

# Sierra Bella



**SPECIFIC PLAN**

City of Corona  
January 2013

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

**CITY OF CORONA**

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**ADOPTED AUGUST 17, 2005**

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

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

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

### **1.1 PROJECT LOCATION**

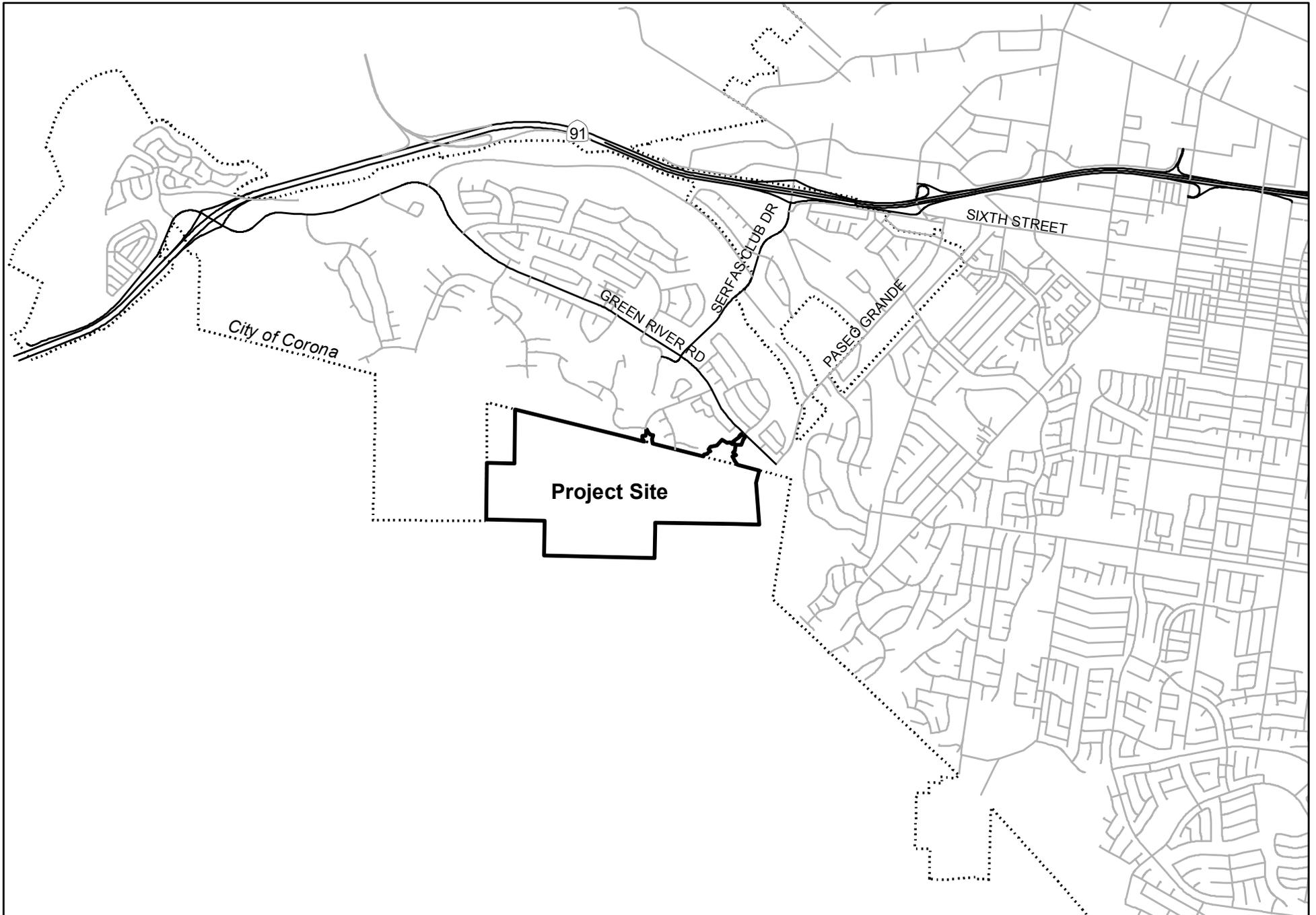
Sierra Bella is situated in northwest Corona at the eastern terminus of Green River Road at Paseo Grande, south of the Sierra del Oro community. The Cleveland National Forest is located south of the project. Exhibit 1-1 depicts the location of Sierra Bella.

### **1.2 PROJECT OVERVIEW**

Sierra Bella is designed as a ~~Mediterranean~~ hillside village of 249 ~~estate homes located~~ clustered along the lower ridgelines, with the mountain peaks to the south providing a natural backdrop. ~~Over 45~~ Approximately 62 percent of the ~~319327~~-acre site will remain in natural open space, blending in with the adjacent uses. ~~Large homes on large lots~~ Residents will have unparalleled views of the Chino Hills and Prado Basin. ~~Accentuating to the rolling hills will be orchards on the hillsides creating an agrarian theme, consistent with Corona's agricultural past.~~ north.

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

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



**SIERRA BELLA SPECIFIC PLAN**

Exhibit 1-1  
**LOCATION MAP**



JANUARY 2013

### **1.3 AUTHORITY AND SCOPE**

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

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

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

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

**1.4 PURPOSE OF THE SPECIFIC PLAN**

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

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

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

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

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

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

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

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

**1.7 SEVERABILITY**

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

**1.8 EFFECT ON CONFLICTING PROVISIONS**

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

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

The Sierra Bella project site encompasses 349327 acres within unincorporated Riverside County. The site is presently vacant, with the exception of two residential structures and associated storage at the northeastern portion of the site. Two small water tanks also exist at the eastern end of the property. The balance of the site is relatively undisturbed hillside, marked only by dirt roadways and trails, and the occasional evidence of past grading or dumping activities. Exhibit 2-1 depicts the surrounding zoning designations with the City.

~~The project site is within original adoption of the City of Corona's adopted sphere of influence, and carries an existing Corona General Plan designation of Rural Residential I (0.2-0.5 du/ac). An annexation is being processed with this Specific Plan, and includes an additional parcel (APN 101 220 002), which is not part of the Sierra Bella Specific Plan. A General Plan also incorporated a General Plan Amendment (GPA 04-006) accompanies the Sierra Bella Specific Plan to establish~~ which established a General Plan designation of Rural Residential II (0.5-1.0 du/ac). The project also ~~includes~~ included the creation of a specific plan zoning for the property, allowing for estate homes on two lot sizes with intervening open space.

**2.2 SPECIFIC PLAN AMENDMENT**

The Sierra Bella Specific Plan Amendment retains the current General Plan designation of Rural Residential II and modifies the zoning regulations within the Specific Plan to allow the clustering of the residential units in the lower areas of the property. This clustering increases the amount of natural open space from 144 acres in the original approved Specific Plan, to 202 acres in the amended Specific Plan, a 40% increase in the natural open space area. This increase in open space is achieved by reducing the minimum lot sizes in the approved Specific Plan to more closely conform to the lot sizes of the adjacent Sierra del Oro community to the north. This retains more open space, reduces grading and associated landform impacts, and preserves the higher elevations to the south adjacent to the Cleveland National Forest in permanent open space. The Specific Plan Amendment also incorporates approximately eight more acres to include the public park and entrance at Green River Road.

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

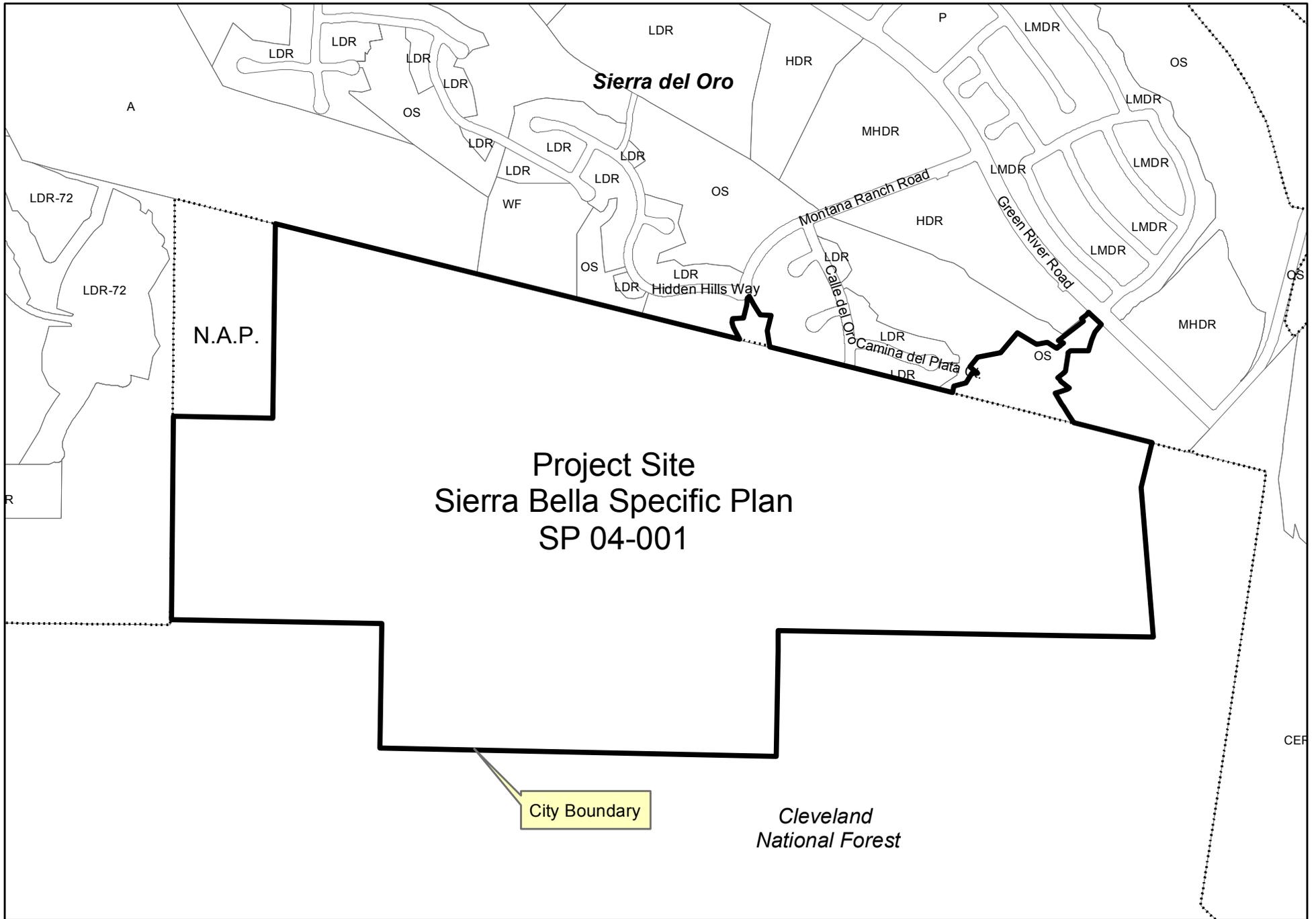


Exhibit 2-1

**SIERRA BELLA SPECIFIC PLAN**

**EXISTING ZONING**



**2.22.3 SURROUNDING LAND USES**

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

**2.32.4 TOPOGRAPHY**

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

**2.42.5 SOILS/GEOLOGY**

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

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

**2.52.6 HYDROLOGY AND DRAINAGE**

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

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

**2.6.2.7 VIEWS AND AESTHETICS**

**2.6.12.7.1 VIEWS OFF-SITE**

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

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

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

**2.6.22.7.2 VIEWS ONTO THE SITE**

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

**2.7.2.8 BIOLOGY**

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

**2.8.2.9 CIRCULATION AND TRANSPORTATION**

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

housing tract, and is disclosed in the CC&Rs for the tract. ~~A third access point is provided from the City's water distribution facilities located on Wilderness Drive. This access would be for emergency vehicles only.~~

**2.92.10 UTILITIES AND PUBLIC SERVICES**

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

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

**2.102.11 FIRE AND POLICE SERVICES**

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

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

### **3.1 SPECIFIC PLAN GOALS**

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

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

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

**3.2 LAND USE CONCEPT**

The project allows up to 249 single-family dwelling units located within two residential planning areas on 349327 acres. Exhibit 3-1 depicts the land uses within Sierra Bella. The residential areas are designed to provide a gated, large-lot single-family community with magnificent views. In addition to the residential component, a public park is also proposed at the entrance from Green River Road that will provide a tot lot, basketball courts, tennis courts, court, picnic shelter, and related parking.

**3.2.1 RESIDENTIAL LAND USES**

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

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

**Low Density Residential 1 (LDR Planning Area 1)**

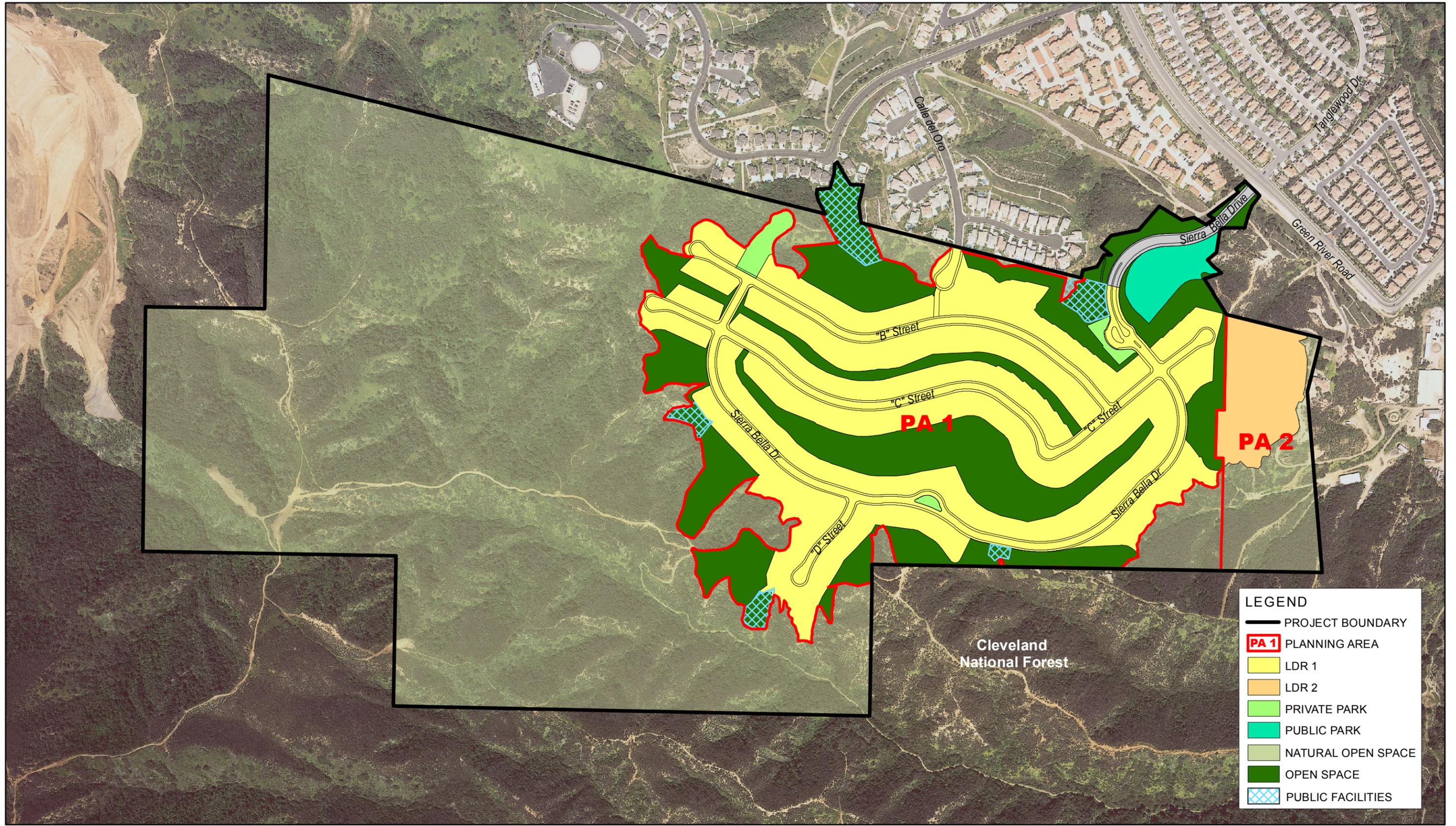
~~Low Density Residential 1 (LDR 1) applies to Planning Area 1. This designation requires minimum lot sizes of 7,200 square feet, and provides homes with views of the valley floor below. Pad sizes are a minimum of 6,000 square feet, which will allow for adequate yards for pools or garden areas.~~

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

~~Planning Area 2 consists of 17512 lots on and is designated as LDR 2 with minimum lot sizes of 9,000 square-feet. This planning area is designed to provide views of the valley below. Pad sizes are a minimum of 8,000 square feet, which will allow for large homes, and additional area available for yards pools, or garden areas.~~

**Low Density Residential (LDR)– 2**

~~LDR Planning Area 2 consists of 74 lots on minimum lot sizes of 14,000 square feet, with magnificent views to the north of Chino Hills and Prado Basin. Pad sizes are a minimum of 10,000 square feet, which will allow for large estates with large yards for gazebos and pools.~~



**LEGEND**

	PROJECT BOUNDARY
	PLANNING AREA
	LDR 1
	LDR 2
	PRIVATE PARK
	PUBLIC PARK
	NATURAL OPEN SPACE
	OPEN SPACE
	PUBLIC FACILITIES

**TABLE 1  
LAND USE ALLOCATION**

<b>LAND USE</b>	<b>ACRES</b>	<b>% OF SITE</b>	<b>DWELLING UNITS</b>	<b>MINIMUM LOT SIZE</b>
LDR -1	<u>77</u> <u>69.4</u>	<del>24.1</del> <u>21.3</u> %	<del>175</del> <u>237</u>	<del>9,000</del> <u>7,200</u> sq. ft.
LDR -2	<u>427.0</u>	<del>13.2</del> <u>2.1</u> %	<u>74</u> <u>12</u>	<u>149,000</u> sq. ft.
<del>Natural Open Space (Natural Hillside Conservation Area)</del>	<del>144</del> <u>202.</u> <u>7</u>	<del>45.1</del> <u>62.</u> <u>0</u> %		
<del>Open Space (Manufactured Landscaped Slopes)</del>	<del>54</del> <u>41.9</u>	<del>16.9</del> <u>12.</u> <u>8</u> %		
<del>Open Space (Private Parks)</del>	<u>1.6</u>	<u>0.35</u> %		
<u>Public Park (portion within Sierra Bella Specific Plan)</u>	<u>2.9</u>	<u>0.9</u> %		
<del>Open Space (Private Parks - Utility Overlay) Sierra Bella Drive (from Green River Road to LDR-1)</del>	<u>1.6</u>	<del>0.3</del> <u>0.5</u> %		
<b>TOTALS</b>	<b><u>319</u><u>327.</u> ac</b>	<b>100%</b>	<b>249 du</b>	
	<b><u>1</u></b>			

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

Open space and recreation facilities are key elements of the Sierra Bella Specific Plan. In all, ~~144~~202.7 acres, or ~~45.162~~ percent of the Specific Plan Area is devoted to natural open space. The recreation and open space concept for the Sierra Bella development is reflected on Exhibit 3-2.

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

#### **Public Park**

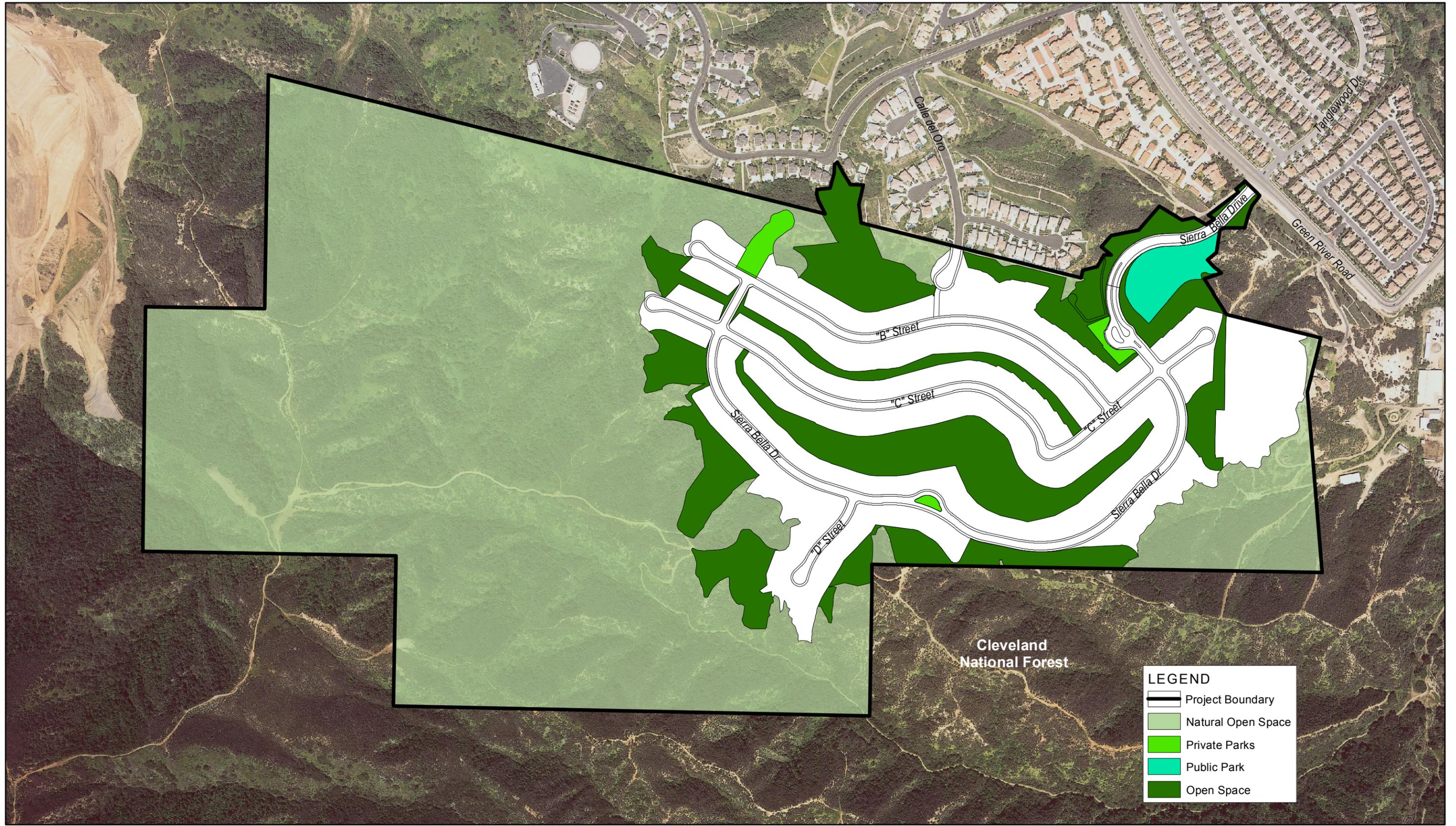
Based on the Quimby Act park requirements for the City of Corona (3.5 acres per 1,000 population); Sierra Bella would require 2.87 acres of parklands, based on the total projected population of 819.

