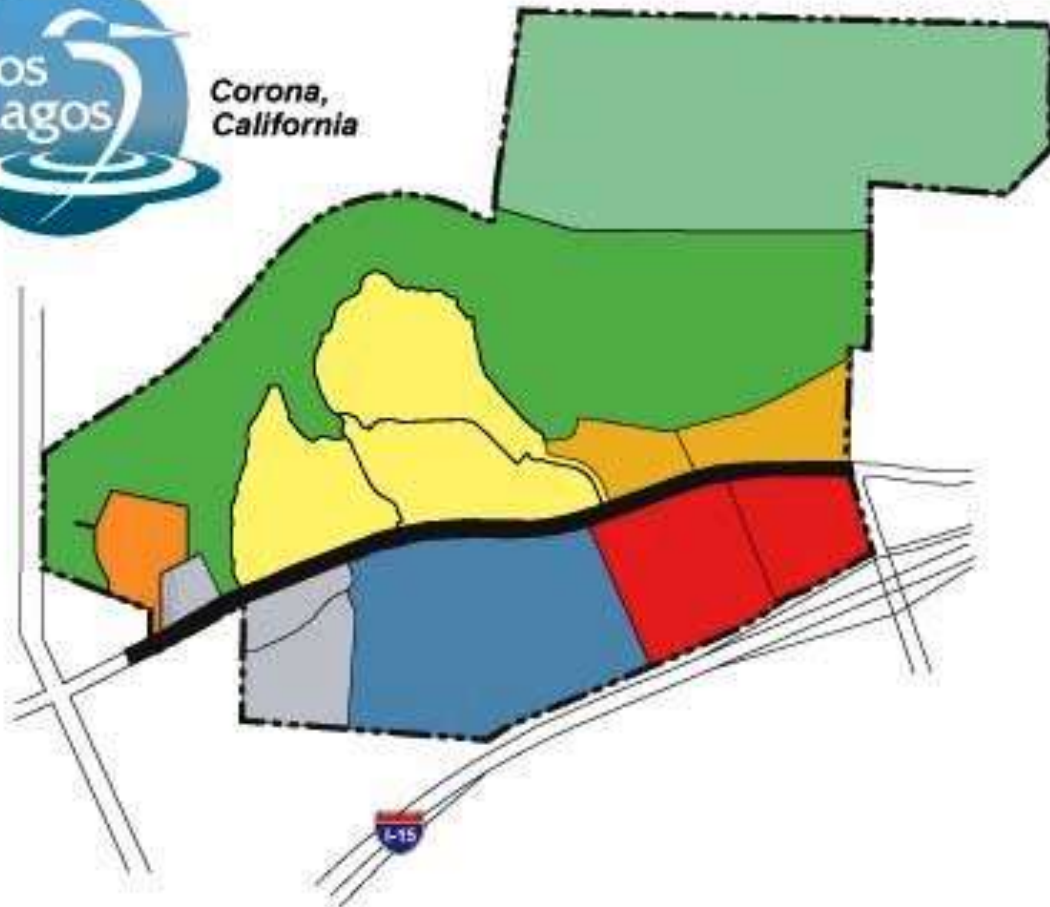


# Dos Lagos Specific Plan



Corona,  
California



Prepared for:  
**City of Corona**

Prepared by:



Approved by the Corona City Council: June 21, 2000  
Last Amended June 20, 2007

# **DOS LAGOS SPECIFIC PLAN (SP-99-03)**

**Submitted To:**

**CITY OF CORONA**

**Prepared and Submitted By:**

**SE Corporation**

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Approved by the Corona City Council: June 21, 2000

**Last Amended December 19, 2012**

## Listing of Amendments to Dos Lagos SP 99-03

Action/ Amendment No.	ACTION	Hearings and Approvals	Adopting Ordinance/ Resolution
<b>GPA 98-03</b>	Amendment to the City's General Plan changing the land use designation on a 1127.25 acre site for Annexation #94, located on the east and west side of Interstate 15 between Cajalco and Weirick Roads.	Plng. Com June 12, 2000; Resolution 1868 Adopted June 12, 2000	Ord. 1868
	Mitigation Monitoring Plan, Corona Annexation No. 94 & Dos Lagos Specific Plan Program EIR	Adopted June 21, 2000	---
<b>SP99-003</b>	Adoption of Dos Lagos Specific Plan (SP-99-03) containing land use, development standards, and infrastructure requirements for approximately 542.89 acres located between Cajalco and Weirick Roads, east of the I-15 Freeway in the City of Corona, California	Plng. Com June 12, 2000; City Council June 21, 2000; Ordinance Adopted July 5, 2000	Ord. 2461
<b>GPA-00-02</b>	Resolution approving amendment to City's General Plan by amending the Land Use Element of the General Plan (GP 98-03, GPA 99-16, GPA-00-001, and GPA 00-002 as part of Cycle 2 of the General Plan Amendment for 2000.	City Council June 21, 2000; Resolution Adopted June 21, 2000	Resolution No. 2000-64
<b>SPA02-002</b>	Designate 34.4 acres currently in the Light Industrial (LI) land use district to 9.0 acres of Residential (R), 22.4 acres Golf (G), and 3.0 acres for right-of-way uses. Designate 6.5 acres in Golf (G) land use district to Residential (R). Increase number of allowable dwelling units from 243 to 599, and amend residential development standards to allow for "Attached" and "Senior Citizen" housing.	Plng. Com. May 20, 2002; City Council July 3, 2002; Ordinance Adopted July 3, 2002	Ord. 2587
<b>GPA02-005</b>	Reduce acreage of the Light Industrial (LI) land use designation from 38 to 3.6 acres located on south side of Cajalco Road and east of Temescal Canyon Road. Reallocate remaining 34.4 acres to: Open Space (22.41 ac), Medium-Density Residential (9.0 ac) and Temescal Canyon Road (3.0 ac) right-of-way. Reallocate (23 ac) of existing MDR to HDR and (6.5 ac) of open Space to MDR.	Plng Com. May 20, 2002; City Council June 19, 2002; Resolutions Adopted June 19, 2002	Resolution No. 2002-68 and Ord. 1991
<b>SPA03-004</b>	Revise single family condominium development standards in SP99-03 for Planning Area (PA) 11. Applicant: Taylor Woodrow Homes, Inc.	Plng. Com. June 23, 2003; City Council; July 16, 2003; Ordinance Adopted Aug 6, 2003	Ordinance No. 2659
<b>SPA03-006</b>	Make minor modifications to the boundaries of five internal planning areas within SP99-03, reallocate existing planned housing units among four internal planning areas within SP99-03, and change the right -of-way and parking improvements specified for Weirick Road as it extends through SP99-03.	Plng. Com Aug. 11, 2003; City Council Sept. 3, 2003; Ordinance Adopted; Sep. 17, 2003	Ord. 2669

## Listing of Amendments to Dos Lagos SP 99-03

Action/ Amendment No.	Action	Hearings and Approvals	Adopting Ordinance / Resolution
<b>SPA03-009</b>	Amendment to revise site development standards pertaining to front yard setbacks for both single-family and medium density residential development within SP99-03, add new tree and shrub species to plan palette, and revise phasing of certain infrastructure improvements to coincide with new project phasing boundaries.	Plng. Com. Oct. 20, 2003 City Council Nov. 19, 2003 Ordinance Adopted Dec. 3, 2003	Ord. 2684
<b>SPA04-009</b>	Amendment to revise signage criteria for Commercial (C) and Entertainment Commercial (EC) districts. Applicant: Poag & McEwen Lifestyle Centers.	Plng. Com. Feb. 6, 2006 City Council March 1, 2006 Ordinance Adopted March 1, 2006	Ord. 2814
<b>SPA04-012</b>	Administrative Correction to Specific Plan	City Council December 3, 2003	Ord. 2744
<b>SPA04-014</b>	Amendment to create development standards for live/work units and senior citizen residential housing located in PA-3 of the EC district.	Plng. Com. March 7, 2005 City Council April 6, 2005 Ordinance Adopted April 20, 2005	Ord. 2760
<b>GPA05-005</b>	Cycle III of the General Plan Amendments for 2005, to amend the City's General Plan land use designation of 19 acres from Light Industrial to General Commercial and High Density Residential located on the east side of Temescal Canyon Road, north of Weirick Road.	Plng. Com. July 25, 2005 City Council August 17, 2005 Resolution August 17, 2005	Resolution No. 2005-104
<b>SPA05-009</b>	Dos Lagos Specific Plan amended to change Planning Area (PA) 9 from Business Park designation to Commercial (C) and Resort Residential (RR) and change Planning Areas 4, 5 and 6 from Light Industrial (LI) designation to Business Park/Office (BP).	Plng. Com. July 25, 2005 City Council August 17, 2005	Ord. 2788
<b>GPA06-002</b>	Cycle II of the General Plan Amendment for 2006, to amend the City's General Plan Land Use Map to change five acres of General Commercial and 5.2 acres of Open Space Recreation to High Density Residential located on the east side of Temescal Canyon Road.	Plng. Com June 12, 2006 City Council July 5, 2006	Resolution No's. 2212 and 2006-080
<b>SPA06-002</b>	Dos Lagos Specific Plan amended to Planning Areas 9 and 13 to change 5 acres of Commercial (C) and 5.2 acres of Golf (G) to Resort Residential (RR) and to reallocate undeveloped residential units between planning areas.	Plng. Com June 12, 2006 City Council July 5, 2006	Ord. 2835

## Listing of Amendments to Dos Lagos SP 99-03

Action/ Amendment No.	Action	Hearings and Approvals	Adopting Ordinance / Resolution
<b>SPA07-004</b>	Dos Lagos Specific Plan amendment to allow non-age restricted and unrestricted housing in Planning Area 3, to allow residential rental units in Planning Area 9, and to revise the signage criteria for Business Park Designation.	Plng. Com May 21, 2007 City Council June 20, 2007	Ord. 2896
<b>SPA11-002</b>	Dos Lagos Specific Plan amendment to amend the signage criteria to allow electronic message signs, pylon and monument style signs with tenant identification within the EC and C (Entertainment Commercial and Commercial) Designations.	Plng. Com June 20, 2011 City Council July 20, 2011	Ord. 3096
<b>SPA12-004</b>	Dos Lagos Specific Plan Amendment to amend 22.4 acres (14 acres, Planning Area 1 and 8.4 acres Planning Area 2) Commercial (C), and increase the number of allowed residential dwelling units by 45 to accommodate apartment homes in the Entertainment Commercial (EC) designation (Planning Area 3) and 450 multi-family units in the Commercial (C) designation (Planning Area 1) and amend Section 4.3.7 (Permitted Uses) to expand the permitted and conditionally permitted uses within the Commercial (C) and Entertainment Commercial (EC) designations of the Dos Lagos Specific Plan (SP99-03), located generally east and west of Temescal Canyon Road, north of Dos Lagos Drive and south of Blue Springs Drive.	Plng. Com November 26, 2012 City Council December 19, 2012	Ord. 3129

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- 3. **Mitigation Monitoring Plan, Corona Annexation No. 94 & Dos Lagos Specific Plan Program EIR**
- 4. **GPA00-02** – Resolution No. 2000-64
- 5. **SPA02-002** – Ordinance No. 2587
- 6. **GPA02-005** – Resolution No. 2002-68 and Resolution No. 1991
- 7. **SPA03-004** – Ordinance No.2659
- 8. **SPA03-006** –Ordinance No. 2669
- 9. **SPA03-009** – Ordinance No. 2684
- 10. **SPA04-009** – Ordinance No. 2814
- 11. **SPA04-012** – Ordinance No.2744
- 12. **SPA04-014** – Ordinance No. 2760
- 13. **GPA05-005** – Resolution No. 2005-104
- 14. **SPA05-009** – Ordinance No. 2788
- 15. **GPA06-002** – Resolution No. 2212 and 2006-080
- 16. **SPA06-002** – Ordinance No. 2835
- 17. **SPA07-004** – Ordinance No. 2896
- 18. **SPA11-002** – Ordinance No. 3096
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## 1.0 EXECUTIVE SUMMARY

### 1.1 INTRODUCTION

#### 1.1.1 Authority and Scope

The *Dos Lagos Specific Plan* provides for the orderly and efficient development and redevelopment of a 543-acre site in the City of Corona in accordance with the provisions of the City of Corona General Plan. The Specific Plan contains design guidelines and development standards, which apply only to properties within the Specific Plan area. The development standards and design guidelines of this Specific Plan implement the goals, objectives, and policies of the City's General Plan.

This Specific Plan has been prepared, established and granted to the City of Corona by the California Government Code, Title 7, Division 3, Articles 8 and 9, Sections 65450 through 65457. The State of California encourages cities to adopt specific plans either by resolution to establish a policy document or by ordinance to establish a regulatory document. The *Dos Lagos Specific Plan* is intended to be a regulatory document and is subject to Planning Commission and City Council review.

All future development plans, tentative parcel and/or tract map(s), and/or other similar entitlements for properties, located within the boundaries of this Specific Plan area, shall be consistent with the regulations set forth in this Specific Plan and with all other applicable City of Corona regulations not amended by this specific plan. Furthermore, all regulations, conditions, and programs contained herein shall be deemed separate, distinct, and independent provisions of the *Dos Lagos Specific Plan*. In the event that any such provision is held invalid or unconstitutional by a state or federal court of competent jurisdiction, the validity of all remaining provisions of this Specific Plan shall not be affected.

Other actions associated with this Specific Plan document include: a General Plan Amendment (GPA), tentative tracts and final subdivision maps, annexation into the City of Corona, and certification of an Environmental Impact Report (EIR). The EIR has been prepared in accordance with the provisions of the California Environmental Quality Act (CEQA). The EIR identifies specific mitigation measures that would mitigate any potential impacts resulting from project implementation.

#### 1.1.2 Specific Plan Document Organization

The *Dos Lagos Specific Plan* defines a vision and establishes regulations and standards for the development of the site. The basic approach for preparing this Specific Plan has been to recognize the interrelationship between land use, design, regulation, and sound economic, market, and financial considerations. The Specific Plan is arranged into seven chapters as follows:

# Executive Summary

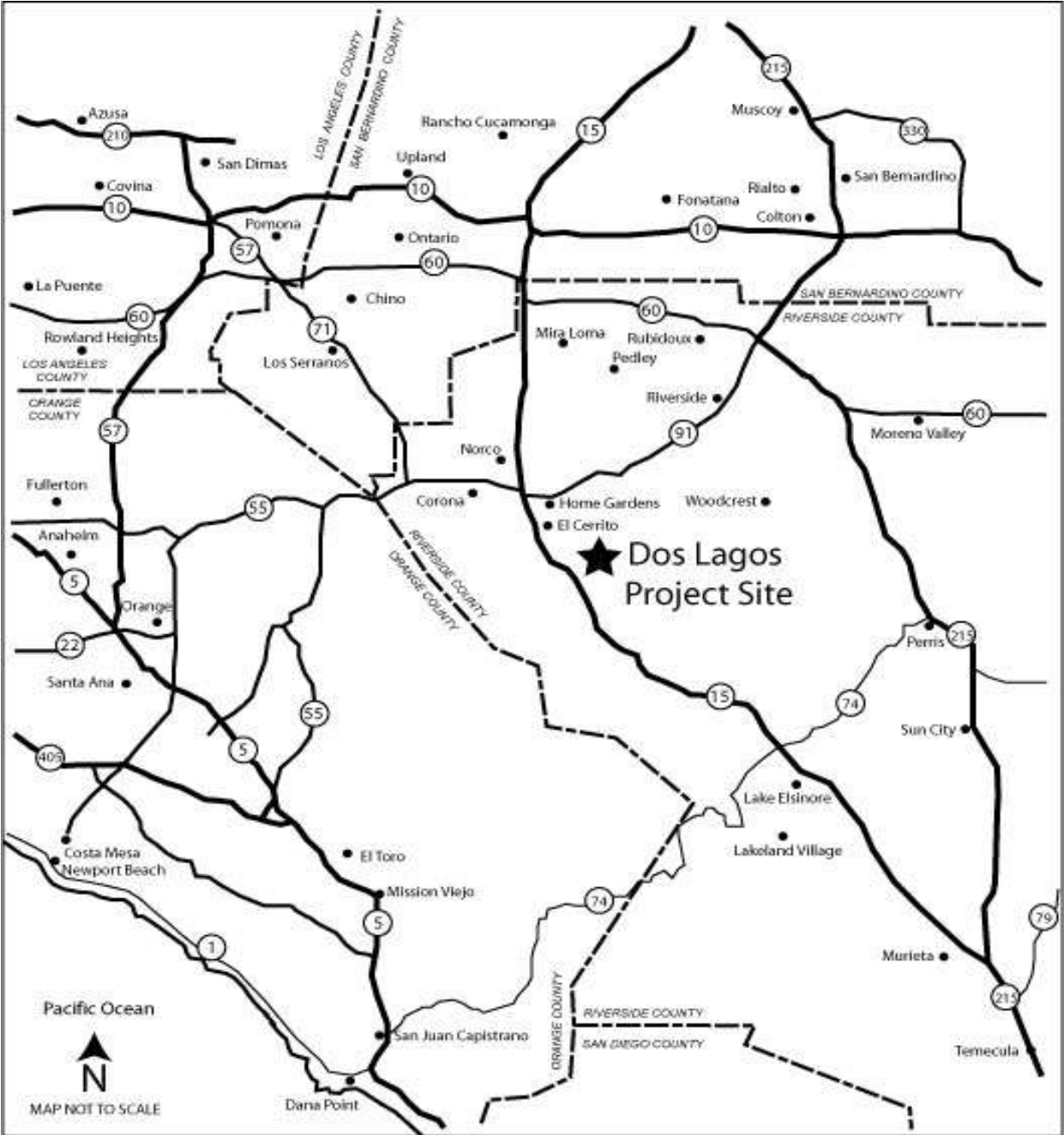
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- **Chapter 1.0-Executive Summary:** This chapter outlines the intent and purpose of the Specific Plan, the authority and scope, project background, a description of location of the site and a summary of the project.
- **Chapter 2.0-Planning Context:** This chapter provides a summary of the existing conditions affecting the property, including existing and surrounding land uses, a summary of the existing infrastructure and other opportunities and constraints within the project area, and the relationship of these elements to the City's General Plan.
- **Chapter 3.0-Land Use Plan:** This chapter presents Land Use, Circulation, Infrastructure, and Community Facilities and Services Plans for the project.
- **Chapter 4.0-Development Standards:** This chapter specifies the permitted and conditionally permitted uses in each Land Use designation proposed and standards for development within those districts.
- **Chapter 5.0-Community Design:** This section establishes guidelines and design criteria for siting, landscaping and architecture, provides direction for gateway entry concepts, streetscape improvements, project area signage, identification and theming, landmark elements, hardscape elements, and architectural guidelines.
- **Chapter 6.0-Implementation and Administration Procedures:** This chapter contains the phasing plan, financing strategies and other implementation measures, a process for development and precise plan, and procedures for amending this Specific Plan.
- **Chapter 7.0-Plan Consistency:** Chapter 7.0 discusses how the Specific Plan conforms to the City of Corona General Plan objectives and policies.

## 1.1.3 Project Location

The *Dos Lagos Specific Plan* area is located approximately ¼ mile south of the City of Corona within the County of Riverside. Regional access to the project is readily available from the Corona Freeway, Interstate-15 (I-15), Riverside Freeway, and State Highway-91 (*Exhibit 1-1, Regional Context*). The site is situated immediately east of I-15 between the Cajalco and Weirick Road interchanges and is bisected by Temescal Canyon Road, a north/south arterial.

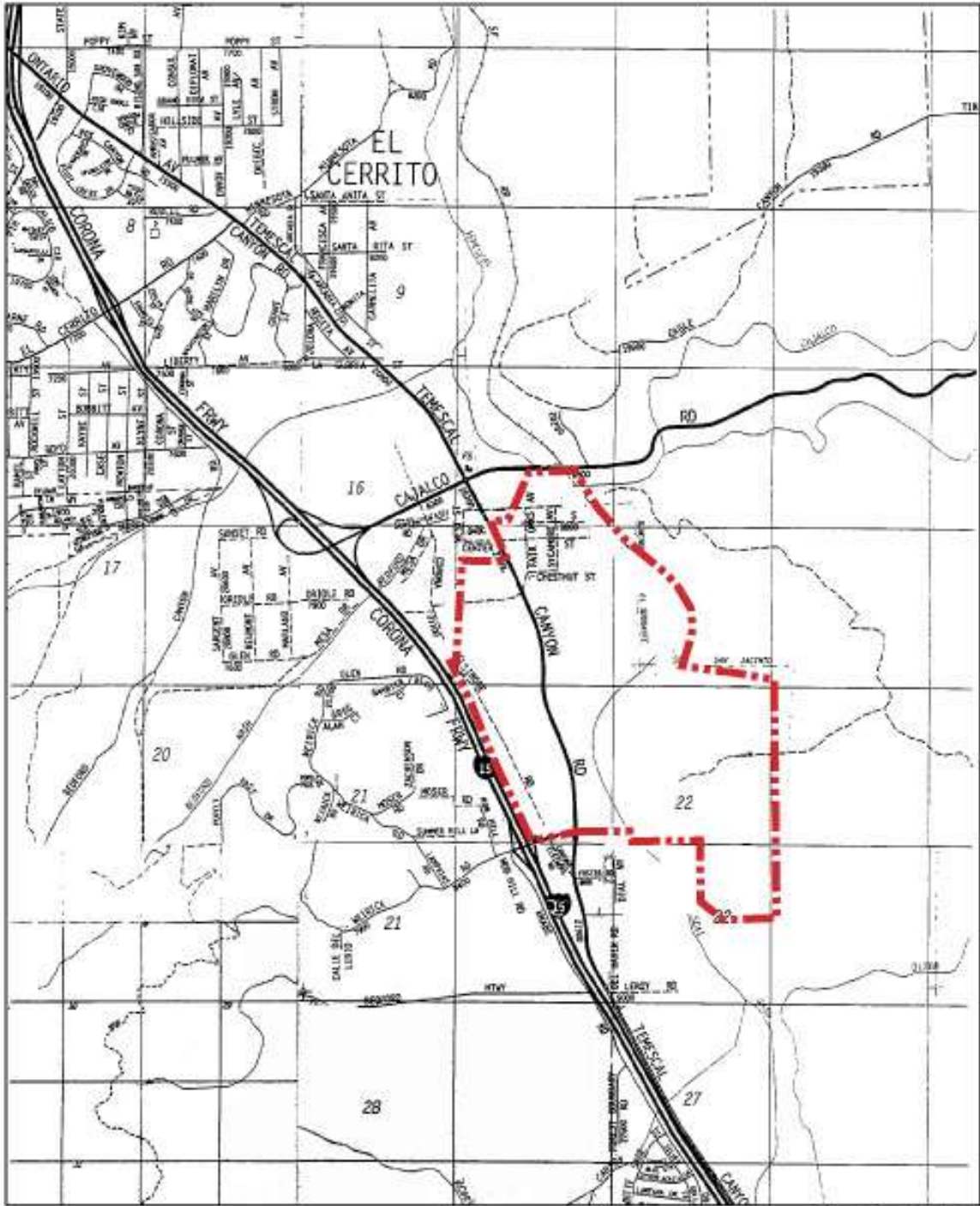
The site's location offers high visibility and excellent redevelopment opportunities. *Exhibit 1-2, Vicinity Map* shows the project site within its local context.



*Dos Lagos*  
Corona, California

Exhibit 1-1  
Regional Context





*Dos Lagos*  
Corona, California

Exhibit 1-2  
Vicinity Map





## **1.2 PROJECT SUMMARY**

The *Dos Lagos Specific Plan* area consists of 542.89 acres located near the southern boundary of the City of Corona. The *Dos Lagos Specific Plan* area is part of a larger 1127.25-acre area slated for annexation into the City of Corona from the unincorporated area of Riverside County as shown in ***Exhibit 1-3, Proposed Annexation Area***. Additional actions for the larger annexation area include a General Plan Amendment (GPA) and Change of Zone (CZ). Portions of the Specific Plan are being processed as part of a designated redevelopment area to facilitate the removal of existing blight and to support public-private economic development activities throughout the area.

The rugged topography resulting from former silica quarry operations on this site provides opportunities as well as challenges. The *Dos Lagos Specific Plan* is a result of more than three years of ongoing land use conceptualization. Earlier development scenarios proposed by previous project planners included the creation of a landfill. Other early scenarios considered a variety of single land use scenarios that required massive fill and grade remediation and resulted in limited long-term land use opportunities. Biological and environmental concerns have provided for additional land use challenges. The presence of riparian and wetland resources such as Temescal Wash, sensitive bird species habitat, and non-native vegetation, have necessitated ongoing communications with the U.S. Fish and Wildlife Services and the U.S. Army Corps of Engineers, and the implementation of significant mitigation measures. The land uses established in *Dos Lagos Specific Plan* provide for a unique and synergistic mix of land uses that address these challenges.

Named after the two lakes that have evolved from former quarry operations, Dos Lagos is envisioned as a mixed-use village preserving the unique and natural elements of the site and its surrounding environment, while providing a wholesome and sustainable live-work-play environment. The Land Use Plan for Dos Lagos is organized into distinct components that include:

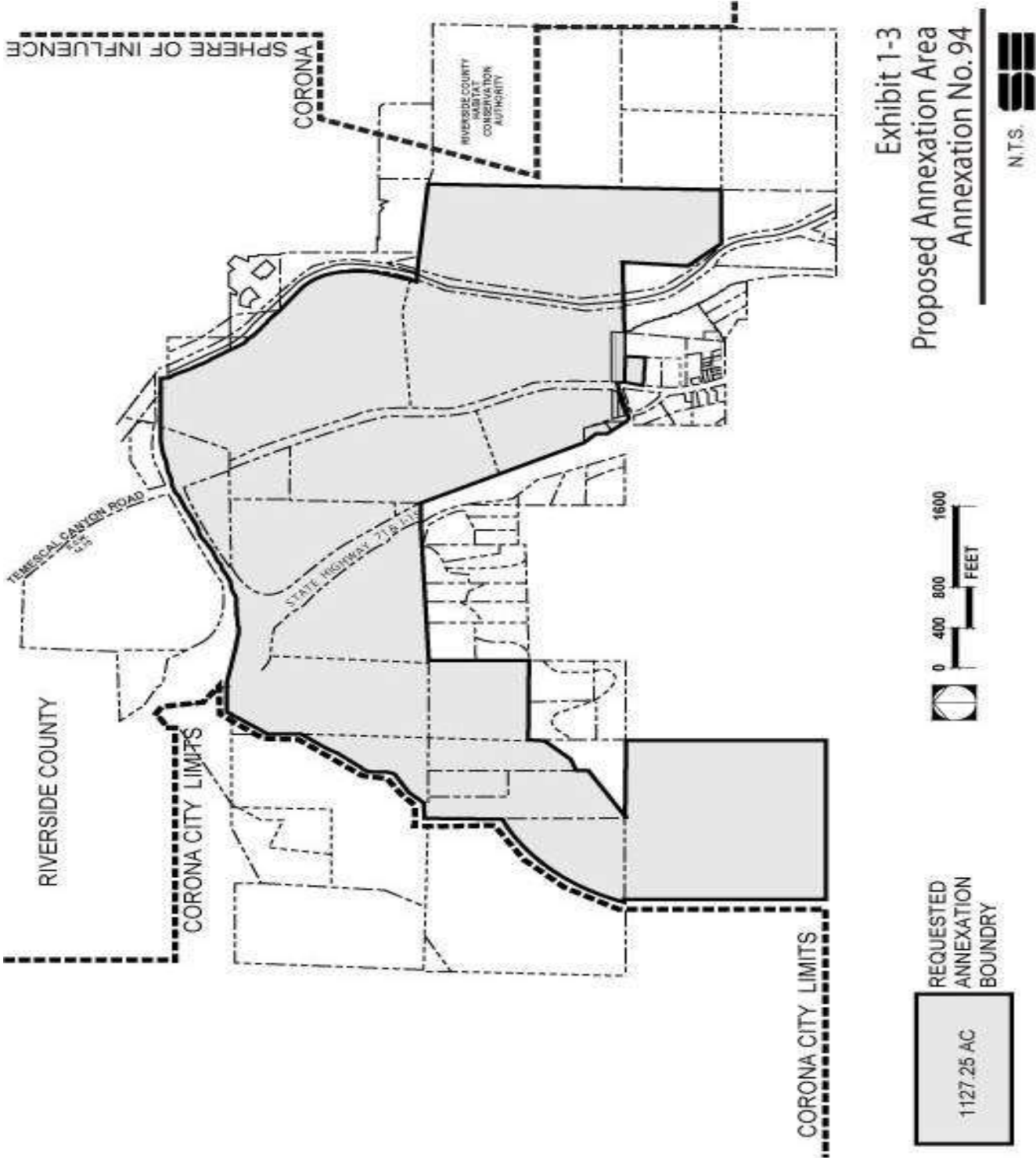
- ***Light Industrial*** with facilities for technology-based manufacturing, research and development;
- ***Business Park/Office*** located in a park-like setting to provide facilities for a variety of non-manufacturing general office and professional activities;
- ***Entertainment/Commercial*** uses set in a lakeside-village pedestrian oriented environment with themed entertainment uses and venues. Uses include restaurants, movie theaters, retailing and specialty shops, and a resort hotel—all designed for a multi-generational audience;
- ***Golf*** with an 18-hole championship course, clubhouse and conference hotel facilities;
- ***Residential*** development set within a golf greenbelt;
- ***Commercial*** area with local community retail and freeway support services; and
- ***Open Space*** with 135-acres of open hillside.

