

CHEROKEE SPECIFIC PLAN

SP-90-3

CITY OF CORONA, CALIFORNIA

a project of:

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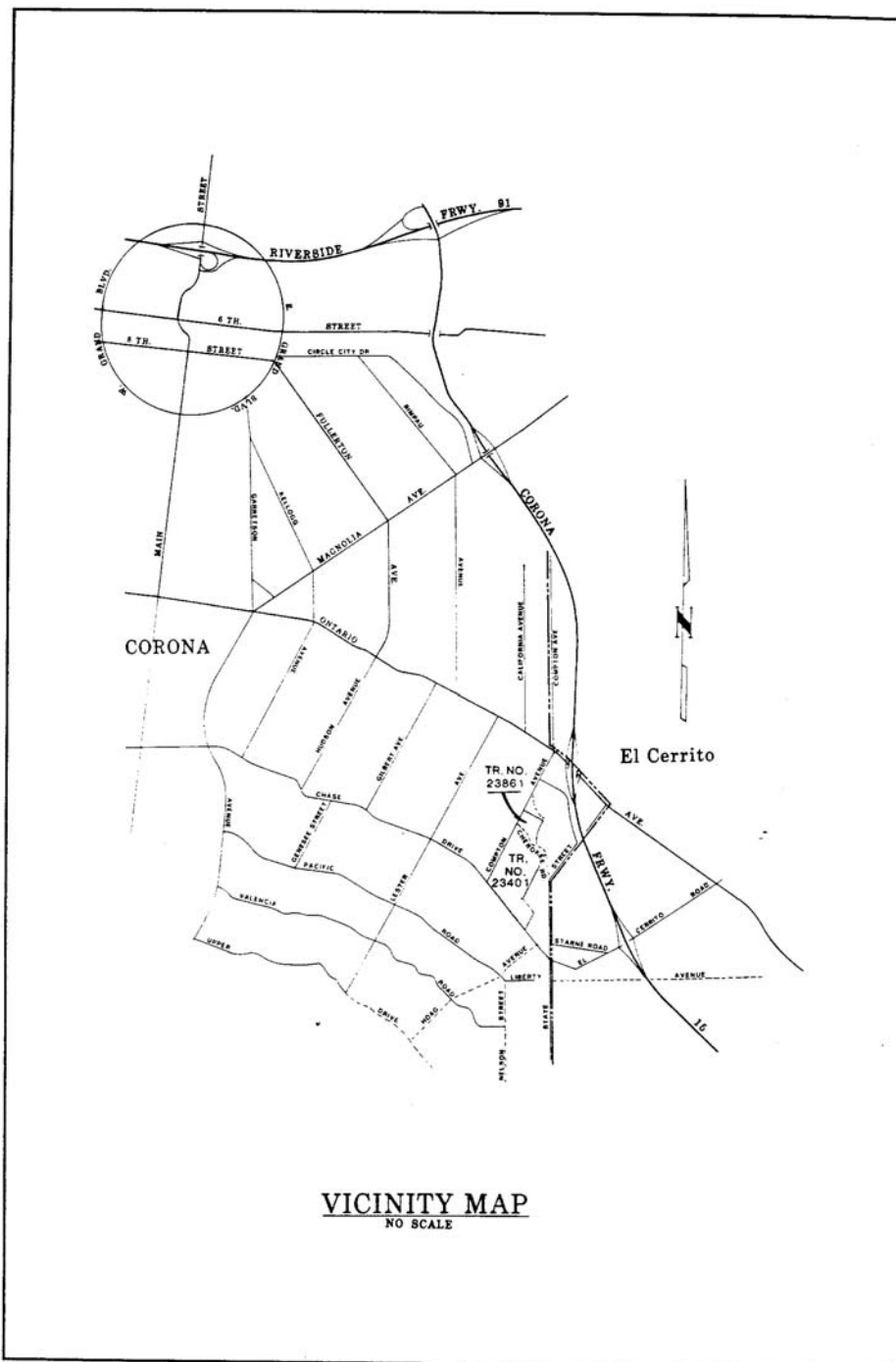
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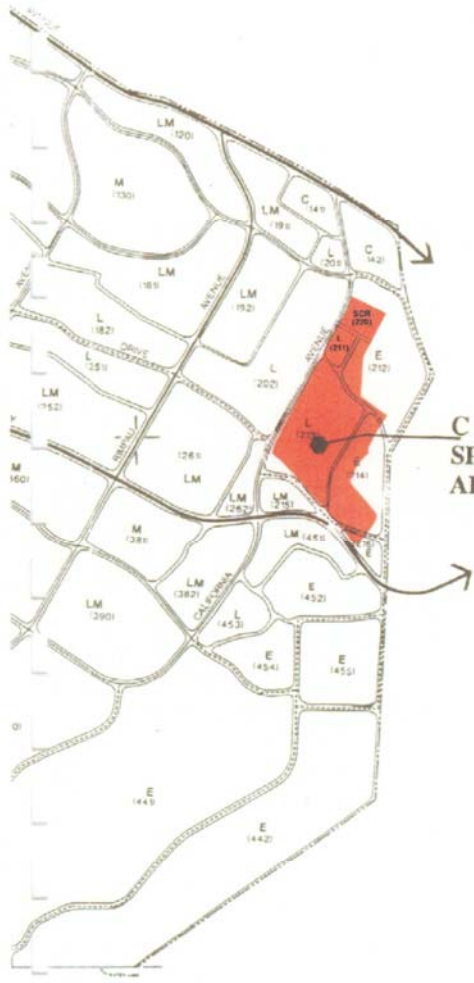


VICINITY MAP
NO SCALE

CHEROKEE SPECIFIC PLAN

I. EXHIBIT 3.1-1 (LAND USE) FROM THE C.F.P.

SOUTH CORONA COMMUNITY FACILITIES PLAN PREPARED FOR THE CITY OF CORONA



		TARGET DENSITY	
E	ESTATE	0-3 DU/AC	1.47 DU/AC
L	LOW	0-6 DU/AC	2.96 DU/AC
LM	LOW-MEDIUM	3-8 DU/AC	3.9 DU/AC
M	MEDIUM	6-15 DU/AC	7.88 DU/AC
C	COMMERCIAL		
(000)	PLANNING AREA NUMBER		
SCR	SENIOR CITIZEN RESIDENTIAL	DU/AC	DU/AC

CHEROKEE
SPECIFIC PLAN
AREA

Note: Circulation classifications for arterial roads
are shown on Exhibit 3.4-2

LAND USE PLAN



EXHIBIT 3.1-1

II. INTRODUCTION AND OPENING PROJECT STATEMENTS

The following document is the Cherokee Specific Plan prepared to regulate the development of approximately 68 acres of land in the City of Corona, California. The plan was written by O'Malley Engineering Corporation for Shea Homes and The Cherokee Ranch Limited Partnership, represented by Mr. Donald Jack. The full names and address of both are shown on the title page.

The plan was reviewed by the City Council of City of Corona and approved at their regular meeting of July 11, 1990. The plan was amended as shown on the title page.

A. GENERAL DESCRIPTION

Specific Plan, assigned as number SP 90-3 and hereinafter referred to as the Cherokee Specific Plan, serves as the development ordinance for approximately 68 acres situated in the southeastern sector of the City of Corona. Project boundaries consist of Chase Drive (realigned) and California Avenue, formerly Compton Avenue, to the south and west respectively. The northerly border of the specific plan area is the common line with a church, recently built.

The site has a relatively mild topography with gentle slopes facing northwest. Project location boundaries are illustrated in Exhibit 1, in the appendix.

B. PURPOSE AND INTENT

The Cherokee Specific Plan is both regulatory and a policy statement. This specific plan has been prepared in accordance with the South Corona General Plan Amendment adopted by the City Council on July 16, 1986 and the corresponding Community Facilities Plan adopted on July 6, 1988. The authority for plan preparation is defined and described in California Government Code Section 65451 inclusive of regulations for the Systematic Implementation of the Corona General Plan, outlined as follows:

1. REGULATES

- Land uses
- Building placement
- Dwelling unit densities/maximum densities
- Site development standards
- Plan implementation/procedures

2. ENCOURAGES

- Flexibility of design

Logical ordering of land uses and activities
Land use compatibility through coordinated building placement
Harmonious design

3. MAXIMIZES

Housing choices and product types
Circulation and access
Compatibility with surrounding land uses
Project identification
Relationship of development standards to intended project characteristics

Of equal importance is the assurance and commitment to maximum refinement of project development standards, amenities, design, and resultant overall quality. The master planning and development standards contained herein will assure ultimate project outcome and excellence. The implementation of the Specific Plan will provide the City of Corona with a unified development sensitive to the interaction of land uses within the project site as well as existing and future surrounding land uses. The Specific Plan intends to create a superior environment maximizing inherent site opportunities, providing an increased sense of place and identity and creating a viable suitable for the developing local area and future residents.