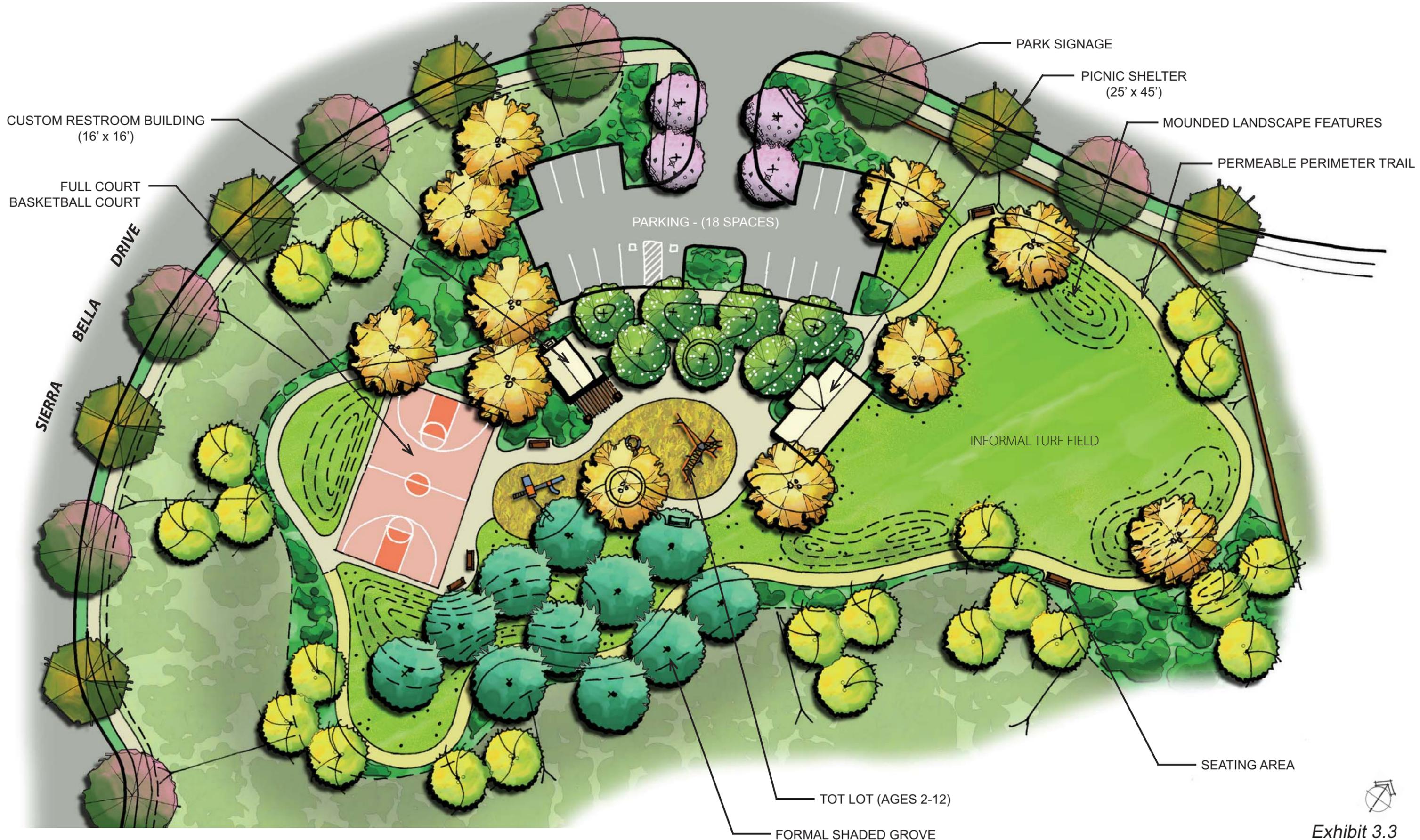
An approximate 2.9-acre public park site will be improved on existing City property that is between Sierra Bella and Green River Road. ~~Prior to the issuance of the first building permit, the 2.1-acre neighborhood park shall be under construction and completed prior to the 249<sup>th</sup> residential Certificate of Occupancy. A Park Development Agreement shall be approved prior to construction that describes the park facilities and any additional off-site amenities that are proposed; was recorded on November 7, 2006 (doc # 2006-0823424). The timing of the commencement and completion of the Park shall be as specified in the Park Development Agreement.~~ It is anticipated that ~~tennis courts, a basketball courts, and court,~~ a tot lot, as well as ~~a 67~~ restroom building, shaded picnic shelter, walking trail, and 18-space parking lot will be constructed. It should be noted that a Metropolitan Water District line (MWD Lower Feeder) is located to the north of this parcel, and limits the improvements that can be made within the District easement. Exhibit 3-3 is an illustrative concept for the development of the park site and the proposed access and parking.

#### **Natural Open Space (Natural Hillside Conservation Area)**

Approximately ~~144~~202 acres of natural open space is incorporated into the community design to preserve the integrity of the existing environment. The majority of the Open Space identified on the Sierra Bella Land Use Plan has been designated to correspond with natural features currently existing in the Specific Plan area, including steep slopes and geotechnical conditions. This Open Space is ~~generally~~ located in the southern and western portions of Sierra Bella. Uses allowed within this Open Space area may include debris and detention basins, and fuel modification areas. Access roads for the City's Public Safety Departments are also permitted to allow greater fire-fighting capabilities to natural areas.

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





**SIERRA BELLA SPECIFIC PLAN**

Exhibit 3.3  
**SIERRA BELLA PARK CONCEPTUAL PLAN**

**Open Space (Manufactured Landscaped Slopes)**

Approximately ~~5442~~ acres of the site area is ~~Manufactured Landscaped Slopes~~. Open Space encompassing manufactured landscaped slopes and interior natural areas. These areas will be primarily planted with ~~avocado or citrus trees that will be maintained by a professional grower under contract~~ pursuant to the Sierra Bella HOA. ~~These slopes will provide an agrarian look and feel that is a reminder of Corona's agricultural past.~~

~~Manufactured slopes not planted with avocado or citrus groves as depicted on the~~ Design Guidelines and Conceptual Landscape Master Plan (Exhibit 5.3-1) shall be and consistent with the City's landscape slope planting requirements and ~~those requirements in Chapter 5~~ per the City's Drought Tolerant Landscape Design Guidelines and will be maintained by the homeowner's association, including the manufactured slopes adjacent to the public park.

**Open Space (Private Parks and Utility Overlay)**

~~Six~~ Three Private Parks are provided within Sierra Bella for residents of the community. They will provide areas for recreation, as well as a ~~gathering place~~. ~~Two of the Private Parks are designated with a Utility Overlay and include a buried water reservoir that may contain active recreational space with the other containing a pump station. The other parks may contain gang mailboxes, picnic facilities, tot lots, benches, gathering places for the community. Amenities may include mailboxes, benches, overlooks, bar-b-que's and other passive recreational facilities. These parks will be maintained by the Sierra Bella homeowner's association.~~

### **3.3 CONCEPTUAL CIRCULATION PLAN**

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

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

An emergency access will be provided at Calle del Oro to provide ~~for~~ access for emergency vehicles and vehicular ingress and egress of residents only in the case of an emergency. This gate access shall be designed to be opened electronically by emergency services. ~~Another access will be provided at the City of Corona's Reservoir Site, located off of Wilderness Drive. This access will be limited to emergency vehicles only due to the sensitive nature of this water facility.~~

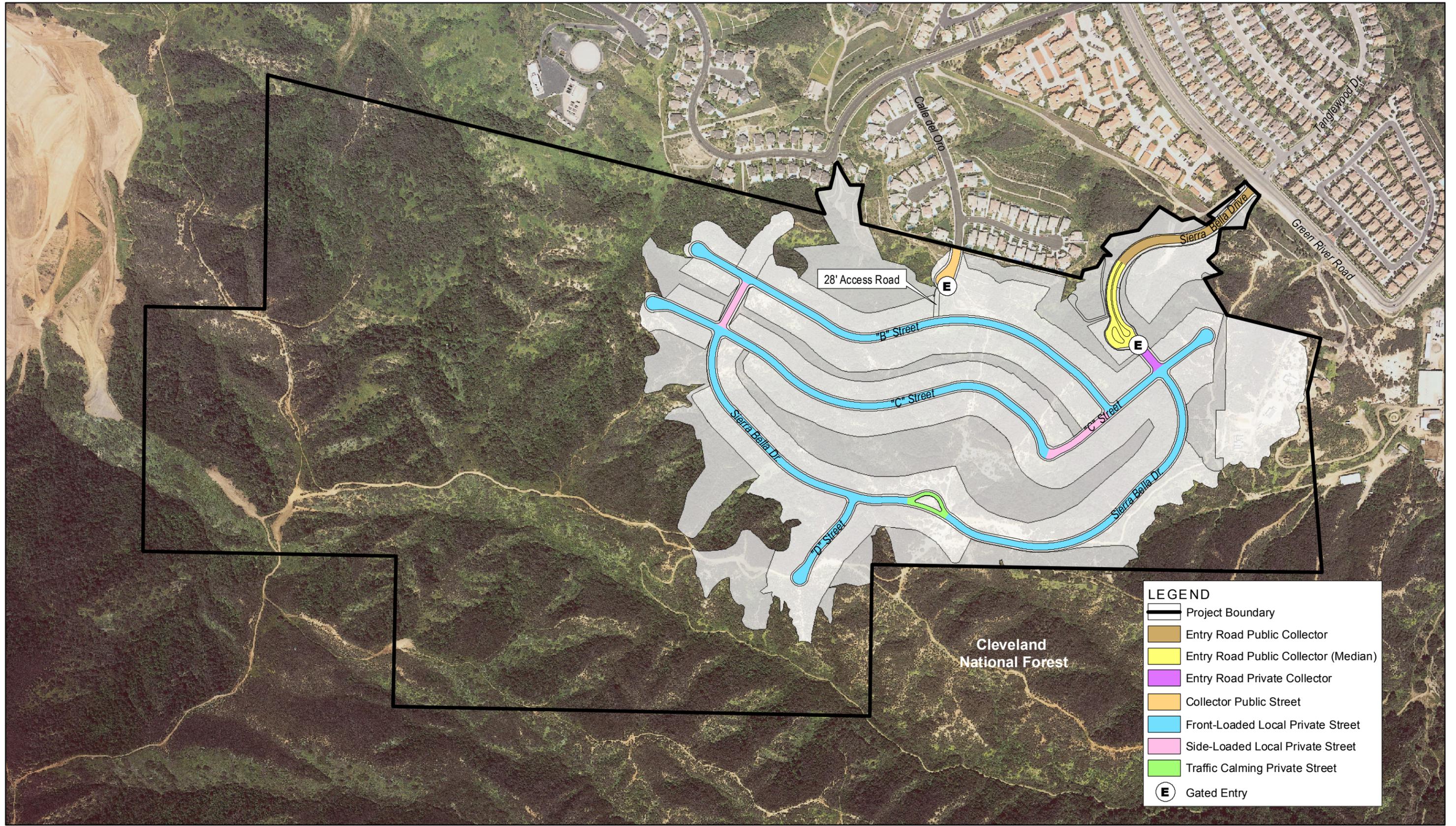
The access road at Green River Road will be a collector road and will be the sole public entry for the project. This road will be public from Green River Road to the gated entrance located approximately 1,200 feet south of Green River Road. This access road will also provide access to the proposed public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

The internal street system is comprised of ~~five~~ three different private street sections, as shown on ~~Exhibit 3-5, Street Sections and the Conceptual Circulation Plan, Exhibit 3-4, and Exhibit 3-5, Street Sections.~~ A ~~64~~ 68-foot private collector road is provided beyond the main entry ~~and for portions of to the streets, which feed traffic into this main entry.~~ first intersection where it then narrows to the private local street section of 56-feet. A 56-foot private local street is provided through most of the site ~~where lots are doubled loaded and where lots are single loaded.~~ Sierra Bella Drive incorporates a 51-foot private local street is provided. ~~Where this local street is single loaded, a sidewalk will be provided in front~~ traffic-calming median near the southern part of the lots only, no sidewalk will be provided adjacent to open space areas. ~~Two small areas within the site will be served by a 51-foot circular private street section.~~

~~Landscaped median islands will be provided at several locations within the interior private road system to provide for a traffic-calming condition to encourage reduced speeds along (width varies) and Street "B" incorporates a single-loaded alley-street near the major spine roadways.~~ Calle del Oro emergency access intersection, for approximate 7 lots. The emergency access at Calle del Oro consists of both a 25' driveway to the 68-foot wide extension of the Calle del Oro cul-de-sac.

The public collector street from Green River Road to the gated entrance will be provided with street lights in accordance with City Standards, ~~and will not permit on-street parking.~~ The

interior private streets shall be designed with street lighting at intersections and at locations where they are required for public safety, such as knuckles and at the landscaped median islands and shall be designed where indicated per Exhibit 3-5.





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

**Westbound**

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

**Eastbound**

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

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

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

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

**3.4 PUBLIC FACILITIES**

Services and utilities for Sierra Bella will be provided through the overall development of the project by participating builders and developers. This Public Facilities section describes the general location, usage, and capacities of all services and facilities, which will be provided to the Sierra Bella community including water, reclaimed water, wastewater, and drainage. Conceptual Master Plans for water, reclaimed water, sewer, and drainage facilities have been prepared to identify facilities needed for ultimate development of this project. The Conceptual Master Plans are included with this document as Sections 3.4.1, 3.4.2, 3.4.3, and 3.4.34.

**3.4.1 DOMESTIC WATER FACILITIES**

**1. Background**

Domestic water service for Sierra Bella will be provided by the City of Corona and will be served by the City’s Department of Water and Power (DWP) through use of existing facilities, potentially upgrading of some existing facilities, and development of new water improvements. The surrounding area water facilities include the City’s Sierra del Oro Zone 3 Reservoir, the Montana Ranch Zone 4 Hydropneumatic Pump Station and related transmission and distribution water mains. Future water facilities include the extension of Foothill Parkway with proposed zone 4 domestic water transmission mains.

~~The surrounding area water facilities include the City’s Sierra del Oro Reservoir, the Montana Ranch Hydropneumatic Pump Station, and related transmission and distribution water mains.~~

~~The City’s Water Master Plan, which is currently being reviewed to update current and future water demands, identifies a 16-inch master plan transmission main water line to serve Sierra Bella as well as the surrounding areas. In addition, the Water Master Plan identifies a system of reservoirsproposed reservoir to provide storage for the existing and expanded Zone 4 water system. Also included in the plan is the future extension of Zone 4 water up to Green River and extending down to the project’s main entry at Sierra Bella Drive (across from Tanglewood).~~

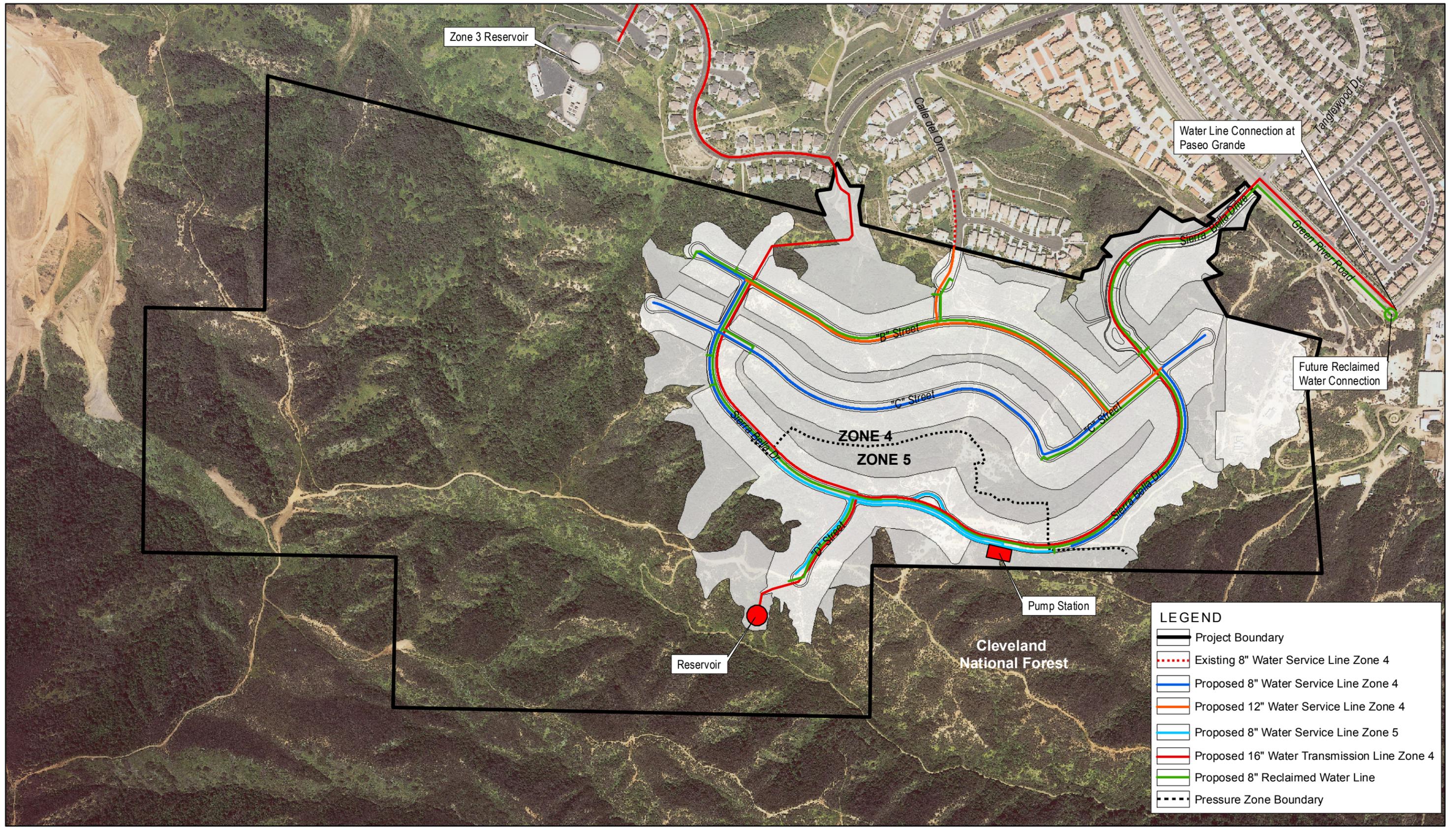
Sierra Bella is located within Pressure Zones 4, 5, and 6. These pressure zones are shown on Exhibit 3-6, Conceptual Domestic and Reclaimed Water Master Plan, and further defined as follows:

Water Pressure Zone	Max Service Elevation	Min Service Elevation
Zone 4 (1220)	1,100	900
Zone 5 (1380)	1,260	1,100
<del>Zone 6 (1635)</del>	<del>1,510</del>	<del>1,260</del>

~~In order for adequate water service to be provided for the Sierra Bella, the following key infrastructure improvements will be needed:~~

- ~~• Extension of the 16-inch Zone 4 transmission line through the site;~~
- ~~• Construction of a Zone 4 reservoir;~~

- ~~Construction of a hydropneumatic pump station to boost pressure from Zone 4 to Zones 5 and 6; and~~
- ~~Upgrading of the existing Zone 4 hydropneumatic pump station to a full pump station to fill the new Zone 4 reservoir.~~



**2. Conceptual Project Water Plan**

The water system improvements which will be required to provide domestic water service to Sierra Bella are shown on Exhibit 3-6 and further described below:

**a. Zone 4**

In order to provide Zone 4 water to Sierra Bella, and to fill the new Zone 4 reservoir, the existing hydropneumatic pump station, located adjacent to the Sierra del Oro Reservoir, will need to be upgraded.

A 16-inch transmission line will be constructed from this upgraded pump station, through the Sierra del Oro Reservoir site, into Sierra Bella to the new Zone 4 reservoir. In addition, this 16-inch transmission main will be extended easterly within the site, and northerly in the entry road to Green River Road for future interconnection to the City's Zone 4 water system. No service connections shall be made to this transmission line except as to serve the proposed public park site and LMD irrigation facilities to be constructed along the main project entry road.

A new Zone 4 reservoir will be constructed within the western portion of the Sierra Bella. This facility will provide for adequate storage for emergency, operational, and fire protection and will serve all of the proposed Zone 4 homes to be located within Sierra Bella as well as the existing and future developments.

The current Water Master Plan suggests a 2.5 million gallon facility will be needed within this western portion of the City. This facility is planned to be a buried reservoir with some passive recreational uses anticipated to be provided within the reservoir site. In addition, a second point of connection for the Zone 4 system will be provided by extending the existing 10-inch water main in Calle del Oro into Sierra Bella.

Construction of the above noted Zone 4 facilities will provide service to Sierra Bella and will also provide a second point of connection to the existing homes in the Calle del Oro area. In addition, this area of Sierra del Oro has a number of homes currently being served by the existing hydropneumatic pump station and these homes will now be served by the Zone 4 gravity system developed by Sierra Bella.

**b. Zones 5 and 6**

A hydropneumatic pump station shall be constructed in conjunction with the new Zone 4 reservoir to provide domestic water service and fire protection to those portions of Sierra Bella within the Zone 5 and Zone 6 pressure zones (elevations above 1100). The Zone 4 reservoir will provide storage capacity to adequately serve this portion of the development.

~~Parallel water lines will be needed within the southerly loop road of the project in order to provide 2 points of connection. A zone valve shall be provided to the eastern limits of these parallel Zone 5 waterlines.~~

**e. — General**

~~The water system developed for Sierra Bella shall be designed and constructed in accordance with the standards of the City of Corona and shall be subject to the review and approval of the City’s Department of Public Works and Department of Water and Power. Domestic water service shall be provided to all homes within the development.~~

~~As master planned storage, pumping, and transmission pipeline facilities are being developed. The Sierra Bella developer will qualify for fee credits and reimbursements for construction of these master planned facilities and upsizing of pipelines, pumping facilities and storage above the actual needs for the project.~~

The Sierra Bella proposed development is located south Green River Road and the Sierra Del Oro existing neighborhood. Most of the Sierra Del Oro project and surrounding neighborhoods are served by the existing 4 million gallon Sierra Del Oro Zone 3 Reservoir. But, there are a number of homes within the Sierra Del Oro development that require Zone 4 service and as such are subsequently served by the Montana Ranch Hydropneumatic Pump Station located at the Zone 3 Reservoir site. This pump station and the corresponding 8- and 10-inch service mains are not capable of meeting the demand of the proposed Zone 4 units within Sierra Bella. Furthermore, DWP has determined that Sierra Bella will need to meet Zone 4 storage requirements which are to be met with a new Zone 4 Reservoir located onsite.

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

**Domestic Water Demands**

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

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

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

It is anticipated that the Foothill Parkway Extension Project will be constructed prior to the development of the Sierra Bella Project. The Foothill Parkway project will construct a 16 – inch zone 4 waterline to the intersection of Foothill Parkway and Paseo Grande which will be the primary source of zone 4 water for the project.

**a. Zone 4**

The primary source of Zone 4 water will be the 16 – inch waterline at the intersection of Foothill Parkway and Paseo Grande intersection. The project will construct a 16 – inch ductile iron transmission pipeline that will tie into the zone 4 source and extend to the proposed zone 4 reservoir and terminate at the Montana Ranch Hydropneumatic Booster Station.

The master planned zone 4 reservoir will be located within the development and have a capacity of 2.5 million gallons and have a high water elevation of 1220 feet. The tank shall be an AWWA D110-04 Type 1 Prestressed Concrete Water Tank. Corona DWP does not allow individual unit domestic water services to be connected directly from this 16-inch transmission main. Therefore, for a portion of the Zone 4 service area along this transmission main, a parallel 8-inch distribution pipeline will be required for services to be connected. The remainder of the project will be served by 8-inch pipelines and looped as necessary or connected to the 16-inch transmission main.

See below for “Optional Solution” if Foothill Parkway is not in prior to development.

**b. Zone 5**

The Zone 5 distribution system will be supplied by a Hydropneumatic booster pump station (BPS) located along Sierra Bella Drive within the upper Zone 5 region. The Zone 5 Hydropneumatic BPS will boost water from the Zone 4 16-inch transmission main to serve the 53 homes within the Zone 5 service area to have a minimum service pressure of 60 psi.

Zone 5 is proposed to consist of 8-inch diameter pipelines. However, this pressure zone is essentially, a long dead-end main from the Hydropneumatic BPS and exceeds the Corona DWP criteria for adequate looping. Also, fire hydrants will be required from this pressure zone. It is proposed that the distribution system for Zone 5 consist of parallel 8-inch pipes for added system reliability from the BPS to the main intersection of “D” Street. There are 3 extensions of Zone 5 water from this loop that will be considered sole-sourced and will not loop (as with cul-de-sacs). The unit count on each of these extended systems does not exceed

DWP's criteria and are respectively: 3 units (east), 10 units (west) and 17 units (south).

**c. Optional Solution – Zone 4**

If in the event Foothill Parkway, and the corresponding Zone 4 water main, is NOT fully constructed prior to the Sierra Bella development, the optional solution will be to provide a Booster Pump Station (BPS) onsite. The proposed location of this Booster Station is within Lot "G." Lot "G" contains open space area and a water quality basin. The access to Lot "G" is through a City maintained LMD lot at the knuckle of Montana Ranch Road and Hidden Hills Way.