## Executive Summary

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The *Dos Lagos Specific Plan* area is located adjacent to the I-15 freeway and in close proximity to nearby major freeways including the Interstates 91, 10 and 60. These freeways provide regional access from the site to nearby residential and employment centers throughout the Inland Empire (Riverside and San Bernardino counties), and Orange and Los Angeles counties. Additionally, the project site abuts the I-15 freeway right-of-way and is highly visible from this important regional thoroughfare serving as a southern gateway into the City of Corona. Temescal Canyon Road provides direct access to the Dos Lagos property from the I-15 via interchanges at Weirick and Cajalco Roads, and will be improved to accommodate anticipated traffic volumes and landscaped to provide an attractive street-scene passage worthy of Dos Lagos.

Land use categories established for the Specific Plan area are based on market and economic trends in the region and on the highest and best use of the sites' unique and challenging topography. The land uses outlined in the Specific Plan are meant to address the living, working and recreational needs of the City as identified in the City's General Plan and of residents in the surrounding community.



## 2.0 PLANNING CONTEXT

### 2.1 JURISDICTIONAL CONSIDERATIONS

#### 2.1.1 City of Corona Sphere of Influence/Annexation

Currently, the *Dos Lagos Specific Plan* area lies within the unincorporated County of Riverside but within the City of Corona's Sphere of Influence. The project area is part of a larger 1127.25-acre area that is proposed to be annexed into the City of Corona (*see Exhibit 1-3, Proposed Annexation Area*). The annexation process is administered by the Local Agency Formation Commission (LAFCO) as established in each county by the State's Cortese-Knox Act in January of 1986. These agencies are empowered to review, approve or deny proposals for boundary changes as well as incorporations for cities, counties and special districts. Annexation processing for the Dos Lagos project is anticipated to be completed by the Riverside County LAFCO and the City of Corona after approval of the General Plan Amendment and Specific Plan and certification of the final EIR by the City.

#### 2.1.2 General Plan

The City of Corona General Plan identifies and describes goals for the future physical, social and economic development of the City and public policies to attain those goals. The General Plan is a long-term plan for the logical growth of the City within the City's sphere of influence. Currently the *Dos Lagos* site lies within the County of Riverside's General Plan area. The County of Riverside has assigned several General Plan designations to the *Dos Lagos Specific Plan* area as shown on *Exhibit 2-1, Existing County of Riverside General Plan Land Use Designations*. Approximately 118.10± acres west of Temescal Canyon Road fall within Specific Plan SP-227 (SP-227) with an underlying Industrial and Commercial designation. The remaining parcels west of Temescal Canyon Road along Weirick Road and the I-15 freeway, comprised of roughly 3.92± acres, are General Planned Commercial (C). The majority of the project east of Temescal Canyon Road extending from the road to Temescal Wash (256± acres) and the base of the hillside falls within an area designated as Temescal Station (required) Specific Plan Industrial-C, with the exception of a 21.57± acre-strip running along the west side of Temescal wash, which has been designated as Water Resource (WR) by the County. The balance of the project (145.70± acres) on the hillside at the east end of the Specific Plan area has been assigned a General Plan designation of Mountain Area 10 AC Minimum Lots (MT-10 AC). A General Plan Amendment will establish City of Corona General Plan designations consistent with the land use designations proposed in the Specific Plan. City designations will become effective upon annexation. The General Plan Amendment has been processed concurrently with this Specific Plan document. **Exhibit 2-2** illustrates the proposed City of Corona General Plan Land Use designations, anticipated to be adopted as GPA 98-03.

## 2.1.3 Preexisting County Zoning

The site falls within an unincorporated portion of Riverside County; its current zoning is determined by the County's Zoning Ordinance. The *Dos Lagos Specific Plan* area is currently zoned Natural Assets (N-A), Manufacturing Heavy (M-H-10), Scenic Highway Commercial (C-P-S) and Specific Plan No. 227 (SP-227) by Riverside County. Approval of the *Dos Lagos Specific Plan* will act to establish the City's zoning to be effective upon completion of annexation proceedings.

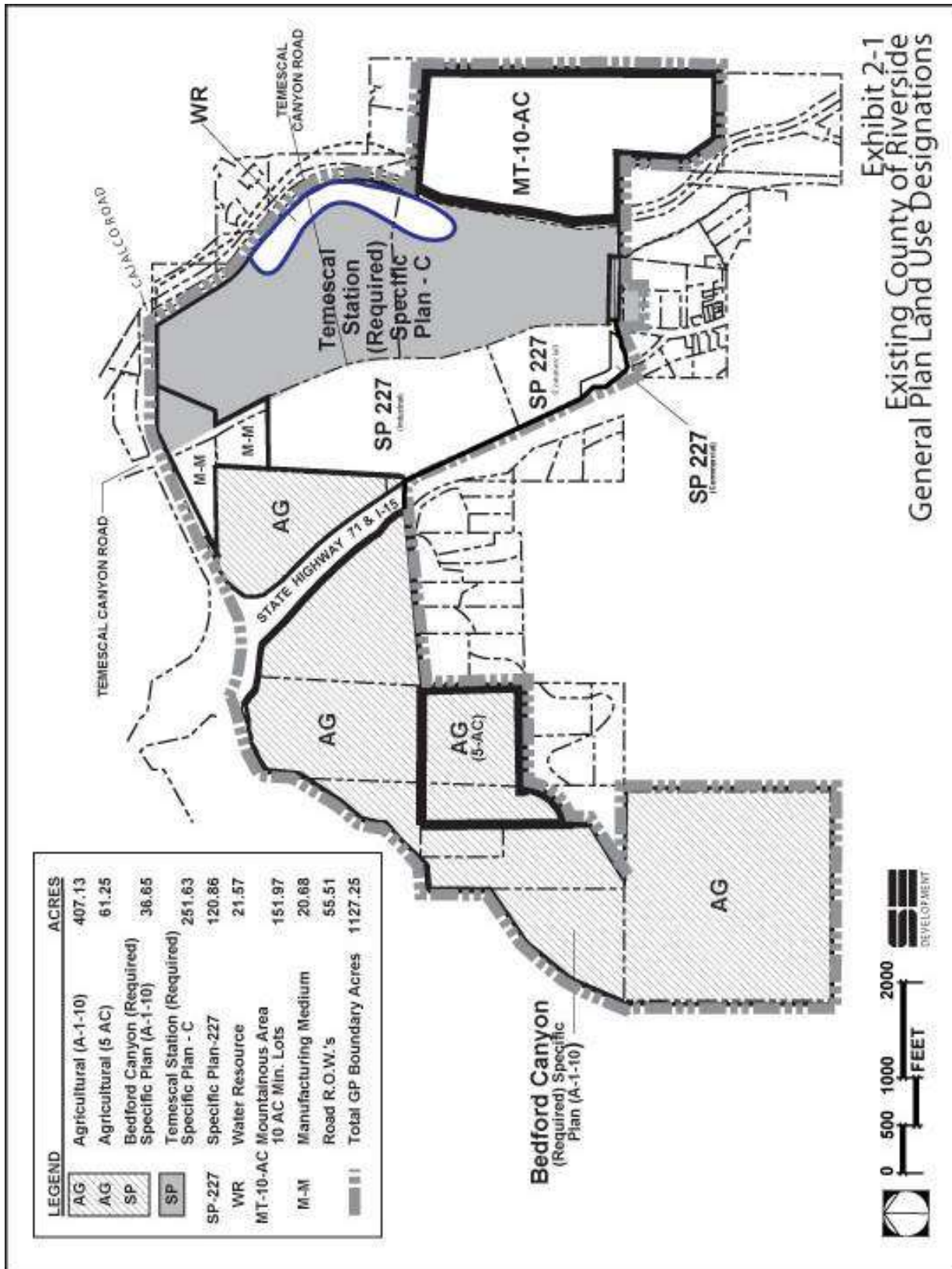


Exhibit 2-1  
Existing County of Riverside  
General Plan Land Use Designations

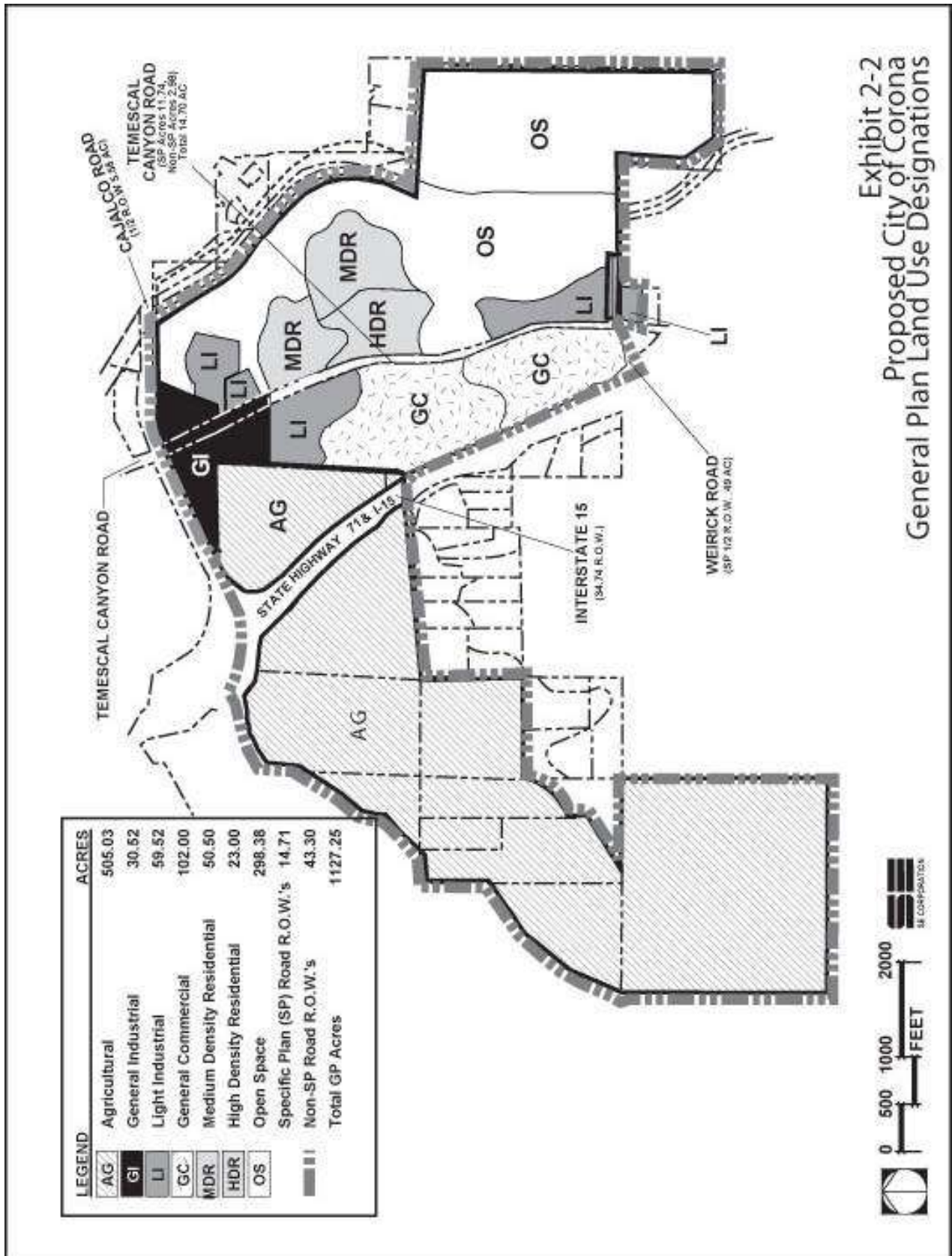
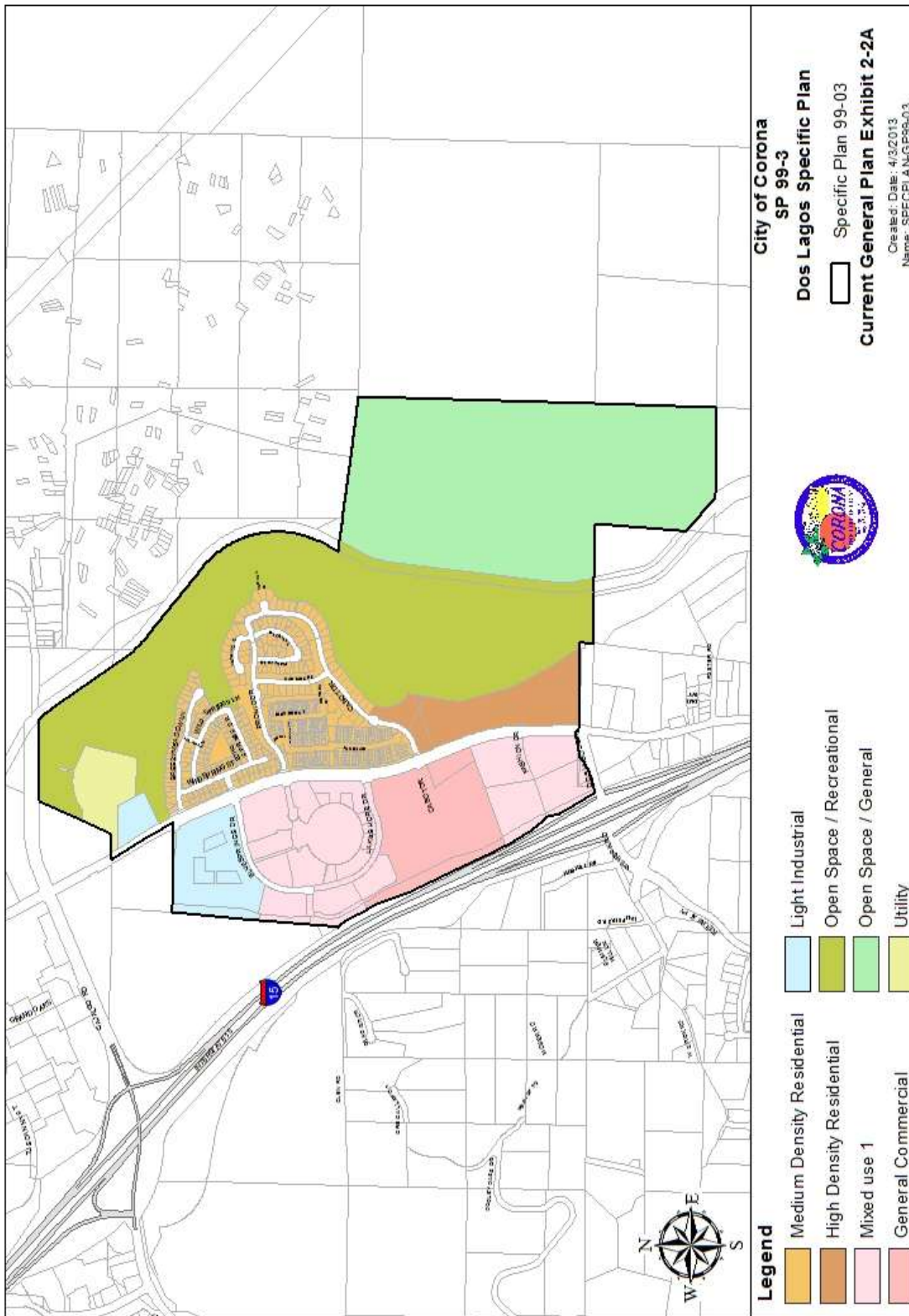


Exhibit 2-2  
Proposed City of Corona  
General Plan Land Use Designations





## 2.2. EXISTING CONDITIONS

### 2.2.1 Existing Land Uses

The Specific Plan area exhibits varying degrees of disturbance by past agriculture and mining operations as shown on *Exhibit 2-3, Topography and Existing Land Use and Conditions*. The former Owens-Illinois processing plant and silica sand mining operation occupied the central and western portions of the site, with remnants of the plant, sand and gravel mining pits and slag heaps remaining. The southwestern corner of the property contains abandoned pastureland, and the northern portion contains both cultivated and abandoned citrus orchards, a former caretaker's residence and accessory farm structures (barn, shed, etc.). An abandoned railway line abuts the east side of Temescal wash and leads to the former sand and silica mining and processing plant. The southeast portion of the site is characterized by hillsides traversed by a network of fire roads and has been unaffected by development.

### 2.2.2 Surrounding Land Uses

The *Dos Lagos Specific Plan* area is bounded by the following land uses, as depicted on *Exhibit 2-4, Surrounding Land Uses*:

- **North** - The property is bordered by Cajalco Road to the north with vacant land, factories, commercial and industrial businesses and scattered residences beyond.
- **South** - Weirick Road abuts the southern border in the southwestern portion of the site. Vacant land and commercial uses are located just south of the property. A neighborhood market, nursery and mobile home park is also situated immediately south of the property.
- **East** - Open space comprised of steep hillside bounds the site to the east and southeast, while an active sand and gravel quarry borders the northeastern property line.
- **West** - The property is bordered by the Corona Freeway (I-15) and orchards to the west, and agricultural lands with scattered residential uses beyond.

### 2.2.3 Traffic and Circulation

The *Dos Lagos Specific Plan* area is served by the Corona Freeway (I-15), which abuts the property to the west. Access to the site from the freeway is provided by Weirick Road from the south and Cajalco Road from the north. Temescal Canyon Road, which bisects the site running north-south, and crosses both Weirick Road and Cajalco Road, will serve as the circulation spine of the *Dos Lagos Specific Plan* area to provide adequate access to various uses within the property. Currently, Temescal Canyon and Weirick Roads are designated as secondary roadways and Cajalco Road is designated as an expressway in the Riverside County General Plan. Cajalco Road is designated as a

County Scenic Highway. This portion of the I-15 is also identified as an Official State and County Scenic Highway Corridor.

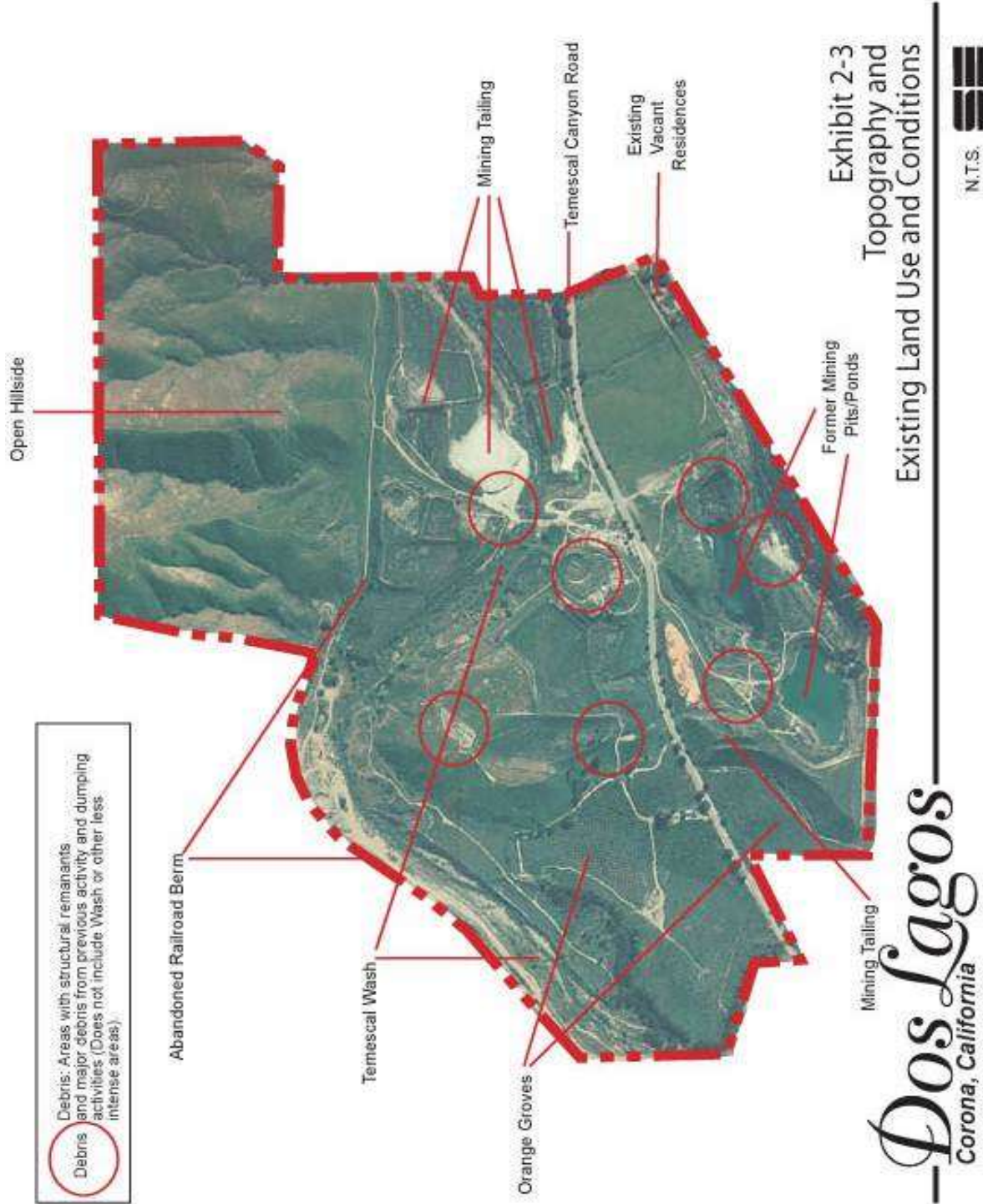
Cajalco Road is a 4-lane divided road with a pavement width of 70 feet west of Temescal Canyon Road and reduces to a 2-lane undivided road with a pavement width of 26 feet east of Temescal Canyon Road, with no curbs, gutters or sidewalks. Weirick Road is currently a 2-lane undivided road with a 40-foot wide pavement width and no curbs, gutters or sidewalks. Temescal Canyon Road is a 2-lane undivided road with a 26-foot pavement width, and no curbs, gutters or sidewalks. Upon approval of annexation and development of Dos Lagos, these roads will be redesignated and constructed according to the City of Corona's street standards.

## 2.2.4 Topography

The project area is located in the Temescal Valley, between the foothills of the Santa Ana Mountains and the Gavilan Plateau to the east. The topography consists of gently sloping to hilly terrain, with an elevation that ranges from approximately 850 feet in the western region of the site to 1,372 feet in the east. The property is divided by Temescal Canyon Road, the former Santa Fe Railroad right-of-way, and Temescal Wash.

The portion of the property east of Temescal Canyon Road is dominated by the remains of the former silica sand mining operations and the Owens-Illinois processing plant. The topography of the site has been altered considerably through these operations leaving remnants of the original structures, abandoned settling ponds, as well as flat-topped slagheaps in the flood channel and flood plain of Temescal Wash. Silt and clay tailings, the result of the silica sand mining and manufacturing operations, were historically discharged along the eastern bank of Temescal Wash which resulted in the gradual westward migration of the wash from its historic course at the base of the mountains to the configuration seen today. East of the abandoned railway line, the property retains substantially intact topography and vegetation and is characterized by a series of steep hills and intervening ravines, traversed by a network of fire roads. The northeastern portion of the site is relatively flat and occupied by abandoned citrus orchards.

The portion of the project site west of Temescal Canyon Road includes two abandoned borrow pits and associated excavated slopes and access roadways, representing remnants of an on-site sand and gravel mining operation. The pits located immediately adjacent to the I-15 freeway, form steep-side excavations of approximately 100 feet in depth. Although the pits do not lie in a natural watercourse, they intersect the regional groundwater table, which is believed to lie approximately 20 feet below the surface across much of the property. Consequently, the pits have partially filled with water, forming ponds. The area surrounding the pits is covered with debris and spoils piles from the mining operation. The southwestern corner of the property is relatively flat, abandoned pastureland (*see Exhibit 2-3, Topography and Existing Land Use and Conditions*).



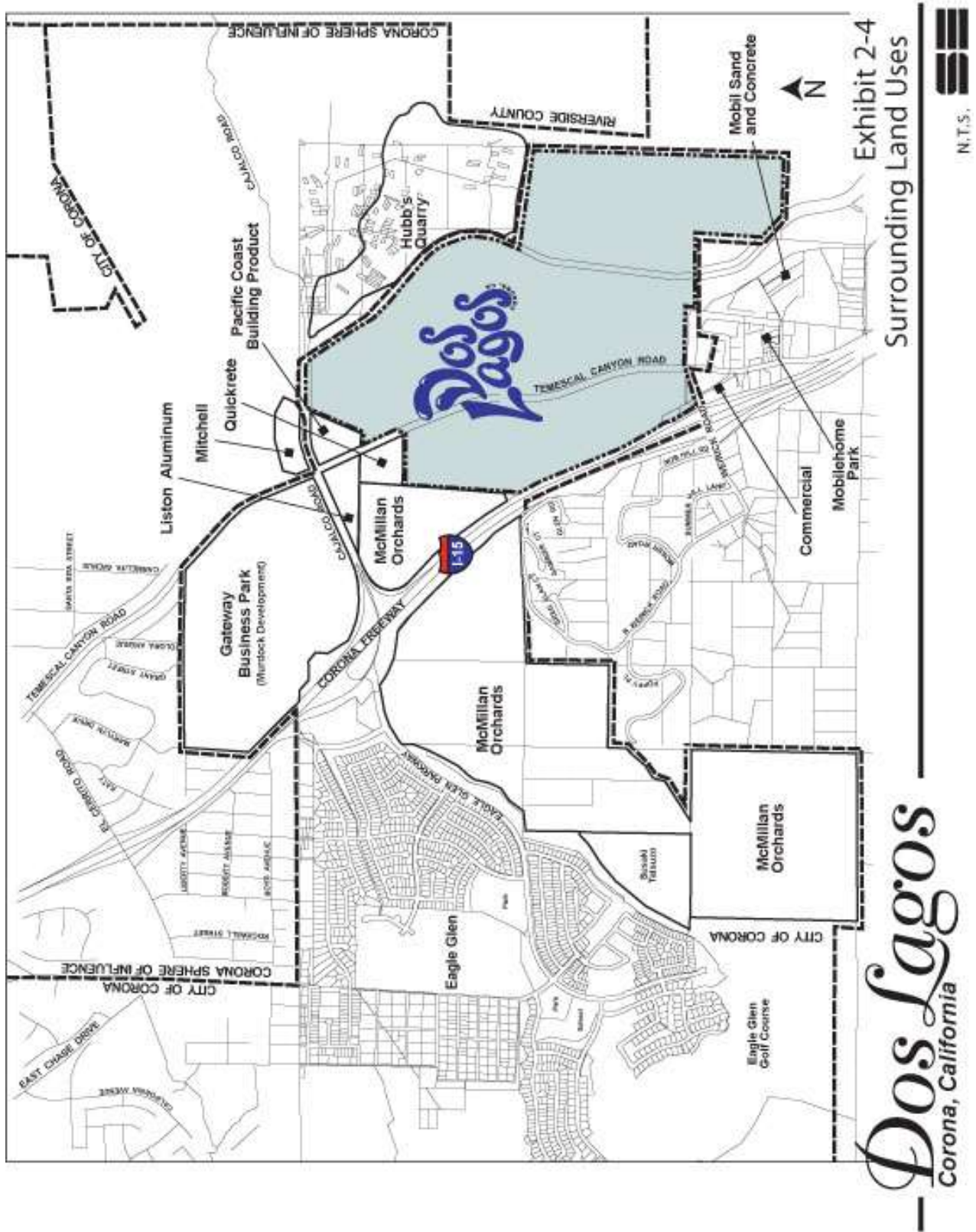


Exhibit 2-4  
Surrounding Land Uses



*Dos Lagos*  
Corona, California

## 2.2.5 *Geology, Soils and Seismic Safety*

The *Dos Lagos Specific Plan* and its surrounding terrain are part of the Peninsular Ranges Geomorphic Province of California, characterized by large Mesozoic age intrusive rock masses flanked by volcanic metasedimentary and sedimentary rocks. A large percentage of the site at higher elevations is underlain by Pleistocene and Holocene terrace and stream deposits. These in turn, are underlain by Paleocene sandstone and clayey sandstone of the Silverado Formation. Older bedrock consists of metasedimentary argillite and granitic rock. The argillite and granitic bedrock are exposed along the eastern portions of the site. The largest portion of the site is underlain by well-cemented sedimentary, metamorphic or igneous bedrock. These areas will not liquefy under any seismic loading condition. However, loose, sandy, alluvial solids are present along the Temescal Wash, and groundwater is within 10-15 feet of the ground surface. In the event of the maximum probable earthquake of magnitude 7.0, in close proximity to the site, it is anticipated that liquefaction could occur within these saturated alluvial areas in and within approximately 200± feet of Temescal Wash. The bedrock and alluvial materials found on-site are dense to very dense; therefore, no seismically induced settlement is likely. The loose fill capable of settling will be removed during grading and replaced with densely engineered fill with no settlement potential.

