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

H. Laundry Facilities

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

I. Trash Collection

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

J. Lighting

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

6.2.4.6 Parking Requirements

The standards contained in Chapter 17.76, Off-Street Parking, of the Corona Municipal Code shall apply within High Density Residential areas of Arantine Hills. Tandem parking shall not be permitted.

6.2.4.7 Walls and Fences

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

6.2.5 Medium Density Residential District (Planning Areas 4, 5, 7, 10 & 11)

Sections

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

6.2.5.1 Purpose

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

6.2.5.2 Permitted Uses

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

1. Single family detached residential developed under the Low Density Residential District standards set forth in Section 6.2.6 of this Specific Plan
2. Single family attached residential including, but not limited to, duplex, triplexes, four-plexes, townhomes, motor courts and green courts
3. Multi-family attached residential (defined as 5 or more dwelling units in a single building)
4. Home occupations pursuant to Chapter 17.80 of the CMC

5. House trailer, which may be used as a construction project office during time of construction when a valid building permit is in force.
6. Private parks and recreation areas
7. Uses customarily incident to the permitted uses and accessory buildings when located on the same lot. It is unlawful to construct, erect, or locate any accessory building without a permitted main building. Garages may be detached structures, but shall not provide kitchen arrangement, bars or similar facilities, or other provisions for meal preparation
8. Similar uses permitted by the determination of the Community Development Director. The Community Development Director may permit any other uses that he/she may determine to be similar to those listed above, in conformity with the intent or purpose of this zone, and not detrimental to the public health, safety and welfare, or to other uses permitted in this zone.

6.2.5.3 Conditional Uses

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

1. Public parks, playgrounds, non-commercial recreational or open space areas

6.2.5.4 Prohibited Uses

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

1. Commercial uses
2. Manufacturing uses

6.2.5.5 Development Standards

The property development standards set forth in this chapter shall apply to all land and buildings in the Medium Density Residential Districts. For detailed development standards and setbacks, see Table 6.3.

A. Landscaping

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

B. Access

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

C. Accessory Structures

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

D. Signs

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

E. Lighting

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

6.2.5.6 Parking Requirements

The standards contained in Chapter 17.76, Off-Street Parking, of the Corona Municipal Code shall apply within Medium Density Residential areas of Arantine Hills. Tandem parking shall not be permitted.

6.2.5.7 Walls and Fences

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

6.2.6 Low Density Residential District (Planning Areas 1 and 2)

Sections

- 6.2.6.1 Purpose
- 6.2.6.2 Permitted Uses
- 6.2.6.3 Conditional Uses
- 6.2.6.4 Prohibited Uses
- 6.2.6.5 Development Standards
- 6.2.6.6 Parking Requirements
- 6.2.6.7 Walls and Fences

6.2.6.1 Purpose

The Low Density Residential District is intended as a district of single-family homes with not more than one dwelling and customary accessory buildings upon one lot, at densities of up to 6 dwelling units per acre.

6.2.6.2 Permitted Uses

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

1. Animals to maximum numbers as follows: three weaned cats and three weaned dogs
2. Single family detached homes
3. Manufactured housing
4. Accessory buildings and uses customarily incident to any of the above uses designated in this section, including a private garage, private recreation facilities, and servants' quarters, provided no kitchen or kitchen facilities shall be included in any such accessory building
5. Hiking and bicycle trails and paths
6. Home occupations pursuant to Chapter 17.80 of the CMC
7. House trailer, may be used as a construction project office during time of construction when a valid building permit is in force
8. Private parks and recreation area
9. Small family day care homes
10. Secondary dwelling units may be permitted subject to Chapter 17.85 of the CMC.
11. Similar uses permitted by the determination of the Community Development Director. The Community Development Director may permit any other uses that he/she may determine to be similar to those listed above, in conformity with the intent or purpose of this zone, and not detrimental to the public health, safety and welfare, or to other uses permitted in this zone.

6.2.6.3 Conditional Uses

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

1. Day care/nurseries

2. Public parks, playgrounds, non-commercial recreation or open space areas
3. Public facilities

6.2.6.4 Prohibited Uses

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

1. Multi-family residential uses of any definition
2. Commercial uses
3. Manufacturing uses

6.2.6.5 Development Standards

The property development standards set forth in this chapter shall apply to all land and buildings in the Low Density Residential Districts. For detailed development standards and setbacks, see Table 6.3.

A. Landscaping

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

B. Access

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

C. Accessory Structures

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

D. Signs

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

E. Lighting

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

6.2.6.6 Parking Requirements

The standards contained in Chapter 17.76, Off-Street Parking, of the CMC shall apply within Low Density Residential areas of Arantine Hills. Tandem parking shall be permitted, but only for those parking spaces in excess of the minimum number of required parking spaces and where circulation is not disrupted.

6.2.6.7 Walls and Fences

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

Table 6.3, Residential Development Standards

Development Standards	High Density Residential District	Medium Density Residential District	Low Density Residential District
Maximum Density	36 du per net acre*	15 du per net acre*	6 du per net acre*
Minimum Lot Area, Width & Depth	Not applicable	Minimum lot area: 7,200 s.f. Minimum width: 30' Minimum depth: 80'	Minimum lot area: 8,000 s.f. Minimum width: 80' Minimum depth: 100'
Building Height	Shall not exceed three stories or 40', whichever is greater	Shall not exceed three stories or 40', whichever is greater	Shall not exceed two stories or 35'
Distance Between Buildings	Where there is more than one main building on a lot or building site, or where a building is constructed about a court, each building or wing shall have the following yards: (a) For one story buildings, front, 15 feet; side, 5 feet; rear, 5 feet; (b) For two story buildings, front, 17½ feet; side, 7½ feet; rear, 7 ½ feet; and (c) For three story buildings, front, 20 feet; side, 10 feet; rear, 10 feet.	Not less than 10' (5' for uninhabited accessory buildings)	Not less than 10' (5' for uninhabited accessory buildings)
Setbacks			
Front Yard			20', provided that side-entry garages may be located up to a 10' minimum setback
• Single Story	10'	10'	
• Two Story	20'	20' for front entry garages; 10' for alley loaded garages	
Side Yard			
• Single Story	5'	5' (0' interior side yard permitted, provided distance between units is 10')	5' / 10'
• Two Story	5'	5' (0' interior side yard permitted, provided distance between units is 10')	5' / 10'
• Three Story	10'	8'	N/A
• Street Side Yard	10'	10'	10'
• Reversed Corner Lot	10'	10'	10'

Development Standards	High Density Residential District	Medium Density Residential District	Low Density Residential District
Rear Yard			
• Single and Two Story	10'	15' (rear yard shall include 10' of level ground)	15' (rear yard shall include 10' of level ground)
• Three Story	15'	15' (rear yard shall include 10' of level ground)	N/A
Setback from a Public Street	20'	10'	20', provided that side-entry garages may be located up to a 10' minimum setback
Setback from a Private Street	10'	10'	20', provided that side-entry garages may be located up to a 10' minimum setback
Setback from an Alley	3'	3'	3'
Minimum Building Separation			
Minimum distance between main structures	10' - one story 20' - two stories and greater	10'	N/A
Garage door to garage door	30'	30'	N/A
Maximum Lot Coverage	65%	65%	45%
Enclosed Storage Area	100 cubic feet min. (3' min. dimensions)	100 cubic feet min. 3' min dimensions (requirement applies to attached dwellings only)	N/A
Minimum Dwelling Unit Area (Not including garages, patios and open porches)	600 s.f.**; 350 s.f. for congregate care units***	1,000 s.f.	1,300 s.f.
Open Space Requirements	150 s.f. per unit	250 s.f. per unit (detached only) 150 s.f. per unit (attached)	N/A
Accessory Structures	N/A	Per CMC Chapter 17.66	Per CMC Chapter 17.66

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

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

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

6.2.7 Park (Planning Areas 3, 8, 9 & 12)

Sections

- 6.2.7.1 Purpose
- 6.2.7.2 Permitted Uses
- 6.2.7.3 Conditional Uses
- 6.2.7.4 Prohibited Uses
- 6.2.7.5 Development Standards
- 6.2.7.6 Parking Requirements
- 6.2.7.7 Walls and Fences

6.2.7.1 Purpose

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

6.2.7.2 Permitted Uses

The following uses are permitted in the Park planning areas:

1. Parks and playgrounds
2. Picnic tables and areas (including barbecues)
3. Playfields and ball fields
4. Restroom facilities (permitted only in parks larger than 8 acres in size)
5. Shade structures
6. Sports-related structures and facilities related to parks
7. Swimming pools, wading pools and water play/activity areas
8. Gazebos and trellis structures
9. Maintenance facilities
10. Similar uses permitted by the determination of the Community Development Director. The Community Development Director may permit any other uses that he/she may determine to be similar to those listed above, in conformity with the intent or purpose of this zone, and not detrimental to the public health, safety and welfare, or to other uses permitted in this zone.

6.2.7.3 Conditional Uses

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

1. Band stands and shells
2. Skate parks

6.2.7.4 Prohibited Uses

1. Residential uses
2. Commercial uses (including office uses)
3. Industrial uses
4. Manufacturing uses

6.2.7.5 Development Standards

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

1. All requirements per the Arantine Hills Development Agreement and/or Park Development Agreement.
2. All permanent structures shall be setback not less than fifty feet (50') from all property lines.
3. Maximum building height shall be no more than thirty-five feet (35').
4. Light fixtures shall be shielded to avoid spill over light onto adjacent properties.

6.2.7.6 Parking Requirements

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

6.2.7.7 Walls and Fences

Maximum wall and fence height shall be eight feet. Equestrian rail fencing shall be permitted. No wooden fencing shall be permitted. Vinyl fencing, chain link fencing, and fencing constructed of other low maintenance materials shall be permitted. Razor wire and barbed wire fencing shall be prohibited.

6.2.8 Open Space (Planning Areas 17, 18 & 19)

Sections

- 6.2.8.1 Purpose
- 6.2.8.2 Permitted Uses
- 6.2.8.3 Conditional Uses
- 6.2.8.4 Prohibited Uses
- 6.2.8.5 Walls and Fences

6.2.8.1 Purpose

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

6.2.8.2 Permitted Uses

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

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

6.2.8.3 Conditional Uses

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

1. Telecommunication subject to the provisions of CMC Chapter 17.65
2. Utility facilities

6.2.8.4 Prohibited Uses

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

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

6.2.8.5 Walls and Fences

Maximum wall and fence height shall be eight feet. Equestrian rail fencing shall be permitted. No wooden fencing shall be permitted. Vinyl fencing, chain link fencing, and fencing constructed of other low maintenance materials shall be permitted. Razor wire and barbed wire fencing shall be prohibited.

7

DESIGN GUIDELINES

7.1 Purpose and Intent

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

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

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

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

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

7.2 Community Theme and Character

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

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

- » Buildings in Low Density Residential and Medium Density Residential planning areas should be arranged, staggered and offset to create dynamic building facades. Long, straight rows of “barracks-like” buildings and facades in these planning areas are discouraged.
- » Buildings in High Density Residential planning areas should incorporate articulation, color blocking and details that provide visual interest and enhance the facades.
- » In highly visible areas, additional attention will be given to the aesthetics of the side and rear building exposures. Additional side and rear elevation detailing, variable lot depths or rear yard setbacks, and landscaping will be considered as potential design solutions.
- » A theme wall/monument shall be installed at the major project entry (Street ‘A’/Eagle Glen Parkway) that reinforces the community’s overall theme and character.

7.3 Architectural Design Guidelines

7.3.1 Architectural Themes

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

Two main architectural themes will be used in Arantine Hills: California Heritage and Mediterranean. Mediterranean architectural styles will be used in the commercial, mixed-use and High Density Residential planning areas, as well as portions of the Medium Density Residential planning areas. California Heritage architectural styles will be used in the Low Density Residential planning areas and in portions of the

Medium Density Residential planning areas. To promote architectural diversity within the community, additional minor architectural themes to be determined at a later date may be integrated along with the two main themes at the discretion of the project master developer and/or builder. If proposed, these additional themes will be submitted to the City of Corona Architectural Review Board for approval prior to issuance of any building permit for that specific development. The additional design themes will need to be of equal quality and detail as the two main themes.

Within the Mediterranean and California Heritage themes, there are several distinct architectural styles. Each planning area within the Arantine Hills Specific Plan shall consist of only one style of architecture. For example, the California Bungalow and American Farmhouse styles should not be mixed within the same planning area. However, a planning area may consist of American Farmhouse style homes, while the adjoining planning area may contain California Bungalow style homes.

Mediterranean Theme

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

California Heritage Theme

The California Heritage vernacular is exemplified by wood details, low-pitched roofs, open porches and balconies. The styles that comprise the Arantine Hills

California Heritage architecture include California Bungalow and American Farmhouse; styles that were prevalent in the Inland Empire at the beginning of the 20th Century. Arantine Hills proposes contemporary interpretations of these classic California styles. Because of fire concerns, wooden roofs will not be permitted in Arantine Hills. All roofs implementing the California Heritage Theme will be tile roofs designed to recall the ambiance of wooden roofs.

7.3.2 Residential Design Guidelines

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

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

7.3.2.1 General

Lotting Concepts

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

Siting Criteria

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

Fencing/Walls

Walls and fences are important urban design features of the Specific Plan community. Walls and fences should be used to help establish and reinforce the theme, reflecting the characteristics of the major project entry monumentation in terms of configuration and materials. They establish enclosure, delineate site areas, offer visual and physical privacy, provide for views in and out

of a site, attenuate sound and provide security. Where such elements face public streets and view corridors, they shall appear consistent in style, material and height, therefore serving as a unifying element throughout the community and maintaining a community theme. Exhibits 7.1 and 7.2 illustrate the wall/fencing concept and design for Arantine Hills.