This Booster Station will connect to the existing Zone 3 24-inch main in Montana Ranch Road and boost it up to the Zone 4 reservoir via a proposed 16-inch transmission main. A 16-inch transmission main will then be extended from the reservoir, via Sierra Bella Drive (northwesterly) to the intersection of Green River Road for future connection when Foothill is extended.

**3. Metropolitan Water District**

An existing Metropolitan Water Line (MWD Lower Feeder) traverses the City parcel adjacent to Green River Road. This 108-inch water line provides District water to Orange County. The Sierra Bella entrance road must cross the line pursuant to the requirements and recommendations of the Metropolitan Water District. The project proposes a bridge over the water line, which will reduce the amount of grading for the road, and provide continued protection of the water line.

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

**3.4.2 RECLAIMED WATER FACILITIES**

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

In the event the Foothill Parkway Extension project is not completed prior to the Sierra Bella Project development the onsite reclaimed water system will connect and be charged by the domestic water system. The appropriate backflow prevention device will be installed to protect

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

### **3.4.23.4.3 CONCEPTUAL WASTEWATER MASTER PLAN**

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

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

The proposed sewer will discharge via 8-inch sewer mains approximately 140,000 peaked gallons per minute or 0.22 cfs of effluent to the existing downstream sewer system. The westerly half is expected to discharge approximately 0.14 cfs to the existing 8-inch sewer main in Calle Del Oro which then will be conveyed via Green River Road and Serfas Club Drive. The easterly side is expected to discharge approximately 0.08 cfs to the existing 8-inch sewer main at Green River Road and Montana Ranch Road. In all cases, both onsite and existing offsite, the combined flows (proposed and existing) do not cause the 8-inch mains to exceed the ½-full threshold.

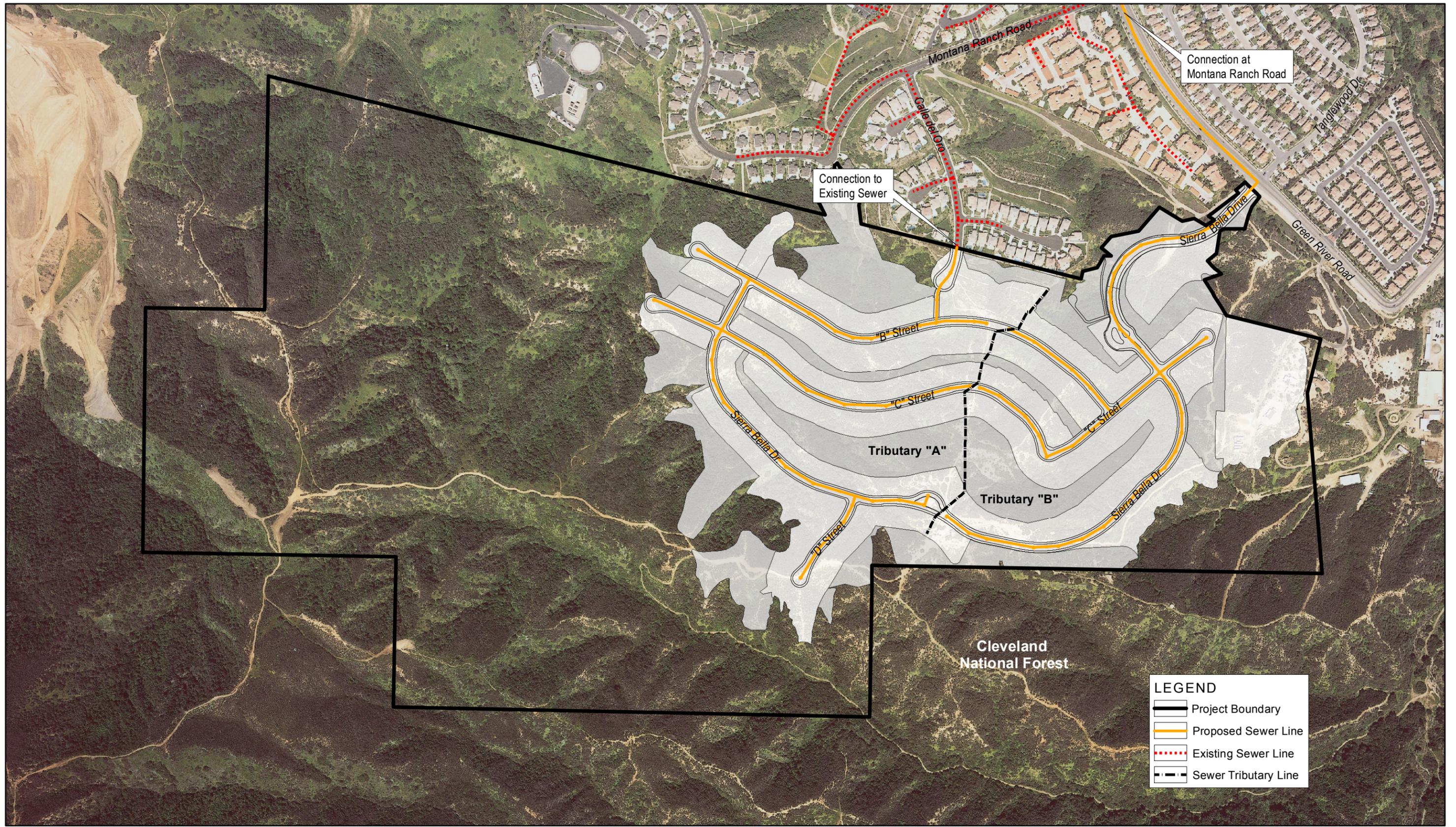
This sewer system shall be constructed in accordance with the City of Corona Department of Water and Power standard requirements of the City of Corona and design criteria. The sewer system shall consist of 8-inch sewer mains, service laterals and manholes, which will be located within a dedicated public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

~~The proposed sewer will discharge via an 8-inch main within the main entry road, which joins Green River Road at Tanglewood Drive. It is anticipated that an 8-inch sewer line will be constructed westerly in Green River Road to join the existing 8-inch main located at the intersection of Green River Road and Montana Ranch Road. The City is currently analyzing~~

1 101 units include 89 Planning Area 1 units and 12 Planning Area 2 units.

~~downstream sewer facilities, which may be impacted by the development of Sierra Bella. It may be necessary to provide parallel 8-inch sewer mains for short portions of downstream sewer facilities to mitigate these impacts as described in Section 3.7, Off-Site Improvements.~~

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



**3.4.33.4.4 CONCEPTUAL DRAINAGE MASTER PLAN**

**1. Existing Drainage Conditions**

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

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

**2. Drainage Plan**

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

This storm drain system is illustrated on Exhibit 3-8, the Conceptual Storm Drain Master Plan. This system will consist of drainage inlets to intercept runoff from the undeveloped open space areas, catch basins within the roadways to intercept runoff within streets, storm drain structures and manholes, storm drain pipelines and outlet facilities ~~which will be designed to tie into existing inlet facilities or to slow velocities into existing watercourses~~into two proposed water quality basins. These basins will discharge into two existing inlet facilities and the city storm drain system. At both discharge points to the city system, it has been determined that the existing capacities within the storm drain system can adequately accept the site's 100-year flow rates. Therefore, flood control detention is not proposed. Water quality basins shall be maintained by the homeowner's association.

~~Where developed 100-year storm flows exceed the existing 100-year storm flows at discharge points, minor~~Water quality extended detention basin facilities~~basins will be provided to mitigate any increase at both discharge points as described in the 100-year peak storm flows. These facilities will be maintained by the HOA.~~

~~Paved access will be provided to all inlet and outlet structures within the project. These access roads shall be maintained by the HOA. The various types of access facilities, some of which provide surface flow capacity, are shown on Exhibit 3-9, Access Roads. Access roads to drainage inlets, outlets and open space access shall be gated for security purposes.~~Water Quality section below.

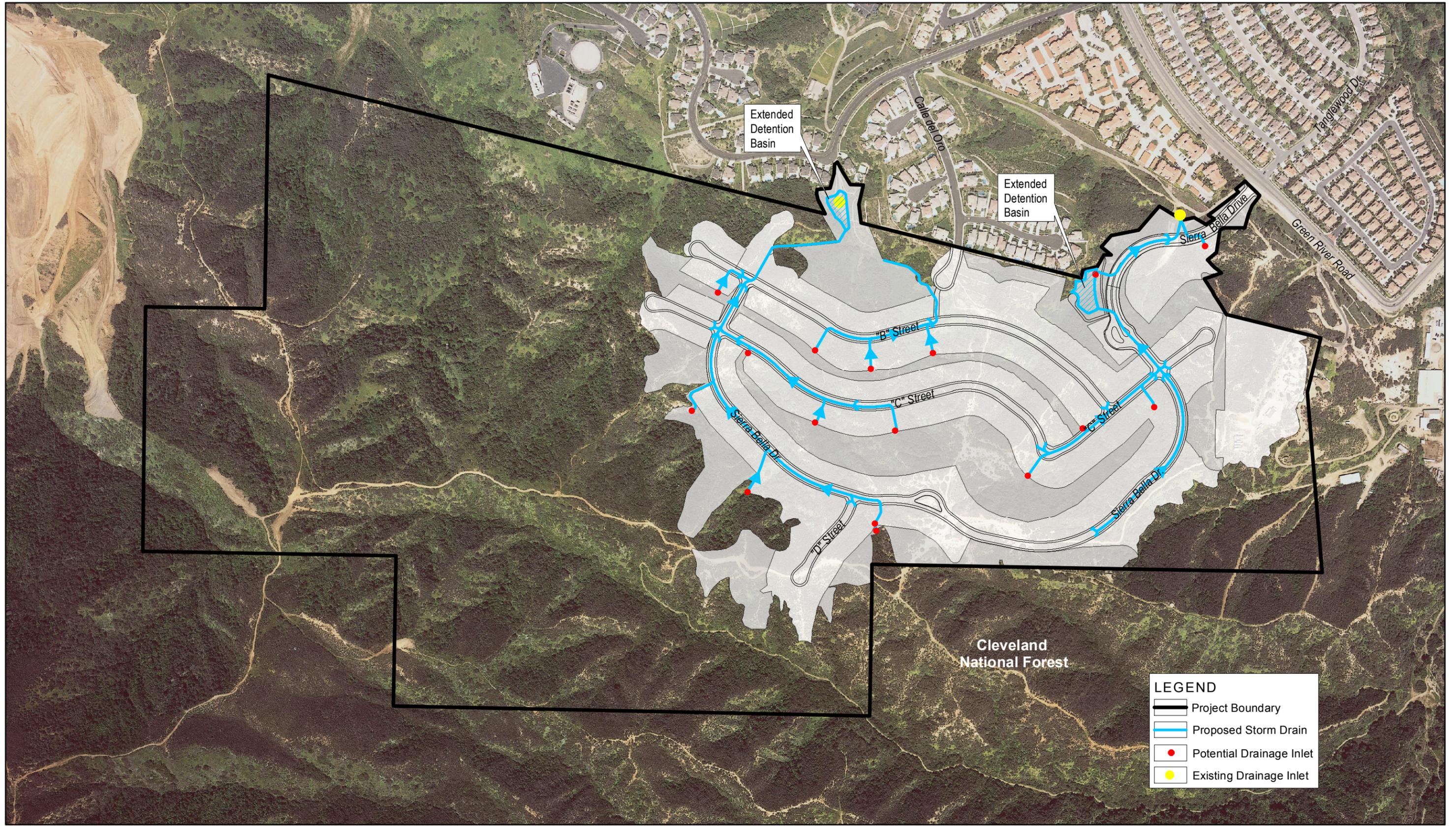
**3. Water Quality**

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

Planning Area 2 is undeveloped at this time and has a separate tributary drainage area than Planning Area 1. As such, runoff from this area cannot be routed through the proposed water quality basin. Independent treatment and other runoff mitigation requirements for Planning Area 2 will need to be addressed at the time development is proposed.

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



**3.4.43.4.5 FIRE AND POLICE PROTECTION**

**Fire Protection**

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

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

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

Because Sierra Bella is within the Wildland Interface Zone, fuel modification areas are required for any structures adjacent to natural open space, on- or off-site. ~~Fuel modification requirements are described in Chapter 5, Community Design Guidelines.~~

**Police Protection**

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

**3.4.53.4.6 PUBLIC FACILITIES REQUIREMENTS**

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

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

### **3.5 GRADING CONCEPT**

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

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

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

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

#### **3.5.1 GRADING GUIDELINES**

The following guidelines will govern all Sierra Bella grading operations:

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

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

### **~~3.1.2 ROUGH GRADING GUIDELINES~~**

~~The following guidelines will govern rough grading on the project site:~~

15. The type of erosion control protection will depend on the materials exposed at the slope surface and shall be addressed when that can be determined.
16. Geotechnically acceptable methods of slope erosion control shall be used to protect the slopes from erosion until a healthy plant growth can be established.
17. Daylight cuts should be used where possible.

### **3.6 PHASING**

~~Planning Area 1 of Sierra Bella may potentially develop in four~~three phases. Exhibit 3-9, 3-10, Phasing Plan and 3-11 depicts each of the infrastructure improvements for each phase boundaries. Mass grading and storm drain improvements must. Infrastructure construction phasing will be completed during the first provided as needed for each individual phase. Additional phasing of infrastructure improvements is described below. Although the entire site will be graded in Phase 1, along with the drainage facilities required to manage the storm flows, the remaining infrastructure items like sewer and water facilities and access will be constructed as shown on Exhibits 3.9 through 3.11. Subsequent home construction phases may come online as the housing market dictates. Adjustment to phasing may be approved by the Board of Zoning Adjustment.

~~**3.1.3 Street Phasing** Streets may be phased in conjunction with the overall Phasing Plan, however the main access. As phasing of subsurface utilities and infrastructure are constructed, consideration for future phased nearby facilities shall be considered so as to not create future obstructions or interruptions of service. Exhibit 3-12, depicts infrastructure improvements required if Foothill Parkway is not extended to Green River Road and the emergency access to Calle del Oro shall be within prior to commencement of construction. Whether Foothill Boulevard is extended or not, the first phase. Exhibit 3-11 depicts the Street Phasing Plan. Temporary cul de sacs shall be constructed at the locations depicted on Exhibit 3-11 during Phases 2 and 3.~~

~~**3.1.4 Water Phasing** Water infrastructure required improvements may be phased as depicted on Exhibit 3-12. Improvements within Phase 1 include off-site improvements at the existing pump station and connection at Green River Road and Calle del Oro. The 2.5 million gallon reservoir shall also be completed within Phase 1. Improvements within Phases 3 and 4 are consistent with the overall Phasing Plan.~~

~~Wastewater Phasing—Wastewater infrastructure improvements may be phased in conjunction with the overall Phasing Plan, as depicted in Exhibit 3-13. Off-site connections to Green River Road and parallel sewer construction (see Exhibit 3-14) shall be constructed. Sierra Bella Drive shall be in Phase 1.~~

~~Planning Area 2 will be developed as a separate phase.~~

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

~~Off-site improvements identified below shall be completed during Phase 1. Adjustment the appropriate phase of construction and as it becomes needed for the development. Adjustments to phasing may be approved by the Board of Zoning Adjustment allowed if the appropriate agency agrees.~~

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

- Roadway improvements to Green River Road east and west of the intersection with the main access road, for turning movements at the intersection;
- A traffic signal at Green River Road and the main access road;

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

### **3.7.2 SEWER IMPROVEMENTS**

—Off-site sewer improvements include a new sewer line from the project site along the access road adjacent to the public park, to Green River Road. This line will then extend along Green River Road to the existing sewer line at the intersection of Green River Road and Montana Ranch Road. Proposed parallel lines may be required along Serfas Club Drive at Rancho Corona and along Palisades Drive (~~see Exhibit 3-14, Off-Site Sewer Improvements~~).

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

- ~~Upgrade Existing Zone 4 Hydropneumatic pump station (at Sierra del Oro Zone 3 reservoir site) to fill new onsite Zone 4 reservoir;~~
- Construction of a Zone 4 Transmission Line through Preferred Alternative (assumes Foothill Parkway extension is complete)
- Extend the Zone 4 16-inch transmission main to the existing Zone 3 Reservoir Site to the tract boundary;
- Alternative (if Foothill Parkway extension is NOT complete)
  - Construct a Booster Pump Station in Lot "G" and
- Construction of connect a 16-inch Master Plan waterline in the main access road from main to the existing Zone 3 24-inch transmission main in Montana Ranch Road.
- Additionally, route a 16-inch transmission main to Green River Road to the tract boundary via Sierra Bella Drive.

### **3.7.4 DRAINAGE IMPROVEMENTS**

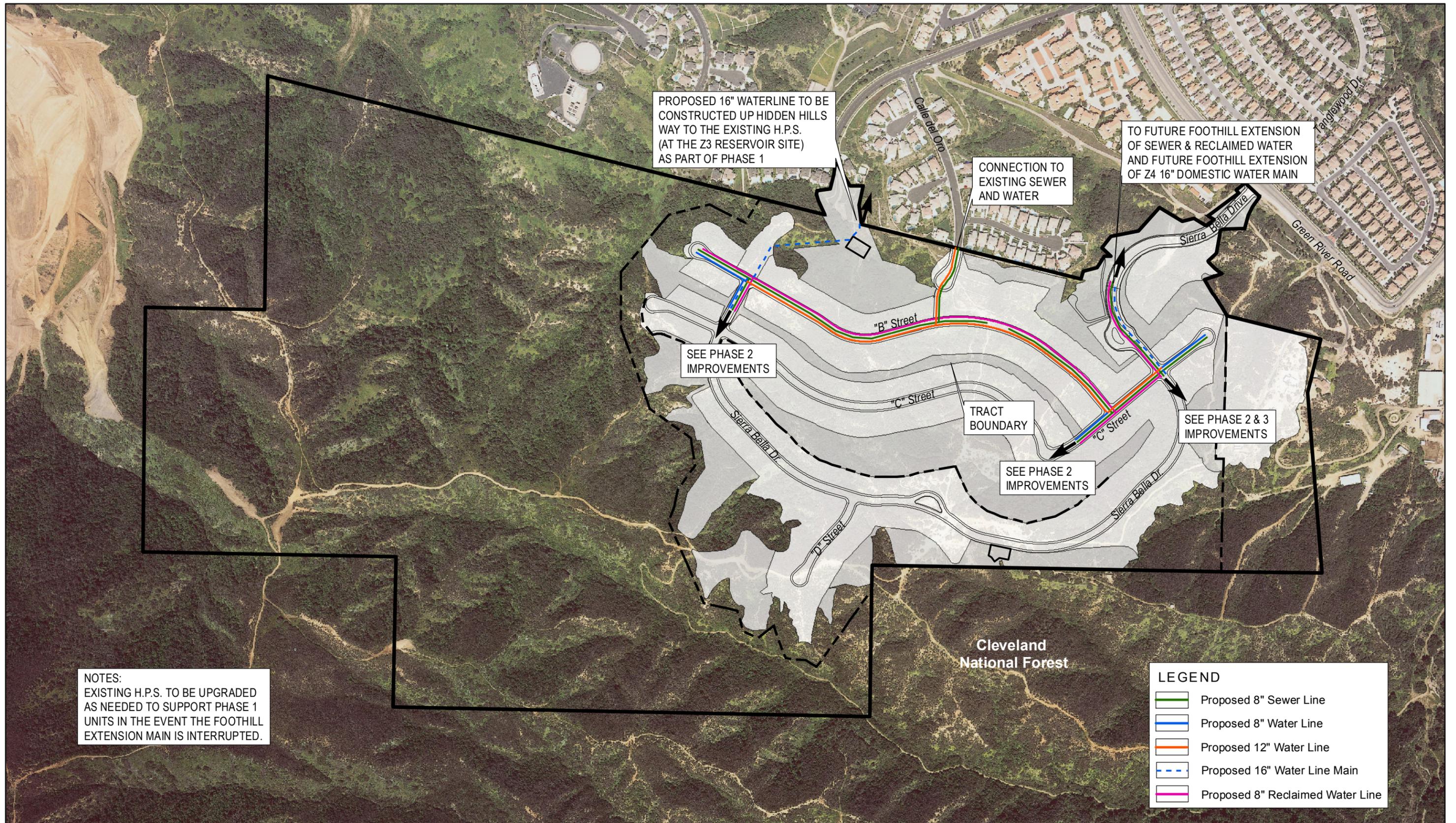
Drainage improvements include the extension of on-site storm drain facilities to join existing inlets now maintained by the City's LMD along with the acquisition of needed property for the proposed basins. Maintenance of proposed improvements shall be by the homeowner's association.

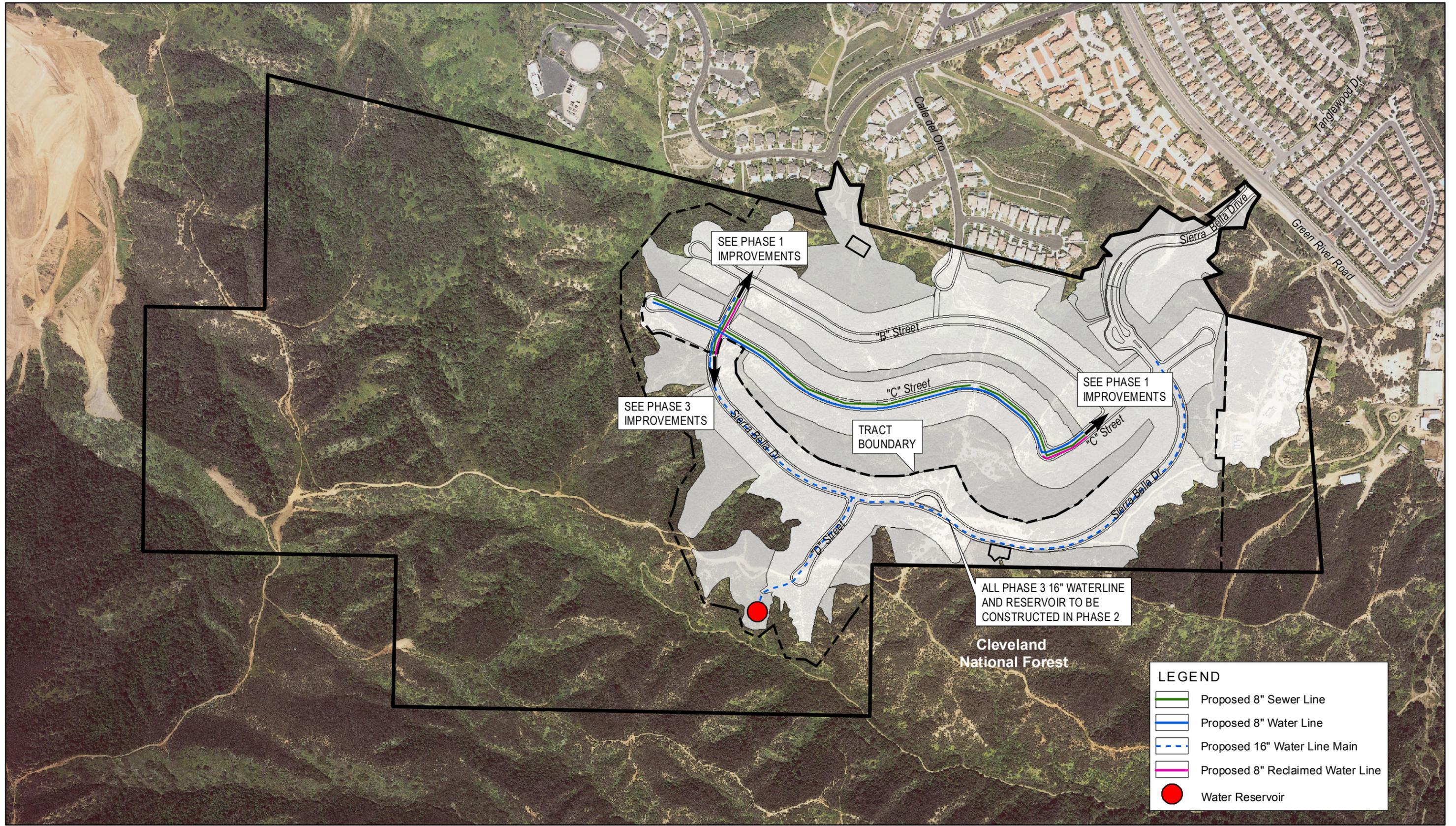
### **3.7.5 ADDITIONAL IMPROVEMENTS**

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

**3.2 OFF-SITE MAINTENANCE**

As part of this project, the Sierra Bella Master Homeowner's Association will maintain a portion of the open space area that is between the project boundary and Green River Road. This area has traditionally been maintained by an existing Landscape Maintenance District. Exhibit 3-15 depicts the area that will be maintained by the Sierra Bella Master Homeowner's Association.