Since much of the low-lying parts of the site have been quarries in the past, their soil type is unknown. The valley area for which the soil type is known consists of a mosaic of Soper, Garretson, Placentia, and Cortina soils. Soper cobbly loam underlies scrub-vegetated hillsides in part of the northwestern section of the site. Garretson very fine sandy loam, along Temescal Canyon Road near the north end of the site, is planted in orange orchards. The pasture in the southwestern corner of the site lies on Placentia cobbly fine sandy loam and Garretson gravelly very fine sandy loam. Both Placentia and Garretson soils characterize alluvial fans. The channel of Temescal Wash and the nearby low areas, either disturbed or planted in orchards, represent the Cortina series, another alluvial soil. The rugged hills to the east are composed of Temescal rocky loam, a well-drained upland soil derived from latite – porphyry or gabbro. Two to ten percent of the surface is covered with rock outcrops.

The site is situated in a region of generally high seismicity and is expected to experience ground motions from earthquakes on regional and/or local faults. The Elsinore Fault Zone is the principal fault system in the general region. The active Eagle Fault, one of the fault segments of the Elsinore Fault Zone, is located approximately 1.5 miles southeast of the site.

## 2.2.6 **Hydrology**

Drainage onto and within the site is provided by a combination of surface flow and subsurface seepage that is presently directed via natural flows to the northwest, draining Temescal Wash. Temescal Wash is an intermittent stream that flows from south to north through the site and drains into the Santa Ana River. The historical course of Temescal Wash was along the base of the hills, adjacent to the old rail line. However, during mining operations, silt tailings from the two quarry pits were discharged along the east bank of the wash. Continued disposal resulted in the gradual

westward migration of the wash, from its historic course at the base of the mountains, to today's configuration.

Along I-15 there are two drainage culverts conveying water under the freeway from the area to the west. These east-flowing courses convey drainage to the abandoned mining pits, where they are trapped and contribute to form the open water wetlands of the project. An additional crossing north of the project site at Bedford Wash also conveys drainage water to Temescal Wash at Road and empties into the site at the Cajalco Road/Temescal Wash Bridge.

Upstream of the project site, south of the *Dos Lagos Specific Plan* property, Temescal Wash is dammed and impounded by operations of Mobil Sand and concrete surface mining operations, creating a pond of approximately 10 acres. Water is periodically pumped and discharged back into the watercourse at the *Dos Lagos Specific Plan* property line; and the volume of aboveground stream flow through the property fluctuates daily.

## 2.2.7 Biological Resources

### Flora

Biological surveys conducted on the project site identified five (5) major habitat complexes: riversidian sage scrub, southern willow scrub, freshwater marsh, open water, and disturbed areas (including the abandoned orange groves, eucalyptus grove, non-native grasslands, and the heavily disturbed areas associated with the sand and silica mining and processing operations). A brief description of each community follows.

- ***Riversidian coastal sage*** scrub is the predominant plant community across the undeveloped hills east of the railroad bed. Elsewhere on the property, small, scattered strands of sage scrub are found along steep slopes and in areas of poorly-drained soils, notably above the abandoned borrow pits and along slopes immediately north of the abandoned sand and silica mining and processing plant.
- ***Southern Willow Scrub*** habitat is found within Temescal wash throughout its reach on-site.
- ***Freshwater marsh*** habitat occupy short stretches of still and slow-moving water in Temescal Wash and the margins of the borrow pit ponds in the property's northwestern corner, particularly on the southern shore of each pond.
- ***Open water*** habitat exists on the project site within the two abandoned quarry pits just east of the I-15 freeway. The two small ponds are fed by surface run-off from the surrounding habitat and groundwater flow during the summer months. Water levels fluctuate throughout the year but the ponds do provide aquatic habitat year round. Water depths were found to be 15 feet and 21 feet with a considerable amount of silt found in the bottom of each pond. Organic levels were high, with a large amount of algae present on the bottom of each pond. Water and sediment testing within the ponds did not identify any indication of contamination

or heavy metal concentrations.

- **Disturbed areas** (a result of historical uses on the property such as mining and agricultural uses) occupy a large portion of the project site in the central and northern portions of the project. These areas range from citrus groves, abandoned slag heaps, abandoned settling ponds, and non-native grasslands (mowed and used for grazing). Large numbers of tamarisk trees have colonized many of these areas, especially the slagheaps and settling ponds.
- Although **Coast Live Oaks** (*Quercus agrifolia*) are present on the property, they are not sufficiently abundant to constitute designation as oak or riparian woodland. They are clustered along the east side of Temescal Canyon Road at the southern project entry.

## **Fauna**

Focused surveys were conducted on the project site for the following federally listed endangered species: California Gnatcatcher (*Polioptila californica californica*), Least Bell's vireo (*Vireo bellii pusillus*), Southwestern willow flycatcher (*Empidonax trailii extimus*) and Arroyo Southwestern toad (*Bufo microscaphus californicus*).

Results of these surveys determined the existence of several pairs of nesting California gnatcatchers at three locations on the property. None of the other three species were found on the project site. However, since small populations of host plants associated with the Quino checkerspot butterfly (*Euphydryas editha quino*) exist on site, focused surveys were conducted along with additional surveys for the southwestern willow flycatcher. Neither of these species were located during focused surveys. Abundant suitable habitat for the Stephens' kangaroo rat (*Dipodomys stephensii*) exists throughout the hills east of the abandoned railroad bed. Although this species is presumed to exist on site, no focused surveys were performed since no development is proposed in their habitat on the eastern hills.

## **Wetlands and Jurisdictional Waters**

Temescal Wash and existing wetlands in the western portion of the project site will be enhanced and maintained in accordance with the approved resource agency permits. Resource Agency Permits required for the Dos Lagos Project include U.S. Fish and Wildlife Services Section 7 Consultation, U.S. Army Corps of Engineers Section 404 Permit, California Department of Fish and Game Streambed Alternation Agreement, and Regional Water Quality Control Board Section 401 Permit. Applications and negotiations with the U.S. Fish and Wildlife Services were begun in late 1996. Biological surveys were completed in 1997 and 1998. Applications for Section 7 Consultation and U.S. Army Corps of Engineers Section 404 Permits were deemed complete in May of 1999. The first Draft Biological Opinion was received from the Agency in October. The second Draft Biological Opinion for Section 7 Consultation is currently in negotiations. The Final Opinion is due 60-days thereafter and Section 404 Core Permit is due 60-days thereafter completing required Federal-level Resource Agency Permits. State-level resource agency permits including California Department of Fish and Game Streambed Alternation Agreement 1603, and Regional Water Quality

Control Board Section 401 are scheduled for completion 60-days after final certification of the EIR. Upon approval, Resource Agency permits will serve to guide development onsite to adequately protect, preserve, and enhance natural resources. In addition, the Specific Plan does not propose any development in the eastern hillsides; the area will remain in its existing natural state. This will help to maintain the unique aesthetic quality of the site.

The Environmental Impact Report (EIR) prepared in conjunction with the *Dos Lagos Specific Plan* will include a detailed description of biological resources, address possible impacts of the project, and will propose appropriate mitigation.

## **2.2.8 Cultural Resources**

Two cultural resource surveys were conducted prior to 1988 for portions of the project area. No major archaeological resources were found at that time. The project falls within the range of the Luiseno tribe, and a 1988 walk-over survey found five (5) prehistoric sites in the southeastern portion of the property where no development is proposed in the *Dos Lagos Specific Plan*.

Historically, the site has been used for orange orchard agriculture in the northeastern section since around the 1920s, and sand and silica mining for glass manufacturing in the western portion since the 1940s to early 1970s. Three (3) historic resources were identified in conjunction with these past uses: the Butterfield Overland Mail Company Stage stop site (listed as State Historic Landmark #188); the Owens-Illinois Plant ruins; and portions of the California Southern Railway. The Butterfield stage stop marker was recently stolen from the site. Remnants of the glass plant and western portions of the railway line currently exist as ruins and will be removed.

## **2.2.9 Utilities and Public Services**

### **2.2.9.1 Water and Sewer**

The City of Corona Water Utilities Department currently provides water service to the site. Corona's existing 18-inch Glen Ivy pipeline runs through Temescal Canyon Road. This pipeline is currently used as a transmission line to deliver high quality water from the Coldwater Basin for blending with water from Corona's Temescal Basin wells. A second 8-inch waterline in Temescal Canyon Road runs from La Gloria Street to a point approximately midway between Cajalco and Weirick Roads. This line was developed in the 1950's and is subject to corrosion. The existing 8-inch waterline will require replacement to service the Dos Lagos project area.

There are two alternatives for providing a primary water source for the project. The first includes the development of domestic potable water on-site using water wells. If necessary, this water can be blended with the water from the 18-inch Glen Ivy water line currently operated by the City. Additional wells may also be developed on-site in cooperation with the City provided that both quality and quantity requirements can be met. A second primary water source for the site includes a master planned Zone 4 12-inch line extended from the City's facilities near La Gloria Street and Liberty Avenue at the I-15 freeway. The existing Glen Ivy pipeline operated by the City will provide



a secondary water source for the site for both primary water source alternatives outlined in conjunction with development of the Murdock property. In the event of development prior to completion of either alternatives, the City will provide water through its existing facilities provided that the developer construct connections and interior facilities as may be approved in a water system plan.

The City of Corona is moving forward with the construction of Wastewater Treatment Plant No. 3 to be located on the northeast portion of the project site. This plant will provide sewer disposal service to the *Dos Lagos Specific Plan* area. An agreement is currently in place to provide for the treatment of up to 250,000 gallons per day for the project site. The development will be required to construct a trunk sewer in Temescal Canyon Road to serve the Dos Lagos project area. A larger sewer trunk line may be required as part of the City's master plan if adjacent developments require additional service.

### **2.2.9.2 Schools**

The *Dos Lagos Specific Plan* is located within the jurisdiction of the Corona Norco Unified School District. School facilities within the project area include El Cerritos Elementary School, Citrus Hills Intermediate School, Santiago High School and Wilson Elementary School which is expected to open in July of 2001. The project area is currently inactive and is not generating impacts to the existing school district.

### **2.2.9.3 Parks**

Parks currently serving South Corona and the Dos Lagos project area include Santana Regional Park, a 30-acre park that includes soccer and ball fields; Mountaingate Park, a 21-acre park that provides open grass areas, picnic tables, a playground, restrooms, ball and soccer fields, and tennis and basketball courts; and the newly developed Eagle Glen Community Park located northwest of the project site.

### **2.2.9.4 Fire**

Fire protection for the site is currently provided by the County of Riverside Station No. 15 located approximately 1/4 mile north of the project on Temescal Canyon Road, near the intersection of Cajalco and Temescal Canyon Roads. In addition, the City has an automatic aid agreement with the County of Riverside to serve this area when called since it is outside of the City's service area.

### **2.2.9.5 Police**

Law enforcement services are currently provided by the County of Riverside Sheriff's Department, which currently operates a station in Jurupa and a sub-station in Lake Elsinore.

## 2.2.9.6 Other Services

1. **Gas service** to the project area is currently provided by Southern California Gas Company.
2. **Electrical service** is currently provided by Southern California Edison Company.
3. **Telephone** service is currently provided by Pacific Bell Telephone or other provider.
4. **Cable television service** is currently anticipated to be provided by Media One.
5. **Solid waste service** is currently provided by USA Waste, Inc.; under contract with the County of Riverside.

## 3.0 LAND USE PLAN

### 3.1 INTRODUCTION

The *Dos Lagos Specific Plan* is a result of more than three years of ongoing land-use conceptualization. Earlier development scenarios proposed by previous developers and planners included the creation of a landfill. Other early scenarios considered a variety of single land uses that required massive fill and grade remediation and resulted in limited long-term land use opportunities. The presence of riparian and wetland resources such as Temescal Wash, and other biological and environmental concerns have provided for additional land-use challenges.

### 3.2 LAND USE PLAN OVERVIEW

The rugged, topography resulting from former silica quarry operations on this site provides opportunities as well as challenges. The *Dos Lagos Specific Plan* is named after the two lakes that have evolved from former mining pit. Dos Lagos is envisioned as a mixed-use village environment designed to preserve the unique and natural elements of the site, and the surrounding area, while providing a wholesome and sustainable live-work-play environment that offers opportunities for residential, employment and recreational uses and activities.

The land use plan for the *Dos Lagos Specific Plan* has been developed to take advantage of the site's unique combination of physical characteristics, including extreme topography, mining features from previous operations, a meandering wash, and gently sloping hillsides. The plan described below presents a mixed use project allowing for business, commercial, residential, recreation and light industrial uses maximizing the site's notable freeway location, roadway accessibility, and physical characteristics. The site utilizes planning areas to provide the appropriate flexibility required, enabling the land use mix to respond appropriately to market factors including demographic and market demands.

This section describes the Dos Lagos Land Use Plan land use designations, appropriate allowable planning area development combinations, and discusses conceptual improvement plans for the Specific Plan area. **Table 3-1, Land Use Summary**, outlines planning areas, designations, allowable uses, and gross acreage proposed for each designation. Descriptions of land use designations and allowable activities and restrictions proposed for each planning area follows in **Section 3.3, Land Use Designations**, and **Section 4, Development Standards**. **Exhibit 3-1, Dos Lagos Specific Plan Land Use Map** further depicts proposed land use designations and planning areas.

**TABLE 3-1**

Land Use Summary				
Planning Area (PA)	Specific Plan Primary Use Designation	Allowable Secondary Use Designations	Specific Plan Primary Use Designation Description	Gross Acreage (AC)
1	C	EC	Commercial	22.4
2	C	EC	Commercial	17.6
3	EC	G, R	Entertainment Commercial	62
4	BP	-	Business Park/Office	12.7
5	BP	-	Business Park/Office	6.3
6	BP	LI	Business Park/Office	3.6
7	<i>Eliminated in favor of PA-13</i>		Light Industrial	0
8	WWTP	-	Wastewater Treatment Plant	10.7
9 (south)	RR	C	Resort Residential	12.5
9 (north)	RR	G	Commercial	11.7
10	R	-	Residential	29.4
11	R	G	Residential	23.4
12	R	G	Residential	23
13	G	-	Golf	158.81
14	OS	-	Open Space	135
-	R.O.W.	-	Temescal Canyon Road	13.97
<b>Total Specific Plan Area</b>				<b>543.08</b>

### **3.3 LAND USE DESIGNATIONS**

This section of the *Dos Lagos Specific Plan* describes in detail each of the seven land use designations located within the project area. The approximate location and configuration, as well as the relationships of the land uses to one another, are depicted on *Exhibit 3-1, Dos Lagos Specific Plan Land Use Map*. A description of each designation is contained below:

#### **3.3.1 Commercial (C)**

This land use district is designed to provide an area within the Specific Plan for commercial oriented uses and is intended to provide local community retail services and freeway support services including tourism/recreation and hospitality services. This area may also provide services to the Business Park/Office, and Industrial areas. This commercial area is located at the southern gateway of the Dos Lagos Plan area adjacent to the I-15 and is adjacent to the Commercial/ Entertainment area. The area's unique topography provides for a natural transitional zone between these two areas making some commercial linkage between the two areas desirable. Typical uses in this district could include retail centers, restaurants, service stations, support retail uses, hotels and theaters. This district is especially suitable for freeway-related uses, including high-volume retail uses, food and drinking establishments, and retail stores such as book, music, video, and specialty clothing stores.

**LEGEND**

<b>C</b>	COMMERCIAL
<b>EC</b>	ENTERTAINMENT COMMERCIAL
<b>LI</b>	LIGHT INDUSTRIAL
<b>WWTP</b>	WASTEWATER TREATMENT PLANT
<b>BP</b>	BUSINESS PARK/ OFFICE
<b>R</b>	RESIDENTIAL
<b>RR</b>	RESORT RESIDENTIAL
<b>G</b>	GOLF
<b>OS</b>	OPEN SPACE

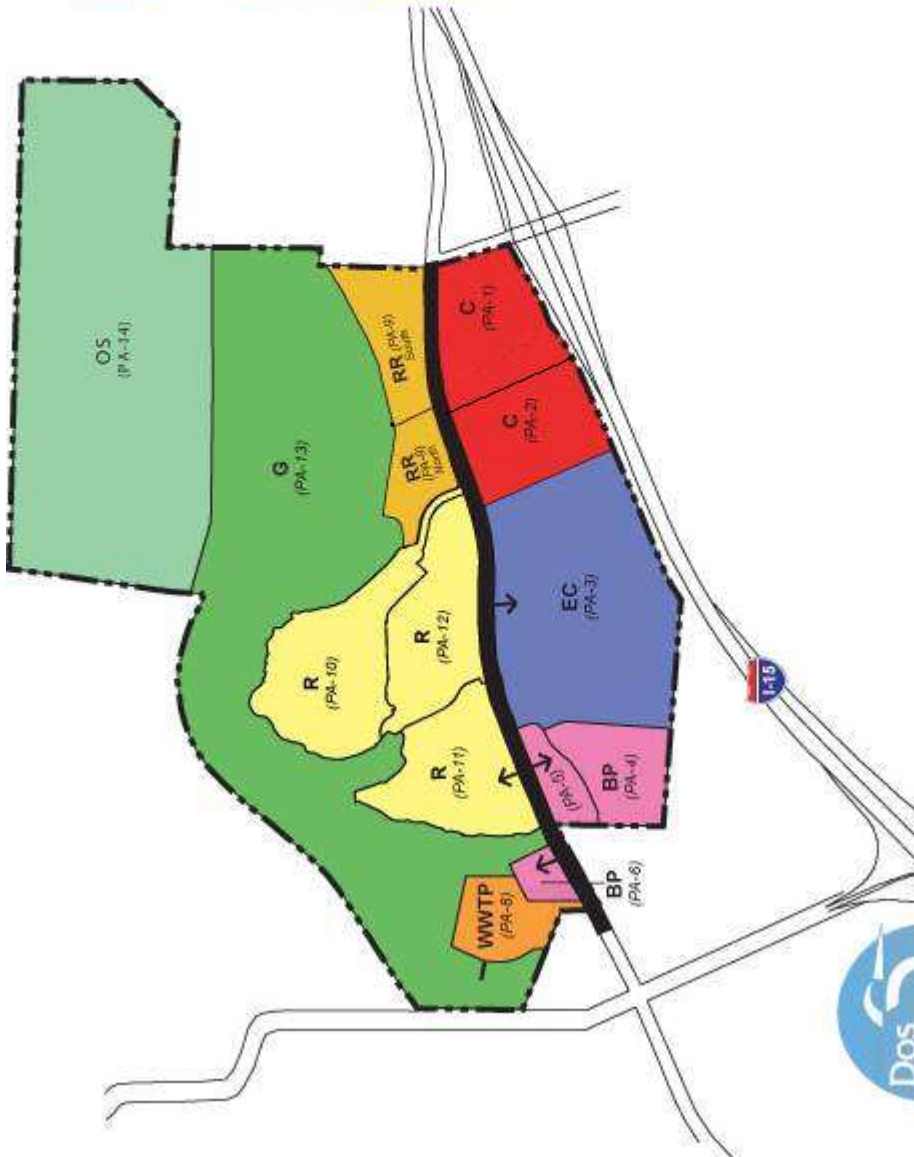


Exhibit 3-1  
Dos Lagos Specific Plan  
Land Use Map



Corona, California

## **3.3.2 Entertainment Commercial (EC)**

This is a highly specialized land use component intended to provide opportunities for local and regional entertainment and recreation. Activities in this land use area are to be set in a lakeside-village pedestrian oriented environment and include both active and passive venue. Typical uses in this planning area could include themed entertainment uses such as restaurants, movie theaters, cafes, live performance, department stores, specialty retail shops, studio/artist lofts, senior housing, residential condominium or apartment homes, a resort hotel; a water park and amusement attractions. Passive uses may include paddle boating, and picnicking with walking paths provided throughout, and other venues designed for family-oriented and multi-generational audiences. Family entertainment and outdoor attractions are intended for this unique project area. A specialized, themed architectural character and customized design guidelines covering aspects including lighting, signage, etc. will be developed for the Entertainment Commercial land use area. The number of residential units allowed in the EC land use is specified in Section 4.5.2 of this specific plan.

## **3.3.3 Light Industrial (LI)**

The intent of the Light Industrial district is to accommodate various types of research and development, light industrial, manufacturing, and fabrication uses, including those related to evolving technologies, communications, and information processing. The area is envisioned to be a neat, aesthetically landscaped enclave geared towards cleaner, quieter and high-tech industries.

## **3.3.4 Business Park/Office (BP)**

The Business Park/Office district is intended to provide a high-quality business park environment adjacent to a landscaped parkway along Temescal Canyon Road featuring meandering pedestrian and pedestrian/bicycle paths. This area is intended for a variety of general and corporate office and professional activities. Light manufacturing, clean, high tech and research and development uses are also anticipated in this area. Such uses may include real estate, engineering and law offices; web-based design and digital editing facilities; medical, dental and chiropractic offices and similar uses.

## **3.3.5 Residential (R)**

This district is intended to provide a mix of residential uses consisting of single family detached including single family condominiums, and zero-lot-line; single family attached, including patio homes, cluster homes and townhouses; and multi-family dwellings. Maximum density for residential development is proposed at 15 dwelling units per acre within each project. Where senior housing units are provided in PA-12, a maximum density of 55 dwelling units per acre is allowable. A relatively small residential development limited to 485 units is proposed for the residential zone. Units will be designed to provide an intimate community lifestyle experience of golf adjacent housing with each individual unit provided viewing opportunities of the surrounding golf greenbelt and adjacent golf activities. Senior housing is designed to benefit from the existing natural environment and amenity-rich resort environment created by adjacent land uses that include a golf-conference hotel, 18-hole championship golf course and golf greenbelt, 135-acre preserved open space hillside, the restored 40-acre Temescal Wash, the recreational/retail village and other nearby

recreational and commercial services including Glen Ivy Hot Springs, and scenic views of the Cleveland National Forest. To address changing market conditions over the life of a project of this scope and size, it is the intent of this Specific Plan to identify the general location of the Residential land use district, while being flexible in terms of the product type and district configuration, so that products can be developed and rearranged within this district, as long as an overall 485-unit density is not exceeded. The product mix and the number of residential units allowed among the residential planning areas are described in Section 4.5.2 of this specific plan. Within this area what land is not utilized for residential shall be included within the golf course or HOA common area for passive or active recreation of the residents.

### **3.3.6 Resort Residential (RR)**

The Resort Residential (RR) designation is located adjacent to the Golf land use area and is intended to provide a unique location for up to 391 resort residential units. For-sale and for-rent apartments, condominium and townhome units will be designed to integrate with the planned golf resort and conference hotel with the intent of creating an architecturally integrated year-round resort-like community. Units are provided viewing opportunities of the surrounding golf greenbelt and adjacent golf activities. Product types for the RR district include townhomes-not exceeding 15 dwelling units to the acre and resort condominium and apartment units not exceeding 36 dwelling units to the acre. Golf amenities including golf clubhouse and ancillary golf uses are also allowed within the RR district.

### **3.3.7 Golf (G)**

The Golf designation is intended to set aside the unique topography conducive to golf uses for an 18-hole championship golf course and accessory uses including a golf practice range, clubhouse and resort conference hotel. The course is intended to accentuate existing features found here including pleasing vistas and views of Temescal Wash, which runs throughout the area.

### **3.3.8 Open Space (OS)**

The Open Space component of the *Dos Lagos Specific Plan* is comprised of the 135 acres of natural eastern hillside area to be set aside in a land conservancy in perpetuity to ensure the preservation of this natural setting. This conservancy may take the form of dedication of the property to the Riverside County Habitat Conservation Agency, land conservation easement or open space easement. This Open Space provides a desirable natural backdrop for the entire project area. No development will be allowed here.

## **3.4 PLANNING AREAS**

### **3.4.1 Planning Area 1 (PA-1)**

Planning Area 1 is comprised of 22.4 gross acres and is set aside for Commercial (C) uses intended to provide flexibility for accommodating local community retail services, and freeway support services and/or sustainable development, including housing or a community-serving use such as a medical or educational facility, as warranted by market demand. This area will also provide services to the Business Park/Office, and Industrial areas. This commercial area is located at the southern gateway of the Dos Lagos Plan area adjacent to the I-15 and is adjacent to the Commercial/Entertainment area. A motor lodge may also be included in this area to provide affordable lodging to business travelers and to families visiting the Commercial Entertainment area. Permitted uses for PA 1 are described in *Section 4.3.7, - Permitted Uses*. Secondary Use Designations for this planning area include Entertainment Commercial (EC).

### **3.4.2 Planning Area 2 (PA-2)**

Planning Area 2 (PA-2) is comprised of 17.6 gross acres designated Commercial (C). This area is located between Commercial and Entertainment Commercial designated planning areas PA 1 and PA 3 and serves as a natural transitional area between the two areas, making some linkages between the two desirable. Secondary Use Designations for this planning area include Entertainment Commercial (EC).

### **3.4.3 Planning Area 3 (PA-3)**

Planning Area 3 (PA 3) designated as Entertainment Commercial (EC) is comprised of 62 gross acres and includes approximately 11 acres of lakes. PA-3 is intended to provide opportunities for local and regional entertainment and recreation. Activities in this land use area are to be set in a lakeside-village pedestrian oriented environment with themed entertainment uses and venues including, restaurants, movie theaters, cafes, live performance, specialty shops, studio/artist lofts, senior housing, residential condominiums or apartment homes, professional offices, a resort hotel; and other venues designed for family-oriented and multi-generational audiences. Family entertainment and outdoor attractions are intended for this planning area. Entertainment Commercial (EC) uses as described in *Section 4.3.7, Permitted Uses* are allowable here. Golf (G) uses will also be permitted in PA-3.