Appropriate:

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

Inappropriate:

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

Form, Massing and Scale

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

Exhibit 7.1, Walls and Fencing Concepts

Tubular Steel View Fencing



Pilaster with Stone Veneer and Concrete Cap



Changes in wall or fence stepping consistent with pad elevation changes



Split-Face Block Wall with Concrete Cap



Slump Block Wall

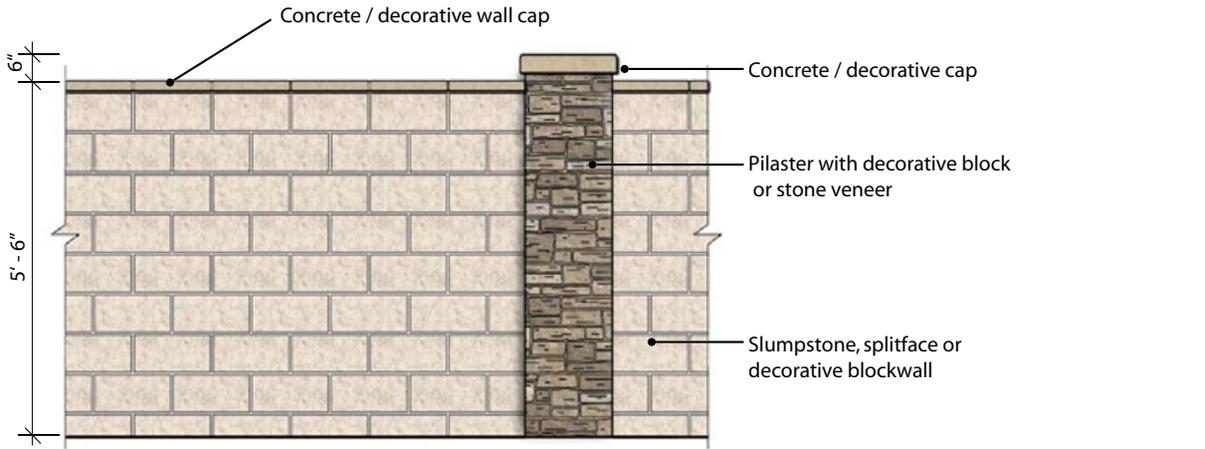


View Fence Alternative
Tempered Glass with Low Block Wall

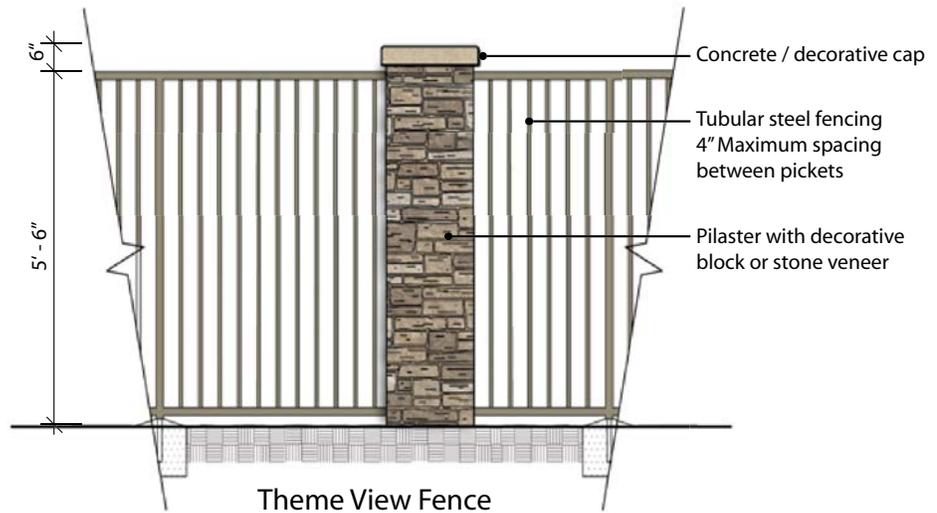
All retaining and freestanding walls shall be constructed of decorative masonry with pilasters reflective of the entry monumentation. Precision block will not be allowed.

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

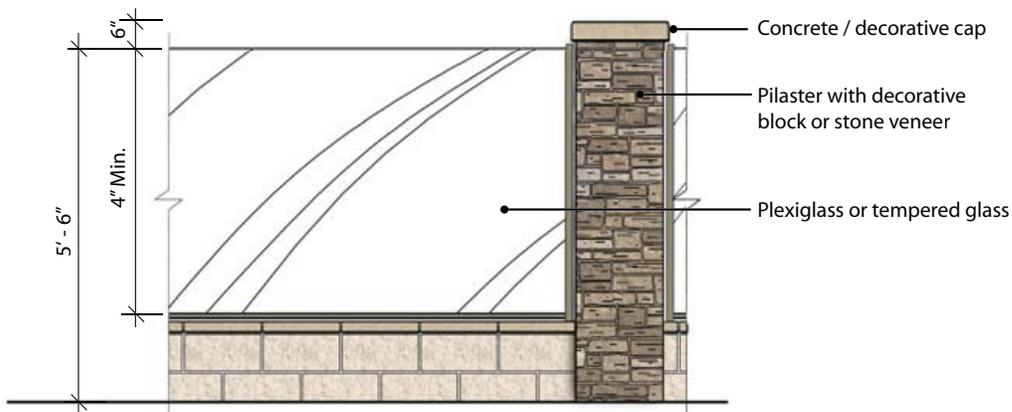
Exhibit 7.2, Wall and Fencing Schematic Design



Community Theme



Theme View Fence



Theme View Fence Alternative

require careful articulation in their architectural expression to the public spaces.

Appropriate:

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

Discretionary:

- » Two-story homes on corner lots, except where the second story is set back from the first floor, taking massing into consideration (encouraged)

Inappropriate:

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

Building Relief

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

Windows, Doors and Openings (Fenestration)

Appropriate:

- » Second-story windows oriented to the front and rear of the homes to minimize views into adjacent rear and side yards (encouraged)
- » Staggered garage door setbacks to adjacent doors (required)

- » Garage door recessed from adjacent walls (a minimum of 12” encouraged)
- » Chimneys boldly projected from wall surfaces (encouraged)
- » Chimney design feature adding articulation to walls (permitted)

Discretionary:

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

Inappropriate:

- » Gold, brass, or copper window or door frames (prohibited)
- » Reflective glass (prohibited)
- » Metal awnings (prohibited)
- » Second-story windows oriented to the side of the home (discouraged)
- » Corrugated metal garage doors (prohibited)
- » Exposed pipe columns (prohibited)
- » Applied rustic veneers on columns (prohibited)
- » Thin posts, such as 4x4 wood or metal pipe column (prohibited)
- » Exposed chimney flues (prohibited)
- » Rustic material veneers on chimneys (prohibited)
- » Extravagant metal fireplace caps (prohibited)

Materials, Finished and Colors

Appropriate:

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

Roofs

Appropriate:

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

Discretionary:

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

Spaces

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

Screening

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

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

Appropriate:

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

Inappropriate

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

Accessory Structures

Appropriate:

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

7.3.2.2 Spanish Colonial

Spanish Colonial architecture is characterized by a combination of detail from several eras of Spanish and Mexican architecture. The style is marked by the prodigious use of smooth plaster (stucco) wall and chimney finishes, low-pitched clay tile, shed, or flat roofs, and terra cotta or cast concrete ornaments. Other characteristics typically include small porches or balconies, Roman or semi-circular arcades and fenestration, wood casement or tall, double-hung windows, canvas awnings, and decorative iron trim.

Form, Massing, Scale

Appropriate:

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

Windows, Doors, and Openings (fenestration)

Appropriate:

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

Inappropriate:

- » Use of canvas awnings (prohibited)

Materials, Finishes and Colors

Appropriate:

- » Smooth plaster or stucco (required)

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

Roofs

Appropriate:

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

Accessory Structures

Appropriate:

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

Screening

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

Appropriate:

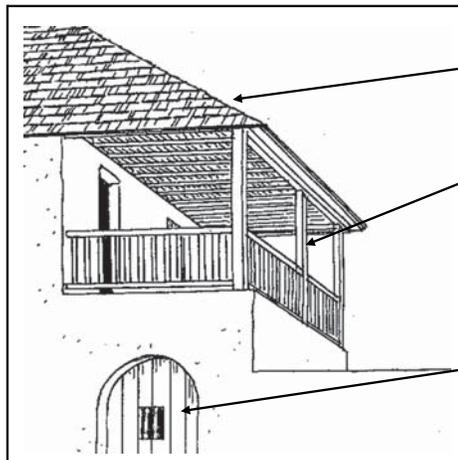
- » If used, solar panels are to be integrated into the roof design, flush with the roof slope. Frames must be colored to complement the roof, whenever feasible.

Exhibit 7.3, Spanish Colonial Architecture

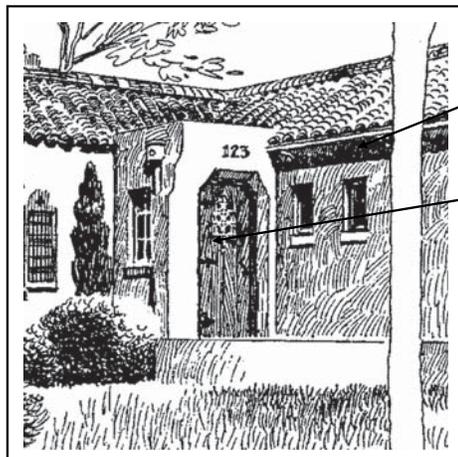
All eaves, overhangs and building materials shall comply with the Corona Municipal Code and Fuel Modification Guidelines for this project.



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



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



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

Inappropriate:

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

7.3.2.3 Spanish Monterey

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

Form, Massing, Scale

Appropriate:

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

Windows, Doors, and Openings (fenestration)

Appropriate:

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

Inappropriate:

- » Use of canvas awnings (prohibited)

Materials, Finishes and Colors

Appropriate:

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

Roofs

Appropriate:

- » Simple, pitched gable, or shed roof forms with slopes from 3.5:12 to 5:12 (required)
- » Minimum eaves: 18 inches; minimum rakes: 12 to 18 inches
- » Overhangs of 6 to 12 inches minimum to create strong shadow lines and contrast (encouraged)
- » Overhangs and eaves must comply with Corona Municipal Code fire requirements (required)
- » Exposed wooden corbels, beams, or rafter tails to support roof extensions (required)
- » Clay or concrete tile (required)
- » Roof designs and materials shall comply with Corona Municipal Code and Fire Department guidelines for this Specific Plan.

Accessory Structures

Appropriate:

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

Screening

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

Appropriate:

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

Exhibit 7.4, Spanish Monterey Architecture

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



- Low-pitched gable roof
- Variation in materials to provide aesthetic interest
- Second-story cantilevered balconies covered by the principal roof



- Crisp clean and simple architectural details
- Staggered setbacks to provide aesthetic
- Simple Colonial doors and windows



- Hipped roof
- Smooth stucco finish
- Twelve-over-twelve double-hung

Inappropriate:

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

7.3.2.4 Italian/Tuscany

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

Form, Massing, Scale

Appropriate:

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

Windows, Doors, and Openings (fenestration)

Appropriate:

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

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

Inappropriate:

- » Use of canvas awnings (prohibited)

Materials, Finishes and Colors

Appropriate:

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

Roofs

Appropriate:

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

Discretionary:

- » Soffits (permitted)

Accessory Structures

Appropriate:

- » Patio trellises, pergolas and other exterior structures constructed as permitted by governing codes, with finishes complying with the approved material and color palette (encouraged)
- » Trellises and patio covers of bold, clean forms (encouraged)

Exhibit 7.5, Italian/Tuscany Architecture

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



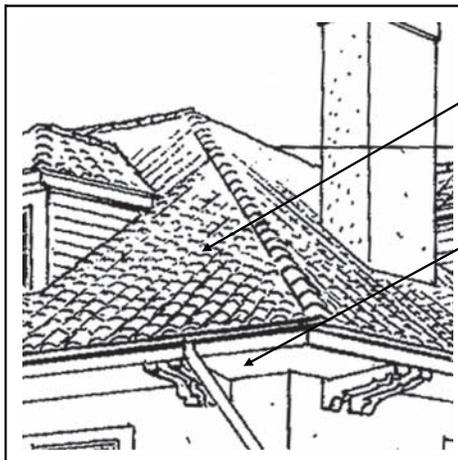
Separation of floors with different materials

Large porches / patios with architectural detailing at columns



Articulation of all planes on elevations

French doors with full length casements



Tile roofing, low-pitched roof lines

Architectural details at eaves and cornices

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

Screening

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

Appropriate:

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

Inappropriate:

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

7.3.2.5 California Bungalow

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

Form, Massing, Scale

Appropriate:

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

Windows, Doors and Openings (fenestration)

Appropriate:

- » Eight-over-one double hung sashes (encouraged)
- » Grouped windows (encouraged)

- » Rectangular openings (encouraged)
- » Fully recessed openings (encouraged)
- » Dwarf piers (encouraged)
- » Base incorporated at bottom of columns (encouraged)
- » Square or cylindrical columns of plaster or pre-cast concrete (encouraged)
- » Chimneys pots (encouraged)
- » Chimneys with decorative metal caps that match trim colors (permitted)

Inappropriate:

- » Use of canvas awnings (prohibited)

Materials, Finishes and Colors

Appropriate:

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

Roofs

Appropriate:

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

Inappropriate:

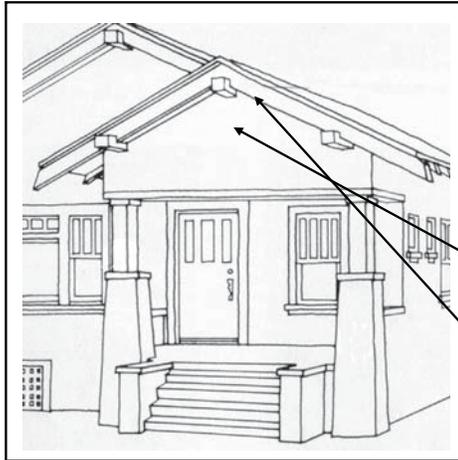
- » Terne metal or copper

Screening

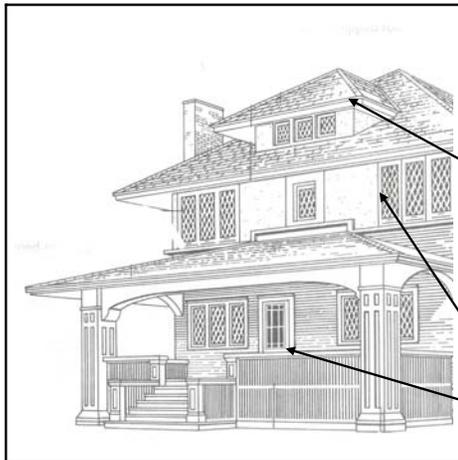
All exterior components of plumbing, processing, heating and cooling systems, and ventilating systems

Exhibit 7.6, California Bungalow Architecture

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



- Low-pitched gable roofline
- Decorative beams at eaves



- Exposed rafter tails
- Detailed Craftsman windows and doors
- Large front porch



- Tile roof
- Projecting eaves
- Large square to support large front porches

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

Appropriate:

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

Inappropriate:

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

Accessory Structures

Appropriate:

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

7.3.2.6 American Farmhouse

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

Windows, Doors and Openings (Fenestration)

Appropriate:

- » One-over-one double hung sashes (encouraged)
- » Horizontal rows of windows, sometimes wrapping around corners (encouraged)
- » Window boxes (encouraged)

- » Fascia boards above porches (encouraged)
- » Rectangular openings (encouraged)
- » Fully recessed openings (encouraged)
- » Rectangular porch supports (encouraged)
- » Base incorporated at bottom of columns (encouraged)
- » Square columns of plaster or pre-cast concrete (encouraged)
- » Contrasting cap on porches, piers, balconies and chimneys (encouraged)
- » Rectangular, brick chimneys (encouraged)

Inappropriate:

- » Use of canvas awnings (prohibited)

Materials, Finishes and Colors

Appropriate:

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

Roofs

Appropriate:

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

Inappropriate:

- » Terne metal or copper (prohibited)

Accessory Structures

Appropriate:

- » Patio trellises, pergolas and other exterior structures constructed as permitted by governing codes, with finishes complying with the approved material and color palette (encouraged)
- » Trellises and patio covers of bold, clean forms (encouraged)

Exhibit 7.7, American Farmhouse Architecture

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



Rear porch with clean details and hipped roofline

Hipped dormers at roofline



Double hung windows

Symmetrical design

Large front porch with detailed columns

Vertical wood siding



Eaves with deep overhangs to provide shadow and dimension

Clapboards at all corners

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

Screening

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

Appropriate:

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

Inappropriate:

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

7.3.3 Age-Qualified Community Design Guidelines (If Constructed in Planning Area 16)

Basic Theme

If an Age-Qualified Community is constructed within Planning Area 16, then the Age-Qualified Community shall express a Mediterranean theme in architecture, landscaping, and urban design. The attached residential theme will work to provide a high quality development incorporating open space, recreation and residential uses through buildings, landscaping and open space areas.

