

The Cimarron Specific Plan

Specific Plan 95-01

Revised by

Rossland Ten Corp.

P. O. Box 8647

Newport Beach, CA 92658

for the

City of Corona

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Corona, CA 92882

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July, 1996

Amended August 15, 2001

Amended May 17, 2006

Amended September 11, 2006

DPR 01-027

PROJECT APPROVALS (SP95-01)

CASE NO.	COUNCIL APPROVAL	DESCRIPTION/APPLICANT
SPA01-007	August 1, 2001 Approved	Application to amend the Cimarron Specific Plan (SP95-01) to include approximately 11 acres presently zoned C-2 and A-14.4 into the specific plan and designate such property as "Neighborhood Commercial" as well as amend the development standards of said designation located at the southeast corner of Hidden Valley Parkway and Interstate 15, and consideration of the mitigated negative declaration regarding potential environmental impacts of the proposed project (Applicant: Ross Mollard).
SPA05-008	May 17, 2006 Approved	Application to amend the Cimarron Specific Plan (SP95-01) to modify the freeway oriented pylon sign development standards for properties located in the Neighborhood Commercial (NC) District.
SPA06-006	September 11, 2006 Approved	Application to permit with a minor conditional use permit and establish regulations for tobacco stores and smoking lounges in the Neighborhood Commercial (NC) District.

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1. -Introduction

The Cimarron Specific Plan provides the City of Corona with a set of plans, regulations and guidelines to create a quality planned community through the orderly development of the site as a mixed-use planned community. This Specific Plan provides for the creation of a pedestrian-scaled community including, (1) a traditional single family detached enclave, (2) a large lot residential neighborhood providing a consistent transition from the adjacent single-family homes, and (3) a neighborhood commercial site providing a local shopping center.

Through the use of this innovative land planning and integrated architectural design, “The Cimarron” is consistent with the City General Plan. The Specific Plan will achieve the City’s goals and objectives for north Corona and will encourage well planned and quality projects to develop within its boundaries.

1.1. Location

The Cimarron Specific Plan (SP-95-01) includes property totaling 40 acres of land located to the east of the I-15 Freeway at the western base of the Corona Hills. In addition to Hidden Valley Parkway that bi-sects the parcel and provides access, the major roads bounding the property are First Street on the north and Corona Avenue/Gise Circle on the south. The City of Norco borders on the north and portions of both the western and eastern property lines are the Norco city limits.

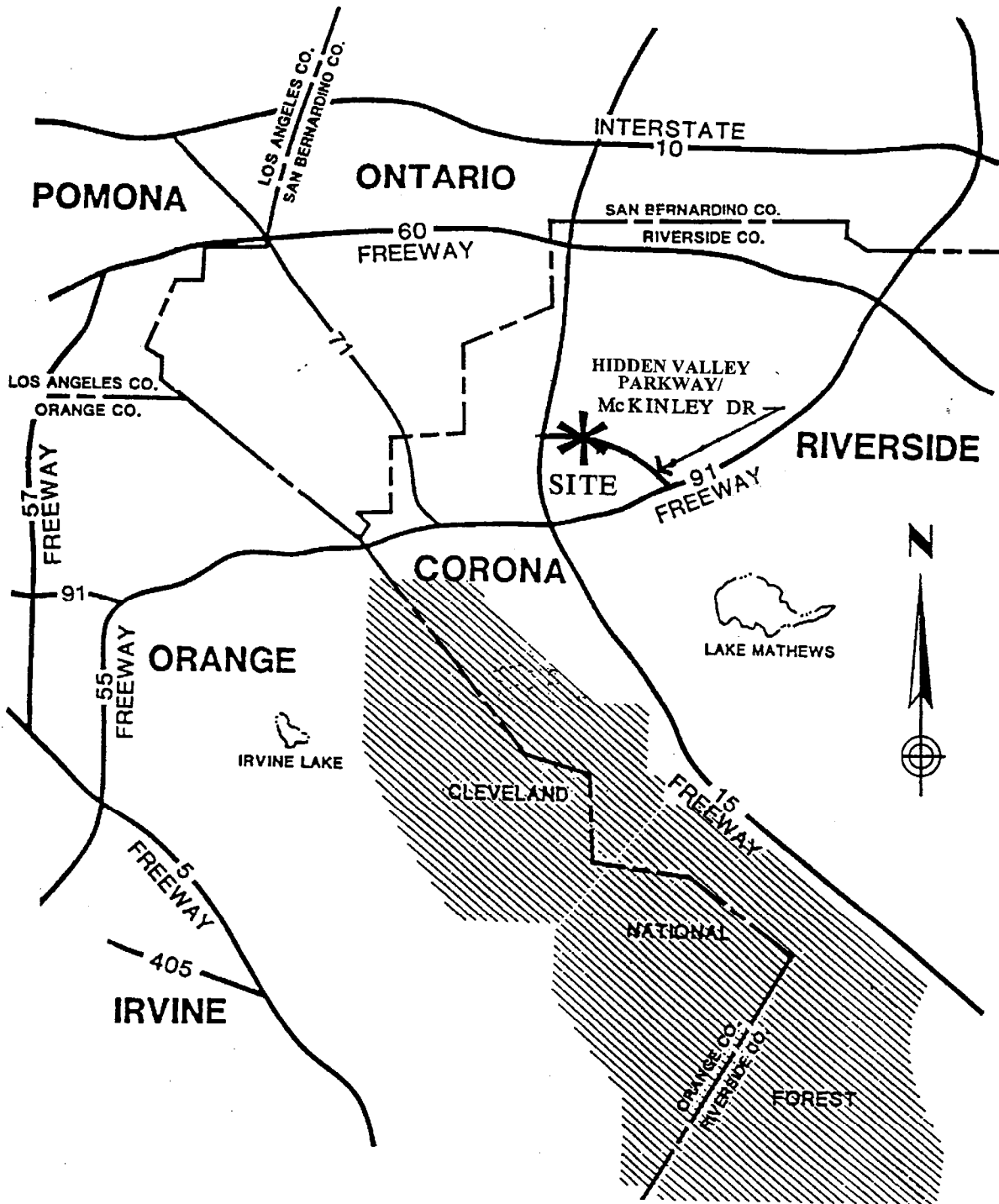
1.2. Authority and Scope

The California Government Code authorizes cities to adopt specific plans by resolution as policy or by ordinance as regulation. Corona Municipal Code (CMC) Chapter 17.53 sets regulations and procedures for Specific Plans and their adoption by ordinance. Hearings were held as required by the Planning Commission, on March 25, 1996, and by the City Council, on April 17, and on July _____, 1996 after which the Specific Plan was adopted by the City Council on _____, 1996.

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

By its adoption, The Cimarron Specific Plan will establish necessary land use regulations, design guidelines, infrastructure, and amenities that assure an orderly and attractive community. Except within the A 14.4 Single Family District, which will not have an association, the continued administration of these controls and the maintenance of the common facilities will be provided by a private homeowner’s association (HOA) and a commercial center association, or the equivalent that will be guided by the following:

- A Land Use Plan to establish community design, land use regulations and density/intensity standards.

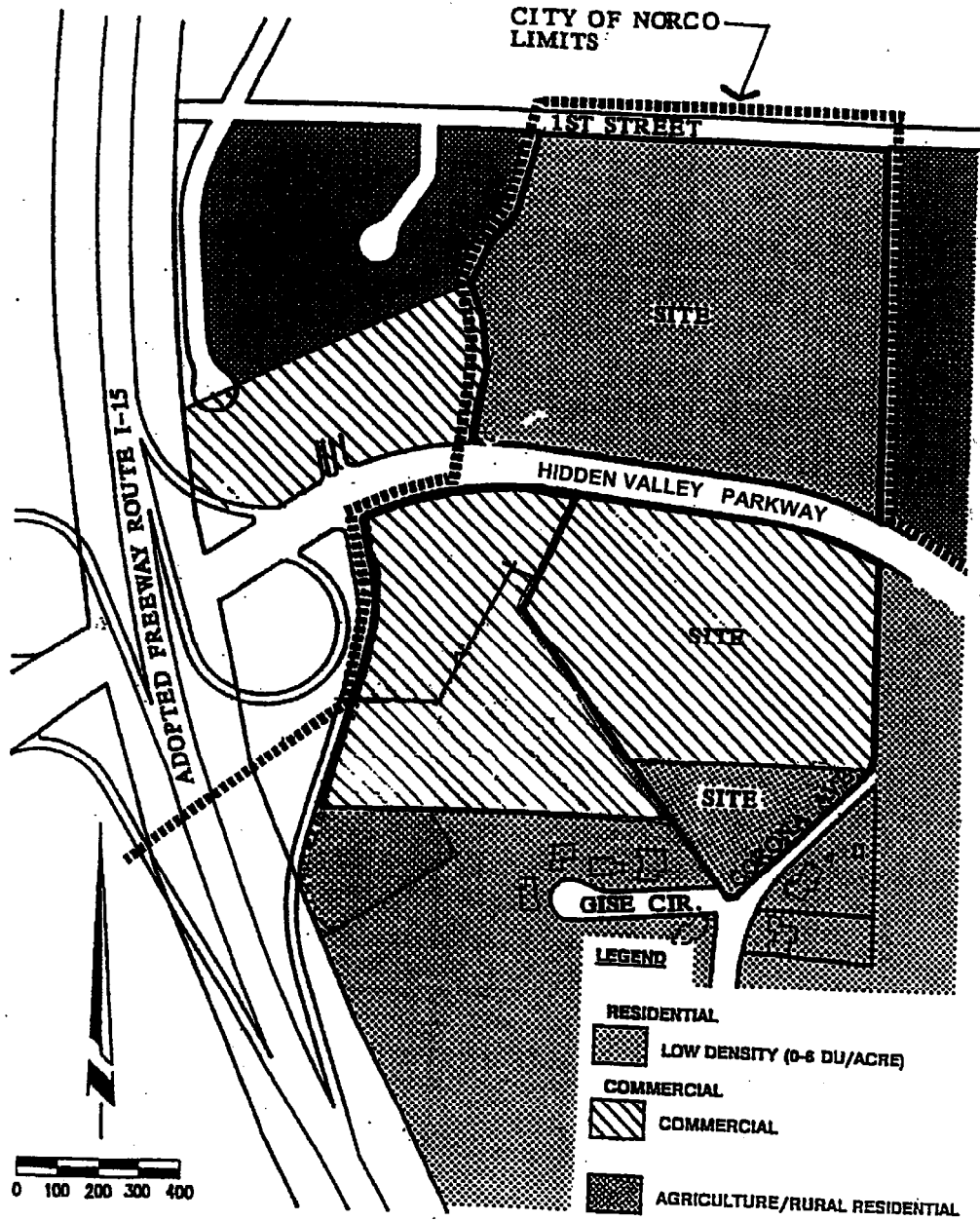


Vicinity Map

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 1736 Port Abbey Pl., Newport Beach, CA 92660 (949) 640-5577

CIMARRON

A

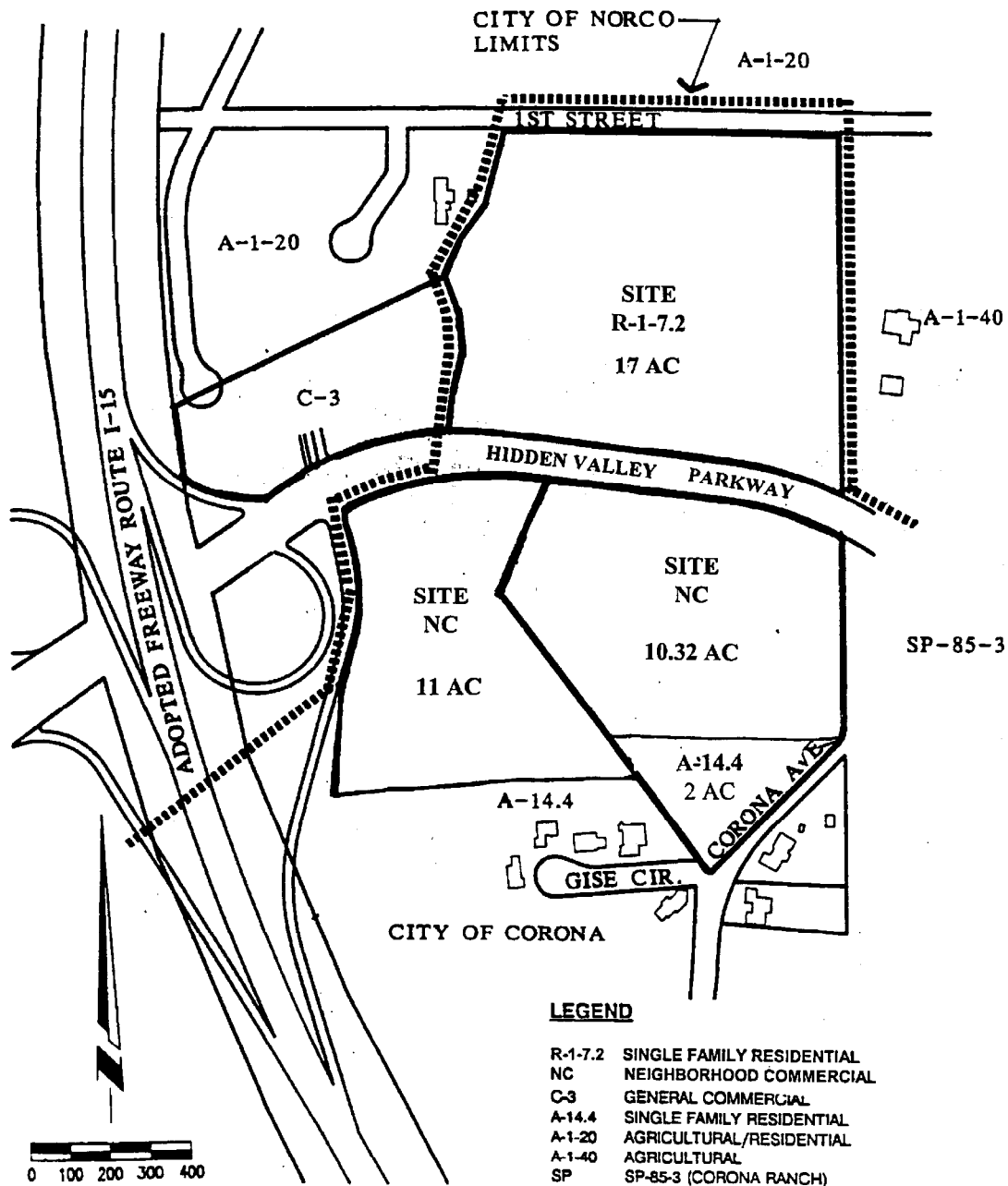


General Plan Map

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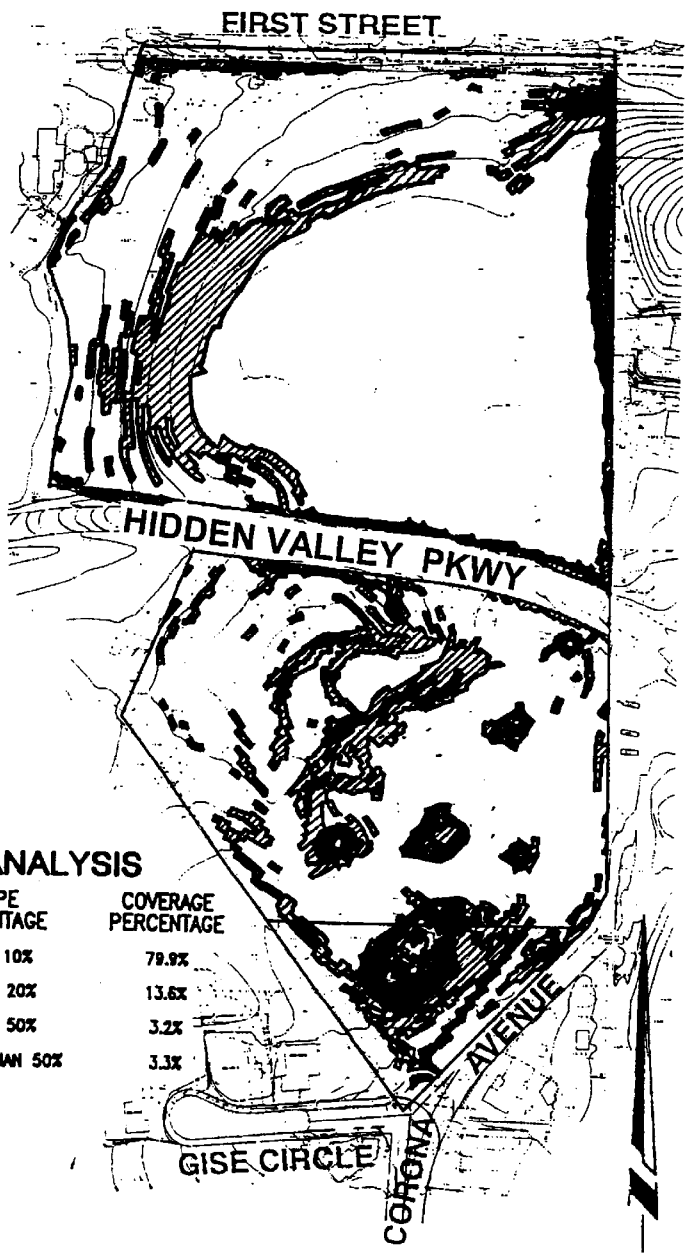