### **3.4.4 Planning Areas 4-6 (PA-4 through PA-6)**

Planning Areas 4 through 6 are comprised of 22.6 gross acres designated as Business Park/Office (BP) and are intended to provide facilities for professional and office activities in a landscaped business park environment as described in *Section 3.3.4, Business Park/Office (BP)*.

- **PA-4** is comprised of 12.7 gross acres. Business Park/Office (BP) uses are planned for this area.
- **PA-5** is comprised of 6.3 gross acres. Business Park/Office (BP) uses are planned for this area.



- **PA-6** is comprised of 3.6 gross acres. Business Park/Office (BP) uses are planned for this area. PA-6 also enjoys an alternate land use designation of Light Industrial (LI) if business park land uses are not developed within this planning area. Either BP or LI uses may be developed within PA-6, however, the BP and LI land use designation may not be developed simultaneously. Medical uses may not be developed in this planning area under either designation.

### 3.4.5 Planning Area 8 (PA-8)

Planning Area 8 (PA-8) is comprised of 10.7 acres to accommodate the City's Wastewater Treatment Plant #3 that will be providing sewer service to the Temescal Valley area of the City and the *Dos Lagos Specific Plan* area.

### 3.4.6 Planning Area 9 (PA-9)

Planning Area 9 (PA-9) is comprised of 19 gross acres and is intended to provide a unique location for a golf clubhouse per Section 3.3.1, and up to 391 for-sale and for-rent resort condominium residential units or apartment homes as described in *Section 3.3.6, Resort Residential (RR)*. PA-9 is comprised of two distinct land use areas as described below.

- **PA-9 Resort Residential (RR) North 11.7** - gross acres. Townhomes (MDR-RR) and Condominiums/Apartment homes (HDR-RR) are planned here. Golf clubhouse and ancillary golf uses including a conference hotel may be located within the northern RR portion of PA-9. The Northern (RR) district of PA-9 enjoys a secondary land use designation of Golf (G).
- **PA-9 Resort Residential (RR) South – 12.5** gross acres. Townhomes (MDR-RR) and Condominiums/Apartment homes (HDR-RR) are planned here. Golf clubhouse and ancillary golf uses may be located within the southern RR portion of PA-9. The RR land use area enjoys a secondary land use designation of Commercial (C), only if residential uses are not employed within the southerly portion of this planning area. If commercial land uses are to be developed in the southerly portion of this planning area, a General Plan amendment will be warranted.

### 3.4.7 Planning Areas 10-12 (PA-10 through 12)

Planning Areas 10 through 12 are comprised of 75.8 gross acres and are intended to provide golf-adjacent single-family condominium attached and detached residential units and multi-family and multiple dwelling units and senior citizen residential units. This is a relatively small residential development limited to 485 units to provide an intimate community lifestyle experience of golf adjacent housing. Senior citizen residential units are designed to benefit from amenities provided through proximity and adjacency to the golf conference resort hotel, golf course, and clubhouse. Each individual unit provides for viewing opportunities of the surrounding golf greenbelt and adjacent golf activities. Three planning areas are designated for residential use to allow flexibility in the design and inclusion of golf areas into and throughout, the residential component of the Specific Plan. If the property within planning areas 11 and 12 are not developed for residential use, they shall be developed as part of the golf course (PA-13) or HOA common area for active or passive use by the residents.

- **PA-10** is comprised of 29.4 gross acres. This planning area provides for a residential area that sits upon a bluff at the center of the golf course overlooking the *Dos Lagos Specific Plan* area.

PA-10 is restricted to residential uses as outlined in *Sections 3.3.5, Residential (R), and 4.5.2, Land Use Area Specifications.*

- **PA-11** is comprised of 23.4 gross acres. Residential (R) uses are allowed here. Golf (G) uses are also allowable in PA-11 and will be developed if Residential uses are not.
- **PA-12** is comprised of 23 gross acres. Residential (R) uses including senior citizen residential are allowed here. Golf (G) uses are also allowable in PA-12 and will be developed if Residential uses are not.

### **3.4.8 Planning Area 13 (PA-13)**

Planning area 13 is comprised of 158.81 gross acres. Golf (G) uses are intended for this planning area including an 18-hole championship golf course, golf clubhouse and golf adjacent resort and conference hotel. The Resort Residential (RR) designation located in planning area PA-9 may be combined with PA-13 for golf activities including a golf clubhouse and ancillary uses.

### **3.4.9 Planning Area 14 (PA-14)**

Planning area 14 is comprised of 135 gross acres. This area will be set aside in a land conservancy and no development is planned for this area.

## **3.5 GRADING CONCEPT**

Rough grading plans for development within the Dos Lagos Specific Plan area will be reviewed and submitted at the time of submittal of the first final map. Precise grading plans shall be submitted and approved by the City prior to issuance of any building permit.

In general, the land use plan for the Specific Plan area was developed to respond directly to the site's existing topography. Grading within the Specific Plan shall be designed to be responsive to the natural landforms, create scenic environment for the residential uses of the project, ease the visual impacts of grading and stabilize manufactured slopes. This may be accomplished through a variety of techniques such as contour grading, the rounding of toes and tops of slopes, and variation of slope gradients.

The following standards and approaches will be applied with respect to grading to minimize the impacts of grading and foster an approach to landform alteration, which is sensitive to natural features. The following shall govern grading within Dos Lagos:

1. On portions of the site that are flat or gently sloping, cut and fill operations will be minimized.
2. The hill/plateau located in the center of the eastern site of the project will be graded and lowered in elevation, with graded material used to raise the northeast and northwestern portions of the site, along with the southwest corner of the project.
3. Minimal grading is proposed in the vicinity of the former pits/lakes and along Temescal Wash.
4. No grading will be permitted on the eastern hillside within the Open Space (OS) designation, east of the proposed golf greenbelt, as the hillside will be retained as natural open space.
5. Grading operations will provide hillside views to residents and visitors traveling on I-15 and Temescal Canyon Road by preserving and enhancing existing view corridors, and preserving the natural state of the designated eastern hillside open space area.
6. All project grading shall implement related mitigation measures outlined in the final EIR certified for this Specific Plan and shall conform to applicable City of Corona Grading Ordinance.
7. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
8. The overall shape, height and grade of any cut or fill slope shall be developed in concert with the existing natural contours and scale of the natural terrain of a particular site. Setback standards are developed to achieve usable space that is visually attractive and prevent excessive loading or water saturation.

9. Prior to the master tentative tract map submittal, an overall conceptual grading plan shall be submitted to the Planning Department and City Engineer for approval. The grading plan shall be used as a guideline for subsequent detailed grading plans for individual stages of development within each phase and shall include the following:
  - a) Techniques which will be utilized to prevent erosion and sedimentation during and after the grading process.
  - b) Approximate time frames for grading including identification of areas which may be graded during the higher probability rain months of November through April.
  - c) Preliminary pad and roadway elevations.
10. The applicant shall obtain any required permits and/or agreements from the U.S. Fish and Wildlife Service, Army Corps of Engineers and the California Department of Fish and Game prior to recordation of the Master Tentative Subdivision Map, or prior to the issuance of any grading permit, whichever comes first.
11. Preliminary grading plans shall be submitted with the Development Plan Review package for all subsequent subdivisions and development.
12. Grading permits cannot be issued until approvals have been obtained for the Master Tentative Tract Map, the individual Tentative Tract Map, Precise Plan, and the Tract Grading Plans.
13. Grading plans shall comply with policies of the City of Corona Conservation Element, which requires that canyons be preserved from encroachment, that creeks and channels be retained in their natural states whenever feasible, and that landform alteration be minimal.
14. Over-excavation of compressible overburden materials may be needed during grading, prior to fill placement thereon.
15. Retaining and/or crib walls may be permitted when they result in either a significant reduction in manufactured slope area and/or increase in the usable site area and are determined to be practical, (i.e., areas of rock outcroppings and steep slopes). However, retaining walls should be of decorative block within view from any street, unless otherwise approved by the Planning Director. Retaining walls adjacent to streets within public view shall not exceed 4 feet in height.
16. Significant ridges, knolls and other noteworthy characteristics considered, to the extent possible, in the grading design.
17. Grading for pads shall be limited primarily to the building and active use area.
18. Manufactured slopes over 20 feet in vertical height shall be treated with special aesthetic techniques to reduce visual impacts, such as:

- Contouring with variable pitches both horizontally and vertically;
  - Use of natural colors and materials on all or portions of the slope;
  - Allow exaggerated bench drains to split the continuous plane; and
  - Other methods that are appropriate for specific site conditions.
19. Slopes requiring special erosion control or fire prevention shall be designed for ease of maintenance.
  20. Grading shall be minimized and roadways should follow the existing landforms to the extent possible.
  21. Existing disturbed areas not proposed for development shall be revegetated with indigenous plant material wherever possible.
  22. All common maintenance slopes shall be provided adequate maintenance access and paths to City Public Works, Parks and Recreation, and Planning departments at the time of tentative tract map.

### **3.5.1. Rough Grading Guidelines**

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

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

### **3.5.2. Grading In Drainage Areas**

The following guidelines shall govern grading in drainage areas:

1. Drainage courses shall be maintained in their natural state wherever possible.
2. Down drains shall flatten out at the bottom of the slope where indigenous rock or other natural material will be used to minimize visual impact.
3. Drainage protection devices shall incorporate rock and riprap of indigenous material wherever possible.
4. Natural drainage areas shall be designed for ease of maintenance wherever possible.
5. Landscaping shall be used to screen views of terrace and down drains wherever possible.

## **3.6 Circulation Concept**

Regional access to the *Dos Lagos Specific Plan* area is provided directly by the Corona Freeway, Interstate 15 (I-15), to Temescal Canyon Road via Weirick Road from the south and Cajalco Road from the north. This Specific Plan proposes a fair share contribution towards improvements to Temescal Canyon Road, Cajalco Road, Weirick Road, El Cerrito Road and associated signalization and interchange improvements at the I-15 Freeway.

- **The Corona Freeway (Interstate 15):** provides regional access to the *Dos Lagos Specific Plan* project area. The Corona Freeway (I-15) is located immediately west of the project site. Primary project access is provided from the I-15 Freeway, via a diamond exchange at Weirick Road and Cajalco Expressway.
- **Cajalco Expressway:** is an east-west four lane divided roadway, which borders the project site to the north. Parking is not permitted on either side of the roadway within the vicinity of the project.

The circulation plan for the project area includes the following hierarchy of roadways and development standards as described below and as shown on *Exhibits 3-2, Street Classifications and Cross Sections*, and *3-3 Roadway Circulation and Improvements*.

1. **Temescal Canyon Road:** runs through the project site and is currently a two-lane undivided roadway. Parking is permitted on either side of the roadway, and paved walkways or sidewalks do not currently exist. Within the project area, traffic along Temescal Canyon Road is currently conducted by a four-way stop at the northerly intersection with Cajalco Expressway, and by a single stop at the eastbound tee intersection with Weirick Road.

Temescal Canyon Road will serve as the circulation spine of the *Dos Lagos Specific Plan* to provide adequate access to the various uses within the project area. Project entries are proposed at the intersection of Weirick and Temescal Canyon Roads at the southern boundary of the project and on Temescal Canyon Road, south of the Cajalco Road intersection, at the northern boundary of the project. Improvements to Temescal Canyon Road will include widening of the road right-of-way to a width varying from 106 feet to 120 feet to provide for: four travel lanes, a 14 to 28-foot raised landscape median which can also accommodate two left turn lanes; and a right turn deceleration lane at major intersections. A 12-foot wide landscaped parkway, and a minimum 13-foot wide landscaped easement or buffer will accommodate a 5-foot meandering pedestrian path on the east-side, and a 5-foot pedestrian path on the west-side of the curbs.

2. **Weirick Road:** Is currently an east west, two lane undivided roadway with parking permitted on either side of the roadway. Paved walkways or sidewalks do not currently exist on this road. Weirick Road currently ends with a single stop sign at the tee intersection at Temescal Canyon Road.

Weirick Road will be widened between Temescal Canyon Road and the Interstate 15 freeway to **86**-feet, and improved to accommodate a 4-lane divided roadway with a 4 to 14-foot wide non-landscaped raised median, and curbs and gutters. A 12-foot wide parkway within the public right-of-way and a 13-foot easement/buffer will combine to create a 25-foot landscaped meandering parkway and to accommodate a 5-foot sidewalk on the north side of the street. Parkway improvements on the south side of the street will be completed by others (County of Riverside).

- 3. Business Park/Office & Lake Area Roads:** Include public streets A, J, R and S as depicted in *Exhibit 3-3, Onsite Roadway Circulation and Improvements*, that will provide access to Business Park and Lakeside planning areas. Roads A, J and S will take access directly from Temescal Canyon Road. Road R connects Roads S and J to create a circular ring road. Roads A and S vary from a 60 to 72.1-foot public right-of-way with 10-foot landscaped parkways that include 5-footwide sidewalks on both sides of the road. Road J includes a 55-foot public right-of-way with a 10-foot parkway and 5-footwide sidewalk on the southern and eastern side of the road, and a 5-footwide landscaped parkway on the northern and westernmost portion of the roadway. Road R includes a 64-foot public right-of-way with 10-foot landscaped parkways and 5-footwide sidewalks on both sides of the road. Private street T connects to street J and includes a 39-footwide right-of-way. Private street B takes access directly from Temescal Canyon Road and includes a 60-footwide right-of-way and a 5-foot public utility easement. *Exhibit 3-2, Street Classifications and Cross Sections*. Access to the golf course clubhouse and hotel may be provided directly from Temescal Canyon Road along Street B (east), which will may be constructed as a drive to service the hotel, and to provide for secondary access into the business park/office parking area located at the south of the project site.
- 4. Private Residential Access Roads:** These include streets B, E and F, the three roadways leading from Temescal Canyon Road to the residential areas as shown in *Exhibit 3-3, Onsite Roadway Circulation and Improvements*. Per the City's Private Street Standards, residential access roads will have a 60-foot right of way with two travel lanes, and 10-foot wide landscaped parkways with 4-foot sidewalks on both sides of the road.

Street E provides direct access into residential planning area PA-11 from Temescal Canyon Road. Street E may be gated at Temescal Canyon Road or may feature "virtual gates".

Street F will provide a primary gated or "virtually gated" access point to the residential planning area PA-10. This roadway may also provide primary or secondary access into residential planning area PA-12. A 5-foot sidewalk will ideally be located on the north side of this residential access road and the south side of this road will ideally feature an 8-foot landscaped parkway without a sidewalk. The omission of a sidewalk on this side, as a standard City requirement, is subject to the approval of the Public Works Director.

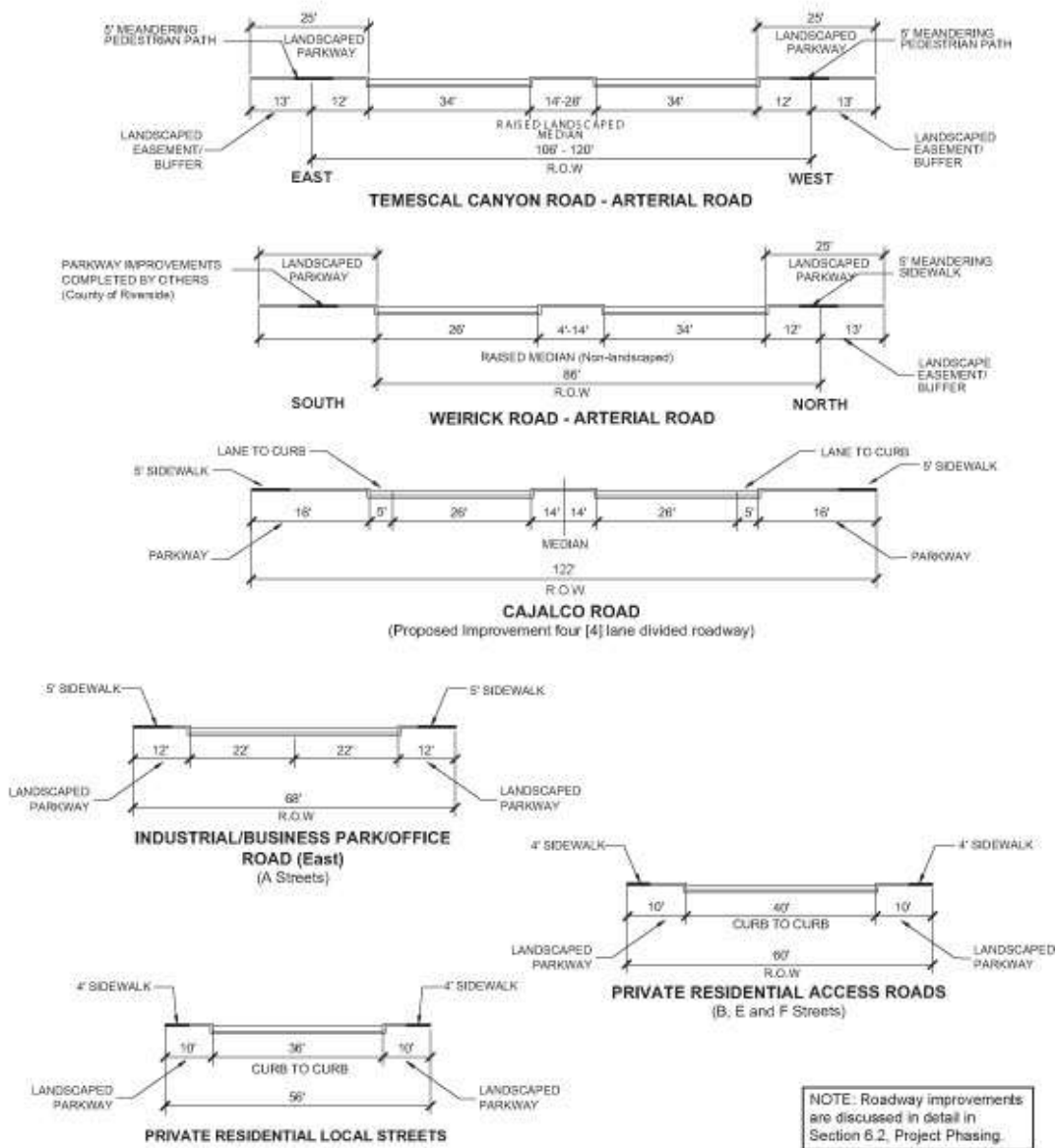


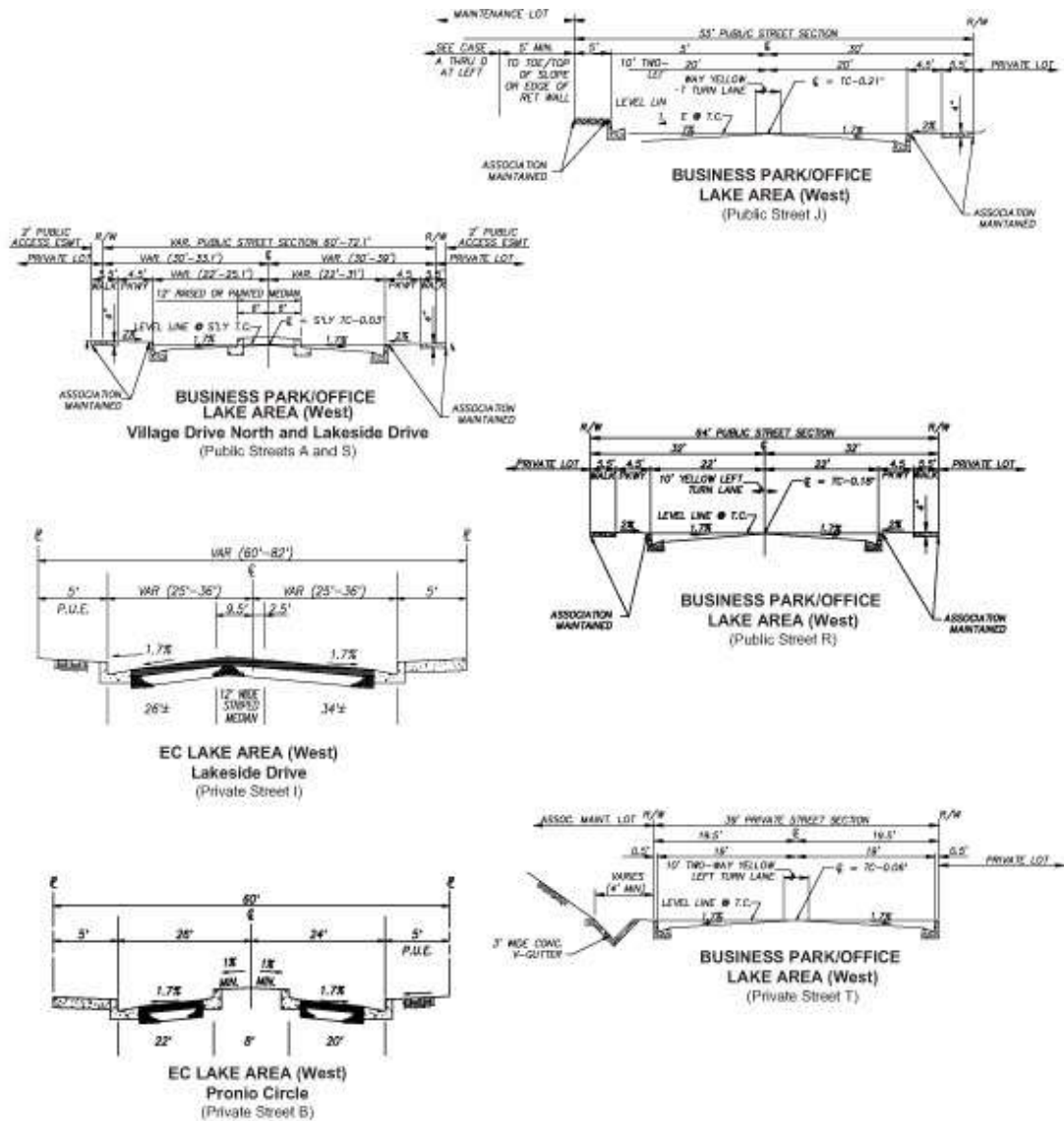
Exhibit 3-2a  
Street Classifications  
and Cross Sections



N.T.S.  CORPORATION



# Land Use Plan



NOTE: Roadway improvements are discussed in detail in Section 6.2, Project Phasing.

## Exhibit 3-2b Street Classifications and Cross Sections



N.T.S.

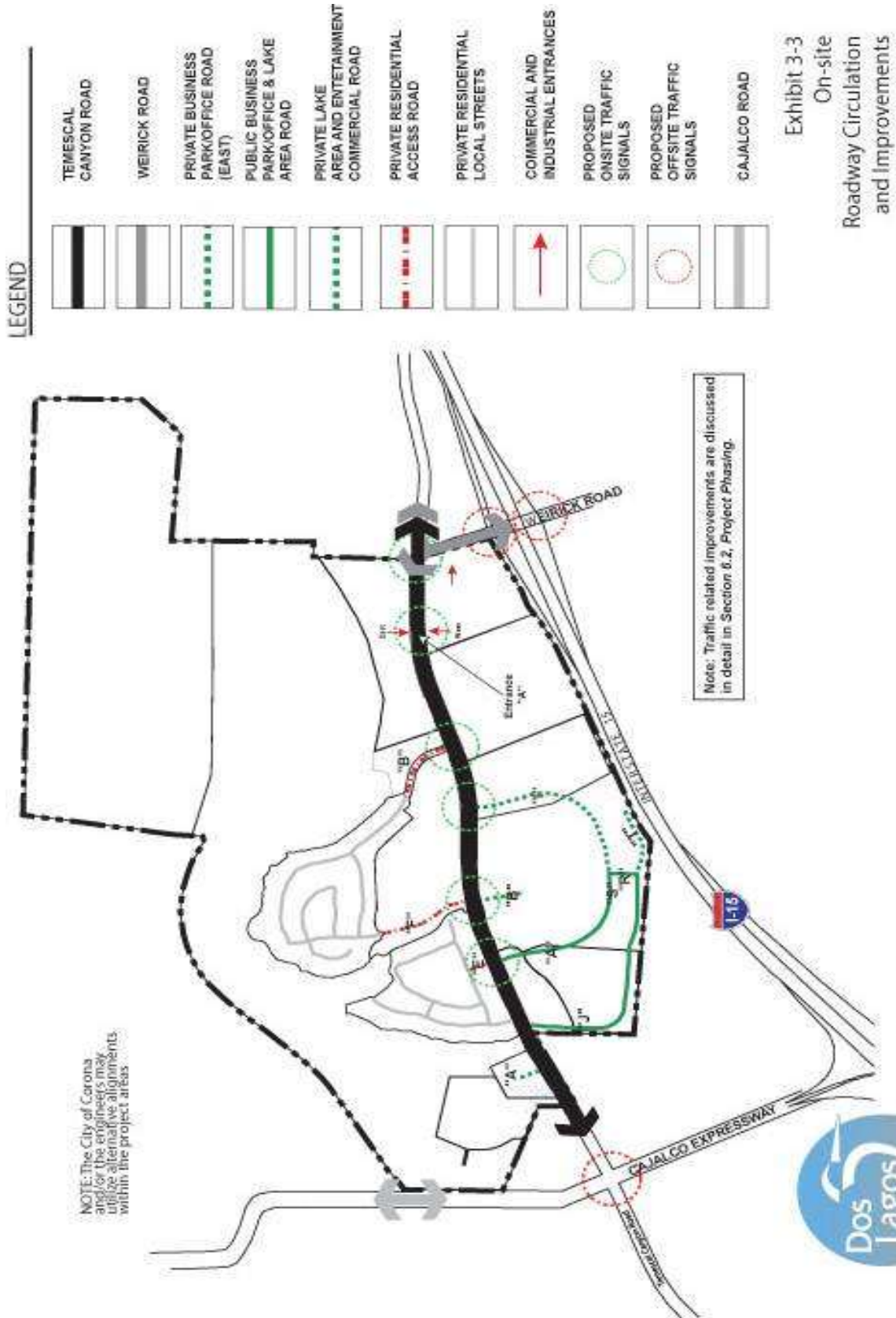


Exhibit 3-3  
On-site  
Roadway Circulation  
and Improvements



Corona, California  
Revised 08-21-00



- 5. Private Residential Local Streets:** The Local Residential streets are within the residential planning areas only. These streets will serve as access to the homes fronting on the streets. They will have a 60-foot right of way composed of 2-lanes for two-way traffic, parking on both sides of the street, and a 10-foot landscaped parkway with 4-foot sidewalks on both sides. Residential Local Streets are intended to serve internal circulation within residential developments of single-family condominium, clustered, and attached multi-family units. The residential area is being designed to provide an intimate community lifestyle experience of golf adjacent housing with units provided maximum viewing opportunities of the surrounding greenbelt. The right-of-ways developed for this area are key elements that contribute to the overall design criteria for this residential development.

All public circulation facilities including roadways, medians, stop signs, turn lanes and signals shall be phased in according to the phasing plan as established in **Section 6.2, Conceptual Project Phasing**. Additionally, public circulation facilities (roadways, sidewalks, bicycle lanes, etc.) shall meet the City of Corona Department of Public Works roadway standards in terms of minimum pavement width for travelways and shoulders.

## **3.7 WATER AND SEWER PLAN**

The project falls within the City of Corona service area for both water and sewer service. The City utility department has indicated that they have reviewed the master plan for implementation to serve the project area. The developer's engineers shall prepare in cooperation with the City utility department, project water and sewer master plans to identify system demands and facilities necessary to serve the project.