Planning techniques which address those needs include the application of a well ordered circulation plan, and a site sensitive lot pattern plan designed to lend privacy with separation from major travel corridors.

C. GOALS AND OBJECTIVES

The Cherokee Estates Specific Plan has been prepared to serve as an implementation tool to promote the goals and objectives of the Corona General Plan, incorporated herein by reference. Specific goals and objectives embraced by this specific plan are as follows:

1. “Economize on the costs of municipal facilities and services by phasing residential development in a manner consistent with availability of public improvements” (City of Corona General Plan)

The proposed project will provide residential development immediately adjacent and contiguous to recent residential development and newly provided infrastructure.

2. “To encourage and promote flexibility and individuality in development” (City of Corona General Plan)

The proposed project integrates two densities of residential land uses with a specific lot pattern designed to integrate each land use and provide maximum privacy to lower density land uses with visual continuity along all street frontages.

Goals and objectives proposed specifically for this project include:

3. “Establish an aesthetically appealing residential neighborhood through attractive design techniques preserving the scenic qualities of the area.

The proposed project will conform to the requirements of the recently adopted Community Facilities Plan through the ordered placement of streets, structures and travel ways creating logical extensions of existing land uses.

4. “Provide for the placement of circulation elements to best serve the needs of future residents.

The proposed project will incorporate street realignments adopted within the Community Facilities Plan and provide project access at locations sensitive to such needed circulation revisions.

5. “Insure land use compatibility through the application of specific development standards, buffer treatments, special landscape treatments, open space and grading treatments.

The proposed project will provide lots constructed with the minimum amount of earthwork that will yield the maximum of privacy for each of the dwellings. Private open space is assured through lower densities of residential land use and public open space will be provided consistent with the requirements of the Quimby Act and the Community Facilities Plan.

III. CONFLICT WITH THE CORONA MUNICIPAL CODE

In the event of a conflict with the City of Corona Municipal Code the Cherokee Specific Plan will govern. In matters not covered by the Specific Plan the Municipal Code shall have full force and effect.

IV. PROJECT DESCRIPTION

The Cherokee Specific Plan will develop three (3) components in such a manner so as to provide for mutual compatibility, sensible integration of land uses, and a creative approach to separation of land use density components. A major aspect of the plan is to provide for a smooth transition from lower density to higher residential uses, while preserving an unbroken identity along streetscapes.

The plan encompasses 68 acres with approximately equidistant exposure to existing street systems. The estate residential component consists of approximately 18 acres and the low density residential land use component consists of approximately 45 acres. Both components are intended to provide maximum and optimum private open space individual to each lot and serving to create ample buffering between lots. In that respect all lots are designed to provide more than adequate building set backs for all primary structures.

It is the intent of the plan to blend two densities of residential land uses sharing a common sense of identity through the proper orientation of streets, lots and structures thereby achieving visual continuity.

V. LEGAL DESCRIPTION

Legal description of a parcel of land located in the City of Corona, County of Riverside, and State of California, more particularly described as follows: Lots 2 through 5 of the Cerreto Ranch as per map recorded in Book 1, Page 22 of Record of Surveys, and records of said County. Together with Parcel I as shown on a map recorded in Book 34, Page 15 of Record of Surveys, Parcel 1 as shown on a map recorded on Book 38, Page 99 of Record of Surveys, and records of said County and Parcel 2 as shown by Parcel Map 15434, recorded on Book 80, Pages 8 and 9 of Record of Surveys, and records of said County. Together with Parcel A: Parcel 2, as shown by Parcel Map 15434, on file in Book 80 Pages 8 and 9 of Parcel Maps, Records of Riverside County, California and Parcel B: An easement for drainage over the easterly 10 feet of Parcel 1, as shown by Parcel Map 15434, on file in Book 80 Pages 8 and 9 of Parcel Maps, records of Riverside County, California.

VI. MASTER PLAN

The proceeding sections will present individual aspects of project development including:

- Planning and Zoning
- Environmental Setting
- Infrastructure - Services and Utilities
- Design and Development Standards
- Land use

Following each discussion, illustrative exhibits are provided. The purpose of Master Planning, as incorporated in this specific plan, is to provide for a comprehensive site analysis as a foundation for standards for individual lot development.

VII. PLANNING AND ZONING

A. TARGET DENSITY

The South Corona Community Facilities Plan (CFP) divides the land into three Land Use designations. Estate with a target density of 1.47 du/acre, Low with a target density of 2.96 du/acre and Senior Citizen Housing with a target density of 40.5 du/acre. The project has been designed to meet the target density. An exhibit has been included in the appendix that shows the project and the limits of the Estate and Low Density land use areas and the Senior Citizen Housing land use with their relationship within the project.

B. ALLOWABLE NUMBER OF DWELLINGS

The Specific Plan area includes approximately 68 acres, adjusted gross area excluding the right of way for California Avenue. The area breaks down as follows:

Land Use	Area	Target Density	Allowable No. D.U.s
Estate	18 Acres	1.47	26.46
Low Density	45 Acres	2.96	133.20
Senior Citizen Housing	5 Acres	40.5	202.5
Totals	68 Acres		362.16

Number of dwelling units proposed: 318

C. EXISTING ZONING AND GENERAL PLAN DESIGNATION

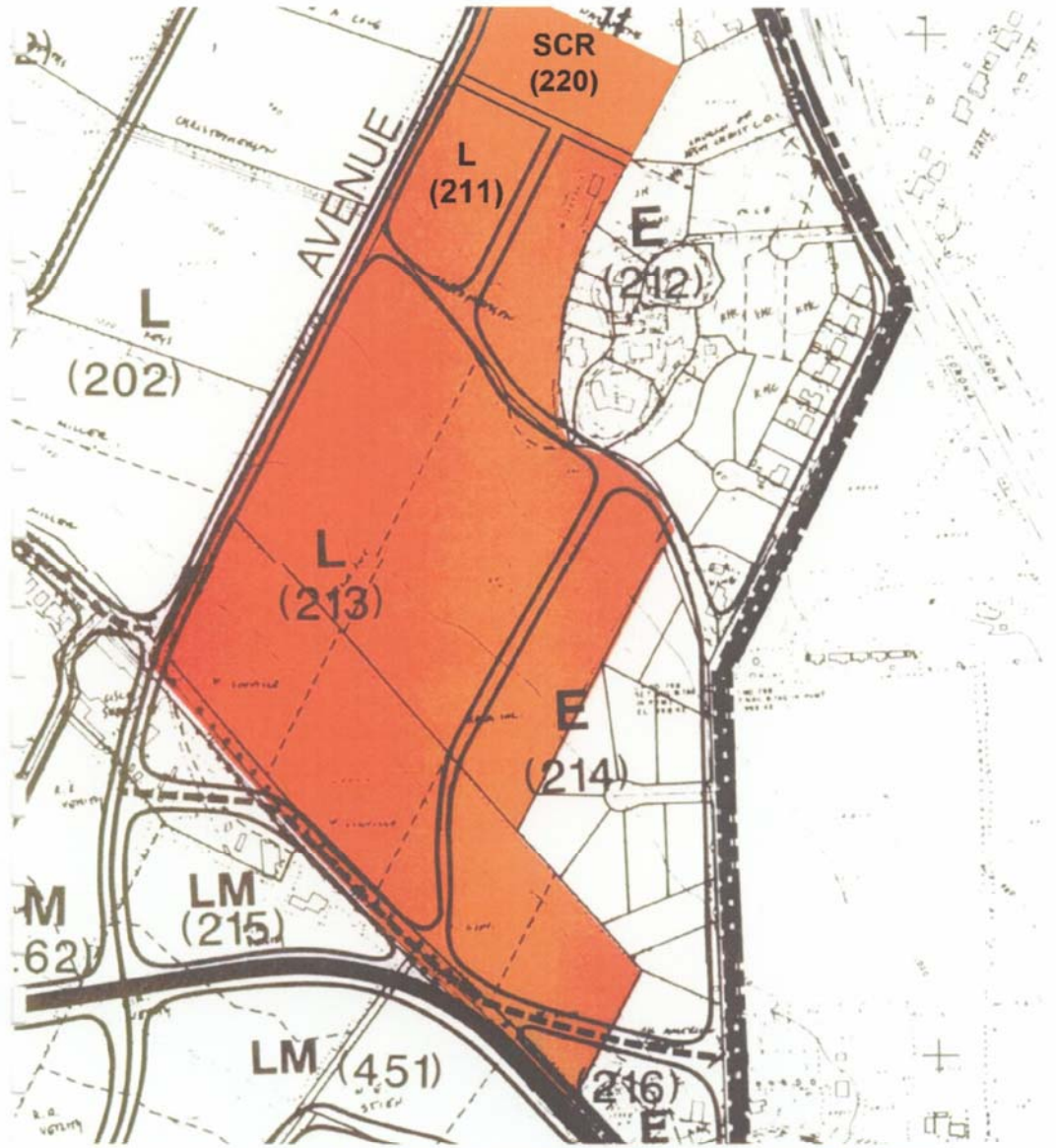
The land included within the Cherokee Specific Plan area for proposed Estate and Low Density land use areas is currently zoned "A" (Agricultural). The General Plan designation is Low Density Residential (0 - 6 du/acre), Estate Residential (0-3 du/acre). The General Plan designation for the Senior Citizen Residential land use area is High Density Residential – Senior (15-75 du/ac).