Specific Plan Land Use Designation Map

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SLOPE ANALYSIS

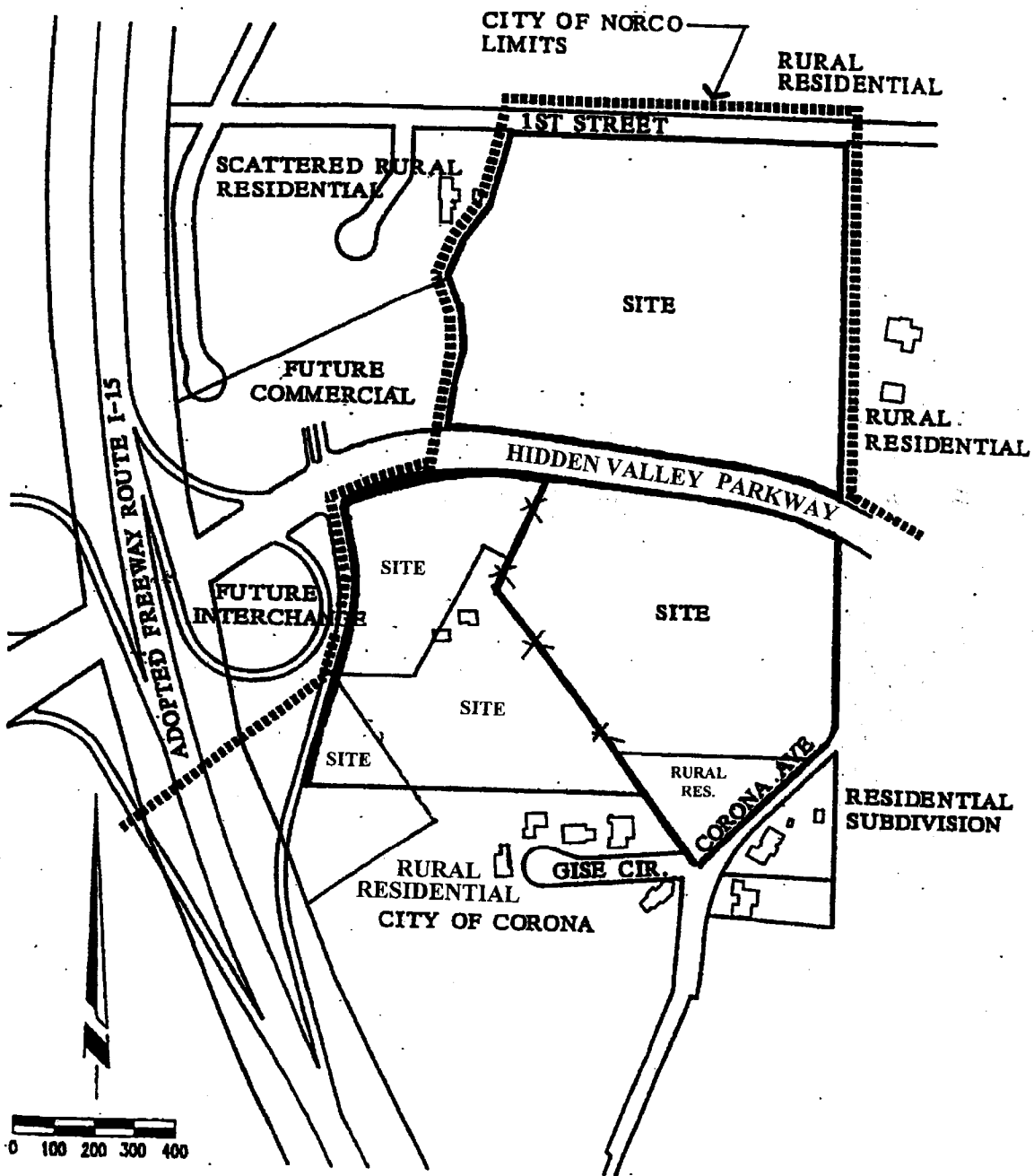
SLOPE PERCENTAGE	COVERAGE PERCENTAGE
0% TO 10%	79.9%
10% TO 20%	13.6%
20% TO 50%	3.2%
GREATER THAN 50%	3.3%

Slope Analysis

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D

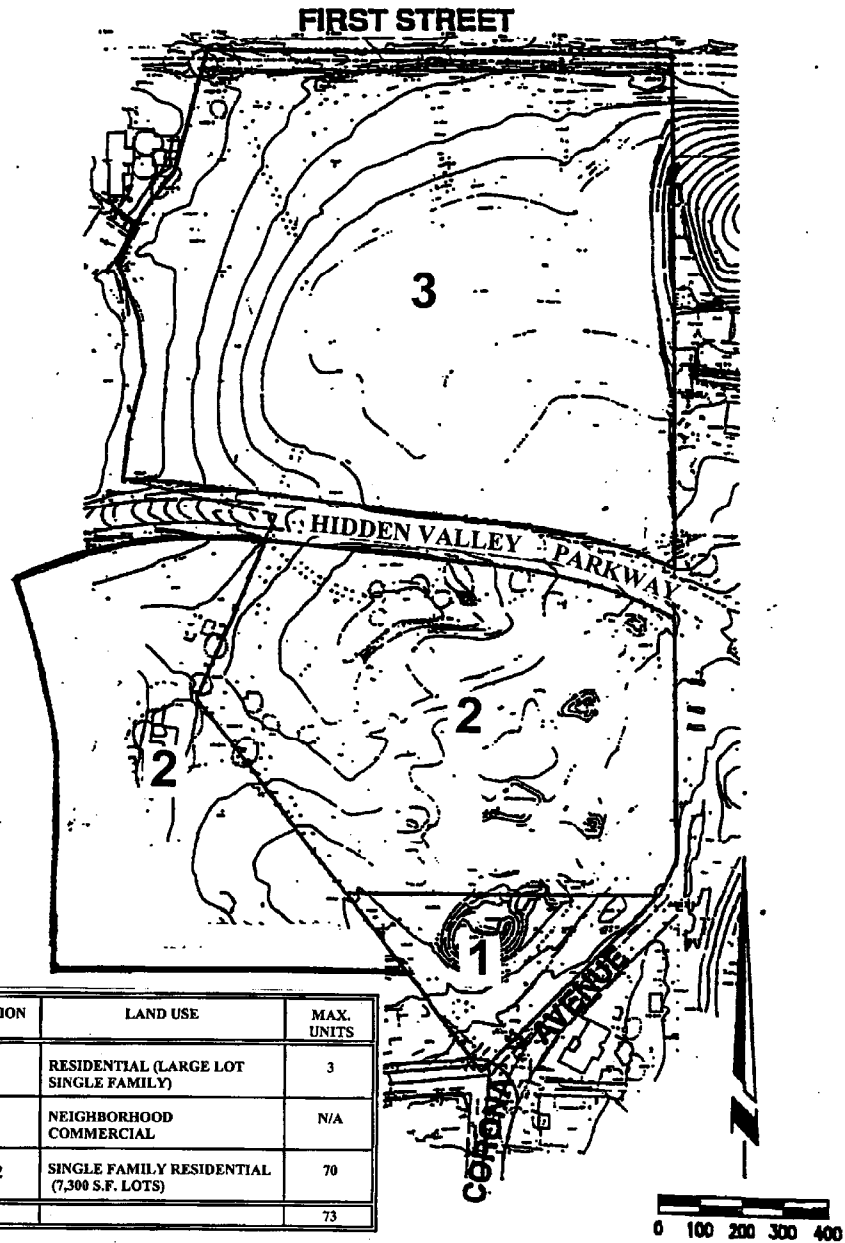


Adjacent Land Uses

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E



LAND USE SUMMARY

PLANNING AREA	ACREAGE	DESIGNATION	LAND USE	MAX. UNITS
1	2	A-14.4	RESIDENTIAL (LARGE LOT SINGLE FAMILY)	3
2	21	NC	NEIGHBORHOOD COMMERCIAL	N/A
3	17	R-1-7.2	SINGLE FAMILY RESIDENTIAL (7,300 S.F. LOTS)	70
	40			73

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- A Circulation Plan establishing the location and size of roads, private streets and drives.
- Utility Plans designating the location, size and type of utilities which will serve the project.
- A Phasing Plan for the logical and orderly improvement of necessary infrastructure systems.
- Development regulations establishing standards which supplement portion of the Zoning Code for this site.
- Community design standards which create a secure and attractive living environment through perimeter controls, an enhanced interior streetscape, common landscape improvements and enjoyable village park.
- Architectural design guidelines to ensure the quality of residential and neighborhood commercial development.
- An implementation plan which addresses the procedures of future specific project approvals such as individual precise plans.

All future land use decisions regarding “The Cimarron” must be found consistent with this Specific Plan. Approval of subdivision maps, precise plans, use permits and building permits must be consistent with the criteria and guidelines established by the Specific Plan.

Background

Development of The Cimarron site as a planned community follows many years of growth and change. The economic realities of recent years, along with the continued urbanization of the local area and the increased sophistication in housing design, necessitate a revision from the conventional subdivision that is currently approved. In the place of this conventional subdivision, “The Cimarron” is proposed as an internalized and aesthetically integrated, pedestrian-scale mixed-use community with distinctive entries and an enhanced perimeter.

“The Cimarron” follows the development of both Corona Hills and the Corona Ranch planned communities that are immediately to the east. “The Cimarron” is a transition between the urbanization of these large residential projects and the commercial development to occur immediately to the west at the Hidden Valley Parkway on-ramp to the I-15, and within Norco’s growing Gateway commercial development.

Traffic from both of these large, master-planned communities will travel along Hidden Valley Parkway, past “The Cimarron,” and onto the I-15 Freeway. The traffic along Hidden Valley Parkway is projected to be approximately 10,000 daily trips by the year 2000. With the construction of the ultimate freeway on-ramp at the I-15, the traffic passing through the site will enjoy the benefit of the attractive walls and parkway landscaping that establishes its community character, while the residents of “The Cimarron” are protected within a tranquil environment.

Through the use of distinctive entries, decorative walls and landscaped parkways along Hidden Valley Parkway that establish the project's design quality, and planted perimeter areas that will be maintained by the associations, the character of the surrounding neighborhood will be protected. To complement the adjacent "rural estate" properties within the City of Corona, "The Cimarron" includes a buffer and transition area which will be designated A-14.4 Single-Family, to allow development of homes consistent with the existing neighborhood. In addition, the northerly portion of the site will be developed with single family homes on minimum lot sizes of 7,200 square feet, which will compliment the surrounding lower densities in the City of Norco, while still addressing the proximity of adjacent commercial uses. The enhanced perimeter of landscaped slopes and decorative walls are designed to both visually separate and provide a transition to the rural land uses of the existing neighborhood while "The Cimarron" commercial and residential villages remain consistent with the designations of the City General Plan.

1.4 Existing Conditions

The Cimarron Specific Plan is designated to be compatible with the existing environmental conditions, as well as the pattern of approved land use. This section describes the current site conditions.

Existing General Plan:

The subject site is currently designated for "Low Density Residential" uses by the General Plan. This would permit developments within a range of 0 - 6 dwelling units per acre. The residential component of the Specific Plan will maintain this designation. On April 17, 1996, the City Council approved General Plan Amendment GPA-95-02, to redesignate the commercial area of the Specific Plan to "General Community Commercial."

Existing Zoning:

The entire property is currently zoned "R-1-8.4 Single Family Residential." This designation is intended for single-family development on individual lots of a minimum size of 8,400 square feet. Light agricultural uses are also permitted. This Specific Plan would replace the existing zoning with the development standards and permitted mixed uses as contained herein.

Topography:

Portions of the subject site have been rough graded by the past owners of the property. The property's existing topography is in various stages of this previous rough grading and two level areas are separated by Hidden Valley Parkway. Due to the illegal disposal that has occurred on-site, both the trash and debris exist to the south of Hidden Valley Parkway and will be removed with the final balanced grading. A slope gradient analysis of the existing topography is included as Exhibit D.

Archaeological:

There are no known archaeological sites existing on-site.

Biological:

Previously, the site was determined to have no native habitat due to historical agricultural use. A recent habitat survey was completed for the Stephen's Kangaroo Rat (LsA Associates 11/6/92) and indications of the rat's existence were discovered within the areas of recent grading. The project proponent has received approvals (Permit No. RPT-788945 dated March 22, 1995) from the U.S. Fish and Wildlife Service and the Riverside County Habitat Conservation Agency (RCHCA) which will provide mitigation for the development of the site. The only remaining action required to implement this permit approval is the payment of mitigation fees to the RCHCA, which must be done prior to any grading on the site. No mitigation is required for the Neighborhood Commercial site since a Biological survey and Report for the Neighborhood Commercial site, prepared by Mantee Consulting and dated January 25, 2001, found that this site remains absent of any "rare, endangered threatened or species of special concern."

Geology and Soils:

In the soils report prepared by Earth Research Associates, Inc. in June of 1987, they concluded that there are no subsurface conditions that would prevent the grading required for the development of the site.

Paleontological:

A review of the site by Robert Reynolds of the San Bernardino County Museum identified the existence of terrace material that had the potential of yielding fossiliferous units from near-shore marine incursions into the area approximately 20 million years ago. RMW Paleo Associates were retained to monitor the previous grading operation. No resources were identified by the consultant during this operation.

Existing Land Use:

The site is one of the last vacant parcels in an area of scattered homes of a rural character on lots ranging from 7,200 square feet within the City of Norco and 14,000 square feet within Corona. However, the area is in transition with recent construction and approvals introducing urbanization, commercial uses and increased traffic into the immediate vicinity, as can be seen on Exhibit E.

Freeway Commercial uses have been approved immediately to the west on both the north and south side of Hidden Valley Parkway between "The Cimarron" and I-15 Freeway. Also to the west and within Norco, the Gateway Specific Plan provides for nearly 300 acres of retail, freeway commercial and industrial development. On the east within Corona, the 3,300 dwelling Corona Ranch is under construction and will connect Hidden Valley Parkway to the 5,900 dwellings and retail center at Corona Hills.

Development Approvals:

The Subject Parcels currently have a valid tentative tract map, TTM 22579, which was approved by the City of Corona on November 15, 1989, and by recent action of the City will be valid until November 15, 1996. This map would permit the development of single-family dwelling units on 96 lots. The Cimarron Specific Plan will also permit a maximum of 96 dwelling units within its boundaries; thus, there will be no net increase of the number of dwelling units or residential density with the approval of the Specific Plan. In addition to the residential component, this Specific Plan would add a neighborhood commercial center, which is not currently permitted by the base zoning.

2. Plan Consistency

2.1. Conformance with State Government Code

California Government Code Section 65451 identifies and following as requirements that should be included and defined in a Specific Plan.

- A. A Specific Plan shall include a text and a diagram or diagrams specifying all of the following in detail:
 1. The distribution, location and extent of the uses of land, including open space, within the area covered by the Plan.
 2. 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. Transportation components addressed should include mass transit and any programs and standards established by the Riverside County Transportation Commission or congestion management programs which may be applicable for a project of this scope.
 3. Standards and criteria by which development will proceed, and standards for the conservation, development and utilization of natural resources, where applicable. This should also include provisions for compliance with the federal Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) requirements, and the Storm Water Pollution Prevention Plan (SWPPP).
 4. A program of implementation measures including regulations, programs, public infrastructure fees, reimbursements or financing measures necessary to carry out paragraphs 1 through 3 above.
- B. The Specific Plan shall include a statement of the relationship of the Specific Plan to the General Plan.

The Cimarron Specific Plan demonstrates conformance with the State of California Government Code requirements by providing the following elements:

- The Specific Plan text details the planning concept, permitted uses and densities of each land use, and it provides a Land Use Plan that illustrates the location, distribution and extent of project land uses.

- The Specific Plan describes in detail the required public facilities and their location within the project area.
- The Specific Plan describes development standards for each land use designation within the plan area.
- A detailed program of implementation measures has been provided in Section 7.0 of the Specific Plan text.
- The relationship of the Specific Plan and General Plan is discussed within the following section. The Specific Plan addresses how The Cimarron Plan meets the goals of the General Plan.