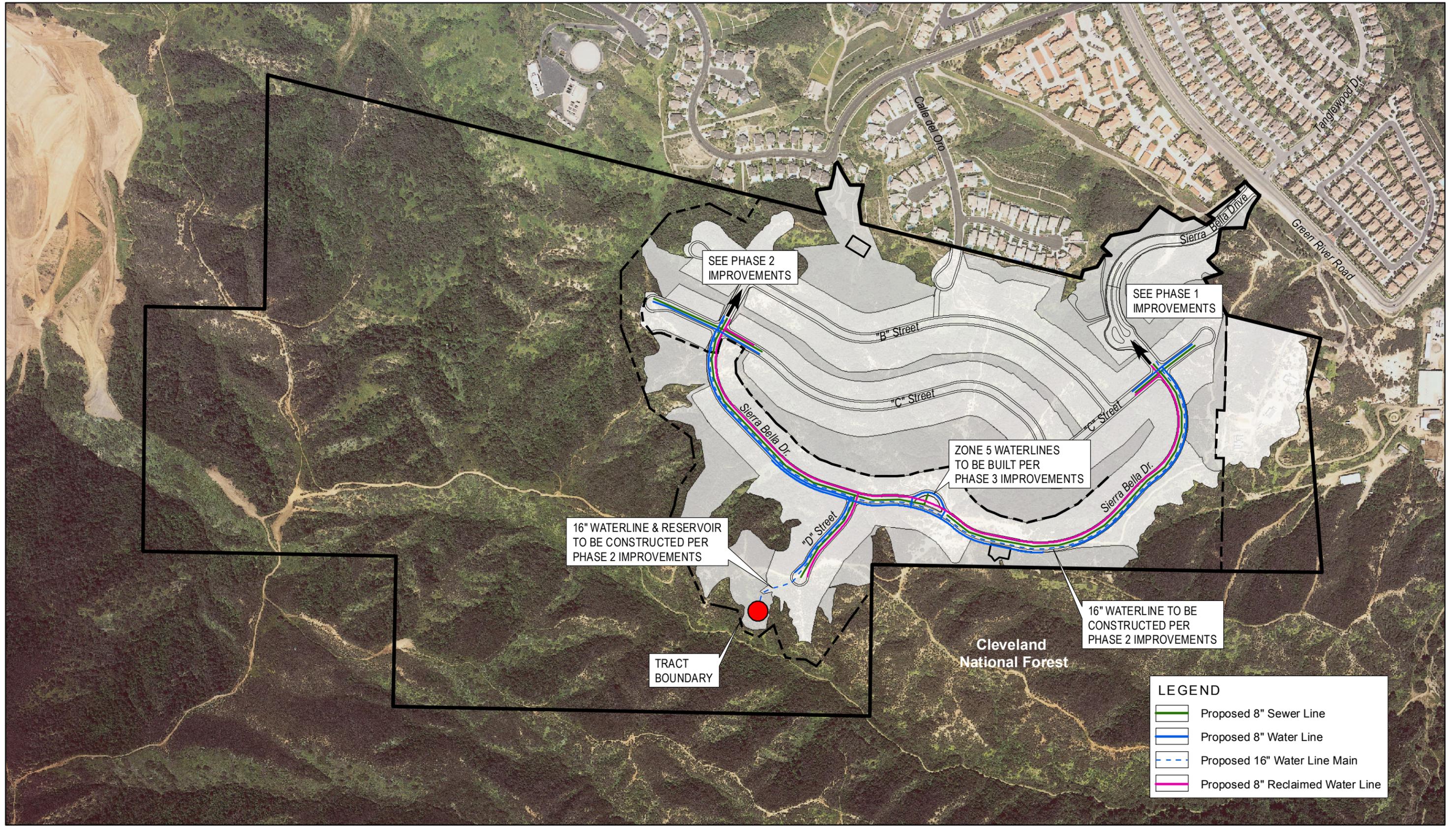




**SIERRA BELLA SPECIFIC PLAN**

Exhibit 3-10  
**CONSTRUCTION PHASING -  
 PHASE 2**

LEGEND	
	Proposed 8" Sewer Line
	Proposed 8" Water Line
	Proposed 16" Water Line Main
	Proposed 8" Reclaimed Water Line
	Water Reservoir



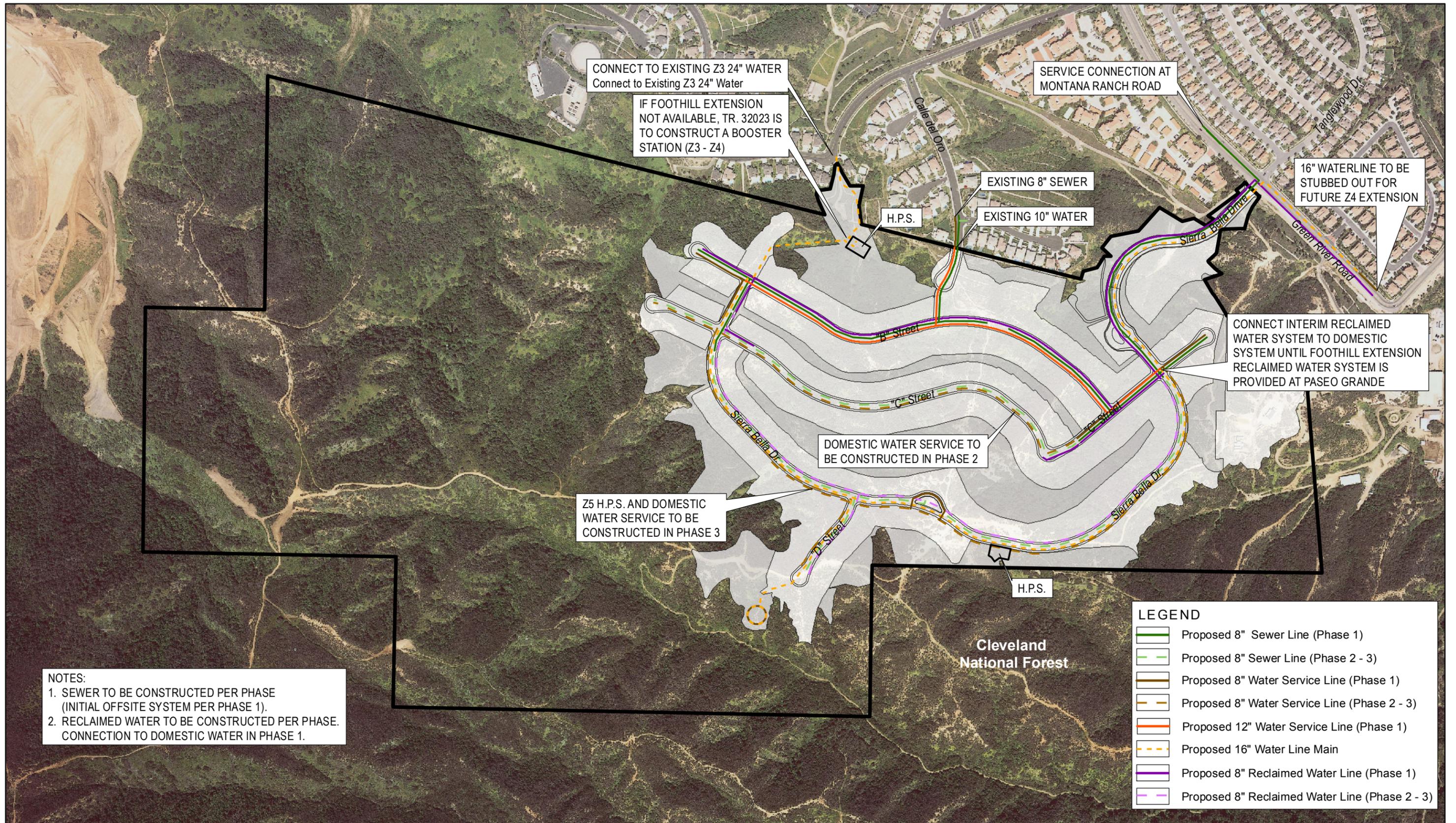
**SIERRA BELLA SPECIFIC PLAN**

Exhibit 3-11  
**CONSTRUCTION PHASING -  
 PHASE 3**

**LEGEND**

	Proposed 8" Sewer Line
	Proposed 8" Water Line
	Proposed 16" Water Line Main
	Proposed 8" Reclaimed Water Line





CONNECT TO EXISTING Z3 24" WATER  
Connect to Existing Z3 24" Water

IF FOOTHILL EXTENSION  
NOT AVAILABLE, TR. 32023 IS  
TO CONSTRUCT A BOOSTER  
STATION (Z3 - Z4)

SERVICE CONNECTION AT  
MONTANA RANCH ROAD

EXISTING 8" SEWER

EXISTING 10" WATER

16" WATERLINE TO BE  
STUBBED OUT FOR  
FUTURE Z4 EXTENSION

CONNECT INTERIM RECLAIMED  
WATER SYSTEM TO DOMESTIC  
SYSTEM UNTIL FOOTHILL EXTENSION  
RECLAIMED WATER SYSTEM IS  
PROVIDED AT PASEO GRANDE

DOMESTIC WATER SERVICE TO  
BE CONSTRUCTED IN PHASE 2

Z5 H.P.S. AND DOMESTIC  
WATER SERVICE TO BE  
CONSTRUCTED IN PHASE 3

H.P.S.

Cleveland  
National Forest

NOTES:  
1. SEWER TO BE CONSTRUCTED PER PHASE  
(INITIAL OFFSITE SYSTEM PER PHASE 1).  
2. RECLAIMED WATER TO BE CONSTRUCTED PER PHASE.  
CONNECTION TO DOMESTIC WATER IN PHASE 1.

LEGEND	
	Proposed 8" Sewer Line (Phase 1)
	Proposed 8" Sewer Line (Phase 2 - 3)
	Proposed 8" Water Service Line (Phase 1)
	Proposed 8" Water Service Line (Phase 2 - 3)
	Proposed 12" Water Service Line (Phase 1)
	Proposed 16" Water Line Main
	Proposed 8" Reclaimed Water Line (Phase 1)
	Proposed 8" Reclaimed Water Line (Phase 2 - 3)

~~EXHIBIT 3-13~~

| ~~Wastewater Phasing Plan~~

| ~~EXHIBIT 3-14~~

~~Off Site Improvements~~

| ~~EXHIBIT 3-15~~

~~Maintenance Responsibility at Project Entry~~

#### **4.1 INTRODUCTION**

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

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

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

#### **4.2 GENERAL PROVISIONS**

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

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

**4.3 RESIDENTIAL DEVELOPMENT REGULATIONS**

**4.3.1 GENERAL PROVISIONS FOR RESIDENTIAL DEVELOPMENT**

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

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

**Table 2**

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

**~~SINGLE-FAMILY DETACHED RESIDENTIAL~~**

	<b>LDR Planning Area 1<sup>2</sup></b>	<b>LDR Planning Area 2<sup>2</sup></b>
Maximum Number of Units	<del>175</del> <u>237</u> Units	<del>74</del> <u>12</u> Units
Minimum Lot Area	<del>9,000</del> <u>7,200</u> sq. ft.	<del>14</del> <u>9,000</u> sq. ft.
Minimum Lot Width at front yard setback, standard lot	<del>80</del> <u>60</u> feet	<del>90</del> <u>80</u> feet
<u>Minimum Lot width at front yard setback, cul-de-sac or knuckle</u>	<del>3</del> <u>3</u>	<del>3</del> <u>3</u>
Minimum Lot Depth, standard lot	<del>100</del> <u>90</u> feet	<del>110</del> <u>100</u> feet
<u>Minimum Lot depth, cul-de-sac or knuckle</u>	<del>3</del> <u>3</u>	<del>3</del> <u>3</u>
Maximum Height (two stories) <sup>4</sup>	35 feet	35 feet
<del>Minimum Front Setback (front on garage)<sup>(5)</sup></del>	<del>23 feet min.</del>	<del>23 feet min.</del>
Minimum Front Setback (to dwelling unit living area or side entry Garage) <sup>(5),6</sup>	15 feet	15 feet
<u>Minimum Driveway Depth (front on garage)<sup>5</sup></u>	<u>23 feet</u>	<u>23 feet</u>
<u>Minimum Front Setback to porch</u>	<u>10 feet</u>	<u>10 feet</u>
Minimum Interior Side Setback <sup>7</sup>	5/10 feet <sup>(2)</sup>	<del>5/10 Feet (level on one side)</del>
Minimum Street Side Setback <sup>8</sup>	<del>10 level feet</del>	<del>10 level feet</del>

1 All setbacks shall be measured from property line to the main structure.

2 Planning Area 1 shall utilize the LDR 1 Site Development Standards. Planning Area 2 may utilize either the LDR 1 or LDR 2 Site Development Standards.

3 Subject to approval of the Planning Department.

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

(5) Front yard setbacks shall be staggered to provide a more aesthetically pleasing streetside appearance. No more than 2 adjacent units shall have the same setback. The intent of the Specific Plan is that the setbacks and individual unit elevations shall vary to provide an aesthetically pleasing, unique, and comfortable environment.

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

7 Of the 10-feet, 5 feet shall be level between the dwelling unit and property line.

8 Five feet must be level.

**Sierra Bella**  
**SPECIFIC PLAN**

**4. DEVELOPMENT REGULATIONS**

Minimum Level Rear Setback <sup>(3)2</sup>	20 feet	20 Feet
Minimum Unit Area	2,500,000 sq. ft.	3,000,500 sq. ft.
Maximum Lot Coverage <sup>(4)4</sup>	35.45%	35%
Minimum Pad Size	86,000 sq. ft.	108,000 sq. ft.

<sup>(1)</sup> ~~Of the 10 feet, 5 feet shall be level between the dwelling unit and property line.~~

<sup>(3)</sup> ~~Refer to Fuel Modification Plan in Section 5.4 for special setback requirements.~~

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

<sup>(4)</sup> ~~Maximum lot coverage 40% for single story units.~~

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

**4.4 RESIDENTIAL PLANNING AREAS**

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

**4.4.1 PERMITTED USES**

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

1. Single-family detached dwellings.
2. Active and passive open space.
3. Utility easements or rights of way.
4. Fuel modification.
5. Public and Private Recreational Facilities as described in the Sierra Bella Specific Plan and within the Public Facility Overlay.
- ~~2.1. Small and large family, day care homes per Corona Municipal Code definition.~~
- ~~3.6.~~ Non-commercial keeping of pets in accordance with Section 17.10.020 of the Corona Municipal Code, except for horse keeping.
7. Other uses which are found by the Planning Director to be consistent with the purpose and intent of the Residential designation and which are found to be compatible with the uses stated above.

**4.4.2 ACCESSORY USES PERMITTED**

1. Home occupations, as specified in the Corona Municipal Code, Section 17.80.
2. Small- and large-family, day-care homes per Corona Municipal Code definition.
3. Model homes and corresponding signage and facilities.
- ~~2.4.~~ Secondary residential units subject to approval per Corona Municipal Code Section 17.85.
- ~~3.5.~~ Garages, carports, accessory buildings, structures and uses where related and ancillary to the primary residence subject to the provisions of Chapter 17.66 of the Corona Municipal Code and consistent with Section 5.4, Fuel Modification.

**4.4.3 CONDITIONAL USES**

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

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

**4.4.4 PROHIBITED USES**

Uses prohibited in this district are as follows:

1. Commercial uses.
2. Manufacturing uses.

**4.4.5 SIGNS**

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

**4.4.6 WALLS, FENCES AND LANDSCAPING**

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

**4.5 NATURAL OPEN SPACE: NATURAL, MANUFACTURED LANDSCAPE SLOPES, OPEN SPACE, PRIVATE PARKS, PUBLIC PARK, AND UTILITYPUBLIC FACILITIES OVERLAY**

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

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

The following uses are permitted in the Natural Open Space Natural and Manufactured Landscaped Slopes District Open Space Land Uses:

1. Access and service roads.
2. Overlooks.
3. Remedial grading.
4. Trails.
5. Utility easements or rights -of -way.
- ~~6.1. Fuel modification.~~
6. Fuel modification.
7. Public Facilities as described in the Sierra Bella Specific Plan and within the Public Facility Overlay.
- 7.8. Other uses, which are found by the Planning Director to be consistent with the purpose and intent of the Open Space ~~designation~~ designations and which are found compatible with the uses stated above.

**4.5.2 PERMITTED USES FOR ~~OPEN SPACE: PUBLIC AND PRIVATE PARKS AND UTILITYPUBLIC FACILITIES OVERLAY~~**

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

1. Sports courts including basketball, tennis, soccer, ~~and~~ or baseball.
2. Gazebos.
3. Tot lots.
4. Picnic areas and associated facilities, including bar-b-ques.
- ~~4.5. Restroom facilities.~~
- ~~5.6. Access and service roads.~~
- ~~6.7. Overlooks.~~
- ~~7.8. Remedial grading.~~
- ~~8.9. Trails.~~
- ~~9.10. Utility easements or rights-of-way.~~
- ~~10.11. Fuel modification.~~
- ~~11.12. Water Reservoir (in UtilityPublic Facility Overlay Zone only).~~

13. Water Quality Facilities such as rain gardens, bio-swales, etc.
- ~~12.~~14. Pump Station (in Utility Public Facility Overlay Zone only).
- ~~13.~~15. Other uses, which are found by the Planning Director to be consistent with the purpose and intent of the Open Space designation and Park designations and which are found compatible with the uses stated above.

#### **4.5.3 PROHIBITED USES**

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

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

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

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

1. Public safety utilities ~~communications~~ communication facilities.

#### **4.5.5 DEVELOPMENT STANDARDS**

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

# COMMUNITY DESIGN GUIDELINES

## 5.1 PURPOSE AND INTENT

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

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

The Community Design Guidelines serve the following functions:

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

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

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

## **5.2 ARCHITECTURAL DESIGN GUIDELINES**

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

### **5.2.1 GENERAL GUIDELINES**

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

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

#### **APPROPRIATE:**

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

#### **INAPPROPRIATE:**

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

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

## 5.2.2 SITE CRITERIA

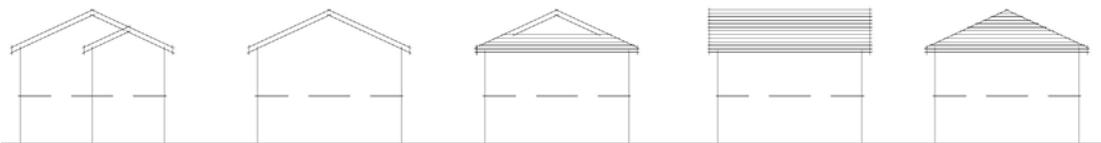
### Plotting Concepts

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

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

### Visible Rear Elevations

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



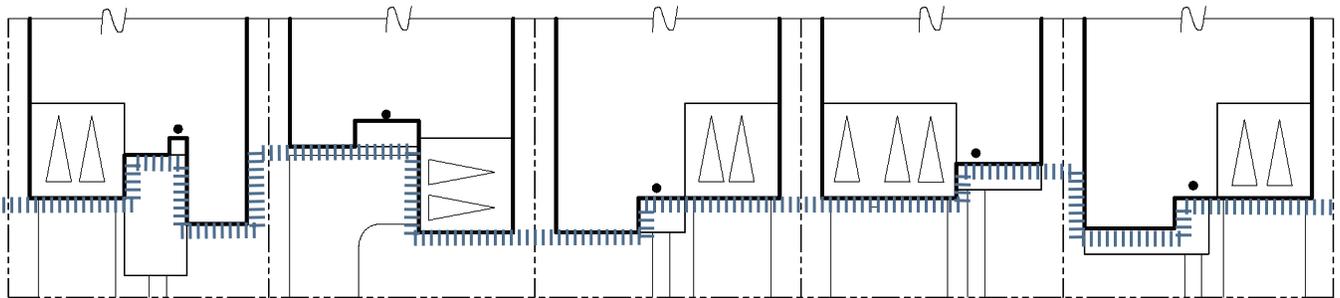
*Visible Rear Elevation Examples*

### Corner Lot Homes

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

### Varied Front Yard Setbacks

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



*Example of Varied Front Yard Setbacks*

## 5.2.3 BUILDING FORMS

### Roofs

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

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

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## **Porches**

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

## **Front Courtyards**

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

## **Entries**

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

## **Balconies and Decks**

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

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

## **Outdoor Rooms or Casitas**

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

## 5.2.4 EXTERIOR MATERIALS AND FINISHES

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

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



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

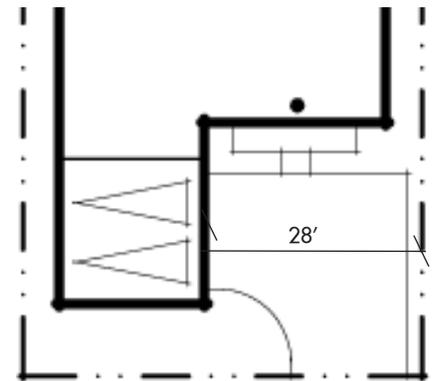
### 5.2.5 GARAGES AND DETACHED STRUCTURES

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

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



*Garage Door Example*



*Side-on Garage Minimum Back-up Area*

## 5.2.6 DOORS AND WINDOWS

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

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



*Visible Second Story Window Example*

## 5.2.7 EXTERIOR DETAILS

### Columns and Posts

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

### Mechanical Equipment

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

## 5.2.8 EXTERIOR ARCHITECTURAL LIGHTING

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



*Exterior Lighting Matches Architectural Style*

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

### **5.2.9 ARCHITECTURAL STYLES**

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

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

The styles shall be selected from the following palette:

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

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

## 1. SPANISH ECLECTIC

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

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



*Example of the Spanish Eclectic Style*

## SPANISH ECLECTIC STYLE CRITERIA MATRIX

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



*Spanish Eclectic Style Details*

## 2. TUSCAN

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

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



*Example of the Tuscan Style*

## TUSCAN STYLE CRITERIA MATRIX

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



*Tuscan Style Details*

### 3. ITALIAN

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

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



*Example of the Italian Style*

## ITALIAN STYLE CRITERIA MATRIX

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



*Italian Style Details*

#### 4. EUROPEAN COTTAGE

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



*Example of the European Cottage Style*

## EUROPEAN COTTAGE STYLE CRITERIA MATRIX

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



*European Cottage Style Details*

## 5. AMERICAN TRADITIONAL

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

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



*Example of the American Traditional Style*

## AMERICAN TRADITIONAL STYLE CRITERIA MATRIX

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



*American Traditional Style Details*

### **5.3 LANDSCAPE MASTER PLAN**

#### **General**

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

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

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

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

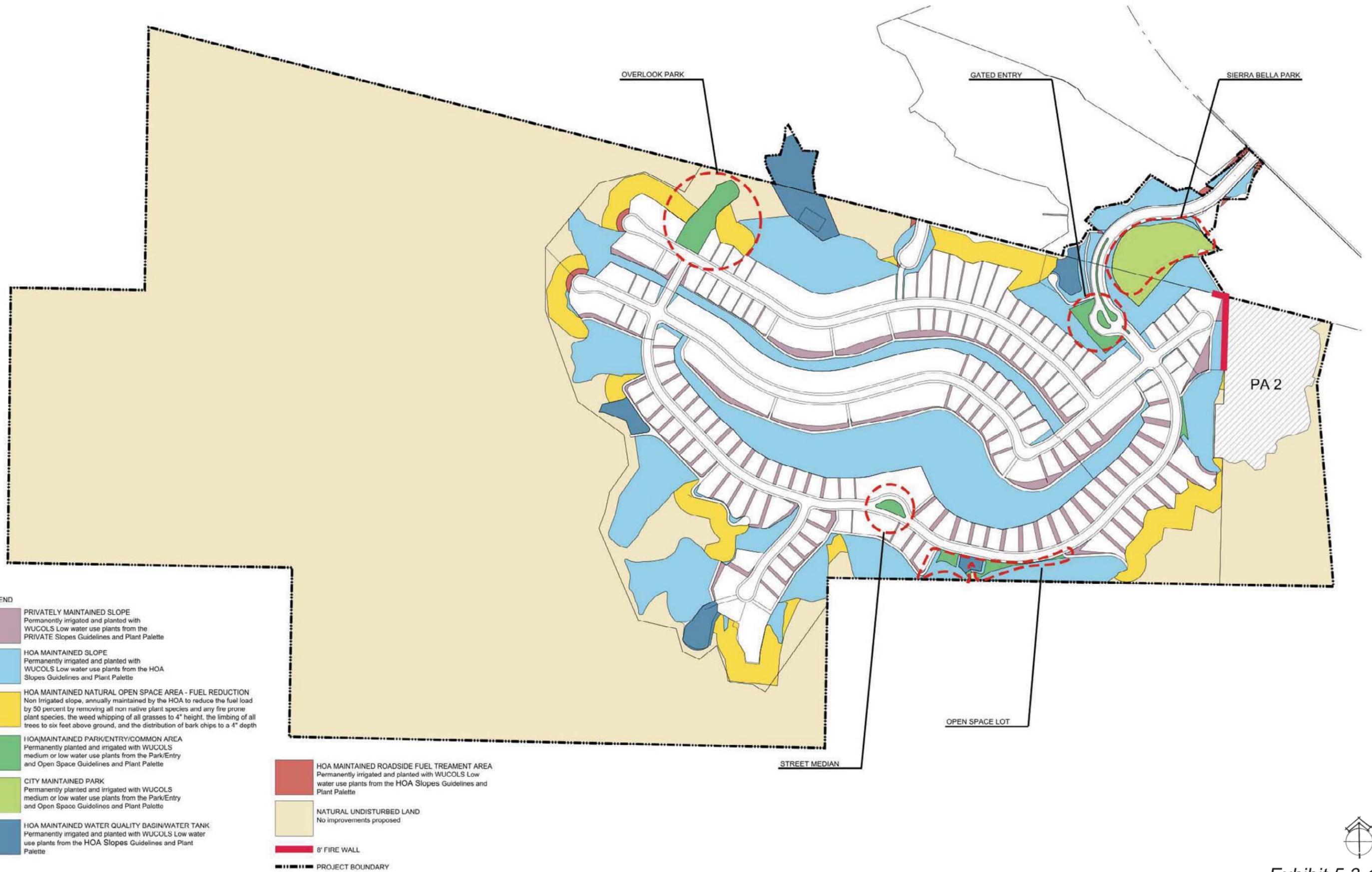
Areas within a prescribed landscape lot shall be located along streets and slopes shall be maintained by a Homeowner's Association or other acceptable entity as determined by the City of Corona prior to map recordation. These improvements shall generally be installed during construction of adjacent roadways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

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

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

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

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



**SIERRA BELLA SPECIFIC PLAN**

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

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

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

### **5.3.1 COMMUNITY ENTRY**

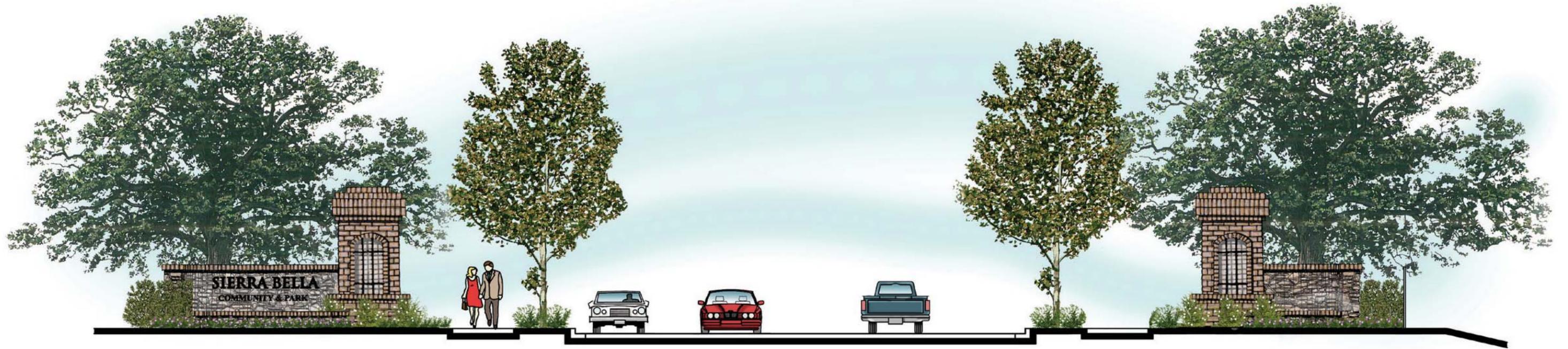
The design intent of the Community Entry (Exhibit 5.3-2) is to establish an especially strong sense of the elegant rural Tuscan countryside and signify the arrival to a special place called home.

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

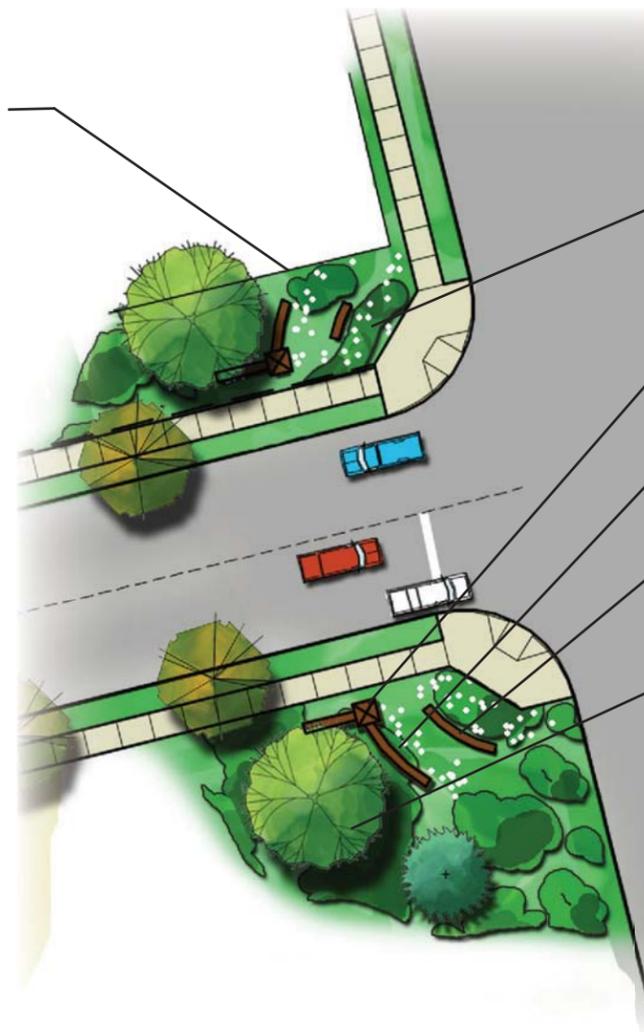
Street trees along Sierra Bella Drive shall be chosen to enhance the Mediterranean feel of the design. *Quercus Ilex*, Holly Oak, shall line the both sides of the street at 35' on center with *Laurus nobilis*, 'Saratoga' Sweet Bay, in the center median after the park entrance at 15' on center. The Sweet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

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

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



EXISTING  
FENCELINE



ENHANCED, FLOWERING  
ENTRY PLANTING

ENTRY MONUMENT

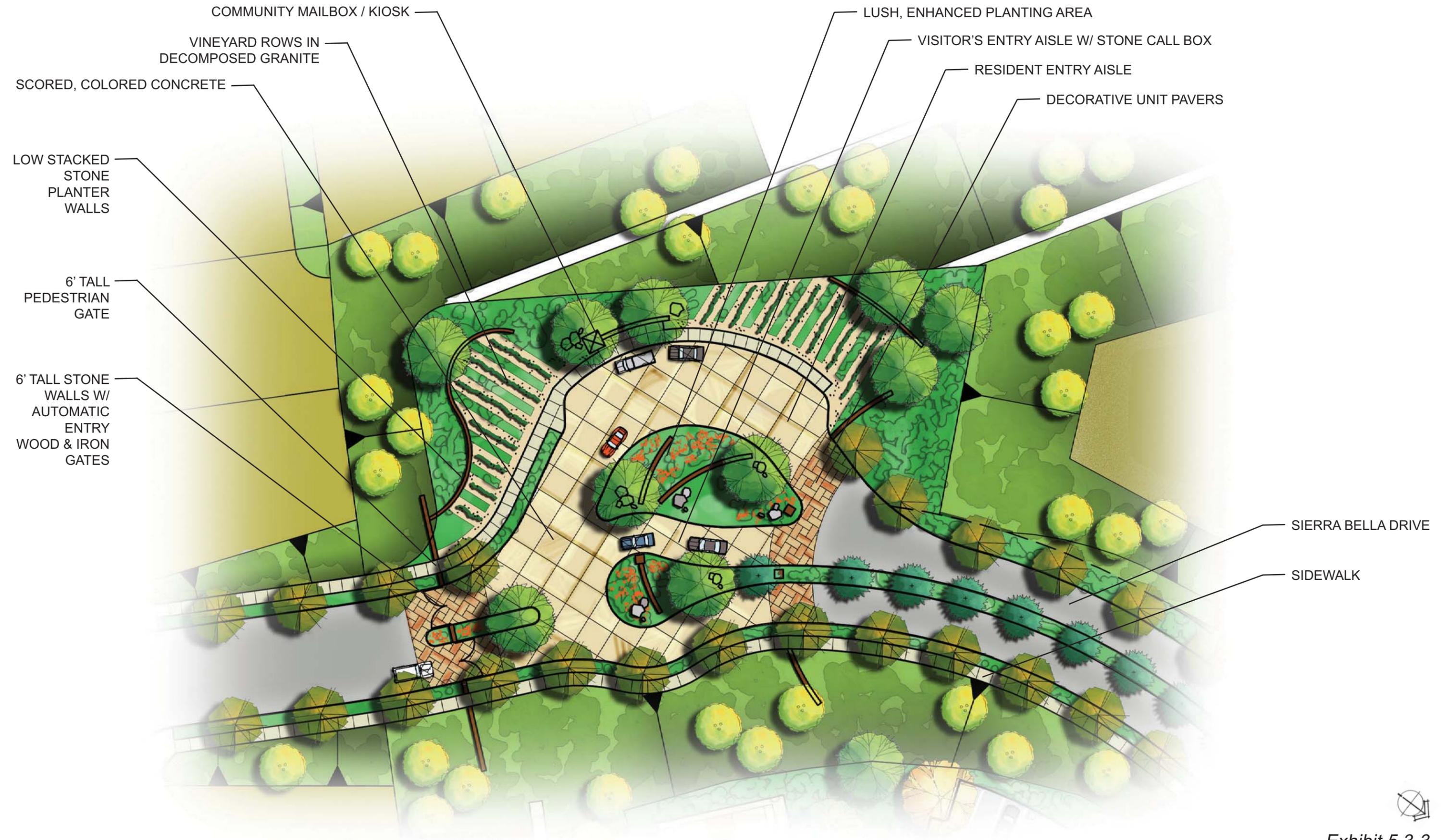
PARK AND COMMUNITY  
SIGNAGE ON STONE WALL

STONE PLANTER WALL

COAST LIVE OAK ENTRY TREE

**SIERRA BELLA SPECIFIC PLAN**

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



SCORED, COLORED CONCRETE

VINEYARD ROWS IN DECOMPOSED GRANITE

LOW STACKED STONE PLANTER WALLS

6' TALL PEDESTRIAN GATE

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

LUSH, ENHANCED PLANTING AREA

VISITOR'S ENTRY AISLE W/ STONE CALL BOX

RESIDENT ENTRY AISLE

DECORATIVE UNIT PAVERS

SIERRA BELLA DRIVE

SIDEWALK

**SIERRA BELLA SPECIFIC PLAN**

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

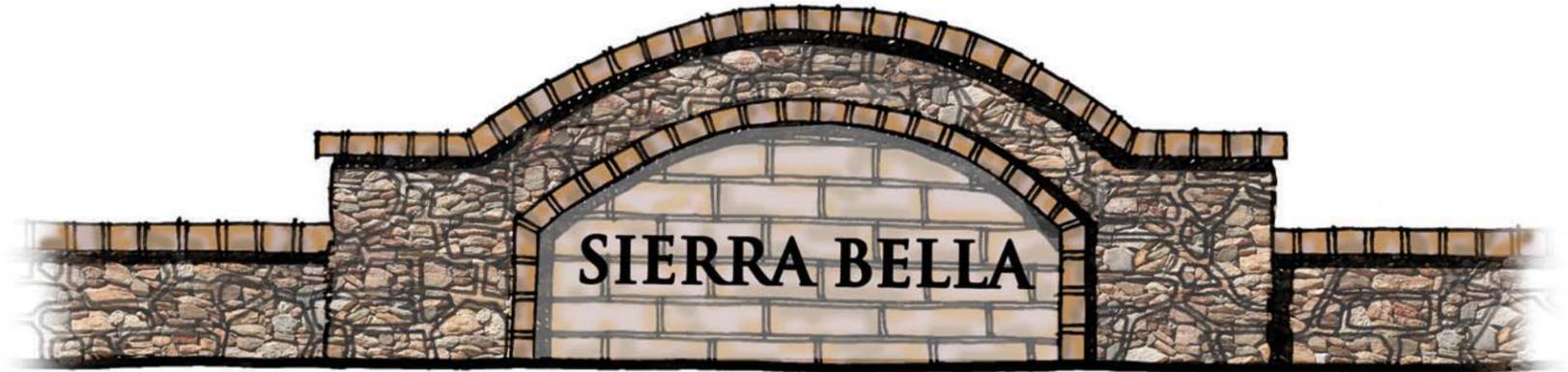


NOT TO SCALE





GATED ENTRY CALL BOX & STONE WALLS



GATED ENTRY PROJECT SIGNAGE & STONE WALLS



MAILBOXES

**1. Project Signage**

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

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

**2. Mailbox Community Area**

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

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

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

**5.3.2 STREETS CAPES**

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

**1. Street Trees**

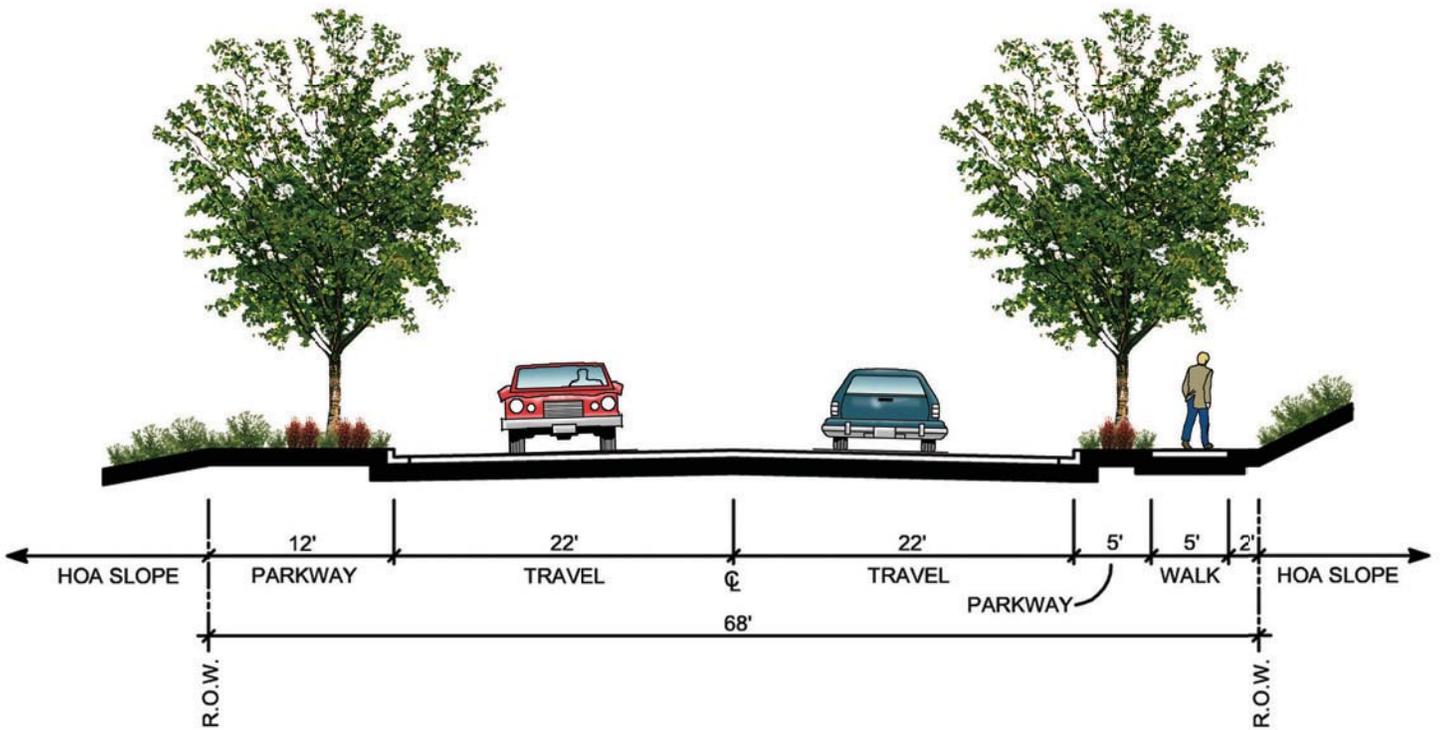
Within the project limits, street trees should be selected to provide the following criteria:

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

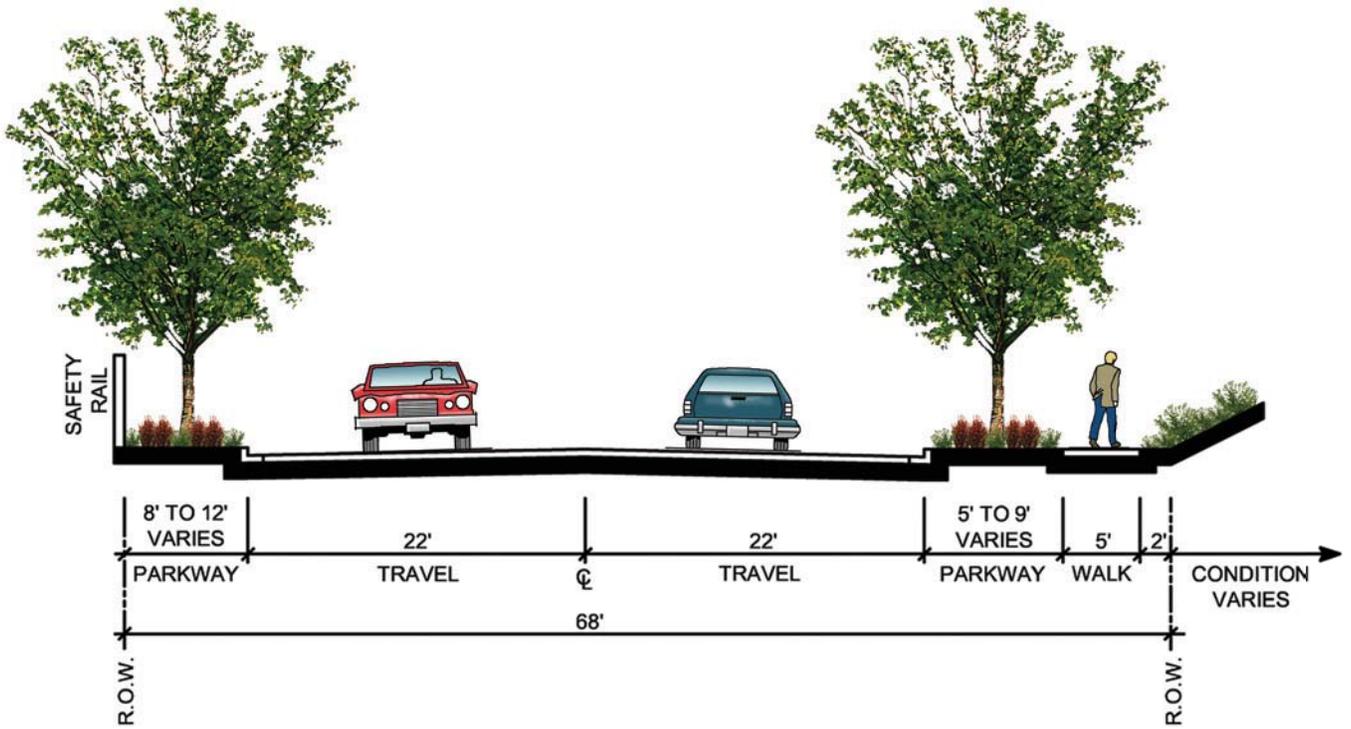
Street trees not contained on this list are permitted if contained on the City of Corona approved list of trees, meet fuel modification standards, meet MSHCP standards, and if they meet the majority of the characteristics listed above in items 1-6. Some trees may deviate from this list if necessary to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

Recommended street trees within the community are as follows.