D. PLANNING AREAS AND POLICY 6 OF THE CFP

The project incorporates two basic planning areas designated by the CFP. The eastern portion of the site borders on existing developed home sites having areas that vary between 14,000 square feet and slightly over an acre in size. The area to the south is included in a specific plan and development project called the Chase Ranch. The area north is currently being developed as a church. The area to the west is undeveloped at this time.

Policy 6 of the CFP requires that the lots proposed adjacent to existing developed lots be of a similar size. Therefore, lots backing up to existing lots of one acre or more shall be a minimum of one acre in area. Lots on the same block as existing lots of one acre in size shall be 36,000 square feet or ninety per cent of one acre. Lots proposed within the balance of the project are a minimum of 7,200 square feet of net area.

CHEROKEE SPECIFIC PLAN



PLANNING AREAS FOR TARGET DENSITY CALCULATIONS

The planning areas are generally separated by streets proposed in the subdivision. However, there is an area in the Estate Density Area that contains lots that are not backing up to or adjacent to existing large lots. Those lots are smaller than those that are sized according to Policy 6. Consequently, there are some lots in the planning area adjacent to large lots within the Specific Plan area that are significantly smaller than neighboring lots. In the Estate Density portion of the Specific Plan the minimum size lot is 10,000 square feet. The Land Use Map in the Appendix as Exhibit 2 shows the location of the various proposed planning zones.

In accordance with CFP Land Use Policy 6, a specific design solution shall be imposed on Lot 47 of Tentative Tract Map No. 23401. This design solution shall cause the northern boundary of the Metropolitan Water District (MWD) easement to form the northern boundary of Lot 47 in order to prevent the MWD easement from bifurcating Lot 47 and creating potential problems for future Lot 47 residents related to cross-lot access, grading and security (See Exhibit 11-1). In addition, the design solution shall cause Lot 47 to be 24,040 square feet in total area and 195.99 feet in total width at the eastern boundary which abuts an existing single family residential parcel located outside of this specific plan.

Exhibit 11-1 shows that land south of the MWD easement forms a lot that is approximately 24,000 square feet in area and is situated at the extreme end of a tier of Estate Residential lots (see Exhibit 1 1-1). While this lot exceeds the minimum required lot area for the zone (10,000 sq. ft.), a specific design solution has been selected to address two specific constraints:

1. Lot 47 backs onto to the side lot line of an older irregularly shaped .94 acre residential parcel that fronts on Chase Drive. Lot 47 is designed to side on Chase Drive with frontage on "C's Street. This situation will activate the strict application of Policy 6a requiring a minimum lot area that is similar in area and width to the existing lot; and,
2. In the event that Chase Drive Alternative B is implemented (refer to Specific Plan Section X.A. and Exhibit 11), Lot 47 will be subject to more restrictive MWD easement and street right-of-way constraints than other lots in the same zone (note: MWD requires access for maintenance including but not limited to drive approaches, locked gates, fencing, and service roads - See Exhibit 11- 2 for MWD requirements). Therefore, the constraints placed on Lot 47 will occur to accommodate the 40 foot wide MWD lower feeder line easement and to provide an alternative circulation route through the subdivision via Chase Drive, "C" Street, and "D" between State Street and California Avenue.

Due to the constraints imposed on Lot 47, the design solution shows a street knuckle at Chase Drive and “C” Street with the MWD lower feeder easement along its northerly lot line. Lot 47 falls within the middle range of Estate Residential lot area property development standards set forth in Section XII and is in conformance with Specific Plan zoning and surrounding land uses. The design of Lot 47 is proposed to address the noted constraints and to allow flexibility in meeting the goals and objectives of Section 3.8.6, paragraph one of the CFP which allows design solutions to be formulated as part of individual Specific Plans or development plans.

E. DESIGN FEATURES

The design of the project is controlled by the requirements of the CFP. The large lots proposed adjacent to the existing lots will be similar in character to the rest of the project but will have greater set backs and separation between buildings. The smaller lots across the street will be greater than the minimum in size but small enough to warrant a separate planning area. Generally, the project will offer lots substantially greater in size than the minimum requirement. The neighborhood created will blend together as a desirable living area with the whole project being above the ordinary especially in terms of lot size.

F. PROJECT AREA DESIGNATIONS

The Land Use Map, Exhibit 2 in the appendix of the Specific Plan, shows four zone designations for the project.

Zone ERI is the area adjacent to existing one acre developed lots. Lots created in this area will have a minimum area of 10,000 square feet except lots backing up to existing one acre lots will have a minimum area of 40,000 square feet. Lots on the same block adjacent to existing one acre lots shall have a minimum area of 36,000 square feet.

Zone ER2 is the area adjacent to existing developed lots north of Cherokee Road. The existing lots vary in size from approximately one quarter acre to over an acre. The minimum lot size in zone ER2 will be 14,400 square feet except lots backing up to existing developed lots shall be equal in size to the existing but will not exceed 40,000 square feet.

Zone SFR consists of the project area that is not bordering on existing developed lots. Lots in zone SFR will have a minimum lot area of 7,200 square feet.

The lot configuration and street circulation are shown on the Tentative Maps for each project which are Exhibits 8 and 9, included in the Appendix.

The Land Use Plan on Page 1 shows the Senior Citizen Residential (SCR) Zone.

Zone SCH consists of an approximate five acre site located on the east side of California Avenue, approximately 500 feet south of Taber Road.

VIII. ENVIRONMENTAL SETTING

A. LOCATION

The project site is located in the southeastern portion of the City of Corona. It's southerly boundary is Chase Drive, the western boundary is California Avenue (formerly Compton Avenue), the northerly boundary is approximately 500 feet northerly of Cherokee Drive and the easterly boundary is the existing homes fronting on State Street. The whole site includes two separate subdivisions on approximately 63 acres and one parcel at approximately 5 acres totaling 68 acres. The area was included in the South Corona Community Facilities Plan.

B. TOPOGRAPHY

The topography of the site is an alluvial fan similar to most of the south Corona area. The property slopes on a plane toward the north on a grade of about 3 per cent. Drainage currently is sheet flow northerly across the site. There are no significant topographical features of the site that warranted special design considerations.

The site is vacant but may have been used for agriculture sometime in the past. The surface is sparsely covered with grasses and weeds.

C. SOILS

The topsoils are sandy silt underlain by gravelly fine to coarse sands. The deeper soils are moderately dense with normal moisture content. The soils are satisfactory to support the development being proposed.

D. GROUND WATER

Several test pits were dug to depths ranging from 6 feet to 10 feet. No ground water was discovered in any of those trenches.

E. HYDROLOGY

There is an existing earth channel that parallels Compton Avenue which drains properties to the south. The property is not included within any flood zones as defined by F.E.M.A.

F. EXISTING SITE FEATURES

There are several mature palm trees existing along Chase Drive. The trees are a distinctive feature of Chase Drive throughout its length through Corona. The City has undertaken special effort to preserve them in other areas. The developer's of this Specific Plan will continue that effort by preserving and relocating palms as required by the Director of Parks and Recreation.