2.2. Conformance with the City of Corona General Plan

The City of Corona’s planning process is based upon a set of adopted goals and objectives that are included within the City’s General Plan. This section addresses the relationship between the Specific Plan and the General Plan.

General Plan Goals

The City’s General Plan is divided into various elements, each which has its own goals. The General Plan goals that correspond to The Cimarron Specific Plan are listed below in bold type, and the method used to comply with the goal in the Specific Plan follows:

A. Land Use Goals:

- **To develop a land use pattern which meets the basic needs of Corona residents for essential services, working and living areas, and areas for the pursuit of leisure time activities.**

The Cimarron Specific Plan permits a market-sensitive mixed-use alternative to standard tract construction with the addition of distinctive entries, decorative perimeter walls, and landscaped parkways, which will all be convenient to potential employment centers.

- **To economize on the costs of municipal facilities and services and the extension of these services by phasing residential development in a manner consistent with availability for essential services.**

The Cimarron Specific Plan is the logical extension of approved urbanized development and is consistent with availability of existing services and the proposed timing of facilities to be completed as a part of the bonded improvements for the Corona Ranch

B. Circulation Goals:

- **To provide a safe and efficient system for the movement of people and goods in the City of Corona through City actions and coordination of all agencies involved in development of circulation facilities in the Corona area.**

The Cimarron Specific Plan both recognizes the regional nature and the projected traffic counts for Hidden Valley Parkway. Distinctive entries and decorative perimeter walls and landscaped areas will control access, minimize noise, prevent through traffic and permit a safe pedestrian environment at an appropriate scale.

- **To increase the mobility of residents through development of any adequate and balanced transportation system that includes automotive and non-automotive transportation considerations.**

Through the use of a centralized access on Hidden Valley Parkway and a looped system of internal streets, The Cimarron Specific Plan both reduces traffic conflicts and encourages a safe pedestrian environment to encourage non-vehicular usage.

C. Housing Element:

- **To encourage development of housing to satisfy the shelter and home environment needs of existing and future Corona residents. To encourage provision of a variety of housing types, prices, ownership possibilities and locations.**

The Cimarron Specific Plan, within its R-1-7.2 District, will allow development of homes at a transitional and complimentary density to both surrounding lower density residential uses in the City of Norco and also to adjacent planned commercial uses. In addition, the Specific Plan provides for large lot custom residential development in the A-14.4 Single Family District which also serves as a southerly buffer area consistent with the existing residential development in the area to the south.

- **To develop neighborhoods properly related to essential community services.**

The developer of The Cimarron will contribute required school fees to satisfy the proportionate impact on the local school district. All other community services are located or assured within The Corona Ranch or Corona Hills communities, immediately to the east, or to the west, within Norco or the enter of downtown Corona. In addition, the proposed Neighborhood Commercial Center will provide commercial and professional services for the Cimarron project and surrounding areas.

- **To maintain high quality development standards for residential land development to ensure establishment of neighborhood with lasting value.**

The Cimarron Specific Plan proposes a master planned residential component, which is preferred by the home buying public for its demonstrated effectiveness in maintaining home values through effective planning, comprehensive architectural controls and common maintenance requirements. The A-14.4 Single Family District will include three large lots, as a high-end residential development that will conform with to adjacent residential development. The R-1-7.2 Single Family District will provide for development at a transitional density between commercial uses and existing lower residential densities within the City of Norco.

D. Open Space Element:

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

The Cimarron Specific Plan will make financial contributions to satisfy the requirement for City parks as required by the Quimby Act and City ordinance.

E. Community Design:

- **To develop a City that is visually attractive and effectively organized, and understandable both functionally and psychologically.**

The Specific Plan recognizes that the site is located at the entrance to the urbanizing Corona Ranch and Corona Hills area and that the surrounding land uses are beginning to transition from a rural to a more urban character. The perceptual image of “The Cimarron” will be that of an open, up-scale planned community. The enhanced streetscape of decorative walls and landscaped parkways along Yuma Drive create an attractive entrance to the Corona Ranch and Corona Hills area and an effective transition for the expanding retail uses to the west. Perimeter aesthetic controls and the added dedication of land to the City of Norco, which will permit the continuation of their equestrian trail along First Street, will preserve the rural character of Norco and those surrounding neighborhoods.

- **To preserve and enhance the visual aspects of the City’s circulation system for scenic purposes.**

The very character of the landscaped and walled parkway along Yuma Drive will enhance the entry to Corona Ranch and provide a visual transition to the ultimate freeway access and retail centers proposed at the I-15.

2.3. Conformance with the Corona Municipal Code and Other City Standards

The outline, format and contents of this Specific Plan are designed to conform to Corona’s Specific Plan Ordinance Chapter 17.53 of Corona Municipal Code (“CMC”). The Plan also either complies with, or requires future development within its boundaries to comply with, other City standards including those associated with subdivision design and public works standards.

3. Land Use Plan

The Cimarron Specific Plan represents a mixed-use planned community that provides for two different types of housing opportunities for the City of Corona, as well as providing local commercial and employment opportunities. The Cimarron Concept Plan envisions architecturally integrated development fronting on each side of Hidden Valley Parkway with 7,200 square foot lot single-family homes to the north, and the Neighborhood Commercial Center to the south. Additionally, there will be an area of larger (14,000 square foot) lot home sites to the south of the commercial center to provide a transition and buffer from the existing residences in that area.

The Specific Plan permits a combined maximum of 73 homes, with Planning Area 1 allowing a total of 3 homes and Planning Area allowing a maximum of 70 homes. A subsequent Tentative Tract Map will be required for development of Planning Area 3 which will precisely define the number of units to be developed in conformity with the standards established by this Specific Plan. A precise Plan will be required for the commercial development of Planning Area 2.

3.1. Land use Plan

The Land Use Plan for “The Cimarron” (Exhibit G) describes the density/intensity, location and permitted uses within each planning area. As the western entry to the Corona Ranch, The Cimarron will provide a sense of entry to the overall vicinity. Three land use districts will be established within the Planning Areas, as follows:

Planning Area 1, the A-14.4 Single Family District, is the residential buffer to the existing residential neighborhood area located south of Hidden Valley Parkway and fronting on Corona Drive and Gise Circle. Primary access to the residential enclave in the south area will be from Corona Drive. It is intended that these three lots will be individually developed consistent with the City’s A- 14.4 zoning as custom homes. No Precise Plan will be required for their development.

Planning Area 2, the Cimarron Neighborhood Commercial District (NC), will front on and take access from Hidden Valley Parkway. The uses approved from this district shall be consistent with the uses set forth in Section 4.3 of the Cimarron Specific Plan, which is intended to provide local shopping and employment opportunities for the residents of the Cimarron Specific Plan, as well as other local residents. The center will primarily capture “drive home” traffic from the Hidden Valley Parkway/I-15 interchange to the master planned communities of Corona Hills and Corona Ranch to the east, as well as traffic from other adjacent areas of the cities of Corona and Norco. The center will be designed with a consistent architectural theme and will incorporate appropriate design measures to buffer adjacent residential areas from noise and visual impacts. The Hidden Valley Parkway frontage will include landscaping and other design elements to enhance the area and be consistent with design criteria found within this Specific Plan.

Planning Area 3, will be the **R-1-7.2 Single Family District** located north of Hidden Valley Parkway. It is situated on a hill with view of the valley to the west. A landscaped slope that will be maintained by the HOA will border the Norco equestrian trail along the frontage of First Street to the north. To facilitate the continuity of the City of Norco’s street improvements, including the horse trail, on First Street, that portion of the right-of-way currently within the City of Corona will be

detached from Corona and annexed to Norco. Improvements within this area would be done to the City of Norco's standards. This reorganization must be completed prior to approval of the subsequent tentative tract map over the R-1-7.2 District area, unless the Corona City Council later establishes some other time line. If the reorganization is ultimately not approved, the "Corona" area of First Street will be improved to City of Corona standards. This development will be composed of homes accented with wood siding, brick or stone and the home designs will promote a diverse and interesting street scene. A maximum of 70 homes will be permitted, however a subsequent tentative tract map and Design Review will be required prior to development, and it is this map that will define the actual project design and number of units.

4. Development Standards

The Cimarron Specific Plan defines general provisions and the development standards for the residential and neighborhood commercial districts established by the Land Use Plan. The standards contained herein shall serve as minimum regulations unless otherwise specified. They are subject to modification through the amendment and variance procedures contained within Section 7.0.

4.1. General Provisions

- A. All development within the area of the Cimarron Specific Plan shall conform to the development and design criteria contained herein, and also to applicable provisions within the Corona General Plan and Municipal Code. In situations where a conflict exists, the Cimarron Specific Plan shall take precedence. Where the Specific Plan is silent on a standard or criteria, the Municipal Code shall provide such standard or criteria.
- B. The Land Use Plan identifies individual planning areas and assigns each planning area a land use designation with a maximum density for residential development or intensity for non-residential development.
- C. The number of units allowed within each residential planning area shall not exceed the maximum established for that planning area as reflected on the Land Use Plan. The total number of dwelling units permitted for the site shall not exceed that total indicated on the Land Use Plan.
- D. Processing of Precise Plans in accordance with Section 7.1 of this Specific Plan, shall be required for any development within the “NC” commercial district. A Precise Plan will not be required for the development of property within the A-14.4 District or the R-1-7.2 District, so long as such development is consistent with the provisions of this Specific Plan and CMC Sections 17.08 and 17.18, respectively. The R-1-7.2 District shall be subject to Design Review in accordance with the procedures set by the Planning Director.
- E. As by the conditions of approval for the initial adoption of the Cimarron Specific Plan, an independent traffic study for the Cimarron Specific Plan was performed by Linscott, Law and Greenspan to determine the general area in which one signalized intersection on Hidden Valley Parkway shall be located between the northbound I-15 off-ramp and the easterly boundary of the Cimarron Specific Plan.
- F. No building permit shall be issued for any lot or parcel of land unless said lot has frontage on a dedicated street, or City approved private street or drive, and said Private Street is improved with access determined adequate by the Director of Public Works.
- G. Construction of wood framing will not be permitted until water service and all-weather access are available within 150 feet of any wood construction unless temporary water service and interim vehicular access acceptable to the City Fire Chief are provided.

H. Setbacks from public or private streets and other development standards shall be in conformance with those standards noted or detailed herein.

I. All grading shall conform to the City of Corona's grading ordinances.

4.2. A-14.4 Single Family Residential District

- 1. Purpose** - The A-14.4 Single Family Residential district is intended for an individual detached home to be located wholly within a minimum net lot area of 14,400 square feet. This district is intended to provide for development which will be consistent and complimentary to the existing residential uses in the vicinity and to serve as a transitional buffer area from those existing residences and the proposed Neighborhood Commercial Center.
- 2. Permitted Uses** - All permitted uses shall be as set forth in CMC 17.08.
- 3. Conditional Uses** - All conditional uses shall be as set forth in CMC 17.08.
- 4. Prohibited Uses** - All prohibited uses shall be as set forth in CMC 17.08.
- 5. Development Standards** - All development within the A-14.4 District shall conform to the standards set forth in CMC 17.08.

4.3. R-1-7.2 Single Family Residential District

- 1. Purpose** - The R-1-7.2 Single Family Residential district is intended for an individual detached home to be located wholly within a minimum net lot area of 7,200 square feet. This district is intended to provide for development which will be consistent and complimentary to the existing residential uses in the vicinity and to serve as a transitional buffer area from those existing residences in the City of Norco and the proposed commercial uses on land adjacent to the planning area.
- 2. Permitted Uses** - All permitted uses shall be as set forth in CMC 17.18.
- 3. Conditional Uses** - All conditional uses shall be as set forth in CMC 17.18.
- 4. Prohibited Uses** - All prohibited uses shall be as set forth in CMC 17.18.
- 5. Development Standards** - All development within the R-1-7.2 District shall conform to the standards set forth in CMC 17.18, except that side entry garages may have an eighteen (18) foot front setback, or other development standards differing from CMC 17.18 as may be noted within this Specific Plan.
- 6. Walls and Fences** - All residential lots shall have side and rear yard walls or fences, including side returns. Except as noted within this section, walls or fences may be constructed of wood. A six (6) foot high wall, constructed of solid decorative block or other sound attenuating material(s) as approved by the Planning Director, shall be located along the perimeter residential lot lines of the Planning Area. A six (6) foot high wall or fence, constructed of decorative block, wrought iron, tubular steel or a combination of these materials as approved by the Planning Director, shall be placed at the Planning Area boundary line at the top (east) or toe (west) of slope. Perimeter walls and fences shall be in substantial conformance with Exhibits J, K, L, M and N and the approved Noise Study by RJKJ dated July 31, 1995. All walls or fences located along streets within the interior of the Planning Area shall be constructed of decorative block, wrought iron or tubular steel, including side returns.
- 7. Landscaping- Front** yard landscaping shall be installed with a permanent automatic irrigation system by the project developer prior to Certificate of Occupancy, according to the provisions of Chapter 17.70.070 of the Corona Municipal Code. The required landscaping shall consist of a minimum of turf 10% shrub area and one 15 gallon tree, not including the street trees.
 - 7a.** For purposes of this section, the front yard area required to be landscaped shall exclude any courtyard or patio area adjacent to the dwelling which is separated from the rest of the front yard by a masonry wall which screens said courtyard or patio area from view from the street.

4.4. NC-Neighborhood Commercial District

1. Purpose - The Neighborhood Commercial (NC) District is intended for retail, commercial and business and professional office uses consistent with the provisions of this Section 4.3. Except as specifically provided herein or elsewhere within the Corona Municipal Code, any and every building and premises in the NC district shall be used for or occupied, and every building shall be erected, constructed, established altered, enlarged, maintained, moved into or within said NC district exclusively and only in accordance with the following standards set forth, or as may be modified, as provided herein.

2. Permitted Retail Commercial Uses —

The following retail commercial uses, conducted wholly within a completely enclosed building, shall be permitted in the NC district:

- 2a. Antique shop
- 2b. Automobile service station subject to Chapter 17.72 of the CMC
- 2c. Bakery goods sales (limit 5 bakers on premises)
- 2d. Bicycles and bicycle parts sales
- 2e. Book and stationery sales
- 2f. Clothes and wearing apparel sales
- 2g. Confectionery sales
- 2h. Decorating or drapery sales
- 2i. Delicatessen
- 2j. Drugs, dry goods or notions
- 2k. Film, cameras and camera parts
- 2l. Furniture sales
- 2m. Flowers, greeting cards or gifts
- 2n. Garden supplies (all storage screened with premises)
- 2o. Groceries
- 2p. Hardware or Appliances
- 2q. Hobby items
- 2r. Jewelry
- 2s. Paint
- 2t. Pets
- 2u. Radios or television
- 2v. Shoes
- 2w. Tack and Feed stores
- 2x. Trophies
- 2y. Sporting goods

3. Permitted Service Commercial Uses –

The following service commercial uses, conducted wholly within a completely enclosed building, shall be permitted in the NC district:

- 3a. Schools
- 3b. Banks, savings and loan or other financial services
- 3c. Barbers
- 3d. Beauty shops
- 3e. Bicycle repair
- 3f. Food catering
- 3g. Clothes cleaning, dyeing and pressing (retail)
- 3h. Camera repair
- 3i. Dress making or tailor
- 3j. Fix-it shop
- 3k. Interior decorator
- 3l. Jewelry repair
- 3m. Laundry, self service
- 3n. Locksmith
- 3o. Medical or dental office
- 3p. Medical or dental laboratory
- 3q. Offices, business or professional
- 3r. Photographer
- 3s. Video rental and sales
- 3t. Radio or television repair
- 3u. Restaurant or café (no drive thru, fast food, or entertainment)
- 3v. Shoe repair
- 3w. Cinema
- 3x. Travel agency
- 3y. Gymnasium or health and fitness club
- 3z. Day care centers or similar child care facilities

4. Conditional Uses – The following uses may be permitted in the NC District subject to a major conditional use permit (CUP) or minor conditional use permit (MCUP):

- 4a. Churches (CUP)
- 4b. Game arcade constituting twenty percent or more of commercial floor area (MCUP)
- 4c. Health care facility subject to the provisions of CMC Section 17.73 (CUP)
- 4d. Small animal hospital for veterinary care and treatment of household pets; excluding boarding or kenneling services (CUP)
- 4f. Drive thru facilities (CUP)
- 4g. Restaurants with entertainment and/or dancing (CUP)
- 4h. Smoking lounges, subject to CMC Section 17.33.160 (MCUP)
- 4i. Tobacco stores, subject to CMC Chapter 5.19 (MCUP)

5. **Additional Uses** - Permitted by Commission determination: The Commission may, by resolution of record, permit any other uses which it may determine to be of similar commercial nature to those listed above, in conformity with the intent and purpose of this Specific Plan and not more obnoxious or detrimental to the public health, safety and welfare, or other uses permitted in this district. For procedure see Section 17.88 of the CMC.
6. **Temporary Uses** - Christmas tree lots and other temporary or seasonal uses are permitted subject to the review of the Board of Zoning Adjustment or Zoning Administrator as applicable, per the provisions of CMC Sections 17.98 and 17.99.
7. **Prohibited Uses** - The following uses are expressly prohibited in the NC District: agricultural, industrial and manufacturing uses; the sale of sex-oriented materials; or adult entertainment as defined by CMC 71.41.
8. **Lot Area, Lot Width and Lot Depth** - No minimum lot area, lot width or lot depth is established except as specified in an approved Precise Plan pursuant to these regulations.
9. **Building Height** - The maximum height permitted for all buildings and structures, measured from the average finished grade, shall be three stories or forty (40) feet. Architectural projections, such as dormers or cupolas, may extend higher subject to the approval or modification of a Precise Plan.
10. **Front Setback** - The front setback as measured from the property line shall be fifteen (15) feet. This setback shall be landscaped with no parking permitted. Two monument signs for the center as permitted by section 16h shall be permitted within the front setback.
11. **Side and Rear Setbacks** - The building setback (a) abutting a street shall be a minimum of 10 feet measured from the property line except for "projections" as defined in CMC Section 17.64.030, (b) directly abutting residential zoned property line shall be a minimum of 25 feet and (c) abutting nonresidential zoned property line may be 0 feet. No parking or loading shall be permitted within a side or rear setback area abutting residential zones.
12. **Walls and Fences** - Decorative masonry walls shall be constructed along all property lines directly abutting residentially zoned land. These walls shall be six feet in height, except that within any front setback area such walls shall be reduced to no more than 3 feet in height.
13. **Off-Street Parking** - The number of off-street parking spaces required shall be based on a ratio of 4.5 spaces for every 1,000 square feet of gross floor area for buildings located within the center. Landscaping requirements shall amount to an area of at least 10% of the parking area. Landscape design standards shall be per CMC Section 17.70.
 - 13a. The ability for access shall be provided to the commercial property to the west, to the approval of the Planning Director.

