

CHASE RANCH SPECIFIC PLAN

SP-89-2

Adopted by
City of Corona
September 20, 1989

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AMENDMENTS

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SECTION I: INTRODUCTION

I. INTRODUCTION

A. PURPOSE AND OBJECTIVES

The Chase Ranch Specific Plan represents a sensitive and comprehensive approach to residential community planning in South Corona. This Specific Plan has been prepared to conform to the policies, Land uses and regulations within the General Plan and approved South Corona Community Facilities Plan. It also provides detailed implementation procedures to ensure the design and construction of a high quality, aesthetically pleasing and comprehensively developed residential community.

The objectives sought by the Chase Ranch project are as follows:

1. To provide a high quality development that is sensitive to and compatible with the adjacent existing and proposed Land uses;
2. To provide a range of quality housing types and compatible land uses which varies from estate Lots to multi-family residences within an attractive and natural setting;
3. To define and recognize the extent and scope of the on-site and off-site infrastructure required to ensure minimal negative impacts on existing facilities within South Corona and beyond;
4. To provide a safe, convenient, and efficient circulation network;
5. To implement the policies and regulations of the South Corona CFP and Corona General Plan.
6. To provide a unified set of design standards which encourages imaginative and innovative architectural and landscape design while providing flexibility to respond to variable market, social and environmental conditions.

B. AUTHORIZATION

The authority for adoption of the Chase Ranch Specific Plan originates from the State Government Code, specifically Section 65450 et seq. At the local level, the Specific Plan is authorized through the City of Corona General Plan and the South Corona Community Facilities Plan.

SECTION I: INTRODUCTION

C. SCOPE OF THIS SPECIFIC PLAN

The Chase Ranch Specific Plan encompasses the property owned or controlled by Chase Ranch Limited Partnership and various other individual owners such as Triple M Development, Finaldi, Lalier, Rudman and Stein. Specifically the property encompasses approximately 457.3 acres.

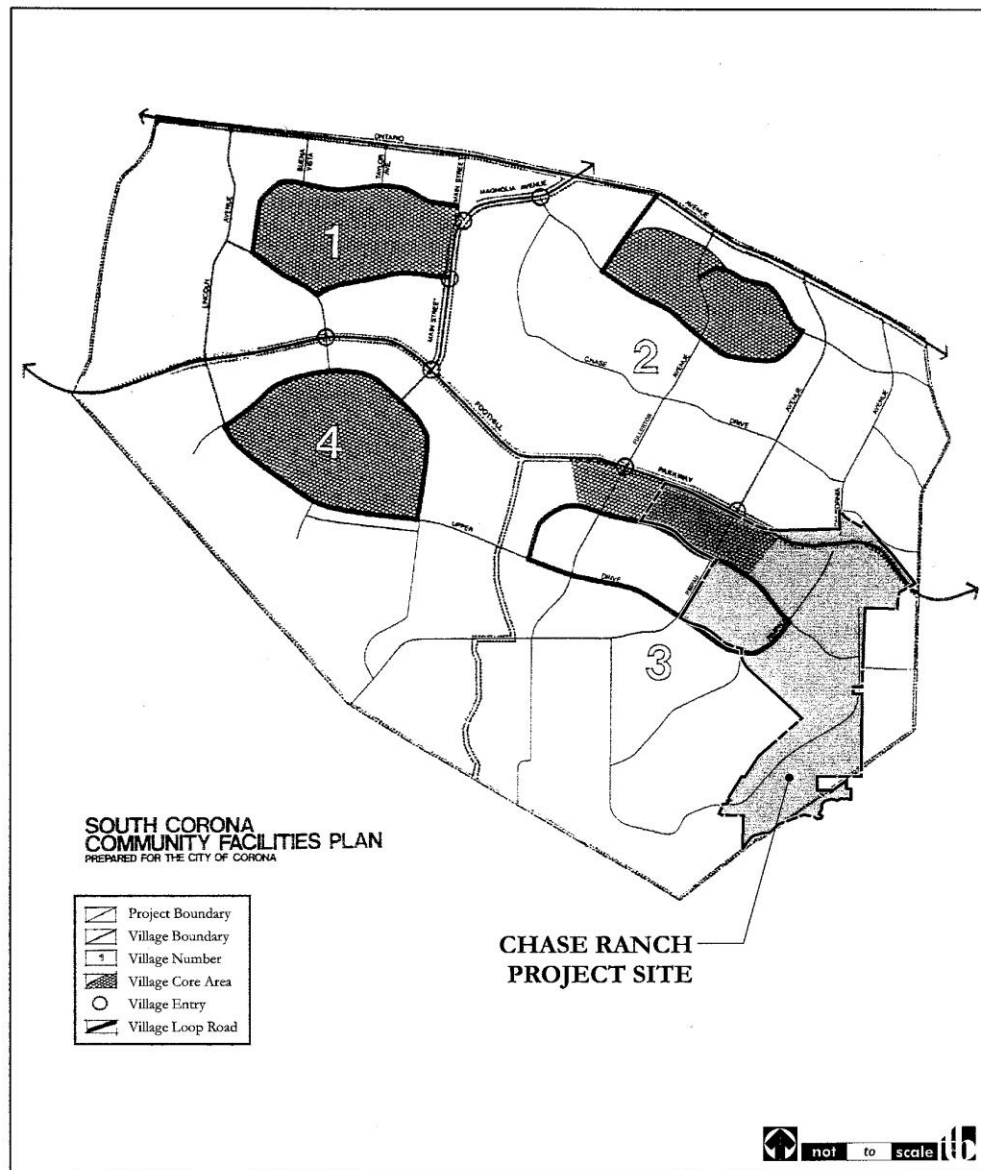
D. LOCATION

Chase Ranch is located approximately one half mile west of Interstate 15 and 3 miles south of State Highway 91 in the City of Corona. The Ranch is Located primarily within Village 3 with a portion in Village 2 of the South Corona Community Facilities Plan (see Figure 1).

The property is irregularly shaped, and although all boundaries are not located along existing roads. The site is generally bounded on the north by existing Chase Drive; on the east by Nelson Street; on the south by Upper Drive; and the southeast by an extension of Hidden Springs Drive. The west boundary Line is Located along a Line that is approximately 1,300 feet west of Rimpau Avenue (see Figure 2).

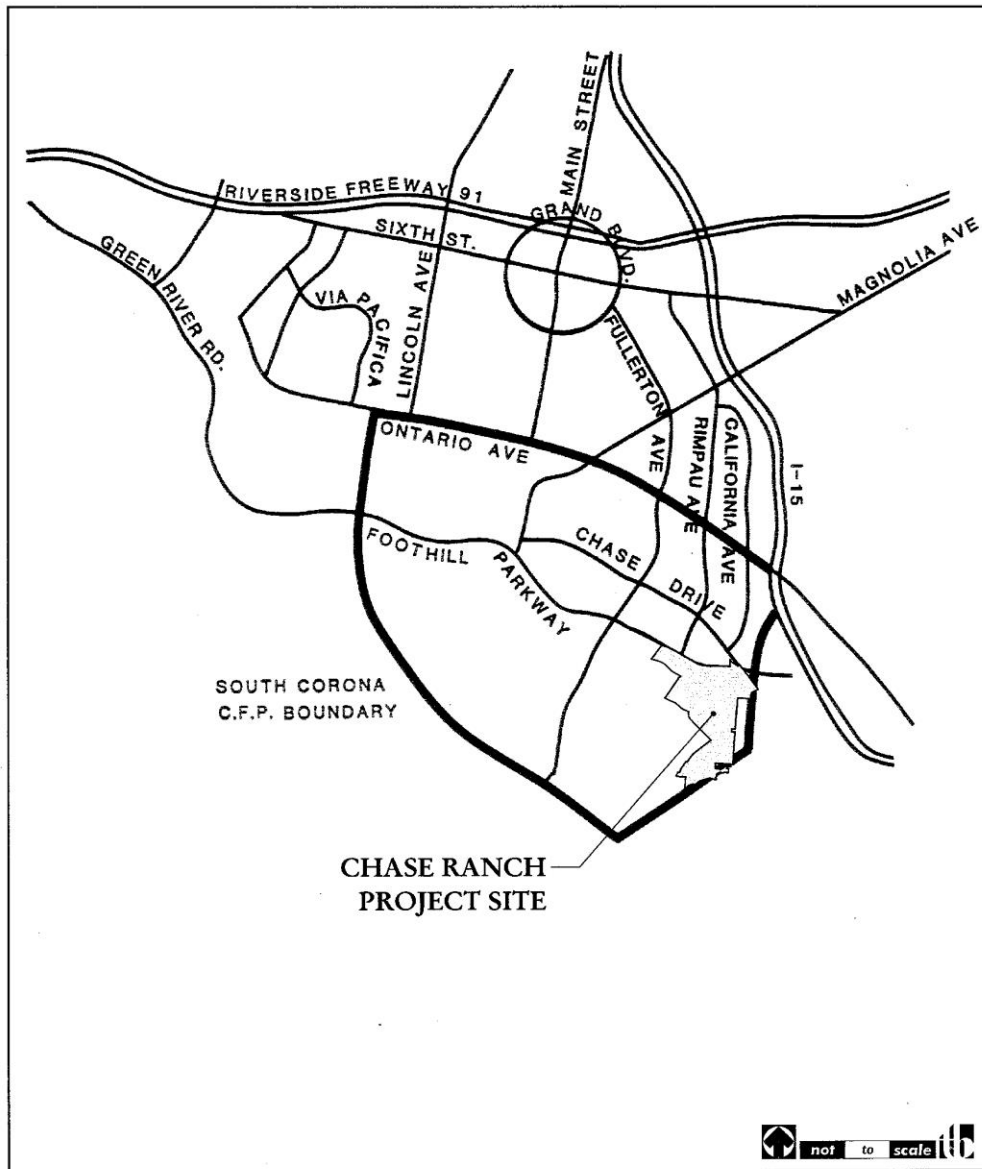
E. PHYSICAL FEATURES

Most of the Chase Ranch Land has been in citrus production for many years. The property has a very attractive setting. Open fields and orange groves surround the site with distant hills to the south and tall eucalyptus windrows along the eastern boundary. The general topography has a consistent south-to-north slope of approximately four percent. The site is situated on the South Corona plateau, providing attractive distant views to the north. In the eastern portion of Chase Ranch, two existing depressions and drainage courses interlink, creating a unique landform feature and a natural buffer to adjacent Land uses east of the site. The CFP has designated these eucalyptus windrows and ravines as significant landform features. Recent biological surveys have indicated that some of the eucalyptus trees are diseased and require removal and that there are no significant or sensitive biological resources. The eucalyptus and ravine area within Planning Area 7 will be removed. The remainder of the area will form a natural buffer between the estate Lots of Planning Area 6 and the adjacent properties.



Chase Ranch
SPECIFIC PLAN
TRIPLE M DEVELOPMENT

Figure 1
LOCATION MAP
Page 3




Chase Ranch
SPECIFIC PLAN
 TRIPLE M DEVELOPMENT

Figure 2
VICINITY MAP
 Page 4

SECTION II: PLAN CONFORMANCE

II. PLAN CONFORMANCE

This section describes the conformance and method of implementation of the Chase Ranch Specific Plan with the required applicable provisions of state law, the Corona General Plan and the South Corona Community Facilities Plan.

A. CONFORMANCE WITH STATE GOVERNMENT CODE 65450

California Government Code Section 65451 identifies the requirements that should be included and defined in a Specific Plan as follows:

1. A specific plan shall include a text and a diagram or diagrams specifying all of the following in detail:
 - a. The distribution, location and extent of the uses of Land, including open space, within the area covered by the plan.
 - b. 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.
 - c. Standards and criteria by which development will proceed, and standards for the conservation, development and utilization of natural resources, where applicable.
 - d. A program of implementation measures including regulations, programs, public works projects and financing measures necessary to carry out paragraphs A-C.
2. The specific plan shall include a statement of the relationship of the specific plan to the general plan.

B. CHASE RANCH SPECIFIC PLAN CONFORMANCE

To conform to the requirements of State Law as stated above, Items A. 1. 2., Sections III and IV of the Chase Ranch Specific Plan provides a land use plan, regulations and exhibits for implementation of above requirements. Proposed and existing public infrastructure and facilities have been examined and appropriate measures for the implementation of this plan are outlined in the Infrastructure Et Phasing Plan in Section III. Section IV contains Development Standards for each of the Land use designations in the Chase Ranch. Section V describes the Design Guidelines for buildings and neighborhood Landscaping. The Implementation program is outlined in Section VI.

SECTION II: PLAN CONFORMANCE

The Chase Ranch Specific Plan proposes to utilize unit-clustering provisions within Planning Areas 15, 16, 17 and 18. The intent of clustering is to foster a well designed planned residential development, which combines open space, greenbelts, and/or trail with a range of single family detached units, including estate homes and conventional single-family detached homes. Clustering allows for a credit to be given for the amount of open space preserved when calculating the gross density of developable land. The amount of open space provided within Planning Areas 19A through 19C is 49.5 acres. The overall density for each Planning Area shall not exceed three dwelling units per gross acre developed consistent with the provisions of the South Corona Community Facilities Plan.

C. CONFORMANCE WITH CITY OF CORONA GENERAL PLAN

The Corona General Plan was amended for the South Corona area in July 1986 by GPA-85-6. In December of 1986, the Corona City Council authorized the preparation of the South Corona Community Facility Plan (CFP) to implement adopted GPA-85-6. The CFP was adopted by the Corona City Council in July of 1988.

The City Council has made findings that the CFP is in conformance with the General Plan. Therefore, conformance with the Community Facilities Plan provides conformance with the Corona General Plan.

D. CONFORMANCE WITH SOUTH CORONA COMMUNITY FACILITIES PLAN

The Chase Ranch Specific Plan closely follows the land uses, regulations, design standards, goals and policies of the CFP, adding more detailed standards and design for implementation of the CFP. These implementation techniques are illustrated in the land use design, circulation design (including non-vehicular) landscaping, permitted uses, development standards, and infrastructure plans contained herein.

Figure 3 indicates the area of the CFP applicable to Chase Ranch, and shows the approved uses, densities, and street pattern. Comparison with the Chase Ranch Land Use Plan (Figure 4) indicates nearly identical land uses, densities, location of uses, and street alignments.

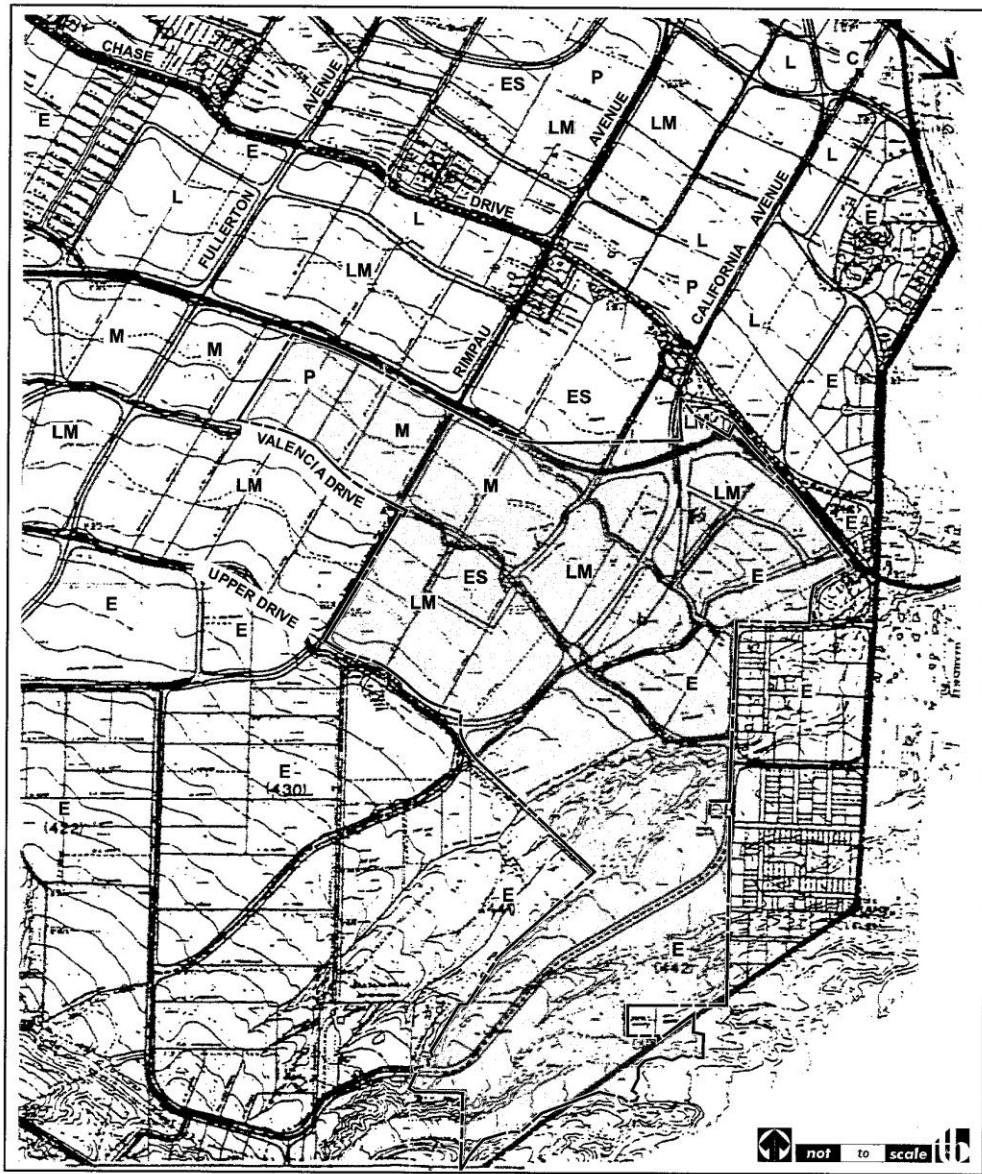
E. CONFORMANCE WITH THE SPECIFIC PLAN ORDINANCE

In addition, the outline, format, and contents of this Specific Plan are designed to conform to Coronas Specific Plan Ordinance, Chapter 17.53 of the Corona Municipal Code.

SECTION II: PLAN CONFORMANCE

TABLE I**SOUTH CORONA COMMUNITY FACILITIES PLAN
PERMITTED UNITS**

LAND USE CATEGORY	ACRES	TARGET DENSITY	PERMITTED UNITS
Estate	220.30	1.47	324
Low Medium	157.6	3.90	615
Medium	54.3	7.88	428
SUBTOTAL	432.20		1,367
ROADS	29.2		
TOTAL	461.40		1,367




Chase Ranch
SPECIFIC PLAN
 TRIPLE M DEVELOPMENT

Figure 3
SOUTH CORONA
COMMUNITY FACILITIES PLAN
 Page 8

III. PLAN DESCRIPTION

A. INTRODUCTION

Chase Ranch is a planned residential development designed to provide a variety of residential units and housing choices, open space, parkland, trails, private recreation facilities and community facilities within a master planned community. The plan is designed to implement the South Corona Community Facilities Plan at this site and provide an attractive quality development for future residents. The Specific Plan is a blend of the four components described in this section.