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

Site Planning

- » Attached residential product types such as apartments and other multi-family dwellings shall be oriented externally in each development.

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

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

Building Form, Massing and Relief

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

Fencing and Walls

Walls and fences shall be consistent with the design theme. Fencing is recommended to be wrought iron or similar whenever possible to promote openness and views. Private patio and balcony areas or screen walls shall be constructed of materials consistent with the architectural style and materials of the primary structures.

Refuse Storage/Disposal

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

Security

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

Exterior Stairs

Simple, clean, bold stairway projections are encouraged to complement the architectural massing and form of the attached residential structures. Stairways should

be constructed of a material that complements the Mediterranean theme of the development, refraining from the use of prefabricated metal stairs.

Mechanical and Utility Equipment

- » All mechanical equipment, whether mounted on the roof or ground, must be placed in locations which are not exposed to view from a street or be suitably screened. All screening devices must be compatible with the architectural style and landscaping of the surrounding area.
- » Placement of satellite dish antennas on roofs should be avoided.

Mail Boxes and Directories

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

7.3.4 Mixed-Use I and Commercial Design Guidelines

Basic Theme

The Arantine Hills Mixed-Use I (MU-I) and commercial architecture shall express a Mediterranean theme in building facades, landscaping and urban design. The theme is predominantly designed around the Italian style typified by Southern California variations on Italian Renaissance architecture common between 1890-1935. Identifying features of this theme are low-pitched, hipped, ceramic tile roofs; arched doorways, windows and porches; small classical columns or pilasters; and symmetrical facades.

Site Planning

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

Appropriate:

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

Building Form, Massing and Relief

- » The juxtaposition and configuration of building forms shall be given careful attention so as not to create a venturi or wind tunnel effect.
- » Orientation, configuration and location of building masses shall emphasize visual corridors.
- » All requirements of any Fuel Modification Plans for this project shall take precedence over design guideline requirements and recommendations within the Specific Plan.

Eaves and Fascias

Appropriate:

- » Wide overhanging eaves supported by decorative braces (required)
- » Overhangs shall comply with Corona Municipal Code requirements
- » Boxed eaves (subject to fuel modification requirements)

Materials, Finishes and Color

The utilization of glass areas shall be encouraged in order to extend interior space to the outside, and to create a visual link with the exterior setting of court or plaza areas.

Appropriate:

- » Attractive, durable, high quality, weather resistant materials for all visible and/or weather exposed surfaces on the building exterior (required)
- » Integrally colored inorganic materials, such as brick, concrete, stone (encouraged)
- » Ceramic tiles, terra cotta, stone. Wood, if used in limited quantities and of a light color (encouraged)
- » Molded plaster reliefs (permitted)
- » Colors as described by the material and color palette (required)
- » Subdued colors, not specifically limited to earth tones (encouraged)

Discretionary:

- » Copper, core ten steel and anodized aluminum (limited)

Inappropriate:

- » Dark wood trim, river rock, rustic stone, dark brick (discouraged)
- » Dark colors on primary facades (prohibited)

Roofs

Appropriate:

- » Combination of flat and sloped surfaces (encouraged)
- » Hipped or low pitched roofs (encouraged)
- » Clay or concrete tile (encouraged)
- » Exposed roof materials: slate, copper, painted metal (permitted)
- » Roof designs and materials shall comply with Corona Municipal Code and Fire Department guidelines for this Specific Plan.

Discretionary:

- » Hip-roofed dormers (limited)

Inappropriate:

- » Wood shake, asphalt shingle (prohibited)

Spaces – Verandas, Patios, Courtyards

Appropriate:

- » Porches for residential buildings and arcades for non-residential buildings (encouraged)
- » Entrance areas accented by small classical columns or pilasters (encouraged)
- » Porticos with corbelled capitals and piers (encouraged)
- » Courtyards in selected locations (encouraged)
- » Loggias with fluted columns (encouraged)
- » Wrought-iron balconies (encouraged)

Discretionary:

- » Balustrades (permitted)

Fencing and Walls

Appropriate:

- » Smooth stucco, plaster or masonry double-sided walls (required)
- » Regular, even panels of stone veneer of a light color (encouraged)
- » Pre-cast concrete panels if scored to create a finer scale, with warm colored aggregate (permitted)
- » Glass planes inset from the structural frame (permitted)
- » Glass planes projecting from structural frame, if designed as framed openings as a display window (permitted)
- » Trellises (encouraged)

Inappropriate:

- » Porcelain enamel, metal panel, wood siding, dark brick (prohibited)
- » Precision block (prohibited)

Windows, Doors and Openings

Appropriate:

- » Projecting from and/or recessed (punched) in wall (encouraged)
- » Glass plane inset from structural frames (encouraged)

- » Glass plane extending from structural frame, if designed as framed opening as a display window (encouraged)
- » Semicircular bays (encouraged)
- » Window planter boxes (encouraged)
- » Wrought-iron balconies (encouraged)

Discretionary:

- » French doors with full-length casements (permitted)
- » Fan (semi-circular) windows above doors (permitted)
- » Hood molding above windows (permitted)

Inappropriate:

- » Reflective, mirrored glass (prohibited)

Screening

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

Walls and/or fences shall be used to screen utility and maintenance structure/facilities, storage, parking, etc. These surfaces shall match the exterior finish of any structure with which they are in contact.

Appropriate:

- » Architecturally screened loading docks, staging areas and transformers from public streets (required)
- » Architecturally screened trash enclosures, rubbish bins, transformers, processing equipment and any other unsightly apparatus situated away from the street (required)

Outside Furnishing

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

Appropriate:

- » Movable and fixed outdoor seating (required)
- » Garbage receptacles designed with appropriate detailing (required)

- » Movable and fixed planters (required)

Inappropriate:

- » Undetailed street furniture. For example: metal magazine stands (prohibited)

Walkways

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

Appropriate:

- » Herringbone patterned brick (encouraged)
- » Slate tiles (encouraged)
- » Loggias (encouraged)

Mail Boxes and Directories

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

7.3.5 Mixed-Use II Design Guidelines

The Arantine Hills Mixed-Use II architecture shall vary in theme from the other architectural styles within Arantine Hills. The architecture in Planning Area 14 will have a more contemporary appearance than the other areas of Arantine Hills. This is a result of the type of buildings and uses anticipated in Planning Area 14. The intent is to allow for contemporary buildings in Planning Area 14 that are well suited to office, research & development, and incubator uses, while being compatible with the Mediterranean and California Heritage themes permitted in the other planning areas in Arantine Hills. Buildings in Planning Area 14 may be made compatible to the other architectural styles within Arantine Hills by selecting compatible materials and colors and by incorporating similar shaped doors and windows.

Site Planning

- » The plan shall provide for adequate circulation, off-street parking, and pertinent pedestrian amenities.
- » Building structures shall be oriented facing Street 'B' or other public or private street, where feasible.
- » The overall plan shall be comprehensive, embracing land, buildings, landscaping and their interrelationships.

Appropriate:

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

Building Form, Massing and Relief

- » The juxtaposition and configuration of building forms shall be given careful attention so as not to create a venturi or wind tunnel effect.
- » Buildings may use color blocking, changes in materials, careful placement of windows and doors, and landscaping to visually break up large building masses. (encouraged)
- » All requirements of any Fuel Modification Plans for this project shall take precedence over design guideline requirements and recommendations within the Specific Plan.

Materials, Finishes and Color

The utilization of glass areas shall be encouraged in order to extend interior space to the outside, and to create a visual link with the exterior setting of court or plaza areas.

Appropriate:

- » Attractive, durable, high quality, weather resistant materials for all visible and/or weather exposed surfaces on the building exterior (required)
- » Integrally colored materials, such as plaster or concrete with selected areas of brick or stone used as accents (encouraged)
- » Tilt-up concrete buildings (allowed)
- » Colors as described by the material and color palette (required)

- » Subdued colors, not specifically limited to earth tones (encouraged)

Inappropriate:

- » Dark wood trim, river rock, rustic stone, dark brick (discouraged)
- » Dark colors on primary facades (prohibited)

Roofs

Appropriate:

- » Flat roofs or combination of flat and sloped surfaces (encouraged)
- » Roof designs and materials shall comply with Corona Municipal Code and Fire Department guidelines.

Inappropriate:

- » Wood shake, asphalt shingle (prohibited)

Windows, Doors and Openings

Appropriate:

- » Expanses of glass are permitted, particularly facing open space areas, Bedford Canyon and interior courtyards
- » "Punched" windows, particularly facing Street 'B' (curtain walls of glass should not face Street 'B')
- » Framed glass doors (permitted)
- » Solid metal, fiberglass or wood doors (permitted)
- » Frameless glass doors (not facing Street 'B') (permitted)

Prohibited:

- » Highly mirrored glass windows
- » Frameless glass doors facing Street 'B'
- »

Entries

Appropriate:

- » Entrance areas accented by columns, pillars or pilasters (encouraged)
- » Recessed entries (encouraged)
- » Overhangs over front doors and main entrances into buildings (encouraged)

- » Bold detailing which is integrated into the building (encouraged)

Discouraged:

- » Detailing around entrances that looks “tacked on” (discouraged)
- » “Fussy” detailing or thematic detailing that conflicts with the clean, bold lines of the architecture (discouraged)

Fencing and Walls

Appropriate:

- » Smooth stucco, plaster or masonry double-sided walls (required)
- » Regular, even panels of stone veneer of a light color (encouraged)
- » Pre-cast concrete panels if scored to create a finer scale, with warm colored aggregate (permitted)
- » Precision and slump block (permitted)

Inappropriate:

- » Porcelain enamel, metal panel, wood siding, dark brick (prohibited)

Screening

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

Walls and/or fences shall be used to screen utility and maintenance structure/facilities, storage, parking, etc. These surfaces shall match the exterior finish of any structure with which they are in contact.

Appropriate:

- » Architecturally screened loading docks, staging areas and transformers from public streets (required)
- » Architecturally screened trash enclosures, rubbish bins, transformers, processing equipment and any other unsightly apparatus situated away from the street (required)

Outside Furnishing

Plaza and street furniture shall continue the Mediterranean theme in style, materials and colors, where provided.

7.4 Landscape Design Guidelines

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

7.4.1 Design and Planting Concept

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

The purpose of this section of the Specific Plan is to assist the project builders, landscape architects, and contractors in the design and construction process for the planting and irrigation of Arantine Hills. These guidelines will be used in conjunction with the City of Corona’s guidelines, the project fuel modification plans, and appropriate federal, state and county codes.

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

These guidelines are design concept guidelines only and are not intended to be used for engineering and or construction purposes. The fence and wall concepts shown are for aesthetic reference only. It is the responsibility of the project merchant builder to have the appropriate consultants (civil, structural and geotechnical engineers as well as architects and landscape architects) to provide the necessary structural details and specifications for the construction of any fences, walls, monuments or other structures based on the concepts provided herein. The perimeter walls of the development will be required to be consistent with the theme established by the Specific Plan.

7.4.2 Landscaping Theme

Two ornamental trees, *Platanus acerifolia* 'Bloodgood' (London Plane Tree) and *Jacaranda mimosifolia* (Jacaranda), have been selected as the Focal/Accent trees for Arantine Hills. The Focal/Accent trees will be used at all entry monuments and will be an identifiable planting element to the community. The theme of Arantine Hills will be expressed through the planting design of the interior streetscapes, community and neighborhood monumentation and signage, intersection area enhancements where applicable, wall treatments, slope plantings and other neighborhood facilities. Another key component of the landscape theme is the efficient use of water throughout the community. In order to promote water use management, the plant palette of Arantine Hills will include mostly low to medium water use plant material. This will serve both to enhance the natural feel of the community landscape as well as to conserve water. Each neighborhood within Arantine Hills will build upon this overall theme (see Table 7.1). All landscaped areas within Arantine Hills must comply with both Chapter 17.70 of the Corona Municipal Code and the City of Corona Landscape Design Guidelines.

7.4.3 Entries

Community and neighborhood entries serve two primary purposes. First, they provide information through the use of signage to identify the community or neighborhood. Therefore, it is important that entry signs are clearly readable to the motorist and not

overly sculpted and landscaped that their basic message becomes obscured. Secondly, entries provide unifying design accents throughout the community. Repetition of particular tree species and building materials helps to unify and bring the community together.

The entry concept is one of hierarchy and subtle changes in style. In Arantine Hills, the Primary Community Entry and Monumentation are those that provide access to the entire community and are considered highest in the hierarchy. This entry will be designed to inform the motorist or pedestrian that they have arrived at Arantine Hills. Secondary Community Entries and Monumentations are next on the hierarchy, followed by Secondary Neighborhood Monuments.

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

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

Primary Community Entry and Monumentation

The southeast and southwest corners of the Street 'A' /Eagle Glen Parkway intersection are identified as the Primary Community Entry and Monumentation. California Bungalow styled structures, trellises, low walls, orderly landscape patterns and welcome signs will provide identity at the main entrance to Arantine Hills. The "Tuscan" character is enhanced with Wisteria vines climbing on structures and orange trees planted in traditional style groves. Exhibit 7.9 shows the plan view and Exhibit 7.10 provides an elevation of the Primary Community Entry and Monumentation.