14. **Off-Street Loading** - Off-street loading shall be provided according to Section 17.78 of the CMC. Adequate measures to buffer the potential for noise and light from the loading areas to the adjacent residential zones shall be provided subject to the review and approval of the Planning Director.
15. **Access** - Access shall be provided according to Section 17.68 of the CMC. Site access shall be set at the time of precise plan through the determination of an independent traffic study per Section 4.OE and 6.1 of this Specific Plan.
16. **Signs** - Signs shall be regulated and controlled by the following Sign Program criteria and by CMC Section 17.74 regulations for the C-2 zone.
 - 16a. No sign shall be constructed or maintained on the roof of any building. All wall signs shall be located on or below eave lines where there is a sloping roof, and below the top of any parapet where there is no sloping roofline.
 - 16b. Sign copy or messages shall be limited to the name of the establishments or to the goods and services sold on the premises on which the sign is located.
 - 16c. All signs which are not attached to a building shall be monument-type signs. No pylon or pole signs are permitted, except that one pylon sign shall be permitted in the southwest corner of the Neighborhood Commercial District to provide visibility for the commercial uses from the southbound freeway. Such pylon sign shall not have a typeface area shall not exceed three hundred (300) square feet, and the height of such pylon sign shall not exceed sixty-five (65) feet.
 - 16d. The maximum sign area of any enterprise identification signs shall be 150 square feet.
 - 16e. All signs shall be internally illuminated.
 - 16f. Signs, or portions thereof, which move or have flashing illumination, are prohibited.
 - 16g. No sign shall be permitted in the setback area directly abutting residentially zoned land. No illuminated wall sign shall be permitted on building walls facing a property line directly abutting residentially zoned land.
 - 16h. Two monument center identification signs may be constructed along the Hidden Valley Parkway street frontage with a maximum area per face of 50 square feet. These signs shall identify the center and may identify up to three tenants each. These signs shall not exceed 8 feet in height and may be placed within the front setback area with precise placement in compliance with the applicable corner-cut-off areas to the approval of the Planning and Public Works Directors.
 - 16i. The permitted enterprise sign area per tenant shall be per the standards of CMC Section 17.74 for the C-2 zone.

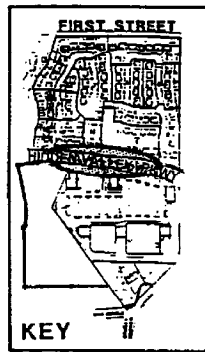
17. **Trash Enclosures:** Shall be constructed per CMC Section 17.79 except all trash enclosures located in the NC district shall be constructed of masonry block walls with steel doors and shall be roofed or covered with a trellis.

PAINTED MEDIAN

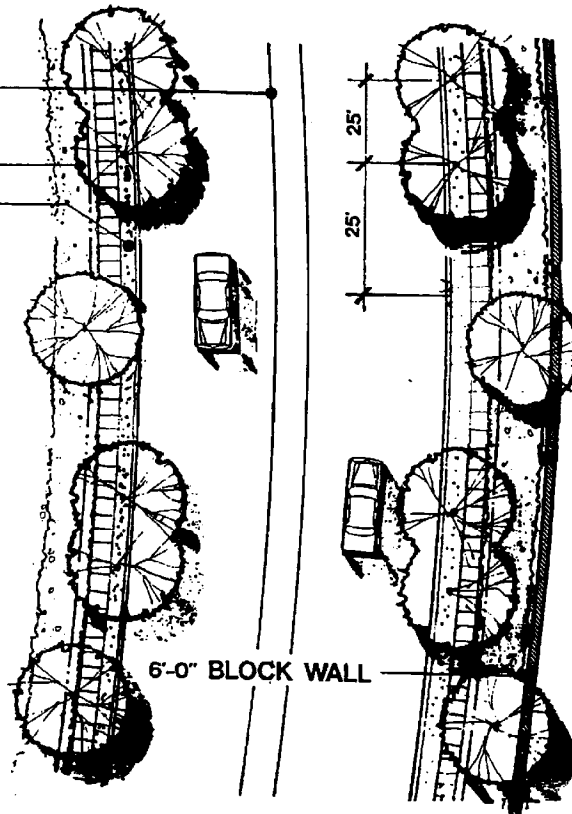
TREES:
ORNAMENTAL PEAR
ALTERNATE DOUBLE/SINGLE ROWS

SHRUBS:
ESCALLONIA RUBRA, PHOTINIA FRASERI

NOTE: ALL PLANT SPECIES, SIZES,
SPACING & APPLICATIONS SHALL
MATCH ADJACENT DEVELOPMENT.



NEIGHBORHOOD
COMMERCIAL



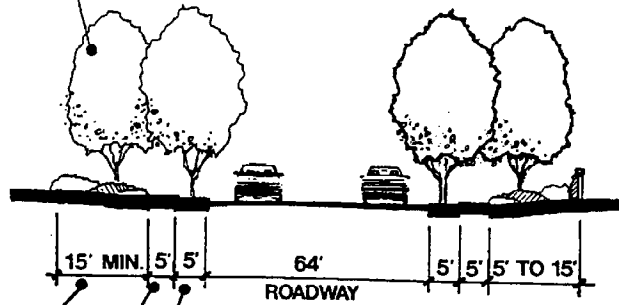
PLAN - N.T.S.

STREET TREE

NEIGHBORHOOD
COMMERCIAL

SINGLE FAMILY
RESIDENTIAL

LANDSCAPE LOT
SIDEWALK
PARKWAY



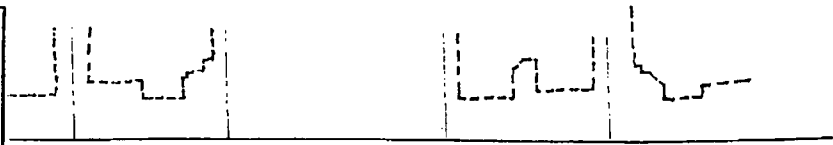
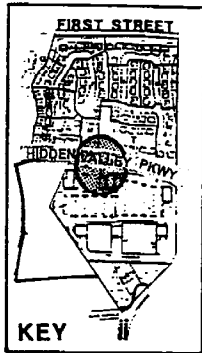
SECTION - N.T.S.

Hidden Valley Parkway

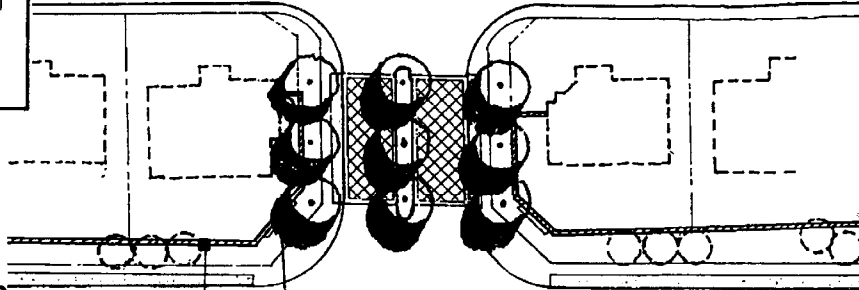
Rosland Ten Corp.

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CIMARRON



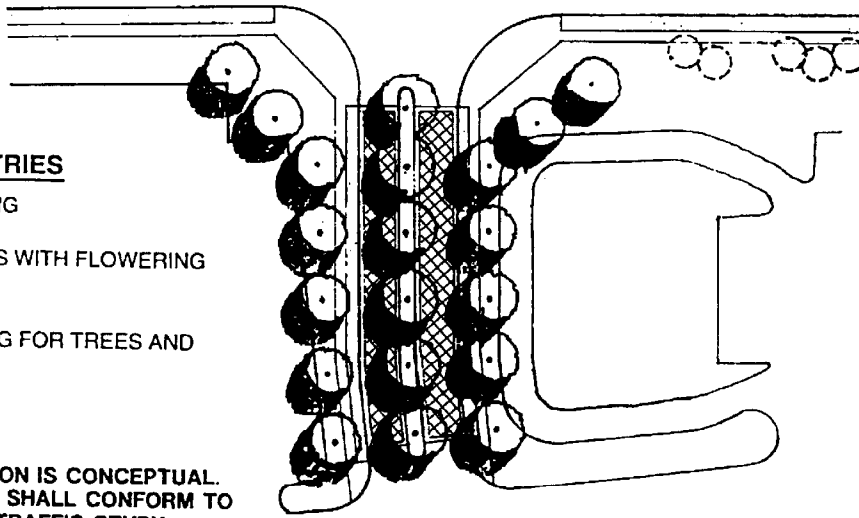
SINGLE FAMILY



6'-0" SFC PERIMETER WALL

ENTRY MONUMENTATION INTEGRAL WITH PERIMETER WALL

Hidden Valley Parkway



SFC & NC ENTRIES

ENRICHED PAVING

SPECIMEN TREES WITH FLOWERING SHRUBS UNDER

ACCENT LIGHTING FOR TREES AND SIGNAGE

THIS ILLUSTRATION IS CONCEPTUAL. FINAL LOCATION SHALL CONFORM TO THE APPROVED TRAFFIC STUDY.

NEIGHBORHOOD COMMERCIAL

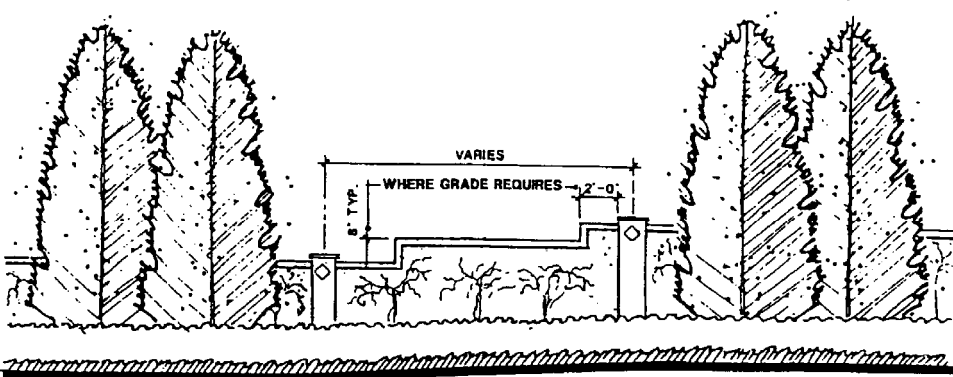
Conceptual Project Entries

Rossland Ten Corp.

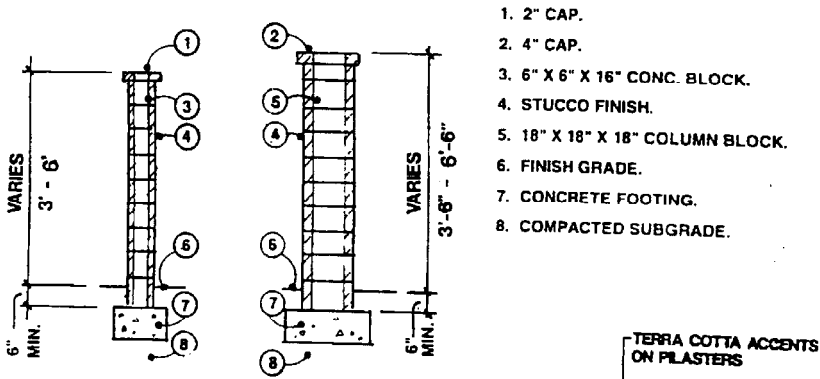
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CIMARRON

H

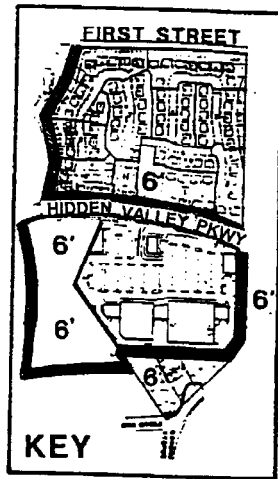
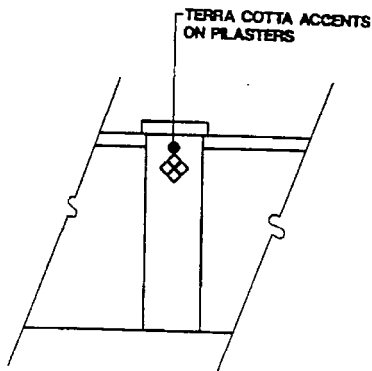


ELEVATION



1. 2" CAP.
2. 4" CAP.
3. 6" X 6" X 16" CONC. BLOCK.
4. STUCCO FINISH.
5. 18" X 18" X 18" COLUMN BLOCK.
6. FINISH GRADE.
7. CONCRETE FOOTING.
8. COMPACTED SUBGRADE.

NOTE:
 ALL WALLS SHALL RECEIVE AN APPROVED ANTI-GRAFFITI FINISH OR SHALL BE FURNISHED WITH 5 GAL. VINES @ 10' CENTERS PER CITY ORDINANCE 2152

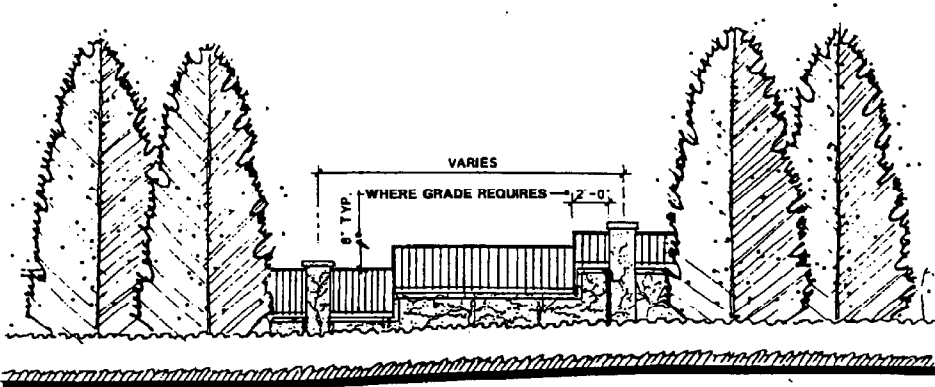


NOTE:
 3' MAXIMUM HEIGHT PERMITTED WITHIN FRONT SETBACK.

Wall Details

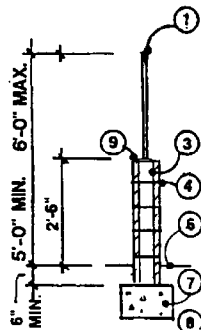
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CIMARRON

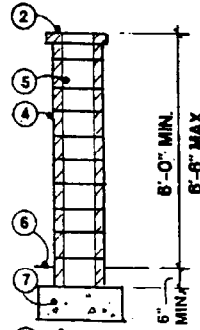


ELEVATION

1. WROUGHT IRON OR TUBULAR STEEL
2. 4" CAP.
3. 6" X 6" X 16" CONC. BLOCK
4. STUCCO FINISH
5. 18" X 18" X 18" COLUMN BLOCK
6. FINISH GRADE
7. CONCRETE FOOTING
8. COMPACTED SUBGRADE
9. MORTAR CAP.