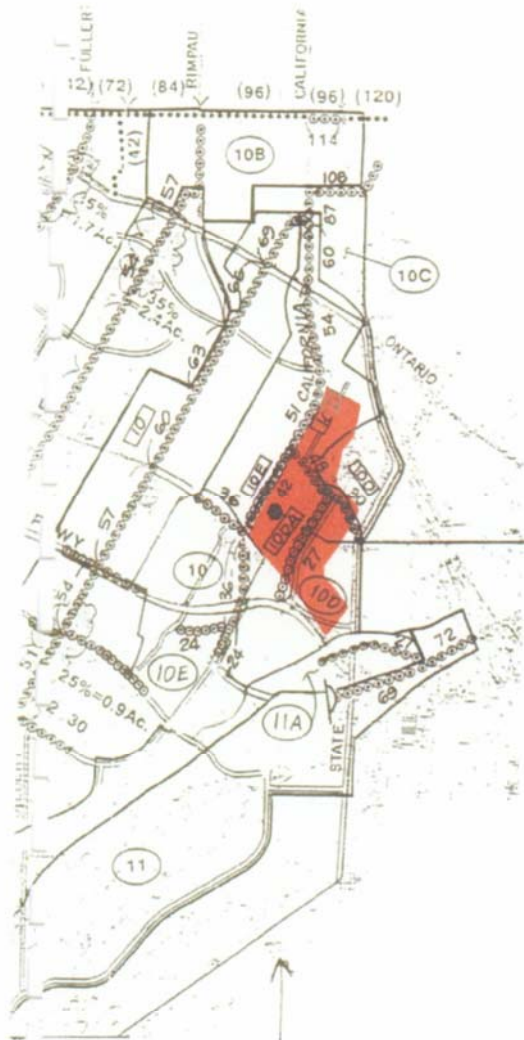
IX. INFRASTRUCTURE - SERVICE AND UTILITIES

A. FINANCING

The public utilities constructed to serve the project will be built with a combination of private financing and Mello-Roos Assessment Districts. Both of the tracts within this Specific Plan have paid fees required to join the Consortium of Developers for South Corona and are actively preparing a Mello-Roos Assessment District to construct the infrastructure to serve the CFP area. The area wide infrastructure will be constructed with funds raised by Assessment Districts formed for that purpose and local facilities serving individual projects will be constructed with private financing. Homes sold within the Assessment District will pay the assessment through their tax bills.

CHEROKEE SPECIFIC PLAN

X. EXHIBIT 3.8-1 (STORM DRAIN), FROM THE C.F.P.



**SOUTH CORONA
COMMUNITY FACILITIES PLAN**
PREPARED FOR THE CITY OF CORONA

- LEGEND**
- DEBRIS BASIN
 - EXIST. STORM DRAIN
 - PROPOSED STORM DRAIN
 - EXIST. STORM DRAIN SIZE (inches)
 - PROPOSED STORM DRAIN SIZE (inches)
 - DRAINAGE AREA BOUNDARY
 - DRAINAGE AREA IDENTIFICATION
 - DETENTION BASIN AREA
 - DETENTION BASIN ZONE
 - LEVEL OF DETENTION (PEAK REDUCTION)
 - STORM DRAIN IDENTIFICATION

**CHEROKEE
SPECIFIC PLAN
AREA**

Note: Circulation classifications for arterial roads are shown on Exhibit 3.4-2, Hierarchy of Roads.

**DRAINAGE
CONCEPT PLAN**

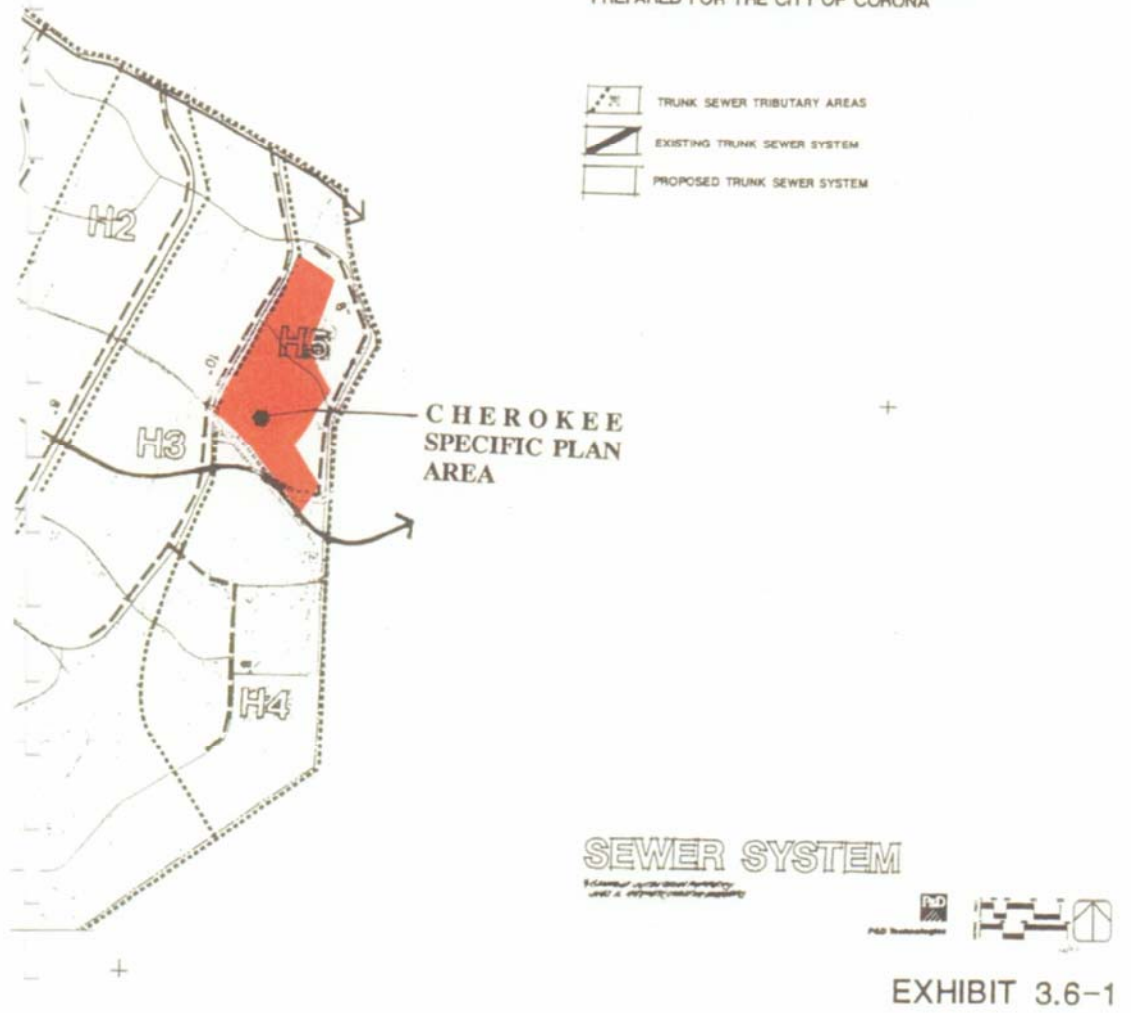


EXHIBIT 3.8-1

CHEROKEE SPECIFIC PLAN

XI. EXHIBIT 3.6-1, (SANITARY SEWER), FROM THE C.F.P.

**SOUTH CORONA
COMMUNITY FACILITIES PLAN**
PREPARED FOR THE CITY OF CORONA



D. STORM DRAIN

Exhibit 3.8-1 of the Community Facilities Plan has been partially excerpted on the preceding page with the Specific Plan limits shown as a shaded area. The Specific Plan is entirely within Drainage Area 10D, as identified on Exhibit 3.8-1. Master planned storm drains ranging from 57 inch diameter pipes to 24 inch diameter are shown on the exhibit.

The master planned storm drains within the project will be constructed in the appropriate phases of the project by the developers. However, it is not likely that the downstream portions of the master plan facilities will be in place prior to the development of the site. We recognize that the development of parcels will increase the flow of storm water runoff from the site to the properties to the north. In order to avoid increasing the amount of runoff from the site we propose to construct a retention basin within the project to retard the flow of storm water runoff and thereby avoid aggravating flooding downstream of the project.

The basin will be contained within at least one of the proposed lots. The location of the lot or lots to be used for the retention basin will be located north of Chase Drive near the easterly boundary of Tract Number 23401.

The area will be excavated to the depth required by the quantity of water to be retained. The material taken from the depression will be placed around the depression creating a basin that will drain to the existing dirt channel. The lots that are used to build the basin will be reclaimed for development after the storm drain is constructed downstream that serves the drainage basin.

The following criteria shall apply:

1. No more than one basin shall be constructed, and it shall be designated and constructed to serve a minimum of 60 acres of developed property.
2. The basin shall be located near the north boundary of the Cherokee Specific Plan area.
3. The basin shall be designed as a flow-by basin, whereby nuisance water is not permitted to enter.
4. The basin shall be located on production lots which will be converted for the construction of future residential units.