Secondary Community Entry and Monumentation

Arantine Hills has one Secondary Community Entry, located at the intersection of Street 'C' and Eagle Glen Parkway. This entry serves as the gateway into the residential areas of the project. Trees will be planted in a grove pattern to reflect the agricultural roots of the area and will be similar to the look and feel of the Primary Community Entry and Monumentation with the exception of the overhead structure comprising of a trellis. The entry will reinforce the overall community theme, identity and character through the use of similar hardscape materials and low-water use plant material where appropriate. Exhibit 7.11 shows the plan view and Exhibit 7.12 provides an elevation of the Secondary Community Entry and Monumentation. Exhibit 7.13 depicts the easement area that has been secured to provide access to the Arantine Hills Specific Plan. The easement area will also accommodate the Secondary Community Entry and Monumentation.

Secondary Neighborhood Monument

The Secondary Neighborhood Monuments are located at the intersections of Street 'A'/Street 'B' and the Street 'B'/Street 'C.' Each of the Secondary Neighborhood Monuments will be similar in character to the above mentioned entries and monumentations with the exception of the orange groves, overhead structures, and split face block connecting walls. Exhibit 7.14 depicts the plan view and Exhibit 7.15 is an elevation of the Secondary Neighborhood Monument.

7.4.4 Streetscapes

Modified Secondary Arterial (Street 'A')

Street 'A' is a Modified Secondary Arterial with a 120' wide right-of-way. Included in this right-of-way is a 14' wide raised landscaped median and 20' wide landscaped areas on both sides of the street. These landscaped areas include an 8' wide concrete public sidewalk and an 8'-wide landscaped parkway. As an alternate design to this traditional streetscape, Street 'A' can include wider, curb-adjacent sidewalks with 4-5' tree wells

to accommodate a more urban street scene. Both options allow for water-efficient landscaping as well as a pedestrian-friendly streetscape. Street 'A' links the commercial area, mixed-use areas and multi-family residential development in Planning Area 16, and is the primary north-south corridor through the development. The Modified Secondary Arterial streetscape section is depicted in Exhibit 7.16.

Trees and shrubs along this corridor will enhance the theme of the overall design concept while obscuring views of walls and buildings where appropriate. The plant material will also promote water efficiency through the use of low to medium water-use shrubs and groundcover where appropriate. Three different trees have been selected as the possible street tree to be planted along Street 'A.' They include *Pyrus calleryana* (Redspire Callery Pear), *Tristania conferta* (Brisbane Box) and *Brachychiton populneus* (Bottle Tree). The parkway landscape will be planted with low-growing, low-water use plant material in order to conserve water and further reinforce the landscape theme of the community. Selections of three different trees have been provided to choose from for the trees planted in the median island, including *Cinnamomum camphora* (Camphor Tree), *Quercus virginiana* (Southern Live Oak) and *Koelreuteria bipinnata* (Integrifolia Tree). Shrub planting in the median islands consists of foreground and midground shrubs to enhance the visual appeal of this key street, low-water use plant material and hardscape, where appropriate.

Views from Street 'A' towards the south are of the mixed-use development, residential areas and distant views of the Santa Ana Mountains. To the north, views are of the commercial sites and the I-15 Freeway.

Collector Streets (Streets 'B' and 'C,' and Street 'A' East of Street 'B')

The Collector Streets (Streets 'B' and 'C', and Street 'A,' east of Street 'B') will have a 68' wide right-of-way. Included within this right-of-way is a 7' wide landscaped parkway in conjunction with a 5' wide public sidewalk. These streets will be landscaped similarly to the areas along 'A' Street and be consistent with the overall

planning theme of the entire community. Three types of trees have been selected to choose from for each of the Collector Streets. Tree selections for Street ‘B’ include *Magnolia grandiflora* ‘Samuel Sommer’ (Magnolia), *Geijera parvifolia* (Australian Willow) and *Koelreuteria bipinnata* (Integrifolia Tree). Tree selections for Street ‘C’ include *Pistacia chinensis* (Chinese Pistache), *Zelkova serrata* (Japanese Zelkova) and *Geijera parviflora* (Austrian Willow). Tree selections for Street ‘A’ (east of Street ‘B’) include *Chitalpa tashkentensis* (Chitalpa), *Laurus nobilis* ‘Saratoga’ (Sweet Bay), and *Melaleuca linariifolia* (Flaxleaf Paperbark). Exhibit 7.17 depicts the Collector Street streetscape section.

Exhibit 7.18, Bedford Canyon Wash Trail, depicts a multi-purpose trail along the northern edge of Bedford Canyon Wash. This trail will be eight feet in width and will meander along the edge of the wash. The trail will accommodate both pedestrians and cyclists.

7.4.5 Lighting

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

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

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

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

Exhibit 7.8, Conceptual Landscape Master Plan

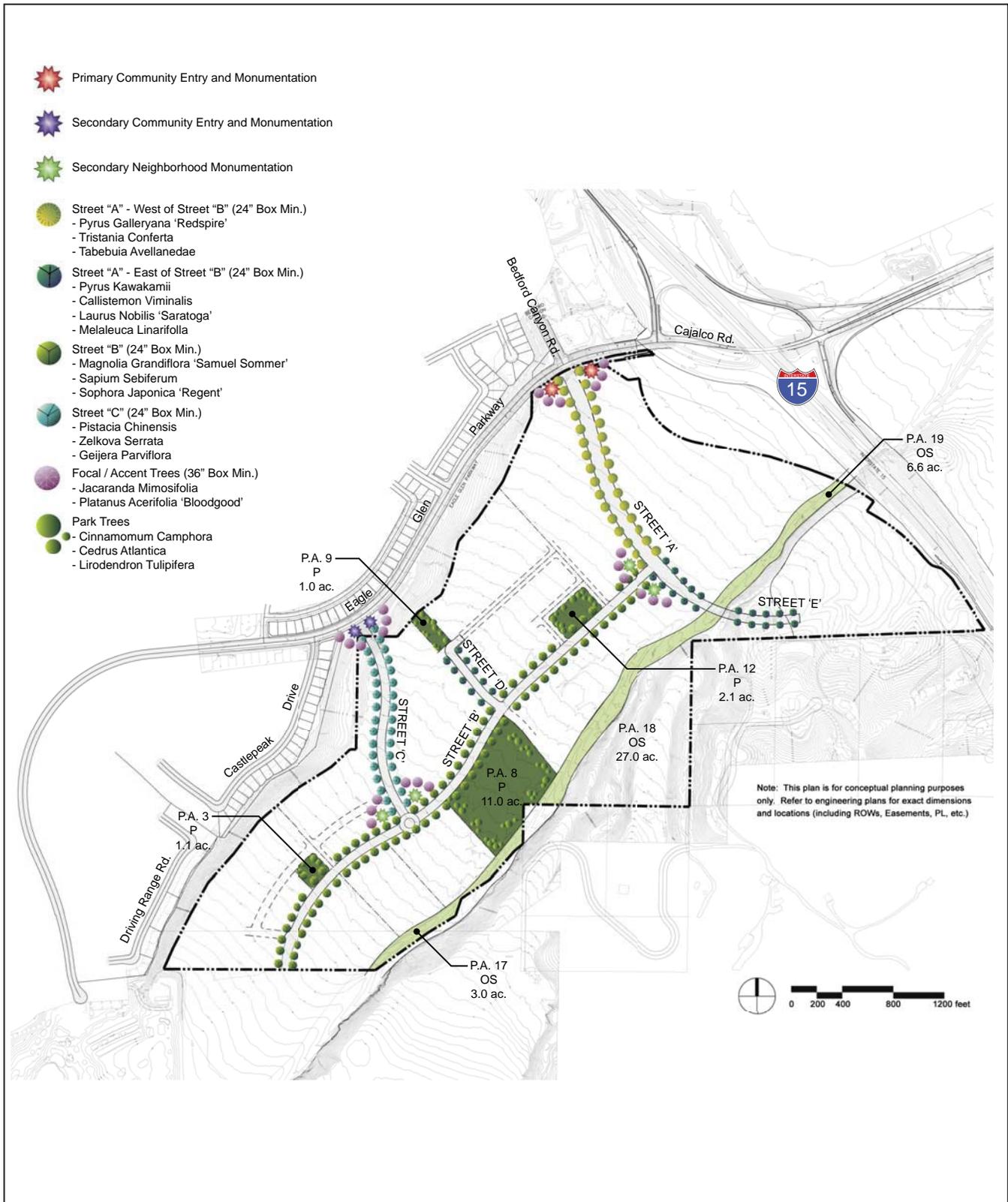


Table 7.1, Community-wide Plant Palette

Use	Botanical Name	Common Name	Minimum Size	WUCOLS Region 4
Deciduous Trees	<i>Brachychiton populneus</i>	Bottle Tree	24" box	L
	<i>Chilopsis linearis</i> 'Burgundy'	Desert Willow	24" box	L
	<i>Chitalpa tashkentensis</i>	Chitalpa	24" box	L
	<i>Jacaranda mimosifolia</i>	Jacaranda	36" box	M
	<i>Koelreuteria bipinnata</i>	Integrifolia Tree	24" box	L
	<i>Pistacia chinensis</i>	Chinese Pistache	24" box	M
	<i>Platanus acerifolia</i> 'Bloodgood'	London Plane Tree	36" box	M
	<i>Pyrus calleryana</i> 'Redspire'	Redspire Pear	24" box	M
	<i>Zelkova serrata</i>	Japanese Zelkova	24" box	M
Evergreen Trees	<i>Chorisia speciosa</i> 'Majestic Beauty'	Floss Silk Tree	24" box	L
	<i>Cinnamomum camphor</i>	Camphor Tree	24" box	M
	<i>Citrus sinensis</i> Spp. (Only in HOA maintained areas)	Navel Orange Tree	24" box	M
	<i>Dalbergia sissoo</i>	Indian Rosewood	24" box	L
	<i>Geijera parviflora</i>	Austrian Willow	24" box	M
	<i>Laurus nobilis</i> 'Saratoga'	Sweet Bay	24" box	L
	<i>Magnolia grandiflora</i> 'Samuel Sommer'	Southern Magnolia	24" box	M
	<i>Melaleuca linariifolia</i>	Flaxleaf Paperbark	24" box	L
	<i>Pithecellobium flexicaule</i>	Texas Ebony	24" box	L
	<i>Quercus virginiana</i>	Southern Live Oak	24" box	M
<i>Tristana conferta</i>	Brisbane Box	24" box	M	
Shrubs	(Minimum size 5 gallon for background shrubs and 1 gallon for foreground shrubs)			
	<i>Agave attenuata</i>	Agave	5 gal	L
	<i>Agave parryi</i>	Agave	5 gal	L
	<i>Anigozanthus</i> 'Bush Ranger'	Kangaroo Paw	5 gal	L
	<i>Baccharis pilularis</i> 'Twin Peaks'	Dwarf Coyote Brush	5 gal	L
	<i>Berberis thunbergii</i> 'Atropurpurea nana'	Red-Leaf Japanese Barberry	5 gal	L
	<i>Buxus microphylla</i> var. <i>japonica</i>	Japanese Boxwood	5 gal	M
	<i>Ceanothus</i> 'Yankee Point'	California Lilac	5 gal	L
	<i>Cistus purpureus</i>	Purple Rockrose	5 gal	L
	<i>Dodonea viscosa</i> 'Purpurea'	Hopseed Bush	5 gal	M

Use	Botanical Name	Common Name	Minimum Size	WUCOLS Region 4
Shrubs (continued)	<i>Cotoneaster, horizontalis</i>	Rock Cotoneaster	5 gal	M
	<i>Hemerocallis hybrids 'Yellow'</i>	Day Lily	5 gal	M
	<i>Mahonia aquifolium</i>	Oregon Grape	5 gal	L
	<i>Lavandula angustifolia</i>	English Lavender	5 gal	L
	<i>Lavandula dentata 'Candicans'</i>	French Lavender	5 gal	L
	<i>Ligustrum japonicum 'Texanum'</i>	Texas Privet	5 gal	M
	<i>Xylosma congestum</i>	Flacourtiaceae	5 gal	L
	<i>Pittosporum tobira 'Variegata'</i>	Mock Orange	5 gal	M
	<i>Pittosporum tobira 'Wheeler's Dwarf'</i>	Dwarf Pittosporum	5 gal	M
	<i>Raphiolepis indica 'Ballerina'</i>	Indian Hawthorne	5 gal	M
	<i>Raphiolepis indica 'Clara'</i>	Indian Hawthorne	5 gal	M
	<i>Raphiolepis indica 'Springtime'</i>	Indian Hawthorne	5 gal	M
	<i>Rosa 'Flower Carpet' Red</i>	Flower Carpet Rose	5 gal	L
	<i>Rosmarinus officinalis 'Huntington Carpet'</i>	Dwarf Rosemary	5 gal	L
	<i>Viburnum tinus 'Spring Bouquet'</i>	Laurustinus	5 gal	M
Vines	<i>Clytostoma callistegioides</i>	Violet Trumpet Vine	5 gal	M
	<i>Distictis buccinitoria</i>	Blood Red Trumpet Vine	5 gal	M
	<i>Pandorea jasminoides</i>	Pink Bower Vine	5 gal	M
	<i>Trachelospermum jasminodes</i>	Star Jasmine	5 gal	M
	<i>Wisteria sinensis</i>	Chinese Wisteria	5 gal	M

Note:

Some trees and plants listed may be restricted in zones of required fuel management and modification.