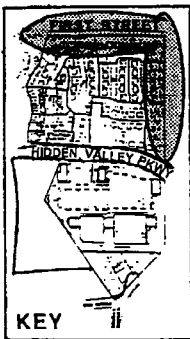


WALL



PILASTER

Fence Details



NOTE:
 ALL WALLS SHALL RECEIVE AN APPROVED ANTI-GRAFFITI FINISH OR SHALL BE FURNISHED WITH 5 GAL. VINES @ 10' CENTERS PER CITY ORDINANCE 2152

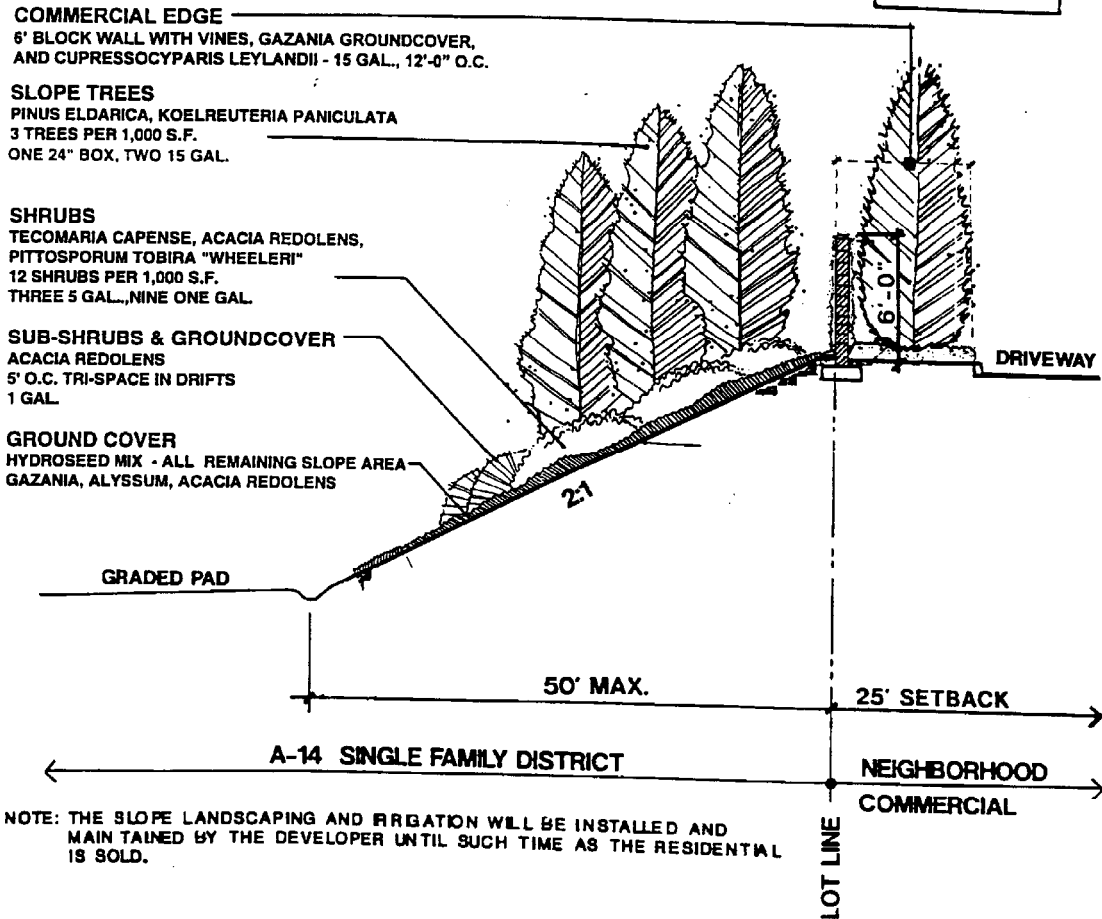
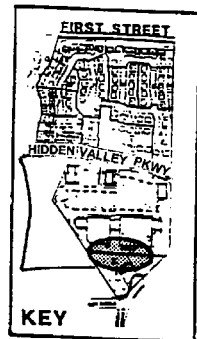
Rosland Ten Corp.

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CIMARRON

J

NOTE:
 ALL WALLS SHALL RECEIVE AN
 APPROVED ANTI-GRAFFITI FINISH
 OR SHALL BE FURNISHED WITH
 5 GAL. VINES @ 10' CENTERS PER
 CITY ORDINANCE 2152



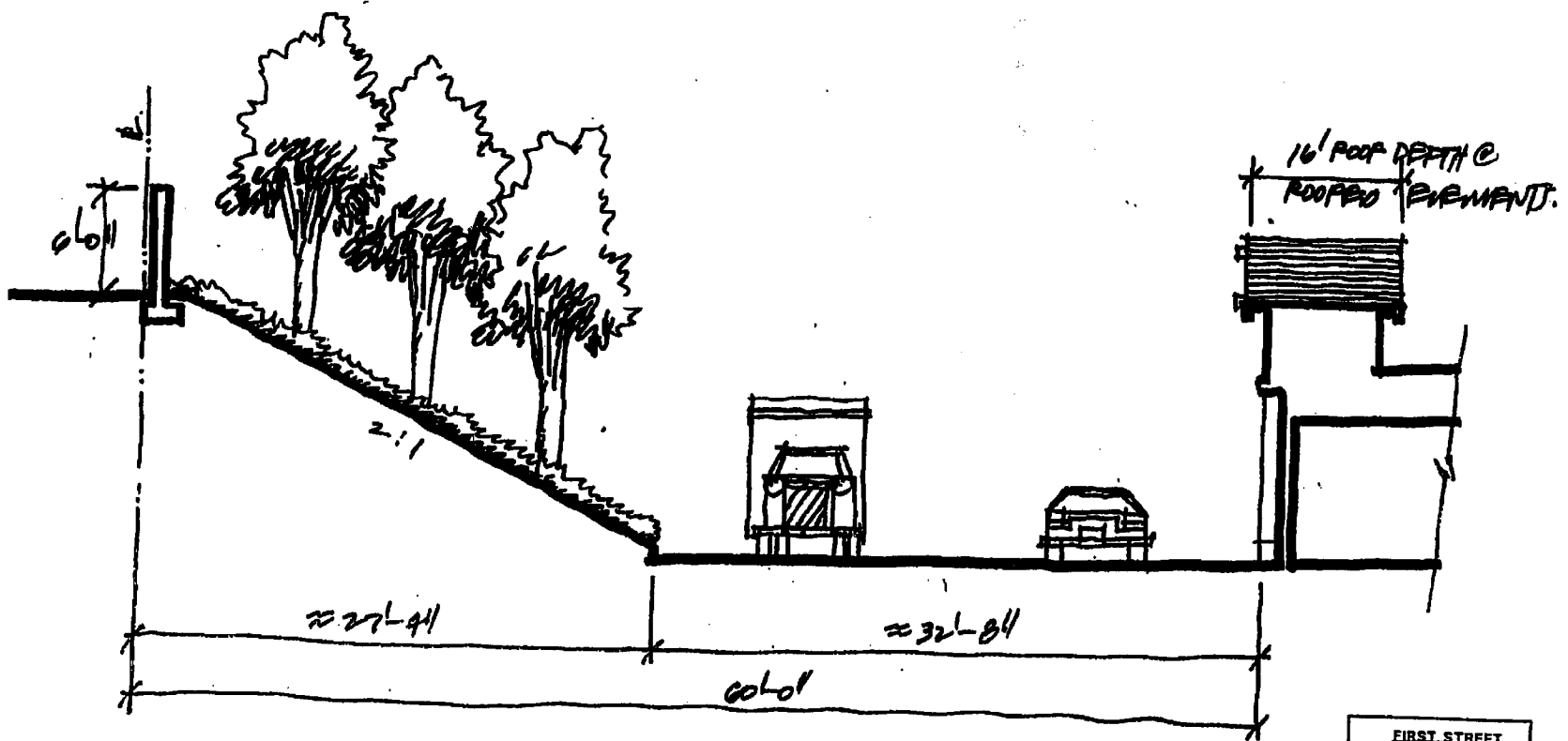
NOTE: THE SLOPE LANDSCAPING AND IRRIGATION WILL BE INSTALLED AND MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS THE RESIDENTIAL IS SOLD.

Landscape Edge/Buffer - NC & A-14.4

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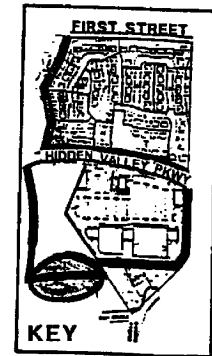
CIMARRON

K1



SECTION K2 1/8" = 1'-0"
ENHANCED SLOPE PLANTING

K2



SLOPE TREES

PINUS ELIOTIANA, KOELREUTERIA PANICULATA
 3 TREES PER 1,000 S.F.
 ONE 15 GAL., TWO 5 GAL.

SHRUBS

TECOMARIA CAPENSE, ACACIA REDOLENS
 PITTOSPORUM TOBIRA "WHEELERI"
 12 SHRUBS PER 1,000 S.F.
 THREE 5 GAL., NINE ONE GAL.

SUB-SHRUBS & GROUND COVER

ACACIA REDOLENS
 5 O.C. TRI-SPACE IN DRIFTS
 1 GAL.

GROUND COVER

HYDROSEED MIX - ALL REMAINING SLOPE AREA
 GAZANIA, ALYSSUM, ACACIA REDOLENS

STREET TREES

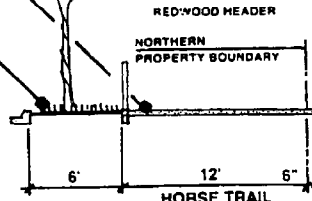
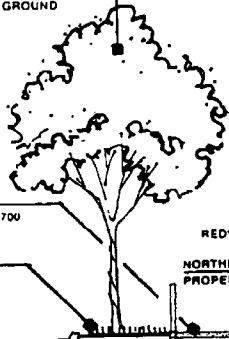
CALIFORNIA PEPPER
 30" - 40" O.C. PER STD. 614 0
 15 GAL. WITH 1" CALIPER @ 4' ABOVE GROUND
 SPREAD 2' - 3'

DECOMPOSED GRANITE

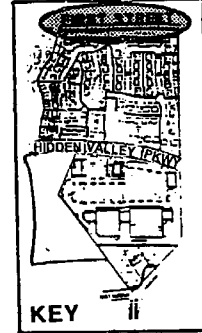
PER EQUESTRIAN TRAIL STANDARD 700

PARKWAY

HYDROSEED TALL FESCUE TURF



HORSE TRAIL
 PER CITY OF NORCO STANDARDS
 OR PER SECTION 3.1.

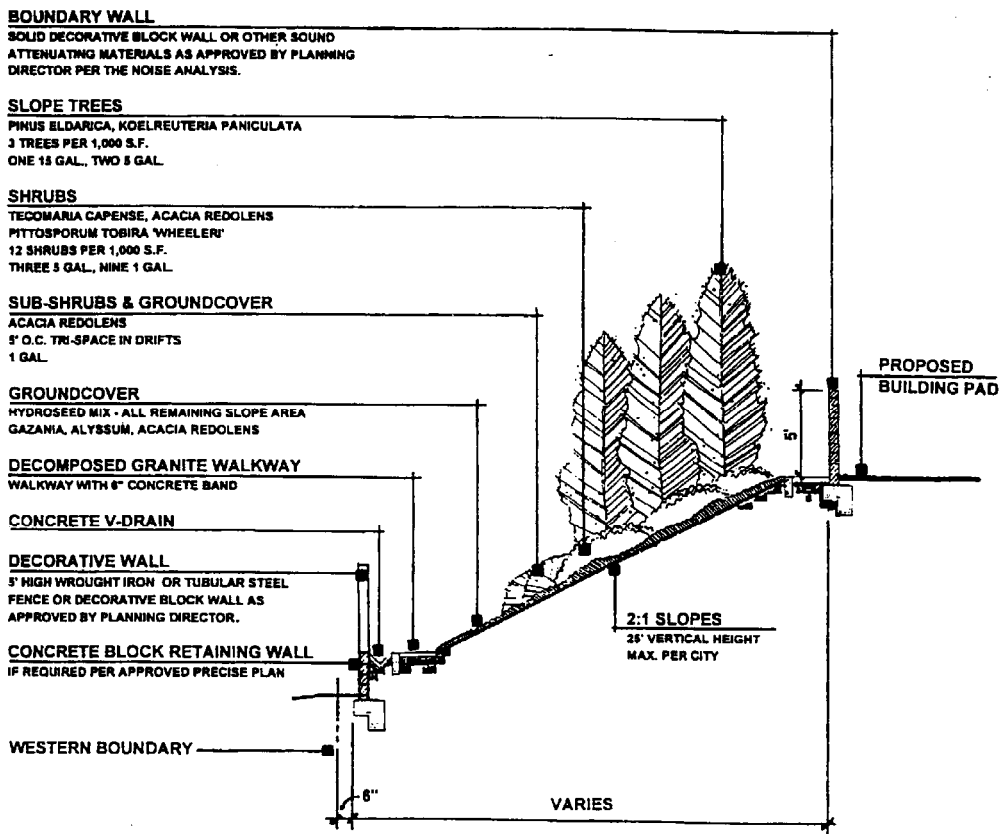
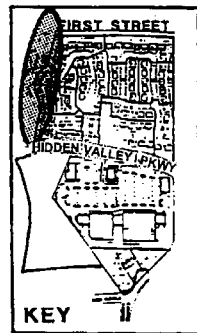


Landscape Edge/Buffer -First Street

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Landscape Edge/Buffer - Single Family Typical

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M

PLANT PALETTE

TREES

<u>Botanical Name</u>	<u>Common Name</u>
-----------------------	--------------------

ENTRY TREES:

Cupaniopsis anacardioides	Carrotwood Tree
Pyrus calleryana 'Bradford'	Flowering Pear

YUMA DRIVE TREES:

Cedrus deodara	Deodar Cedar
Cercis occidentalis	Western Redbud
Cinnamomum camphora	Camphor Tree
Eucalyptus species	Gum Tree
Jacaranda mimosifolia	Jacaranda
Liquidambar styraciflua	Liquidambar
Nerium oleander std.	Oleander
Pinus species	Pine

RESIDENTIAL INTERIOR STREET TREES:

Cinnamomum camphora	Camphor Tree
Jacaranda mimosifolia	Jacaranda
Koelreuteria bipinnata	Chinese Flame
Magnolia grandiflora	Southern Magnolia
Pistacia chinensis	Chinese Pistache
Podocarpus gracilior	Fern Pine
Tipuana tipu	Tipu Tree

FLOWERING ACCENT TREES:

Albizia julibrissin	Silk Tree
Jacaranda mimosifolia	Jacaranda
Lagerstroemia indica	Crape Myrtle
Nerium oleander std.	Oleander
Prunus blireiana	Purpleleaf Plum

SLOPE TREES

(spacing & quantities per Corona city standards):

Eucalyptus species	Gum Tree
Pinus ularica 'Mondell'	Mondell Pine
Rhus lancea	African Sumac
Schinus molle	California Pepper

PARKING LOT TREES:

Cupaniopsis anacardioides	Carrotwood Tree
Lagerstroemia indica	Crape Myrtle
Magnolia grandiflora	Southern Magnolia
Melaleuca quinquinervia	Cajeput Tree
Nerium oleander std.	Oleander
Podocarpus gracilior	Fern Pine

SHRUBS

<u>Botanical Name</u>	<u>Common Name</u>
-----------------------	--------------------

Abelia 'Edward Goucher'	Pink Abelia
Acacia redolens	Acacia
Ceanothus griseus horiz. 'Yankee Point'	Ceanothus Yankee Point
Ceanothus 'Concha'	Ceanothus Concha
Ceanothus rigidus 'Snowball'	Ceanothus Snowball
Cistus species	Rockrose
Cocculus laurifolius	Snailhead
Coprosma kirkii	Creeping Coprosma
Cotoneaster horizontalis	Rock Cotoneaster
Dodonea viscosa 'Purpurea'	Purple Hopseed Bush
Escallonia fradesii	Pink Escallonia
Grevillea noellii	Grevillea
Juniperus species	Juniper
Nerium oleander	Oleander
Osmanthus fragrans	Sweet Olive
Photinia fraseri	Fraser Photinia
Pittosporum species	Pittosporum
Plumbago auriculata	Plumbago
Raphiolepis species	India Hawthorn
Rhus ovata	Sugar Bush
Ribes sanguineum	Pink Winter Currant
Solanum rantonnetii	Nightshade
Xylosma congestum	Shiny Xylosma

SLOPE SHRUBS

(spacing & quantities per Corona city standards)

Ceanothus species	California Lilac
Cotoneaster horizontalis	Prostrate Cotoneaster
Cistus villosus	Rockrose
Heteromeles arbutifolia	Toyon
Photinia fraseri	Fraser Photinia
Pyracantha 'Santa Cruz'	Firethorn
Rhamnus californica	Buckthorn
Rhus species	Sumac

PLANTS CONTAINED IN THIS LIST ARE SUGGESTED. ACTUAL PLANTINGS MAY VARY BUT SHALL CONFORM TO ALL APPLICABLE CITY GUIDELINES, CODES, AND ORDINANCES.