5. The drainage solution shall be conceptually resolved and submitted for review and approval by the City engineer prior to preparation and submittal of improvement plans for plan check.
6. The basin shall be fenced with wrought iron fencing.
7. The applicant shall agree to maintain (including hold harmless agreement) any temporary detention facilities and post a security to guarantee same.
8. The applicant shall guarantee (by bond and agreement) to remove any temporary facilities when the ultimate California Avenue Storm Drain is constructed.
9. The Consortium will design the master plan line in California Avenue and construct the portion abutting this project site.

E. WATER DISTRIBUTION SERVICE

The site is entirely within pressure zone 4. There is a twelve inch (12”) water line in Chase Drive which connects to another twelve inch (12”) line in State Street, east of the project. The Consortium will construct an additional twelve inch water line in California Avenue along the frontage of the project. Other facilities necessary to serve the South Corona area are being proposed by the Consortium mentioned above. Dead-end water lines in excess of 500 feet will require two points of connection.

F. SANITARY SEWER SERVICE

Exhibit 3.6-1 from the Community Facilities Plan has been partially excerpted and reproduced on the preceding page. The boundary of the Cherokee Specific Plan is shown as a shaded area. The Specific Plan area is entirely within Trunk Sewer Tributary Area H5. Alternative alignments for sewer service may be acceptable subject to the approval of the Director of Utility Services. The sanitary sewer line in California Avenue along this project boundary has been constructed by the developer of Tract No. 22909.

G. ELECTRIC SERVICE

Electric power will be supplied by the Southern California Edison Company. Adequate power is available to serve the project.

X. DESIGN AND DEVELOPMENT STANDARDS

A. CIRCULATION

The project is located on the east side of California Avenue and the north side of Chase Drive. California Avenue has been upgraded to a secondary highway (88 foot wide right of way) and Chase Drive has been designated a local street. Both reclassifications have been reflected in the design of the project.

There are currently two potential alternative alignments for Chase Drive, east of California. Alternative TM (see Exhibit 10) leaves Chase Drive intact along the southerly boundary of the Cherokee Specific Plan. Chase Drive will intersect with California Avenue and will also provide a link to State Street to the east. Alternative "B" (see Exhibit 11) accommodates a proposed fire station within the Chase Ranch, on the southerly boundary of this Specific Plan. The construction of the fire station would cause Chase Drive to turn southerly to an intersection with Foothill Parkway. The portion of Chase Drive east of the intersection would be vacated and used for the fire station. Vacation and realignment of Chase Drive, if this new alignment is installed, will require dedications from Chase Ranch or the property owner to the south.

If Alternative "B" is implemented, the Cherokee Specific Plan will take access from existing Chase Drive until the Chase Ranch realigns Chase Drive. Any lots proposed to front on Chase Drive shall be designed to have adequate access before and after the realignment of Chase Drive.

Foothill Parkway, as currently proposed, will not contact any boundary of the Cherokee Specific Plan. Both Chase Drive and Foothill Parkway will comply with the B.S.I. alignment study.

B. GRADING

The project has been designed to minimize the height and area of manufactured slopes. Additionally there are grading standards included in the appendix of this document that will reduce the "manufactured" appearance of the slopes. The maximum slope throughout the project is one foot vertical rise in two feet measured horizontally. The toe of all slopes will be rounded and the angle points created where the slope changes direction will also be rounded. The top of the slope will remain angular in order to conform to property lines.

The overall design of the project requires that all lots drain to the street on which they front. Slopes will be limited to a maximum of twenty feet in height in order to eliminate any need for terrace drains. The property lines of adjoining properties will be placed one foot beyond the top of slope between them, if one exists. Minimum set backs from the tops and toes of slope shall conform to the City Standard No. 220-4. Grading shall comply with the City of Corona's grading ordinance and with City Standard Plans and Special Provisions for grading.

The tier of lots fronting on Chase Drive is also designed to drain to the street. Since the land slopes to the north and the lots slopes to the south, a slope about twenty feet high is created. The remainder of the project is designed to keep the rest of the slopes substantially smaller than that.

C. BUILDING SETBACKS

Set backs specified by the Specific Plan conform to or exceed those required by the City of Corona Municipal Code. In the event of a conflict all set backs throughout the project shall, at the minimum, conform to the City of Corona Municipal Code.

D. STREET DESIGN

All interior streets will be designed to local street standards as described in the City of Corona Subdivision Ordinance. The minimum centerline radius for local streets within the project shall be 500 feet. Cherokee Road which is existing along the northerly portion of the project has centerline radii less than five hundred feet as is currently required by City standards. The minimum frontage required for lots on a knuckle or cul-de-sac shall conform to existing City code.

The Foothill Parkway is located near the southerly boundary of the project at it's east end. No intersections to the Foothill Parkway will be permitted. "D" Street connecting to Chase Drive was located to conform to streets in the Chase Ranch Specific Plan.

Alternative "A" (Exhibit 10) for Tract No. 23401 shows a cul-de-sac roughly parallel to and north of Chase Drive. The length of the cul-de-sac exceeds the 500 foot maximum length required by City Code. The length of the cul-de-sac proposed is approximately 800 feet long. The length is necessary to meet the various site planning criteria imposed on the project by the C.F.P. and neighboring projects. Cul-de-sacs in excess of 500 feet in length shall not be approved without two points of emergency access or automatic fire sprinkler systems for all homes on the cul-de-sac beyond 500 ft. from the access to the cul-de-sac.

E. EXISTING PALM TREES

The existing palm trees along the project's frontage with Chase Drive will be preserved. The trees may be moved with specific permission of the Director of Parks and Recreation of the City of Corona. The Parks and Recreation Director may specify the method of moving a tree and require financial guarantees to replace any trees damaged as a result of moving or other construction activities.

XI. LAND USE

A. ZONING DESIGNATIONS

The zoning designations used for this Specific Plan are as follows:

ZONE ER1, ZONE ER2 AND ZONE SFR;

Zones ER1, ER2, and SFR are intended for single family homes, with not more than one dwelling and customary accessory buildings upon one lot.

Agricultural crops are permitted subject to the regulations set forth in the A zone in the City of Corona Municipal Code. Every building or lot in the Specific Plan area shall be used for or occupied and every building shall be erected, constructed, established, altered, enlarged, maintained, moved into or within said Specific Plan only in accordance with the regulations set forth herein and in the City of Corona Municipal Code.

ZONE SCR

Zone SCR is intended to accommodate housing that provides amenities, services, and activities suitable for residents over the age of 55 years.

B. PERMITTED USES

The following uses shall be permitted in Zones ER1, ER2, and SFR. Single family residential homes subject to property development standards in Sections 17.18.050 through 17.18.160, the City of Corona Municipal Code and as set forth herein. In the event of a conflict the requirements of the Specific Plan shall govern.

Animals to maximum numbers as follows:

- Three weaned cats;
- Three weaned dogs;
- Home occupations.

House trailer, may be used as a construction project office during time of construction when a valid building permit is in force for the construction of one family dwelling of a permanent character placed in a permanent location;

During the construction tract improvements a trailer or modular temporary office may be used as a sales office and or construction office during all phases of construction and marketing the finished product.

Partially completed homes or model homes may be used as a sales and/or construction office during all phases of construction.

Orchards, tree crops, field crops, truck gardening, berry and bush crops, flower gardening, nurseries, greenhouses or lath houses not exceeding two hundred square feet in area on any lot, and other similar enterprises carried on in the general field of agriculture, providing there shall be no sales stands on the premises;

Renting of rooms to not more than two roomers and/or the providing of table board to not more than two boarders, in addition to members of the family occupying a one family residence;

Small family day care homes.

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

Second dwelling unit, subject to approval of a secondary residential permit as provided for in Chapter 17.85 if the Corona Municipal Code.

Mobile homes, except as provided for during construction are not permitted within the Cherokee Specific Plan.

The following uses shall be permitted in Zone SCR and subject to the development standards of Corona Municipal Code Chapter 17.24 except as otherwise specified herein. In the event of a conflict, the requirements of the Specific Plan shall govern.

Single family homes, multiple dwellings, condominiums, apartments, bungalow courts, and congregate care facilities restricted for occupancy by persons 55 years of age or older.

C. CONDITIONAL USES

After construction of the homes is completed no uses other than single family residences will be permitted within the Cherokee Specific Plan. Normal construction operations

necessary to construct and market the homes within this Specific Plan area are exempt from the provisions of the Specific Plan to the extent that those operations are commercial in character but necessary to complete the project.

D. PROHIBITED USES

Uses prohibited in the Cherokee Specific Plan are: commercial uses, manufacturing uses, or other uses specifically forbidden by the City of Corona Municipal Code in residential zones.

XII. PROPERTY DEVELOPMENT STANDARDS

The property development standards set forth in this chapter shall apply to all land and buildings in the Cherokee Specific Plan.