Exhibit 7.9, Primary Community Entry and Monumentation

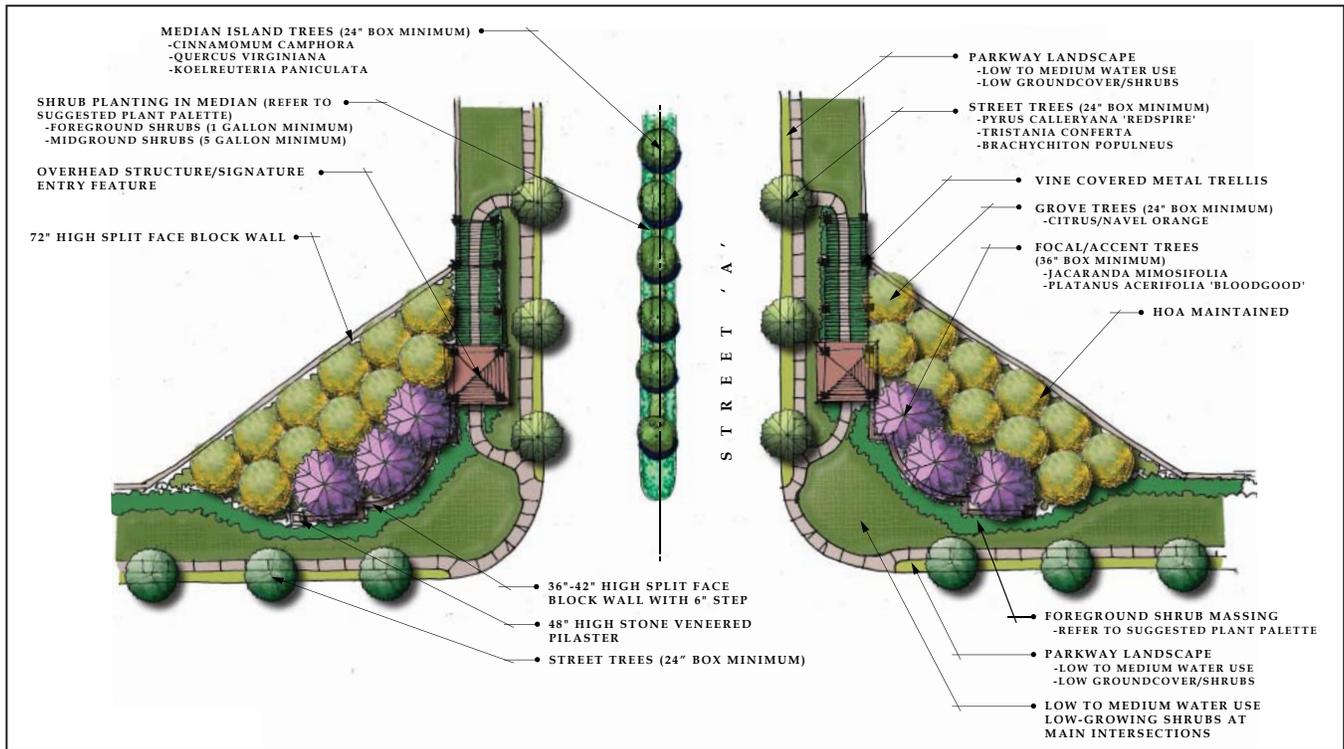


Exhibit 7.10, Primary Community Entry and Monumentation Elevation

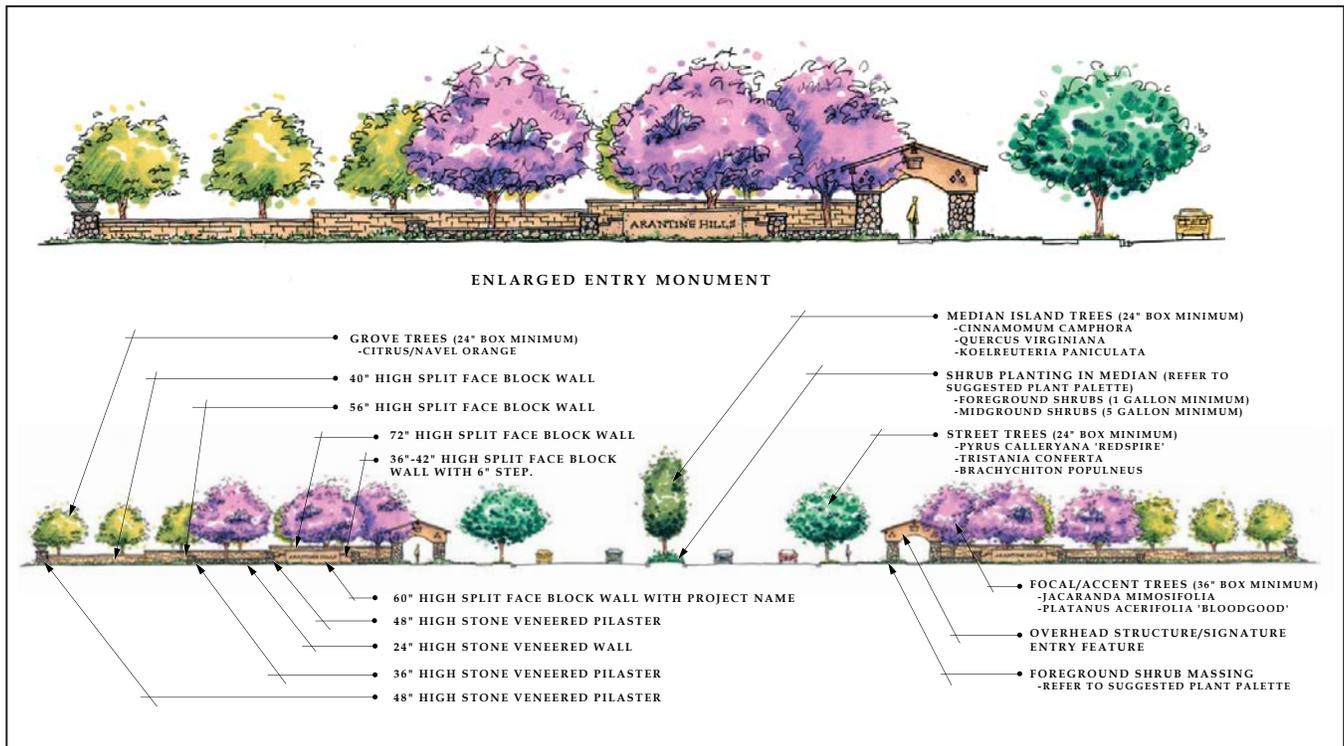


Exhibit 7.11, Secondary Community Entry and Monumentation

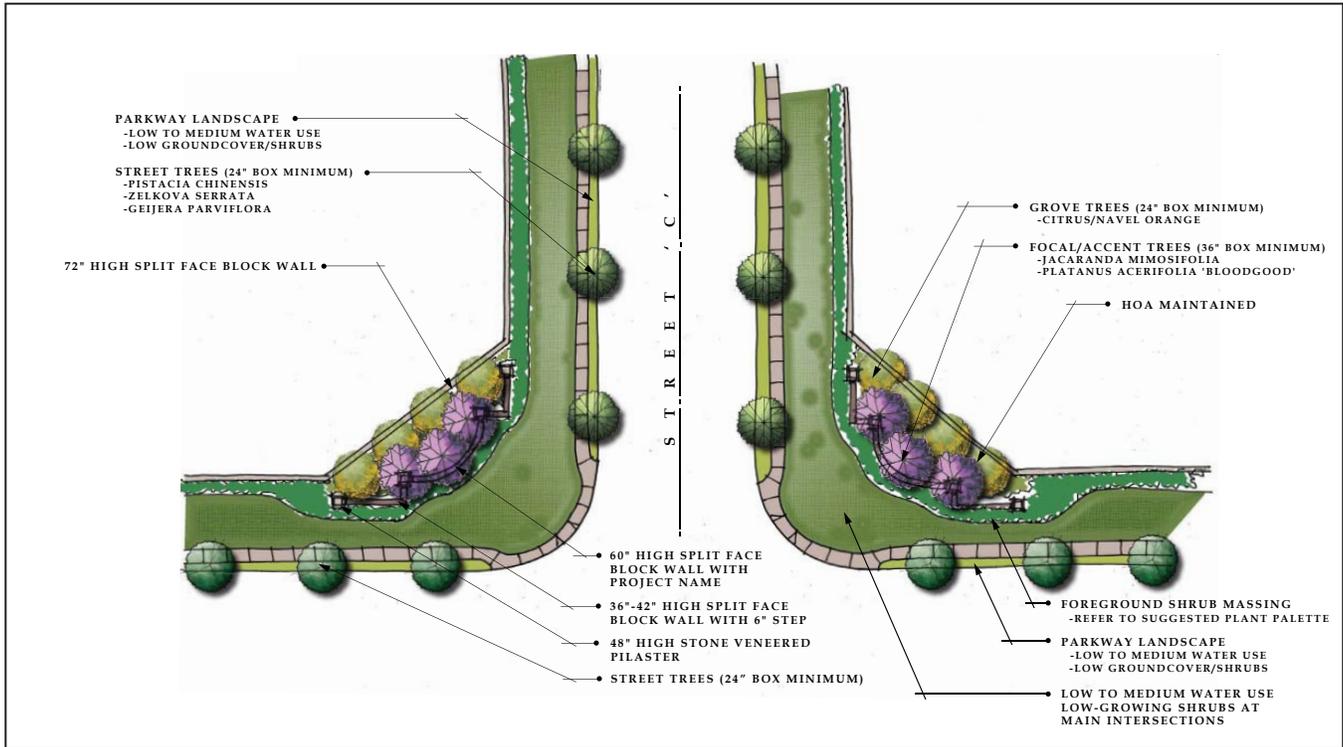


Exhibit 7.12, Secondary Community Entry and Monumentation Elevation

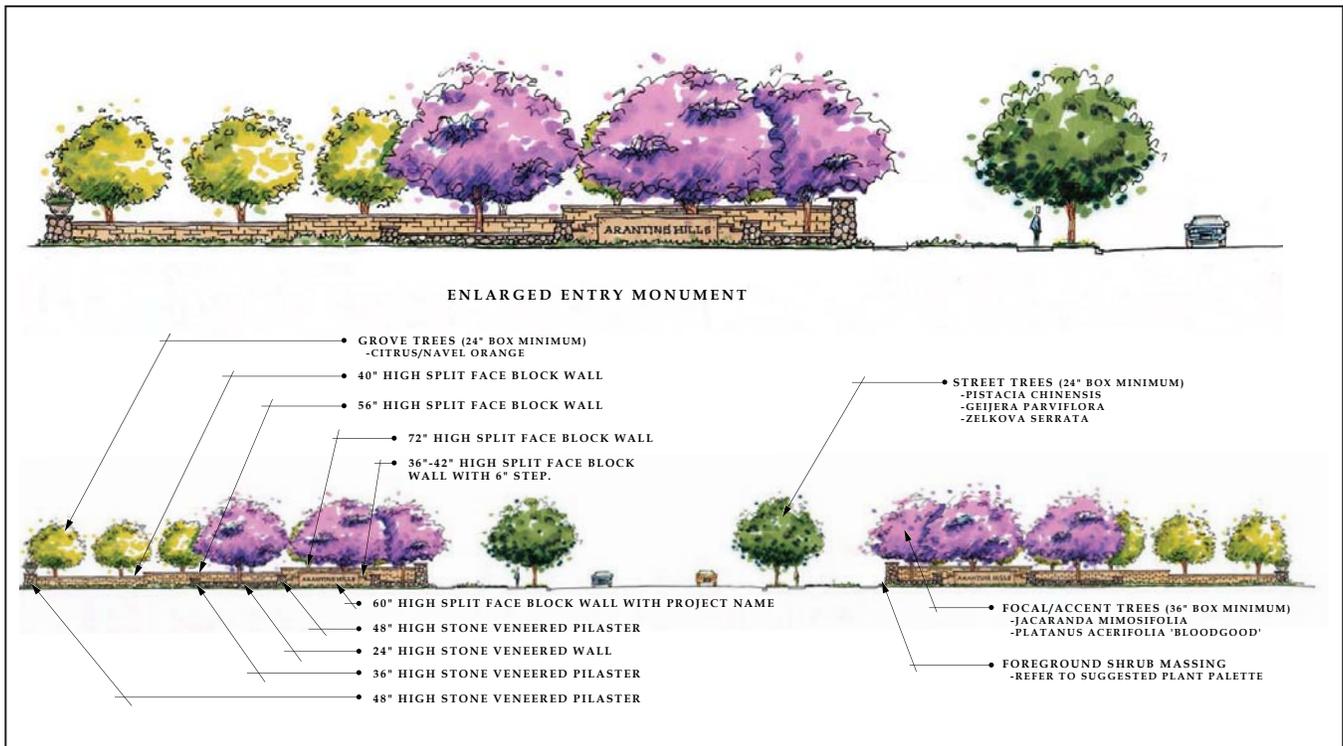


Exhibit 7.13, Secondary Entry Easement

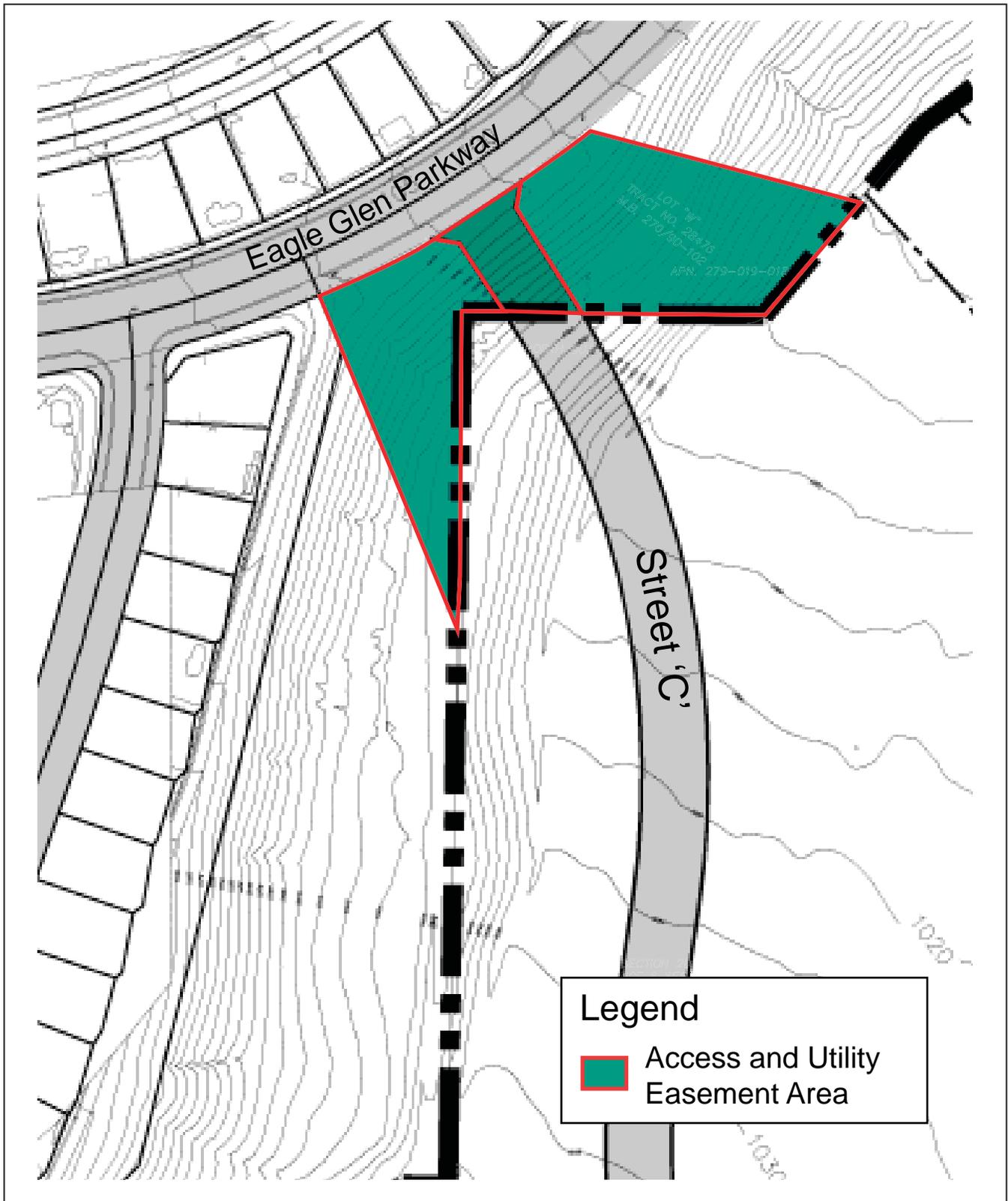


Exhibit 7.14, Secondary Neighborhood Entry and Monumentation