The City Utilities department currently owns and operates an existing 18" water line in Temescal Canyon Road. This line is called the Glenn Ivy Line and supplies water between the City's Coldwater Basin wells in Glen Ivy to the city. This line delivers low nitrate, low TDS water for blending purposes. In addition, the city has its water pressure Zone 4 facilities immediately west of the I-15 Freeway at Liberty Avenue and Bedford Canyon Road. Two water lines, which are 10" and 8" in size, are located in Liberty Avenue and La Gloria Street and deliver Zone 4 water to the project area. The existing 8" line on Temescal Canyon Road runs south in Temescal Canyon Road to about midway between Cajalco and Weirick Roads. This is a very old line installed in the early 1950's and is subject to corrosion. This line will be replaced with a master plan pipeline. Once replaced, this line will serve as a primary water source for the project area. The existing Glen Ivy line can then be utilized as a secondary water source and for fire protection along Temescal Canyon Road (*see Exhibit 3-4, Conceptual Water Plan*).

The project site currently has two existing water wells and the City has agreed to allow the use of these wells for irrigation of the proposed golf course. Additional wells may be drilled and developed for domestic water supply provided the wells meet State and Federal standards for potable water. New wells for drinking water must comply with the Source Water Assessment Program and must have Department of Health Services (DHS) approval prior to drilling.

The City is proceeding with the construction of Wastewater Treatment Plant No. 3 located within the Dos Lagos project boundaries. This plant will provide treatment service for the Dos Lagos project area and other surrounding areas. Adequate sewer mains will be constructed to link to the treatment plant to serve the project (*see Exhibit 3-5, Conceptual Sewer Plan*). The sewer main within Temescal Canyon Road may need to be upsized and extended to Weirick Road to provide capacity for future service areas to the southwest of the project area. When this Master Plan facility is installed, fee credits and or other mechanisms to fund such infrastructure will be employed.

## **3.8 SOLID WASTE DISPOSAL**

Home curbside solid waste collection services are contracted to the City of Corona by USA Waste, Inc. Solid waste from the project site would be transported to the El Sobrante Landfill approximately 4 miles to the southeast. According to USA Waste, Inc., the existing landfill can accommodate the solid waste anticipated to be generated by the proposed development in the *Dos Lagos Specific Plan*. Residents and tenants of the project may also participate in recycling programs offered by the City and other private organizations.

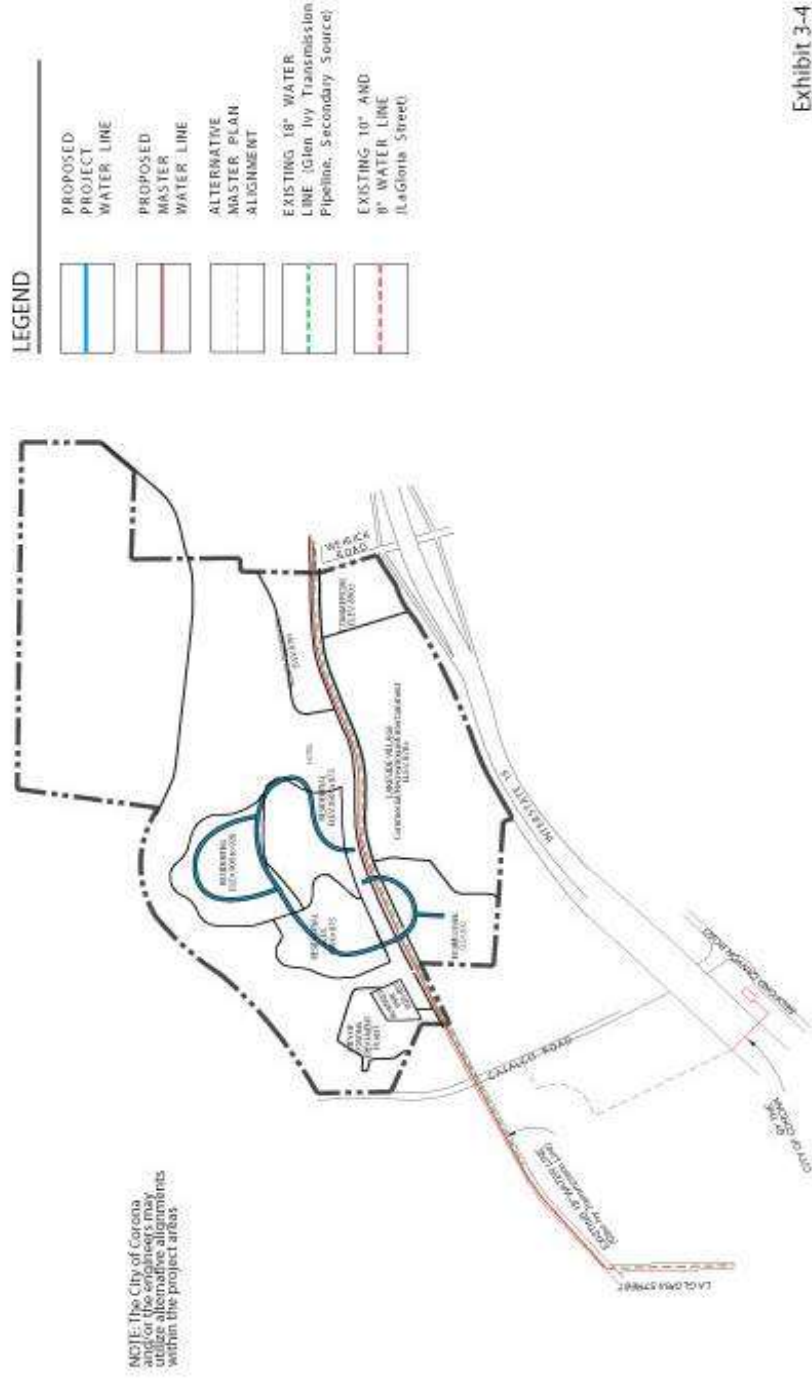


Exhibit 3-4  
CONCEPTUAL  
WATER PLAN



**Dos Lagos**  
Corona, California

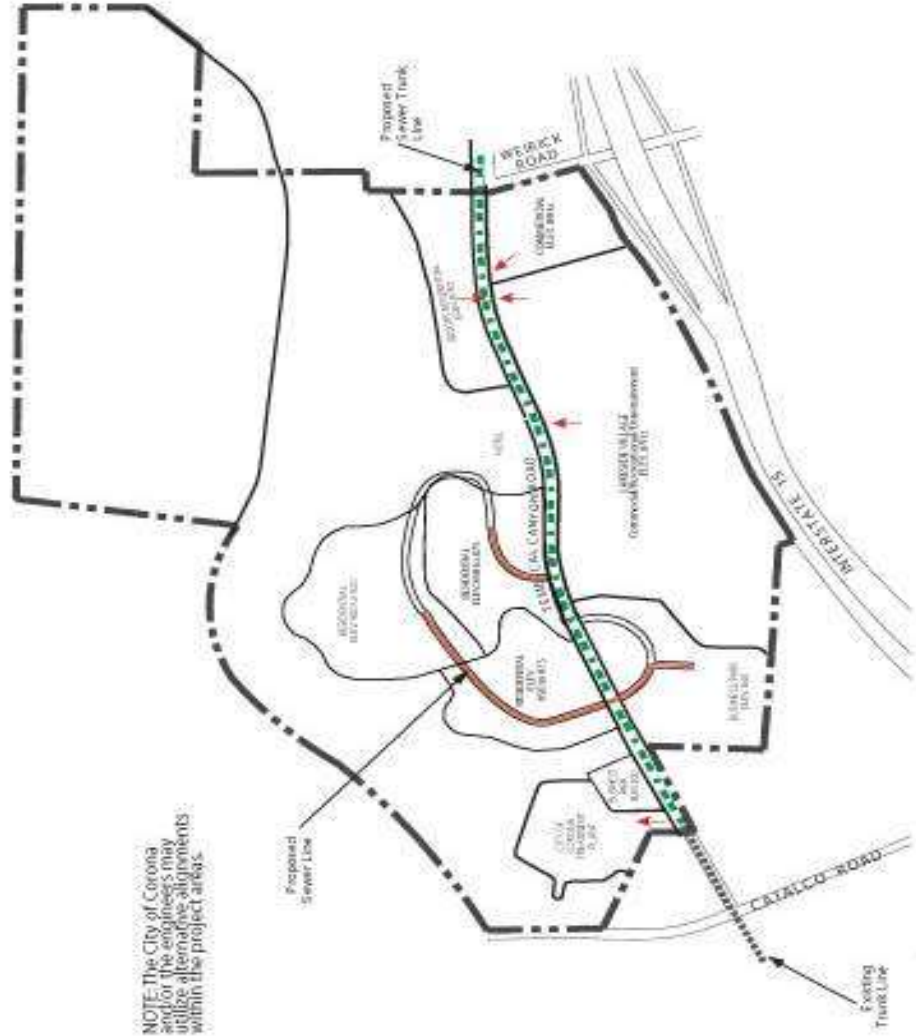
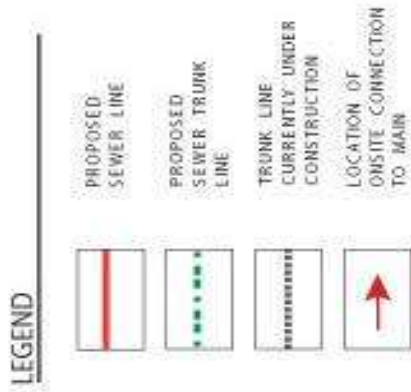


Exhibit 3-5  
**CONCEPTUAL  
 SEWER PLAN**



**Dos Lagos**  
 Corona, California

## **3.9 DRAINAGE AND FLOOD CONTROL**

Existing offsite drainage includes two drainage culverts that run along the Interstate 15 conveying water under the freeway from properties outside the Specific Plan area to the west. These east-flowing courses convey drainage to the abandoned mining pits located on the westernmost portion of the project site where they are trapped and contribute to form the open water wetlands of the project. An additional crossing north of the project site at Bedford Wash conveys drainage water to Temescal Creek at Temescal Canyon Road, and empties into the site at the Cajalco Road/Temescal Creek Bridge.

A significant portion of the Dos Lagos project area is identified on the FEMA Flood Insurance Rate Map as being subject to potential flooding during the 100-year flood. Approximately 30 acres of the northern portion of the Dos Lagos site are within the FEMA 100-year floodplain at the confluence of Bedford Wash, Temescal Creek, and Cajalco Wash. Minor flooding areas exist throughout the Specific Plan area. Areas lacking adequate sidewalks, curbs, and gutters are found throughout the project area, particularly along Temescal Canyon Road. Heavy rainstorms often cause localized flooding along Temescal Canyon Road because of these deficiencies. The result of frequent flooding and subsequent standing water has caused the deterioration of parking areas, streets, and other covered surfaces, as well as erosion to unimproved surfaces. Storm flows from Bedford Wash currently traverse Temescal Canyon Road, often requiring road desilting cleanup work and road closure.

The *Dos Lagos Specific Plan* proposes a comprehensive gravity flow, storm drainage system of water detention basins and conveyance facilities intended to accommodate projected on-site project flows and existing off-site drainage flows over the site for discharge into Temescal Wash (*see Exhibit 3-6, Conceptual Drainage Plan*). Open channels as shown on *Exhibit 3-6*, are proposed to safely and effectively drain the project. Proposed infrastructure improvements including the addition of sidewalks, curbs, and gutters will contribute to drainage and flood control conditions, and grading will raise the projects buildable areas above the 100-year flood plain. The *Dos Lagos Specific Plan* project will focus and direct storm runoff to Temescal Wash, which eventually discharges into the Santa Ana River and follows its course to the Pacific Ocean. Regional storm drains may be publicly maintained. All localized storm drains, storage basins and conveyance facilities will be privately maintained.

## **3.10 PUBLIC UTILITIES**

Southern California Gas Company will provide gas service to the *Dos Lagos Specific Plan* area, while Southern California Edison and Pacific Bell will provide electric and telephone services, respectively. In addition, a fiber-optics communications system, and/or other private information technology services, including but not limited to, DSL/telephone and other high speed transfer services, may be developed and managed by project developers. Utilities will be constructed underground throughout the Specific Plan area in accordance with City policy and standards.

## **3.11 SCHOOLS**

The *Dos Lagos Specific Plan* is located within the jurisdiction of the Corona-Norco Unified School District. School facilities within the project service area include El Cerrito Elementary School, Citrus Hills Intermediate School, Santiago High School, and Wilson Elementary School, which opened in October 2000. Additionally, Temescal Canyon Elementary is currently in planning, and a site has been designated for Sycamore Creek Elementary, both future schools are located in the southerly project service area.

The residential, commercial and industrial component of the Specific Plan has the potential to generate up to 736 students grades K-12. This total number includes 394 students in grades K-6 (generation rate of 0.4657 student/du), 109 students in grades 7 and 8 (generation rate of 0.1291 student/du), and 233 students in grades 9 through 12 (generation rate of 0.2159 student/du).

The residential, commercial, and industrial components of the project will be required to pay fees as required by the State of California and the Corona-Norco Unified School Districts.

## **3.12 PARKS AND RECREATION**

The *Dos Lagos Specific Plan* includes the development of a public golf course and an Entertainment Commercial district that will include privately operated recreational facilities such as movie theaters, a Family Entertainment Center (FEC), or amusement park venues. The two lake-areas of this district will be developed to create a pedestrian-oriented village environment with passive use areas including non-motorized boating, sitting-places, and walking paths in a unique and natural setting around one of the two lake features. Indoor and outdoor recreation and sports facilities may also be included. The Entertainment Commercial district will be easily identifiable and accessible from Temescal Canyon Road, the main arterial that connects uses throughout the Dos Lagos project area. Additionally, Temescal Canyon Road will be improved to include landscaped parkways with a meandering pedestrian and pedestrian/bicycle paths that will connect to adjacent bike trails and provide movement and accessibility between land uses throughout the project area. Weirick Road, which connects to Temescal Canyon Road, will include similarly landscaped parkways.

A portion of the Specific Plan area will be developed for residential use, which requires the development of recreation facilities for the residents. These facilities may be developed specifically for the residential component or may be developed in conjunction with adjacent golf clubhouse and golf hotel recreational facilities with special use/membership provided for residents. This option may be utilized only upon approval by the City at the time of Precise Plan for the corresponding residential development. Additional public recreational facility needs including parks will be met through the payment of Park Development Fees in lieu of public park improvements as required by Corona Municipal Code and by the Quimby Act Fees in lieu of park land dedication.





## **3.13 PUBLIC SAFETY**

### **3.13.1 Fire**

Fire protection for the Dos Lagos project area will be provided by the City of Corona. There is currently a recognized need for additional Fire and Police service throughout the rapidly growing South Corona and Temescal Canyon area. The County is considering the relocation of the existing County Station No. 15 to an area approximately 3 to 5 miles south of the *Dos Lagos Specific Plan* area. The City is presently pursuing development of a combined Fire and Police Safety Facility that may be located within the Dos Lagos project or in the immediate proximity. This facility may be operated jointly with the County of Riverside. Additionally, the Dos Lagos project is currently beyond the City's established response standard of 5 minutes from existing City stations. As such, the Dos Lagos project will contribute on a fee or fair-share basis towards this facility.

Additionally, discussions are currently in progress to explore the potential for locating this joint substation on-site. Should an agreement evolve from current discussions, acreage would be provided to adequately house this substation in the *Dos Lagos Specific Plan* area. A potential site for this substation includes the land area adjacent to the industrial land use component on the east portion of the project site directly off Temescal Canyon Road.

### **3.13.2 Police**

Upon annexation, the *Dos Lagos Specific Plan* area will be served by the City of Corona Police Department. As discussed in the previous section, a combined Fire and Police substation may be developed and potentially located on-site in the *Dos Lagos Specific Plan* area. An additional Police substation will most likely required and located within the Entertainment Commercial area of the Dos Lagos project area with special foot-patrols required to provide added security and monitoring during peak times and during special events. Additionally, radio and microwave coverage for the Specific Plan area is required upon annexation to the City of Corona to provide service for both City Police and Fire Departments. A communications study may be required to further analyze the needed and available radio communications coverage of the Specific Plan area. Communications studies will be coordinated through the Corona Fire Department upon annexation.

## 4.0 DEVELOPMENT STANDARDS

### 4.1 INTRODUCTION

The intent of the Development Standards contained in this section is to control and guide development within the *Dos Lagos Specific Plan* project, provide for a balanced community, and create an aesthetically pleasing gateway into the City of Corona from the south. To accomplish these goals, this Chapter sets forth permitted uses and development standards for various land use designations within the *Dos Lagos Specific Plan* area. This Specific Plan proposes a total of six land use designations within the project area, as follows:

- Commercial (C)
- Entertainment Commercial (EC)
- Light Industrial (LI)
- Business Park/Office (BP)
- Residential (R)
- Golf (G)
- Open Space (OS)

The land use areas, and relationships of the areas to one another, are depicted in *Section 3, Exhibit 3-1, Dos Lagos Land Use Map*. The following standards shall apply to all development within the *Dos Lagos Specific Plan* area.

These standards and regulations are further augmented by the *Community Design* guidelines set out in *Chapter 5*. The guidelines will enable developers within the specific plan to understand the intent, and apply the provision for flexibility in the plan in accordance with the City's desire.

#### 4.1.1 Relationship to City of Corona Zoning Ordinance

In accordance with California Government Code Section 65860, each city within California must adopt a zoning ordinance that is consistent with the city's General Plan. The City of Corona has adopted a zoning ordinance (Title 17 in the Corona Municipal Code) that is consistent with and serves to implement the City's adopted General Plan. The Development Standards for the *Dos Lagos Specific Plan* area are designed to be consistent with the City of Corona General Plan. The six land use designations described in this Chapter apply only to the *Dos Lagos Specific Plan* area. The land use districts and corresponding standards do not apply outside of the Specific Plan area boundaries.

These Development Standards for the *Dos Lagos Specific Plan* supersede all provisions, standards, and requirements of the City of Corona Zoning Ordinance except in those instances where the Specific Plan Development Standards remain silent. In instances where these Development Standards do not address specific issues or other relevant considerations, the Corona Zoning Ordinance shall apply for those particular issues and considerations only. If a conflict arises between

# Development Standards

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Title 17 of the Corona Municipal Code and the *Dos Lagos Specific Plan* Development Standards, the standards contained in this Specific Plan shall take precedence.

## **4.2 GENERAL PROVISIONS**

The following standards shall apply to all land and buildings in all land use districts in the *Dos Lagos Specific Plan* area:

- A. Auxiliary Structures/Equipment and Utilities:** The following standards and architectural design features related to auxiliary structures/equipment and utilities shall apply to building and site design throughout the project area:
1. Mechanical equipment, including heating and air conditioning units, and trash receptacle areas, pool mechanical equipment, etc. shall be completely screened from surrounding properties by use of a wall, wrought iron or tubular steel fencing, landscaping, or combination thereof, or other acceptable screening devices, or shall be wholly enclosed within a building or screening structure.
  2. All utility connections shall be designed to coordinate with the architectural elements of the site so as not to be exposed except where necessary. Pad mounted transformers and/or meter box locations shall be included in the site plan with the appropriate screening treatment. All new and existing utility connections within the boundaries of the project shall be placed underground, in accordance with the City of Corona, Public Utilities Commission, and local utility company standards. Transformer, terminal boxes, meter cabinets, pedestals, ducts, and other facilities may be placed above ground provided they are screened with landscaping or other appropriate screen devices.
  3. Roof venting and other appurtenant equipment must blend with the building profile and otherwise be finished, painted to match, or screened from view.
  4. Roof flashing, rain gutters, drains, downspouts, vents, etc. should match the roof color or contrasting trim.
  5. Roof and wall-mounted satellite dishes less than 12” in diameter and uncamouflaged antennas shall be screened from view or incorporated into the architectural design of the building.
  6. Skylights and roof-mounted solar panels should be designed as an integral part of the roof, and shall be parallel to the roof plane.
  7. The use of high-quality building materials is encouraged.
  8. All mechanical heating and air conditioning equipment is encouraged to be incorporated into the interior roof design.
  9. Required roof-mounted mechanical equipment should be screened on all sides, including from the top/aerial view, and incorporated into the architectural design of the structure.
  10. Mechanical screening and penthouses shall be integrated with the building design and façade, and be designed with similar materials and colors.

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11. All exterior ground-mounted mechanical equipment, including: heating and air conditioning units, pool equipment sheds, trash receptacles, utility boxes, transformers, terminal boxes and pads, meter cabinets, pedestals, etc., shall be completely screened from public view. Acceptable screens include walls, earthen berm, landscaping or decorative elements that blend or are consistent with the design of the main structure.
12. Roof-top solar water tanks are prohibited.
13. To the greatest extent possible, skylights and roof-mounted solar panels shall be located away from neighboring and street views.
14. Motor operations, including air conditioning unit, heating units, pool pumps, etc. shall incorporate sound attenuation into their design.
15. Trash receptacles and dumpsters shall be screened from street view by landscaping, walls, or fencing. They shall be located within the rear or side areas of the building site wherever possible.
16. The unscreened exterior storage of equipment, supplies, refuse, garbage, or junk is prohibited. All storage areas shall be located at the rear of the building with minimum 6-foot high solid screen walls. Outdoor storage is prohibited in business park and commercial designations. Storage should not exceed 10% of the building site area in industrial areas.
17. Accessory structures such as gas tanks, tool sheds, etc. shall be painted consistent with the color scheme of the primary building to which they are appurtenant.
18. All utilities and utility connections shall be placed underground in accordance with the City of Corona, Public Utilities Commission and local utility company standards.
19. Visible utility connections to buildings shall be designed to appear as an architectural element of the structure.

**B. Parking and Loading:** Parking Standards for non-residential uses will comply with Section 17.76 and 17.78 of the Corona Municipal Code (CMC). In addition, the following standards shall apply:

1. Loading and unloading docks, platforms, and vehicle or other service openings are not permitted along the portion of a building's street frontage. Such openings must be at the rear or along the side of a building not facing a street and must be screened from view.
2. In conjunction with Conditional Use Permit (CUP), a reduction in off-street parking may be granted by the Planning Commission subject to preparation of a shared parking analysis prepared by a traffic engineer registered in the State of California.

**C. General Performance Standards:** All uses established or placed into operation after the effective date of this Specific Plan as adopted by the City of Corona City Council shall comply at all times hereafter with the performance standards set forth in Chapter 17.84 in Title 17 of the Corona Municipal Code. All performance measurements, unless otherwise specified, shall be taken at the property line of the operation in question.

## **D. Signage - Project Wide:**

All signage within the *Dos Lagos Specific Plan* area shall conform to the standards and requirements set forth in this Section as well as the other landscape and architectural guidelines and concepts established by the Specific Plan. Signage standards for each land use area are discussed in detail in *Section 4, Development Standards*.

Size and configuration are determined by the function of the sign and according to the hierarchy of information, direction, and organization. Signs may be illuminated, provided that they are constructed so that there is no visible source of illumination, and provided that there is no spillover of illumination beyond the property lines. Internal illumination, if used, may consist of an opaque background with transparent type, or “halo-lit” letters.

1. **Colors:** Sign colors throughout a commercial area should be clear and vibrant. Sign colors should “read” well against the building façade colors.
2. **Materials and Finishes:** All materials used in permanent signs and monuments shall be constructed of durable, high-quality materials such as wood, stone, metal, masonry, rock, plaster, plastered masonry, architectural concrete or wrought iron. Unusual combinations of metals, carved wood, rigid foams, meshes, perforated materials, tiles, and painted and glossy finishes are encouraged.
3. **Community Project Signage:**
  1. **Freeway oriented pylon sign:** One freeway oriented pylon sign advertising amenities located within the Dos Lagos Community (i.e. lakes, golf course) is permitted near the Interstate 15 corridor. The sign shall not exceed a height of 60 feet and a copy face area of 300 square feet.
  2. **Monument sign:** One monument sign advertising the Dos Lagos community is allowed at the street corner of Weirick Road and Temescal Canyon Road of Planning Area 1. The monument sign shall not exceed a height of five feet and a copy face area of 40 square feet. The monument sign shall not be located within the 20-foot visibility triangle of the street corner.
4. **Required Sign Review:** All new centers within the Dos Lagos Specific Plan must submit a Comprehensive Sign Program as part of the requirements for the Precise Plan review process. The Comprehensive Sign Program shall include, as a minimum, the following:
  - a. Sign Plan depicting the location of each and every proposed sign.
  - b. Sign dimension (height, width) for each and every proposed sign.
  - c. Sign area of each sign (total sign area, not just message area, in square feet).
  - d. Sketches and elevations depicting proposed sign design, including colors and materials, copy (typeface, lettering size, logos, etc.), architectural embellishments, etc.
  - e. Color and building materials palette(s) for all proposed signs.
  - f. Any additional items identified by City Staff as being important to understanding the design intent of the proposed sign(s).

- E. Walls and Fencing:** Walls and fences will be an important component in the environment of the *Dos Lagos Specific Plan* area. They will provide privacy and security, shape important public spaces, and help establish the character of the community. Design guidelines for wall and fence construction and use are set forth in *Chapter 5, Section 5.11, Walls and Fencing*. Additional standards are enumerated below.
1. Fences and walls within the Light Industrial, Business Park/Office and General Commercial land use designations may have an additional two (2) feet of security fencing added onto the fencing permitted.
  2. Chain link, razor wire or barbed wire fencing shall not be permitted within the *Dos Lagos Specific Plan* area.
- F. Allowable Secondary Use Designation:** As designated in *Table 3-1, Land Use Summary*, the Secondary Use Designations may also be utilized.

## 4.3 COMMERCIAL (C) AND ENTERTAINMENT COMMERCIAL (EC) DEVELOPMENT STANDARDS

The Commercial (C) designation within the Specific Plan area is designed for commercial oriented uses and is intended to provide local community retail services and freeway support services including hospitality services. The Entertainment Commercial (EC) planning area is intended to provide opportunities for local and regional entertainment and recreation. Typical uses in this planning area include restaurants, movie theaters, cafes, live performance, specialty retail shops, a resort hotel, and family-oriented amusement attractions. In Planning Area 1 up to 450 multi-family units are allowed. In Planning Area 3, a combination of senior citizen housing, apartment homes and live/work units are allowed up to 228 units.

The following standards shall apply to all land and buildings in Commercial (C) and Entertainment Commercial (EC) land use districts in the *Dos Lagos Specific Plan* area. Where standards are not addressed by the *Dos Lagos Specific Plan*, CMC Title 17 (Zoning) shall apply.

### 4.3.1 Land Use Area Specifications (C) and (EC)

Commercial (C) (Planning Areas: PA-1, PA-2 and PA-9) and Entertainment Commercial (EC) (Planning Areas: PA-2 and PA-3) land use areas.

### 4.3.2 Site Development Standards (C) and (EC)

Site development standards for the live/work units are described in Sections 4.3.8 through 4.3.11 and in Sections 4.3.12 and 4.3.13 for Senior Citizen Residential and non-age restricted (HDR). Site development standards for the C district and non-residential uses in the EC district include:

STANDARDS	C	EC
Lot Size Minimum	No Minimum	No Minimum
Average Lot Width Minimum (ft.)	No Minimum	No Minimum
Lot Depth Minimum (ft.)	No Minimum	No Minimum
Maximum Height	60	60
<b>BUILDING SETBACKS (ft.)</b>		
Street Setback (ft.) – all setbacks from property line		
Temescal Canyon Road	15	15
Weirick Road	15	15
Front (ft.)	20	20
Rear (ft.)	0	0
Side (ft.)	0	0
Street Sideyard	10	10
Parking Spaces Required	Per City Zoning Code	



## 4.3.3 General Provisions (C) and (EC)

- A. **Parking/Loading:** Parking Standards for C and EC uses will comply with the Section 17.76 and 17.78 of the Corona Municipal Code (CMC).
- B. **Special Events:** Temporary outdoor special events such as a car wash fund raiser, farmers markets, Christmas Tree sales, Halloween pumpkin sales, etc. may be located within the parking area of the C and EC land use district provided it does not interfere with vehicular or pedestrian circulation, or occupy required parking spaces. Such events are subject to standards as established in CMC Section 17.98.030.
- C. **Special District:** Pyrotechnic displays by licensed technicians in accordance with applicable State and City codes will be permitted in the Entertainment Commercial land use district.
- D. **Outdoor Storage:** Outdoor storage or display shall not be permitted within the Commercial district; however, outdoor product display areas may be permitted for appropriate uses such as florists or nursery supplies through Precise Plan approval.