A. LOT DIMENSIONS

Zones ER1 and ER2 lots shall have a minimum width of 60 feet and minimum depth of 100 feet. The maximum depth to width ratio shall be 3:1. That is, a lot 100 feet wide measured at the set back line shall be no more than 300 feet deep from front line to back line. The maximum depth to width ratio shall be 1:1. All lots abutting existing lots developed lots shall be of equal width up to 130 feet.

B. LOT AREA

Lot areas required within the Specific Plan are net. That is the minimum lot area specified shall be contained within the lot exclusive of street right-of-way. The minimum net lot area for each lot within the Specific plan shall be as follows:

Zone ER1	10,000 square feet
Zone ER2	14,400 square feet
Zone SFR	7,200 square feet

Lots larger than the minimum size specified above will be required to comply with Policy 6 of the C.F.P. (See Section VII.D, Page 6).

Zone SCR: The ratio of dwelling units to lot area shall not be more than one dwelling unit for each 581 square feet of lot area. The maximum number of dwelling units shall be 75 per net acre of land.

C. BUILDING HEIGHT

Zones ER1, ER2, ER3: Buildings and structures erected in the Specific Plan area shall have a height not greater than two stories or thirty five (35) feet.

Zone SCR: No building or structure shall exceed three stories or 40 feet in height. No building that exceeds two stories or 30 feet in height shall be located closer than 50 feet to the property line of any abutting properties zoned single family residential at the time the building permit is issued.

D. YARDS

Yard requirements are as set forth in the City of Corona Municipal Code unless enlarged herein.

Front yard requirements are as follows:

Zone ER1: Lots greater than 20,000 square feet within zone ER1 shall have a minimum front yard depth of not less than thirty five (35) feet. Lots less than 20,000 square feet within zone R1A shall have minimum front yard depth of not less than twenty five feet;

Zone ER2: A front yard shall have a minimum depth of twenty five feet;

Zone SFR: A front yard shall have a minimum depth of twenty feet, except where a front facing garage is provided, the front yard setback shall be not less than twenty-five feet.

Zone SCR: A front yard shall have a minimum depth of twenty-five (25) feet.

Side yard requirements for Zones ER1, ER2, and SFR are as follows:

Lots shall have one side yard with a width of not less than ten feet, and the other side yard shall have a width of not less than five feet. Corner lots siding on a local street shall have a side yard on the street side of not less than fifteen feet.

If a side yard abuts the rear property line of an existing developed lot, then the minimum side yard shall be 15 feet.

Reversed corner lots in the SFR zone, shall have a side yard on the street side of a width not less than 15 feet. In the ER1 and ER2 zones, reversed corner lots shall have a side yard on the street side equal to the required front yard on the key lot to the rear.

Side yard requirements for Zone SCR are as follows: Not less than fifteen (15) feet, subject to the building height requirements of this chapter.

Rear yard requirements:

Zone ER1 and Zone ER2: Lots backing up to existing developed lots shall have a rear yard of not less than thirty feet. All others shall have a minimum rear yard of twenty feet.

Zone SFR: Rear yards in zone SFR shall be ten feet, except where the rear yard abuts a street, in which case the minimum setback shall be fifteen feet.

The minimum set back from a slope of 3:1 or steeper shall be 10 feet on the rear yard and 5 feet on the side yard from the top or toe of slope.

Zone SCR: Rear yards in Zone SCR shall be not less than ten (10) feet, subject to the building height requirements of this chapter.

Distance between buildings:

The minimum distance between accessory and main buildings shall be fifteen feet. The minimum distance between residential accessory buildings shall be ten feet.

E. COVERAGE

Zones ER1, ER2, and SFR: Lot area coverage by buildings or overhead structures shall not exceed thirty five (35) per cent of the total lot area.

Zone SCR: Lot coverage by buildings or overhead structures shall not exceed sixty (60) percent of the total lot area.

F. FENCING

A six foot high theme wall shall be constructed along the frontage of California Avenue per C.F.P. Exhibit 3.3-6. A similar wall shall be constructed on the rear lot line of those lots backing up to the portions of Chase Drive that are vacated.

All rear yards within the Cherokee Specific Plan shall be fenced. The minimum height of fencing shall be five (5) feet and the maximum height of fence shall be six feet.

Fencing may be constructed of wood, masonry or wrought iron or a combination thereof. Masonry walls must be constructed of slumpstone or an architectural equivalent in an earth tone color. The design and materials used for all fencing shall be approved by the City of Corona Planning Director.

G. ACCESS

The provisions of Chapter 17.68 of the City Municipal Code shall apply.

H. MINIMUM DWELLING UNIT AREA

All single-family dwellings of a permanent character shall be placed in a permanent location and contain not less than the following minimum square feet of living area.

Zone ER1 2,200 square feet

Zone ER2 2,000 square feet

Zone SFR 1,700 square feet

Living area is defined as that portion of the home, exclusive of open patios and garages; except that a secondary unit utilizing the provisions of Chapter 17.85 of the City of Corona Municipal Code shall be permitted to have a living area from three hundred twenty to six hundred square feet.

XIII. IMPLEMENTATION

The procedure used for processing development applications for projects within the Cherokee Specific Plan shall follow the subdivision ordinance of the City of Corona. The Specific Plan shall outline those features of the project that are modified or not covered by the City's Ordinances.

A. SUBDIVISIONS

The major device for implementation of the Specific Plan will be Tentative Tract Maps. A phased master tract map is included within the Specific Plan for development in several phases as depicted in Exhibit 4. Tentative Tract maps shall show the individual lots, proposed grading and utility extensions.

B. ARCHITECTURAL REQUIREMENTS

1. GENERAL

The objective of establishing and reinforcing the sense of community identity as set forth in the CFP will be achieved through the implementation of the Cherokee Specific Plan by establishing a compatible architectural style, landscape theme, and site design.

Building materials and articulation as well as project design elements (e.g. entry monumentation, fences and walls, etc.) identified for the developments within the

Cherokee Specific Plan area will enhance the aesthetic quality and character in the area.

Long, linear vistas and building edges within the development and along the streetscape will be avoided through variations in setbacks. This will also be accomplished through such features as window “pop-outs” and other architectural projections to create variation.

At least two different materials shall be used for the exteriors of each house to enhance the visual character within the Specific Plan. Exterior materials will include stucco, wood, glass, metal, masonry, etc. Complementary features may also include concrete/tile roofs, decks, and other elements which serve to enhance the visual impact.

Landscape materials within the Landscape Maintenance District shall be consistent with the plant palette established by the District for South Corona and shall include California native and drought tolerant species.

Landscaping shall be designed to establish project identity and to accentuate entrance areas. The historical features of the South Corona area will be reflected in the design of entry monumentation and walls.

C. AMENDMENTS TO SPECIFIC PLAN

Any amendments to the Cherokee Specific Plan shall be in conformance with the following criteria:

1. All amendments shall be consistent with the City of Corona General Plan and the South Corona Community Facilities Plan.
2. All amendments shall be consistent with the intent of the Cherokee Specific Plan SP 90-3.
3. Future amendments shall preserve and maintain an adequate level of public services, utilities, and infrastructure to serve the long term needs of the Specific Plan area.
4. Future amendments shall maintain an appropriate orientation and relationship between land uses within and adjacent to the Specific Plan area.

5. Amendments to the Phasing Plan shall be submitted to the Board of Zoning Adjustment for review and approval. Said Board shall have the power to render all decisions regarding Final Map or Infrastructure Phasing and revisions to tentative maps to achieve allowable densities.
6. Minor revisions to the Specific Plan, including but not limited to precise street alignments, intersection design, improvements to accommodate storm water flows, and utility reorientation shall be subject to approval by the Director of Public Works without the need for an amendment to the Specific Plan.

XIV. PHASING OF PROJECTS

A. FINAL MAP PHASING

The total specific plan area includes differing ownerships and a variety of similar but distinct housing products. It is anticipated that the project will be constructed in phases to meet market demand as depicted in the Final Map Phasing Plan Exhibit 4a. However, in order to provide for future flexibility to keep pace with the demands of the residential market place, the Specific Plan will provide for amendments to phasing consistent with the criteria set forth in Section XIII C.5. Should it become necessary to provide for such an amendment, the Board of Zoning Adjustment will be empowered to render decisions on phasing amendments.

Phase One of Tract 23401 shall be located at the southeast corner of Cherokee Road and California Avenue and shall include model homes in order to introduce the Project to the community. This initial phase will be provided with adequate street and infrastructure systems to function independently with linkages to existing systems. An approved turn-around to accommodate emergency and standard vehicles shall be provided at the interim terminus of "A" Street (Phase One southern boundary).