Plant Palette

Rosland Ten Corp.

1736 Port Abbey Pl., Newport Beach, CA 92660 (949) 640-5577

CIMARRON

N1

PLANT PALETTE, CONTINUED

HERBACEOUS PERENNIALS

<u>Botanical Name</u>	<u>Common Name</u>
<i>Dietes vegeta</i>	Fortnight Lily
<i>Hemerocallis hybridus</i>	Daylily
<i>Heuchera maxima</i>	Island Alum Root
<i>Heuchera sanguinea</i>	Coral Bells
<i>Limonium perezii</i>	Sea Lavender
<i>Liriope muscari</i>	Big Blue Turf Lily

VINES

<u>Botanical Name</u>	<u>Common Name</u>
<i>Bougainvillea species</i>	Bougainvillea
<i>Clytostoma callistegioides</i>	Violet Trumpet Vine
<i>Distictus buccinatoria</i>	Bloodred Trumpet Vine
<i>Ficus pumila</i>	Creeping Fig
<i>Gelsemium sempervirens</i>	Carolina Jessamine
<i>Hardenbergia violacea</i> 'Happy Wanderer'	Coral Pea
<i>Jasminum polyanthemum</i>	Pink Flowering Jasmine
<i>Lonicera sempervirens</i>	Trumpet Honeysuckle
<i>Parthenocissus tricuspidata</i>	Boston Ivy
<i>Trachelospermum jasminoides</i>	Star Jasmine

GROUNDCOVERS

<u>Botanical Name</u>	<u>Common Name</u>
<i>Aptenia cordifolia</i>	Red Apple
<i>Coprosma kirkii</i>	Trailing Coprosma
<i>Delosperma alba</i>	White Trailing Ice Plant
<i>Duchesnea indica</i>	Indian Mock Strawberry
Dwarf tall fescue	Turf
<i>Gazania species</i>	Gazania
<i>Juniperus chinensis</i> 'Procumbens Nana'	Juniper
<i>Lantana montevidensis</i>	Trailing Lantana
<i>Lonicera japonica</i> 'Halliana'	Hall's Honeysuckle
<i>Myoporum parvifolium</i>	Myoporum
<i>Pelargonium peltatum</i> 'Balkan'	Balkan Ivy Geranium
<i>Rosmarinus officinalis</i>	Rosemary
<i>Vinca major/minor</i>	Periwinkle

SLOPE GROUNDCOVERS:
City of Corona approved seed mixes and nurse crops hydroseed

Plant Palette

PLANTS CONTAINED IN THIS LIST ARE SUGGESTED. ACTUAL PLANTINGS MAY VARY BUT SHALL CONFORM TO ALL APPLICABLE CITY GUIDELINES, CODES, AND ORDINANCES.

Rossland Ten Corp.

1736 Port Abbey Pl., Newport Beach, CA 92660 (949) 640-5577

CIMARRON

N2

5. Design Guidelines

The Cimarron Specific Plan establishes the following community design guidelines to control the character of the construction and alteration of the buildings and landscaping features. Administration of this architectural control shall be through the homeowners' or commercial center association, or the equivalent, as established in the deed restrictions.

5.0 General Provisions

- A. Perimeter Landscaping:** The design of Hidden Valley Parkway shall integrate a distinctive perimeter theme wall and enhanced parkway landscaping. Sidewalks shall be separated from the street by a landscaped parkway with street trees prohibited from those areas where they obstruct sight distance. Other perimeter areas of the project will be landscaped to soften and buffer the project area from adjacent uses (refer to Exhibits L, M and N).
- B. Project Entries:** The prominent project entries along Hidden Valley Parkway will receive enhanced treatments. The entry to the R-1-7.2 District will align with that of the Neighborhood Commercial Center. The entry to the Neighborhood Commercial Center will be compatible with the selected architectural treatment of the buildings within. The southerly large lot area will not receive special treatment, in keeping with the established character of the surrounding neighborhood. Exhibit I provides a conceptual depiction of this special entry treatment.
- C. Streetscapes:** Interior streetscapes shall utilize a varied setback of both building mass and garage doors. The paved area of streets may be minimized by utilizing private street standards. The flexible location and character of landscape systems shall be encouraged.
- D. Architectural Guidelines:** The community architectural design shall create a strong design theme as a unifying element. For the north residential enclave, this design shall also reduce building scale by encouraging the use of single-story architectural elements. The commercial center will be developed with a consistent architectural theme enhanced by perimeter and parking area landscaping.

5.1. Hidden Valley Parkway (HVP)

The conceptual streetscape design for Hidden Valley Parkway is illustrated on the Conceptual Landscape Plan. Within the dedicated 88-foot right-of-way, the two 12 foot parkways shall include:

- a. Sidewalks shall be 5 feet in width and separated from the curb by a 5 foot landscaped parkway. A 5-foot to 15 foot landscaped area shall separate the sidewalk from the perimeter wall as shown on Exhibit G.

- b. Residential walls shall be stucco with a masonry cap and terra cotta accents and shall be six feet in height, as shown by Exhibit J.
- c. Landscaping shall consist of trees, shrubs and ground cover, as detailed in the Conceptual Landscape Plan. Landscaping shall be consistent with any City-adopted programs for street trees or landscape treatments for this area.
- d. The front landscaped buffer for the commercial center shall enhance the character of the site and should provide a visual screen of the parking area from Hidden Valley Parkway.
- e. Street trees on Hidden Valley Parkway shall be a minimum 24-inch box in size.
- f. Bus stops shall be provided on both sides of Hidden Valley Parkway, if required by and to the standards of the Riverside Transit District, to the approval of the Public Works Director.

5.2. Project Entries

To define the special character of the project, the main entries to the R-1-7.2 residential area and the Neighborhood Commercial Center will be aligned and will receive compatible special treatments. Although proposed special treatments are depicted on Exhibit I and listed below, the precise design of project entries shall be subject to the recommendations of the approved traffic study.

- a. A divided entry drive with a 20-foot travel lane for entry and two exit lanes of 10 and 12 feet. Both left and right turns shall be permitted upon exiting.
- b. A minimum six-foot wide, landscaped and irrigated median may be incorporated into the entry treatment.
- c. Identification monuments at the entry drives will be integrated with the design of the perimeter wall or landscape treatments (as shown on Exhibit I).
- d. Specimen accent trees.
- e. Textured entry paving, banding or masonry accents.
- f. Trees at entries shall be a minimum 36" box in size.

5.3. Residential Streetscapes

The interior streetscapes shall promote a pedestrian-scale environment through the use of either public or private street standards, and appropriate landscaping.

- a. Private street standards may be utilized to minimize the area of paving and to reduce the scale of development.
- b. Garage doors shall either be set back a minimum of 20 feet from the face of curb, and/or side entry garages with a minimum of 18 feet setback shall be permitted.
- c. All common utilities shall be located within designated Public Utility Easements with “dry utilities” permitted under sidewalks, except where such placement may be restricted by design. Sewer and water mains may be located within private streets with easements granted to the City for public maintenance.
- d. Street lighting, utility vaults and fire hydrants will be located in ‘conformity with the City Street Standards. Precise locations of these facilities will be established by the subsequent subdivision map for the residential development.

5.4. Walls and Fences

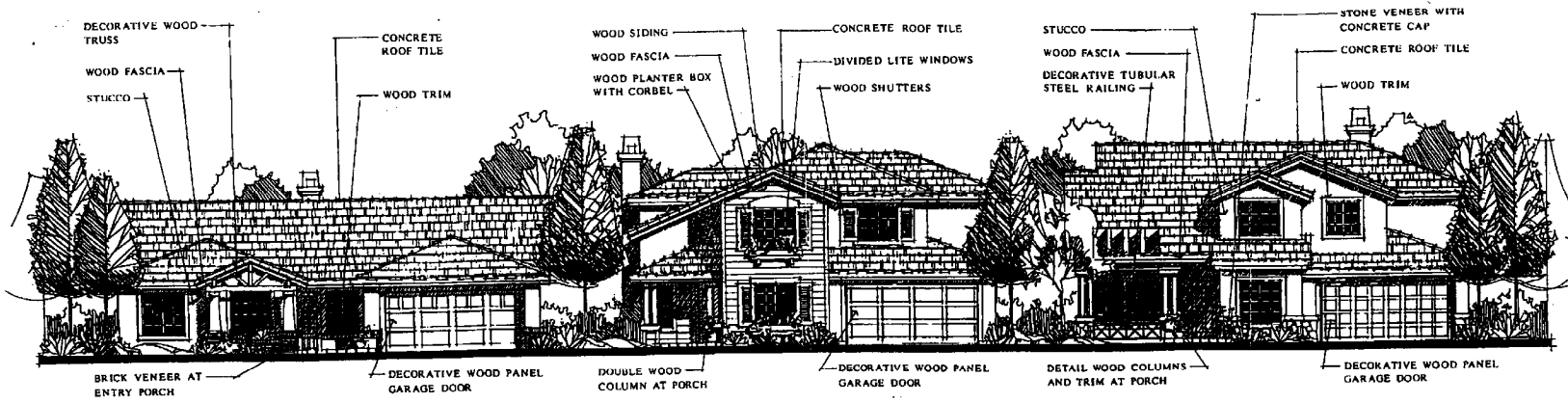
Walls and fences are important component of the visual aesthetics and ambiance of the Cimarron Specific Plan area. Wall and fence materials, treatments and landscaping have been carefully selected to enhance the project perimeter and remain consistent with the general arterial wall theme established in the adjacent Corona Ranch. Typical wall and fence treatments and buffer landscape concepts are depicted in Exhibits J through N. No walls shall be constructed in any manner that will create a sight distance problem for pedestrians or vehicles.

5.5. Architectural Guidelines

In an effort to encourage a strong sense of community and to create a pedestrian-scale living environment, the architectural guidelines provide guidance for the construction or alteration of all buildings. Design Review will be required for the residential components of the Specific Plan, to confirm the use of materials which are consistent with and complementary to those included within the Specific Plan. Conceptual elevations of the type of architecture and materials which may be used are included as Exhibits P, Q and R. Detailed architecture for the Neighborhood Commercial Center shall be reviewed and approved with the required Precise Plan, and will be made a part of the deed restrictions and association bylaws recorded as a part of the creation of the commercial center association,. Other guidelines include:

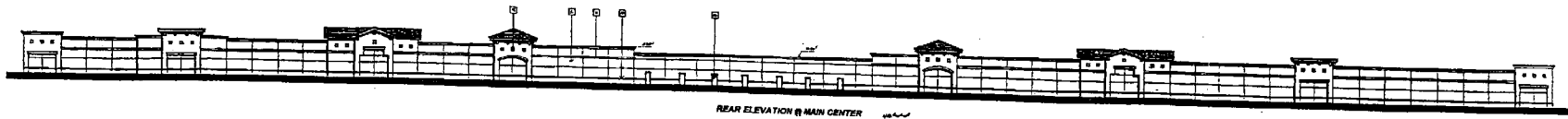
- a. Building colors, textures and materials shall be complimentary and consistent throughout the R-1-7.2 Single Family and Neighborhood Commercial areas.
- b. Structures should be accented with materials appropriate to the selected architectural style, including materials such as wood siding, brick and stone veneer.

- c. The siting and design of the homes shall respect the need for privacy by the careful placement of windows and private yard areas.
- d. The commercial buildings and uses shall be designed and situated to minimize potential impacts to existing residential neighborhoods by taking advantage of elevational differences and through the use of screening walls and landscaping. Commercial signage and lighting shall be located to minimize the visibility of such from adjoining residential neighborhoods.
- e. Architectural detailing shall vary building mass and provide areas of shadow or shade.
- f. Architectural treatments, including structural designs and form, building materials and colors, as depicted in Exhibits P, Q and R shall be incorporated into the design of the buildings submitted for Neighborhood Commercial Center's Precise Plan review and Single Family Residential Design Review and approvals.



STREET ELEVATION

Conceptual Elevation - R-1-7.2



REAR ELEVATION @ MAIN CENTER



FRONT ELEVATION @ MAIN CENTER

- MATERIALS:**
- 1. EXTERIOR WALLS: CONCRETE BLOCK WITH STUCCO FINISH
 - 2. ROOFING: ASBESTOS FREE SHINGLES
 - 3. FLOORING: POLISHED CONCRETE
 - 4. PAINTING: EXTERIOR WALLS - WHITE; INTERIOR WALLS - OFF WHITE
 - 5. CEILING: SUSPENDED GRID WITH FLUORESCENT LIGHT FIXTURES
 - 6. SIGNAGE: ALUMINUM LETTERS ON GLASS BACKINGS
 - 7. LIGHTING: TALL, THIN LIGHT POLES
 - 8. LANDSCAPING: TREES AND SHRUBS

HIDDEN VALLEY RETAIL CENTER

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6. Circulation and Infrastructure

6.1 Circulation Plan

A traffic study has been prepared by a registered traffic engineer to determine appropriate signage, signaling and traffic striping. This report has been submitted to the City of Corona Public Works Department under separate cover. The development of the Cimarron Specific Plan will comply with the conditions and recommendations of the approved report and any subsequent reports which may be determined necessary by the City of Corona. Below is a narrative and summary of the findings of the traffic study.

Hidden Valley Parkway is designated as an ultimate 88 foot right-of-way City secondary highway with projected volumes of 25,000 trips per day. Traffic will utilize two travel lanes in each direction with a striped center median. A striped left turn lane is also proposed at the main project entries to aid in turning movements. Extensive design studies have been undertaken by the developer, in coordination with the Public Works Department, to identify a signing and striping scheme to best address traffic safety goals while maintaining the maximum designated right-of-way of 88 feet and accommodating the existing constraints of adjacent improved sections of Hidden Valley Parkway. Particularly, the Public Works Department sought to provide striped 7-foot bike lanes and 12-foot travel lanes to the maximum extent possible. An acceptable plan has been prepared which achieves these goals. This striping and signage plan is included as Exhibit T-1.

Due to the large traffic volumes, enhanced landscaping and perimeter sound attenuation walls are proposed on the north side of Hidden Valley Parkway to buffer the proposed residential area. The Neighborhood Commercial Center is not a noise sensitive (receptor) use, so no walls are required. To control safe sight distance, parking and landscaping should be carefully restricted to prevent visual obstructions within the parkways. It is the developer's intent to integrate the Hidden Valley Parkway landscaping and parkway standards with those of the project's streetscape and parkway system.

To control access along Hidden Valley Parkway from the I-15 interchange to the easterly Cimarron Specific Plan boundary, one central signalized entry will be provided to serve Planning Areas 2 and 3 and the adjacent commercial property (westerly of Planning Area 2). The entries for Planning Areas 2 and 3 shall align with one another. Per Section 4.D. of this Specific Plan, the location of this signalized access shall be set at the time of precise plan or subdivision map, whichever occurs first, in either Planning Area 2 or 3. The location shall be determined by an independent traffic study identifying the optimum placement along Hidden Valley Parkway between the I-15 interchange and the easterly project boundary. The study will be administered by the City and funded by the developer of the first project. Also, due to the limited access opportunities along Hidden Valley Parkway, the opportunity for access to the commercial property to the west of Planning Area 2 shall be provided. This shall be recorded in conjunction with the subdivision map and included within the commercial center design at the time of the precise plan. In order to utilize the opportunity for access through the subject site, the commercial property owner to the west may be required to participate in

any benefit assessment district for reimbursement agreement for the construction of the traffic signal that the City may establish.

A secondary access to Hidden Valley Parkway from Planning Area (R-1-7.2 District) is provided, but may be restricted to emergency use or restricted turning movements only, depending upon the results of the signal location study. The Neighborhood Commercial Center (Planning Area 2) will also take two restricted right turn accesses on Hidden Valley Parkway; one access between the northbound (Hidden Valley Parkway) off-ramp and the main signalized access and the other between the main signalized access and the easterly most driveway. An additional 12' wide emergency access easement will be preserved at the end of the Corona Avenue cul-de-sac to allow emergency vehicle access to an existing off-site access way which connects to Hidden Valley Parkway. See Exhibit S for conceptual circulation and access plans.