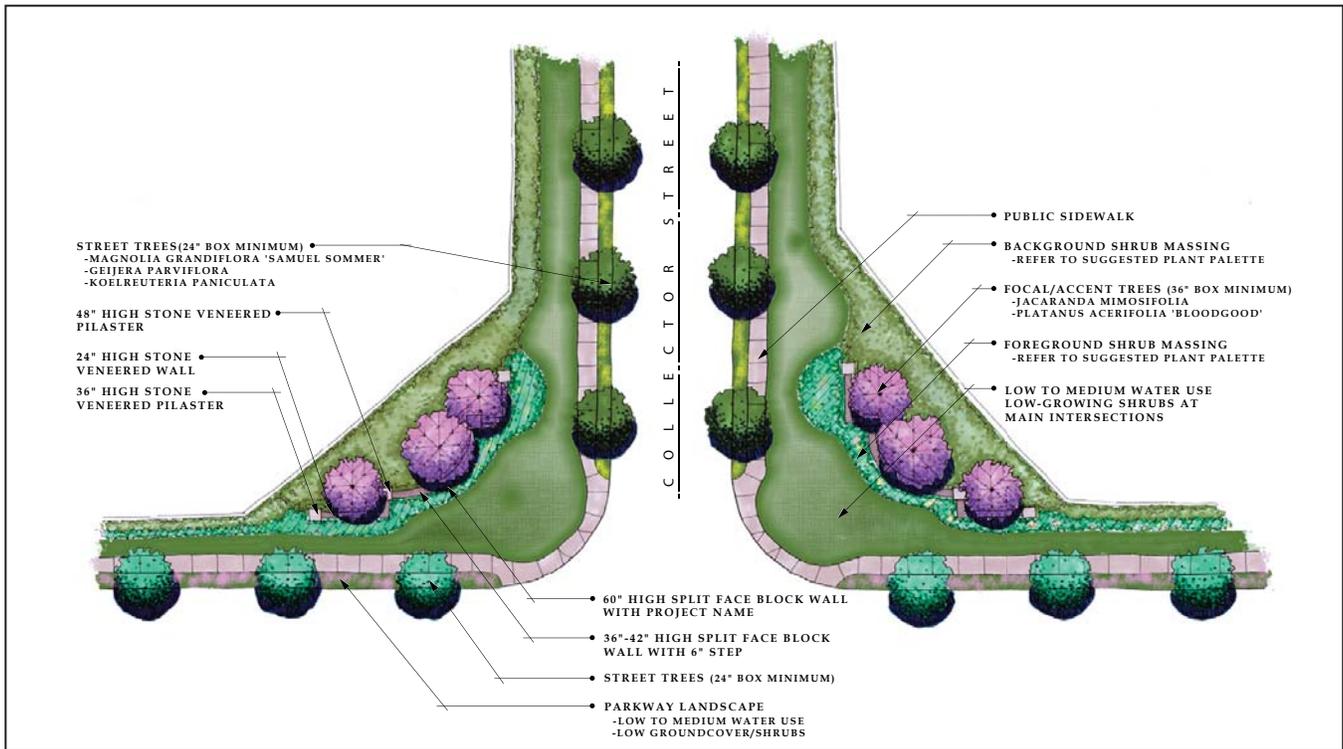


Exhibit 7.15, Secondary Neighborhood Entry and Monumentation Elevation

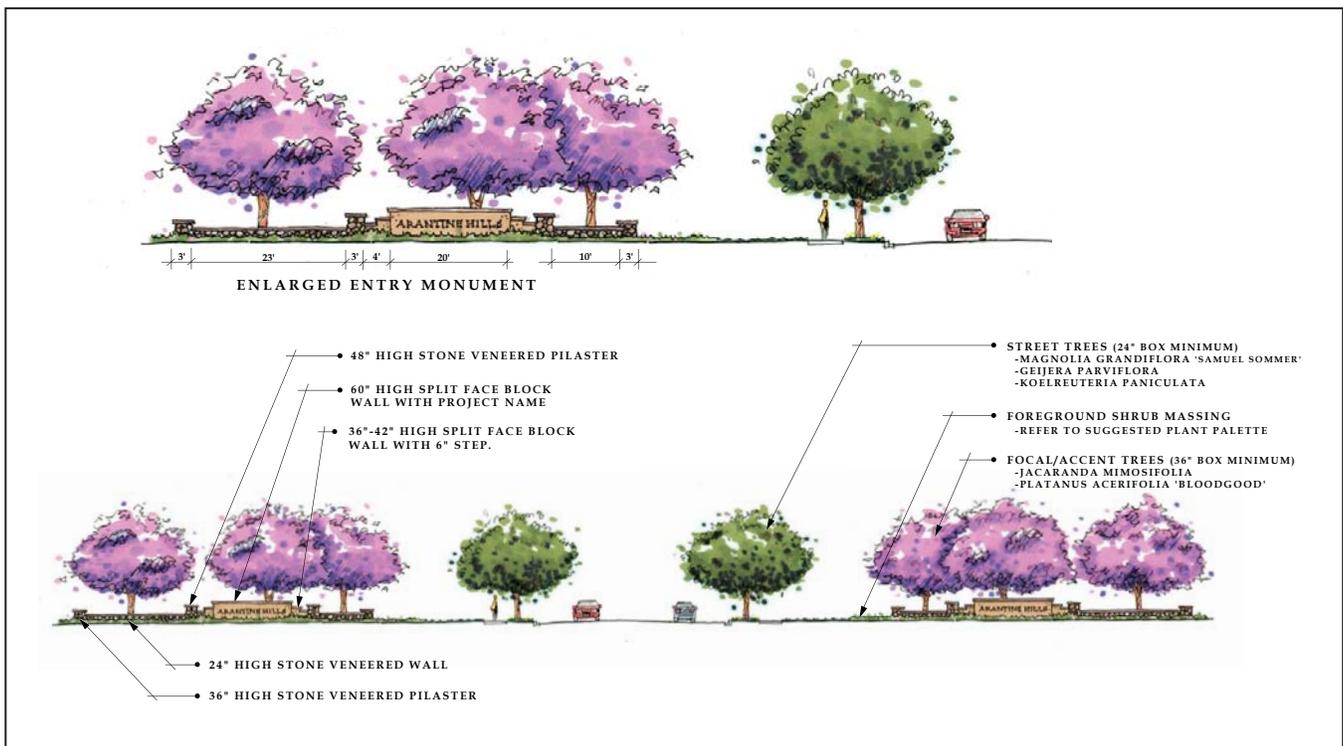
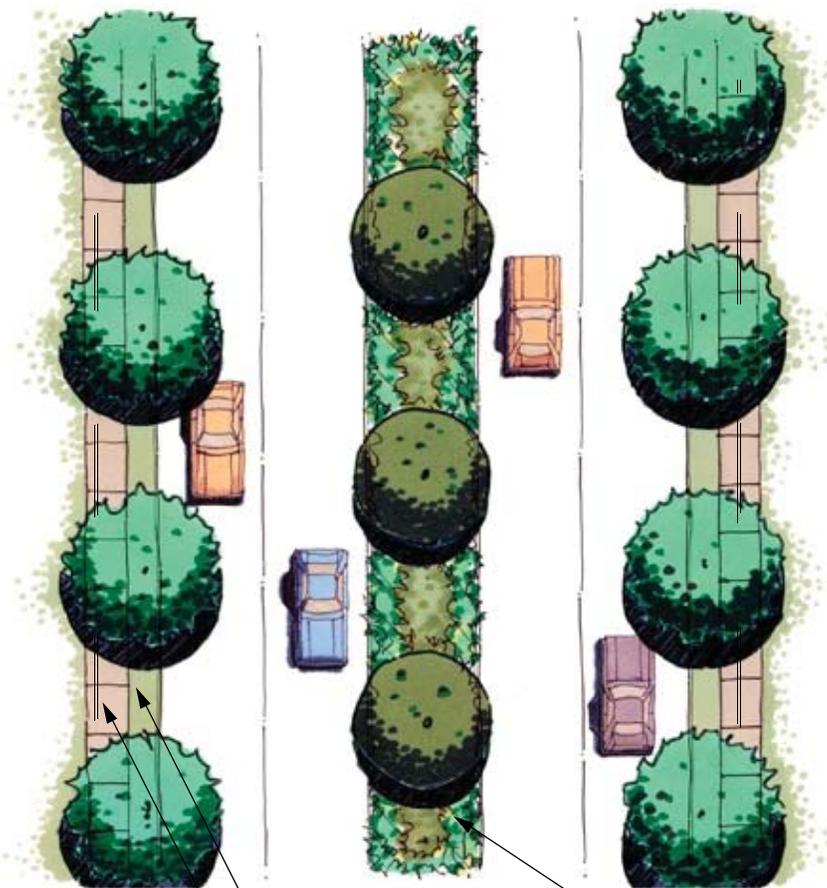
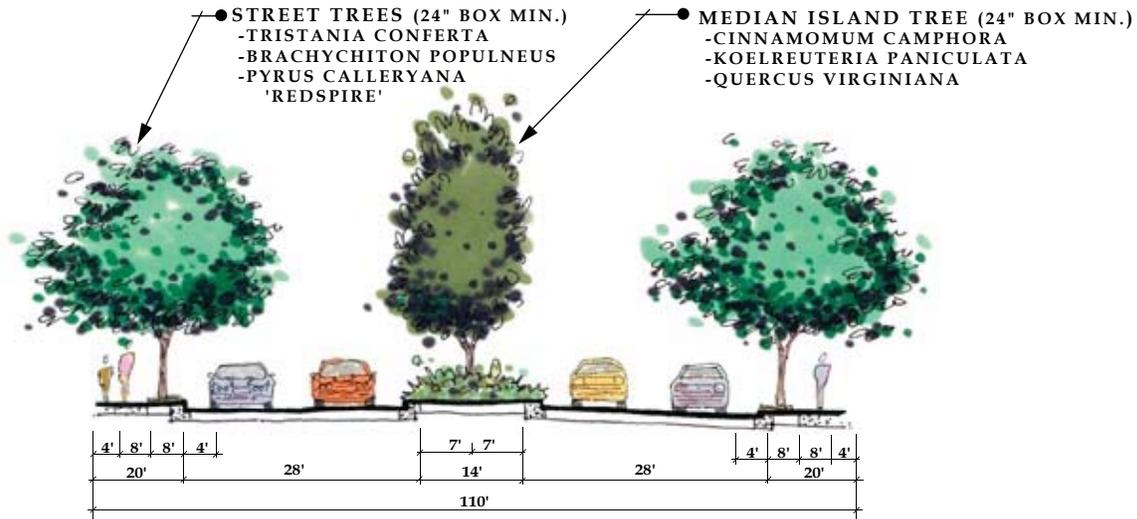


Exhibit 7.16, Modified Secondary Arterial Streetscape



- PARKWAY LANDSCAPE
-LOW TO MEDIUM WATER USE
-LOW GROUNDCOVER/SHRUBS
- PUBLIC SIDEWALK
- SHRUB PLANTING IN MEDIAN ISLAND
-FOREGROUND SHRUBS (1 GAL. MIN.)
-MIDGROUND SHRUBS (5 GAL. MIN.)

Note: This graphic depicts design concept only and is not intended to represent final design.