## 4.3.4 Lighting and Landscaping Standards (C) and (EC)

Commercial (C) and Entertainment (EC) land use areas shall be subject to project-wide guidelines as established in *Chapter 5* of the *Dos Lagos Specific Plan*. *Section 5.10, Plant Palette*, further provides for an extensive listing of plant and tree materials suitable for use throughout the *Dos Lagos Specific Plan* area. Lighting and landscaping shall also comply with provisions of CMC Section 17.70 and be subject to approval through the Precise Plan.

## 4.3.5 Walls and Fencing (C) and (EC)

Walls and fencing within Commercial (C) land use and perimeter areas of the Entertainment Commercial (EC) area adjacent to public right-of-ways including Temescal Canyon Road, shall adhere to the standards set forth in *Section 5.11, Walls and Fencing* of the Specific Plan. Walls and fencing standards for interior areas within the Entertainment Commercial (EC) area shall be developed in compliance with *Section 5.2.4, Entertainment Commercial Lakeside Village*, and receive approval in conjunction with the required Precise Plan or Conditional Use Permit.

## 4.3.6 Signage Standards (C) and (EC)

Commercial (C) and Entertainment Commercial (EC) signs are intended to establish a lively, contemporary pedestrian oriented atmosphere. The mounting height of these signs may be lower than in typical retail centers to contribute to the activity at the pedestrian level. The signs may be engaging and multi-layered, but tasteful in character. Signs should incorporate vibrant colors that create a dynamic sense of excitement. The use of exposed neon in reverse channel and open channel letters, as well as dimensional shapes and logos may be used within the EC district.

The following signage standards shall apply to the Commercial (C) and Entertainment Commercial (EC) zones within the Dos Lagos Specific Plan area. Signage standards set forth in *Section 4.2, General Provisions: D. Signage – Project Wide*, shall also apply.

### A. Major Commercial Center Identification Signs (For centers 20 acres in size or larger):

1. **Freeway Oriented Signs:** Freeway oriented signs for commercial centers are allowed in the following manner.
  - a. Centers located adjacent to the freeway are allowed to have up to three freeway oriented pylon signs. The pylons signs shall not exceed a height of 60 feet, and a maximum copy face area of 750 square feet. The pylon signs shall be limited to a maximum seven (7) tenant spaces on each sign. An electronic sign display is allowed on any of the freeway oriented pylons signs provided that the electronic display area shall not exceed 300 square feet in area and in no case shall the entire sign exceed 750 square feet in area.
  - b. Centers located adjacent to the freeway are allowed to have up to eight (8) freeway oriented monument signs. The monument signs shall be limited to three tenant spaces. The total sign area shall not exceed 175 square feet and shall not exceed a height of 17 feet.
  - c. All freeway signs shall be of high quality having attractive architecture.
2. **Monument Signs:** Monument signs for commercial centers are allowed in the following manner.
  - a. Project identification monument signs are allowed at every driveway opening to the commercial center. These signs shall not advertise tenants and shall only advertise the name of the center. The ultimate locations of the monument signs shall be approved through the project's sign program.
  - b. All monument signs shall be located outside of the visibility triangle for driveways and streets. Monument signs located along Temescal Canyon Road shall have a minimum unobstructed visibility triangle of not less than 20 feet on each side.
  - c. Monument signs shall not exceed an overall height of 6.6 feet.
  - d. Monument signs, including the architecture features and base, shall not exceed an overall area of 135 square feet.

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1. **Design:** Each pylon sign shall be double sided, and monument signs may be either single or double sided. All signs shall incorporate architectural elements and embellishments and are encouraged to be constructed of at least two different building materials that blend with the center design.
2. **Directional signs:** Directional monument signs can be used at driveway openings into the center that do not contain project identification monument signs. Directional signs shall not exceed a height of five feet and a copy face area of 50 square feet. Architectural elements or projections that complement the design of the commercial center and are to scale with the overall size of the sign may exceed a height of five feet, but in no case shall exceed a height of 9.6 feet.
3. **Wayfinding Signs:** Wayfinding signs are allowed within the internal portions of the commercial center in the following manner:
  - a. Wayfinding signs shall not exceed an overall height of 16 feet and the entire message area shall not exceed 30 square feet in area.
  - b. Blade signs attached to building walls shall be limited to three panels having a minimum clear height of eight feet. The height of the blade sign shall not exceed 4.6 feet and shall not project more than 3.6 feet from the building wall. The individual panels shall not exceed two square feet.
  - c. The design and location of the wayfinding signs shall be approved as part of the project's sign program.
4. **Light Pole Banners:** Light pole banners are allowed in the following manner:
  - a. Banners shall not exceed a size of 10 square feet and shall not project more than 2.5 feet from the face of the pole.
  - b. Banners are allowed to advertise the name of the center, retailers, or special events and holidays.
  - c. Banners located on street lights adjacent to a project's primary roadway system shall have a minimum clearance of 11 feet from finished grade. Banners placed on parking lot light poles shall have a minimum clearance of eight feet from finished grade.
  - d. Light poles intended for banners shall have fixed arms for banner sleeves, and both the top and bottom of the banner shall be secured to prevent flapping.
  - e. Banners shall be displayed in clean and good condition. Banners showing frays, tears or fading shall be replaced.
  - f. The design and graphic prints of the banners shall be harmonious with other light pole banners to provide continuity throughout the center.
  - g. The location of light pole banners shall be approved as part of the center's sign program.

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## **B. Standard Commercial Center Identification Signs** (for centers under 20 acres in size):

1. **Number of Signs:** No more than one Standard Project Identification Sign permitted per street frontage. These signs shall be permitted as part of the Comprehensive Sign Program required for the Precise Plan review process. The signs may be double sided.
2. **Location(s):** Standard Commercial Center Identification Signs shall be located close to the street right-of-way, and primary entrances of the center. Signs must not block cars entering and exiting the commercial center or be within corner cut-off-areas.
3. Theaters, cinemas, museums, and cultural centers may be permitted one additional monument identification sign on their site. A Comprehensive Sign Program delineating the proposed location(s), dimensions, and designs (e.g., colors, materials, etc.) for additional identification signage shall be required as part of the Precise Plan review process required for these uses.
4. **Maximum Sign Dimensions:** Signs shall not exceed 25 feet in height provided however, that the maximum sign area shall not exceed 200 square feet for the entire sign structure.
5. **Design:** Standard Commercial Center Signs shall be monument type or double pylon and shall incorporate architectural elements and colors of the center.
6. **Text (Copy):** The name and address of the shopping center and up to three tenant names are permitted on Standard Commercial Center Signs. Copy may appear on both sides of the sign.

## **C. Directional Signs:**

1. **Directional Signs:** Centers will be permitted multi-tenant directory signs. Directory signs shall be located at main entries to a maximum of 20 square feet in area and 5 feet in height. The exact location is to be determined at time of precise plan approval.

## **D. Non-Center Commercial Signs:** This is intended for single use lots not located within a commercial center.

1. **Number of Signs:** One freestanding Monument Sign is permitted for each single-tenant lot not located within a commercial center per street. Signs may be double sided.
2. **Location(s):** Monument Signs should be located for maximum visibility, close to the street right-of-way but out of the required setback and corner cut-off area. However, the sign must not block cars entering or exiting the site. The proposed location of the Monument Sign on-site shall be submitted to the City of Corona as part of the Comprehensive Sign Program required for the Precise Plan review process.
3. **Size:** The primary body of each sign shall not exceed 5 feet in height, although architectural accents and embellishments may extend up to 6 feet in height. The total area of each sign (including architectural accents and embellishments) shall not exceed 32 square feet.
4. **Text (Copy):** Only the tenant name, tenant logo, and the building address are permitted on each Monument Sign. Copy may appear on both sides of the sign.

## **E. Wall/Building Mounted Signs:**

1. **Number:** Each business or center tenant shall be permitted one wall mounted sign per building face of tenant space, provided that no building shall have signs on more than three sides of the building.
2. **Location(s):** Signs should be located to promote visibility. The location(s) of each and every proposed wall mounted sign(s) as it appears on the building(s) shall be submitted to the City of Corona as part of the Comprehensive Sign Program required for the Precise Plan review process.
3. **Size:** The permitted size of the wall mounted signs for each tenant shall be calculated as follows: One square foot of signage shall be permitted for each linear foot of tenant frontage on the side of the building where the sign is located, provided that no sign shall exceed 75% of the building frontage length. (For example, if a building has a 100-foot long front façade, then each permitted wall mounted sign could have an area of up to 75 square feet). For buildings with multiple tenants, the tenant frontage shall be defined as the portion of the front façade that relates to that particular building tenant.
4. **Design:** Can signs are prohibited. All Wall/Building Mounted Signs shall be built 3-Dimensional signs and shall incorporate dimensional elements.
5. **Colors, Materials and Finishes:** Signage colors, materials, and finishes should compliment those used on the wall or building to which the sign is attached. Vibrant colors are encouraged. Graphic elements and dimensional logos should be incorporated into signs.

## **F. Lifestyle Graphics:**

Commercial centers are allowed to utilize lifestyle graphic signs on the face of the buildings. The location of the lifestyle graphic signs shall be reviewed as part of the center's comprehensive sign program.

Additional signage may be considered in conjunction with a comprehensive sign program and per Section 17.74 of the City of Corona Municipal Code and a Precise Plan review.

# Development Standards

## 4.3.7 Permitted Uses (C) and (EC)

<b>BZA</b> = Board of Zoning Adjustment <b>P</b> = Permitted Use <b>MCP</b> = Minor Conditional Use Permit		<b>CUP</b> = Conditional Use Permit <b>X</b> = Not Permitted <b>A</b> = Accessory Use	
<b>COMMERCIAL (C) AND ENTERTAINMENT COMMERCIAL (EC)</b>		<b>C</b>	<b>EC</b>
Amphitheaters with outdoor entertainment		X	P
Amusement and commercial entertainment <sup>1</sup>		CUP	P
Animal hospitals, with no outdoor kennels		MCP	X
Apparel, clothing and shoe sales		P	P
Appliance stores		P	X
Art and crafts sales and galleries and studios		P	P
Auction house		P	X
Automobile car wash, detailing		CUP	X
Automobile parts and supplies		MCP	X
Automobile sales, new (per CMC 17.72)		P	X
Automobile service stations (per CMC 17.72) with convenience store		P	X
Automobile service stations with repair garages (per CMC 17.72)		MCP	X
Bank and financial institutions with or without drive through		P	P
Bars, cocktail lounges and taverns (per CMC 17.99.020)		MCP	P
Bicycle shops (sales and rental)		P	P
Bookstores		P	P
Business services including copying, equipment rental, sales and repair		P	X
Churches and similar religious uses (per CMC 17.92.050)		MCP/CUP	MCP/CUP
Cinemas and theaters, including live performance but excluding adult entertainment		P	P
Computer hardware/software sales and service		P	P
Construction project mobile home office during construction with valid permit		P	P
Day care		P	P
Department stores or general retail stores (new items only)		P	P
Digital film studio and film editing facilities		P	P
Discos and dance, night or teen clubs		MCP	P
Drugstores and pharmacies		P	P
Dry cleaners and tailor shops		P	X
Electronics stores		P	P

## Development Standards

<b>COMMERCIAL (C) AND ENTERTAINMENT COMMERCIAL (EC) (continued)</b>	<b>C</b>	<b>EC</b>
Exhibit halls and meeting halls	CUP	P
Food services, take out, no drive through	P	P
Feed and grain sales	P	X
Fortune tellers and psychics	X	P
Gift and curio shops including stationary and florist shops	P	P
Home furnishings, sales and service	P	P
Home improvement supplies and services including hardware and nurseries	P	X
Hospital, Acute Care or Special	CUP	CUP
Hotels, timeshare <sup>2</sup> , bed and breakfast inns (may include restaurants and bars, entertainment, convention facilities, and other similar uses)	P	P
Indoor sports centers <sup>3</sup>	CUP	P
Laboratory: medical, dental, film, research	P	X
Library, public or private	P	P
Liquor store, sale for off-site use only	P	X
Markets, food or grocery stores	P	X
Medical Offices	P	P
Microbreweries with or without food service (per CMC 17.99.020)	P	P
Miscellaneous retail (dry goods and notions) <sup>4</sup>	P	P
Mixed-use studio/artist lofts (live/work) <sup>5</sup>	P	P
Motorcycle sales, service and repair (per CMC 17.72)	CUP	X
Motor inns	P	X
Music and video	P	P
Museum	P	P
Office – creative/tech-based offices and services <sup>6</sup>	P	P
Office – professional offices and services	P	P
Open air markets	X	MCP
Parks and playgrounds	P	P
Parking lots and structures	P	P
Pet shops and grooming	P	P
Photographer/photography studios	P	P
Private schools, trade schools and educational institutes	P	P
Radio and broadcasting studios and stations	CUP	P
Recreation vehicle park	MCP	MCP
Residential Condominiums <sup>7</sup> / Apartments	CUP	CUP
Restaurant with drive-through	P	X

# Development Standards

<b>COMMERCIAL (C) AND ENTERTAINMENT COMMERCIAL (EC) (CONTINUED)</b>	<b>C</b>	<b>EC</b>
Restaurant without drive-through (no dancing, theatrical performances permitted) (Take-out restaurants and outdoor dining at tables permitted)	P	P
Restaurant or café with entertainment (dancing, theatrical performances, live entertainment, out-door dining, and take-out restaurants permitted; no adult entertainment)	MCP	P
Reverse vending machines located within a permitted commercial structure	P	P
Senior Residential (per Section 4.3.12)	CUP	CUP
Similar uses permitted by Planning Commission determination (per CMC 17.88)	P	P
Smoking Lounges <sup>10</sup>	MCP	MCP
Spas and personal care <sup>8</sup>	P	P
Stations – bus, railroad or taxi	P	P
Studio – art or music	P	P
Studios and academies, dance, gymnastics or martial arts	P	P
Surgical Center - without overnight stays - with overnight stay	MCP CUP	MCP CUP
Tattoo and body piercing salons as an ancillary use not occupying more than 25 percent of the floor area of the primary business <sup>12</sup>	MCUP	MCUP
Temporary uses subject to the provisions of Chapter 17.99 of the Corona Municipal Code	P	P
Tobacco Stores, retail <sup>11</sup>	MCP	MCP

1. **Amusement and Commercial Entertainment** uses including: theme parks, amusement parks, amusement park rides, water parks, basketball arenas, football stadiums and similar uses intended for large crowds; family entertainment centers (FEC's), game and video arcades, miniature golf, golf driving ranges and putting greens, water-based entertainment including dinner and paddle boats, laser tag, and other similar uses.
2. **Timeshare Units:** defined as multi-family or hotel units owned and operated under a time share plan or program in which the use, occupancy or possession of one or more units circulates among various persons for less than a sixty-day period in any year, for any occupant. Timeshare will only be permitted in the Entertainment Commercial (EC) zone and the Commercial portion of PA-9.
3. **Indoor Sports** for recreational use including, but not limited to: health and fitness centers/facilities, batting cages; basketball courts; racquetball courts; laser tag, bowling, skating roller/ice rinks, sports institutes, and other similar uses.
4. **Miscellaneous Retail** (dry goods and notions) includes: newsstand, shoe sales and repair, shoeshine stand, tobacco counter/shop/stand, kiosk sales, and other similar uses. No outdoor storage, display or sales other than per Section 4.3.3 (D).



# Development Standards

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5. **Mixed Use Studio/Artist Lofts (Live/Work):** non-traditional work and live space for technology, art and graphics-based professionals provided on either a lease or for-sale basis. However, dedicated work space may alternatively be utilized as residential living space. Units in the EC zone are subject to the development standards in Section 4.3.8 through 4.3.11. Senior housing units may be substituted for the studio/loft units.
6. **Creative/Tech-based Offices and Services:** non-traditional technology and graphics oriented professional activities and services including web and software-based application and development, animation, multimedia development, programming, research, and other similar uses.
7. **Residential Condominium** housing may be provided on either a leased or for-sale basis, and are subject to the HDR development standards in Section 4.3.12. Detached residential shall adhere to the development standards of Section 4.5.1
8. **Spas and Personal Care** uses including: aromatherapy boutiques, baths, oxygen boutiques, Turkish baths, saunas, massage, tanning salons, beauty salons, barber shops, and similar uses.
9. **Smoking Lounges:** a business establishment that is dedicated, in whole or part, to the smoking of tobacco or other substances, including but not limited to establishments know variously as cigar lounges, hookah cafes, tobacco clubs or tobacco bars. Smoking lounges may include the sale of tobacco in compliance with Corona Municipal Code Chapter 5.19. Refer to Section 17.33.160 of the Corona Municipal Code for supplemental development standards.
10. **Tobacco Store:** a retail store utilized primarily for the sale of tobacco products and accessories; and in which at least 80% of the square footage of the available retail floor and shelf space is devoted to the sale of tobacco-related products and accessories. Tobacco stores shall adhere to the following: 1) The sale of drug paraphernalia, as defined in Corona Municipal Code Chapter 9.10, is prohibited; and 2) The provisions of Corona Municipal Code Chapter 5.19 (Tobacco Sales Restrictions).
11. **Tattoo and Body Piercing Salons:** a business establishment that is dedicated, in whole or part, to providing tattoo and body piercing services. Tattoo and body piercing salons shall adhere to the following development standards; 1) Body art designs and styles shall not be displayed on storefront windows or the exterior of the building. Only the name of the business shall be advertised on the building's exterior; 2) Patrons receiving tattoo or body piercing services shall be screened from the main entrance or lobby and from any storefront window by privacy walls; 3) Storefront windows shall not be painted or covered in any manner that prevents exterior visibility into the premises; 4) The operator of the tattoo and/or body piercing salon shall adhere to applicable regulations imposed by the Country Health Department; 5) The floors, furnishings and equipment of tattoo and body piercing establishments shall be kept clean and properly disinfected at all times during business hours.

# Development Standards

## 4.3.8 Site Development Standards for Live/Work Units in the EC District of PA-3

STANDARD	LW
Lot Size Minimum	No Minimum
Average Lot Width Minimum (ft.)	No Minimum
Lot Depth Minimum (ft.)	No Minimum
Maximum Height	60'
<b>BUILDING SETBACKS (ft.)</b>	
Street Setback (ft.) - all setbacks from property line	
Temescal Canyon Road <sup>1</sup>	13' min
Internal Private/Public Streets <sup>5</sup>	10'
Building Separations <sup>2</sup>	10' / 15'
Lot Coverage	70%
Parking Spaces Required <sup>3</sup>	2 spaces / per unit
Guest Parking Spaces <sup>4</sup>	1 space / per 2 units

1. This setback is the landscape easement/buffer on Temescal Canyon Road, as described in *Sections 3.6* and *5.9*, and depicted in Exhibit 3-2.
2. If the front of the units are internally oriented to face the front of another unit then a minimum 15-foot building separation shall apply.
3. Of this requirement, at least two covered spaces shall be provided for each unit, which may include tandem parking. The covered parking space of the unit shall solely be used for the parking of automobiles and not for the storage of materials.
4. Guest parking spaces may be uncovered.
5. Setback from the property line includes the utility easement for live/work units in PA-3.

# Development Standards

## 4.3.9 Permitted Uses (LW) for Live/Work Units within the EC

P = Permitted Use FD = Fire Department Approval MCUP = Minor Conditional Use Permit	X = Not Permitted HOA/POA = Homeowner/Property Owner Association Approval
<b>MIXED USE STUDIO/ARTIST LOFTS (LIVE/WORK)</b>	
<b>EC</b>	
Apparel - custom tailoring and sales of apparel, clothing and other sewing products made on the premises	P
Artists and craft/sculpture products, sales galleries, and studios	P
Office- creative/tech-based offices and services	P
Office- professional offices and services	P
Photographer/photography studios	P
Spas and personal care to include nail salons and hair salons	HOA/ POA
Occupations that include flammable liquids, welding, open-flame work, or similar hazardous operations	X

## 4.3.10 Supplemental Site Development Standards: Live/Work (LW) Artist Lofts in PA-3

See Section 4.5.2 for Live/Work land use area specifications and allowable units.

1. Live/work units include the combination of residential living units and office space/artist lofts for self-employed residents. The office working areas are required to have either separate and/or shared entries on the lowest level of the unit. Each live/work unit shall be provided a primary entry from common areas such as hallways, corridors, and/or exterior portions of the building, such as courtyards, breezeways, parking areas, and public spaces.
2. The office space/working area of each live/work unit shall have a size that is at least 20% of the unit's living area. Office space/working area may be utilized as a non-traditional residential area.
3. Conditions, Covenants, and Restrictions (CC&R's) shall be reviewed by the City that lists restricted uses. The commercial property owners association will be responsible for controlling hours of business, signage standards, visitor and guest parking, carport area appearances, etc.
4. Storage of hazardous materials necessary for work activities in live/work occupancies may be stored in controlled areas per the current uniform building code used by the City of Corona.
5. Occupations that include flammable liquids, welding, open-flame work, or similar hazardous operations are not permitted in live/work occupancies.
6. The residential portion of the live/work unit shall only be occupied by the individual and

his/her family that has their professional occupation established in the same unit.

7. No retail sales shall occur in a live/work space unless it is the product of the occupant's primary business. Live/work space shall not be used for instructional classes.
8. Noise levels generated by live/work spaces shall conform to the requirements of the City of Corona municipal code for residential use.
9. A minimum of 50 square feet per unit shall be provided in common recreation facilities, such as pools, spas, clubhouses, barbeques, and shade structures.
10. Delivery zones will be designated to accommodate delivery trucks such as UPS and FedEx. The number of business-related visitors and/or deliveries shall not exceed the standard of Chapter 17.80 of the City of Corona Zoning Ordinance.
11. Trash enclosures shall be provided per Corona Municipal Code Section 17.79 for multi-family housing.

#### **4.3.11 Signage Standards for Live/Work (LW) Artist Lofts in PA-3**

Signage within the Live/Work community are intended to contribute to the unique and contemporary pedestrian oriented residential and professional environment. Signage may be utilized for direction within the community and to announce the presence and location of businesses and professional services resident within the community. Signage is not intended to serve as bold commercial enticements that draw visitors into the community from main roadways such as Temescal Canyon Road. Signage may be engaging and multi-layered, but must be tasteful in character. All signage and signage lighting must be approved by the HOA/POA and City of Corona. Additional HOA/POA signage standards may apply.

##### **A. Individual Live/Work Units – signage for each individual unit may include:**

1. One (1) Placard sign mounted to the wall adjacent to the public entry of the units designated workspace. Signs may vary in shape (i.e. 12"x14", 21"x8", 16.8"x10") but may not exceed 168 square inches in total size. Placard signs may be illuminated to provide visibility of signage information during evening hours. However, lighting is limited to the area of the placard and must be approved by the HOA/POA. End units located along Temescal Canyon Road and the northernmost roadway of the Live-Work community, may have two (2) placard signs.
2. Decorative Window Treatments and Etching – Each unit's storefront window may utilize decorative window treatments including glass etching, decorative stencil work and interior lighting, along the glass wall enclosures of the units designated work space provided the window treatments are tasteful in character, do not infringe upon adjacent and neighboring units, and contribute to the professional and pedestrian-oriented character of the community. Decorative window treatments that are visible from the exterior portion of the unit may not exceed 20% of the storefront window area and require HOA/POA approval.

# Development Standards

## B. Community Directional Signage for the Live/Work Community

1. Community Directional Signage is intended to assist visitors in locating residents and businesses throughout the community. Four (4) multi-resident directory signs are permitted at key locations throughout the community including near or adjacent to the community center. Directory signs shall not exceed 20 square feet and 6 feet in height. Directory signs require City approval and shall not be located in visibility corner cutoff areas.

### 4.3.12 Site Development Standards for MDR-S & HDR in the EC District of PA-1 & PA-3.

The development standards of this section are applicable to Senior (MDR-S) and non-age restricted (HDR) apartments and attached condominium residential products. Residential housing developed as detached condominiums shall adhere to the development standards in Section 4.5.

STANDARD	MDR-S	HDR
Lot Size Minimum	N/A	N/A
Lot Width Minimum	N/A	N/A
Lot Depth Minimum	N/A	N/A
<u>Maximum</u> Density (per Section 4.5.2)	55 du/ac	36 du/ac
Building Height	5 stories, no greater than 60 ft.	5 stories, no greater than 60 ft.
Maximum Lot Coverage <sup>1</sup>	70%	70%
Parking (includes guest parking) <sup>2, 3</sup>	1.5 spaces per unit	2.25 spaces per unit <sup>3</sup> Studio or 1 Bedroom: 1.5 spaces per unit*, 2 Bedroom: 2 spaces per unit*, 3+ Bedroom: 2.5 spaces per unit*, *including 1 covered space per unit, plus 1 open guest space per 5 units
<b>Building Setbacks (ft.)</b>		
Street Setbacks from Property Lines:		
• Temescal Canyon Road	13	13
• Internal Private/Public Streets	10	10
• Building Separation	15	15

1. Excludes covered parking structures.
2. Setback for covered parking structures or garages shall be a minimum of 5' from interior property lines (i.e. not adjacent to public or internal private streets).
3. 2.25 spaces per unit parking ratios applicable to PA10 & PA11.

## 4.3.13 Supplemental Site Development Standards: MDR-S and HDR in PA-1 & PA-3

The following standards shall apply to senior citizen housing and non-age restricted housing located in PA-1 and PA-3 of the Dos Lagos Specific Plan. The general provisions in Section 4.5 of this specific plan for residential development do not apply to residential development in the EC district of PA-1 and PA-3, unless the product is designed as a detached condominium development.

### A. Supplemental Standards

1. All pedestrian circulation shall be separated, by a landscape parkway, from vehicular travel, to facilitate pedestrian travel.
2. Blank building facades shall not be permitted.
3. A minimum of 100 square feet per unit shall be provided in common recreation facilities, such as pools, spas, clubhouse, barbecues and shade structures. This requirement may be reduced by fifty percent if special access and pedestrian links are provided to adjacent recreational areas within the Dos Lagos community (i.e. lakes and passive open space). This shall be approved at the time of Conditional Use Permit (CUP) approval if determined by the Planning Director to provide adequate recreational opportunity to residents it will serve in relation to location, accessibility and facilities offered.
4. Usable open space is defined as level areas less than 5:1 slope, not separated from the lot or EUA by a fence, wall, or sidewalk. Recreational amenities provided on level rooftops of buildings can also be considered usable open space.
5. Each unit shall have a minimum of 50 square feet of private outdoor living space, which can be in the form of ground level patios and balconies.
6. Each dwelling unit shall have a minimum floor area of not less than 600 square feet (500 square feet for seniors units), exclusive of open porches and garages.
7. The applicant shall prepare a home buyer notification package which contains a description and accompanying maps showing the adopted land use plans for the *Dos Lagos Specific Plan* and surrounding areas, including the existence of mining and industrial operations. Each owner will be required to affirm, by signature, that she/he is aware of the existing surrounding land uses and future development plans within the specific plan area, and that she/he acknowledges the right of mine and industrial operators to continue activities to the extent allowed under applicable permits and codes. This notification shall be recorded at the time of map recordation. The contents of the notification package shall be reviewed and approved by the Planning Director prior to recordation of the first builder tract map.
8. Landscaping and common open space areas shall be maintained by a homeowners' association.
9. Residential developments adjacent to Collector, Secondary or Major roads shall perform a noise analysis to determine measures to mitigate roadway noise levels to below 65 CNEL exterior and 45 CNEL interior.

## Development Standards

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10. Where the Specific Plan is silent regarding design criteria for residential development, the City's Residential Development Design Guidelines shall be applied.
11. The senior citizen development shall be an age-restricted community with residents no younger than 55 years of age. Prior to the issuance of building permits for the development, the developer shall record a deed restriction or covenant on the property that restricts the use of the property to senior citizen housing.