The Land Use Plan describes the location, densities, and permitted uses within the Land use designations: residential, reserve area, park and community facilities.

The Circulation Plan ensures a safe, enhanced and efficient circulation system for the project and a portion of the overall South Corona Community.

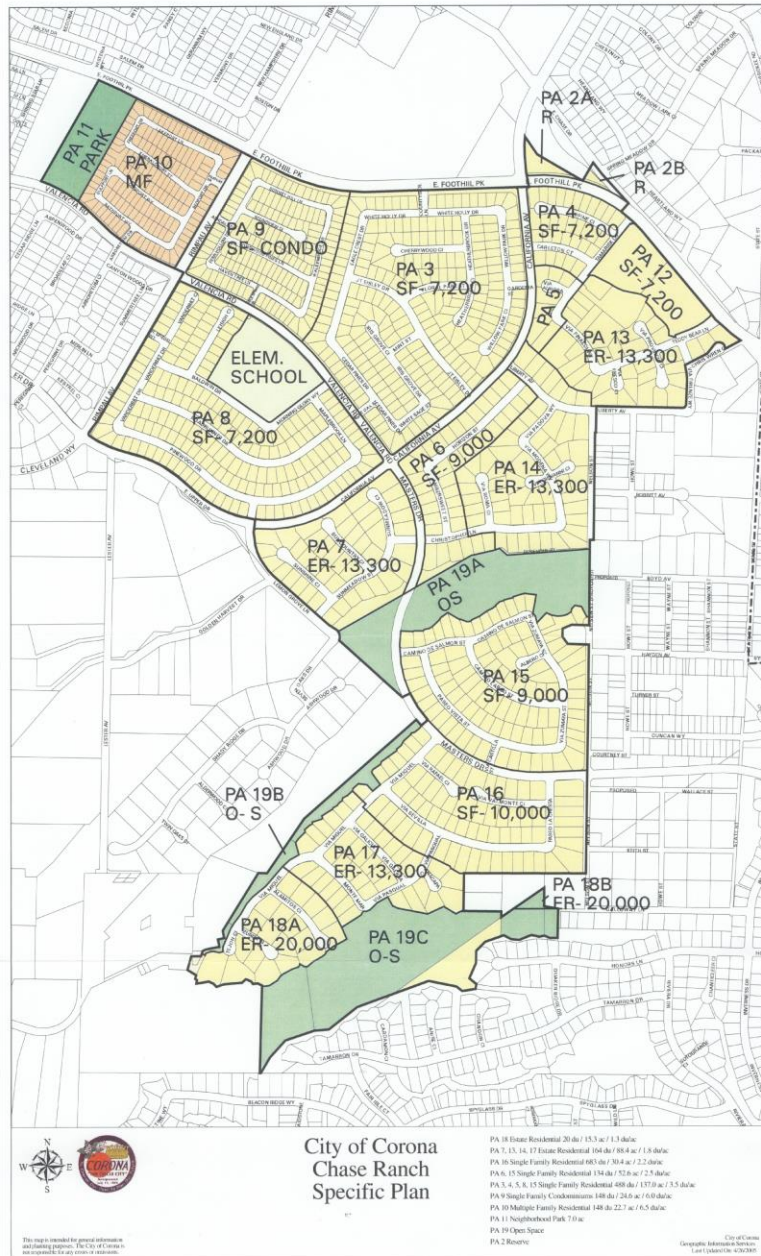
The Infrastructure and Phasing Plan and Appendix B describe roadway, water, sewer, and drainage systems necessary for the development of Chase Ranch within the requirements of the South Corona CFP and the phasing of these improvements.

The Landscape Plan describes the project entries and streetscapes within the project along with planting requirements, plant palettes, and designs to provide visually pleasing development that will establish standards of quality in South Corona.

B. LAND USE PLAN

The Chase Ranch Land Use Plan and Land Use Summary are shown on Figure 4 and Table 2, respectively. The Plan is divided into 19 Planning Areas with the uses, acreage and densities illustrated on the Land Use Plan exhibit. These uses and locations are designed to conform to the adopted CFP.

Table 2 - Land Use Summary contains the number of permitted units for each residential Planning Area and the gross acreage for all Planning Areas. The number of units within the Planning Areas may be adjusted accordingly to the transfer of dwelling units procedure outlined in Section VI herein. The maximum number of residential units for the defined Chase Ranch Specific Plan area project shall not exceed 1,170.



SECTION III: PLAN DESCRIPTION

**TABLE 2
LAND USE SUMMARY**

PA	CFP	SP	LAND USE DESCRIPTION	ACRES	DENSITY	UNITS
1	LM	RES	Reserve (School district transfer-3.6 acres	--	0.0	0
2A	LM	RES	Reserve	0.8	0.0	0
2B	LM	RES	Reserve	0.3	0.0	0
3	LM/ M	SFD	Single-Family Detached	57.5	4.0	2304
4	LM	SFD	Single-Family Detached	9.4	3.4	32
5	LM	SFD	Single-Family Detached	3.0	2.0	6
6	LM	SFD	Single-Family Detached	15.9	2.5	40
7	E	ER	Estate Residential	22.2	1.9	42
8	LM	SFD	Single-Family Detached	59.0	3.2	187
9	M	SFC	Single-Family Condominium	24.6	6.0	148
10	M	MFR	Multi-Family Residential	22.7	6.5	148
11	M	NP	Neighborhood Park	7.0	--	--
12	LM	SFD	Single-Family Detached	8.1	4.0	33
13	E	ER	Estate Residential	22.6	1.5	33
14	E	ER	Estate Residential	25.4	2.1	52
15	E	SFD	Single-Family Detached	36.7	2.6	94
16	E	SFD	Single-Family Detached	30.4	2.2	68
17	E	ER	Estate Residential	18.2	2.0	37
18A /B	E	ER	Estate Residential	15.30	1.3	20
19A	E	OS	Open Space	17.4	--	0
19B	E	OS	Open Space	4.8	--	0
19C	E	OS	Open Space	27.23	--	0
ROADS				29.2	--	--
TOTALS				457.73	2.5	1170

The proposed higher density multi-family units are located within the CFP village core area of Village 3, south of Foothill Parkway. Residential density gradually decreases east of the village core, with a minimum of 7,200 square foot lots in Planning Areas 3, 4, 5, 8, and 12, a minimum of 9,000 square foot lots in Planning Areas 6 and 15, 10,000 square foot minimum lots in Planning Area 16, 13,300 square foot minimum lots in Planning Areas 7, 13, 14 and 17 and, 20,000 square foot minimum lots in Planning Area 18. Locations of density and housing types were carefully chosen so that compatible densities were located adjacent to each other. Lower density homes were buffered from higher density homes by collector streets, landscaping and open space elements pursuant to and in accordance with the planning policies and philosophy of the CFP.

SECTION III: PLAN DESCRIPTION

The City owns a 13-acre park site called Jameson Park. The site resulted from the dedication of 7 acres from the original Chase Ranch Specific Plan located in the western most portion of the site, within the Village Core and the City's acquisition of an additional 6 acres to the west. A 10-acre potential elementary school site is designated in Chase Ranch.

The Specific Plan has four residential Land use designations, an elementary school designation, a land use reserve designation and open space (park and natural open space) designations. A qualitative description of each designation is presented below. More specific details, including development guidelines, are presented in Section IV.

1. Residential Land Use Designations

- a. Single-Family Detached: This category includes two residential designations, Single-Family Detached (SFD) and Estate Residential (ER), with single-family lots on five minimum Lot sizes: 7,200, 9,000, 10,000, 13,300 and 20,000 square feet. The Single-Family Detached Planning Areas (3, 4, 5, 6, 8, 12, 15 and 16) are located primarily within the southern and eastern portion of Chase Ranch and act as a transition between higher density development to the west, and estate designated development to the south and east. The Estate Residential designation consists of Planning Areas 7, 13, 14, 17 and 18 in the southeastern portion of the project area.
- b. Single-Family Condominium: This classification is intended for a clustered, attached and/or detached product at a density of four to eight dwelling units per acre. Flexibility has been designed into the development regulations to allow creative and innovative product types with densities that are compatible with adjacent single-family residential units, and also with higher density attached development. Single-Family Condominium areas permit private streets, private recreational facilities, and community landscaping and other amenities generally associated with condominium ownership. Planning Area 9 is designated as Single-Family Condominium.
- c. Multi-Family Residential: Planning Area 10 is designated as multi family and designed for a range of medium to higher density residential development between seven and fifteen units per acre. Site design is intended to employ clustered buildings, open spaces, and strategically placed landscaping to provide visual attractiveness. Landscaped buffers are required along the street edges and a minimum of two acres of private recreational facilities will be provided to create a high quality and aesthetically pleasing multi-family or single-family attached development. Permitted products include apartments, condominiums and/or town houses, single-family attached and duplexes.

SECTION III: PLAN DESCRIPTION

2. Elementary School

A portion of Chase Ranch is designated for a potential elementary school site. If the Corona-Norco Unified School District determines that an elementary school site is necessary in Chase Ranch, then it is intended that the school would be located at the Location depicted in Planning Area 8. Should the school district acquire a site within Chase Ranch, a number of residential units equal to the density assigned by Table 3 of Section VI for the applicable Planning Area, may be transferred to other Planning Areas in conformance with Section VI.A - Transfer of Dwelling Units.

This site allows vehicular and pedestrian access via Valencia Drive. If the school district does not purchase the site, the area will be developed with residential units.

3. Neighborhood Park Site

The total parkland dedication per the Quimby Act was calculated and based on a proposed development of 972 units. The developer shall pay the in Lieu fee for the balance of the number of units above 972 prior to map recordation within Planning Areas 8 through 18. A 7-acre site is proposed for a neighborhood park within Planning Area 11. This site has been joined with another 6-acre parcel off-site to the west to form a 13-acre neighborhood park site, identified as Jameson Park. The South Corona Park Improvement Fee shall be paid prior to the issuance of building permits.

4. Natural Open Space

Planning Areas 19A through 19C consist of 49.5-acres of natural open space providing a buffer between Planning Areas 6 and 14, and the southern and eastern Specific Plan boundaries.

Maintenance of the properties shall conform to all applicable City Codes and standards including those dealing with weed abatement and fuel modification and shall be the responsibility of the legal owner.

5. Reserve Area

The Specific Plan designates Planning Areas 1, 2A and 2B as Reserve Areas, totaling 4.7 acres. These Planning Areas are remainder parcels created by the realignment of Foothill Parkway.

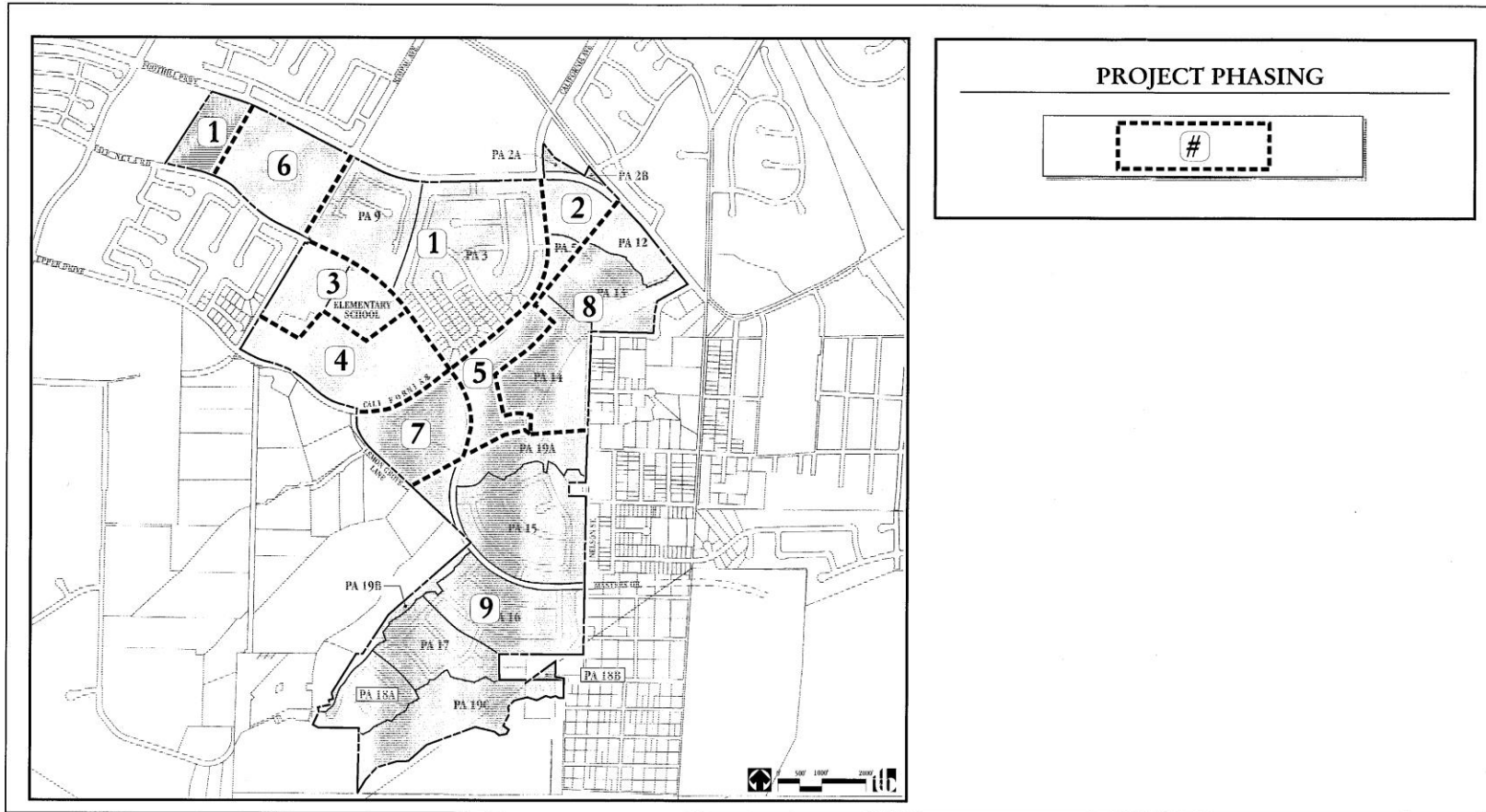
These areas shall, act as interim zones. The Reserve Area designation will remain in place until such time as the adjacent properties are developed. Maintenance of the 'properties shall conform to all applicable City Codes and standards including those dealing with weed abatement and fuel modification and shall be the responsibility of the legal owner if it is anticipated the Reserve Areas will be rezoned consistent with the future development of the adjacent properties. Planning Area I consisting of 3.6 acres has been transferred to the school district for inclusion in the high school site at the northwest corner of Foothill Parkway and California Avenue. Planning Areas 2A and 2B are intended for donation to the school district.

The local street previously shown connecting Planning Areas 2A and 28 (on Master Map No. 24089) to Foothill Parkway has been eliminated for the following reasons:

- a. Foothill Parkway has been realigned, significantly reducing the size of the planning areas and altering their previously intended uses;
- b. The local street was not intended for emergency access to the tract to the north of Planning Areas 2A and 2B. The tracts to the north access Chase Drive and California Ave. at other location and do not require this local street connection;
- c. The fire station that had been originally located at the intersection of Foothill Parkway and the local street has been relocated south along California Avenue.
- d. There will be restricted access along Foothill Parkway and California Avenue. Planning Areas 2A and 2B will have to take access to existing Chase Drive through the northerly abutting properties.

6. Project Construction Phasing

The project will generally be developed beginning with an area bounded by California Avenue, Valencia Drive, Rimpau Avenue and Foothill Parkway and radiating outward. The initial primary circulation segments of the project have been constructed along with single-family detached residential lots and project entry Landscaping. The Multi-Family Planning Area will be developed in the later phases (See Figure 5). Section III-D provides more detailed information on infrastructure phasing (see Figures 7 through 10).



Chase Ranch
SPECIFIC PLAN
 TRIPLE M DEVELOPMENT

Figure 5
PHASING PLAN
 Page 16

C. CIRCULATION PLAN**1. On-Site System**

The interior street design of Chase Ranch employs California Avenue, Foothill Parkway, Valencia Drive, Masters Drive, Upper Drive, and Rimpau Avenue as collector and arterial connections. Important design considerations are safety, visibility, adequate intersection spacing, bicycle path connections, and landscaping along collector and arterial roads. Interior roadways within Chase Ranch shall be constructed pursuant to the standards described in this Specific Plan and the standards within the South Corona Community Facilities Plan. Streets within the Single-Family Detached Planning Areas shall be public, and streets within the higher density planning areas may be public or private. Local streets shall be designed in a curvilinear pattern where the site warrants providing a more interesting streetscape (see Figure 6).

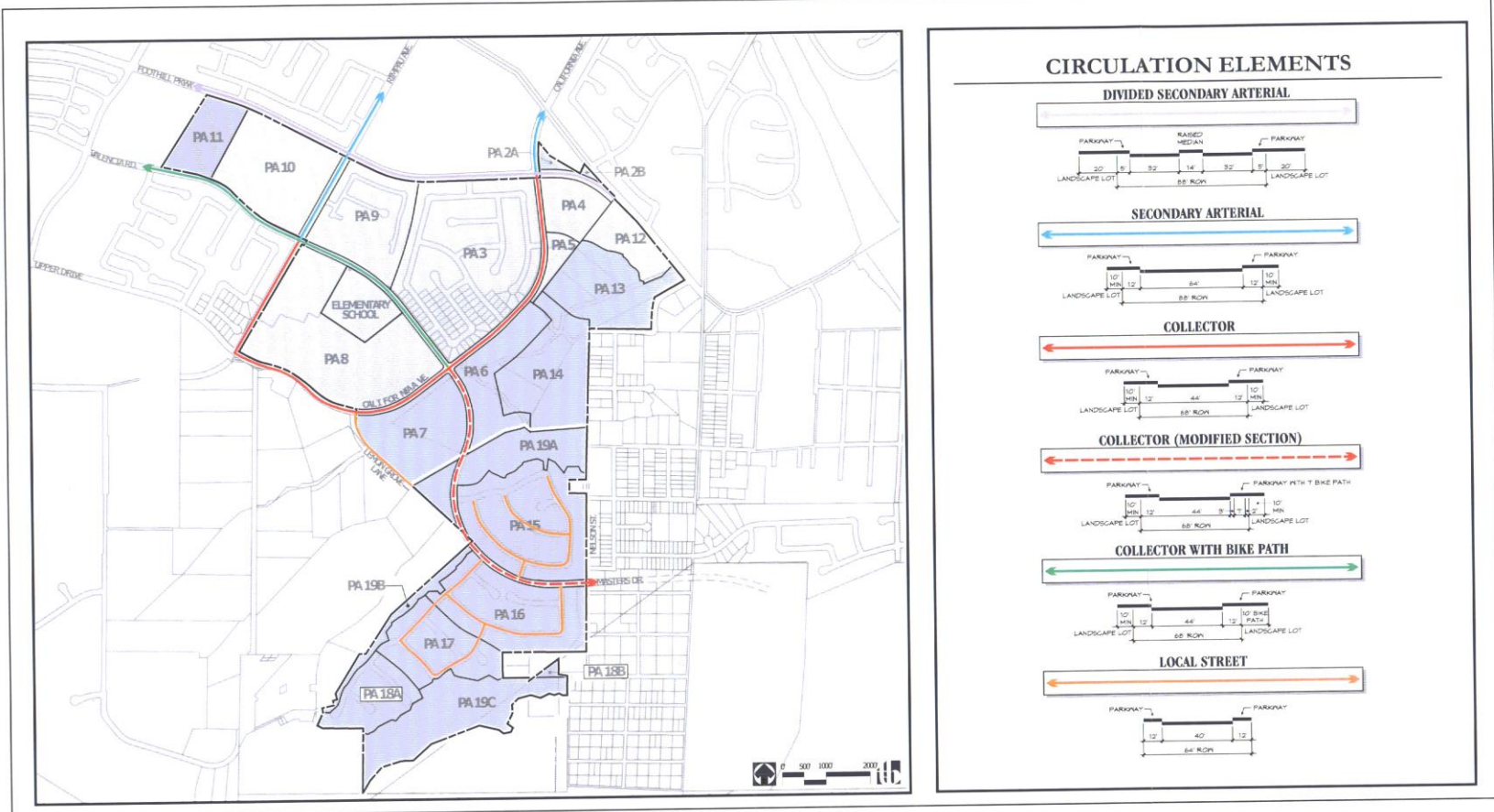
For discussion of water and sewer facilities, see Section D, Infrastructure Plan and Phasing.