Exhibit 7.17, Collector Streetscape

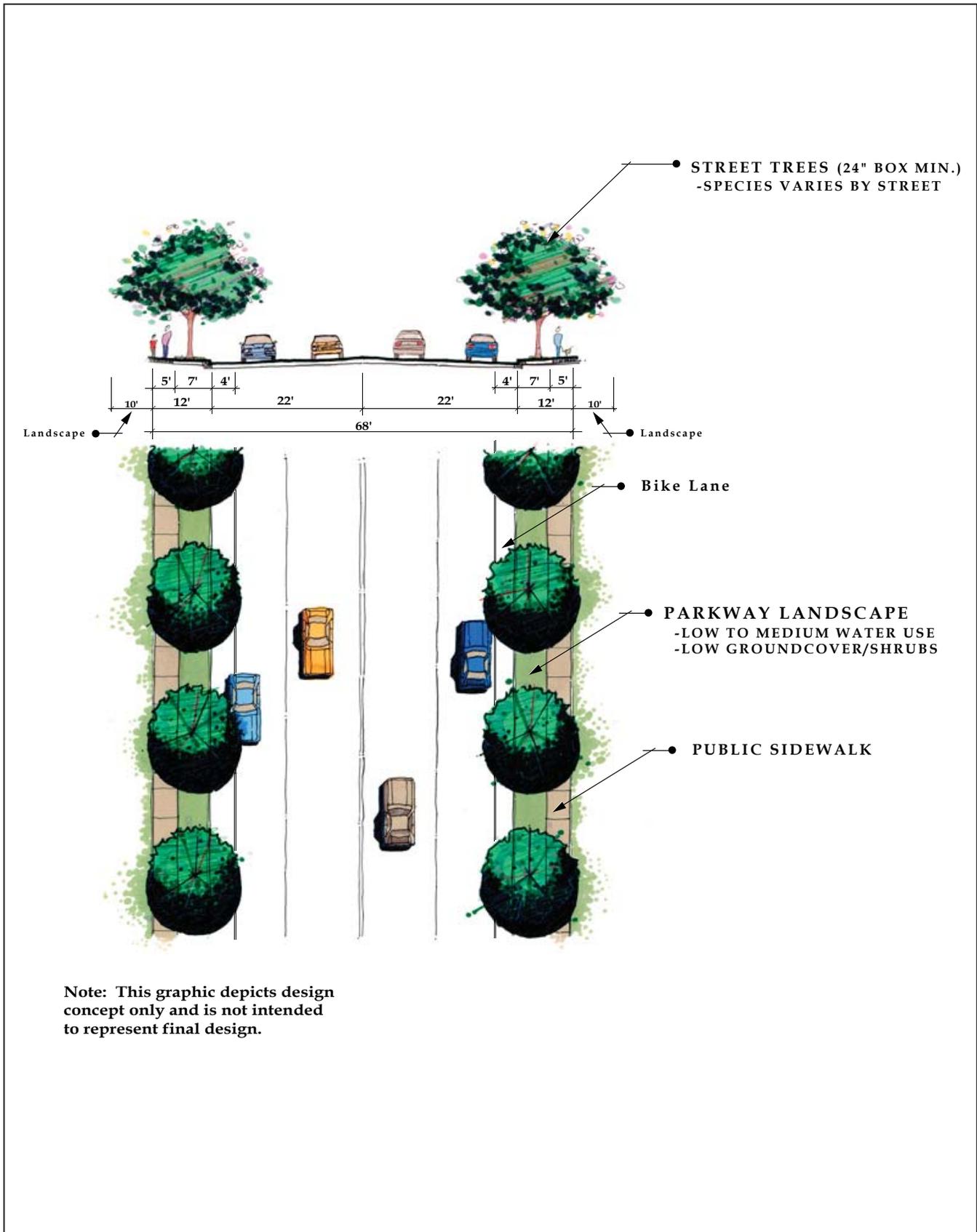
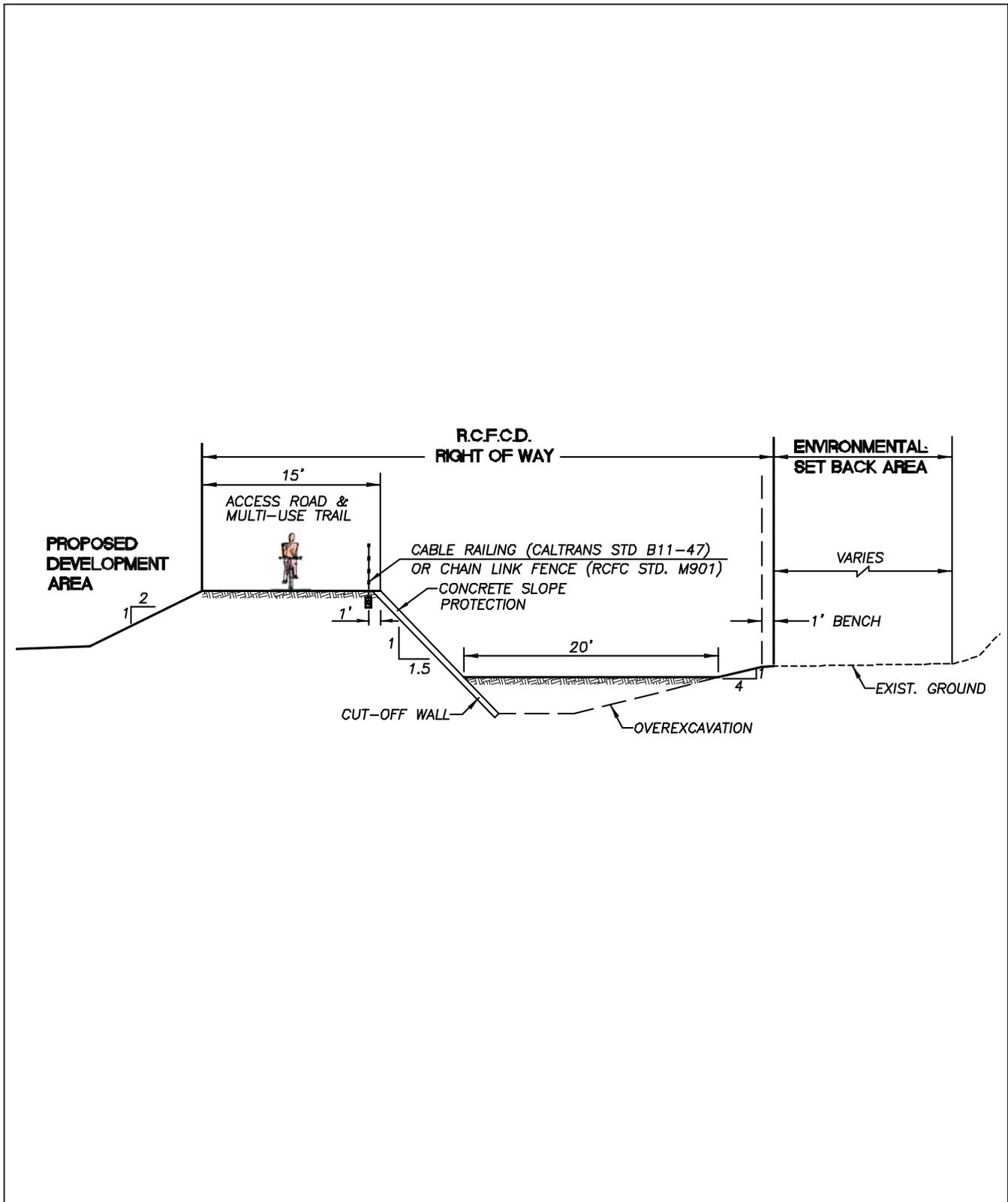


Exhibit 7.18, Bedford Canyon Wash Trail



7.5 Sustainable Design Strategies

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

Because the concept of sustainability is still evolving, it is anticipated that new sustainable strategies will be continually developed during the build-out period of the Arantine Hills community. This Specific Plan encourages the implementation of realistic sustainable design strategies into the project design as the community continues to evolve and build out over time. Below is a sampling of sustainable design strategies that may be utilized in Arantine Hills. Residential and commercial projects within the Specific Plan area seeking to be designated as Certified Green Buildings by the City shall be subject to the provisions of Chapter 15.05 of the Corona Municipal Code.

7.5.1 Site Planning

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

7.5.2 Energy Efficiency

Most buildings can reach energy efficiency levels that exceed California Title 24 standards, yet most only strive to meet the standard. It is reasonable to strive for energy reduction in excess of that required by Title 24 standards. Where feasible and appropriate, the following strategies are encouraged, but not required:

- A. Passive design strategies can dramatically affect building energy performance. These measures include building shape and orientation, passive solar design, and the use of natural lighting.
- B. Develop strategies to provide natural lighting to reduce reliance on artificial lighting.
- C. Incorporate the use of Low-E windows or use EnergyStar windows.
- D. Install high-efficiency lighting systems with advanced lighting controls. For non-residential buildings, include motion sensors tied to dimmable lighting controls. Task lighting reduces general overhead light levels.

- E. Use a properly sized and energy-efficient heat/cooling system in conjunction with a thermally efficient building shell. Consider utilizing light colors for roofing and wall finish materials; install high R-value wall and ceiling insulation.
- F. Individual developments within Arantine Hills are encouraged to implement some of the strategies of the EnergyStar program, which is an energy performance rating system developed by the U.S. Department of Energy and the Environmental Protection Agency. The program certifies products and buildings that meet strict energy-efficiency guidelines. Involvement in the EnergyStar program will be completely optional at the discretion of each individual developer/builder.
- G. For retail, commercial, office, research and development, and light industrial uses, promote the use of light colored roofing with a high solar reflectance in order to reduce the heat island effect from roofs.
- H. In retail, commercial and office developments, provide a limited number of preferred parking spaces for hybrid vehicles, fuel cell vehicles, electric vehicles and other fuel efficient vehicles.
- C. Encourage the use of low VOC Green Label carpet.
- D. Use dimensional planning and other material efficiency strategies. These strategies reduce the amount of building materials needed and cut construction costs. For example, consider designing rooms on four foot multiples to conform to standard-sized wallboard and plywood sheets.
- E. Consider using recycle base, crushed concrete base, recycle content asphalt, shredded tires in base and asphalt in roads, parking areas and drive aisles, if feasible and economically viable. Re-using materials keeps materials out of landfills and costs less.
- F. Design with adequate space to facilitate recycling collection and to incorporate a solid waste management program that prevents waste generation.
- G. Establish a construction waste recycling program with a local waste management company, with a goal of recycling no less than 50% of the construction waste generated by construction of the Arantine Hills community. Excavated soil and land-clearing debris does not contribute to this requirement.
- H. The waste disposal company shall be responsible for providing each home with recycle bin(s) to facilitate recycling. The bin(s) should be portable and easily moved.
- I. Encourage the use of building materials or products that have been extracted, harvested or recovered, as well as manufactured, within 500 miles of the project.
- J. Encourage the use of rapidly renewable building materials and products (made from plants that are typically harvested within a ten-year cycle or shorter) into new homes. Examples of materials that could achieve this goal include, but are not limited to, bamboo, wool, cotton insulation, agrifiber, linoleum, wheatboard, strawboard and cork.

7.5.3 Materials Efficiency

- A. Select sustainable construction materials and products by evaluating characteristics such as reused and recycled content, zero or low off gassing of harmful air emissions, zero or low toxicity, sustainably harvested materials, high recyclability, durability, longevity, and local production. Such products promote resource conservation and efficiency. Using recycled-content products also helps develop markets for recycled materials that are being diverted from California's landfills, as mandated by the Integrated Waste Management Act.
- B. Encourage the use of low VOC paints and wallpapers.

7.5.4 Water Efficiency

- A. Minimize wastewater by using ultra low-flush toilets, low-flow shower heads and other water conserving fixtures.
- B. Use recirculating systems for centralized hot water distribution.
- C. Promote the use of “tank-less” water heaters for residential, mixed-use, retail, commercial and office development within the Arantine Hills community.
- D. Use a smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions for all landscaped areas.
- E. Use micro-irrigation (which excludes sprinklers and high-pressure sprayers) to supply water in non-turf areas where applicable.
- F. Use state-of-the-art irrigation controllers and self-closing nozzles on hoses.
- G. Use recycled water to irrigate landscape areas throughout the project. The non-potable irrigation system shall be designed to meet all applicable standards of the California Regional Water Quality Control Board, California Department of Health, Riverside County Health Department, City of Corona Department of Water and Power, and Corona Municipal Code.
- H. Use separate valves for separate water-use planting areas, so that plants with similar water needs are irrigated by the same valve.

7.5.5 Occupant Health and Safety

- A. Choose construction materials and interior finish products with zero or low emissions to improve indoor air quality.

- B. Provide adequate ventilation and a high-efficiency, in-duct filtration system for commercial, office, research and development, and light industrial uses. Heating and cooling systems that ensure adequate ventilation and proper filtration can have a dramatic and positive impact on indoor air quality.
- C. Prevent indoor microbial contamination through selection of materials resistant to microbial growth.
- D. Provide effective drainage from the roof and surrounding landscape.
- E. Install adequate ventilation in bathrooms.
- F. Design non-residential building systems to control humidity.
- G. Establish criteria for the delivery and storage of absorptive materials, and the ventilation of spaces once the materials are installed to prevent mold.

7.5.6 Landscape Design

- A. Use low or medium water use and native plant materials where appropriate. Minimize turf areas throughout the community in order to promote water conservation. Limit the use of turf to areas which experience high functional use and are needed to accommodate outdoor activities such as sports, picnicking, etc. These areas could include parks, sports fields and other play areas. Only use warm-season turf varieties which are suited to the climate.
- B. Provide plant materials that are well suited to the solar orientation and shading of homes.
- C. Group plants according to water use, slope aspect and sun/shade requirements. Irrigate each hydrozone on a separate valve using high-efficiency irrigation techniques.
- D. Use organic wood or shredded bark mulch and soil amendments to retain soil moisture.

- E. Incorporate locally native vegetation into the plant palette for Arantine Hills.
- F. Encourage the use of colored hardscape materials to reduce glare and/or reflect heat in outdoor plazas and gathering areas.
- G. Use low-growing, low to medium water use plant material and hardscape in parkways instead of turf.
- H. Provide shade trees in paved areas and adjacent to buildings in order to increase natural cooling and conserve energy.

8

IMPLEMENTATION

8.1 Maximum Allowable Development

The Arantine Hills Specific Plan permits a maximum of 1,621 dwelling units to be constructed within the Specific Plan area. If Planning Area 16 develops with age-qualified housing, then the number of permitted dwelling units in Arantine Hills may increase up to a maximum of 1,806 units. The maximum amount of commercial and mixed-use development permitted within the Specific Plan area shall not exceed 745,300 square feet of non-residential uses.

8.2 Transfer of Dwelling Units

No amendment to this Specific Plan shall be required to transfer dwelling units between planning areas, provided that the following development transfer conditions are met:

- A. Planning areas allowing residential land uses (i.e., Low Density Residential, Medium Density Residential, High Density Residential and Mixed-Use I) include Planning Areas 1, 2, 4, 5, 6, 7, 8, 10, 11, 13 and 16, and are depicted in Exhibit 3-1, Land Use Plan. Each planning area is assigned a target number of dwelling units. This target number may increase or decrease at the discretion of the project master developer and/or project builder, provided that the maximum number of dwelling units per range is not exceeded.
- B. This Specific Plan requires that the overall project-wide gross density shall not exceed 5.9 dwelling units per acre (6.5 dwelling units per acre if Planning Area 16 develops with age-qualified housing). Gross density shall be calculated by including all Specific Plan area acreage, including open space land use categories and master planned roadway acreages.
- C. In no case shall unused dwelling units be transferred into planning areas designated as Open Space or Park.
- D. In no case shall transfers of units exceed more than a 20% increase of allocated units in any planning area designated for Low Density Residential, Medium Density Residential, High Density Residential or Mixed-Use I land uses.
- E. The project master developer shall have the right to increase or decrease dwelling unit counts in any residential or Mixed-Use I planning area; provided that prior to the time such as a transfer is made, the project master developer submits to the City's Planning Division Table 4-2 of the Specific Plan, as revised, for administrative approval.
- F. Land designated as residential or Mixed-Use I shall continue to be entitled for residential or Mixed-Use I development after the density transfer. In no case shall the permitted residential density in any residential or Mixed-Use I planning area be less than 3.0 dwelling units per acre after the density transfer.

8.3 Implementing Development Applications

Table 8.1, Implementing Development Applications, is designed to clarify the process of entitlement through the City of Corona for various applications and actions.

Table 8.1 applies only to projects being implemented within the confines of the Arantine Hills Specific Plan area.

Table 8.1
Implementing Development Applications

	Community Development Director	Development Plan Review	Project Review Committee	Planning Commission	City Council
Specific Plan - Minor Modifications	●				
Specific Plan Amendment		●	●	●	●
Specific Plan -- Interpretations ¹	●				
Precise Plan ²		●	●	●	●
Development Agreement				●	●
Tentative Tract Map(s)/Parcel Map(s)		●	●	●	●

¹Community Development Director may forward interpretations to Planning Commission for final determination at his or her discretion.