### **B. Residential Parking:**

1. Of the parking requirement for senior citizen housing and residential condominium/apartments, at least one space per unit shall be covered.

# Development Standards

## 4.4 LIGHT INDUSTRIAL (LI) AND BUSINESS PARK/OFFICE (BP) DEVELOPMENT STANDARDS

The intent of the Light Industrial (LI) district is to accommodate various types of research and development, light industrial, manufacturing, and fabrication uses, including those related to evolving technologies, communications, and information processing. The Business Park/Office (BP) district is intended to provide a high-quality business park environment intended for a variety of general and corporate office and professional activities.

The following standards shall apply to all land and buildings in Light Industrial (LI) and Business Park/Office (BP) land use districts in the *Dos Lagos Specific Plan* area. Where the *Dos Lagos Specific Plan* is silent the provisions of CMC Section 17.44 for M-1 and Industrial Development Guidelines shall apply.

### 4.4.1 Land Use Area Specifications (LI) and Business Park/Office (BP)

Light Industrial (LI) Planning Area: PA-6 as an alternate land use to the BP designation. Business Park/Office (BP) Planning Areas: PA-4, PA-5 and PA-6.

### 4.4.2 Site Development Standards (LI) and (BP)

Site development standards for LI and BP land use areas include:

STANDARDS	LI	BP
Lot Size Minimum	20,000	20,000
Average Lot Width Minimum (ft.)	100	120
Lot Depth Minimum (ft.)	150	150
Maximum Height	60	75 <sup>1</sup>
<b>BUILDING SETBACKS (ft.)</b>		
Street Setback (ft.) - all setbacks from property line		
Temescal Canyon Road	15	15
Weirick Roads	15	15
Front (ft.)	20	20
Rear (ft.)	0	0
Side (ft.)	0	0
Street Sideyard	10	10
Temescal Wash	15	15
Parking Spaces Required	Per City Zoning Code	

1. Habitable floor height shall not exceed 75 feet. A non-habitable structural height of up to 105 feet is allowed to accommodate parapet heights and mechanical equipment enclosures.



### 4.4.3. Parking/Loading (LI) and (BP)

Parking Standards for Light Industrial (LI) and Business Park/Office (BP) uses will comply with Sections 17.44, 17.76, and 17.78 of the Corona Municipal Code (CMC). In addition, the following standards shall apply:

1. Parking lots for Industrial and Business Park/Office uses with twenty-five (25) or more off-street parking spaces may have up to forty percent (40%) of such spaces designated for compact vehicles. Parking lots with twenty-four (24) or fewer spaces may have up to twenty five percent (25%) of such spaces designated for compact vehicles. All such spaces shall be clearly marked.

### 4.4.4 Lighting and Landscaping Standards (LI) and (BP)

Light Industrial (LI) and Business Park/Office (BP) land use areas shall be subject to project-wide guidelines as established in *Chapter 5* of the *Dos Lagos Specific Plan*. *Section 5.10, Plant Palette*, further provides for an extensive listing of plant and tree materials suitable for use throughout *Dos Lagos Specific Plan* areas.

### 4.4.5 Walls and Fencing (LI) and (BP)

Walls and fencing within Light Industrial (LI) and Business park/Office (BP) land use areas including those areas adjacent to public right-of-ways such as Temescal Canyon Road, shall adhere to the standards set forth in *Section 5.11, Walls and Fencing* of the Specific Plan and Section 17.44 of the Corona Municipal Code.

### 4.4.6 Signage Standards (LI) and (BP)

The following signage standards shall apply to Light Industrial (LI) and Business Park/Office (BP) land uses within the Dos Lagos Specific Plan area. Signage standards set forth in *Section 4.2 General Provisions: D. Signage - Project Wide*, shall also apply.

1. **Signage Concept:** The scale of the signs in the Business Center should be proportionate to the architecture. The signs should be readable by vehicles, with center directional signage provided at the driveways. The use of subtle lighting on signs such as reverse reading channel letters and fiber optics or external illumination is encouraged. Sections 17.44 and 17.74 of the Corona Municipal Code also apply. The ultimate locations and size of project signs shall be approved through the project's sign program at the time of precise plan approval.

## 2. **Parcel Identification Monument Signs PAs 4, 5 and 6:**

### **Within PA-4 and PA-5:**

- a. One monument sign is permitted at the driveway of each main entrance or street corner of a center, but in no case shall exceed three signs per center. Signs may be double sided and the center name shall be included on monument signs.
- b. Monument signs shall not exceed an overall height of 7.5 feet by 29 feet wide and a total area of 218 square feet.
- c. All monument signs shall be located outside of the visibility triangle for driveways and streets. Monument signs located along Temescal Canyon Road shall have a minimum unobstructed visibility triangle of not less than 20 feet on each side.

### **Within PA-6:**

- a. One monument signs will be permitted at the main driveway of a Business Center. Signs may be double sided. Center name shall be included on monument signs. Pole or pylon signs are prohibited.
  - b. Maximum dimensions are 5 feet (height) x 18 feet (width). The sign face may have 1-square foot of sign for each lineal foot of lot frontage not to exceed 90 square feet in area.
3. **Wall/Building Mounted Sign:** The provisions contained in CMC Chapter 17.74 for the Business Park (M-4) zone in Title 17 of the Corona Municipal Code for “Enterprise Identification Signs” shall apply.
  4. **Vehicle Directional Signs:** May be located at driveway openings into the Business Center and within parking areas of the center as approved by the projects signage program. Directional signs shall not exceed a height of five feet and a copy face areas of 30 square feet.
  5. **Pedestrian Oriented Directional Signs:** Pedestrian oriented directional signs are allowed within the internal portions of the office center in the following manner:
    - a. Freestanding directional signs shall not exceed an overall height of 12 feet and the entire message area shall not exceed 30 square feet.
    - b. The designs and location of the directional signs shall be approved as part of the project’s sign program.
  6. **Regulatory Signage:** Shall be allowed at office center entrances and within center parking areas and shall be approved as part of the project’s sign program. Regulatory signage shall not exceed a height of 4 feet.

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7. **Design:** Signs shall be mounted directly on a solid base on the ground. Each sign shall be installed within a landscaped area. Each sign shall incorporate architectural elements and embellishments consistent with the Center architecture.
8. **Lighting:** Signs may be lighted by external light sources. Where feasible, light sources should be concealed from view by sign elements, landscaping, or other design features. Internally illuminated freestanding/monument signs are also permitted.

### 4.4.7 Outside Storage (LI)

1. All industrial related outside storage shall comply with Section 17.44.090 of the City of Corona zoning code. Outside storage is permitted in the LI district only, subject to the provisions of CMC 17.44 and 4.2 (A)(16) of this plan.

# Development Standards

## 4.4.8 Permitted Uses (LI)

<p><b>BZA</b> = Board of Zoning Adjustment  <b>P</b> = Permitted Use  <b>MCP</b> = Minor Conditional Use Permit</p>	<p><b>CUP</b> = Conditional Use Permit  <b>X</b> = Not Permitted  <b>A</b>= Accessory Use</p>
LIGHT INDUSTRIAL	LI
Antique restoration	P
Auction houses	P
Automobile sales, new and used (per CMC 17.72)	CUP
Beverage manufacturers and distributors, including breweries, distillery or winery	P
Boat and marine equipment, sales/rental and repair (per CMC 17.72)	P
Business services to serve industrial and business park uses <sup>1</sup>	P
Cabinet and carpenter shop	P
Computer hardware/software sales and service (wholesale)	P
Construction project in a mobile home during construction with valid permit	P
Cosmetics, manufacturing and processing	P
Equipment related manufacturing, assembly, sales, service and rental <sup>2</sup> (non-public and excepting farm and construction equipment)	P
Food related industrial and manufacturing	P
Furniture transfer and storage	P
Ice manufacturing	P
Indoor sports centers <sup>3</sup>	CUP
Iron works, ornamental	P
Laundry, industrial and commercial	P
Machine shops and tool repair	P
Mail order, packaging, warehouse and distribution facilities	P
Manufacturing, assembly, and fabrication of goods from the following materials: canvas, cellophane, cloth, feathers, felt, fiber, fiberglass, glass, hair, leather, metals, paper, plastic, precious or semiprecious stones, textiles, wood, yarn.	P
Manufacturing, assembly, and fabrication of goods from the following materials: oil, petroleum base products, paint, plaster, rubber, stone, styrofoam.	P
Parking lots and structures	P
Perfumes, blending and bottling	P
Pest control operators and services	P
Pharmaceuticals processing	P
Plastic extrusion lamination molding	P

# Development Standards

<b>LIGHT INDUSTRIAL (CONTINUED)</b>	<b>LI</b>
Plumbing shop	P
Professional/technology office and services <sup>4</sup>	P
Publishing books, periodicals, newspapers	P
Radio and broadcasting studio and offices	P
Restaurant without drive-through (no dancing, theatrical performances permitted) (take-out restaurants and outdoor dining at tables permitted)	MCP
Retail sale of products manufactured, assembled, fabricated or processed on premises	P
Retailing, leasing, wholesaling, and servicing for goods, materials, equipment and services for industrial, construction and agricultural uses and not provided to the general public	P
Silk screening manufacturing and processing (non retail)	P
Similar uses permitted by Planning Commission determination (per CMC 17.88)	P
Television or telecommunication broadcasting stations, antennas, cable and microwave relay stations (per CMC 17.92)	CUP
Temporary uses subject to the provisions of Chapter 17.99 of the Corona Municipal Code	P
Trailers and recreational vehicles and boat sales, service and rental, new and used (per CMC 17.72)	P
Tree surgeons	P

- 1. Business Services** including: blueprinting and reproduction services, bookstores, locksmith, newsstand, postal distribution, professional computing and programming rental facilities, mail order facilities, messenger service, microfilm service, office equipment - supply and service, photocopying services, telephone answering service, and other similar uses.
- 2. Equipment Related Manufacturing, Assembly, Sales, Service and Rental** (non public) includes: electronics and electrical equipment, musical instrument manufacturing, office equipment supply and service, optical goods manufacturing and processing, medical/dental equipment, scientific equipment, vending machine sales and service, and other similar uses.
- 3. Indoor Sports Centers** (non public) includes: health and fitness centers/facilities, batting cages, basketball courts, racquetball courts, laser tag, sports institutes, and other similar uses.
- 4. Professional/Technology Office and Services** including: digital film studio and editing facilities, engineering offices, graphic and computer/web based design, information technology services, research and development facilities, and other similar uses, but not medical services.

# Development Standards

## 4.4.9 Permitted Uses (BP)

<b>BZA</b> = Board of Zoning Adjustment <b>P</b> = Permitted Use <b>MCP</b> = Minor Conditional Use Permit		<b>CUP</b> = Conditional Use Permit <b>X</b> = Not Permitted <b>A</b> = Accessory Use	
<b>BUSINESS PARK/OFFICE (BP)</b>		<b>BP</b>	
Accessory retail and services <sup>1</sup>		MCP	
Bank and financial institutions		P	
Business services <sup>2</sup>		P	
Churches (not exceeding an overall combined floor area ratio of 10,000 square feet)		MCP	
Computer hardware/software sales and service (retail and wholesale)		P	
Construction office in a mobile home during construction with valid permit		P	
Daycare		CUP	
Digital film studio and film editing facilities		P	
Electronics and electrical equipment manufacturing		P	
Equipment sales and rental <sup>3</sup>		P	
Exhibit halls and meeting halls		MCP	
Food processing <sup>4</sup>		CUP	
Health and fitness centers <sup>5</sup>		CUP	
Home and business maintenance services		P	
Laboratories including: medical, dental, film, research physical & chemical testing <sup>6</sup>		P	
Mailing and distribution		P	
Medical clinics <sup>6</sup>		P	
Parking lots and structures		P	
Pharmaceuticals processing		P	
Post office (U.S.) or private postal annex (per CMC)		P	
Private schools, trade schools, educational satellite centers		P	
Professional offices and services including medical offices <sup>6</sup>		P	
Publishing books, periodicals and newspapers		P	
Radio and broadcasting studio and offices (non transmitting facilities)		P	
Restaurant without drive-through (no dancing, theatrical performances permitted) (take-out restaurants and outdoor dining at tables permitted)		MCP	
Retail sale of products manufactured, assembled, fabricated or processed on premises		P	
Silk screens, manufacturing and painting		P	
Special hospital and medical offices and services - dental, maternity, psychiatric <sup>6</sup>		P	
Studio or academy (dance, design, martial arts, etc.)		MCP	
Television or telecommunication broadcasting stations, antennas, cable and microwave relay stations (per CMC 17.92)		CUP	

## Development Standards

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1. **Accessory Retail and Services** (dry goods and notions) includes: bookstores, dry cleaners, newsstands, fix-it and repair shop, gift and stationary shops, flower shops, locksmiths, photocopying, postal distribution services, shared/ centralized office and computer equipment facilities, shoe repair and sales, tailor shops, newspaper and tobacco counter or stand, and other similar uses.
2. **Business Services** including: blueprinting and reprographic services, messenger service, microfilm service, office equipment - supply and service (retail), mail order businesses, packaging businesses, photocopying services, professional computing and programming rental facilities, telephone answering service, and other similar uses.
3. **Equipment Sales and Rental** includes: electronics and electrical equipment, medical/dental equipment, office equipment - supply and service, technology-oriented equipment sales, service, and rental; scientific equipment assembly; vending machine sales and service; and other similar uses. No construction or farm equipment.
4. **Food Processing:** includes: catering preparation and sales and services, sugar/candy and confectionery products preparation and packaging, and other similar uses.
5. **Health and Fitness Center** includes: accessory indoor sports centers/facilities, racquetball courts, sports institutes, and other similar uses.
6. **Medical Uses:** No medical uses are allowed in Planning Area (PA) 6.

## **4.5 Residential Development Standards**

The Residential district is intended to provide a maximum of 569 dwelling units with a mix of residential densities consisting of single family detached including single family condominiums and zero lot-line configurations; single family attached, including patio homes, cluster homes and townhouses; and multi-family dwellings including senior dwelling units within PA-12. Development standards are provided for Single Family Residential (SFR) at 0 to 5.0 dwelling units per acre (*Section 4.5.8*); Single Family Condominium (SFC) at a maximum of 10 units per acre (*Section 4.5.9*); Medium Density Residential (MDR) at a maximum of 15 units per acre as described in *Section 4.5.10*; and a maximum density of 55 units per acre for senior dwelling units as described in *Sections 4.5.11* and *4.5.13*.

### **4.5.1 General Provisions for Residential Development**

The following standards shall apply to all the residential development areas in the *Dos Lagos Specific Plan* area.

#### **A. General Provisions**

1. Standards of Chapter 17.80 of the City of Corona Zoning Ordinance shall apply to all home occupations/businesses proposed within the Residential (R) land use district of the *Dos Lagos Specific Plan*.
2. Pedestrian circulation shall be separated, by a landscape parkway, from vehicular travel, to facilitate pedestrian travel wherever possible. In cases including the development of private residential streets, alternative circulation guidelines may be considered during architectural and precise plan reviews.
3. Dwelling units shall be arranged in a staggered and variable setback fashion to provide visual interest and avoid repetitive appearance of unit fronts. No more than three adjacent units shall have the same front setback along a street.
4. Blank facades shall not be permitted.
5. Perimeter and interior tract fencing shall be designed according to the standards and guidelines set forth in CMC 17.70.060. These standards may be modified to be less restrictive through the Precise Plan process, provided it can be demonstrated to the satisfaction of the Planning Director, that the overall Specific Plan project character and design is maintained.
6. Special access rights may be developed for residents to use facilities developed in conjunction with adjacent golf clubhouse or golf hotel recreational facilities that may fulfill the common outdoor living space requirements for the SFC, MDR, and MDR-S categories. This shall be approved at the time of Precise Plan approval if determined by the Planning Director to provide adequate recreational opportunity to residents it will serve in relation to location, accessibility and facilities offered.



## Development Standards

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7. Usable open space is defined as level areas less than 5:1 slope, not separated from the lot or Exclusive Use Area (EUA) by a fence, wall or sidewalk.
8. All property within the residential designation will be developed either by the residential developer or as part of the golf course and/or common areas.
9. Each residential development shall have a different mix of product types to the extent possible, to ensure diversity and create distinctive and varying housing values.
10. The applicant shall prepare a home buyer notification package which contains a description and accompanying maps showing the adopted land use plans for the *Dos Lagos Specific Plan* and surrounding areas, including the existence of mining and industrial operations. Each owner will be required to affirm, by signature, that she/he is aware of the existing surrounding land uses and future development plans within the specific plan area, and that she/he acknowledges the right of mine and industrial operators to continue activities to the extent allowed under applicable permits and codes. This notification shall be recorded at the time of map recordation. The contents of the notification package shall be reviewed and approved by the Planning Director prior to recordation of the first builder tract map.
11. Front yard landscaping and irrigation shall comply with Landscape Design Guidelines for Residential Development and CMC 17.70 for all residential units to be installed prior to issuance of the Certificate of Occupancy of the units. Within the front yard, a 3-foot wide concrete walk shall be provided from the driveway to the sideyard gate.
12. Residential developments adjacent to Collector, Secondary, or Major roads shall perform a noise analysis to determine measures to mitigate roadway noise levels to below 65 CNEL exterior and 45 CNEL interior.
13. Where the Specific Plan is silent regarding design criteria for residential development, the City's Residential Development Design Guidelines shall be applied.

### **B. Residential Parking:**

Residential parking, including senior citizen housing, per *Section 4.5.13* and CMC 17.76. Parking areas, enclosed or otherwise, shall observe the setbacks of that zoning district. Where the Specific Plan is silent, residential parking shall be subject to the provisions of CMC Section 17.76.

# Development Standards

## 4.5.2 Land Use Area Specifications

Residential Planning Areas include: PA-10, PA-11, and PA-12. In addition, residential units are permitted in PA-1, PA-3, the Entertainment Commercial (EC) district and in PA-9 the Resort Residential (RR) district.

Planning Area (PA)	Allowable Residential Product Type(s)	Density Units Per Acre	Maximum Dwelling Units*
1	Residential Condominium/Apartments (HDR) Medium Density Residential (MDR)	10-36 du/ac 10-15 du/ac	450
<b>Total Number of Units in PA-1</b>			<b>450</b>
3	Senior Residential (MDR-S) RESIDENTIAL CONDOMINIUM/APARTMENTS (HDR) MIXED USE STUDIO/ARTIST LOFTS (LIVE/WORK)	15-55 du/ac 15-36 du/ac NA	218
<b>Total Number of Units in PA-3</b>			<b>218</b>
9	Resort Residential (MDR-RR) Resort Residential (HDR-RR)	10-15 du/ac 15-36 du/ac	391
<b>Total Number of Units in PA-9</b>			<b>391</b>
10	Single-Family Residential (SFR) Single-Family Condominium (SFC) Medium Density Residential (MDR)	0-5 du/ac 5-10 du/ac 10-15 du/ac	102
11	Single-Family Residential (SFR) Single-Family Condominium (SFC) Medium Density Residential (MDR)	0-5 du/ac 5-10 du/ac 10-15 du/ac	147
12	Single-Family Condominium (SFC) Medium Density Residential (MDR) Senior Residential (MDR-S)	5-10 du 10-15 du 15-55 du	236**
<b>Total Number of Units in Residential Areas</b>			<b>876</b>
<b>Total Number of Units in Entire Specific Plan</b>			<b>1,544</b>
*Density transfers per Section 6.5.7.			
**Thirty five percent of the units allocated in PA-12 shall be senior citizen units.			

## 4.5.3 Permitted Uses

1. Single family residential detached units per *Sections 4.5.8* and CMC Chapter 17.18; Single family detached condominium units per *Sections 4.5.9* and *4.5.13*; Single family attached units, condominiums, townhouses or cluster housing per *Sections 4.5.10* and *4.5.13*; Duplex dwellings per CMC Chapter 17.22; Multi-family dwellings (including Senior Citizen Residential) per *Sections 4.5.10*, *4.5.11* and *4.5.13*; and Residential Condominium per *Sections 4.3.12* and *4.3.13*.

# Development Standards

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2. Garages, carports, accessory buildings, structures, and uses where related and ancillary to the primary residence subject to the provisions of CMC 17.66.
3. Swimming pools and other recreational amenities subject to the provisions of Section 17.64.040B(2) of the Corona Municipal Code.
4. Public parks, playgrounds, athletic fields, and public schools.
5. Small and large family day-care homes.
6. Fences, walls and trellis subject to the provisions of *Section 5.11* of the *Specific Plan* and CMC Section 17.70.
7. Patio covers, gazebos or balconies per CMC 17.66.
8. Similar uses permitted by Planning Commission determination per CMC 17.88.

## 4.5.4 Temporary Uses Permitted

1. Construction offices during construction with valid building permits
2. Model homes and sales offices serving this site only during sales period, subject to the procedures prescribed in CMC 17.98.

## 4.5.5 Accessory Uses Permitted

1. Home occupations, as specified in the CMC 17.80.
2. Non-commercial keeping of pets in accordance with CMC 17.10.020.
3. Secondary residential units subject to approval per CMC 17.85.

## 4.5.6 Conditional Uses

The following uses may be permitted through conditional use permits as provided in CMC 17.92:

1. Churches
2. Day nurseries, daycare or nursery schools (more than 12 children)
3. Public facilities other than those identified within this Specific Plan.

## 4.5.7 Prohibited Uses

Uses prohibited in this zone are:

1. Commercial uses
2. Manufacturing uses

## 4.5.8 Site Development Standards: Single Family Residential (SFR)

This residential category is intended for residential development that ranges from 0 to 5.0 dwelling units per acre. The minimum lot size for Single Family Residential (SFR) is 7,200 square feet. A 15-foot minimum front yard setback is allowed in the case of a side-on entry garage. Developments

# Development Standards

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with a combination of front and side-on entry garages are not required to adhere to the 23 foot average front yard setback prescribed by CMC 17.18. Housing types include single family detached homes with customary accessory buildings upon one lot. All other standards for the SFR category are described in CMC 17.18.

## 4.5.9 Site Development Standards: Single Family Condominium (SFC)

This residential category is intended for single family detached condominium homes located within exclusive use areas with a maximum density of 10 units per acre. This designation is designed to allow for innovative site planning and architectural design that allows ownership opportunities at a higher density than the SFR designation. Site development standards for SFC are described in *Section 4.5.13* of this document.

Additional requirements for SFC single-family condominium neighborhoods are as follows:

1. The land area allocated to each residential unit for the building footprint and private usable open space shall be designated as the “exclusive use area”.
2. Open space associated with each dwelling unit, including front, side and rear yards as defined in the purchase agreements as “exclusive use areas” shall be maintained by the homeowner. Other common areas such as greenbelts, parkways, and median landscaping shall be the responsibility of the homeowner’s association.
3. A minimum of 100 square feet per unit shall be provided in common recreation facilities; such as pools, spas, children’s play area, tennis or other court areas, barbecues with tables and shade structures. However the requirement for a common recreational facility for a subdivision may be waived in favor of all units having a minimum exclusive use area of 5,000 square feet with rear yards being at least 20 feet deep and 1,000 square feet in area.
4. A minimum of 1,600 square feet of usable private open space area per dwelling unit shall be provided. Useable private open space includes hardscape and landscaped yard areas at grades of 5-to-1 slope or less. Private space associated with each unit on the front, side or rear yards may be counted as open space.
5. Exclusive Use Areas (EUA) within a given residential planning area may vary to achieve aesthetically desirable variation in product and street design.
6. Each dwelling unit shall be a minimum of 1,200 square feet in area.
7. All units shall include single-story elements. Single-story elements mean that the roof height and pitch is consistent with a single story home. The minimum single-story element area shall be calculated as 10% of the first floor living area. Where the total garage area is retained as a single story, the requirement may also be satisfied.
8. Garages shall have the appearance of two-car garages from the street. Three car garages may be allowed with the third space provided in tandem, as a side-on garage, or as a third garage located within the rear of the residential unit. However, at no time may a lot contain more than one driveway or exceed the maximum driveway width of 30 feet within the front setback area.

## **4.5.10 Site Development Standards: Medium Density Residential (MDR)**

This residential category is intended for single family attached homes that may be located within exclusive use areas. Product types include conventional multi-family, townhouse, or condominium products. Site development standards for MDR are described in Section 4.5.13 of this document and CMC Chapter 17.22 for duplex units or 17.24 for multi-family product.

Additional requirements for Medium Density Residential (MDR) neighborhoods are as follows:

1. MDR developments shall adhere to the Outdoor Living Space Standards of the CMC 17.24.220, R-3 Multiple-Family Residential Zone.
2. Minimum dwelling unit area shall comply with the standards set forth in CMC 17.24.150 including senior citizen housing (MDR-S).

## **4.5.11 Site Development Standards: Senior Citizen Residential (MDR-S)**

This residential category is intended for senior citizen residential units designed to benefit from adjacent amenities including the 18-hole championship golf course and greenbelt, golf/conference hotel, open space and nearby professional and commercial services. Product types include motor court townhomes, condominium products, and senior residential buildings with densities up to 55 units per acre. Site development standards for Senior Citizen Residential (MDR-S) are described in Section 4.5.13 of this document and CMC Chapter 17.24 for multi-family product including senior citizen housing products. Senior Housing may be provided on either a for-sale or for-rent basis.

Additional requirements for Senior Citizen Residential (MDR-S) neighborhoods are as follows:

1. MDR-S residential product types shall be restricted to planning areas PA-12 and PA-3.
2. A maximum density of 55 dwelling units per acre shall be permitted for MDR-S product types per CMC 17.24.080. The land area allocated to each residential unit for the building footprint and usable open space can be designated as the “exclusive use area”.
3. MDR-S development shall adhere to the outdoor living space standards within CMC 17.24.220.

## **4.5.12 Site Development Standards: Resort Residential (RR)**

The Resort Residential (RR) district is intended to provide unique residential resort-style condominiums and townhouses that benefit from the adjacent recreational amenities which include the 18-hole championship golf course and greenbelt, and golf clubhouse and other golf-related uses. Residential product types include Resort Townhomes (MDR-RR) up to 15 dwelling units per acre and Resort Condominium and Apartment units (HDR-RR) of up to 36 units per acre. Site development standards for Resort Townhomes (MDR-RR) and Resort Condominium and Apartment units (HDR-RR) are described in *Section 4.5.13* of this document and CMC Chapter 17.24 for multi-family product including high density residential. Housing may be provided on either a for-sale or for-rent basis. Golf related amenities may be constructed within the Resort Residential district independently of, or in conjunction with the residential development within this district.

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Additional requirements for Resort Residential (HDR-RR) are as follows:

1. A maximum density of 36 dwelling units per acre shall be permitted for HDR-RR product types. The land area allocated to each residential unit for the building footprint and usable open space can be designated as the “exclusive use area”.