2. Off-Site System

Chase Ranch may, together with other new proposed development, implement a portion of the South Corona Circulation Plan as described in the Community Facilities Plan. Because Chase Ranch may be one of the first developments in the area the project must provide safe circulation and fire access, therefore some off-site roads and portions of regional roadways will be built and financed along with the implementation of this development. These improvements will be financed by the methods described in Section VI and Appendix B.

Specifically off-site improvements will include extension of California (Compton) from existing Chase Drive to the property, widening of California south of Ontario, and small improvements in the vicinity of the project boundaries to provide smooth connections to existing adjacent roads such as Pacific Drive, Upper Drive, Valencia Drive, and Chase Drive.

For discussion of water and sewer facilities, see Section D, Infrastructure Plan and Phasing.



3. **Street Cross Sections**

The streets within Chase Ranch Specific Plan shall be constructed to the standards described and illustrated in the Circulation Plan and consistent with the South Corona Community Facilities Plan (see Figure 6).

a. **Foothill Parkway - Divided Secondary Arterial.**

This will be a four lane divided roadway with a 14-foot medium and an 88-foot right-of-way.

b. **Rimpau Avenue (North of Valencia) a California Avenue (north of Foothill Parkway) - Secondary Arterial.**

This will be a 4-lane undivided roadway with an 88-foot right-of-way.

c. **Valencia Drive, Masters Drive California Avenue (south of Foothill Parkway), Upper Drive and Rimpau Avenue (south of Valencia) - Collector Streets.**

These will be two-lane undivided roadways with a 68-foot right-of-way.

d. **Local Streets**

Local streets are thru-streets and contain a 64-foot right-of-way with a 40-foot pavement width.

e. **Cul-de-sacs**

Cul-de-sacs shall be built per City Municipal Code.

4. **Parking**

Emergency parking will be provided on the divided secondary arterial, secondary arterial and all collector streets. On-street parking is permitted on all local streets within the project.

5. **Bicycle Trail System**

Consistent with the South Corona Community Facilities Plan, a Class I bicycle trail is proposed along the north side of Valencia Drive. The trail is shown on Figure 6.

SECTION III: PLAN DESCRIPTION

Subsequent to the approval of Chase Ranch Specific Plan Amendment No. 2, the City Parks and Recreation Department began an evaluation of expanding the existing and proposed bicycle trail system. Under Chase Ranch Specific Plan Amendment No. 3, the bicycle trail system expands to include a continuation of a Class I bicycle trail along Masters Drive.

6. Bikeway Standards

A Class I Bikeway will be provided adjacent to the north side of Valencia Drive from the westerly property boundary to California Avenue, consisting of a ten-foot paved concrete path separate from the pavement adjacent to Valencia Drive.

This bikeway is designed to conform to the standards outlined in the Community Facilities Plan and assist in the implementation of the overall South Corona Bicycle Circulation System.

A Class I Bikeway will be provided adjacent to the north side of Masters Drive from the easterly property boundary to California Avenue, consisting of a variable 7 to 8-foot paved concrete path separate from the pavement adjacent to Masters Drive. This bikeway is designed to conform to the City standards and assist in the expansion of the South Corona Bicycle Circulation System.

The overall system will connect to the existing bicycle trails in Temescal Canyon and to the Santa Ana River Trail.

SECTION III: PLAN DESCRIPTION

D. INFRASTRUCTURE PLAN AND PHASING

This section discusses the infrastructure and phasing for Chase Ranch. Off-site improvements that are required as a condition of development are discussed in the Facilities Phasing and Financing Program (Appendix B). The extent and type of the infrastructure improvements, the anticipated phasing and potential for betterment and reimbursement agreement are also discussed in Appendix B.

This Phasing Plan may be adjusted due to changes in the residential housing market and increased knowledge of the site. Adjustments shall be reviewed by the City to insure compliance with the CFP and mitigation measures outlined by the EIR and shall be approved by the Board of Zoning Adjustment subject to the provision of Section IV-D and Corona Municipal Code.

The Community Facilities District (CFD 90-1) has constructed the majority of the improvements as part of Phases 1, 2, 3, and 4. Chase Ranch may construct improvements necessary to service Chase Ranch prior to the CFD schedule in order to expedite its Phasing schedule.

The phasing of the roadway, sewer, water and storm drain system improvements are proposed to occur in 9 phases (See Figure 5).

1. Phase 1

Phase 1 is concentrated in the central portion of the project site and would develop the following roadways: California Avenue from Chase Drive to Valencia Drive, Foothill Parkway from Rimpau Avenue to the Phase 2 boundary, Rimpau Avenue from Foothill Boulevard to Valencia Drive, and Valencia Drive from Rimpau to California Avenue. Traffic signal improvements will be installed at the intersection of Ontario Avenue/California Avenue and Foothill Parkway/California Avenue within Phase 1. These signals were not warranted until further development within South Corona, but have been provided ahead of warrants to minimize installation impacts after roadway construction and to eliminate the need for a future traffic study concerning signalization of this intersection. Phase 1 provides sufficient infrastructure to develop a major portion of the single family detached housing units within Chase Ranch (see Figures 7 through 10). CFD 90-1 has completed Phase 1 improvements.

The CFP requires a 10-inch sewer to be constructed in California Avenue (Compton). This 10-inch sewer will be extended northerly in California Avenue to join existing facilities in Old Temescal Road. CFD 90-1 has installed 8-inch sewer lines within California Avenue, Rimpau Avenue, and Valencia Road.

SECTION III: PLAN DESCRIPTION

The proposed water system, as outlined in the Community Facilities Plan, required the installation of mainline facilities in California Avenue, Foothill Parkway, Rimpau Avenue, and Valencia Drive. All water mains within these roadways, with the exception of Rimpau Avenue, are 12-inch pipes. A 24-inch line was installed in Rimpau Avenue. The site is split between the Zone 4 and Zone 5 pressure zones and facilities within the Zone 5 are dependent upon the proposed reservoir at the high water elevation of 1380.

The Lester Avenue treatment plant and pump station located at the southwest corner of Lester Avenue and Chase Drive will need to be improved during Phase 1. The extent of the facilities constructed for this project is highly dependent on the sequencing of this and other major development within Zone 5 (i.e. Mountain Gate). Interim construction requirements may need to be reviewed by City Staff as a result of project scheduling.

On-site improvements for Phase 1 have been constructed by CFD 90-1 and include: a) a 45-inch to 30-inch storm drain and catch basins in California from Foothill Parkway to 400 feet south; b) an extension of the existing 48-inch storm drain lateral 500 feet from Rimpau Avenue east to provide a connection for Planning Area 9; c) a 54-inch to 39-inch storm drain in Rimpau Avenue from Foothill Parkway to Valencia Road; and d) 54-inch to 30-inch storm drain connected to the existing lateral in Rimpau Avenue east 1,550 feet.

The CFP calls for the ultimate extension of a storm drain northwesterly to Rimpau Avenue and northerly in Rimpau Avenue to the drainage course located north and east of Old Temescal Road.

In addition, the CFP designated the eucalyptus lined arroyo adjacent to Planning Area 6 be improved with a concrete drainage structure. Subsequent hydrology studies have indicated that this arroyo does not currently convey off-site runoff in significant quantities and is not needed as a drainage channel. Therefore, this plan proposes that the arroyo area be cleaned out of shrubbery, diseased trees, debris, and smaller trees and utilized as a buffer between properties.

2. Phase 2

Development of the Phase 2 infrastructure system called for off-site improvement by CFD 90-1 for California Avenue from Chase Drive to Foothill Parkway (curb to curb). On-site improvements included the construction of parkway improvements on the east side of California Avenue from the northern Specific Plan boundary to the southern boundary

SECTION III: PLAN DESCRIPTION

of Phase 2 and the construction of full improvements on Foothill Parkway from California Avenue to the eastern boundary of Phase 2. These improvements have been completed.

CFD 90-1 as part of Phase 1, as called for in the Community Facilities Plan, constructed the sewer system in California Avenue along the frontage of Phase 2. The pipe was constructed as an 8-inch line. An 8-inch sewer was also constructed in Foothill Parkway to the intersection with Chase Drive to connect to the existing facilities in Tract 23401.

The Community Facilities Plan calls for the extension of water lines in California Avenue off-site of the project. An on-site improvement constructed as part of CFD 90-1 is a 12-inch mainline in California Avenue from Foothill Parkway to the southern boundary of Phase 2. Additionally a 12-inch mainline to connect to the existing 12-inch line was completed in Foothill Parkway from the eastern boundary of Phase 2 to California Avenue.

The Community Facilities Plan identified the need for the extension of the storm drain facilities previously developed in Phase 1. The Phase 2 storm drains were constructed by CFD 90-1 and include a 48-inch storm drain in California Avenue from Chase Drive to Foothill Parkway and a 30-inch Line from Foothill Parkway to the southern boundary of Phase 2.

Local storm improvements only are anticipated in California Avenue since run-off from the south is diverted easterly before entering Chase Ranch.

3. Phase 3

Phase 3 infrastructure systems include parkway improvement to the east side of Rimpau Avenue from Valencia Road to the southern boundary of Phase 3 and to the south side of Valencia Road from Rimpau Avenue to the eastern boundary of Phase 3.

The sewer system as shown in the Community Facilities Plan required the construction of an 8-inch sewer Line in Valencia Road from Rimpau Avenue to the eastern boundary of Phase 3. These improvements have been completed.

All of the developable area within Phase 3 Lies within the Zone 5 pressure zone. CFD 90-1 installed the water system improvements. They included 12-inch mainlines in Rimpau Avenue from Valencia Road to the southern boundary of Phase 3 and in Valencia Road from Rimpau Avenue to the eastern boundary of Phase 3.

SECTION III: PLAN DESCRIPTION

The storm drain facilities were installed by CFD 90-1 and included a 51-inch drain and catch basins in Rimpau Avenue from Valencia Road to the southern boundary of Phase 3.

4. Phase 4

Development of Phase 4 infrastructure systems included the full, width improvements of California Avenue from Valencia Drive to Upper Drive with parkway improvements on the west side only. Parkway improvements to the east side of Rimpau Avenue from the southern boundary of Phase 3 to Upper Drive were constructed as part of Phase 4 in addition to half street plus 10 feet improvements to the north side of Upper Drive from Rimpau Avenue to California Avenue. Off-site improvements included the signalization of Ontario Avenue at California Avenue and the signalization of California Avenue at Foothill Parkway.

The sewer system required the installation of an 8-inch sewer line in California Avenue from Valencia Drive to Upper Drive.

With respect to the water system, all of the developable area within Phase 4 lies within the Zone 5 pressure zone. A 12-inch water line was constructed in California Avenue from Valencia Road to Upper Drive and in Upper Drive from Rimpau Avenue to California Avenue.

Phase 4 storm drain facilities included the construction of a 48-inch drain with catch basins in Rimpau Avenue from the southern boundary of Phase 3 to Upper Drive as part of CFD 90-1. Upper Drive from Rimpau Avenue to Lester Avenue was originally slated for a 24-inch storm drain and catch basins. A 45-inch drain in Upper Drive is currently proposed.

5. Phase 5

Phase 5 infrastructure systems include parkway improvements on the east side of California Avenue from the northern Limit of Planning Area 6 to Valencia Road and half street plus 10 feet improvements of Valencia Drive from California Avenue to the eastern boundary of Planning Area 7.

The sewer system was constructed by CFD 90-1 as part of Phase 1 improvements and included the installation of an 8-inch sewer line in California Avenue from the north limit of Planning Area 6 to Valencia Road.

Water system improvements were installed as part of Phase 1 by CFD 90-1 and involved the installation of a 12-inch water line in California Avenue from the north limit of Planning Area 6 to Valencia Road. With respect to the water system, all of the developable area within Phase 5 lies within the Zone 5 pressure zone.

SECTION III: PLAN DESCRIPTION

No storm drain facilities were built as part of Phase 5 improvements.

6. Phase 6

Phase 6 infrastructure systems include parkway improvement on the south side of Foothill Parkway and the north side of Valencia Road from Rimpau Avenue to the western boundary of the Specific Plan. Improvements to include sidewalks and landscaping, excluding landscaping adjacent to the park site. CFD 90-1 previously constructed street improvements. Parkway improvements were also required on Rimpau Avenue from Foothill Parkway to Valencia Road.

Phase 6 sewer system requirements included the installation of an 8-inch sewer line in Foothill Parkway from Rimpau Avenue to the western boundary of the Specific Plan.

Water system improvements included 12-inch mainlines installed by CFD 90-1 in Foothill Parkway and in Valencia Road from Rimpau Avenue to the western boundary of the Specific Plan.

The storm drain facilities included 30-inch drains in Foothill Parkway from Rimpau Avenue to the western boundary of the Specific Plan and a catch basin on the north side of Valencia at the intersection with Rimpau Avenue. Tracts 25466 and 24840 constructed the storm drain.

7. Phase 7

Development of Phase 7 infrastructure systems include parkway improvement on the east side of California Avenue between Valencia Road and Upper Drive, the completion of the remaining street improvements on the south side of Valencia Road between California Avenue and the boundary of Planning Area 7 and half street plus 10 feet improvements to Lemon Grove Lane between California Avenue and the boundary of Planning Area 7.

The proposed sewer system as shown in the Community Facilities Plan required as part of Phase 4, the installation of an 8-inch sewer line on California Avenue from Valencia Drive to Upper Drive.

Regarding the water system, all of the developable area within Phase 7 lies within the Zone 5 pressure zone. The major water system in California Avenue, a 12-inch water line, is slated for construction as part of Phase 4 improvements.

No storm drain facilities were identified.

8. Phase 8

Phase 8 improvements relate to Planning Areas 12 through 14. Phase 8, Planning Area 19A is tributary to the master planned Foothill Parkway Storm Drain, which in turn is tributary to the existing RCFC & WCD channel along El Cerrito Road. Major portions of this storm drain are necessary to serve the development.

9. Phase 9

Phase 9 improvements relate to Planning Areas 15 through 19. Development of the Phase 9 infrastructure systems includes full width improvements of Master Drive from Planning Area 7 to the easterly project boundary (Nelson Street).

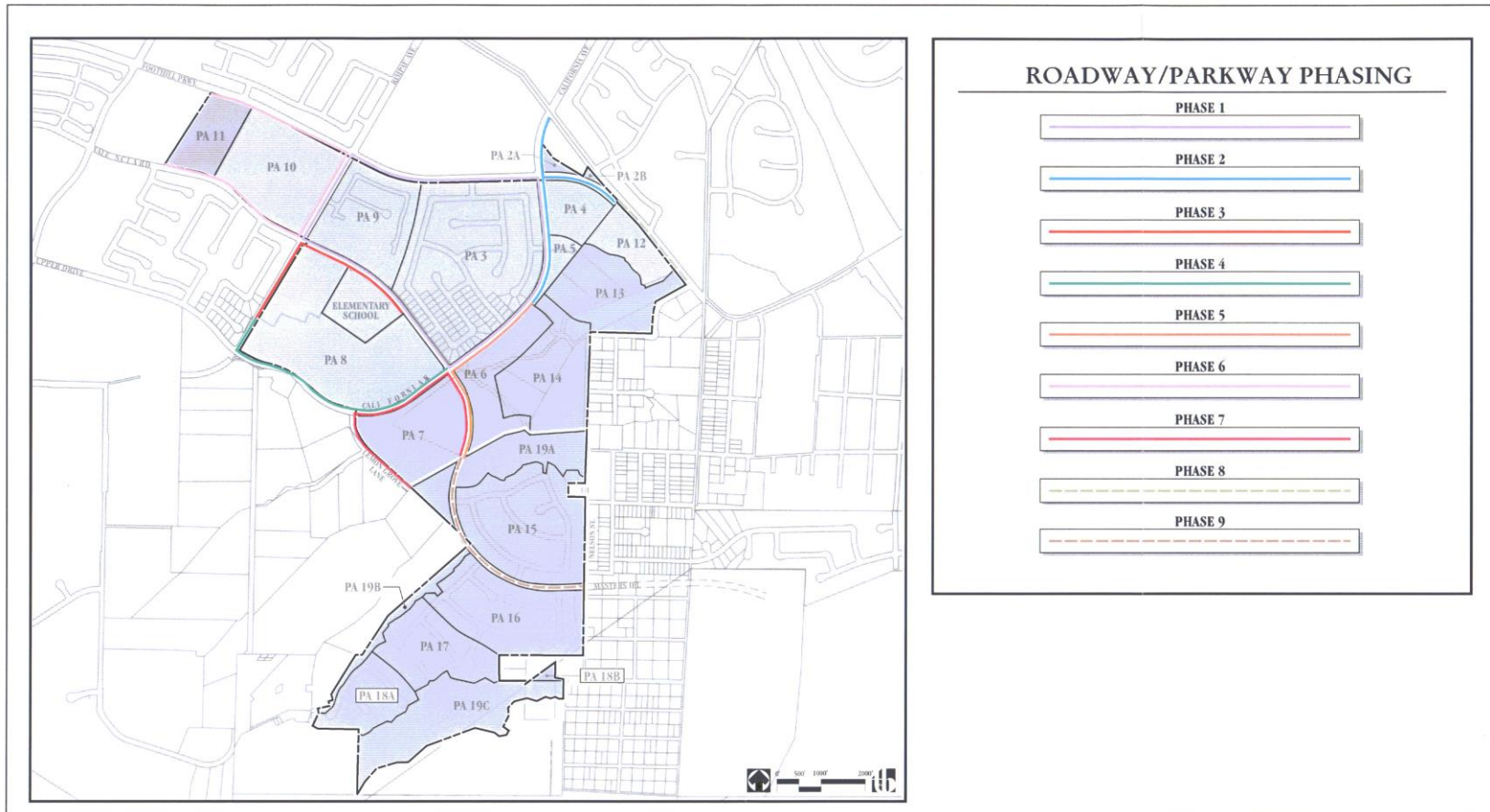
The 8-inch sewer system in Masters Drive will be designed for ultimate off-site connection to the east. This will allow connection to future treatment facilities to the east of the project. A temporary lift-station may be installed adjacent to the easterly project boundary to connect to the existing CFP facilities in California Avenue at Masters Drive (Valencia Road).