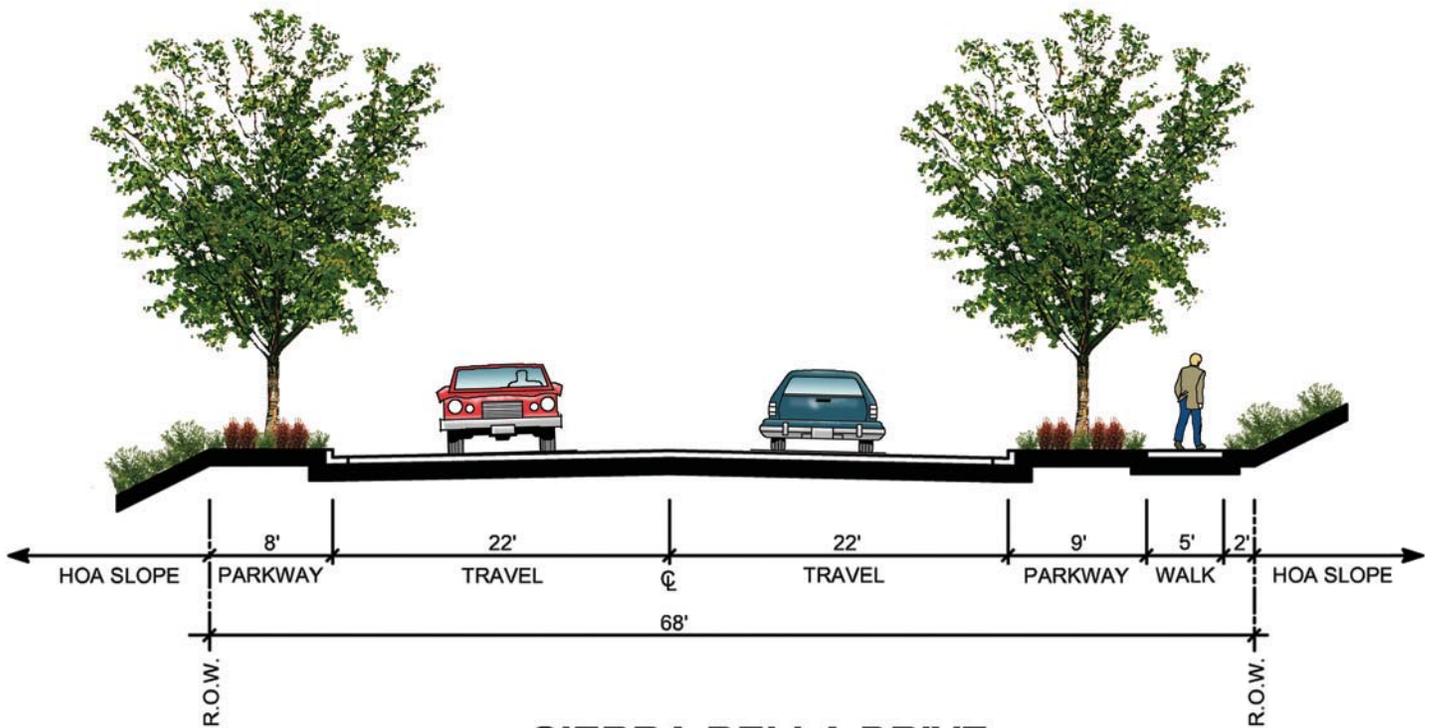
<b>STREET TREE TABLE</b>		
<b>Botanical Name</b>	<b>Common Name</b>	<b>Size</b>
<i>Ginko Biloba</i>	Gingko Tree	24” Box
<i>Lagerstroemia indica</i>	Crape Myrtle	24” Box
<i>Liquidamber styraciflua</i>	American Sweet Gum	24” Box
<i>Liriodendron tulipifera</i>	Tulip Poplar	24” Box
<i>Platanus acerifolia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



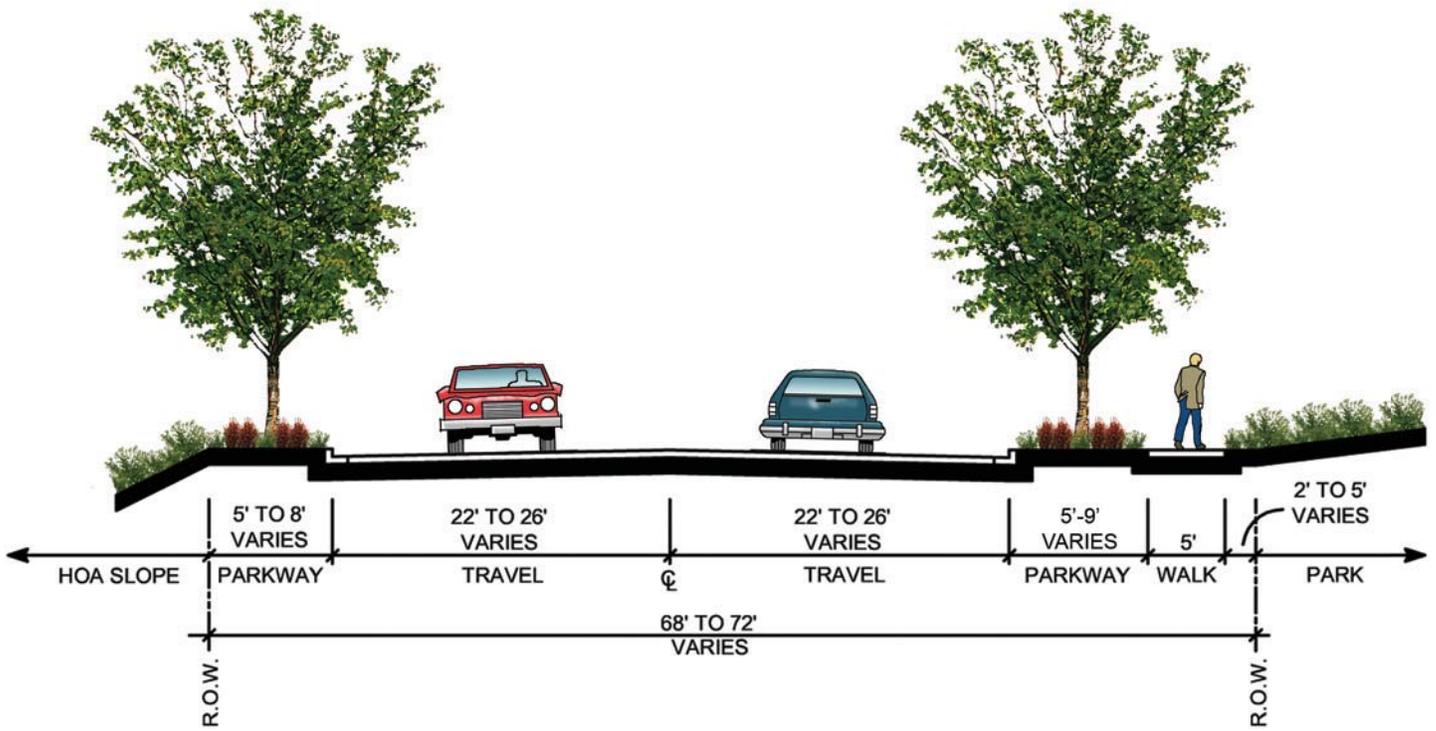
**SIERRA BELLA DRIVE**  
**ENTRY ROAD (COLLECTOR) PUBLIC**  
**GREEN RIVER TO B.C. @ MWD EASEMENT**



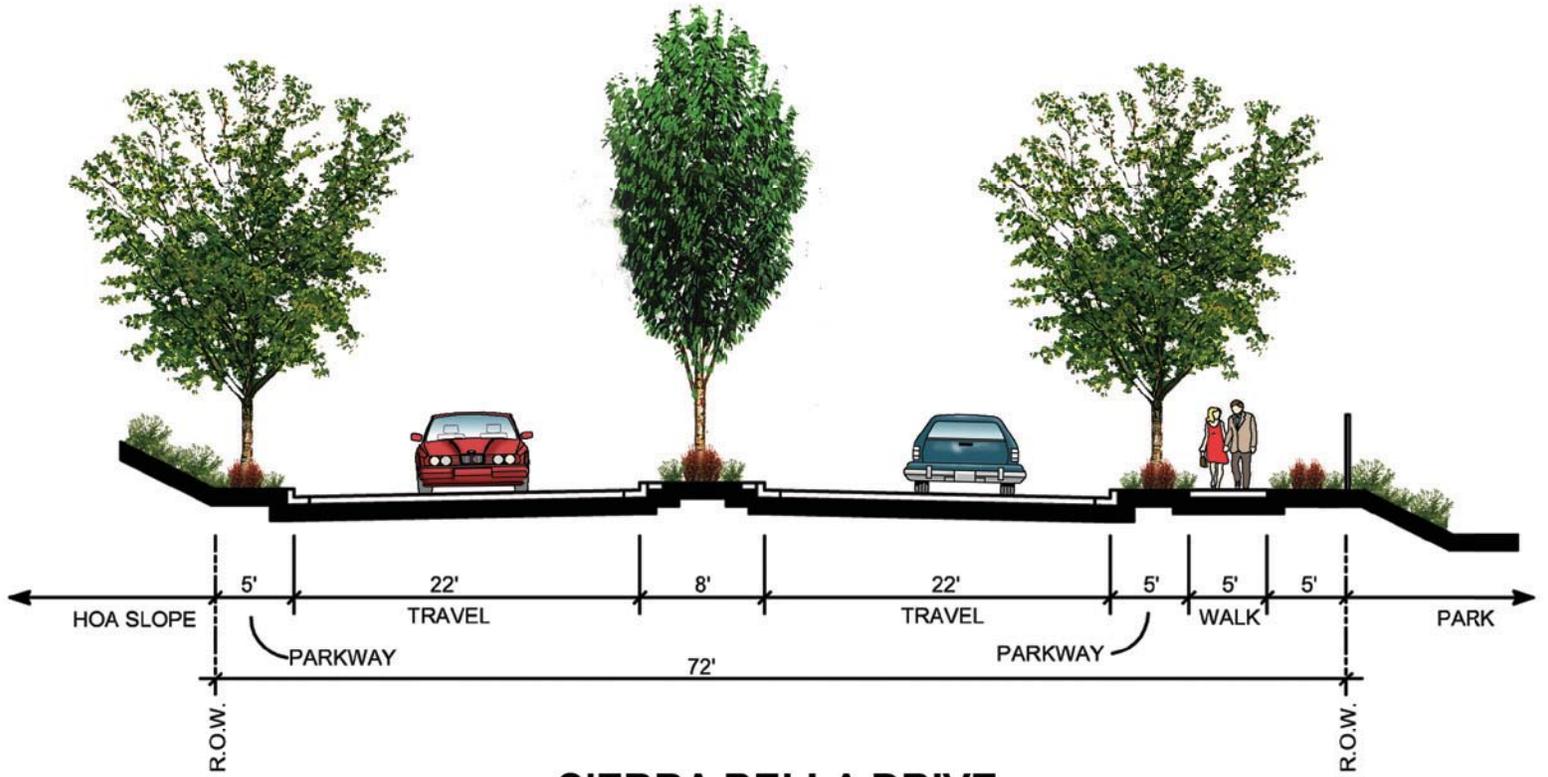
**SIERRA BELLA DRIVE  
ENTRY ROAD (COLLECTOR) PUBLIC  
B.C. AT MWD EASEMENT TO E.C.**



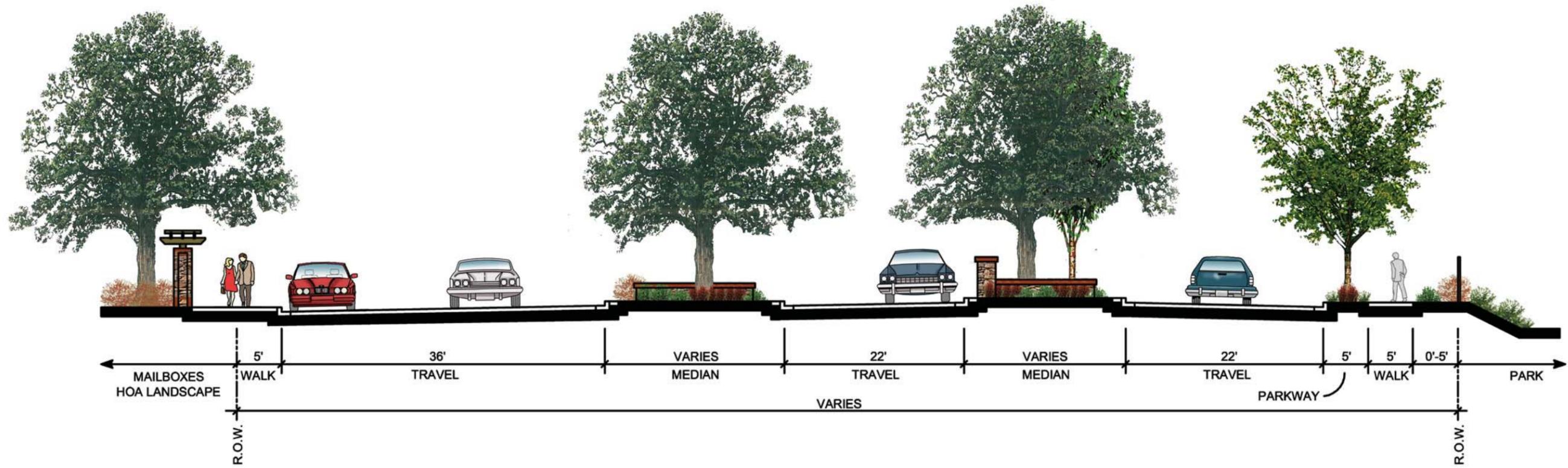
**SIERRA BELLA DRIVE  
ENTRY ROAD (COLLECTOR) PUBLIC  
E.C. TO B.C. ADJACENT TO PARK SITE**



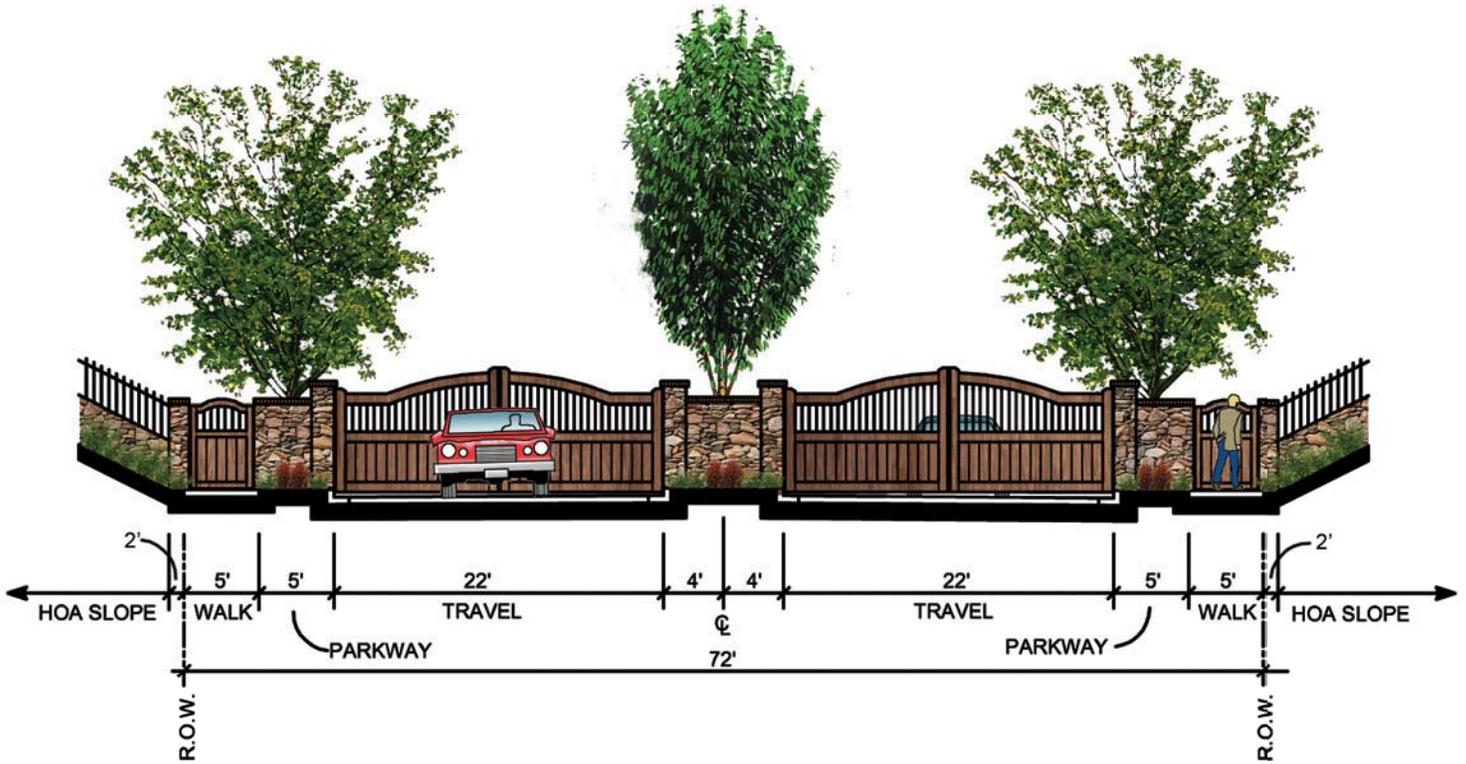
**SIERRA BELLA DRIVE  
ENTRY ROAD (COLLECTOR) PUBLIC  
B.C. TO RAISED MEDIAN**



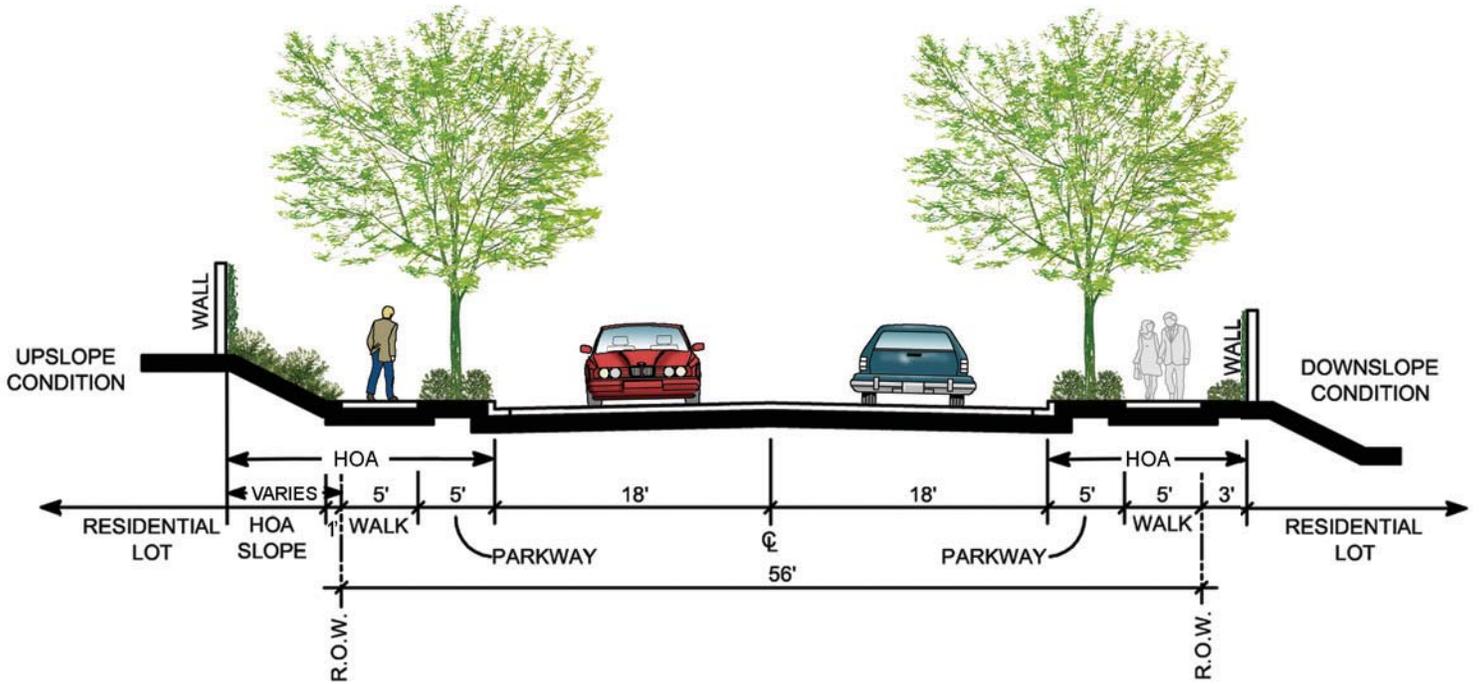
**SIERRA BELLA DRIVE  
ENTRY ROAD (COLLECTOR) PUBLIC  
BEGINNING OF RAISED MEDIAN TO MEDIAN P.C.C.**



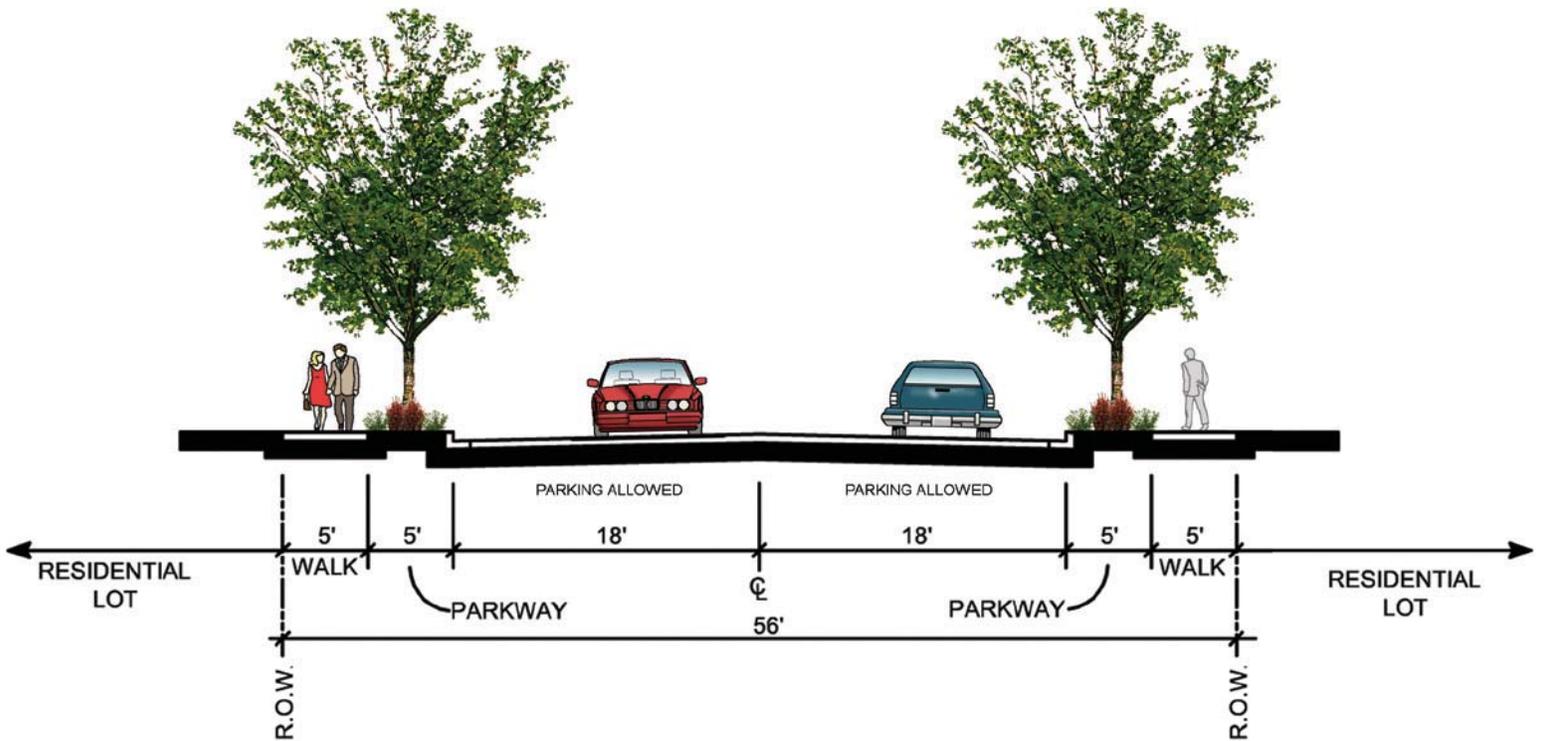
**SIERRA BELLA DRIVE  
ENTRY ROAD (COLLECTOR) PUBLIC  
MEDIAN P.C.C. TO GATED ENTRY**