The Circulation Plan allows that internal roads may be private to preclude through-traffic and to encourage a pedestrian-scale environment. The private road widths are defined to curb face to permit design flexibility. A 4-ft. wide sidewalk and public utility easement will generally be recorded parallel and adjacent to the curb, but may be located elsewhere, as required for design purposes. The private streets, if proposed, shall be consistent with the City's adopted Private Road Standards and will be maintained by the HOA.

As may be utilized in the R-1-7.2 District, it is envisioned that the private streets would be 36 feet in width providing for on-street parking on both sides of the street, and four foot wide sidewalks would be constructed on both sides of the street (see Exhibit V). However, to promote creative and responsive design efforts other private street designs consistent with the City of Corona Public Works Department's Private Street Standards shall also be permitted. For example, private streets would be permitted with a minimum centerline radius of 150 feet, or may be reduced to a width of 32 feet where parking is restricted to one side only. Private drives without parking may be 24 feet in width, 150 feet in length without a second access, provided no more than 4 detached dwellings are served.

6.2. Infrastructure Plans

A Utilities Plan and a Storm Drain Plan are provided to define the location, size and connections required for sewer, water and storm drain backbone facilities to be constructed by the developer, unless otherwise noted. These public utilities will be designed to City standards and will be located within easements dedicated to the City for their maintenance.

6.2.1 Sewer

The project's sanitary sewer system (Exhibit W) will be an 8 inch diameter gravity flow system that collects effluent from the R-1-7.2 District, conveys it under Hidden Valley Parkway and through the commercial center. At the intersection of Gise Circle and Corona Avenue, the project system will connect to a proposed off-site 8 inch diameter line which will run to Parkridge Avenue and then connect into other existing city facilities (Exhibit Y). Precise in-tract alignment will be determined by specific improvement plans, which will be in conformance with the approved Precise Plan or subdivision map, as applicable.

A reimbursement is proposed to defer the off-site cost of the extension of the sewer system to Parkridge Avenue with contributions from future connections by properties not currently served by the municipal system. Additional project demands on line and treatment capacity will be assured by the payment of City Sewer System connection fees, paid at the time of building permits.

6.2.2 Water

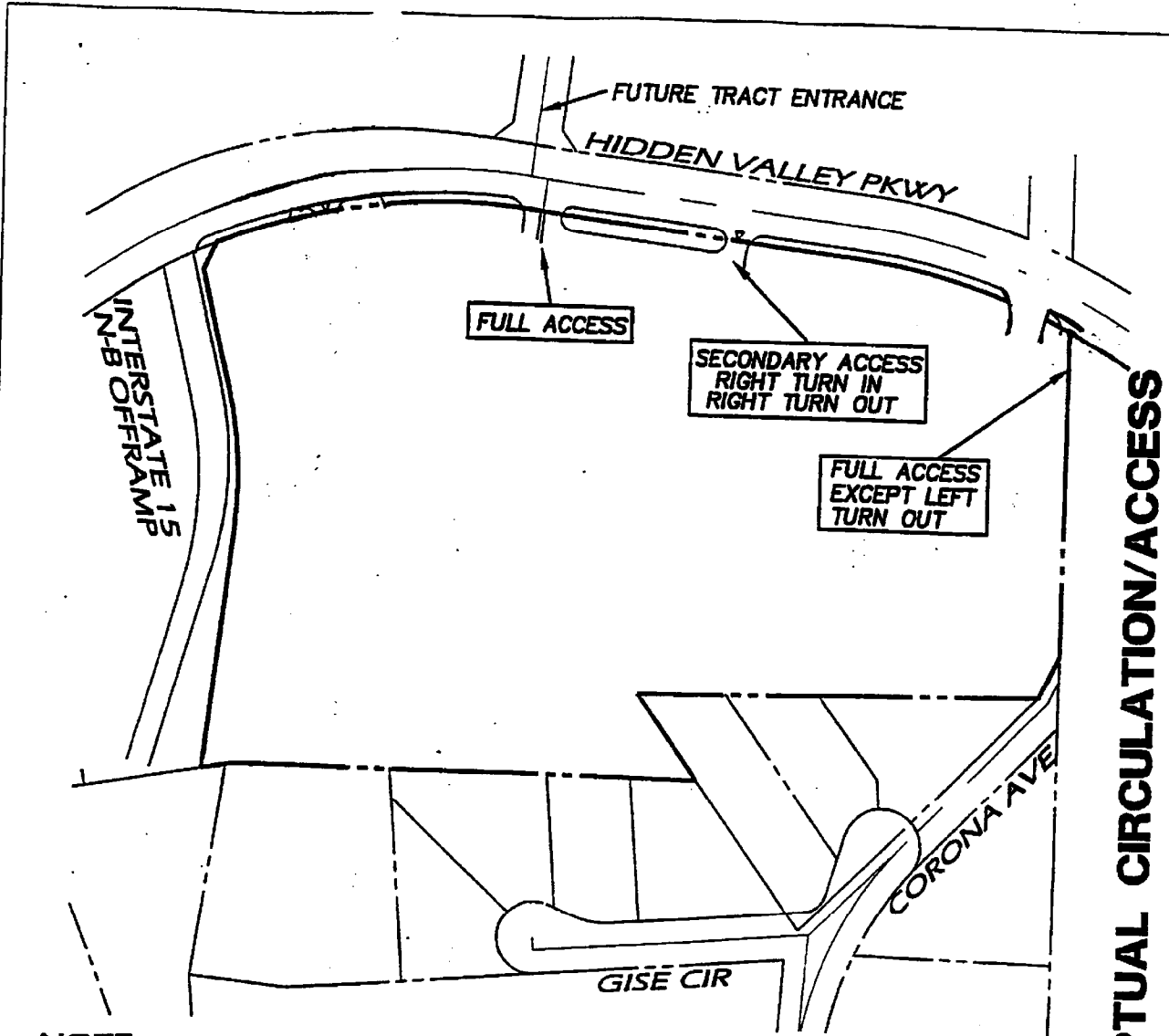
The water system is graphically illustrated on Exhibit W. The A-14.4 Single Family District (Planning Area 1) is proposed to be served via individual lot service connections to the existing 8" diameter water main easterly of the intersection of Gise Circle and Corona Avenue. The Cimarron Neighborhood Commercial Center and the R-1-7.2 Districts (Planning Areas 2 and 3, respectively) are proposed to be served via connections to the existing 12" diameter water main in Hidden Valley Parkway and an existing 8" water line within Corona Avenue, thus providing two points of connection for water service. A study demonstrating that all existing mains in public perimeter streets exhibit adequate flow rates and pressures to meet minimum fire standards has been submitted to the Public Works Department under separate cover. Precise in-tract alignments of waterlines and hydrant placement will be determined by specific improvement plans, which will be in conformance with the approved Precise Plan, or subdivision map, as applicable.

Adequate storage capacity and water pressure will be demonstrated to the satisfaction of the City by the developer prior to Specific Plan approval. Additional project demands on source lines and storage capacity will be mitigated by the payment of City Water System Capital Improvements fees paid at the time of building permits.

6.2.3 Storm Drainage

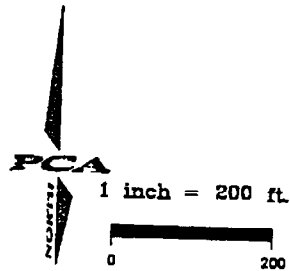
Except within some isolated slope areas, a gravity storm system (Exhibit X) will capture all runoff within the project and convey it to a system of catch basins that will connect to an approximately 45" diameter reinforced concrete pipe to be constructed off-site. The 45-inch diameter reinforced concrete pipe to be constructed offsite shall connect to an existing 45-inch diameter reinforced concrete pipe that has been constructed in Corona Avenue from just north of Gise Circle and extends southward to its discharge at the existing 12-foot by 6-foot box with the I-15 Freeway right-of-way (see Exhibit Y). Specific facilities for the residential and commercial components of the Specific Plan will be determined during the City review of required subsequent plans, such as subdivision map or Precise Plan, in reliance upon a drainage study prepared by a registered engineer and approved by the City.

Improvement plans for the off-site system were prepared in conjunction with adjacent Tract 20796 and are ready for City approval. Discussions between the adjacent tract and John Laing Homes are planned in order to reach agreement regarding the shared costs of this off-site system. Benefits to the general public and adjacent neighbors resulting from implementation of the proposed project storm drain system include greatly reducing the impact of storm runoff upon these properties.



CONCEPTUAL CIRCULATION/ACCESS

NOTE:
 ALL ACCESS POINTS SHALL BE
 LOCATED AND SIZED IN ACCORDANCE
 WITH THE APPROVED TRAFFIC STUDY

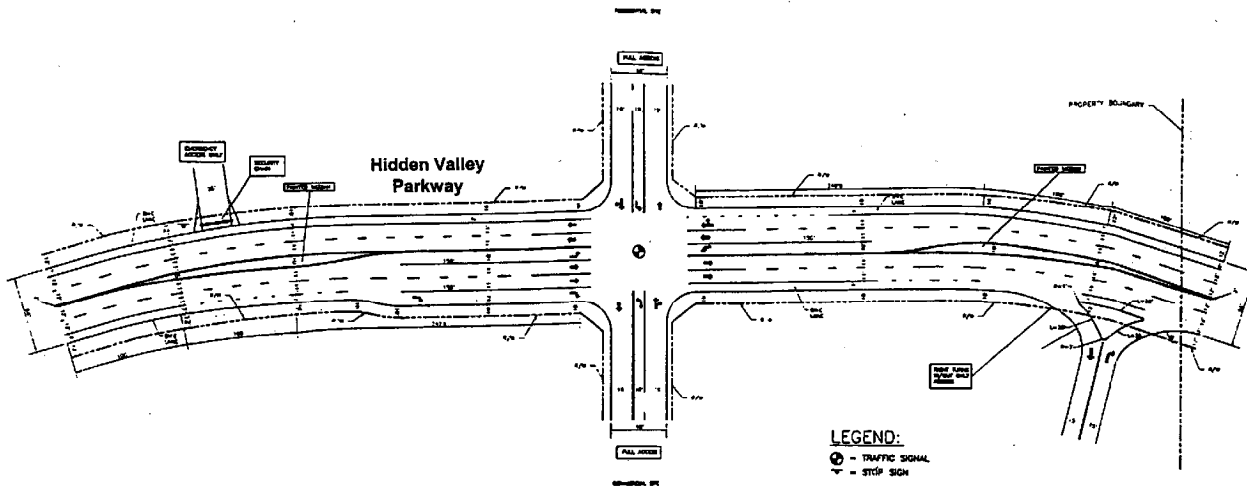


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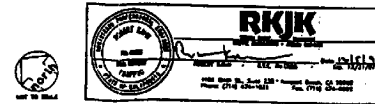
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Q



NOTE:
 NOT FOR CONSTRUCTION
 CONCEPT PLAN ONLY
 FINAL SIGNING/STRIPING
 WILL BE INCLUDED IN
 A SEPARATE SIGNING/STRIPING IMPROVEMENT PLAN.

LEGEND:
 ⊕ - TRAFFIC SIGNAL
 ⊙ - STOP SIGN



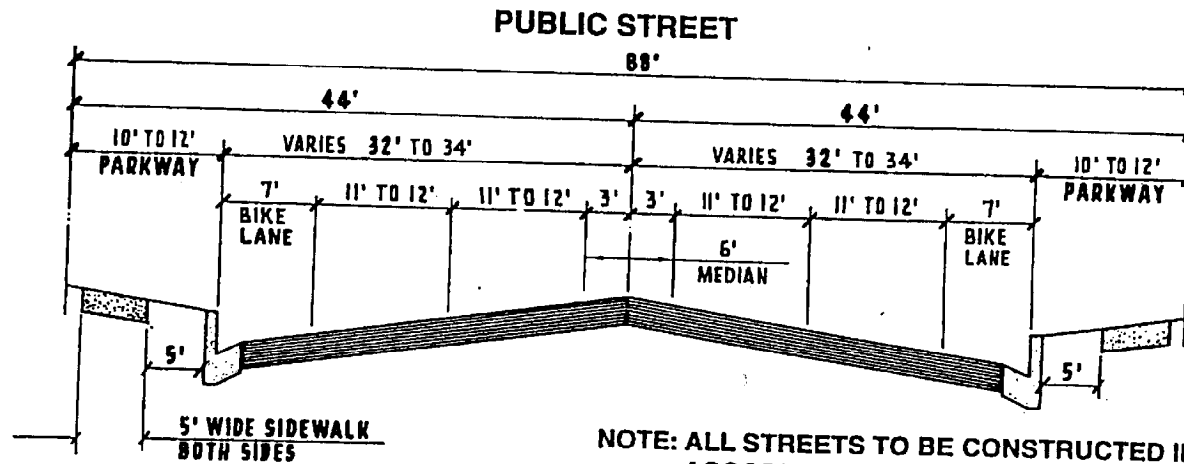
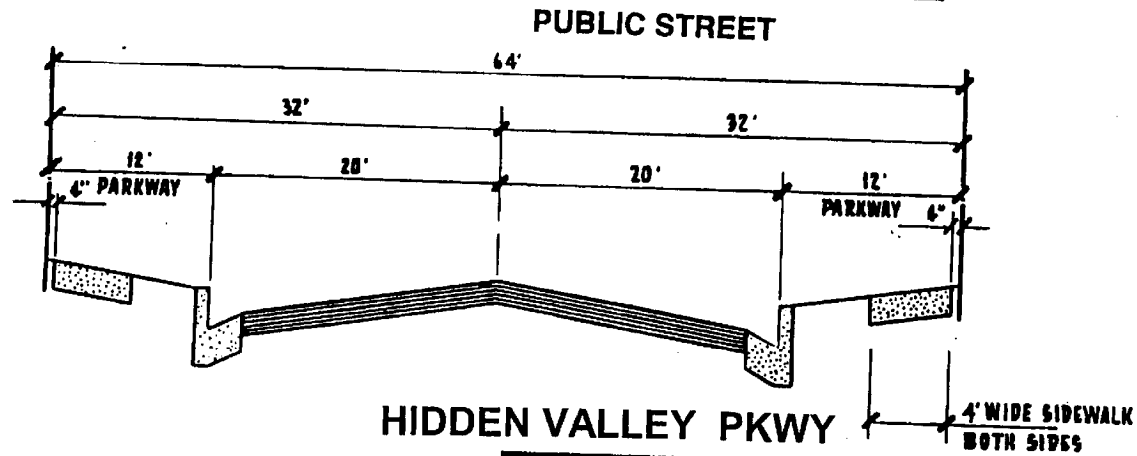
Hidden Valley Parkway Striping Plan



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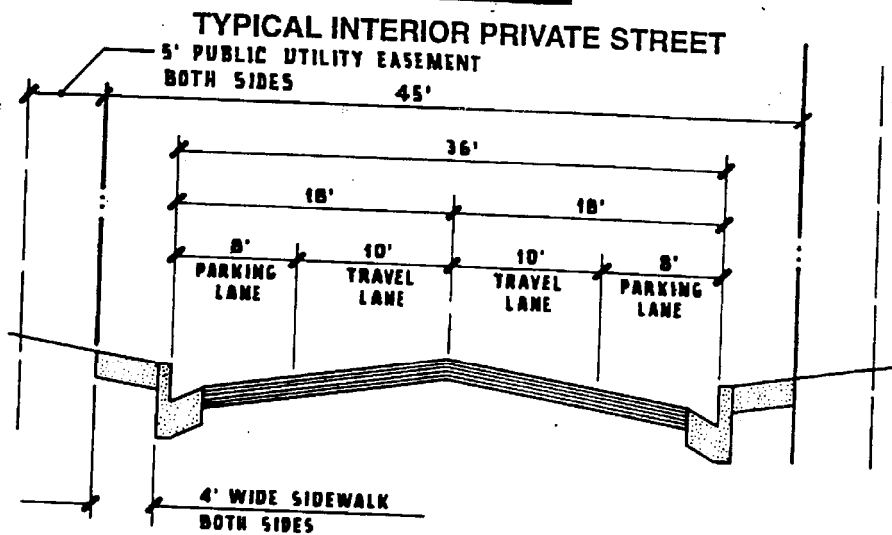
CORONA AVENUE EXTENSION



NOTE: ALL STREETS TO BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS.

Street Cross-sections - Hidden Valley Parkway & Corona Ave.