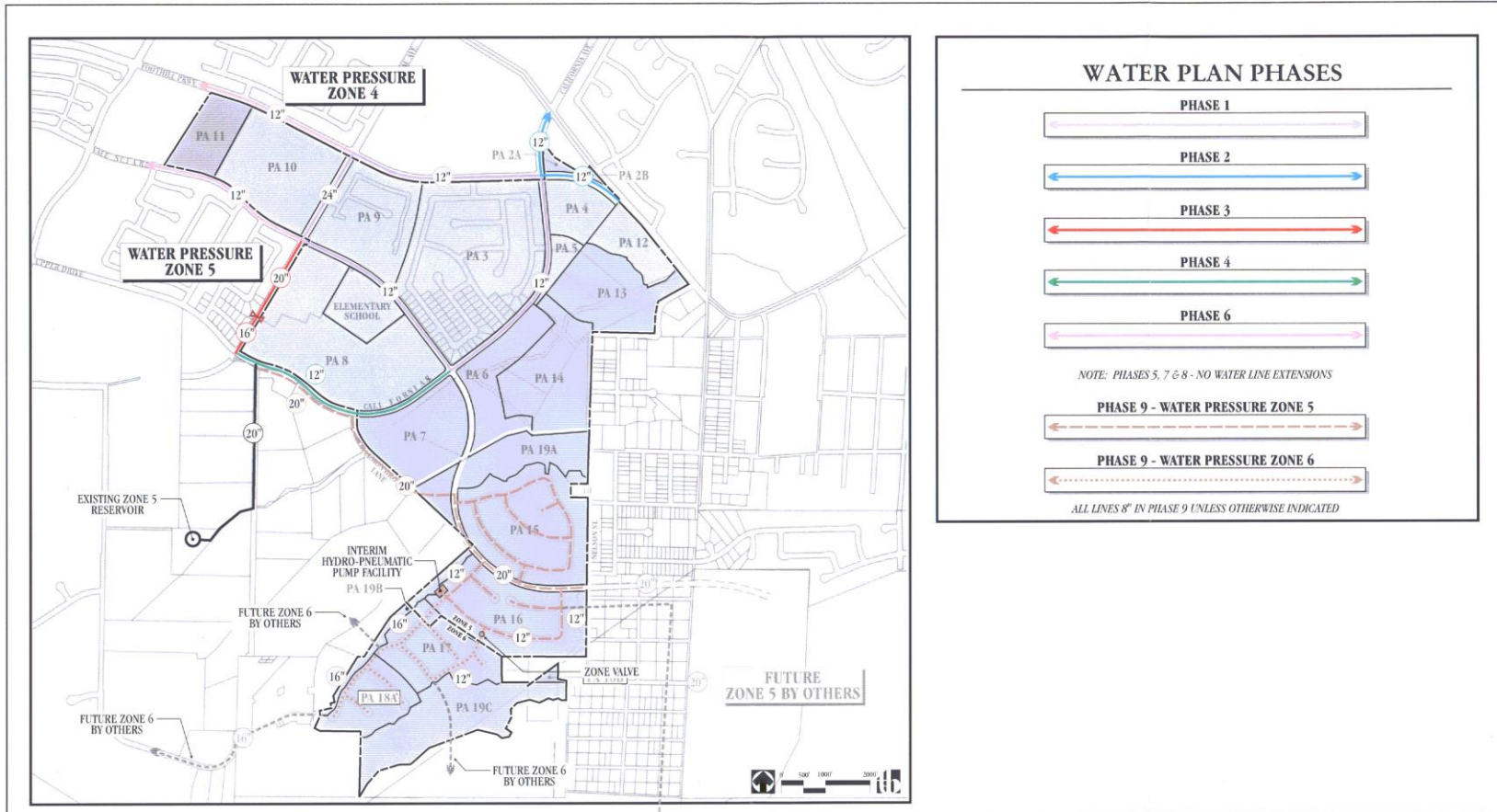
Planning Areas 15 and 16 each lie within the Zone 5 pressure zone and Planning Areas 17 and 18 are within the Zone 6 pressure zone. A 20-inch Zone 5 line will be constructed from California Avenue to Masters Drive and be extended easterly to connect off-site with existing facilities in Eagle Glen (SP 90-6). The Zone 6 facilities will be designed for ultimate off-site connection to the west and east of the project boundary. An interim hydro-pneumatic pump facility may be installed to provide Zone 6 water service if off-site facilities are not available at the time of development.

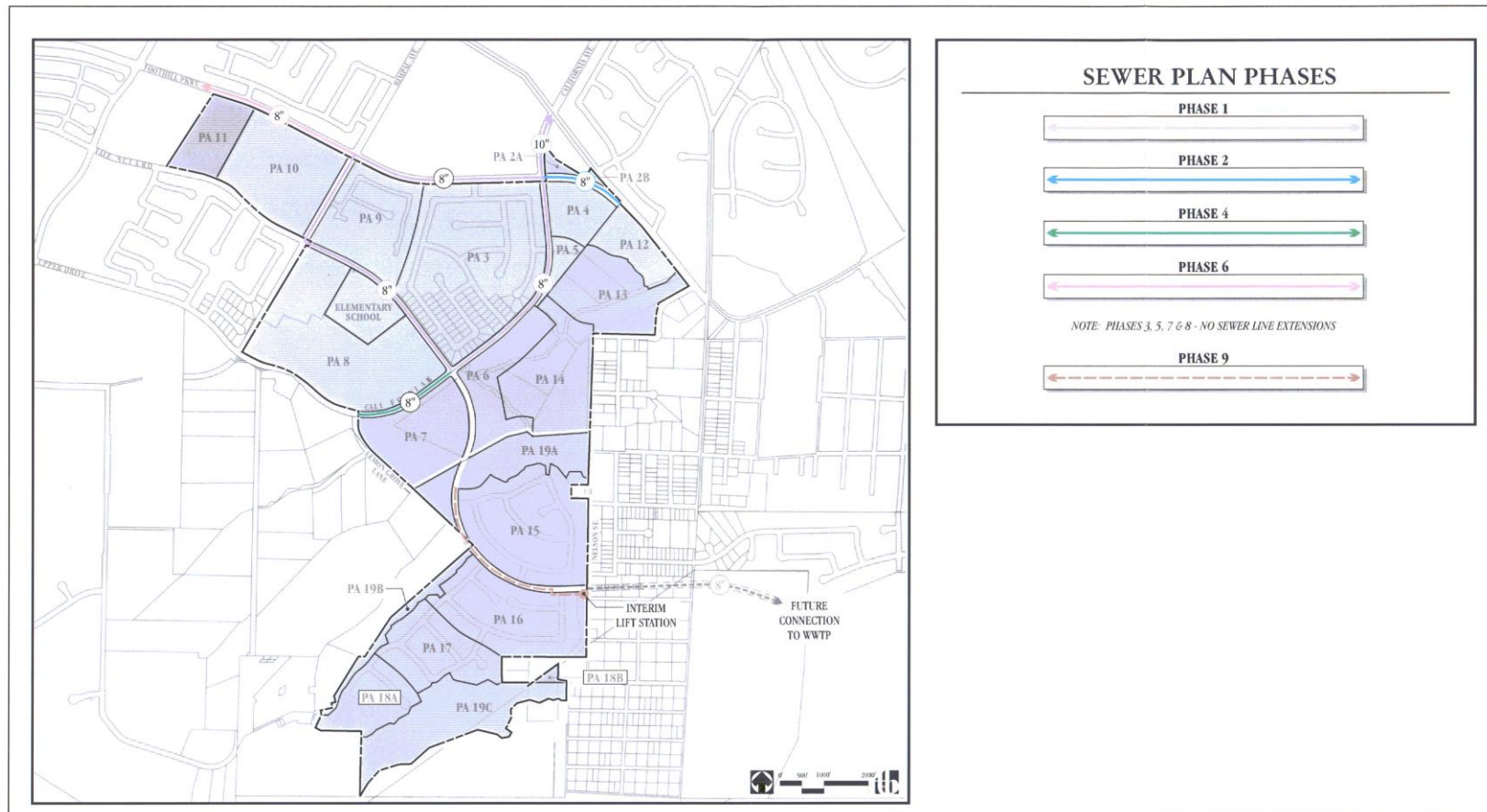
The storm drain infrastructure will include various sized pipes to convey surface flows under and in Masters Drive along with possible detention facilities as determined by final hydrology analysis at the time of development. All storm drain facilities shall be constructed to a safe and adequate point of discharge.

Phase 9, Planning Area 19A is tributary to the master planned Foothill Parkway Storm Drain, which in turn is tributary to the existing RCFC & WCD channel along El Cerrito Road. Major portions of this storm drain are necessary to serve the development.

Engineering studies shall be prepared by the developer to support the recommendations of the planned water and sewer facilities including an identification of service areas and drainage area.

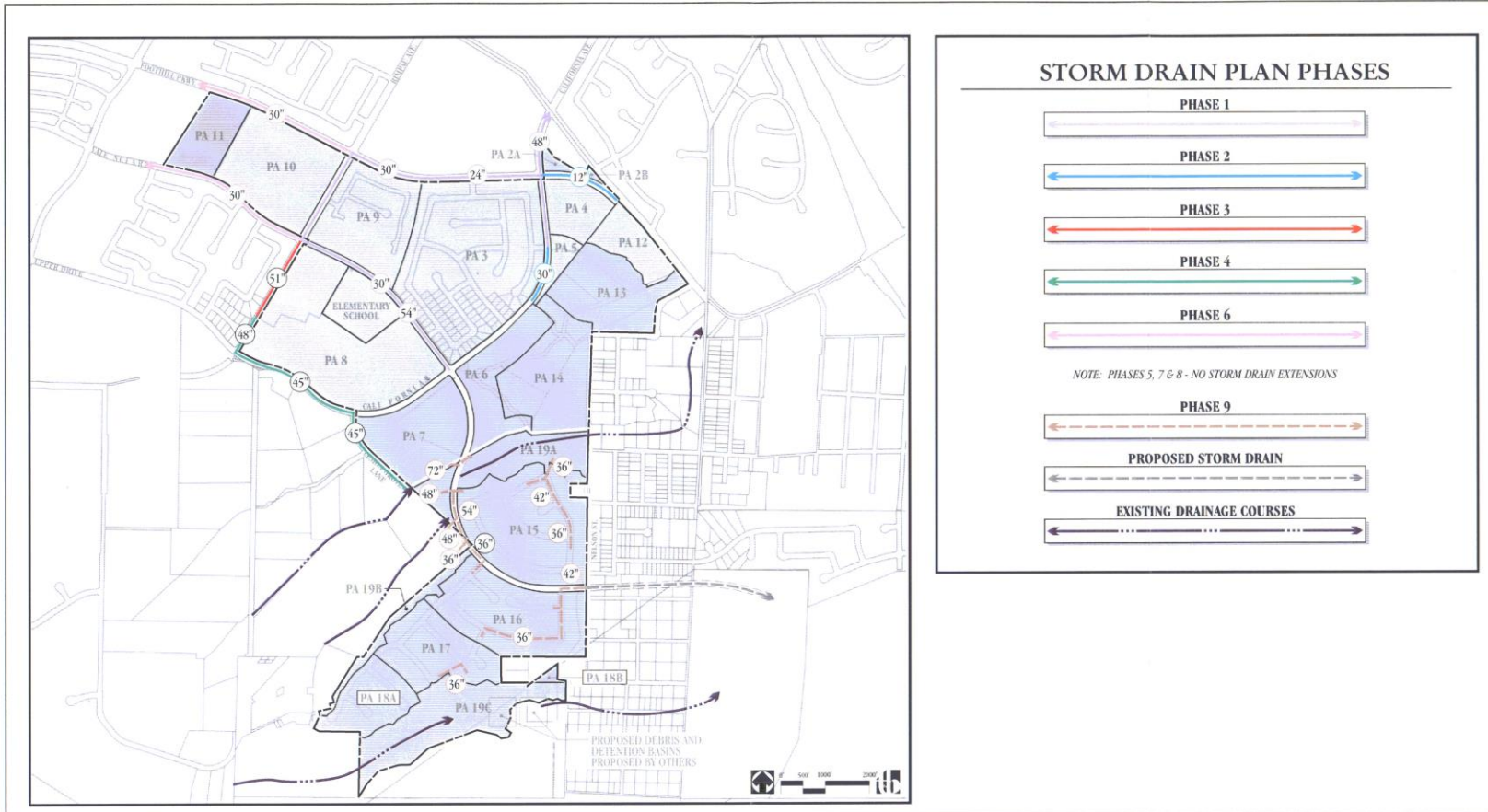






Chase Ranch
SPECIFIC PLAN
 TRIPLE M DEVELOPMENT

Figure 9
SEWER PLAN
 Page 29



E. LANDSCAPE MASTER PLAN

1. General

The landscape concept for Chase Ranch is composed of several levels of design and implementation. Specifically, the Landscape Master Plan deals with major community entries, arterial and collector street planting designs, community walls, and open space areas adjacent to collector and Larger streets. The secondary Level of design, that of individual tracts, subdivisions, attached developments, or multi-family projects within Chase Ranch, shall be designed to achieve goals and criteria identified in the Landscaping Section of Design Guidelines, Section V.B. herein.

2. Design and Installation of Overall Project

Landscape shall be in conformance to the Community Facilities Plan and the Landscape Master Plan (Figure 11). The design objective is to:

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

For areas within the Community Facilities District 97-1 boundaries, a prescribed landscape lot shall be located along collector streets and arterial streets and shall be maintained by the City of Corona Community Facilities District 97-1. For Planning Areas outside the boundaries of the City of Corona Community Facilities District 97-1 within a prescribed landscape Lot shall be located along collector streets and arterial streets and shall be maintained by a Homeowners' Association or other acceptable entity as determined by the City of Corona prior to implementing 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.

3. 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. Maintenance of the project major entry monuments is to be done by Landscape Maintenance District subject to the review and approval of the Public Works Director. The design and construction plan of the entry monuments is subject to the review and approval of the Parks and Recreation Director.

The property wall and theme wall shall be maintained by a Homeowners Association or by the individual homeowner. Components of the overall landscape concept are as follows:

a. Major Project Entry:

Located at the north entrance to Chase Ranch at Foothill Parkway and California Avenue and at the eastern entrance to Chase Ranch at Master Drive and Nelson Street, the major project entries shall use a combination of entry monumentation and landscaping to establish an attractive, distinct identity. Specimen size palm trees will provide drama and identity, with accent plantings as a backdrop. This will initiate the experience of entering an enriched environment. The entries will incorporate an element of colorful accent planting.

Design of the Major Project Entry shall be as shown on the Landscape Master Plan and Entry Monument Plan (Figures 11 and 12). Landscaping and improvements located within the L.M.D. lots shall be designed and constructed per the City's Landscape Maintenance District Guidelines.

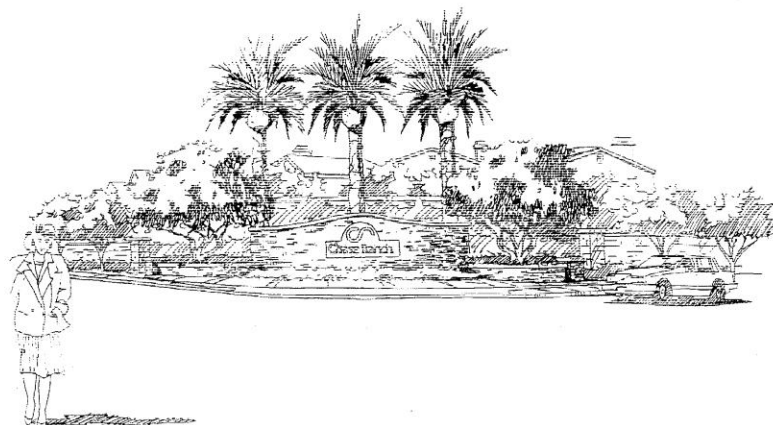
b. Project Signage:

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

The major project entrance shall consist of two entry monuments composed of large wall and planter areas incorporating permanent project identification letters. 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 at least five years with no significant upkeep. Removable letters are not permitted.

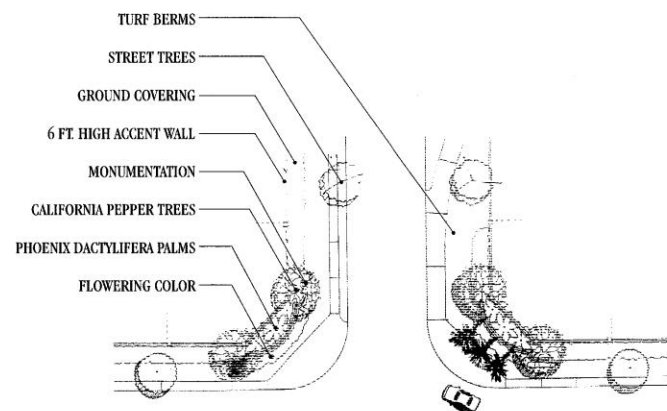


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ELEVATION VIEW

NOTE: THE CALIFORNIA PEPPER TREES ARE TO BE USED ONLY IN AREAS EQUAL OR GREATER THAN 30 FEET IN DIAMETER



PLAN VIEW

A PRIMARY MONUMENTATION (FOOTHILL PARKWAY AT CALIFORNIA AVENUE & MASTERS DRIVE AT NELSON STREET)
NOT TO SCALE

SECTION III: PLAN DESCRIPTION

Design of the major project entry is shown on the Entry Monument Plan (Figure 12). All, other permitted signage in the major project entry area shall be limited to traffic control signs or devices, or signs relating to public safety.

c. Individual Subdivision Entries: (shall be located where applicable).

These entries shall contain enhanced landscaping and may contain monumentation, entry walls, planters, trees and colorful ground covers although not at the same scale as the major project entry. Design of the neighborhood level entries shall, be consistent with the project entry and conform to Landscape Design Guidelines for Neighborhood areas contained in Section V.B.

d. Street Landscaping:

Landscaping of California Avenue, Foothill Parkway, Valencia Drive, Masters Drive, Rimpau Avenue, and Upper Drive shall be as generally shown on the Landscape Master Plan (Figures 13 thru 15). This Master Plan was designed to conform to the CFP landscape design as applicable, and proposes street trees recommended by the City. Adjustments of a minor nature may be made to the plant species or variety and the specific spacing of plantings to accommodate local conditions such as driveways, utility structures, sight distance, pedestrian access, and other similar exceptions subject to the approval of the City.