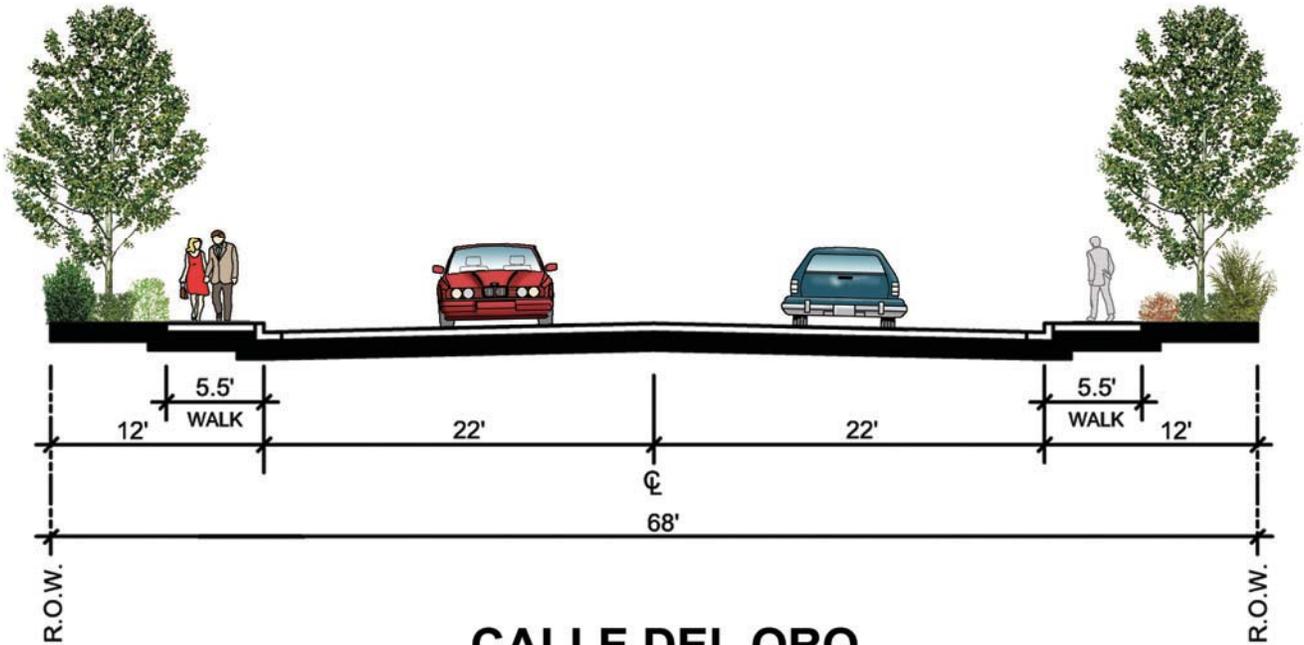
**SIERRA BELLA DRIVE  
COLLECTOR PRIVATE STREET - GATED ENTRY TO "C" STREET**



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



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



**CALLE DEL ORO  
COLLECTOR PUBLIC STREET**

**2. Parkways**

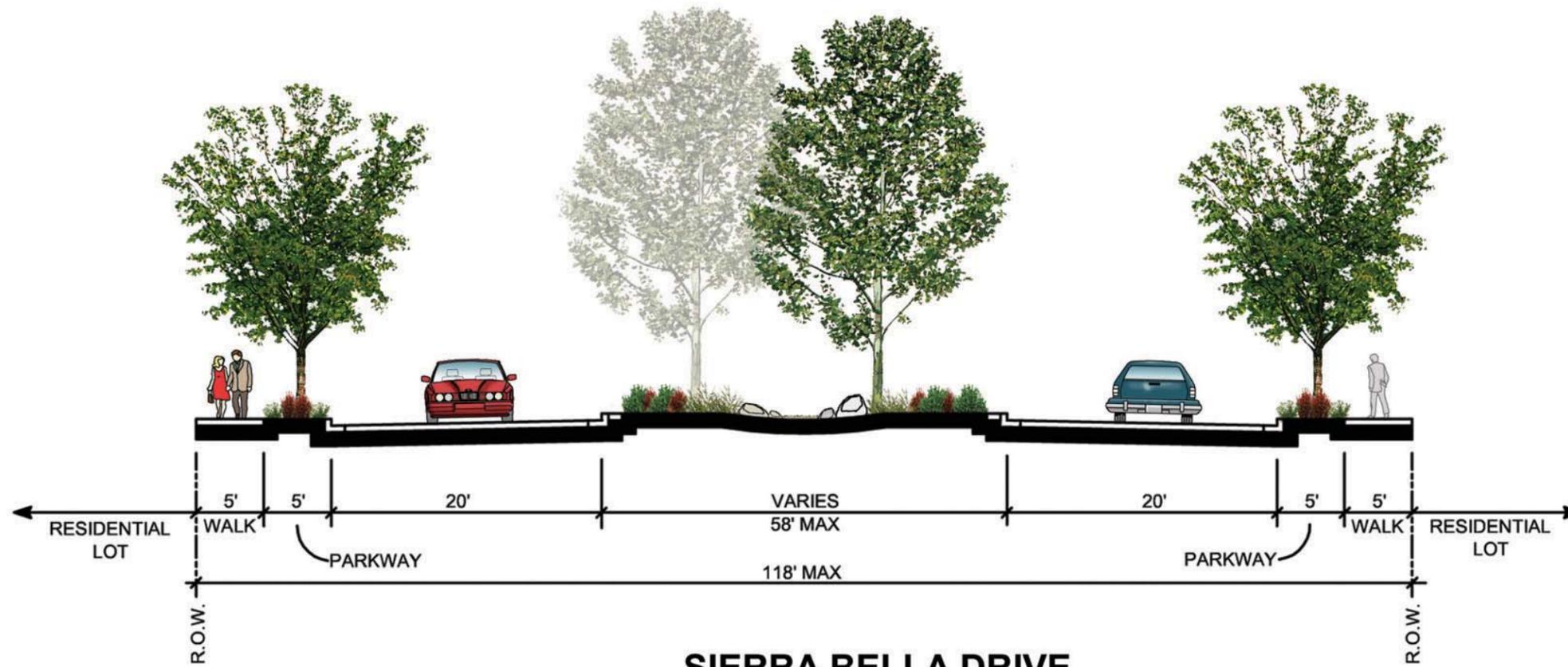
Parkways are to receive a single species of groundcover for each street to create a sense of place and neighborhood identity. Species are low growing Mediterranean or native groundcovers primarily with grey green foliage and lavender or white flower color to reinforce the Italianate/Tuscan feel of the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

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

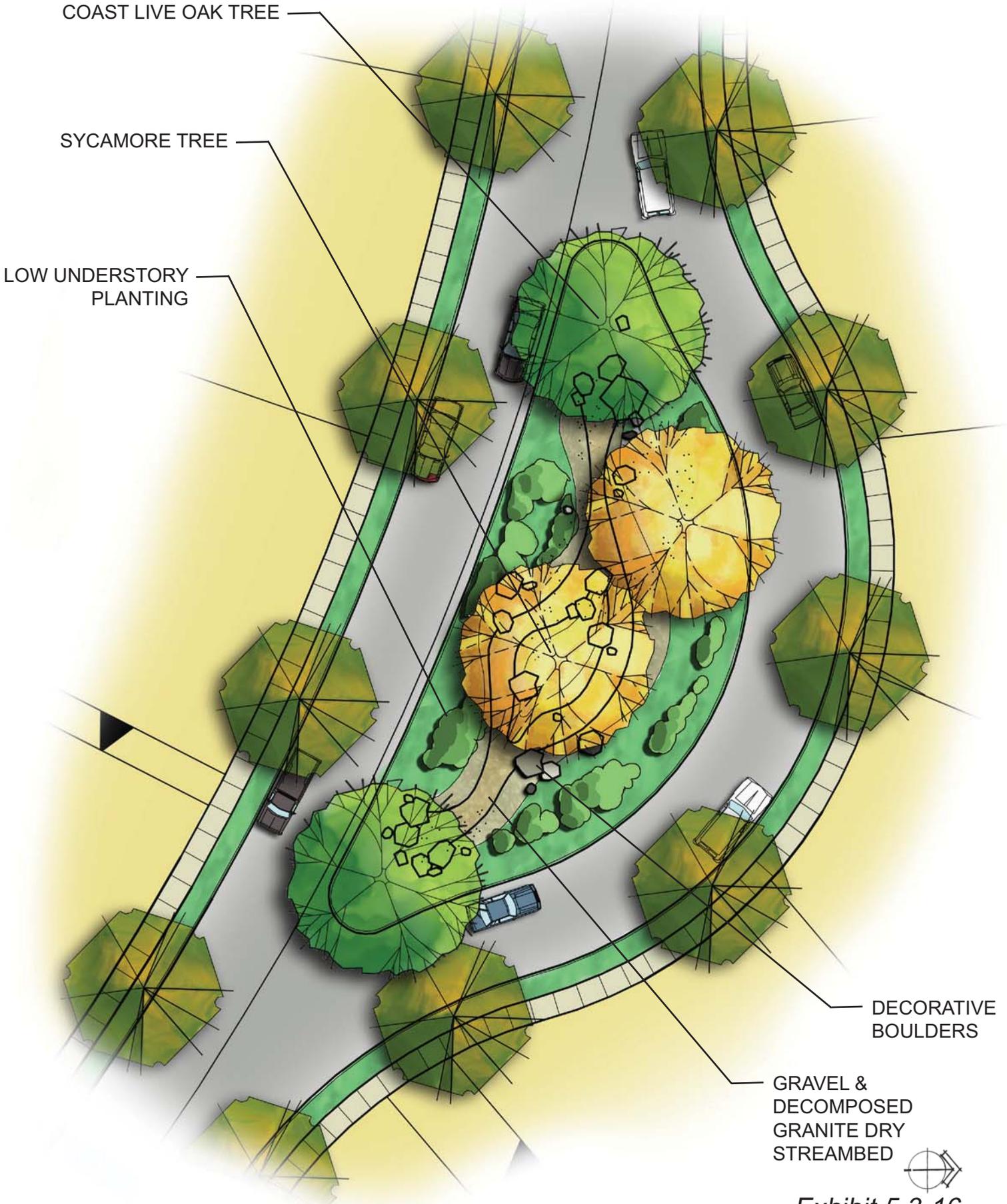
Groundcovers not contained on this list are permitted if contained on the City of Corona approved list, meet fuel modification standards, meet MSHCP standards, and if they meet the majority of the characteristics listed above

**5.3.3 LANDSCAPE MEDIANS**

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



**SIERRA BELLA DRIVE  
TRAFFIC CALMING SECTION**



**SIERRA BELLA SPECIFIC PLAN**

**TRAFFIC CALMING CONCEPT PLAN**

*Exhibit 5.3-16*



NOT TO SCALE



### **5.3.4 PRIVATE COMMUNITY PARKS**

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

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

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

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

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



COLUMNAR EVERGREEN TREE

PICNIC AREA W/  
SHADE STRUCTURE

SCORED, COLORED CONCRETE

ENHANCED PAVING

PARKING AREA  
(7 STALLS)

TURF

TURF

COLONNADE AND  
SHADE STRUCTURE

LOW STONE SEATWALL

STONE PLANTER WALL W/  
BARBEQUES

'B' STREET

CONCRETE WALKWAY

**SIERRA BELLA SPECIFIC PLAN**

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



NOT TO SCALE



**5.3.5 MANUFACTURED SLOPE CONDITIONS**

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

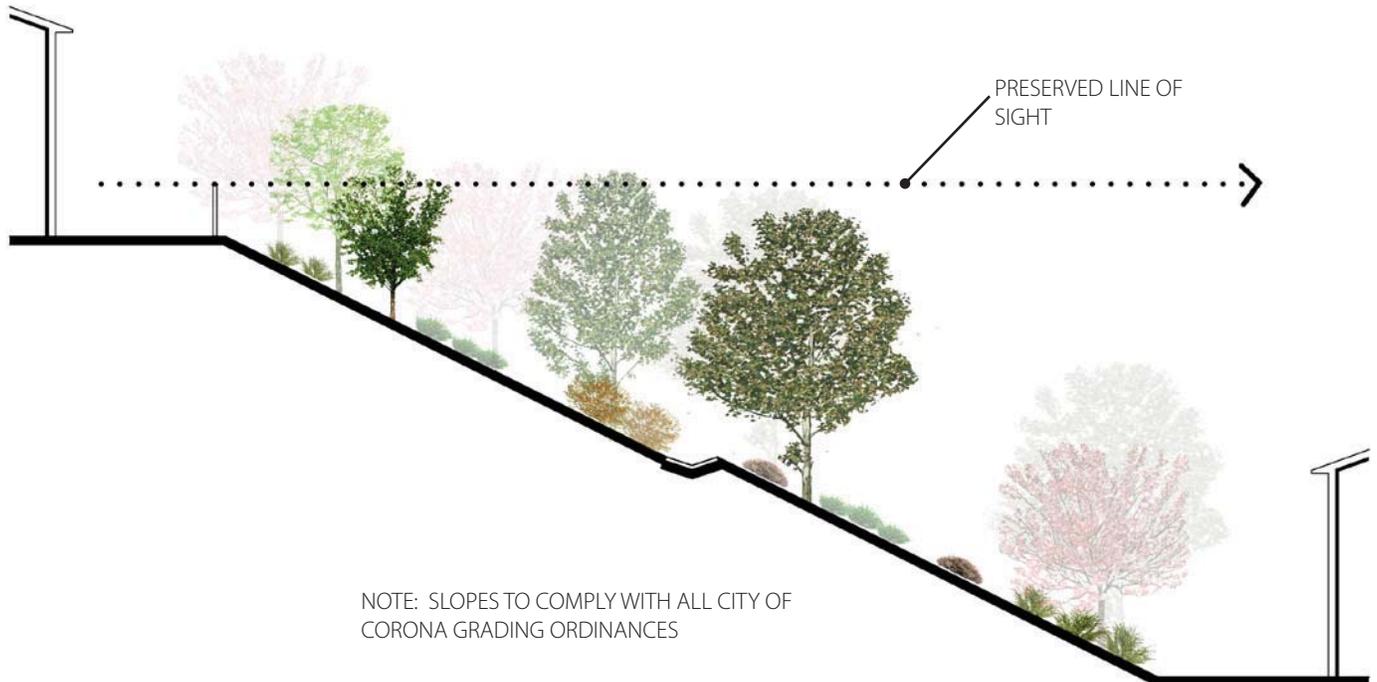
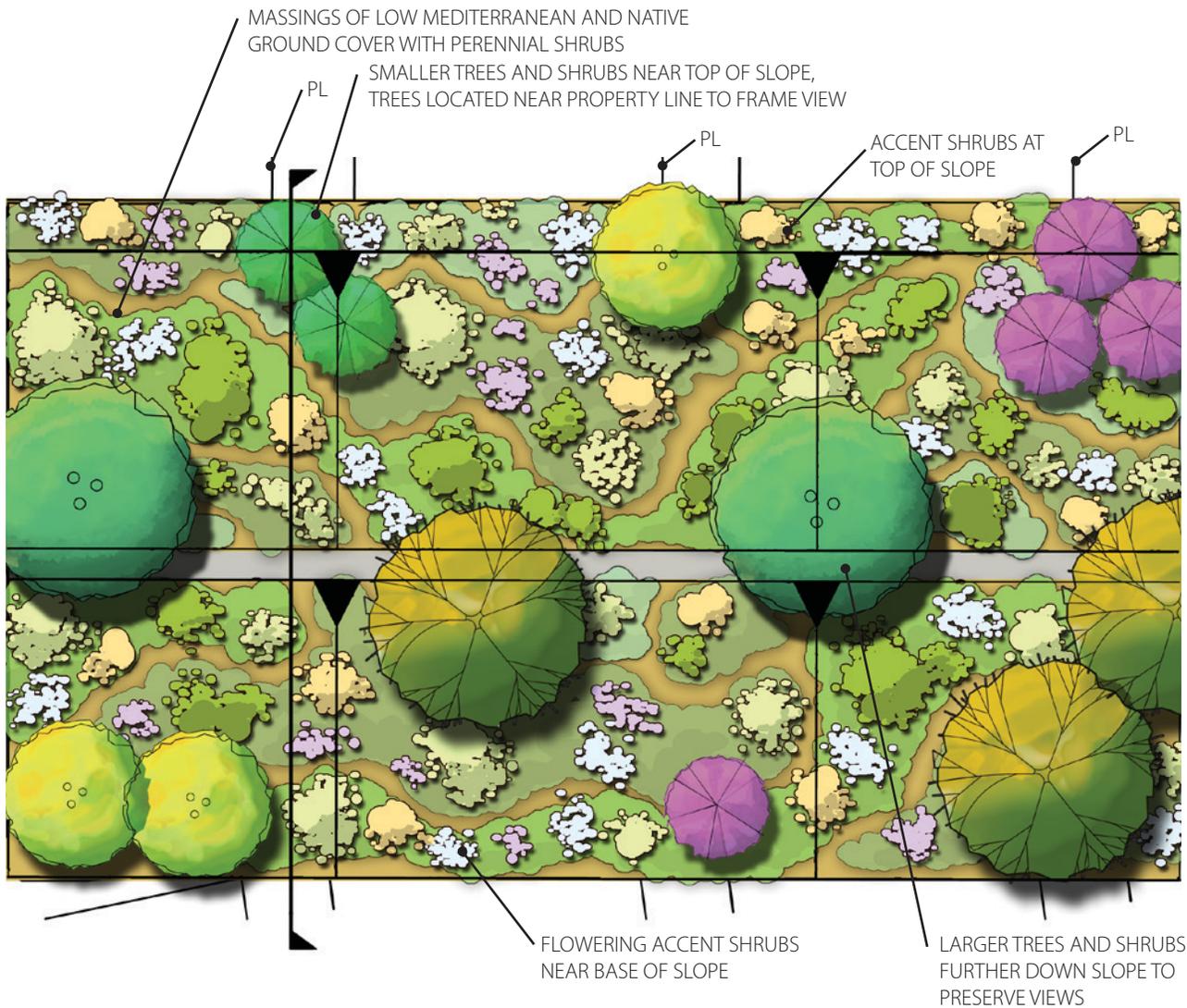
All slopes in excess of four (4) vertical feet shall be landscaped per the fuel modification standards for this project unless noted otherwise in the Landscape Master Plan. Slopes shall be permanently landscaped with erosion control, drought-tolerant plant material, a permanent paved surface, a retaining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

**5.3.6 NEIGHBORHOOD LANDSCAPE DESIGN GUIDELINES**

**1. General**

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

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



**SIERRA BELLA SPECIFIC PLAN**

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



NOT TO SCALE



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

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

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

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

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

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

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

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

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

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

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

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

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

**4. Invasives**

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

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

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

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

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

**5.3.7 IRRIGATION SYSTEM STANDARDS**

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

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

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

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

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

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

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

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

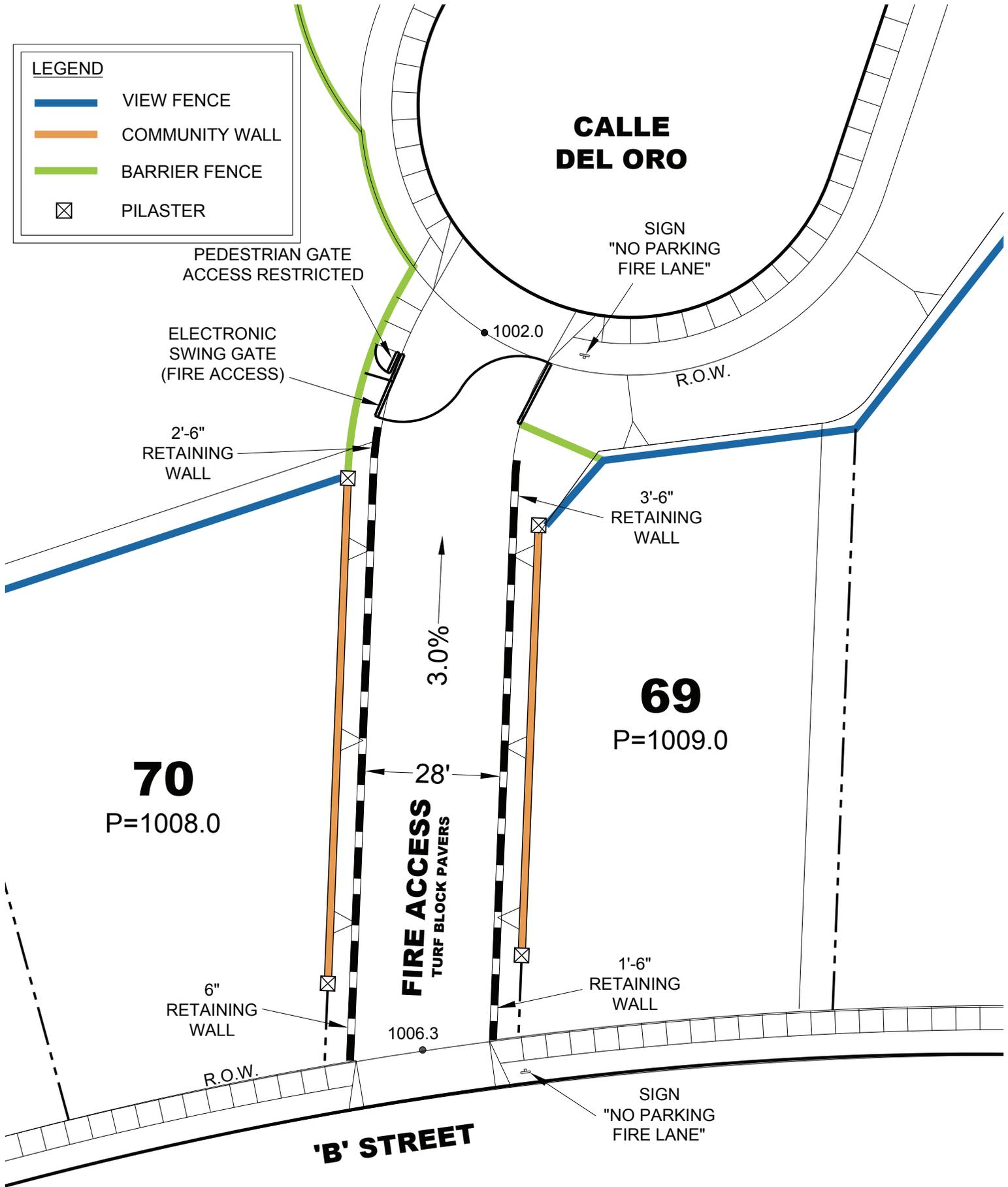
Pilaster materials: The pilasters shall be masonry with a cultured stone veneer as manufactured by El Dorado. The veneer shall be applied to all exposed surfaces of the pilasters. The pilaster shall be capped with a tumbled, rusticated, buff colored brick in soldier course.