PLANNING AREA 3



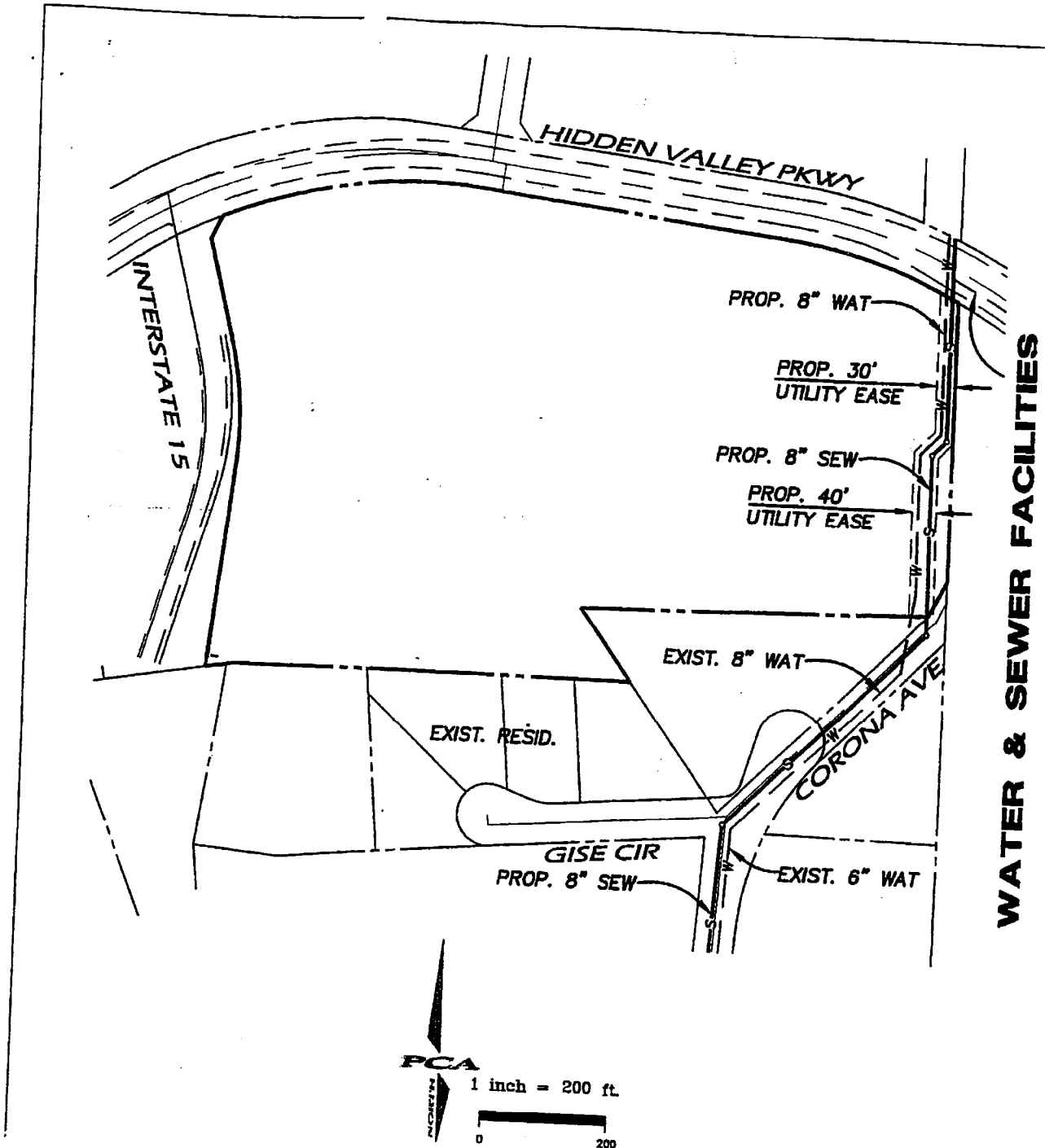
- NOTES: 1. ALL STREETS TO BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS WHETHER PUBLIC OR PRIVATE.
2. THIS EXHIBIT DEPICTS TYPICAL STREET DIMENSIONS. OTHER STREET DIMENSIONS IN CONFORMANCE WITH THE CITY OF CORONA PUBLIC WORKS DEPARTMENT PRIVATE STREET STANDARDS MAY ALSO BE UTILIZED.

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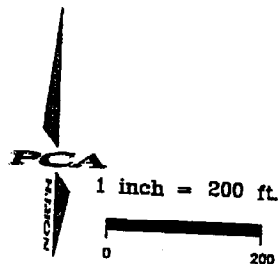
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Street Cross-Sections - Typical R-1-7.2 Internal Private Street



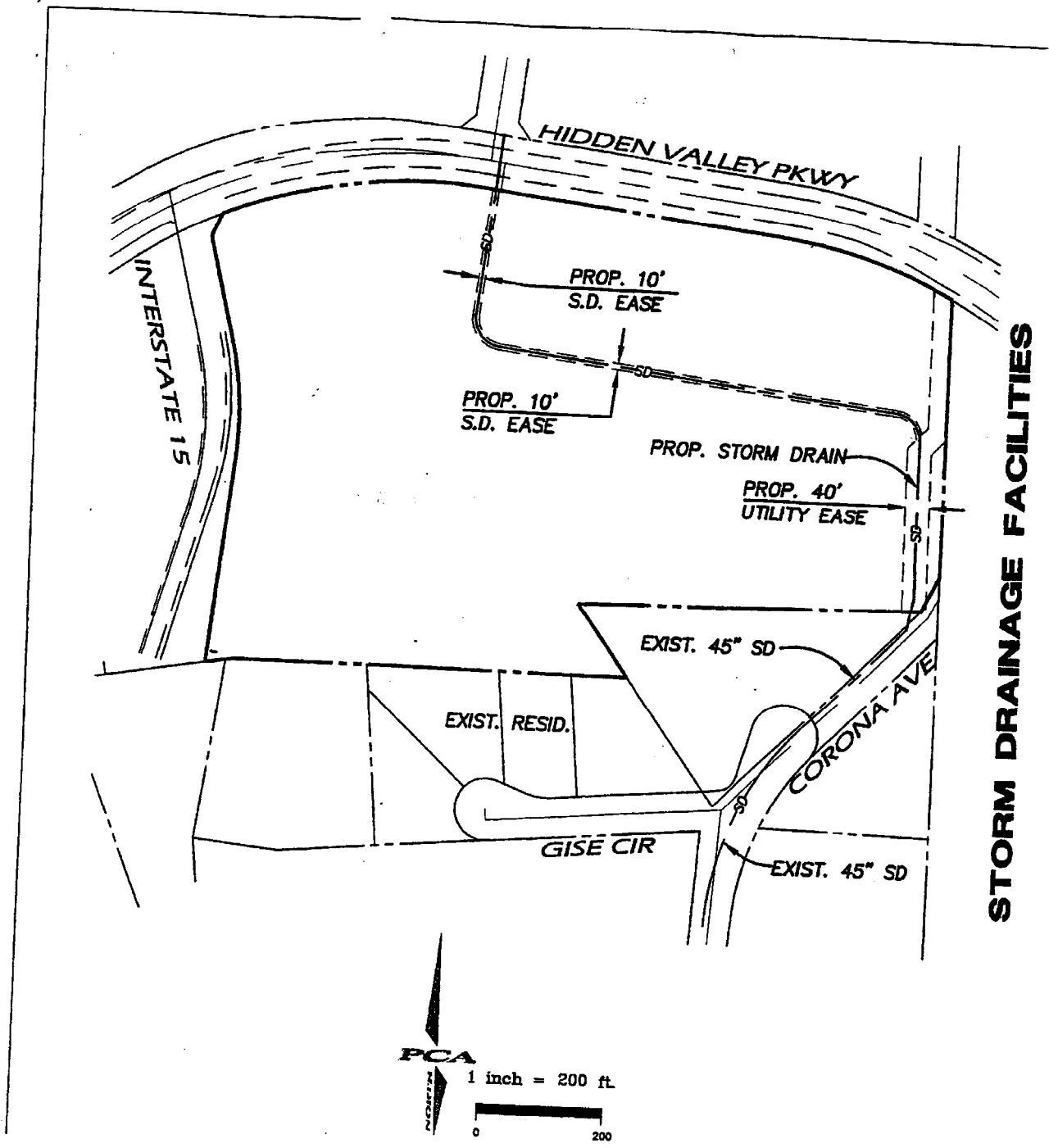
WATER & SEWER FACILITIES



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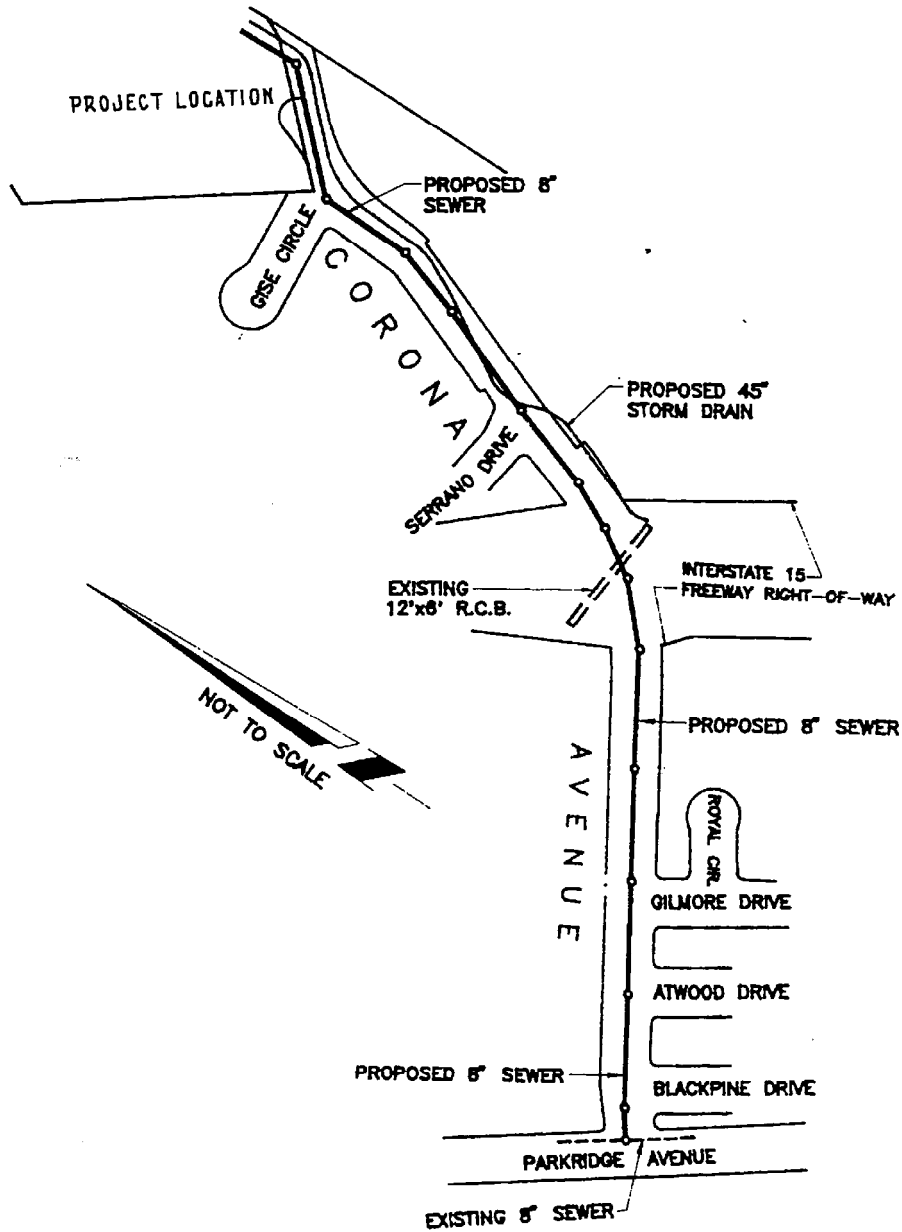


STORM DRAINAGE FACILITIES

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Off-site Infrastructure

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W

6.3. Development Increments

The Cimarron Specific Plan consists of three distinct development areas which will be developed independently in response to market conditions due to the nature of the uses in each District. Therefore, a specific phasing plan cannot be determined until Precise Plan or subdivision map are approved for the Neighborhood Commercial and R-1-7.2 Districts. However, off-site or backbone public facilities will be constructed concurrent with the initial phase of development necessary to support such development. All other infrastructure required to serve each individual component's development phase will be built concurrent with that phase. Once a Phasing Plan is approved with a tentative tract map, revisions to the phasing plan must be approved by the Board of Zoning Adjustment (BZA).

As an example of the flexible phasing scenarios, if Planning Area 3 (R-1-7.2 District) were to be developed first, all backbone infrastructures (water, sewer, storm drainage) would be required to be extended to the site. This would entail the complete off-site extensions of sewer and storm drainage facilities down Corona Avenue to their connection points with existing City facilities. In this example, the extension of facilities through the commercial site (Planning Area 2) would be in advance of an approved commercial Precise Plan; therefore the subsequent neighborhood center site design would be required to respect the then-existing infrastructure easements through the site. If Planning Areas 1 or 2 were the first area developed, infrastructure facilities would be required to be extended through that Planning Area and then stub out to the adjacent area to the north. With this phasing requirement, any of the three Planning Areas could be the first developed, but such development would be required to extend facilities and stub out to the next adjacent area.

One model site for the R-1-7.2 District may be constructed in advance of map recordation or completion of backbone improvements. Such construction would occur only after the developer has received necessary approvals from the Board of Zoning Adjustment (BZA) and has successfully demonstrated compliance with the requirements of the Fire Department regarding temporary water and adequate access.

7. Implementation

The Cimarron Specific Plan provides for the improvement of required community facilities and the control of future construction standards through the implementation measures provided as an integral part of the Specific Plan. A subdivision map and Design Review for the R-1-7.2 District and a Precise Plan for the Neighborhood Commercial districts will be subsequently processed which must be found consistent with the provisions of this Specific Plan. The implementation measures provide procedures herein to permit revisions or adjustments in order to provide design and market flexibility to respond to future conditions.

7.1. Precise Plans

Prior to issuance of building permits, a Precise Plan(s) shall be prepared, submitted and approved for all buildings or structures within the “NC” commercial district. Any Precise Plan shall conform to the General Plan and Specific Plan in terms of land use, location, number of dwelling units proposed, density and general standards of development. No Precise Plan shall be required for development within the A-14.4 or R-1-7.2 Single Family District. However, Design Review will be required for the residential areas.

The Precise Plan application shall be consistent with the City Planning Department’s current application submittal and review requirements. Prior to filing the precise plan application, the developer shall submit plans for Development Plan Review following the provisions of CMC Section 17.102.

The project shall be developed subject to all conditions imposed as part of the approval of a Precise Plan. The City Planning Director may approve or conditionally approve adjustments which are minor in nature and are in substantial conformance with the conditions of approval.

7.2. Specific Plan Amendments

During the course of project development and construction, specific plan amendments may become necessary. It should be understood that while this document attempts to be comprehensive, not all things can be envisioned, and situations change. Therefore, it should be understood that Specific Plan amendments may be useful to keep the plan current with changes in the housing and construction market. Applications for Specific Plan amendment shall be made in accordance with CMC Section 17.53.110. Applications shall be considered by the Planning Commission and City Council. The following criteria shall be considered for amendments to The Cimarron Specific Plan.

- Consistency with the City of Corona General Plan.
- Consistency with the intent of The Cimarron Specific Plan.
- Adequate circulation with controlled access to Yuma Drive.
- Preservation of the recreational open space system.

7.3. Variances

Variance applications to the standards contained herein shall be permitted in compliance with CMC Sections 17.96 for major variances and 17.98.020.B for minor variances.

7.4. Substantial Conformance

This document shall permit adjustments or revisions of a minor nature that refine or enhance the character and conform to the intent established by this Specific Plan or a subsequently approved Precise Plan(s). Any revisions that are adjustments necessitated by detailed engineering or other design refinements shall not require further application or approval and shall be deemed to be in “Substantial Conformance” with the intent of this Specific Plan provided the following criteria is met:

- The revision shall be consistent with the Corona General Plan
- The revision shall be in conformance with the intent of the standards, guidelines and policies of this Specific Plan or an approved Precise Plan.
- The revision shall not create any greater number of dwelling units than is permitted by the Specific Plan’s Land Use Plan densities.
- The revision shall not reduce the area of the community open space or private open space requirements.

7.5. Design Review

The architectural and landscape design of any and all construction within The Cimarron Specific Plan shall conform to the standards established in Section 5.0, and as subsequently refined through an approved Precise Plan(s), Design Review or Development Plan Review.

All homeowner construction or additions in the R-1-7.2 District shall first be approved by the Cimarron Homeowners Association Architectural Control Committee, if established through project CC&R’s, prior to submission to the City of Corona for Design Review or the issuance of permits. Through the imposition of deed restrictions, each homeowner is bound by the detailed design guidelines established to protect the value and character of the community.

All new commercial construction shall be consistent with an approved Precise Plan. Subsequent modifications or alterations to the commercial center shall be reviewed by the Planning Director for consistency with the development and design guidelines of the Cimarron Specific Plan and the Corona Municipal Code, as applicable.