Because finished grading of tract areas will occur after construction of collector and arterial roads, portions of Valencia Drive, California Avenue, Foothill Parkway, Upper Drive, and Rimpau Avenue at the back of the sidewalk may be landscaped prior to completion of the adjacent tract development rather than upon construction of the referenced roadways. All landscaped medians and parkways shall be planted and irrigated with initial roadway construction.

- (1) All CFP designated Landscape Maintenance Districts must be submitted to, and approved by, the Park Planning Division.
- (2) All Landscape Maintenance Districts must be designed and installed in accordance with the L.M.D. Design Guidelines.
- (3) The Fuel Modification Plan, if intended to be maintained by the Landscape Maintenance District, must be approved by the Parks Department.
- (4) Maximum slope of turf areas to be maintained by the L.M.D. is 5:1.

e. Manufactured Slope Banks:

All visible manufactured slope areas over 36 inches high shall be permanently landscaped with turf and/or an 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.

4. Pedestrian and Bicycle Circulation

Sidewalks, bicycle trails (Class I) shall be as indicated in the CFP for street sections within the project. The CFP indicates a Class I bicycle trail along the north side of Valencia Drive. The Class I Bicycle Trail is depicted on Figure 14. An additional Class I bicycle trail shall be provided along the north side of Masters Drive as depicted on Figure 15.

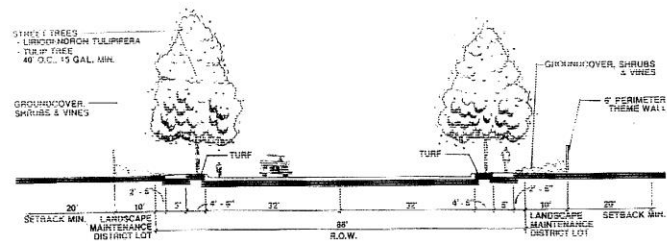
5. Walls

Walls provide security, project identity, privacy, and noise control. For these reasons, particular care shall be taken for design and placement of walls along Foothill Parkway, Masters Drive, Rimpau Avenue (north of Valencia Drive), California Avenue and along Valencia Drive. Wall design along these corridors shall be as indicated on the Fencing Plan (see Figure 16).

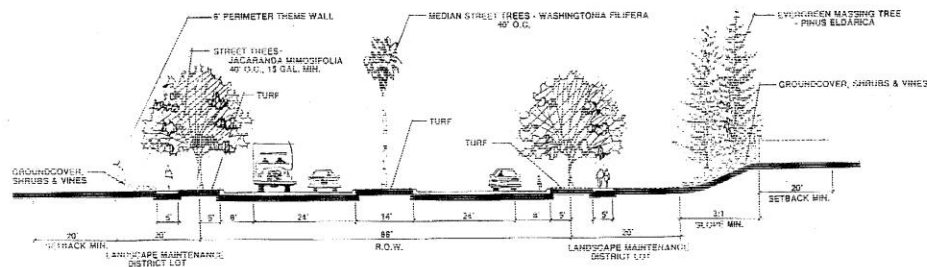
Walls shall be located at the boundaries between residential yards or use areas, and the Landscape Maintenance District or public right-of-way. These areas shall coincide with top-of-slopes or with defined and dedicated landscape easements or landscape lot boundaries. All walls shall be located on private property or on homeowner association common area.

Openings should be provided for pedestrian and bicycle access at strategic connections to the Valencia Drive bicycle lanes. This is appropriate where grade conditions and security requirements allow.

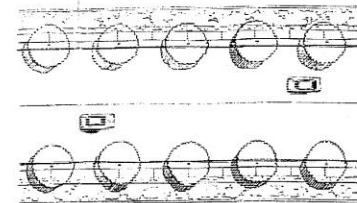
Setbacks of community walls should vary where appropriate along top-of slope or landscape lot “jogs” to alleviate monotony of street scene due to wall placement.



B CALIFORNIA AVENUE (NORTH OF FOOTHILL)
NOT TO SCALE



A FOOTHILL PARKWAY
NOT TO SCALE

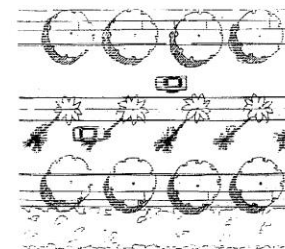


CALIFORNIA AVENUE

- LARGE SHRUBS:**
• PRUNUS FRAXINUS
• NERPA OLIVARIA ALGERIA
• RAPHANISTRUM NODICA 'SPRINGTIME'
• GREVILLEA CAMERONIA
MEDIUM SHRUBS:
• ARISTOLIA GRANDIFLORA EDWARD GOUCHER
• PYRACANTHA SANTA CRUZ
• NERPA OLIVARIA 'PLATE PINK'
• ACACIA REDOLENS

(COLOR SCHEME - PINK/RED)

- GROUND COVER:**
• ARCTOSTAPHYLOS EMERALD CARPET
• NERPA OLIVARIA
• RAPHANISTRUM NODICA
ACCENT:
• RAPHANISTRUM NODICA 'Ballerina'
• NERPA OLIVARIA 'COMPACTA'



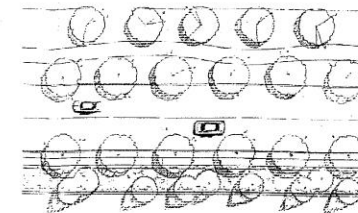
FOOTHILL PARKWAY

- LARGE SHRUBS:**
• PLUMBAGO RUMICATA
• CROCEUS 'SUNSHINE'
• PYRACANTHA SANTA CRUZ
MEDIUM SHRUBS:
• ACACIA REDOLENS
• NERPA OLIVARIA 'PLATE PINK'

(COLOR SCHEME - BLUE/PURPLE)

- GROUND COVER:**
• VERBA BRASSICA
• MYOPORUS LAEVE
• NERPA OLIVARIA
ACCENT:
• PYRACANTHA SANTA CRUZ
• NERPA OLIVARIA 'COMPACTA'

SOURCE: HADFIELD LAYMON
LANDSCAPE ARCHITECTS



GROUNDCOVER:

- HYPERICUM CALTIFORM
- CATANPA MISTRA YELLOW
- LEDRA HELIX HANBI
- LYCOPodium PACIFICUS

ACCENT:

- DIETES BACK OR
- MAHONIA ACUTIFOLIA

EVERGREEN MASSING TREE
- PINKI E. DARICA

5' PERIMETER TREES

STREET TREE
- LINDEN OR LILAC
- TULIP TREE
- 40' O.C., 15 GAL. MIN.

GROUND COVER
- SHRUBS & VINES

TURF

TURF BOUNDARY

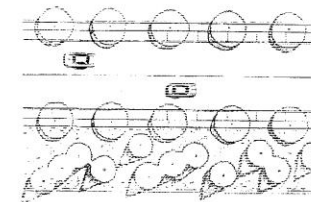
SLOPE VARIES

LANDSCAPE MAINTENANCE DISTRICT LOT

LANDSCAPE MAINTENANCE DISTRICT LOT

R.O.W.

Dimensions: 10', 12', 22', 22', 12', 10', 58'

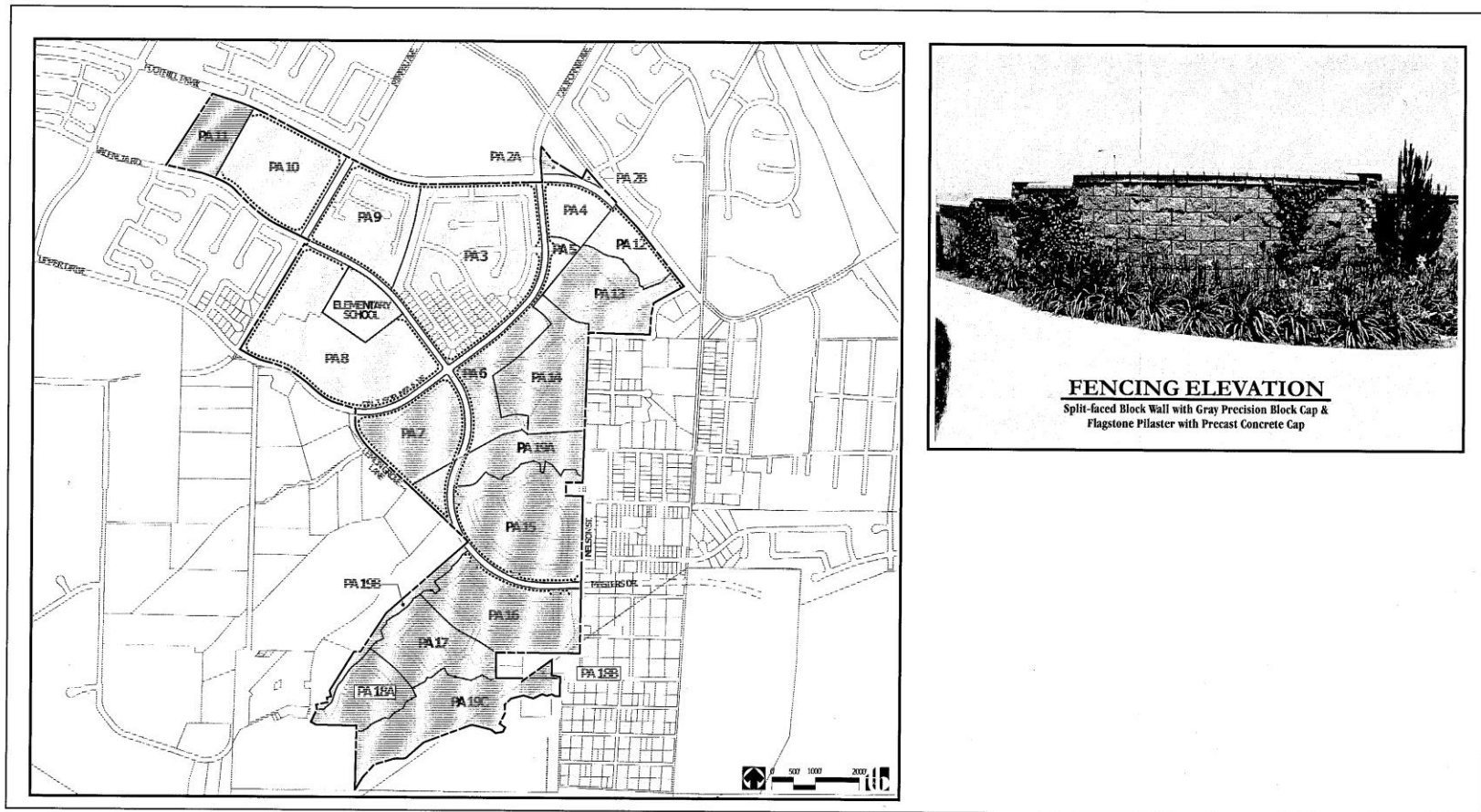


ACCENT:
RAPHOLEPS HYOLA BALLESTRA
NANDINA CORRECTOR: CORINNO PA

SOURCE: HADFIELD LAYMON
LANDSCAPE ARCHITECTS



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Chase Ranch
SPECIFIC PLAN
 TRIPLE M DEVELOPMENT

Figure 16
FENCING PLAN
 Page 40

SECTION III: PLAN DESCRIPTION

6. Landscape Phasing and Maintenance

Landscape installation shall be phased and maintained as follows:

- a. Improvements between the back of curb and the back of sidewalk shall be installed at the same time as the adjacent roadway improvements.
- b. Improvements between the back of sidewalk and property line shall be installed at time of development construction by the merchant builder.
- c. Landscaping shall be maintained by the Community Facilities District, in conformance with City regulations. The Facilities District shall be responsible for maintaining all Landscaping and landscape improvements within public street right-of-ways (excluding local streets), landscape tots, project entry monumentation planting, and landscaping within the median of Foothill Parkway. Theme walls shall not be maintained by the Facilities District.

SECTION IV: DEVELOPMENT STANDARDS

IV. DEVELOPMENT STANDARDS

This section describes land use development standards for Chase Ranch. Section V, Design Guidelines, will address architectural and landscape architectural design guidelines.

The Chase Ranch Specific Plan proposes to utilize unit-clustering provisions within Planning Areas 15, 16, 17 and 18. The intent of clustering is to foster a well-designed residential development, which combines open space, greenbelts, and/or trail with a range of single family detached units, including estate homes and conventional single-family detached homes. A cluster unit is defined as a single family detached unit that is assembled with similar units on a separate lot to preserve open space features within a Planning Area and having a combined unit density no greater than that permitted by the South Corona Community Facilities Plan.

Planning Area 15 is adjacent to an area originally identified as being affected by Community Facilities Plan Policy 6. Due to changes within the Specific Plan boundaries and changes in land use categories, the applicability of Policy 6 has diminished. It has been established that adjacent to Planning Area 15, the lots to the east are vacant at this time, and therefore, CFP Policy 6 does not practically apply. With the Specific Plan boundary changes of Amendment No. 3, the interface between areas will become Nelson Street. Nelson Street will serve as a buffer between the lots within Planning Areas 15 and 16 and the existing developed small lots on the east side of Nelson Street.

A. SINGLE-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

1. ESTATE RESIDENTIAL - ER

(PLANNING AREAS 7, 13, 14 and 17)

a. Purpose and Intent:

The Estate Residential category is intended for single-family homes at a density not to exceed three (3) dwelling units per acre.

b. Permitted Uses:

- (1) Single-Family dwellings (one [per building site]),
- (2) Unit clustering of a single family detached units within Planning Area 17,
- (3) Home occupations pursuant to Section 17.80 of the Corona Zoning Ordinance,
- (4) Secondary dwelling unit pursuant to approval of a secondary residential permit as provided in Chapter 17.85 of the Corona Zoning Ordinance.

SECTION IV: DEVELOPMENT STANDARDS

- (5) Uses customarily incidental to any of the above uses and accessory buildings including a private garage, private recreation facilities, and servants quarters, provided no kitchen or kitchen facilities shall be included in any such accessory building,
- (6) Trailer to be used as a construction project office during time of construction when a valid building permit is in force,
- (7) Tennis Courts,
- (8) Swimming Pools,
- (9) Public Parks,
- (10) Similar uses as determined by the Planning Commission,
- (11) Small family day care homes.

c. 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 and private educational facilities,
- (2) Day care facilities,
- (3) Health care facilities subject to the provisions of Corona Municipal Code Chapter 17.73,
- (4) Churches,
- (5) Private parks,
- (6) Public uses and facilities.

d. Property Development Standards:

- (1) Minimum Lot Size - Thirteen thousand three hundred (13,300) square feet. Planning Area 7 is designated as Estate Residential by the CFP, with a maximum density of three units per acre (40,000 square feet). A minimum lot size of 9,000 square feet is allowable if the density does not exceed three units per acre and the area difference is provided in qualified open space in order to create a greenbelt and passive open space uses and a buffer to California Avenue.
- (2) Qualified Open Space - Qualified open space shall consist of greenbelts, trail systems, passive recreation areas and open space areas which are dedicated or offered for dedication to the City or other public agency or other entity for which provisions have been made to ensure the ongoing maintenance of the open space lands.

SECTION IV: DEVELOPMENT STANDARDS

- (3) Minimum Lot Width - Seventy (70) feet minimum, except for lots which front on cul-de-sacs, knuckles and curved streets, which are forty-five (45) feet minimum at curb line. Lots within Planning Area 17 shall be eighty (80) feet minimum, except for lots which front on cul-de-sacs, knuckles and curved streets, which are forty-five (45) feet minimum at curb line.
- (4) Minimum Lot Depth - One hundred (100) feet minimum.
- (5) Lot Coverage - All buildings, including accessory buildings and structures, shall not cover more than forty (40) percent of the area of the lot.
- (6) Building Height - Two stories or thirty-five (35) feet maximum.
- (7) Building Setbacks
 - (a) Front - Twenty-five (25) feet minimum with an average of twenty-seven (27) feet intended to encourage varied and more interesting streetscape.
 - (b) Side - Both side yards minimum ten (10) feet; corner lots shall have a minimum street side yard of fifteen (15) feet.
 - (c) Rear - Twenty (20) feet minimum, level (less than or equal to 3:1 slope).
 - (d) Minimum twenty (20) foot rear building setback and fifteen (15) foot side building setback from edge wall along California Avenue and Upper Drive.
- (8) Distance Between Accessory Buildings - Five (5) feet minimum.
- (9) Off-Street Parking - Two (2) garage parking spaces minimum shall be provided per unit.
- (10) Minimum Dwelling Unit Area - One thousand six hundred (1,600) square feet of living area, exclusive of open patios and garages.
- (11) Development adjacent to major drainage channel east of Planning Area 7. Grading and fencing shall be limited to the top of slope of the existing major drainage channel, east of Planning Area 7. The existing slopes into the drainage channel shall be preserved in an open space easement, with an emergency irrigation system in place for wildfire control.
- (12) The perimeter block wall between Planning Areas 12 and 13 shall be seven (7) feet in height and shall be constructed prior to the issuance of certificate of occupancy.

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2. ESTATE RESIDENTIAL - ER (PLANNING AREA 18A/B)

a. Purpose and Intent:

The Estate Residential category is intended for single-family homes at a density not to exceed two (2) dwelling units per acre.

b. Permitted Uses:

- (1) Single-Family dwellings (one [per building site],
- (2) Unit clustering of a single family detached units,
- (3) Home occupations pursuant to Section 17.80 of the Corona Zoning Ordinance,
- (4) Secondary dwelling unit pursuant to approval of a secondary residential permit as provided in Chapter 17.85 of the Corona Zoning Ordinance.
- (5) Uses customarily incidental to any of the above uses and accessory buildings including a private garage, private recreation facilities, and servants quarters, provided no kitchen or kitchen facilities shall be included in any such accessory building,
- (6) Trailer to be used as a construction project office during time of construction when a valid building permit is in force,
- (7) Tennis Courts,
- (8) Swimming Pools,
- (9) Public Parks,
- (10) Similar uses as determined by the Planning Commission,
- (11) Small family day care homes.

c. 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 and private educational facilities,
- (2) Day care facilities,
- (3) Health care facilities subject to the provisions of Corona Municipal Code Chapter 17.73,
- (4) Churches,
- (5) Private parks,
- (6) Public uses and facilities.