Phases Two through Six shall carry the Project to build-out. Each successive phase shall have two points of access. Infrastructure and streets shall be extended to insure adequate service throughout the life of the Project. Beginning phases shall complete the northerly portion of Tract 23401 and latter phases shall complete the southerly portions along Chase Drive.

B. PHASING FOR GRADING

Since Tracts 23401 and 23861 will be constructed independently of each other by different owners, grading will be separated into distinct and separate operations corresponding to the boundaries for each tract. Subsequent to grading, infrastructure phasing shall commence.

C. INFRASTRUCTURE PHASING

The phasing of infrastructure for Tract 23401 is shown in Exhibits 4b (1-6) and Tract 23861 is shown in Exhibit 4c. Sewer lines shall terminate at manholes provided within or immediately beyond the phasing boundaries. Water lines shall terminate at phasing boundaries unless extended to form loop systems.

Storm drain systems shall terminate at phase boundaries with adequate interim drainage facilities placed to accept and convey off-site drainage in accordance with Section 3.8.1 of the Community Facilities Plan. Street right-of-way improvements shall conform to tract map conditions of approval and shall terminate at phase boundaries unless extended to provide temporary access. Where phase lines are split along street right of way, curb, gutter and sidewalk shall be built along frontages of lots that shall be developed in the current phase and deferred for lots that will be developed in successive phases (note: full street travel lanes in both directions shall be built regardless of phase line splits). All systems shall commence with tie-ins to existing infrastructure or previous phase infrastructure to insure the integrity of the system. -

Drainage for all Phases shall be consistent with the design criteria of Section 3.8.1 of the Community Facilities Plan and shall be based upon a completed drainage study and the City's ordinances regarding drainage.

D. SPECIFIC PHASING OF INFRASTRUCTURE - TRACT 23401

1. PHASE ONE (REF EXHIBIT 4B (1))

Street improvements shall consist of full half street improvements along California Avenue, full half street improvements plus an additional ten feet along Cherokee Road, and full street improvements along "A" Street. An eight inch water line will be constructed in "A" street. An eight inch water line shall be constructed in Cherokee Road, connecting to an existing water line in California Avenue and to an existing line in Tract 16518.

An eight inch sewer line shall be built in Cherokee and “A” Streets and shall be connected to an existing line in California Avenue. A 48 inch storm drain shall also be built in Cherokee Road which will connect to a proposed storm drain in California Avenue.

2. PHASE TWO (REF. EXHIBIT 4B (2))

Street improvements shall consist of California, “A”, “E” and “I” streets within Phase Two boundaries. As an interim measure, “A” Street shall be extended beyond the boundaries of Phase Two to connect on a temporary basis with Chase Drive. This temporary right-of-way along “B” and a portion of “D” Streets will be constructed with 6 inches of all weather surface material within the required travel lanes capable of supporting 40,000 lbs. G.V.W. (gross vehicle weight). An eight inch sewer line will be built in “A” and “I” streets. An eight inch water line shall be constructed in “A” and “I”. Streets extending from “A” Street to Chase Drive within the temporary street to tie into an existing line.

3. PHASE THREE (REF. EXHIBIT 4B (3))

Full street improvements as required will be provided for Cherokee, “D”, “E” and “G” Streets. An eight inch water line and an eight inch sewer line shall be provided in these right-of-ways and shall tie into Phase One and Two improvements. A 48 inch storm drain shall extend along Cherokee transitioning to a 30 inch from Phase One to Tract 16518. A 27 inch storm drain shall be constructed in “D” Street within the Phase boundary.

4. PHASE FOUR (REF. EXHIBIT 4B (4))

Full street improvements shall be constructed for “D”, “E” and “H” Streets. These right-of-ways shall also contain an eight inch water line and an eight inch sewer line. A 27 inch storm drain shall be built in “D” Street serving to extend Phase Three improvements.

5. PHASE FIVE (REF. EXHIBIT 4B (5))

Full half street improvements shall be constructed for Chase Drive and full street improvements shall be constructed for “C” and “D” Streets. An eight inch water line shall be constructed in “C” Street that shall extend previous Phase 4 improvements and tie into an existing water line in Chase

Drive. An eight inch sewer line shall be provided in “C” and “D” Streets. A 27 inch storm drain shall extend from Phase Four to the new alignment of Chase Drive.

6. PHASE SIX (REF. EXHIBIT 4B (6))

“B” Street (previously constructed as temporary during Phase Two) shall be completed with ultimate improvements. A portion of the existing Chase Drive may be vacated but not until the new street alignment for Chase Drive per Alternative B (see Exhibit 10) is in service. However, if an alternative fire station location does not require the vacation of Chase Drive, then Alternative A (see Exhibit 11) shall be implemented to retain the existing Chase Drive alignment and provide full half street improvements along the southern boundary of the Project. An eight inch sewer line shall be built within “B” Street, extended from Phase Two.

E. RETENTION BASIN

If required, a retention basin shall be constructed south of Cherokee Road as shown in Exhibit 4b(2). The need for this basin shall be dependent upon the timing of storm drain improvements to California Avenue. If the California storm drain is in place, the area designated as retention basin will be built as a fully improved cul-de-sac complete with lots accessible to water and sewer lines. If the California Avenue storm drain is not in place, then the need for the retention basin shall be based on a drainage study consistent with City’s ordinances regarding drainage and the installation of the basin shall occur at the necessary phase.

F. SPECIFIC PHASING OF INFRASTRUCTURE - TRACT 23861

This tract will be constructed in two Phases as shown in Exhibit 4c. Full street improvements and utilities including water and sewer will be constructed within the boundaries of each phase. The specific phasing of infrastructure for Tract 23861 is more completely described as follows:

1. PHASE ONE (SEE EXHIBIT 4C)

Full half street improvements shall be built for California Avenue. The interior street shall be provided with adequate turn around at the proposed knuckle. Water and sewer lines shall be installed.

2. PHASE TWO (SEE EXHIBIT 4C)

Cherokee Road shall be built with a full half street plus ten feet including the construction of a full one half street for California Avenue along the Phase Two boundary. The interior street shall be extended with full street improvements to Cherokee Road. Water and sewer lines shall be installed.

Drainage for both Phase One and Two of Tract 23861 will be accommodated within street curbs consistent with the design criteria for 10-year flows required in Section 3.8.1 of the Community Facilities Plan.

XV. LANDSCAPE MAINTENANCE DISTRICT

The project will join the City Landscape Maintenance District (L.M.D.) to maintain landscaping along California Avenue and other areas that are appropriate for the District. Landscaping plans will be prepared and submitted for approval for those areas to be maintained by the District.

The following criteria shall apply:

1. A map of the areas proposed to be maintained by the L.M.D. shall be submitted to the Public Works and Parks Departments for approval, and all L.M.D. lots and streetscapes shall be designed and improved per the City's "L.M.D. Formation and Design Guidelines".

Fees shall be paid in lieu of park land dedication prior to final map recordation, per Corona Municipal Code Chapter 16.24; park improvements fees shall be paid prior to issuance of building permits. Street trees shall be planted in accordance with City Standard Plans and Special Provisions, Series 600; automatic irrigation shall be provided to all street trees separated from residences by a fence or wall.

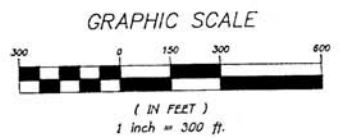
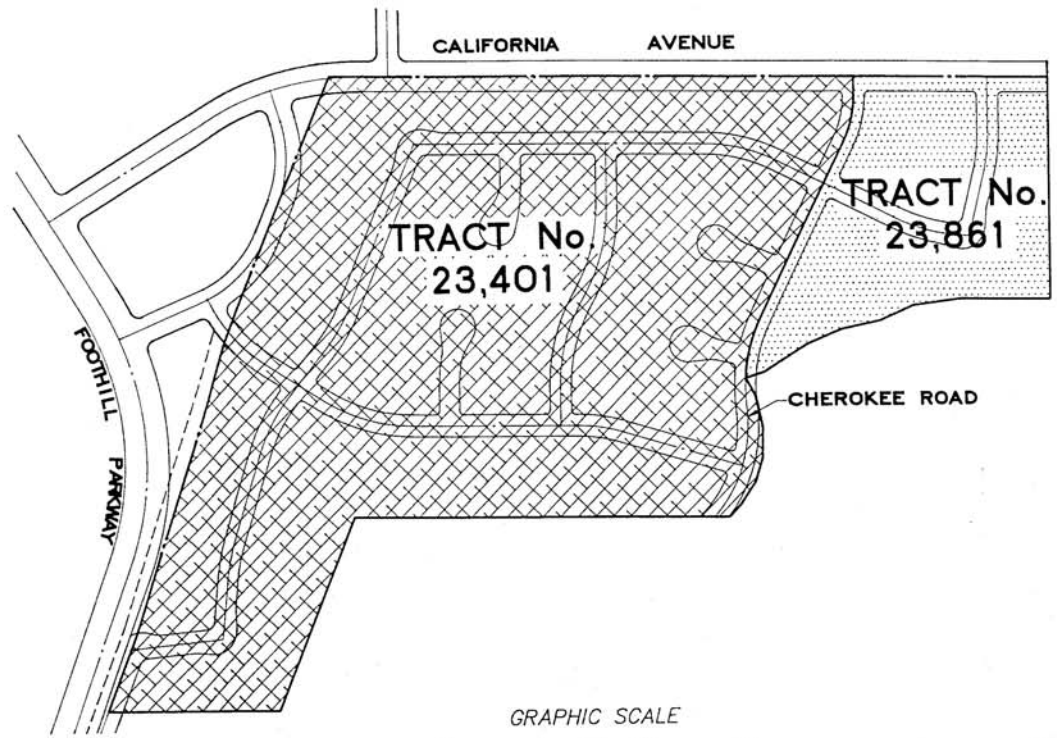