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



**LEGEND**

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



**SIERRA BELLA SPECIFIC PLAN**

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

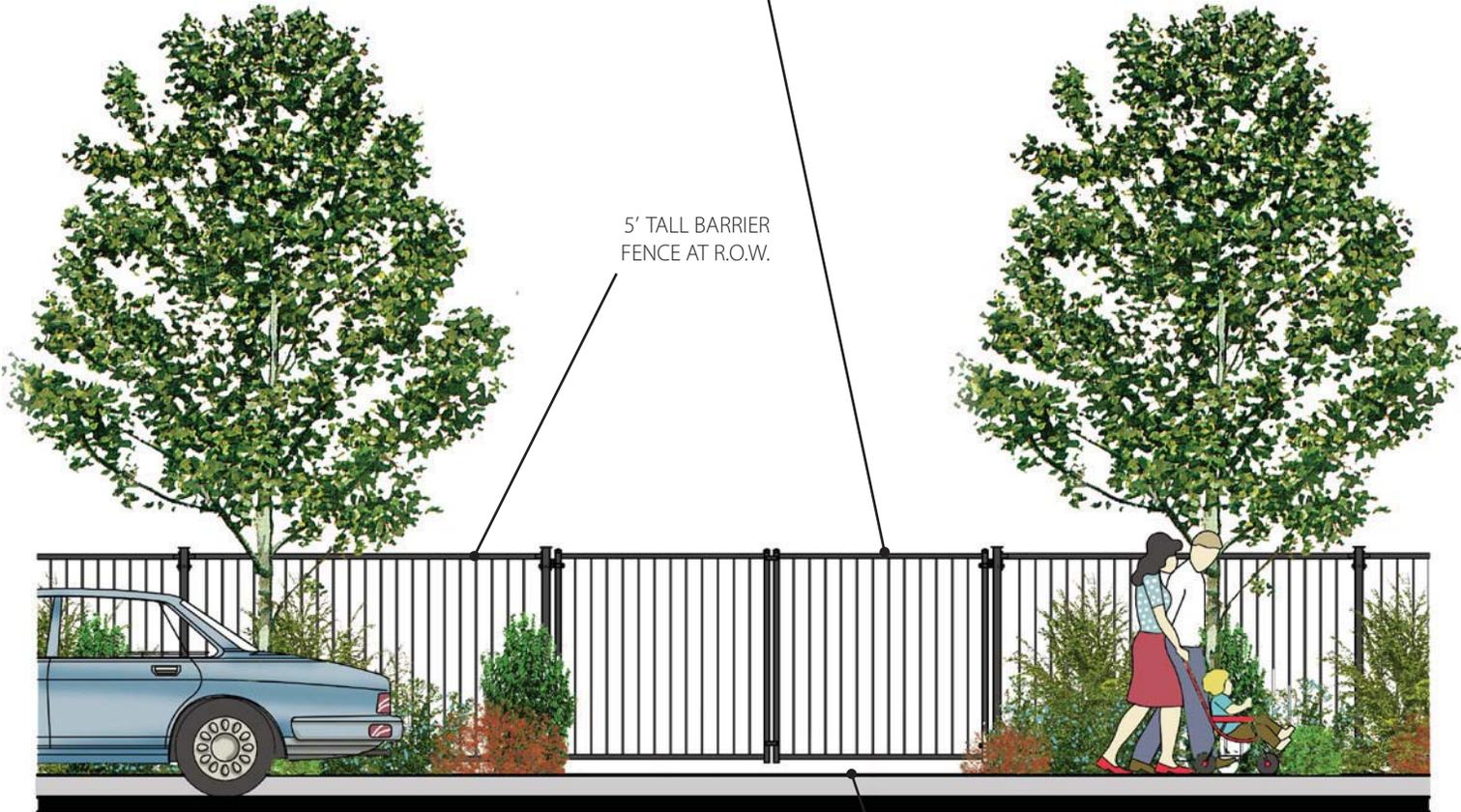


NOT TO SCALE

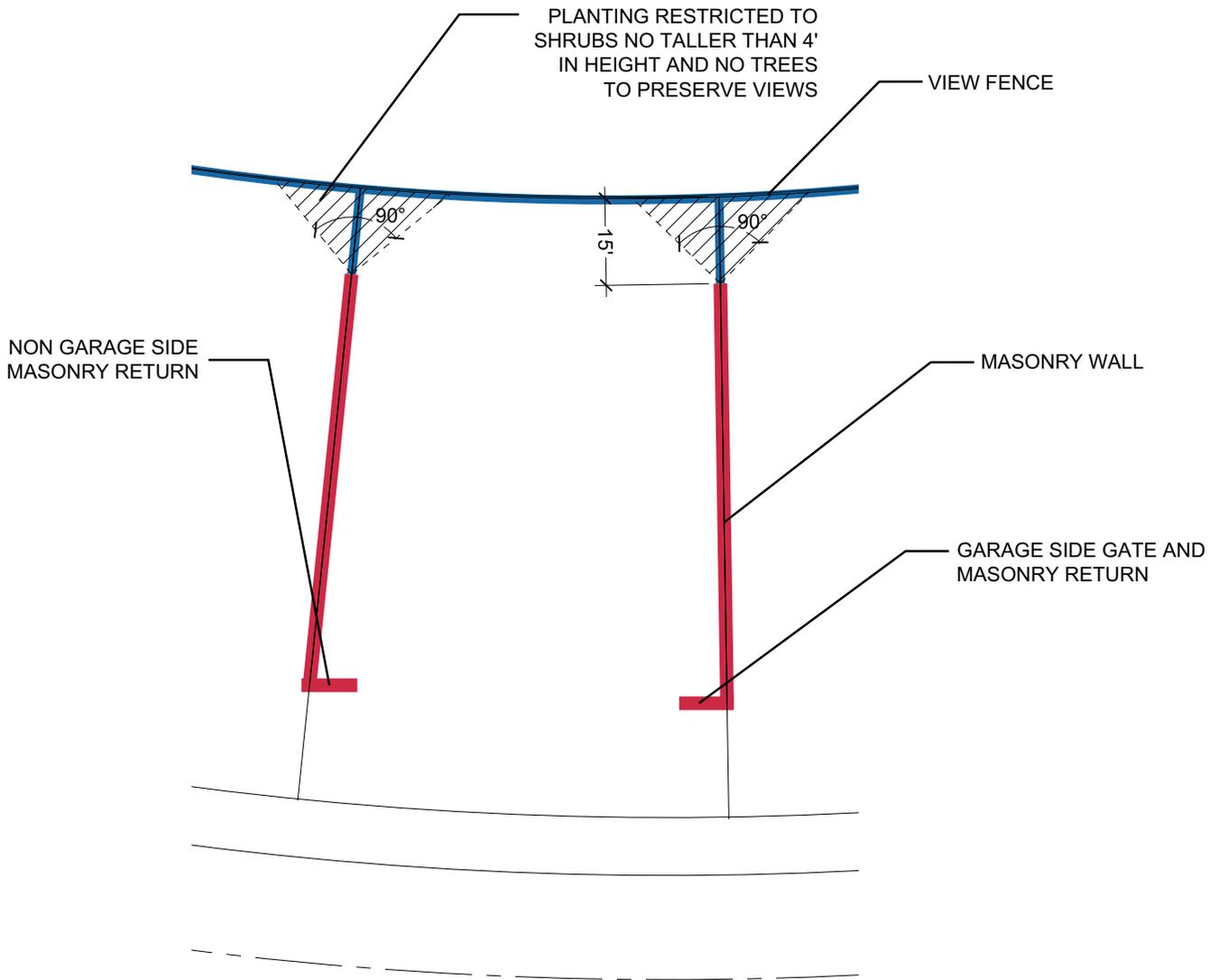


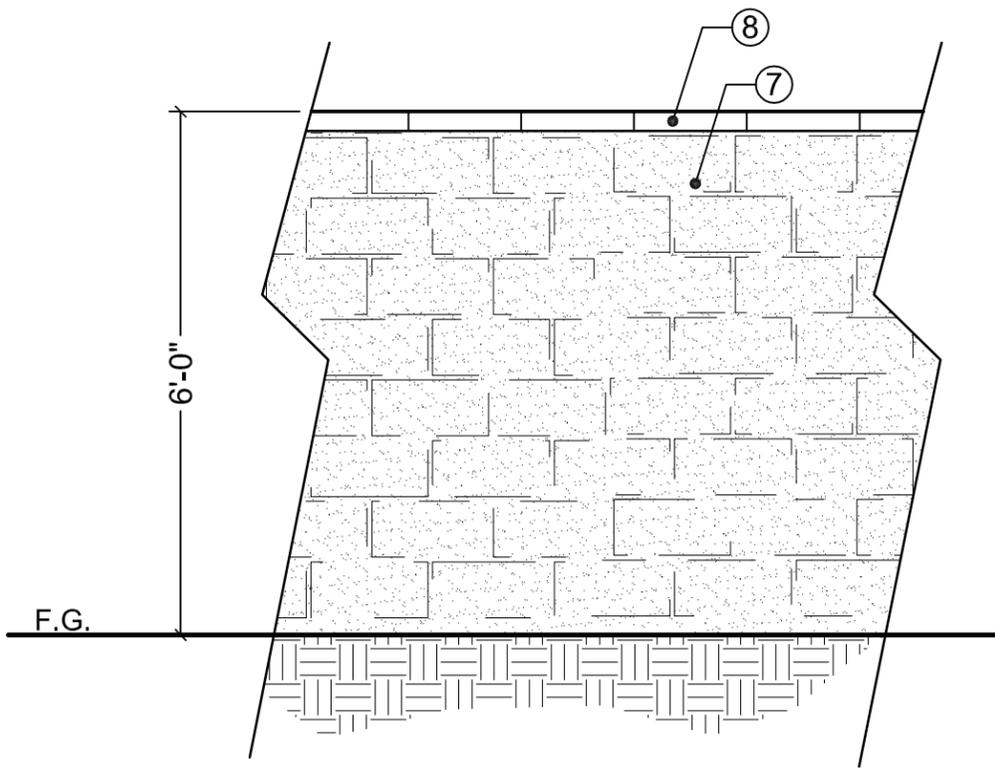
12' WIDE VEHICULAR  
MAINTENANCE GATE TO  
MANUFACTURED SLOPE

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

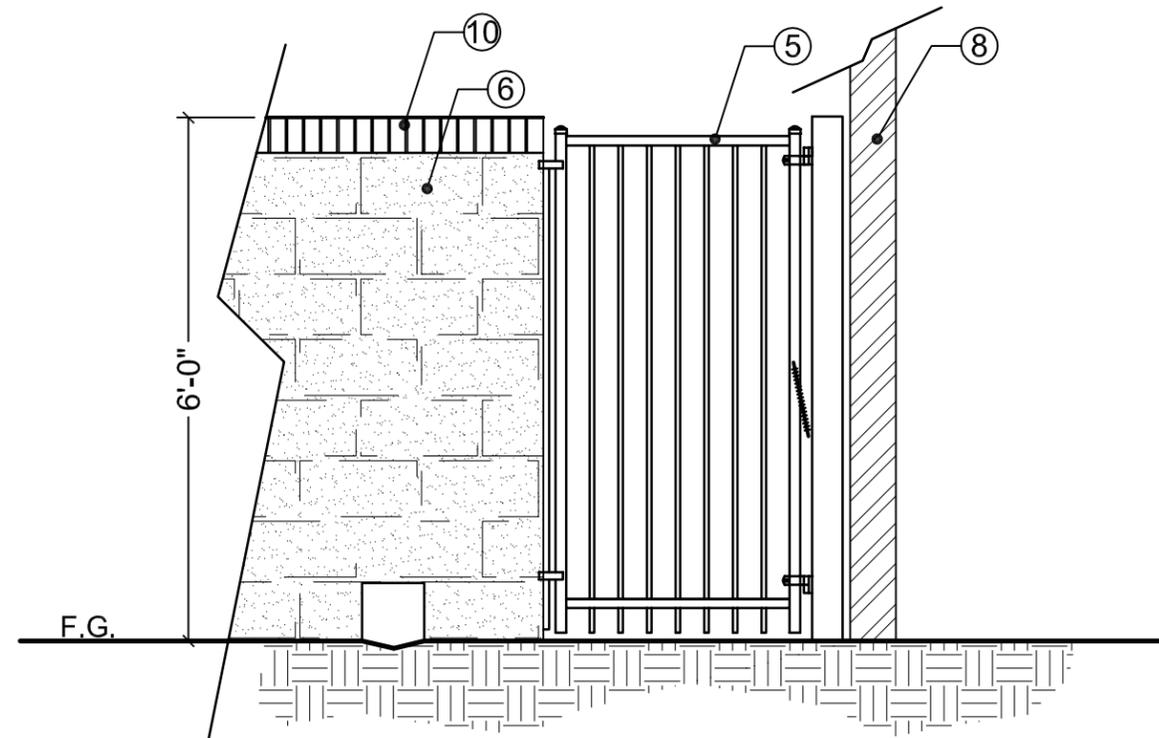


DRIVABLE SURFACE  
LEADING TO GATE





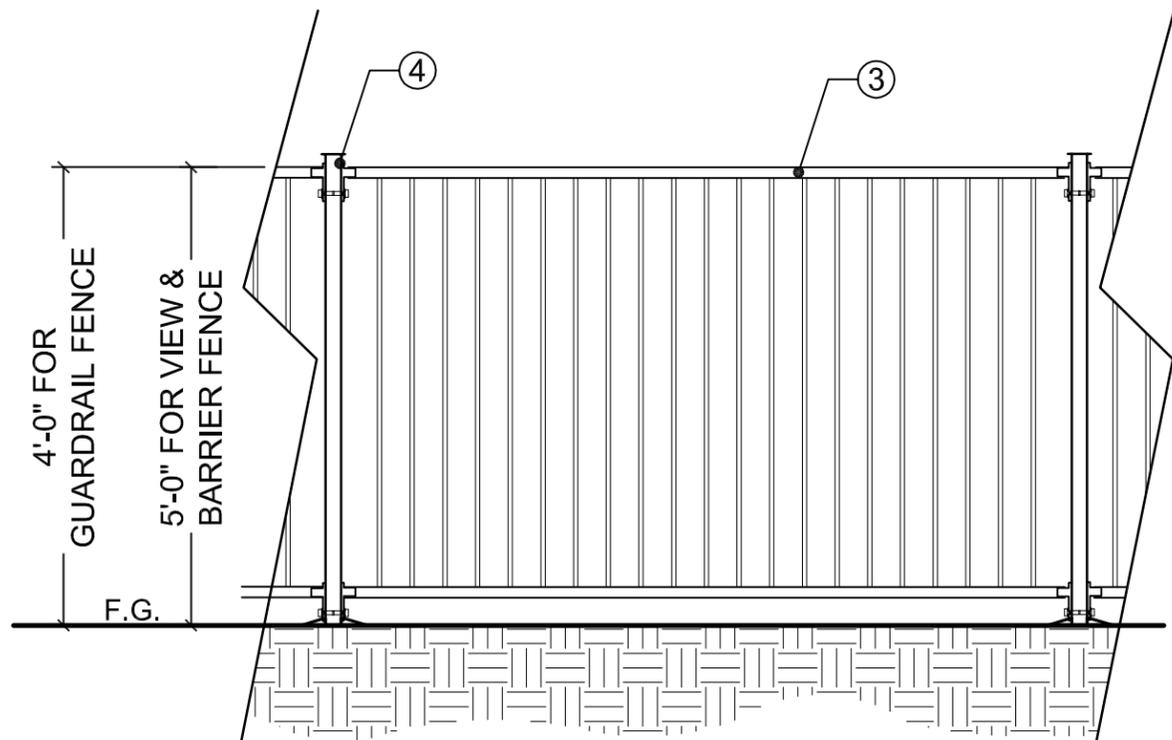
**MASONRY WALL**



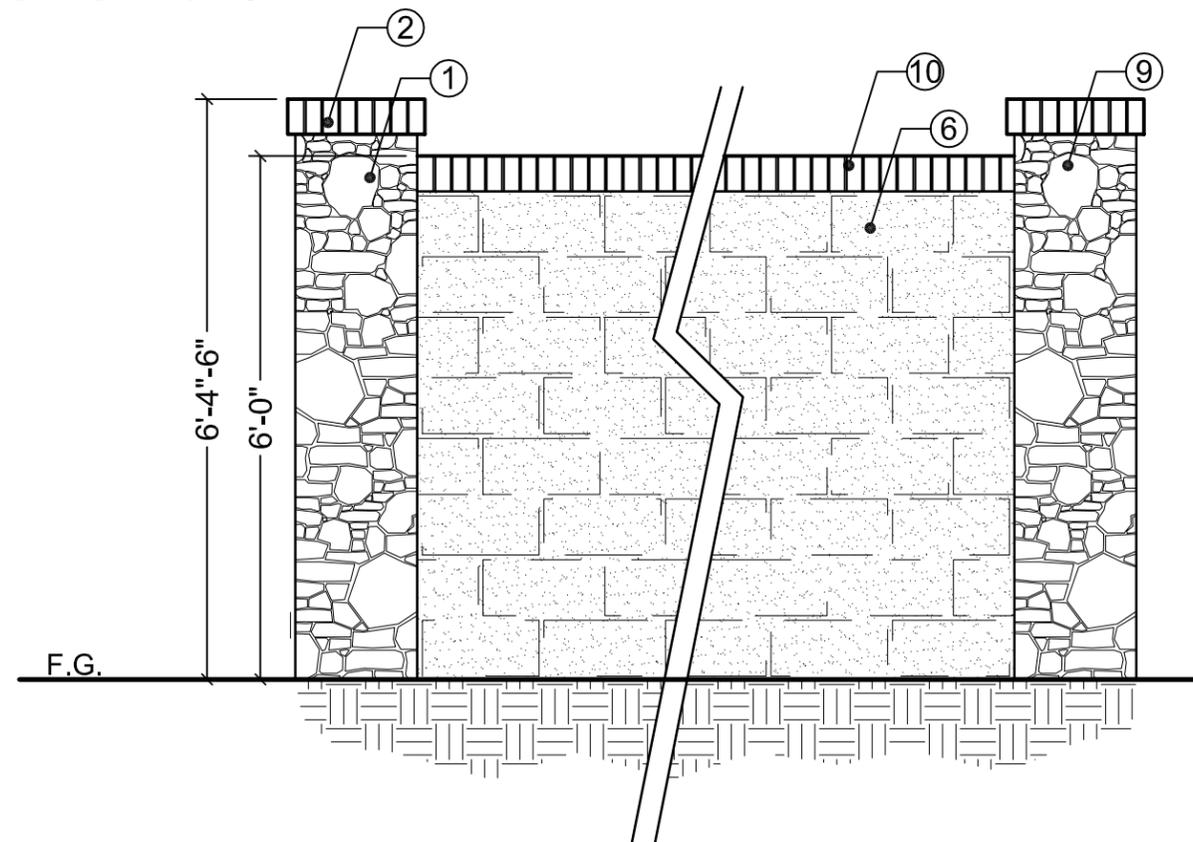
**RETURN GATE 3' WIDE**

**LEGEND**

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



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



**COMMUNITY WALL**

## **5.4 FUEL MODIFICATION**

### **5.4.1 PLANNING AREA 1**

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

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

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

### **5.4.2 PLANNING AREA 2**

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

## **6.1 INTRODUCTION**

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

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

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

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

## **6.2 INFRASTRUCTURE FINANCING**

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

Basic funding approaches include:

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

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

1. Water and sewer facilities;
2. Community reservoir, booster stations and pressure reducing stations;
3. Collector roadways, including landscaping, lighting and signs;
4. Park improvements;

5. Emergency communications and/or public safety facilities;
6. Storm drains, drainage channels, and debris basins; and
7. Telephone, gas, electric and cable television facilities located within the public right-of-way.

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

### **6.3 MAINTENANCE AND OPERATIONS**

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

#### **6.3.1 PRIVATE MAINTENANCE**

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

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

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

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

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

1. Landscaping located at the project entry and special landscape areas;
1. ~~Landscaping along Green River Road, which may be accepted by the City Council for maintenance by the CFD;~~
2. Fuel Modification Zones; and
3. Major slopes.

#### **6.4 DEVELOPMENT APPLICATIONS**

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

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

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

#### **6.5 PRECISE PLANS**

##### **6.5.1 PROCESSING**

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

##### **6.5.2 ELIGIBILITY**

Any project developed pursuant to this section shall meet the following requirements, and any such approvals shall be subject to conditions established under this section and per the findings of Corona Municipal Code Section 17.91.070:

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

##### **6.5.3 REQUIRED ACTION**

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

### **6.5.4 CONDITIONS OF APPROVAL**

Any Precise Plan units shall address the following conditions:

1. The proposed Precise Plan development shall conform to the General Plan and Specific Plan in terms of general location, density and general standards of development.
2. All private common access streets provided for vehicular access and serving residential units within the project shall be developed in accordance with this Specific Plan's private street standards and shall be perpetually maintained by the responsible entity.
3. The Planning Commission may require other reasonable conditions, which relate to the physical development of the project or to the methods of managing the common elements and providing for perpetual maintenance of the elements.
4. The Planning Commission shall review and apply conditions thereto, the physical and architectural design of the project as to its relationship with, and conformity to, the topography and other natural and structural features of the site and surrounding area.

### **6.6 SUBDIVISIONS**

#### **6.6.1 GENERAL APPLICATION**

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

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

#### **6.6.2 DESIGN STANDARDS**

1. Cul-de-Sacs – Cul-de-sac streets shall be designed in compliance with the City of Corona Road Design Criteria Guidelines, except that frontages on a cul-de-sac and knuckle may be allowed a minimum width of 35 feet at curb line prolongations. Where such conditions are proposed, the City reserves the right to review the entire cul-de-sac street scene for adequate on-street parking of at least one space per unit. All other cul-de-sac variations must be approved by the Board of Zoning Adjustment per Section 17.98.070 of the Corona Municipal Code.
2. Residential Flag Lots – are allowed and shall be reviewed for approval in conjunction with Tentative Subdivision Map review. The following design requirements shall apply:

- a. Minimum flag lot street frontage shall be 20 feet.
- b. No more than two flag lots shall be located adjacent to one another.
- c. Adequate lot area must exist to permit a vehicular turn-around area.

## **6.7 GENERAL ADMINISTRATION/PLANNING COMMISSION HEARINGS**

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

### **6.7.1 EFFECTIVE DATE**

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

### **6.7.2 EXTENSIONS**

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

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

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

### **6.7.3 PERFORMANCE STANDARDS**

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

### **6.7.4 ADMINISTRATION AND ENFORCEMENT**

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

### **6.7.5 VARIANCES**

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

### **6.7.6 BUILDING PERMIT SUBMITTALS**

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

### **6.7.7 LANDSCAPE PLANS**

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

## **6.8 SPECIFIC PLAN AMENDMENTS**

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

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

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

### **7.2 LAND USE GOALS**

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

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

#### **Sierra Bella Implementation**

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

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

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

#### **Sierra Bella Implementation**

**Sierra Bella provides a unique hillside residential neighborhood and supporting infrastructure and preserves 4562 percent of the natural open space, hillsides, and canyons within the project boundary.**

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

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

#### **Sierra Bella Implementation**

**Sierra Bella is located adjacent to existing single-family and multi-family neighborhoods and retains over 4562 percent of the site in natural open space.**

**General Plan Goal 1.5:**

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

**Sierra Bella Implementation**

Sierra Bella is a gated neighborhood that will provide unique housing opportunities for the City. These homes will have quality views of the City and natural surrounding area, ~~and a landscape palette that will have an agrarian feel for residents of the area.~~

**General Plan Goal 1.7:**

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

**Sierra Bella Implementation**

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

**General Plan Goal 1.9:**

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

**Sierra Bella Implementation**

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

**General Plan Goal 1.10:**

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

**Sierra Bella Implementation**

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

**General Plan Goal 1.16:**

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

**Sierra Bella Implementation**

Sierra Bella provides over ~~45~~ 62 percent natural open space and preserves the southern and western portion of the site, which contains sensitive vegetation and possible wildlife movement linkages.

**General Plan Goal 1.23:**

An expanded City that encompasses adjoining lands in unincorporated County areas whose types, patterns, and intensities of use complement existing development within the City, reflect their natural environmental setting, and contribute sufficient revenue to maintain the City's fiscal balance.

**Sierra Bella Implementation**

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

**7.3 COMMUNITY DESIGN**

**General Plan Goal 2.5:**

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

**Sierra Bella Implementation**

~~The Sierra Bella Specific Plan contains~~ **architectural and landscape Design Guidelines to ensure attractive and high quality neighborhoods.** ~~Additionally, the landscape palette in the Specific Plan allows agricultural groves on the majority of the graded slopes to create an agrarian feel to the project and surrounding area.~~

**7.4 HOUSING**

**General Plan Goal 3.1:**

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

**Sierra Bella Implementation**

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

**7.5 ECONOMIC DEVELOPMENT**

**General Plan Goal 5.4:**

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

**Sierra Bella Implementation**

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

## **7.6 CIRCULATION**

### **General Plan Goal 6.1:**

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

#### **Sierra Bella Implementation**

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

## **7.7 INFRASTRUCTURE AND UTILITIES**

### **General Plan Goal 7.1:**

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

#### **Sierra Bella Implementation**

Sierra Bella proposes a water supply system that will be integrated with the existing facilities in the area. In addition, a partially buried water reservoir will be provided with the project that ~~will~~may also serve existing homes to the north, which are currently served by a hydro pneumatic pump.

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

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

#### **Sierra Bella Implementation**

The Sierra Bella Landscape Guidelines proposes the use of drip irrigation for ~~the agricultural groves that are located on the majority of the~~ manufactured slopes. This irrigation technique reduces water consumption by eliminating unnecessary runoff. The project also provides a reclaimed water system, reducing the need for potable water.

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

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

#### **Sierra Bella Implementation**

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

### **General Plan Goal 7.7:**

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

#### **Sierra Bella Implementation**

Sierra Bella will provide drainage inlets to intercept undeveloped runoff, catch basins within roadways to intercept runoff within streets, and storm drain

structures, pipes, and outlet facilities which will be designed to slow velocity into existing canyons or into existing inlet facilities.

## 7.8 PARKS, SCHOOLS, AND LIBRARIES

### General Plan Goal 8.2:

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

#### Sierra Bella Implementation

Sierra Bella provides a 2.9-acre public park located off of Green River Road. Proposed facilities include ~~tennis and a~~ basketball courts~~court~~, a tot lot, a picnic shelter, and a restroom facility. Furthermore, the project has on-site passive recreational amenities for the residents of Sierra Bella that include ~~tennis court, basketball court, kiosks, tot lot~~ an overlook, and benches.

### General Plan Goal 8.3:

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

#### Sierra Bella Implementation

Sierra Bella provides a 2.9-acre public park located off of Green River Road. Proposed facilities include ~~tennis and a~~ basketball courts~~court~~, a tot lot, a picnic shelter, and a restroom facility.

### General Plan Goal 8.11:

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

#### Sierra Bella Implementation

The Sierra Bella Public Park is adjacent to the entrance to the Sierra Bella residential community. ~~The primary landscape component of the manufactured slopes of Sierra Bella is avocado or citrus groves, which are reminiscent of the agricultural heritage of Corona.~~

## 7.9 POLICE AND FIRE SERVICES

### General Plan Goal 9.4:

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

#### Sierra Bella Implementation

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

**7.10 ENVIRONMENTAL RESOURCES**

**General Plan Goal 10.22:**

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

**Sierra Bella Implementation**

The Sierra Bella Specific Plan preserves ~~45~~62 percent of the total site area in natural open space.