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d. Property Development Standards:

- (1) Minimum Lot Size - Twenty thousand (20,000) square feet.
- (2) Minimum Lot Width - One hundred (100) feet minimum, except for lots which front on cul-de-sacs, knuckles and curved streets, which are forty-five (45) feet minimum at curb line.
- (3) Minimum Lot Depth - One hundred-thirty (130) feet minimum.
- (4) Lot Coverage - All buildings, including accessory buildings and structures, shall not cover more than forty (40) percent of the area of the lot.
- (5) Building Height - Two stories or thirty-five (35) feet maximum.
- (6) Building Setbacks:
 - (a) Front - Twenty-five (25) feet minimum with an average of twenty-seven (27) feet intended to encourage varied and more interesting streetscape.
 - (b) Side - Both side yards minimum ten (10) feet; corner lots shall have a minimum street side yard of fifteen (15) feet.
 - (c) Rear - Twenty (20) feet minimum, level (less than or equal to 3:1 slope).
 - (d) Minimum twenty (20) foot rear building setback and fifteen (15) foot side building setback from edge wall along California Avenue and Upper Drive.
- (7) Distance Between Accessory Buildings - Five (5) feet minimum.
- (8) Off-Street Parking - Two (2) garage parking spaces minimum shall be provided per unit.
- (9) Minimum Dwelling Unit Area - two thousand five hundred (2,500) square feet of living area, exclusive of open patios and garages.

3. SINGLE-FAMILY DETACHED - SFD (PLANNING AREA 16)

a. Purpose and Intent:

This residential category is intended for single-family detached homes on large suburban lots with one dwelling upon one lot.

b. Permitted Uses:

- (1) Single-Family dwellings (one [] per building site),
- (2) Unit clustering of a single family detached units,

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- (3) Home occupations pursuant to Section 17.80 of the Corona Zoning Ordinance,
- (4) Secondary dwelling unit pursuant to approval of a secondary residential permit as provided in Chapter 17.85 of the Corona Zoning Ordinance.
- (5) Uses customarily incidental to any of the above uses and accessory buildings including a private garage, private recreation facilities, and servants quarters, provided no kitchen or kitchen facilities shall be included in any such accessory building,
- (6) Trailer to be used as a construction project office during time of construction when a valid building permit is in force,
- (7) Tennis Courts,
- (8) Swimming Pools,
- (8) Public Parks,
- (9) Similar uses as determined by the Planning Commission,
- (10) Small family day care homes.

c. 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 and private educational facilities,
- (2) Day care facilities,
- (3) Health care facilities subject to the provisions of Corona Municipal Code Chapter 17.73,
- (4) Churches,
- (5) Private parks,
- (6) Public uses and facilities.

d. Property Development Standards:

- (1) Minimum Lot Size - Ten thousand (10,000) square feet.
- (2) Minimum Lot Width Eighty (80) feet minimum, except for lots which front on cul-de-sacs, knuckles and curved streets, which are forty-five (45) feet minimum at curb line.
- (3) Minimum Lot Depth One hundred (100) feet minimum.
- (4) Lot Coverage - All buildings, including accessory buildings and structures, shall not cover more than forty (40) percent of the area of the tot.
- (5) Building Height - Two stories or thirty-five (35) feet maximum.

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(6) Building Setbacks:

- (a) Front - Twenty-five (25) feet minimum with an average of twenty-seven (27) feet intended to encourage varied and more interesting streetscape.
 - (b) Side - Both side yards minimum ten (10) feet; corner lots shall have a minimum street side yard of fifteen (15) feet.
 - (c) Rear - Twenty (20) feet minimum, level (less than or equal to 3:1 slope).
 - (d) Minimum twenty (20) foot rear building setback and fifteen (15) foot side building setback from edge wall along California Avenue and Upper Drive.
- (7) Distance Between Accessory Buildings - Five (5) feet minimum.
- (8) Off-Street Parking - Two (2) garage parking spaces minimum shall be provided per unit.
- (9) Minimum Dwelling Unit Area - One thousand eight hundred (1,800) square feet of Living area, exclusive of open patios and garages.

4. SINGLE-FAMILY DETACHED - SFD (PLANNING AREAS 6 and 15)

a. Purpose and Intent:

This residential category is intended for single-family detached homes on large suburban Lots with one dwelling upon one lot.

b. Permitted Uses:

- (1) Single-Family dwellings (one [per building site),
- (2) Unit clustering of a single family detached units within Planning Area 15,
- (3) Home occupations pursuant to Section 17.80 of the Corona Zoning Ordinance,
- (4) Secondary dwelling unit pursuant to approval of a secondary residential permit as provided in Chapter 17.85 of the Corona Zoning Ordinance.
- (5) Uses customarily incidental to any of the above uses and accessory buildings including a private garage, private recreation facilities, and servants quarters, provided no kitchen or kitchen facilities shall be included in any such accessory building,

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- (6) Trailer to be used as a construction project office during time of construction when a valid building permit is in force,
- (7) Tennis Courts,
- (8) Swimming Pools,
- (9) Public Parks,
- (10) Similar uses as determined by the Planning Commission,
- (11) Small family day care homes.

c. 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 and private educational facilities,
- (2) Day care facilities,
- (3) Health care facilities subject to the provisions of Corona Municipal Code Chapter 17.73,
- (4) Churches,
- (5) Private parks,
- (6) Public uses and facilities.

d. Property Development Standards:

- (1) Minimum Lot Size - Nine thousand (9,000) square feet. Planning Area 6 is designated as Low-Medium by the CFP and therefore no additional open space is required
- (2) Minimum Lot Width - Seventy (70) feet minimum, except for lots which front on cul-de-sacs, knuckles and curved streets, which are forty-five (45) feet minimum at curb line.
- (3) Minimum Lot Depth - One hundred (100) feet minimum.
- (4) Lot Coverage - All buildings, including accessory buildings and structures, shall not cover more than forty (40) percent of the area of the Lot.
- (5) Building Height - Two stories or thirty-five (35) feet maximum.
- (6) Building Setbacks
 - (a) Front - Twenty-five (25) feet minimum with an average of twenty-seven (27) feet intended to encourage varied and more interesting streetscape.
 - (b) Side - Both side yards minimum ten (10) feet; corner lots shall have a minimum street side yard of fifteen (15) feet.
 - (c) Rear - Twenty (20) feet minimum, level (less than or equal to 3:1 slope).

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- (d) Minimum twenty (20) foot rear building setback and fifteen (15) foot side building setback from edge watt along California Avenue and Upper Drive.
- (7) Distance Between Accessory Buildings - Five (5) feet minimum.
- (8) Off-Street Parking - Two (2) garage parking spaces minimum shall be provided per unit.
- (9) Minimum Dwelling Unit Area - One thousand six hundred (1,600) square feet of living area, exclusive of open patios and garages.
- (10) For development adjacent to major drainage channels, grading and fencing shall be limited to the top of slope of the existing major drainage channel. The existing slopes into the drainage channel shall be preserved in an open space easement, with an emergency irrigation system in place for wildfire control.

5. SINGLE-FAMILY DETACHED - SFD

(PLANNING AREAS 3, 4, 5, 8 and 12):

a. Purpose and Intent:

The Single-Family Residential category is intended for single-family homes on urban lots with not more than one dwelling upon one lot.

b. Permitted Uses:

- (1) Single-Family dwellings (one [per building site]),
- (2) Home occupations pursuant to Section 17.80 of the Corona Zoning Ordinance,
- (3) Secondary dwelling unit pursuant to approval of a secondary residential permit as provided in Chapter 17.85 of the Corona Zoning Ordinance.
- (4) Uses customarily incidental to any of the above uses and accessory buildings including a private garage, private recreation facilities, and servants quarters, provided no kitchen or kitchen facilities shall be included in any such accessory building,
- (5) Trailer to be used as a construction project office during time of construction when a valid building permit is in force,
- (6) Tennis Courts,
- (7) Swimming Pools,
- (8) Public Parks,
- (9) Similar uses as determined by the Planning Commission,
- (10) Small family day care homes,

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- (11) Uses for Planning Area 12 to include nursery and/or fruit stand as provided for in Sections 17.62.410 through 17.62.53 of the Corona Zoning Ordinance,
- (12) Existing agricultural operation may continue on planning Area 12.

c. 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 and private educational facilities,
- (2) Day care facilities,
- (3) Health care facilities subject to the provisions of Corona Municipal Code Chapter 17.73,
- (4) Churches,
- (5) Private parks,
- (6) Public uses and facilities.

d. Property Development Standards:

- (1) Minimum Lot Size - Seven thousand two hundred (7,200) square feet.
- (2) Minimum Lot Width -Sixty (60) feet minimum, except for lots which front on cul-de-sacs, knuckles and curved streets, which are forty-five (45) feet minimum at right-of-way.
- (3) Minimum Lot Depth - Eighty (80) feet.
- (4) Lot Coverage - All buildings, including accessory buildings and structures, shall not cover more than forty five (45) percent of the area of the lot.
- (5) Building Height - Thirty (30) feet maximum or two stories.
- (6) Building Setbacks
 - (a) Front - Twenty (20) feet minimum; fifteen (15) feet minimum with side entry garages is permitted to encourage a varied street scene, however twenty (20) feet minimum average is required per Planning Area.
 - (b) Side - Lots shall have one side yard with a width of not less than ten (10) feet and the other side yard shall have a width of not less than five (5) feet. Fifteen (15) feet will be required on the street side of corner lots.
 - (c) Rear - Twenty (20) feet minimum level (less than or equal to 3:1 slope).

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- (d) Minimum twenty (20) foot building setback from edge wall, along Foothill Parkway.
- (e) Minimum twenty (20) foot rear building setback and fifteen (15) foot side building setback from edge wall along Valencia Drive, Rimpau Avenue, California Avenue and Upper Drive.
- (f) Additional setbacks may be required after completion of acoustical studies.
- (7) Distance Between Building - Five (5) feet minimum.
- (8) Off-Street Parking - Two (2) garage parking spaces shall be provided per unit.
- (9) Minimum Dwelling Unit Area - One thousand two hundred (1,200) square feet of living area, exclusive of open patios and garages.
- (10) The perimeter block wall between Planning Areas 12 and 13 shall be seven (7) feet in height and shall be constructed prior to the issuance of certificate of occupancy.

B. SINGLE-FAMILY CONDOMINIUM DEVELOPMENT STANDARDS

1. SINGLE CONDOMINIUM - SFC (PLANNING AREA 9)

a. Purpose and Intent:

This residential category is intended for a single-family attached or detached product. This designation is designed to allow for innovative site planning and architectural design that allows ownership opportunities at a slightly higher density than the Single- Family Detached designation.

b. Permitted Uses:

- (1) Single-family detached condominiums,
- (2) Single-family detached units pursuant to development standards outlined in Section IV.A.3. of this Specific Plan.
- (3) Single-family attached units pursuant to development standards outlined in Section IV.C. of this Specific Plan.
- (4) Public or private recreation areas and open space,
- (5) Home occupations pursuant to Section 17.80 of the Corona Municipal Code,
- (6) Tennis courts, swimming pools, and similar recreational facilities and structures.
- (7) Small family day care homes.

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- (8) Trailer to be used as a construction project office during time of construction when a valid building permit is in force.

c. 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 and private educational facilities,
- (2) Day care facilities,
- (3) Health care facilities subject to the provisions of Corona Municipal Code Chapter 17.73,
- (4) Churches, and
- (5) Public uses and facilities.

d. Property Development Standards:

- (1) Building Setbacks - Shall be measured from the project boundary, from the street right of way, or edge of private street easements, as appropriate, per the following specifications:
 - (a) Street/Dwelling Unit Setback - The minimum distance between a street and a dwelling unit shall be ten (10) feet for a local street, fifteen (15) feet for a collector street and twenty (20) feet for a secondary or major arterial highway. In a corner lot situation, the setback along one street side shall be at least fifteen (15) feet.
 - (b) Street/Garage Setback - A side-on garage may have a minimum setback of five (5) feet off a private access. A front-on garage with an automatic garage door opener may be located either a minimum of seventeen (17) feet to twenty (20) feet from the street right of way or easement edge with an average of eighteen and one half (18 1/2) feet intended to encourage a varied and more interesting streetscape. A front-on garage without an automatic garage door opener must have a minimum setback of seventeen (17) feet or greater.
 - (c) Building Separation - Shall be a minimum of ten (10) feet except that the primary usable outdoor living space shall be a minimum of fifteen (15) feet in depth.

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- (2) Lot Coverage - Maximum coverage shall be forty (40) percent.
- (3) Dwelling Unit Area - The minimum dwelling unit area shall be one thousand two hundred (1,200) square feet.
- (4) Building Height - Maximum building height shall be thirty (30) feet.
- (5) Separation between Single-Family Condominium and Single-Family Detached - Per Section 3.1.3.5 of the CFP. (See Figure 3.1-2)
- (6) Parking:
 - (a) A minimum of 2.25 parking spaces shall be provided for each dwelling unit constructed prior to October 7, 2022 including evenly distributed guest parking. For units that were constructed prior to October 7, 2022 assigned parking (2spaces/unit) must be covered; guest parking (0.25/unit) may be uncovered.
 - (b) Notwithstanding subsection (a) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after October 7, 2022 except that: (i) the reconstruction of residential units constructed prior to October 7, 2022 shall be subject to the parking requirements set forth in subsection (a) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.
- (7) Open Space - Single-family development should be innovatively designed with clustered units containing common open space. Private space associated with each individual dwelling unit (yard, patio, atrium, etc.) may also be established, providing minimum common open space ratios are satisfied. These developments should not be designed as conventional single-family subdivisions. Each dwelling unit processed under these provisions shall provide usable common open space in the amounts specified as follows.

Minimum Total Common Open Space per Dwelling Unit 2,460 sq. ft.

Usable open space includes landscaped yard areas at grades of less than 10 percent; community recreation facilities such as swimming pools, spas, tennis courts, putting greens and similar outdoor recreation spaces; bikeways and pedestrian walkways and natural open space by approval of the Planning Commission. This may include deed restricted or use restricted common property. Required perimeter yard setbacks shall not be included in the computation of common open space per this section.

e. Precise Plan Approval:

Single family condominium development will require precise plan approval.

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C. MULTI-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

1. MULTI-FAMILY RESIDENTIAL (PLANNING AREA 10)

a. Purpose and Intent:

This residential category is intended for conventional, multi-family, apartment, townhouse, or condominium products.

b. Permitted Uses:

- (1) Single-Family attached units pursuant to development standards outlined in Section IV.C.2 of this Specific Plan,
- (2) Duplex residential dwelling units,
- (3) Multiple family units pursuant to development standards outlined in Section IV.C.1 of this Specific Plan,
- (4) Single-family detached units pursuant to development standards outlined in Section IV.A. of this Specific Plan,
- (5) Single-family condominium units pursuant to development standards outlined in Section IV.B. of this Specific Plan,
- (6) Home occupations pursuant to Section 17.80 of the Corona Municipal Code.
- (7) Trailer to be used as a construction project office during time of construction when a valid building permit is in force.
- (8) Public parks.
- (9) Small family day care homes.

c. 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 and private educational facilities,
- (2) Day care facilities,
- (3) Health care facilities subject to the provisions of Corona Municipal Code Chapter 17.73,
- (4) Churches,
- (5) Public uses and facilities, and
- (6) Private recreation facilities.

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d. Prohibited Uses

- (1) Commercial uses, excepting conditional uses listed above, and
- (2) Manufacturing uses.

e. Property Development Standards

- (1) Maximum Density - Fifteen (15) units per acre.
- (2) Yard Requirements
 - (a) Front Yard - The project perimeter front yard setback shall be a minimum of 20 feet; no parking shall be allowed within the required front yard setback. Front yard setbacks from interior streets and private drives shall be 10 feet to the living unit. Front loaded garage setbacks from a private or public street where a sidewalk is provided, shall be a minimum of 17 feet.
 - (b) Interior Side Yards - The interior side yards shall be a minimum of five (5) feet for one-story buildings, ten (10) feet for two-story buildings and fifteen (15) feet for three-story buildings except that an attached patio structure, open on three sides, may extend to within three (3) feet of a side property line. An interior side yard adjacent to another planning area shall be 20 feet. No patio structures may encroach more than 10 feet to the property line.
 - (c) The project perimeter street side yard setbacks shall be a minimum of 10 feet from private and local streets, 15 feet from collector streets and 20 feet from major and secondary streets. Interior side yards from a private street shall be a minimum of 10 feet, except that an attached patio structure, open on three sides, may extend to within 3 feet from property line.
 - (d) Rear Yard - The perimeter rear yard setback shall be 20 feet to an adjacent planning area. No overhead patio structures may encroach more than 10 feet to the property line. Interior rear yard areas shall be a minimum of 10 feet except that an attached patio structure, open on three sides may extend to within three feet of a rear property line. Rear entry garages off a private drive or access way, where no sidewalk is required, have no minimum setback providing that an automatic garage door opener is provided.

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- (3) Building Separation - In no case shall buildings be separated by less than ten (10) feet for one-story buildings, twenty (20) feet for two-story buildings and twenty-five (25) feet for three-story buildings. In the case of two buildings of different heights, the more stringent separation shall apply.
- (4) Lot Coverage - All buildings, including accessory buildings and structures shall not cover more than fifty (50) percent.
- (5) Building Height - Maximum of three stories or forty (40) feet.
- (6) Enclosed Storage Area - Those developments, which do not contain garages, shall provide an enclosed cabinet type storage area for each dwelling unit. The space of said storage area shall not be less than one hundred (100) cubic feet, and no dimension for the measurement of said space shall be less than three (3) feet.
- (7) Outdoor Living Space - Multi-family developments shall adhere to the Outdoor Living Space Standards of the R-3 Residential Zone (Chapter 17.24.220 of the Corona Municipal Code).
- (8) Parking:
 - (a) The provisions of Chapter 17.76 of the Corona Municipal Code shall apply except that for units that were constructed prior to October 7, 2022 2.0 off-street parking spaces per unit shall be provided and 0.25 guest spaces shall be provided for each unit. One covered space shall be provided for each unit constructed prior to October 7, 2022. Townhouse units shall include a two car enclosed garage for each unit and provide 0.25 guest spaces per unit.
 - (b) Notwithstanding subsection (a) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after October 7, 2022 except that: (i) the reconstruction of residential units constructed prior to October 7, 2022 shall be subject to the parking requirements set forth in subsection (a) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.
- (9) Separation between Multi-Family and Single-Family Attached and Single-Family Detached - Per Section 3.1.3.5. of the CFP (See Figure 3.1-2).
- (10) Landscaping - Landscaping shall be provided in accordance with Section 17.70 of the Corona Municipal Code.

f. Transfer of Dwelling Units - Dwelling units may be transferred into or out of this Planning Area per the requirements of Section IV.E. of this Specific Plan.

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2. SINGLE-FAMILY ATTACHED RESIDENTIAL (PLANNING AREA 10)

a. Purpose and Intent:

This residential category is intended for a single-family attached product.

b. Permitted Uses:

- (1) Single-Family Attached.
- (2) Duplex residential dwelling units.
- (3) Multiple family units pursuant to development standards outlined in Section IV.C.1 of this Specific Plan.
- (4) Single-family detached units pursuant to development standards outlined in Section IV.A. of this Specific Plan.
- (5) Single-family condominium units pursuant to development standards outlined in Section IV.B. of this Specific Plan.
- (6) Home occupations pursuant to Section 17.80 of the Corona Municipal Code.
- (7) Trailer to be used as a construction project office during time of construction when a valid building permit is in force.
- (8) Public parks.
- (9) Small family day care homes.

c. 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 and private educational facilities,
- (2) Day care facilities,
- (3) Health care facilities subject to the provisions of Corona Municipal Code Chapter 17.73,
- (4) Churches,
- (5) Public uses and facilities, and
- (6) Private recreation facilities.

d. Prohibited Uses:

- (1) Commercial uses, excepting conditional uses listed above, and
- (2) Manufacturing uses.