²Precise Plans are approved by the City Council as a consent calendar item.

Private planning areas will require annexing into the City’s street lighting district. All streetlights, storm drains, landscaped areas, medians and streets in private areas will be maintained by the Homeowners Association. The project will annex into the City’s Lighting Maintenance District (LMD) 2003-1 for maintenance of public lighting within master planned street rights-of-way and/or LMD easements, and into the City’s Community Facilities District (CFD) 2001-1 or a similar City established CFD per approval of the Public Works Director, for maintenance of public landscaping within master planned street rights-of-way and/or CFD easements.

The following administrative standards apply to the implementation of future development applications (including precise plans, tract maps, parcel maps, conditional use permits or variances) for projects within the Arantine Hills Specific Plan area.

- A. No development shall occur or building permits issued within the adopted Arantine Hills Specific Plan area until the proposed development is reviewed consistent with the City’s Development Plan Review and found to be consistent with the adopted Specific Plan.
- B. Future development within the Specific Plan area shall require individual project review and analysis, including General Plan and Specific Plan consistency and environmental analysis, according to the provisions of the California Environmental Quality Act (CEQA) and the CEQA Guidelines.
- C. Any current or future tentative tract or parcel map(s) and precise plan(s) shall be consistent with this Specific Plan, as adopted.

D. Building permits for dwelling units shall be issued when a final subdivision map has been recorded. Permits may be issued for model units prior to final map recordation subject to the Subdivision Map Act and Corona Municipal Code.

8.4 Specific Plan Interpretations

In instances where any section, subsection, sentence, clause, phrase, portion, or word contained within this Specific Plan is undefined, unclear or vague, then the Community Development Director shall make a determination as to its meaning and intent. The Community Development Director may elect to forward interpretations to the Planning Commission for final determination at his or her discretion.

8.5 Specific Plan Modifications and Amendments

8.5.1 Requirements and Procedures

This Specific Plan may be amended at any time in the same manner and by the same process by which the plan was originally adopted. Said amendment or amendments shall not require a concurrent general plan amendment unless a land use change is involved.

8.5.2 Compliance with the Specific Plan as Adopted

The City of Corona shall monitor compliance with the Arantine Hills Specific Plan, as adopted, and mitigation measures at these stages, as appropriate:

- A. During the review and approval of tentative tract maps, precise plans, conditional use permits, and other permits as appropriate.
- B. During the review of construction documents, and prior to the issuance of grading or building permits.
- C. Prior to the issuance of a certificate of occupancy for any building within the Specific Plan area.

D. Prior to the recordation of any parcel map or final map within the Specific Plan boundaries.

8.5.3 Substantial Conformance with the Specific Plan

Minor deviations shall be deemed to be in substantial conformance with the Arantine Hills Specific Plan by the Community Development Director and Public Works Director if they comply with the requirements identified in this section and are not detrimental to the public health, safety, and welfare. Such deviations to the adopted Arantine Hills Specific Plan must be consistent with the purpose and intent of the originally approved Specific Plan. Any decisions made by the Community Development Director may be appealed to the Planning Commission. Decisions of the Planning Commission may be appealed to the City Council. All decisions by the City Council shall be deemed to be final.

All minor deviations must comply with the following requirements:

- » The total number of dwelling units within the Arantine Hills Specific Plan area shall not exceed 1,621 dwelling units (1,806 dwelling units if Planning Area 16 builds out with age-qualified housing).
- » The public health, safety and welfare shall not be jeopardized by the proposed modifications.
- » No additional potentially significant environmental impacts are expected to occur as a result of the proposed modifications, except as evaluated in a certified EIR for the project.

The following deviations constitute “minor changes” that are in substantial conformance with the approved Arantine Hills Specific Plan and may be approved without amending the Specific Plan.

- A. Slight modifications to the Specific Plan area boundaries that respond to more accurate or recent data or actual on-site conditions, but which do

not result in an increase in environmental impacts already assessed in the EIR for Arantine Hills.

- B. The circulation plan network remains essentially the same with minor variations permitted including, but not limited to, adjustments to horizontal and vertical roadway alignments to respond to actual ground conditions; provided, however, that the changes do not adversely affect public safety.
- C. Minor changes to the design of the roadway cross-sections, provided that the streets have adequate capacity to handle the anticipated volumes of traffic and the design changes are deemed acceptable by the City's Traffic Engineer.
- D. Modifications to the proposed project that allow the project master developer to adjust planning area sizes and configurations by up to 10%, provided that a site plan is submitted to and approved by the Community Development Director and the City Engineer. The site plan shall depict the location of all planning areas and the relationships of the planning areas to one another. In evaluating the site plan, all of the following conditions must be met for the site plan to be approved:
 - 1. The planning area modifications would not significantly alter the planned circulation system.
 - 2. The planning area modifications would not result in any new environmental impacts that were not previously assessed in the certified EIR for Arantine Hills.
 - 3. There is no increase in the planning area density as a result of the change in planning area boundaries.
- E. Minor modifications to the architectural or landscape design guidelines necessary to respond to actual site conditions or to creative, new architectural designs.
- F. Minor modifications to the grading plan.

- G. Minor modifications to the water, sewer and/or drainage plan(s) that improve efficiency or are necessary to respond to actual site conditions.
- H. Any modifications to the phasing plan as long as the related infrastructure is adequately in place.
- I. Addition of new information or data to the Specific Plan maps, exhibits and/or text which does not change the effect of any concepts or regulations.
- J. Minor modifications to parcel lines, especially along Bedford Canyon Wash, that are necessary to respond to actual site conditions or unique engineering concerns, and which do not substantially change the overall land use plan concept.

8.5.4 Specific Plan Amendments

- A. The project master developer, project owner or any project merchant builder shall have the authority to initiate an amendment to the adopted Specific Plan at any time. No authorization by City staff, the Planning Commission or the City Council shall be necessary to initiate a Specific Plan Amendment.
- B. An Amendment to the Specific Plan text and maps may be initiated by the City Planning Commission or the City Council, at their discretion.
- C. A concurrent General Plan Amendment may be required by the City of Corona if the proposed amendment would substantively affect the General Plan goals, objectives, policies, programs or land uses for the Arantine Hills Specific Plan area.
- D. All Specific Plan Amendments shall be subject to the requirements of the California Environmental Quality Act (CEQA) of 1970 and any applicable City of Corona environmental guidelines.
- E. The Planning Commission and City Council shall each hold a public hearing on the proposed amendment of the Specific Plan.

- F. The Planning Commission shall review all proposed amendments to the adopted Specific Plan. Upon the close of the required public hearing, the Planning Commission shall make a motion to approve the Specific Plan Amendment, deny the Specific Plan Amendment, or send the Specific Plan Amendment back to City staff for further refinement. The Planning Commission shall forward its recommendation and findings to the City Council for further determination and action.
- G. The City Council shall review the Planning Commission's findings and recommendations. Upon the close of the required public hearing, the City Council shall act by ordinance to adopt, reject or modify the proposed Specific Plan Amendment.
- H. Amendment of Specific Plan text shall be subject to the same findings as prescribed for initial enactment of a Specific Plan, pursuant to Section 17.53.090 of the Corona Municipal Code.

8.6 Precise Plans

8.6.1 Processing

A Precise Plan shall be prepared, submitted and approved for residential development, the General Commercial area, and the Mixed-Use I and Mixed-Use II Districts, pursuant to Chapter 17.91 of the Corona Municipal Code. Precise Plans shall be consistent with the intent and objectives of this Specific Plan. No building permits shall be issued for such developments until the Precise Plan is approved by the Planning Commission.

Precise Plans and Tentative Subdivision Maps for development shall include design features to avoid potential conflicts with existing off-site land uses. These features may include, for example, landscape screening, berms, walls, setbacks from planning area boundaries, and orientation of land uses to ensure compatibility.

8.6.2 Eligibility

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

- A. The land area and dimensions of the project shall not be less than the lot area requirements established by the Planning Area designation.
- B. Maximum residential densities shall be in accordance with Table 4-2, Land Use by Planning Area Table, in Chapter 4 of this Specific Plan.
- C. All public open spaces shall be provided with required on-site and off-site improvements in accordance with the current City policy.
- D. Conditions to ensure maintenance of any proposed common areas shall be included to the City's satisfaction.
- E. Architectural design shall be consistent with Chapter 7, Design Guidelines, of this Specific Plan.

8.6.3 Required Action

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

8.6.4 Conditions of Approval

Any Precise Plan units shall address the following conditions:

- A. The proposed Precise Plan development shall conform to the General Plan and Specific Plan in terms of general location, density and general standards of development.
- B. All private common access streets provided for vehicular access and serving residential units within the project shall be developed in accordance with this Specific Plan's private street standards and shall be perpetually maintained by the responsible entity.
- C. The Planning Commission may require and accept dedication of public easements for utilities along or across the common areas of the project.
- D. The Planning Commission may require other reasonable conditions that relate to the physical development of the project, or to the methods of managing the common elements and providing for perpetual maintenance of the elements.
- E. The Planning Commission shall review and apply conditions thereto, the physical and architectural design of the project as to its relationship with, and conformity to, the topography and other natural and structural features of the site and surrounding area.

8.7 Tentative Tract Map(s)

No tentative map or parcel map may be approved unless it is consistent with the approved Specific Plan, as revised.

8.8 Financing Mechanisms

Several types of financing strategies and tools are available for financing master planned communities such as Arantine Hills. It is anticipated that the project will build-out using a variety of these strategies and tools including, but not limited to, the following:

8.8.1 Mello-Roos Community Facilities Act of 1982

The Mello-Roos Act enables cities, counties, special districts and school districts to establish community facilities districts and to levy special taxes to fund a variety of facilities and services required by a specific plan. A Mello-Roos tax can be applied to the planning and design work directly related to the improvements being financed and may also fund services on a pay-as-you-go basis including police and fire protection, ambulances, flood protection, recreational programs, parks and schools.

8.8.2 Special Assessment Districts

Special assessment districts, such as the Lighting and Landscape Maintenance Act of 1972, the Municipal Improvement Act of 1913 and the Improvement Bond act of 1915, provide methods of leveraged financing whereby a public entity determines an area in which the provision of facilities will benefit real property. One or more special assessment districts may be created for the Arantine Hills project to cover improvements such as landscaping and lighting. This financing tool can be used for public improvements that directly benefit specific properties that are assessed to pay for the improvements at no risk to public agency general funds.

8.8.3 Impact Fees and Exactions

Impact fees and exactions are another tool for paying for new development resulting from increased population or demand for services. The master developer for Arantine Hills will negotiate with the City of Corona to determine appropriate fees and exactions, which shall be identified in a Development Agreement.

8.8.4 Developer Funding

In certain instances, funding for on-site facilities may be tied directly to the Arantine Hills project. The project master developer may pay a fair share portion of the facility in exchange for development rights. On-site

local streets, utility connections from the main trunk lines, and drainage facilities are typical examples of facilities that may be funded by the developer. Such improvements will usually be required concurrent with the project development. Developer funding may involve reimbursement agreements for off-site master planned facilities.

8.9 Infrastructure Financing

- A. The local storm drain system shall be funded and constructed by the developer. The cost of the local system shall be borne by the developer without fee credits.
- B. The regional storm drain system and flood control improvements associated with Bedford Canyon Wash may be funded and constructed by a Community Facilities District or other similar mechanism.
- C. The backbone water facilities and infrastructure shall be owned, operated and serviced by the City of Corona Department of Water and Power. The fair share cost of designing and constructing the water system shall be borne by the developer.
- D. The backbone sewer facilities and infrastructure shall be owned and operated by the City of Corona. The fair share cost associated with designing and constructing the sewer system shall be borne by the developer.
- E. Telephone, electricity, gas lines and cable television lines shall be installed and maintained by the appropriate utility companies.
- F. Roadway and traffic signal improvements (the timing and responsibility for construction/funding of which shall be negotiated between the City of Corona and the project master developer) shall occur in accordance with the adopted Development Agreement between the City of Corona and project master developer.

- G. The Master Homeowner's Association or other private association or Landscape and Lighting District shall be responsible for installation, maintenance and upkeep of all common landscape areas, hardscape areas and irrigation systems within the Specific Plan Area.
- H. The multi-purpose trail along Bedford Canyon Wash shall be designed and funded by the project master developer. The Arantine Hills master homeowners association shall be responsible for owning and maintaining the trail.
- I. All Class II bicycle lanes shall be the responsibility of the project master developer to design, fund, and construct. The City shall be responsible for maintaining the Class II bicycle lanes.
- J. All necessary infrastructure (e.g., roads, sewers, water lines, storm drains, drainage improvements, etc.) shall be phased and installed concurrently with development. The project master developer or builder shall post bonds prior to map recordation to secure the improvements.
- K. All parks shall be phased and installed concurrently with development.

8.10 Maintenance Plan

Table 8.2 on the following page identifies the maintenance responsibilities for various infrastructure and landscape improvements associated with the Arantine Hills community. Exhibit 8.1 depicts those areas to be maintained by the Master Homeowner's Association.

Table 8.2
Maintenance Responsibilities

	City of Corona Parks Department	City of Corona Public Works Department	City of Corona Department of Water & Power	Riverside County or Riverside County Flood Control & Water Conservation District	Homeowners Association or Property Owners Association
Flood Control Facilities - PAs 17, 18 and 19				●	
Entry Monuments					●
Mixed-Use I and Mixed-Use II Landscaping - PA 13 and PA 14					●
Commercial Landscaping - PA 15					●
Private Streets - all planning areas except PAs 17, 18 and 19					●
Public Streets (including sidewalks and parkway landscaping) - all planning areas except PAs 17, 18 and 19		●			
Sewer (on-site) - all planning areas except PAs 17, 18 and 19			●		
Sewer (off-site)			●		
Lift station - PA 16					●
Water (on-site) - all planning areas except PAs 17, 18 and 19			●		
Water (off-site)			●		
Recycled Water (on-site) - all planning areas except PAs 17, 18 and 19			●		
Recycled Water (off-site)			●		
Parks (public) - PA 8 and PA 12	●				
Street lighting (public)		●			
Street lighting (private)					●
Parks (HOA owned and maintained, but open to the public) - PA 3 and PA 9					●
Trails - PAs 17, 18 and PA 19					●
Slopes Greater Than 15 Feet					●

	City of Corona Parks Department	City of Corona Public Works Department	City of Corona Department of Water & Power	Riverside County or Riverside County Flood Control & Water Conservation District	Homeowners Association or Property Owners Association
Drainage Basins & Water Quality Management Basins - PAs 15 and 16					•

Exhibit 8.1, Master HOA Maintained Areas