EXHIBIT 1
TRACT BOUNDARIES

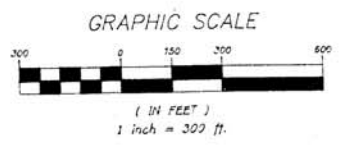
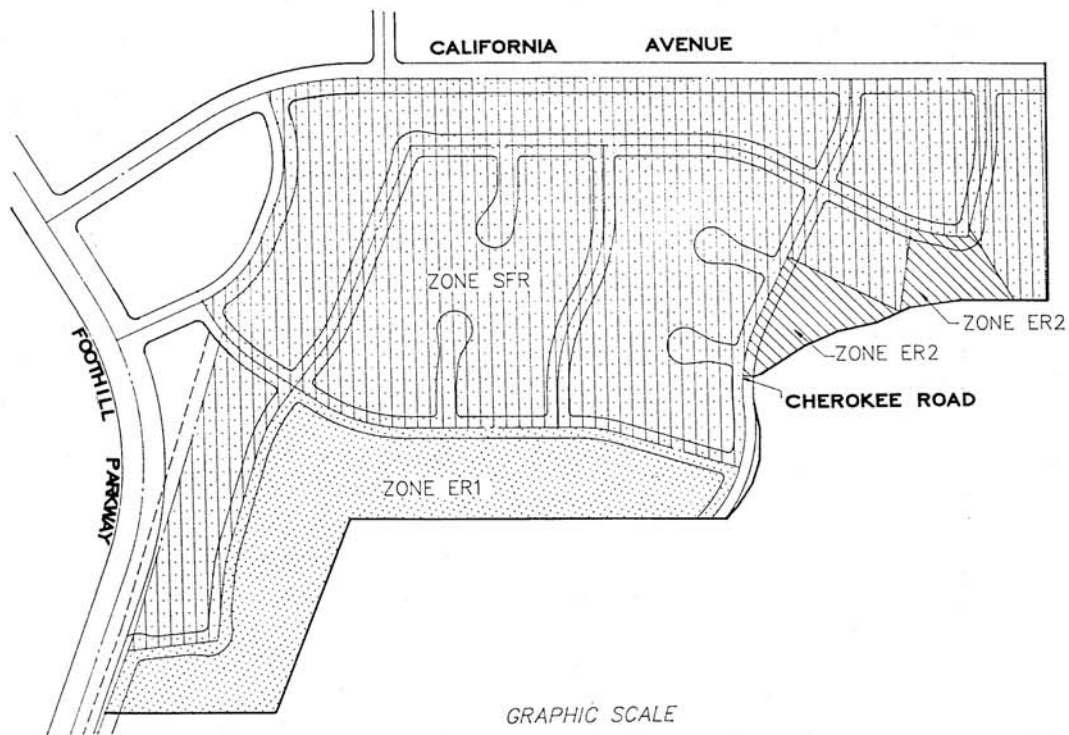
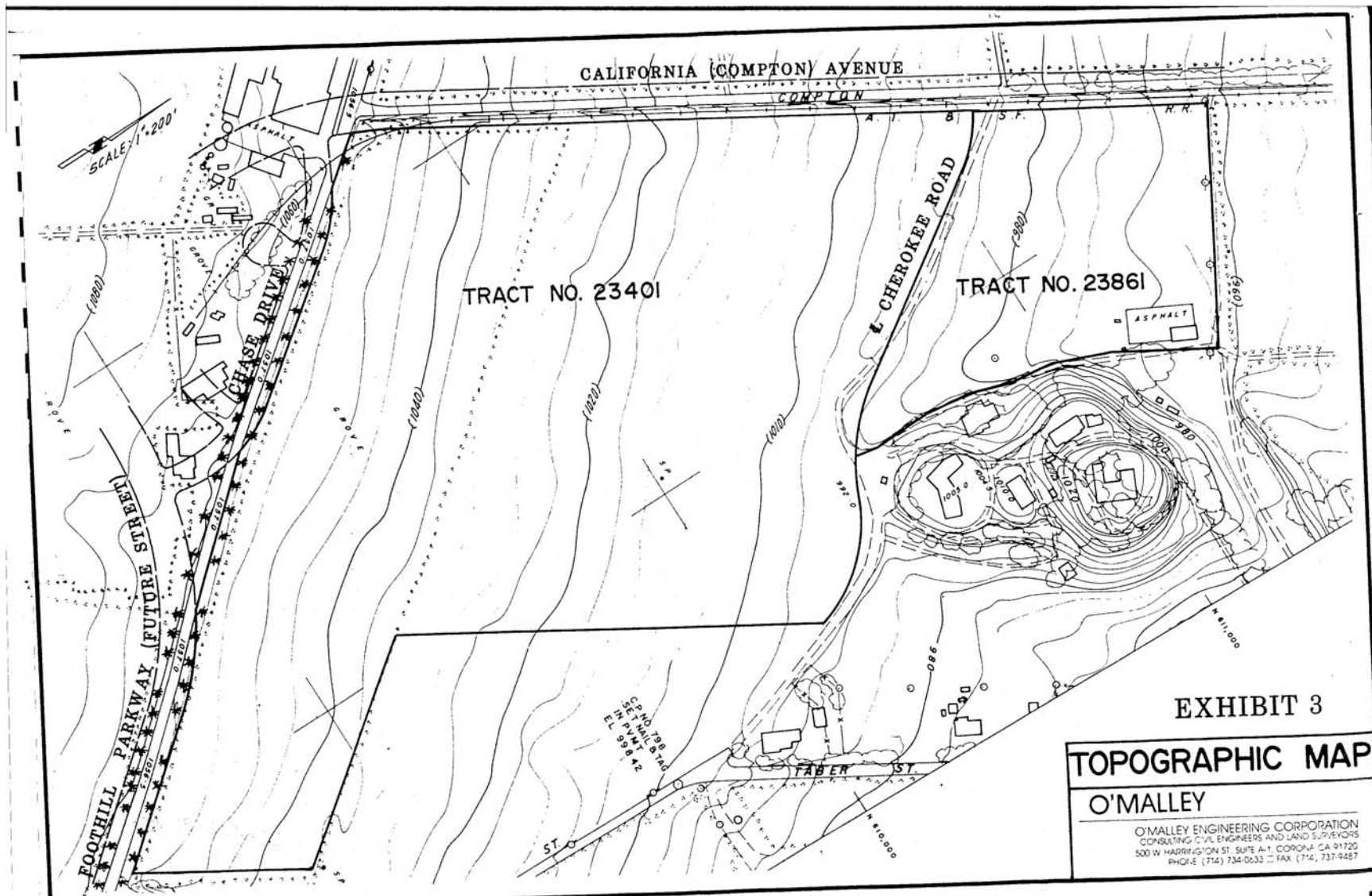


EXHIBIT 2
ZONE DISTRICTS



CALIFORNIA (COMPTON) AVENUE

TRACT NO. 23401

TRACT NO. 23861

SCALE 1" = 200'

FOOTHILL PARKWAY (FUTURE STREET)

CHASE DRIVE

CHEROKEE ROAD

FABER ST.

EXHIBIT 3

TOPOGRAPHIC MAP

O'MALLEY

O'MALLEY ENGINEERING CORPORATION
 CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS
 500 W HARRINGTON ST. SUITE A-1, CORONA, CA 91720
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