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e. Property Development Standards:

- (1) Minimum Lot Area - Three thousand six hundred (3,600) square feet per dwelling unit, minimum two dwelling units per structure.
- (2) Minimum Lot Width - Forty (40) feet per lot, per dwelling unit.
- (3) Minimum Lot Depth - Eighty-five (85) feet.
- (4) Lot Coverage - All buildings, including accessory buildings and structure shall not exceed more than fifty (50) percent of the total lot area.
- (5) Building Height - Maximum of two stories or thirty-five (35) feet.
- (6) Residential Building Setbacks
 - (a) Front - Twenty (20) feet minimum.
 - (b) Side - Residential buildings shall have one side yard with a width of not less than ten (10) feet and the other side yard shall have a width of not less than five (5) feet.
 - (c) Rear - Twenty (20) feet minimum, level (less than or equal to 3:1 slope).
- (7) Distance Between Buildings - Ten (10) feet minimum.
- (8) Off-Street Parking - The provisions of Chapter 17.76 of the Corona Zoning Ordinance shall apply.
- (9) Separation Between Single-Family Attached and Single-Family Detached - Per Section 3.1.3.5. of the CFP (See Figure 3.1-2).
- (10) Open Space - Open space shall be provided a minimum ratio of one hundred (100) square feet per unit. Open space areas shall accommodate passive or active recreational amenities as approved by the Planning Commission. Required yard areas do not qualify as minimum open space.

D. OPEN SPACE AND RECREATION DEVELOPMENT STANDARDS

1. NEIGHBORHOOD PARK (PLANNING AREA 11)

a. Purpose and Intent:

The purpose of these provisions is to provide assurances that open space and recreation development shall be in conformance with the Chase Ranch Specific Plan. These regulations provide for development standards for both public and private open space and recreation development throughout Chase Ranch.

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b. Permitted Uses:

- (1) Parks and recreational amenities including rest room facilities,
- (2) Trails (pedestrian and bikeway), and
- (3) Public utility facilities.

c. Prohibited Uses:

- (1) Commercial Uses (except for vending machines),
- (2) Manufacturing Uses, and
- (3) Residential Uses.

d. Property Development Standards:

- (1) Maximum Building Height - Thirty (30) feet.
- (2) Building Setbacks
 - (a) A minimum fifty (50) feet from the nearest boundary abutting a residential parcel.
 - (b) A minimum twenty (20) feet from all streets.
- (3) Off-Street Parking - Two (2) parking spaces per acre of park plus two spaces for each hard surface court.

2. NATURAL OPEN SPACE (PLANNING AREA 19)

a. Purpose and Intent:

The purpose of these provisions is to provide assurances that open space development shall be in conformance with the Chase Ranch Specific Plan. Fuel modification buffers shall be established along interfaces with residential Planning Areas to the satisfaction of the City of Corona Fire Department.

b. Permitted Uses:

- (1) Trails (pedestrian and bikeway), and
- (2) Public utility facilities.

c. Prohibited Uses:

- (1) Hazardous materials.

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d. Special Standards:

- (1) Fuel Modification Plans shall be submitted concurrently with the review of subdivision applications and shall be subject to review and approval by the Fire Department.

E. ELEMENTARY SCHOOL DEVELOPMENT STANDARDS

1. ELEMENTARY SCHOOL (DESIGNATED AREA)

a. Purpose and Intent:

The purpose of these provisions is to provide assurance that an adequate elementary school site is available to the Corona-Norco Unified School District and the residents of Chase Ranch and South Corona. The Elementary School development standards shall conform to CNUSD and State guidelines.

b. Property Development Standards:

- (1) Lot Area, Lot Width and Lot Depth - No minimums are established. Lot area, width and depth should be appropriate and acceptable to the CNUSD and the State.
- (2) Setbacks - Setbacks for structures are as follows:
 - (a) Front yard - a minimum of twenty (20) feet; no parking shall be permitted within the front yard.
 - (b) Side yards a minimum of ten (10) feet.
 - (c) Rear Yard - a minimum of twenty (20) feet.
- (3) Walls and Fences - The provisions of CMC Chapter 17.70 shall apply.
- (4) Parking - The provisions of CMC Chapter 17.76 shall apply.

c. Development as Residential Use:

In the event that the designated area is not acquired by the school district, the area will be developed as residential uses according to the standards applicable to the pertinent planning area.

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F. RESERVE AREA DEVELOPMENT STANDARDS

1. RESERVE AREA (PLANNING AREA 1, 2A & 2B)

a. Purpose and Intent:

The purpose of the Reserve Area designation is to provide for an interim buffer zone between the project and adjacent properties. The Reserve Area is intended for remainder parcels, which are unsuitable for independent development and which are most appropriately developed in conjunction with the adjacent properties.

b. Permitted Uses:

- (1) Parks and recreation amenities
- (2) Trails (pedestrian and bicycle)
- (3) Public utility facilities and easements
- (4) Passive landscape areas
- (5) Planning Area 1 has been developed as a school facility in conjunction with the adjacent property.
- (6) Planning Areas 2A and 2B may be developed with single family residential uses in conjunction with the northerly properties.

c. Property Development Standards:

- (1) Lot Area, Lot Width and Lot Depth - No minimums are established. Lot area, width and depth should be appropriate for the use, subject to the approval of the Planning Director.
- (2) Walls and Fences - The provisions of CMC Chapter 17.70 shall apply.
- (3) Parking - The provisions of CMC Chapter 17.76 shall apply.
- (4) There will be restricted access along Foothill Parkway and California Avenue. Planning Areas 2A and 2B will have to take access to existing Chase Drive through the northerly abutting properties.

d. Site Design - Plans for the use and design of the interim buffer zone shall be approved by the Planning Director.

V. DESIGN GUIDELINES

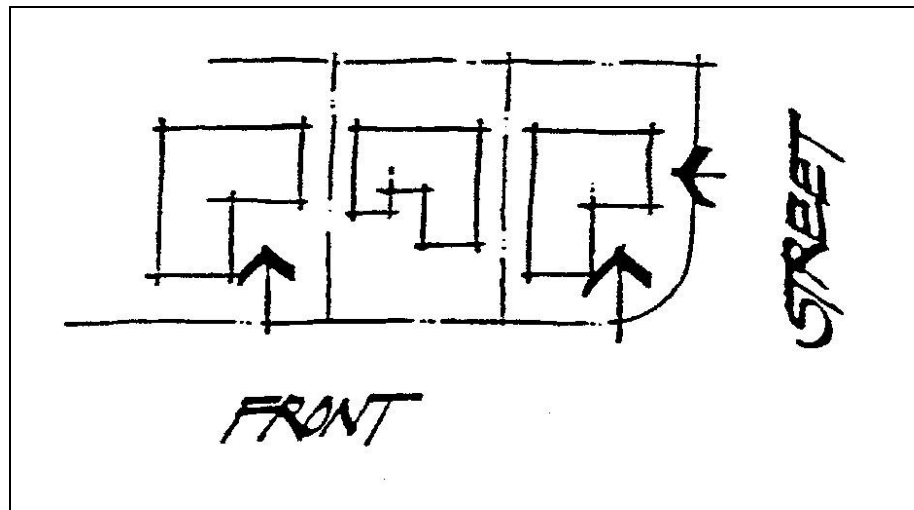
A. ARCHITECTURAL DESIGN GUIDELINES

1. GENERAL

Single family detached and attached residential architecture design guidelines permit a wide range of types and styles within Chase Ranch. The purpose of these design suggestions is to encourage general techniques, which are successful with a variety of building styles and materials to create a high quality, aesthetically pleasing project that will set high development standards for future projects in South Corona.

2. ELEVATIONS

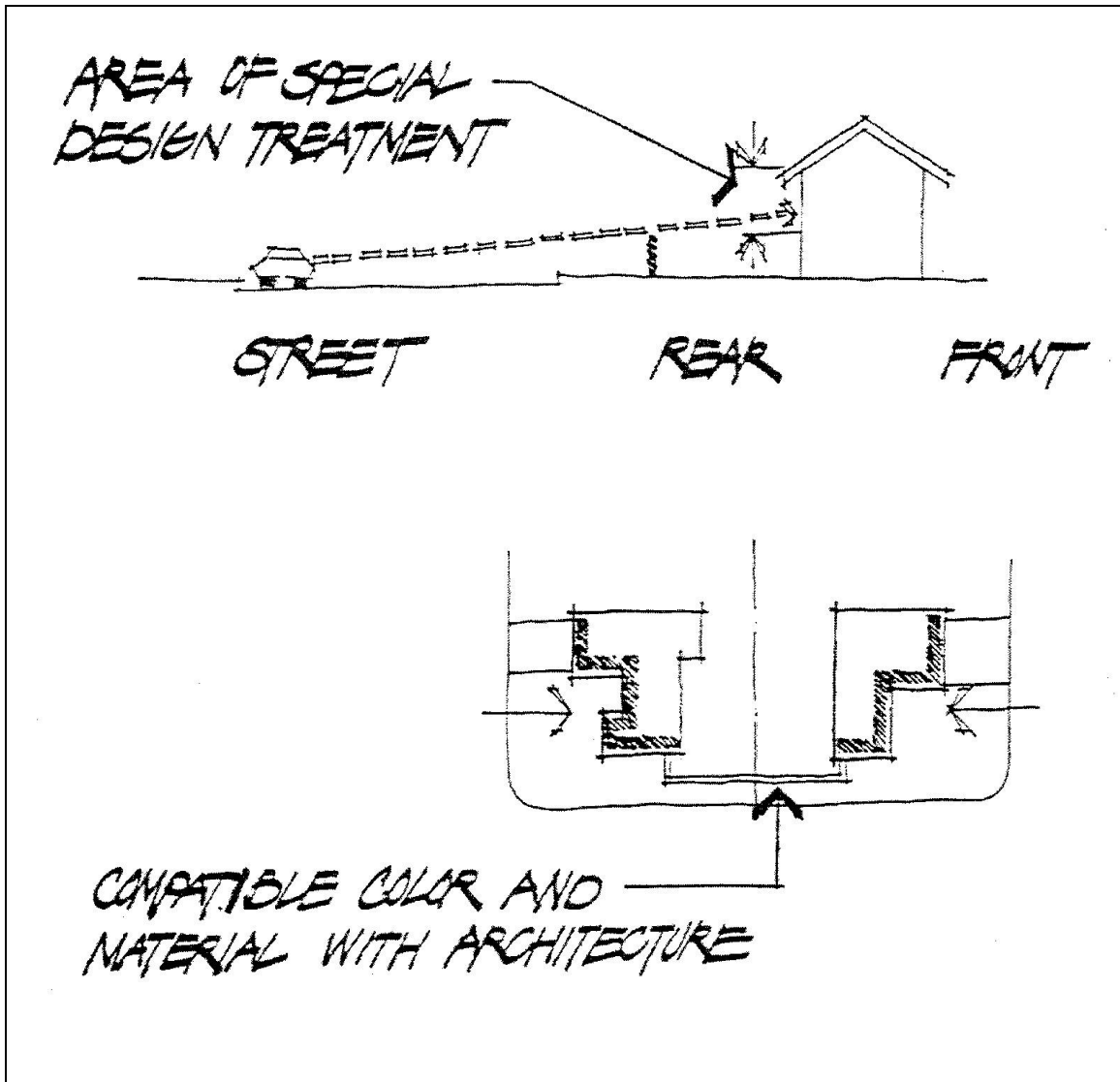
These guidelines are primarily concerned with the physical appearance of the community environment as perceived by residents and visitors. Therefore, it is the intent of these guidelines to apply to those front and rear elevations, boundaries, and perimeter edges that are visible to the public and hereinafter defined.



The term, "primary elevation" means those surfaces of a building, structure or yard that can be perceived from an adjacent public access way or rear yard. In the case of single family projects, this usually means the front, rear and exterior side yard views at corner lots. In multi-family projects, it may mean more than one elevation of a structure.

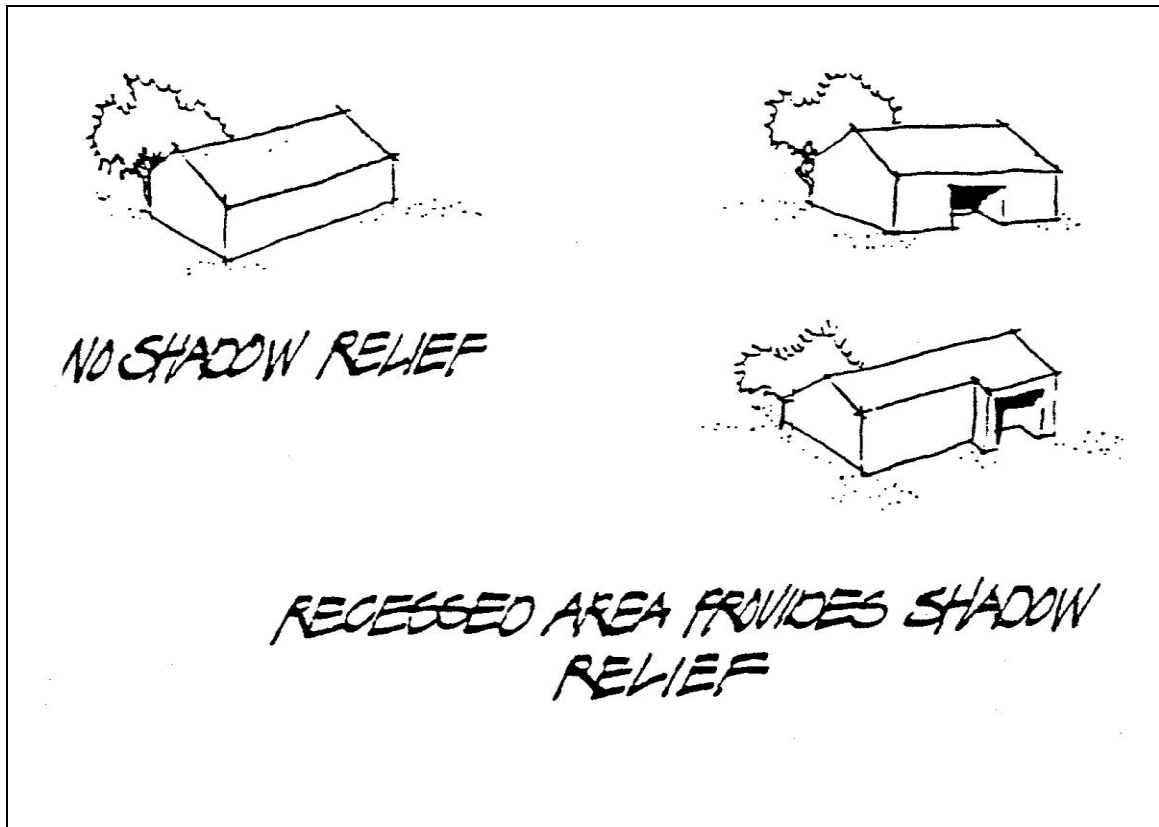
SECTION V: DESIGN GUIDELINES

Building primary elevations should be designed for the greatest visual attractiveness of any side of the structure through use of superior design elements of shadow relief, color materials and architectural detailing.



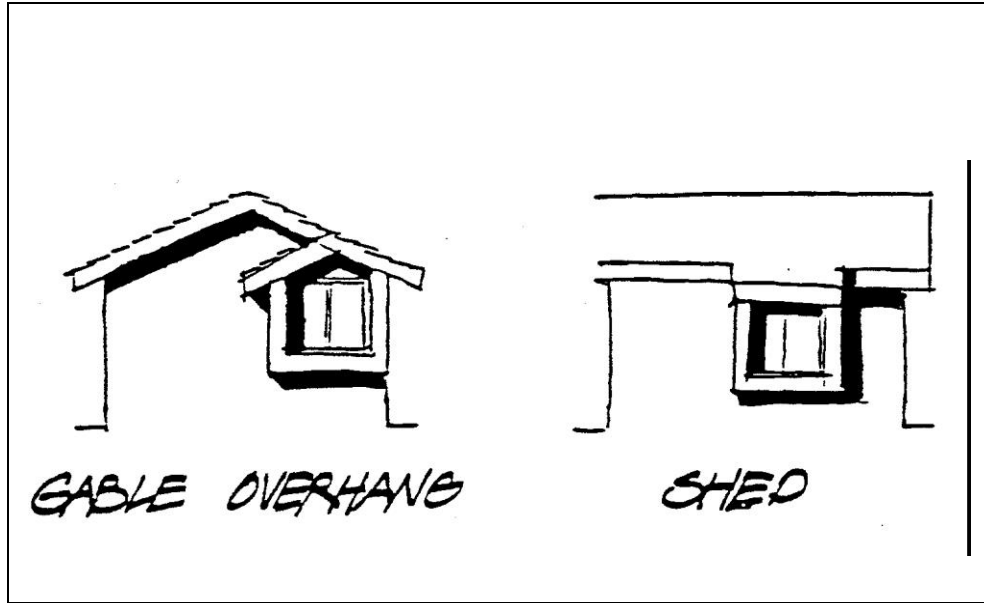
3. SHADOW RELIEF

The way light strikes a building has an important effect on how it is perceived. Shadow areas give buildings the appearance of depth and help to establish a perceived quality level. Therefore, every building should have a shadow relief. Offsets, pop-outs, roof or wall overhangs and recesses may all be used to produce effective shadow interest areas. In order to maintain an appropriate sense of scale, larger buildings should employ more shadow relief than do smaller buildings. Large unbroken expanses of wall should usually be avoided.

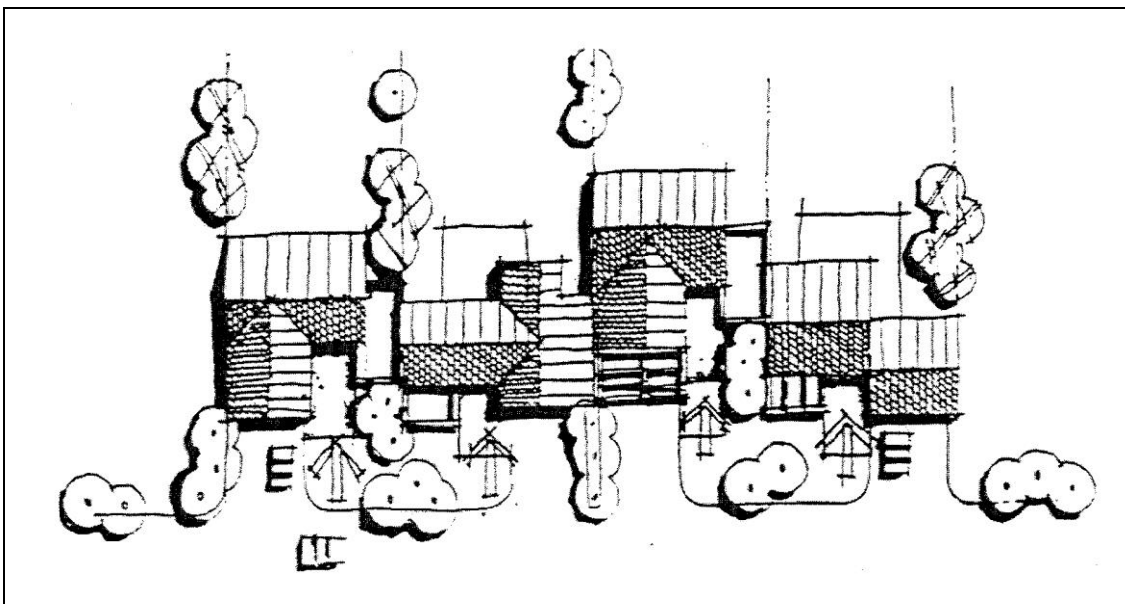


4. OPENINGS AND ENTRANCES

It is desirable to design window and door openings to develop a strong architectural character, particularly on primary elevations.

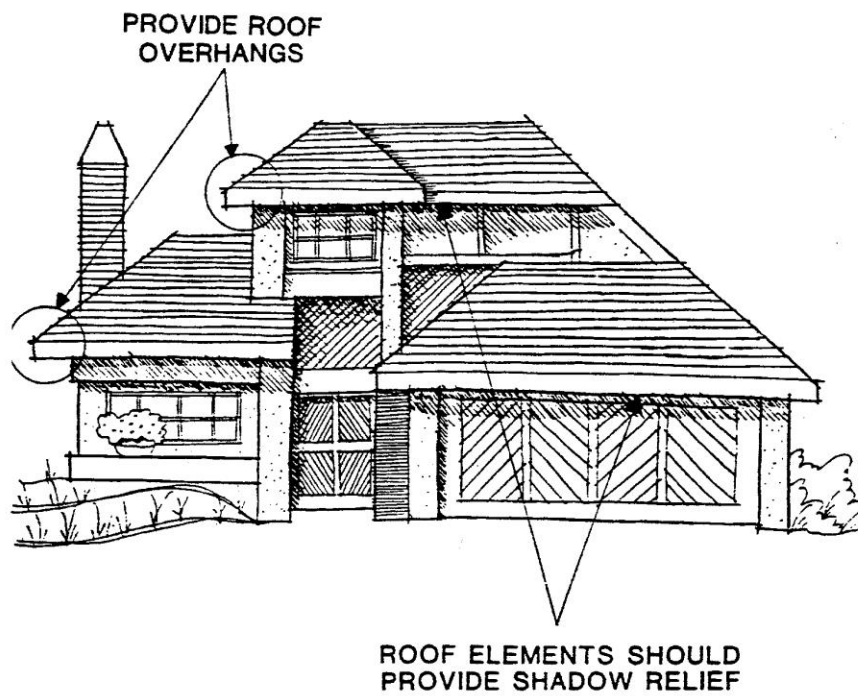


In attached housing it is important to provide each unit with its own identity and entry. This can be accomplished by staggering and offsetting each separate unit and combining one and two story building forms to separate massing. This will also provide variety to the streetscape.



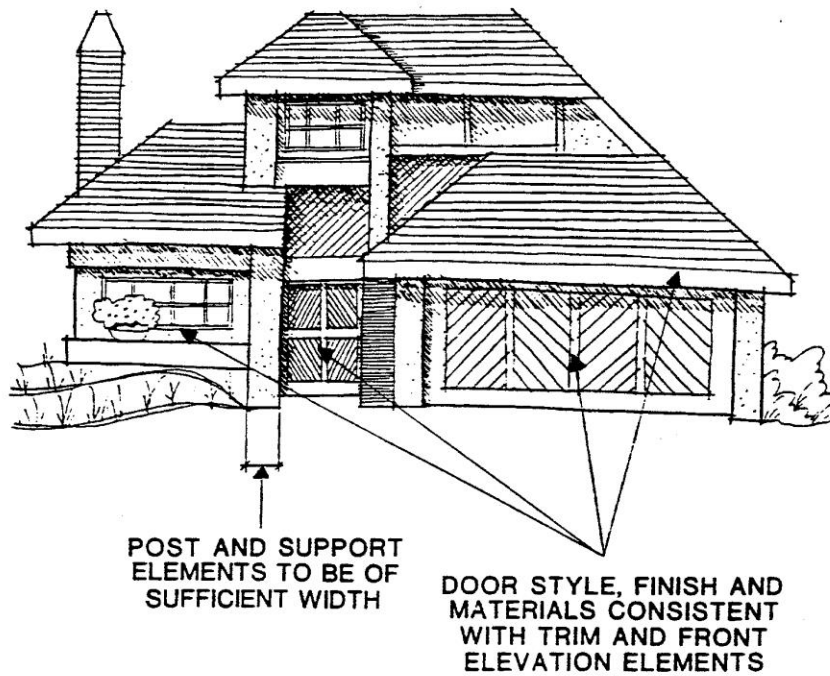
SECTION V: DESIGN GUIDELINES

ROOF TECHNIQUES



SECTION V: DESIGN GUIDELINES

CONSISTENCY OF MATERIALS EXAMPLE



5. MATERIALS AND COLORS

Wall and roof materials and colors of individual buildings should be compatible with neighboring buildings and fences or walls. It is desirable to create continuity through the use of the following elements:

- a. Materials such as wood, stone or stucco;
- c. Large areas of color (avoid use of black, pure white or primary colors);
- d. Mixed or uniform brick masonry;
- e. Small surfaces and trim that may be •accented with a contrasting compatible adjacent color or trim;
- f. Roof materials which are consistent within the same structure and adjacent buildings;
- g. For residential uses, no white or metal roofs are permitted.

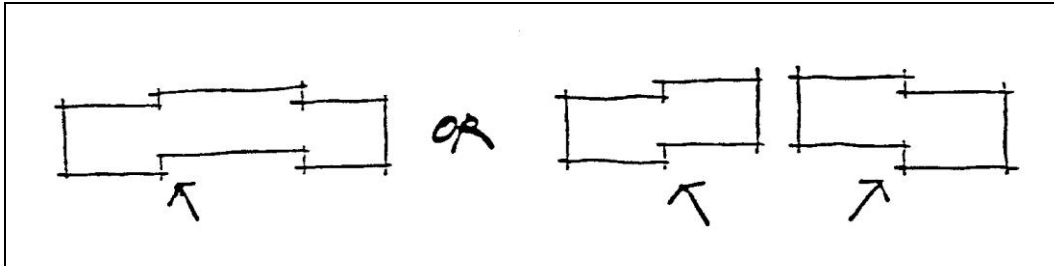
6. GARAGE DOORS

Garage doors are an important architectural component of residential units and therefore require special attention. For all garage doors visible from public streets, material and color shall be consistent with primary building materials with respect to:

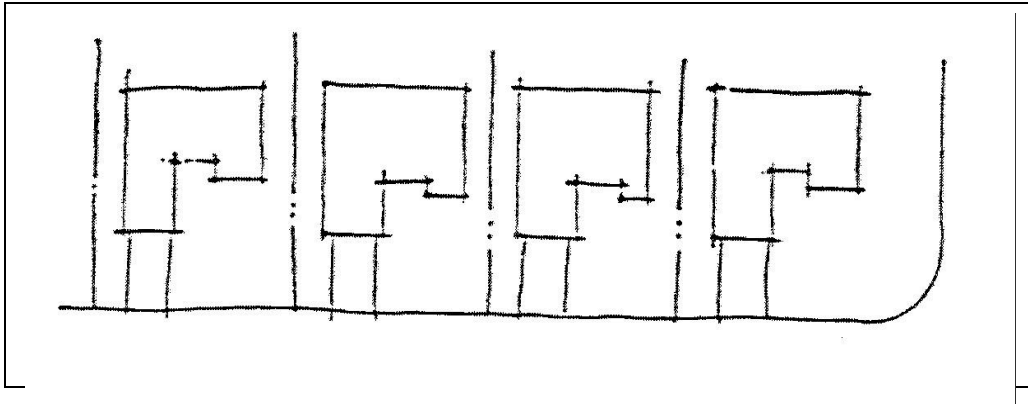
- a. Overall color scheme matching trim or primary color;
- b. Consistent appearance of quality level with other;
- c. Consistent elements of front or primary elevation;
- d. Articulation or openings consistent with building style and detailing.

7. SITE PLAN CRITERIA

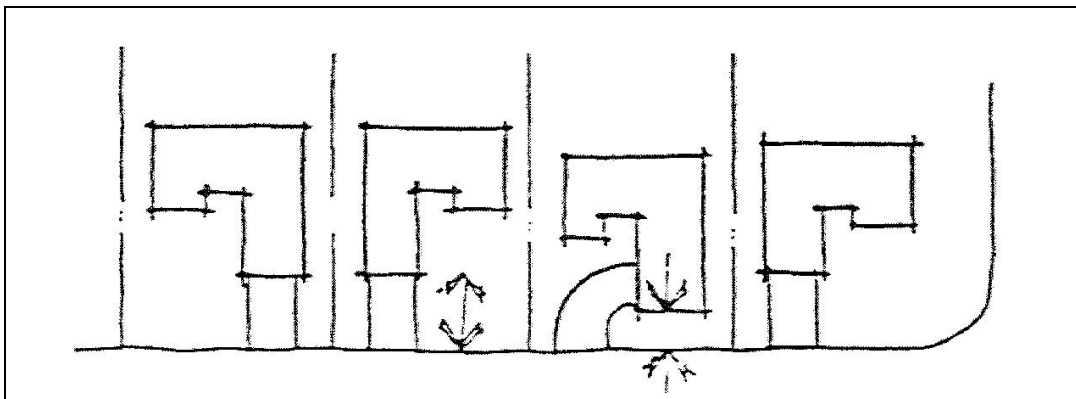
Building plans should incorporate simple jogs so that long roof planes and long wall elevations can be avoided.



Avoid repetition of very similarly shaped buildings and elevations, which will produce monotonous street scenes.



Providing a variety of building plans with differing setbacks results in variety of street scenes.



SECTION V: DESIGN GUIDELINES

B. NEIGHBORHOOD LANDSCAPE DESIGN GUIDELINES

1. GENERAL

The intent of these Landscape Design Guidelines is to provide flexibility in integrating architectural style, landscape design and merchandising of individual tracts within Chase Ranch, while at the same time providing greater specification than is contained in the CFP.

Landscape areas adjacent to collector arterial roads shall be landscaped as specified in the Landscape Master Plan and entrance designs contained in Section III.E. “Landscape Architectural Design” of the Chase Ranch Specific Plan. Landscaping of other areas not contained in the Landscape Master Plan shall follow design standards established in the following sections.

2. NEIGHBORHOOD LEVEL STREET DESIGN

a. Street Trees

Within residential tracts, street trees should be selected to provide the following criteria:

- (1) Moderate or better shade in the summer and early fall months.
- (2) A higher branching pattern to lessen pruning of low branches for parked cars and pedestrian access.
- (3) Generally deep roots to avoid sidewalk, driveway, and curb problems.
- (4) Compatibility with lawn areas.
- (5) Mature height and girth appropriate to a residential scale.
- (6) An appearance requiring minimal shaping of form.

Street trees not contained on this list are permitted if recommended in the CFP Plant Palettes or are contained on the City of Corona approved list of trees and if they meet the majority of the characteristics listed above items 1 through 6. Recommended street trees within individual subdivisions are as follows:

Botanical Name	Common Name	Size
Brachychiton populneum	Bottle Tree	15 gal
Jacaranda acutifolia	Jacaranda	15gal
Koelreuteria paniculata	Golden rain Tree	15gal
Liriodendron tulipifera	Tulip Tree	15gal
Platanus acerifolia	London Plane Tree	15gal
Pittosporum rhombifolia	Queensland Pittosporum	15gal
Quercus agrifolia	California Live Oak	15gal

b. Parkway

Parkway and adjacent area ground cover plantings shall be as indicated on the Landscape Master Plan, except as follows.

Parkway groundcover areas within residential tracts shall generally consist of turf and to a lesser extent, ground covers. Turf and ground covers shall be selected to provide the following characteristics:

- (1) Moderate drought and heat tolerance.
- (2) Mild or better resistance to freezing.
- (3) Resistance to disease.

Plant material shall be generally as permitted on the CFP lists of Ground Covers except that some plant materials, which are not recommended, have been deleted. The following List indicates recommended plant material in areas other than those shown on the Landscape Master Plan.

3. RECOMMENDED PLANT MATERIAL**a. Shrubs**

Botanical Name	Common Name
Abelia 'Edward Goucher'	Edward Goucher
Acacia ongerup*	No Common Name
Acacia redolens*	No Common Name
Arctostaphylos species	Manzanita
Callistemon species	Bottlebrush
Ceanothus species	California Lilac
Cistus species	Rockrose
Cocculus laurifolius	Snailseed
Cotoneaster species	Cotoneaster
Elaeagnus pungens	Silverberry
Euonymus fortunei	No Common Name
Euonymus japonica	Evergreen Euonymus
Lantana species	Lantana
Mahonia aquifolium and 'Compacta'	Oregon Grape
Nerium oleander	Oleander
Photinia frazeri	Photinia
Pittosporum tobira and 'Wheeler's Dwarf'	Pittosporum
Plumbago capensis	Cape Plumbago
Pyracantha species	Firethorn
Raphiolepis indica 'Springtime'	Pink Indian Hawthorn
Xylosma congestum	Xylosma

SECTION V: DESIGN GUIDELINES

b. Sub Shrubs

Botanical Name	Common Name
Agapanthus africanus	Lily of the Nile
Ceanothus species	California Lilac
Hemerocallis species	Day Lily
Lonicera japonica 'Halliana'	Hall's Honeysuckle
Moraea bicolor	Fortnight Lily
Trachelospermum jasminoides	Star Jasmine

c. Vines

Botanical Name	Common Name
Cissus antarctica	Kangaroo Treevine
Doxantha unguis-cati	Cat's Claw Vine
Gelsemium sempervirens	Carolina Jessamine
Jasminum polyanthum	No Common Name
Rhynchospermum jasminoides	Star Jasmine
Wisteria floribunda	Wisteria

d. Ground Covers*

Botanical Name	Common Name
Baccharis pilularis 'Twin Peaks'	Coyote Brush
Gazania splendens 'Mitsuwa Yellow'	Gazania
Hypericum calycinum	Aaron's Beard
Lonicera japonica	Honeysuckle
Rosemarinus officinalis	Rosemary

4. IRRIGATION SYSTEM STANDARDS

Irrigation within all public rights of way and landscape maintenance district areas shall conform to the following performance criteria:

- Systems shall employ permanent automatic controllers and below grade lines,
- ALL systems should be designed so that areas of separate maintenance responsibility can be controlled independently to the extent practical.
- 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 extent practical.

SECTION V: DESIGN GUIDELINES

- d. Controller valves, check valves or anti-drain valves shall be used on long irrigation lines to minimize erosion and uncontrolled runoff due to line drainage.
- e. Irrigation systems and landscape improvements shall conform to the City of Corona, Department of Public Works Standard Plans and Special Provisions.
- f. Irrigation and landscape improvements in LMD lots shall conform to the City of Corona Department of Parks and Recreation “LMD Formation and Design Guidelines”.

VI. IMPLEMENTATION

A. TRANSFER OF DWELLING UNITS

Dwelling units may be transferred from one Planning Area to another within the Specific Plan in accordance with the following provisions. The intent of this section is to allow some flexibility to increase or decrease the number of housing units within a defined Planning Area. The factors affecting the maximum numbers of units allowed, include the density range established in the CFP, the maximum achievable for a given permitted Lot size or product type, and compatibility with adjacent uses.

In no case shall transfers of units result in:

1. Exceeding the dwelling unit maximum for each Planning Area in Table 3; or
2. Exceeding the overall specific capacity of 1,170 dwelling units; or
3. Transfer of units into the park site, Planning Area 11, unless the City determines that the park site is not needed in Chase Ranch. If Planning Area 11 is not developed as a park, then the overall Plan capacity shall increase by 55 dwelling units; or
4. Transfer of units into Planning Areas 15, 16, 17 or 18; or
5. Exceeding the density ranges outlined in the CFP.

The dwelling units replaced by the proposed elementary school site, if acquired by the school district, may be transferred to any Planning Area in accordance with the above criteria.

Property owners shall provide a written statement of unit transfers indicating areas where units are being transferred to and from, to the Planning Director, prior to the approval of subdivision maps. A revised Land Use Table and Dwelling Unit Transfer Table must also be submitted to be included in future editions of this Specific Plan. If different parties own areas involved in the transfer of dwelling units, a written agreement signed by both parties indicating the transfer of those units shall also be provided prior to approval of subdivision maps.

SECTION VI: IMPLEMENTATION

TABLE 3

MAXIMUM PERMITTED UNITS WITH TRANSFERS

Planning Area	Acres	Units Allowed W/Transfer
1	3.6	14
2	1.1	4
3	57.5	262
4	9.4	75
5	3.0	24
6	9.0	127
7	22.2	66
8	59.0	269
9	24.6	196
10	22.7	340
11	7.0	55*
12	8.1	64
13	22.6	67
14	25.4	76
15	36.7	N/A
16	30.4	N/A
17	18.2	N/A
18	15.30	N/A
19	49.43	**

* If property is not developed as a park.

** Natural Open Space – no units assigned.

B. PLAN AMENDMENTS

1. REQUIREMENTS AND PROCEDURES

This plan may be amended at any time in the same manner and by the same process by which the plan was originally adopted. Said amendment or amendments shall not require a concurrent general plan amendment, unless it is determined by the Planning Director that the Community Facilities Plan or General Plan goals, objectives, policies or programs would be substantially affected by the proposed change.

2. VARIANCES

The Board of Zoning Adjustment pursuant to the procedures described in the aforementioned Chapter 17.98, as defined in Chapter 17.98 of the Corona Municipal Ordinance, shall determine minor variances.

SECTION VI: IMPLEMENTATION

Additional variances shall be determined by the Planning Commission pursuant to the procedures described in Chapter 17.96 of the Corona Municipal Ordinance.

3. PLAN AMENDMENT CRITERIA

- a. Consistency with the City of Corona General Plan and South Corona Facilities Plan.
- b. Consistency with the intent of the Chase Ranch Specific Plan.
- c. Consistency with the village concept is achieved. Adequate circulation to and from and within the area is maintained.
- d. Public service levels capable of adequately serving the Specific Plan area are provided.
- e. The public and private open space system is neither disrupted nor depleted.

C. PRECISE PLAN REVIEW

Residential projects in Planning Areas 10 and 11 shall require approval by the City Precise Plan process, unless developed as single-family detached units pursuant to the standards within Section IV.A.1 -4 of this Specific Plan. As of February 2, 2000, the following Planning Areas are subject to the Precise Plan process: Planning Areas 4, 5, 6, 7 and 12 through 18.

SECTION VI: IMPLEMENTATION

D. INFRASTRUCTURE PLAN AND PHASING ADJUSTMENTS

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

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