## 4.5.13 SFC, MDR, MDR-S, MDR-RR and HDR-RR Residential Site Development Standards

<b>SFC, MDR, MDR-S, MDR-RR and HDR-RR RESIDENTIAL DEVELOPMENT STANDARDS</b>				
<b>STANDARD</b>	<b>SFC<sup>1</sup></b>	<b>MDR<sup>2</sup></b>	<b>(PA-12) MDR-S</b>	<b>(PA-9) MDR/HDR RR</b>
Lot Size Minimum (SQ. FT.)	2700 – EUA	N/A	N/A	N/A
Lot Depth Minimum (ft.)	60 <sup>7</sup>	N/A	N/A	N/A
Minimum Lot Width (ft.)	45	N/A	N/A	N/A
Maximum Density (units/acre)	10	15	55	15/36
Building Height (ft.)	35	45	60 <sup>6</sup>	60
Maximum Lot Coverage (%)	60% <sup>3</sup>	70%	70%	70%
Parking (includes guest parking)	Per CMC 17.76 and 17.24.140	2.25	1.5	2.25 <sup>11</sup> Studio or 1 Bedroom: 1.5 spaces per unit*, 2 Bedroom: 2 spaces per unit*, 3+ Bedroom: 2.5 spaces per unit*, *including 1 covered space per unit, plus 1 open guest space per 5 units
<b>BUILDING SETBACKS (ft.)<sup>2</sup></b>				
• Front (ft.) <sup>4</sup>				
- Front-on Garage <sup>9</sup>	18	N/A	N/A	N/A
- Side-on Garage	5	N/A	N/A	N/A
- Structure/Dwelling <sup>8</sup>	10	10	10	10
• Rear (ft.)	10/5 <sup>5</sup>	Per CMC 17.24 (For yards and distances between buildings)		
• Side (ft.)	5			
• Street Side	10 <sup>10</sup>			
• Building Separations	N/A			

1. Minimum dimensions for the SFC category applies to the exclusive use area (EUA) associated with an individual dwelling unit, unless otherwise noted.
2. Setbacks shall be measured from property line or private street easement. At least 50% of the setbacks shall be level for yards that are 10 feet and greater in distance. Yards that have a minimum setback of five feet shall be level.
3. Single Family Condominium (SFC) units shall not exceed a maximum Exclusive Use Area (EUA) coverage of 60%.
4. No more than 3 adjacent units shall have the same setback facing a street.
5. A minimum setback of 5 feet is allowed for alley-loaded garages only and an average setback

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- of 10 feet is allowed to accommodate units with a staggered building design.
6. Where building heights exceed 45 feet, gable, or hip roofs are required and flat rooftops are not allowable.
  7. A minimum lot depth of 50 feet is allowable if a lot width of 55 feet is exceeded.
  8. This setback is required for units that front public or private streets. If the front of the units are internally oriented and face the front of other units then a minimum 15-foot building separation shall be applied.
  9. This setback may be waived by the planning commission through the precise plan process if more than one unit has access off a private street drive and that any garage facing the street shall be a minimum of 18 feet from the street right-of-way line.
  10. A 10-foot setback shall be maintained from the street right-of-way to the dwelling unit with 5 feet of the setback provided between the dwelling unit and EUA.
  11. 2.25 spaces per unit parking ratios applicable to PA10 & PA11.

## **4.6 GOLF DEVELOPMENT STANDARDS**

### **4.6.1 Land Use Area Specifications (G)**

Planning Area 13 (PA-13) is designated as Golf (G) and planned for Golf uses including an 18-hole golf course, practice range, golf clubhouse, golf/conference hotel and other golf related facilities. Planning Area PA-9 enjoys a secondary (G) designation for course development and golf related facilities including golf clubhouse and ancillary uses in PA-9.

### **4.6.2 Site Development Standards (G)**

Site development standards for Golf (G) land use areas include:

<b>STANDARDS</b>	<b>G</b>
Lot Size Minimum	--
Average Lot Width Minimum (ft.)	--
Lot Depth Minimum (ft.)	--
Maximum Height	70
<b>BUILDING SETBACKS (ft.)</b>	
Street Setback (ft.) - all setbacks from property line	
Temescal Canyon Road	20
Cajalco/Weirick Roads	20
Front (ft.)	20
Rear (ft.)	--
Side (ft.)	--
Street Sideyard	15
Parking Spaces Required	Per CMC Chapter 17.76



## 4.6.3 Parking/Loading Standards (G)

Parking and loading standards for Golf (G) uses shall comply with Sections 17.76 and 17.78 of the Corona Municipal Code (CMC).

## 4.6.4 Lighting, Landscaping, Signage, Walls and Fences (G)

Golf course design and associated uses shall be developed and approved through the Precise Plan process meeting applicable regulations or development standards of the *Specific Plan* and CMC. Additionally, structures should integrate project-wide guidelines wherever possible including those discussed in **Chapter 5 Community Design**. Additionally, **Section 5.10, Plant Palette**, provides for an extensive listing of plant and tree materials that should be considered for use throughout the *Dos Lagos Specific Plan* area.

## 4.6.5 Permitted Uses (G)

1. Golf courses and related and accessory facilities
2. Clubhouses
3. Golf/Conference hotel and related accessory facilities within the hotel facility including but not limited to:
  - a. Restaurants (indoor and outdoor dining) and bars
  - b. Timeshare
  - c. Entertainment and retail within the hotel facility
4. Country club and related accessory facilities
5. Practice driving ranges, and putting greens
6. Related recreational facilities within and accessory to the golf course or conference hotel including but not limited to:
  - a. Swimming pools and saunas
  - b. Tennis and racquetball courts
  - c. Fitness facilities
  - d. Indoor and outdoor sports fields and facilities
  - e. Public parks and playgrounds
7. Water storage reservoirs and related facilities as related to golf course and or lake management activities.

## **4.7 OPEN SPACE DEVELOPMENT STANDARDS**

The Open Space (OS) designation is intended to establish open space for scenic view corridors, scenic beauty, and to protect and preserve open space as a valuable land resource. All uses and activities within the OS designation are subject to the standards set forth by permitting Resource Agencies including the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service and California Department of Fish and Game.

### **4.7.1 Land Use Area Specifications (OS)**

The Planning Area 14 (PA-14) is designated as Open Space (OS) and is planned for conservation.

### **4.7.2 Site Development Standards (OS)**

This planning area is to be set aside in a land conservancy in perpetuity to ensure the preservation of this natural setting. No land uses are planned for PA-14.

### **4.7.3 Access/Parking/Loading Standards (OS)**

Access and driveways shall not be developed for wheeled vehicles except those required for conservation and conservancy access and preservation. These access ways shall be reviewed and approved by the City and other permitting agencies.

### **4.7.4 Permitted Uses (OS)**

No development is permitted other than for necessary conservation facilities as approved by permitting agencies and the City.

### **4.7.5 Conditional Uses (OS)**

1. Communication, utility facilities or public facilities.
2. Facilities necessary to preserve open space.

## 5.0 COMMUNITY DESIGN

### 5.1 OVERVIEW

This section of the Specific Plan provides an overall vision for development of the project area and will guide implementation as building occurs. The Design Guidelines are intended to foster a compatible environment, blending residential, commercial, industrial and recreation/entertainment uses while providing ample open space areas. The *Dos Lagos Specific Plan* site abuts Interstate 15 freeway, identified as both an official State and County Scenic Highway corridor. The portion of the site itself abutting the freeway is set down in elevation from the freeway, and a pleasant vista is provided eastward from the freeway, over the site towards the hillside. Similar view windows of the hillside are afforded from Temescal Canyon Road. The Design Guidelines are intended to retain and enhance these vistas wherever possible, and to assure that development is compatible with this goal.

The Design Guidelines are intended to achieve the following objectives:

- Encourage the *Dos Lagos Specific Plan* project to develop with a variety of high-quality uses that maximize development potential.
- Establish a high standard of design in terms of site planning, architecture, landscaping and hardscapes.
- Create landscape, design, architectural, and signage guidelines and standards that create and reinforce a sense of community identity and cohesiveness.
- Develop a design framework and review criteria that will guide new development and the City's review and evaluation of proposed projects.
- Provide guidelines for the review, interpretation and approval of minor adjustments in the design process to facilitate design adjustments while ensuring superior design solutions.

## **5.2 ARCHITECTURAL CHARACTER**

### **5.2.1 Architectural Guidelines**

The *Dos Lagos Specific Plan* project area is envisioned as a mixed-use village environment. The Specific Plan provides unifying plans and themes for a wholesome and sustainable live-work-play environment with distinct land use areas defined for a range of activities. This section of the Specific Plan is intended to establish core architectural design guidelines that ensure a unifying theme for the entire development, while accommodating the individual operational design considerations as required by each of the projects uses which include: community-commercial, entertainment, golf, residential, business park/office and industrial activities.

The climate and the rugged yet natural topography of the Dos Lagos project mimics the Mediterranean; and the characteristics of Mediterranean architecture are particularly adaptive to the *Dos Lagos Specific Plan* environment. The unique land features and natural elements existing on the site provide an underlying design thread that sets the tone for the blending of the natural and created.

The Mediterranean style of architecture is inspired by the vernacular of the Italian countryside. When blended with the design features from several broader yet traditional architectural styles; including Italian Villa, Mediterranean Revival, California Mediterranean, Spanish Colonial, and Spanish Colonial Revival; an eclectic palette of architectural and design forms emerge. This "Eclectic Mediterranean" style will provide the common language and establish the underlying thematic unity that weaves the various land use components and transitional areas together throughout the Dos Lagos project area.

Emphasis is on the creation of a warm and friendly village environment that encourages walking, socialization and the appreciation of nature, while affording privacy and aesthetically pleasing transitions between land uses. The overall character is intended to impart a timeless feel, that allows for a diversity of forms ranging from the simple and utilitarian to the more festive and visually stimulating. The Eclectic Mediterranean style imparts a sense of uncluttered detail and is characterized by simple building forms, asymmetrical shapes, recessed entryways and window treatments implying a thickness to walls and building accents. Design accents often include rounded and square turrets or tower-like elements, the use of stone, rock or natural appearing materials in entryways and courtyard surfaces with heavily vegetated entry gardens, trellised walls and arbors leading to courtyards and plazas containing sitting and walking places with fountains and small pools. Color palettes and façade treatments that best reflect the style include earth-tone colors ranging from creams and tans to ochers and sepias with predominantly lighter building colors and darker accent on rails, shutters, and doors.

The Eclectic Mediterranean style establishes the theme for primary project entryways and thoroughfares that define and announce the Dos Lagos project area. The style also serves as the primary architectural design palette for Residential and Local Commercial land uses, and defines the design guidelines for walled and landscaped entries; and transitional treatments and pathways into Entertainment Commercial, Golf, Business Park/Office, and Industrial land use areas. A palette of standard architectural features establishing the Eclectic Mediterranean style is provided below. Design criteria for individual land uses areas are described in the sections that follow.

## 5.2.2 Architectural Design Guidelines

The following palette of building and roofing materials, color palettes and façade and landscape treatments reflecting the Eclectic Mediterranean style and serves as the primary architectural design palette for residential and commercial land uses. This palette also defines the design guidelines for walled and landscaped entries leading into the project area along Temescal Canyon Road; and transitional treatments and pathways into Industrial and Business Park land use areas.



### Colors

- Earth-tone colors ranging from creams and tans to ochers and sepias
- Predominantly lighter building colors with darker accent on rails, shutters and doors

### Landscape Accents and Treatments

- Fountains and small pools
- Heavily vegetated entry gardens, courtyards and covered arrival/entry areas
- Meandering pathways
- Natural brick or stone entry walks and courtyard surfaces
- Plazas/courtyards
- Shaded sitting places
- Trellises, arbors and pergolas
- Use of stone, rock or natural appearing building materials

### Doors and Windows

- Arched windows and doors
- Built-up window sills
- Continuous trim band at windows
- Deep recessed doors and windows
- Multi-paned windows
- Recessed windows
- Rectangular and/or arched shaped windows and doors
- Slat/louver shutters
- Small, narrow, ornamental balconets
- Tower entries



## Roofs

- Barrel tile roofs
- Built-up fascia
- Flattened roof forms
- Hip and gable roofs
- Little or no eave overhang
- Low roof pitches
- Tile roof (clay, ceramic), matte finish

## Structural Accents

- Exposed rafters and wood beam accents
- Exposed tall chimneys
- Hand painted tiles
- Simple railing designs, typically wrought iron
- Thematic columns and pilasters
- Tile (clay and ceramic)
- Turrets or tower-like elements, rounded or square

## Walls

- Asymmetrical shapes that allow additions
- Deep, massive stucco walls
- Plain or smooth plaster surfaces and walls
- Projected walls
- Sand or pancake finished walls
- Stucco or architectural cement building and wall surfaces

## 5.2.3 Commercial

The Commercial area of Specific Plan area is located at the southern gateway of the Dos Lagos Plan area adjacent to the I-15 and serves as an important southern gateway into the City of Corona. *Architectural Design Guidelines* as discussed in *Section 5.2.1*, apply directly to this land use component. Standards for *Accessory Structures/Equipment and Utilities*, *Section 4.2* also apply.

## 5.2.4 Entertainment Commercial Lakeside Village

A highly specialized, themed architectural character with customized design guidelines specific to the entertainment commercial uses planned for this land use component, will be developed with style and design approval addressed through the precise plan approval process. Specialized guidelines developed will address aspects including lighting, signage, and internal landscaping and circulation. An international theme for example, could be permitted, incorporating elements not found or permitted in the *Architectural Design Guidelines* discussed in section *5.2.1*. Thus design standards will be sensitive to the design standards established for project entryways and surrounding uses, but will be treated differently from the standards specified herein.

## 5.2.5 Golf

Existing site features establish clear design forms. Such features include 135-acres of preserved sloping south-eastern hillsides, Temescal Wash which provides a scenic, meandering water-way throughout the site, the sites unique topography which offers desirable vistas and recreational movement throughout the site, and existing rock formations and plant clusters that establish desirable landscaping design forms. Golf course structures will be designed to compliment and accent existing features

The golf course itself provides an open-space greenbelt for golf adjacent residential, ancillary hotel and clubhouse uses. Architectural design standards for golf course structures--golf clubhouse and hotel--will adhere to the Eclectic Mediterranean style and associated architectural design palette established in *Section 5.2.1, Architectural Design Guidelines* to the greatest extent possible, but may be developed specifically for these structures through the precise plan approval process. The design of these structures will be sensitive to surrounding uses and the community. Standards for *Accessory Structures/Equipment and Utilities*, *Section 4.2* also apply to golf course structures.

## 5.2.6 Residential Design Elements

The Standards for *Architectural Design Guidelines* established in *Section 5.2.1* apply directly to the residential component of the *Dos Lagos Specific Plan*. *Exhibits 5-1a, b and c, Conceptual Project Architecture* depict some examples of how these features can be blended to present the Eclectic Mediterranean style or character envisioned. The residential area sits high upon a bluff at the center of the golf course overlooking the entire *Dos Lagos Specific Plan* area. Open hillsides to the east will be preserved to maintain the existing rustic and natural environment, and the Cleveland National Forest to the west provides for dramatic distant vistas. This is a relatively small residential development designed to provide an intimate community lifestyle experience of golf adjacent housing with every individual unit provided viewing opportunities of the surrounding golf greenbelt. Additional design and architectural guidelines applicable to residential development within the Specific Plan area include the following:

### **Elements Encouraged:**

1. Structural massing should be used to maintain a human scale.
2. Second and third stories should be set backs from internal streets to help create human scale. The use of staggered stories and building fronts are highly encouraged.
3. The use of reverse building plans to add articulation is encouraged.
4. The combination of units with differing heights create yard variation and visual interest. Also, the use of varied building art details and treatments to create interest and avoid flat unit walls are encouraged.
5. Large expanses of vertical or horizontal flat wall planes are discouraged.
6. The use of staggered garage setbacks, rear garages, or side-on garages to enhance the street scene appearance is encouraged.
7. Fully recessed opening are encouraged and projecting windows may be used to add articulation to wall surfaces.
8. The incorporation of window or door surrounds and similar architectural statements are encouraged.
9. Rectangular, half-round or full-round attic vents on walls are encouraged.
10. Varied street setbacks are encouraged.



## **Elements Required:**

1. An enclosed 2-car garage with roll-up doors with windows is required for each single-family residential unit, unless otherwise waived by the Planning Commission through the precise plan process.
2. Gutters and downspouts should be concealed or exposed if designed as a continuous architectural feature. Exposed gutters and downspouts shall be painted to match adjacent roof or wall materials.
3. All flashing, sheet metal, vent stacks and pipes shall be painted to match adjacent building surfaces.
4. Cement and other synthetic, fire resistive roofing materials which give the appearance of tile with a matte finish are permitted.
5. Exterior storage of accessory personal motor vehicles, motor homes, RVs, trailers, boats, personal watercraft, dirt bikes and other all terrain or similar vehicles shall be prohibited unless screened from view of other properties within the Specific Plan area.

## **Elements Prohibited:**

1. All mechanical equipment should be screened from public view.
2. Exposed pole or column foundations on the downhill side of lots are prohibited.
3. Metal and fiberglass roofing materials are not allowed.
4. Mansard and gambrel roof forms are prohibited.
5. Plywood, particleboard, plastic and vinyl exterior material finishes are prohibited.
6. Asphalt driveways are prohibited.

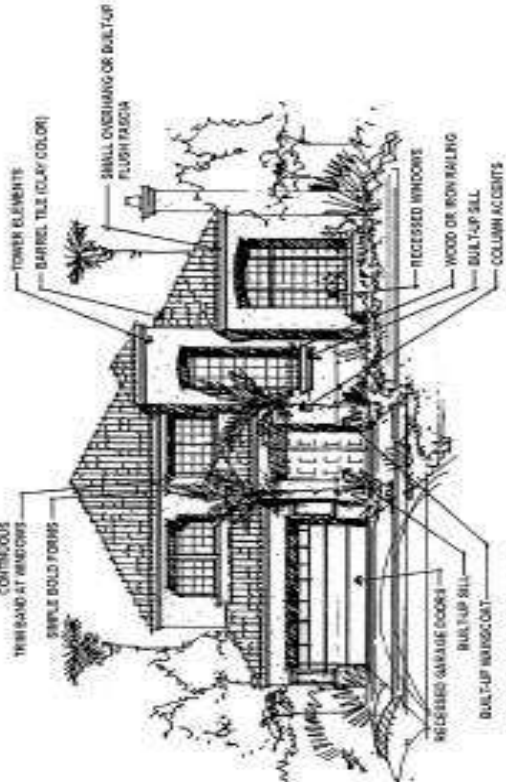
## 5.2.7 Industrial and Business Park/Office Architecture

Facilities for technology-based manufacturing, and research and development are intended for Industrial planning areas within the Specific Plan area. *Standard Architectural Guidelines* outlined in *Section 5.2.1* will be incorporated into design elements of industrial building and site design and applied to the greatest extent possible. Conceptual design examples are illustrated in *Exhibit 5-2, Conceptual Industrial and Business Park/Office Architecture*.

The design intention for the Business Park/Office component is the creation of a professional and pleasant, yet functional environment in a park-like setting that is appropriate to the business activities to be conducted here. Flexibility is required in this land use area to achieve the functionality required. However, this planning area is located in proximity to the southernmost entry project area adjacent to Temescal Canyon and Weirick Roads and will benefit from landscaping treatments as illustrated in *Section 5.4, Landscape and Community Design; Exhibits 5-10 and 5-11*. The *Architectural Design Guidelines* outlined in *Section 5.2.1* will be considered wherever possible, and especially in transitional areas, but are not required. Standards for *Accessory Structures/Equipment and Utilities, Section 4.2* also apply.

The following guidelines have been developed to accommodate the flexibility required to provide a professional environment conducive to activities to be performed in Industrial and Business Park/Office land use areas.

1. Building massing should include variation in the vertical and horizontal plane.
2. All faces of the building visible from public roadways should present an attractive appearance through the incorporation of details and design elements, especially those discussed in Section 5.2.1.
3. Roll-up doors and loading docks directly facing the street shall not be allowed. When located on the building side they shall be screened from public view by landscaping and/or walls and fences.
4. Glass box buildings are discouraged.
5. The building entrance should be clearly identified, and accentuated through use of special design, materials, texture and/or color.
6. Use of height variation at building entries, such as through the use of tower elements or raised arches, is encouraged to emphasize the entry.
7. Entries to buildings on adjoining lots are encouraged to face a common entry plaza or courtyard.
8. Building entries and windows are encouraged to face streets and pedestrian walkways.



NOTE: VERSION IS CONCEPTUAL IN NATURE. FINAL DESIGN MAY INCLUDE SOME OF THE ELEMENTS INDICATED OR OTHERS NOT SHOWN.

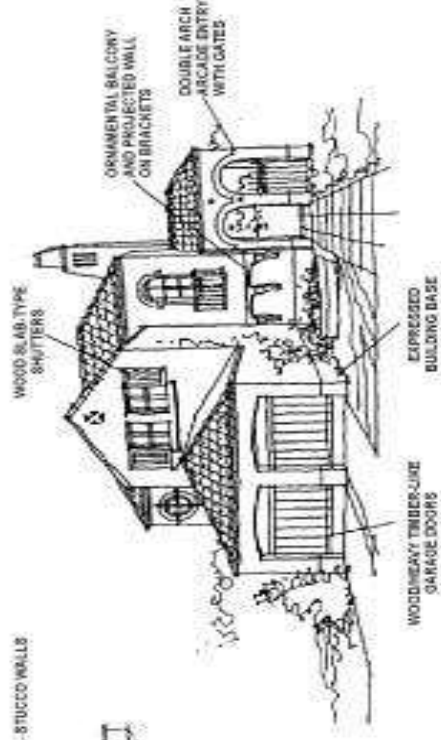
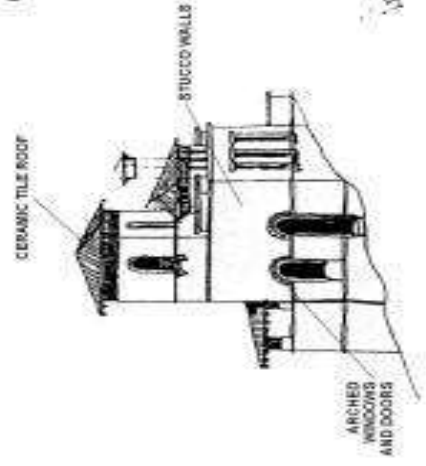


Exhibit 5-1a  
 Conceptual Project  
 Architecture Single  
 Family Residential (SFR)

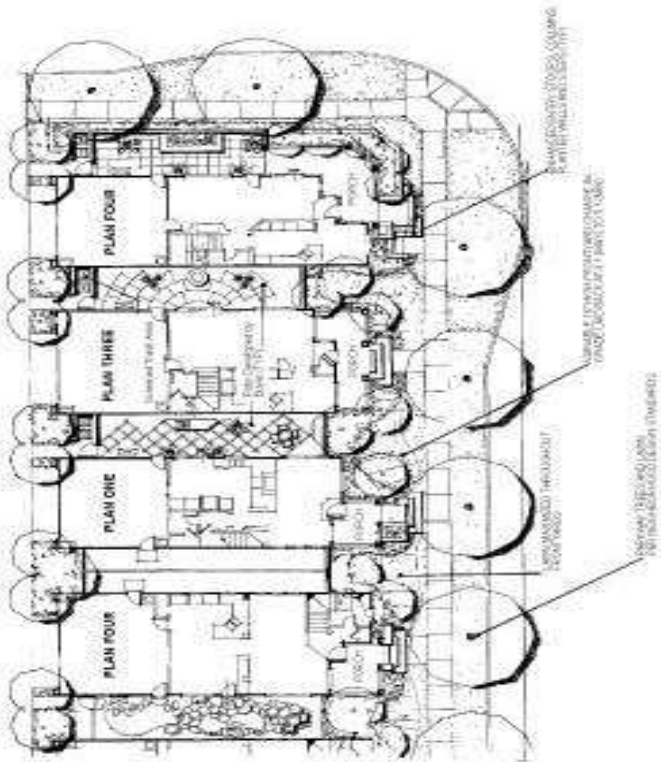


Note: This graphic depicts a conceptual architectural design proposal for design.

- Dos Lagos  
 Corona, California



Articulated Street-Front Facades



NOTE: DESIGN IS CONCEPTUAL IN NATURE. FINAL DESIGN MAY INCLUDE SOME OF THE ELEMENTS SHOWN OR OTHERS NOT SHOWN. SCHEMATIC DESIGN DEVELOPED BY DANIEL JAN ARCHITECTS.

Note: This graphic depicts design concept only. All rights are reserved to represent final design.

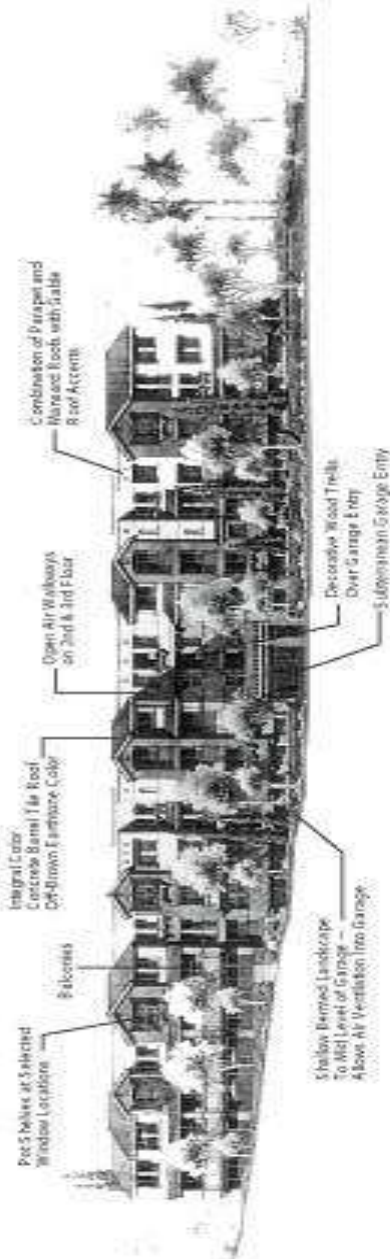
Exhibit 5-1b  
Conceptual Project  
Architecture Single  
Family Compact (SFC)



- Dos Lagos  
Corona, California



8-Attached Units with One Unit Massing



3-Story Complex Over Semi Subterranean Garage

Exhibit 5-1c  
Conceptual Project  
Architecture Medium  
Density Residential (MDR and MDR-S)



- Dos Lagos  
Corona, California

9. Architectural elements such as trellis-covered walkways, plazas and courtyards which define and organize space at the ground level, are encouraged. Use of colored or decorative paving is also encouraged within these areas or building entryways.
10. Utility doors, access panels and fire doors shall be integrated into the architectural composition of the building.
11. Low-pitched roofs are encouraged.
12. Flat roofs are permitted. Other roof forms and architectural elements may also be used to add relief to the overall building roof plane especially where such a plane can be viewed from adjacent streets at higher elevations. In such cases elements to aid in providing variation and interest to flat rooflines when viewed from a distance could include the addition of towers, varying horizontal fascia heights, and false arch elements.
13. Mansard roof forms are prohibited.
14. Recommended building materials include masonry, architectural concrete, pre-cast concrete, textured block, brick, granite, marble, stucco, plaster finish, and similar materials.
15. Untextured concrete block buildings and metal buildings are prohibited.
16. Use of highly reflective mirrored glass is prohibited.

## **5.3 SITE PLANNING**

The general site design concepts shall accommodate pedestrian-friendly design throughout all land use components of the *Specific Plan*. Buildings shall be sited to take advantage of the sites natural views and landscaping features to ensure the creation of interesting and visually pleasing development for each component. Final grading shall be reflective of the project site's topographic conditions as described in *Section 3.5, Grading Concept*.

### **5.3.1 Orientation**

1. Buildings shall be sited and oriented so that their entrances are visible from the street on which they front.
2. Entries should be connected to the street, sidewalk and/or parking areas by improved pedestrian paths, courtyards and or plazas. The use of colored or decorative paving is encouraged.
3. Loading and service areas shall be located to the rear or side of the lot, with openings oriented or screened from view from streets or major entrance drives.
4. Buildings shall be oriented to provide energy efficiency.
5. Building pads shall be oriented to maximize views of the hillsides and golf course vistas, and enhanced views of natural open space and terrain.

### **5.3.2 Pedestrian Amenities**

1. Shared pedestrian amenities, such as plazas, courtyards, and walks, are encouraged within all districts and should be used to provide transitional treatments and accessibility between land use areas. The number and design shall be approved at the time of precise plan approval.
2. Pedestrian circulation within the Lakeside Village planning area may be a combination of improved sidewalks, walkways and unimproved pathways within the informal lake and passive recreational areas of the village.

### **5.3.3 Walking Paths and Trails**

1. Pedestrian circulation is encouraged and should be separated from vehicular and service functions with enhanced pedestrian connections between land uses for commercial, entertainment commercial, and golf and business park/office areas.
2. Pedestrian paths and trails are encouraged within the residential, commercial, industrial and Lakeside Village portions of the project and shall be provided to the greatest extent possible.

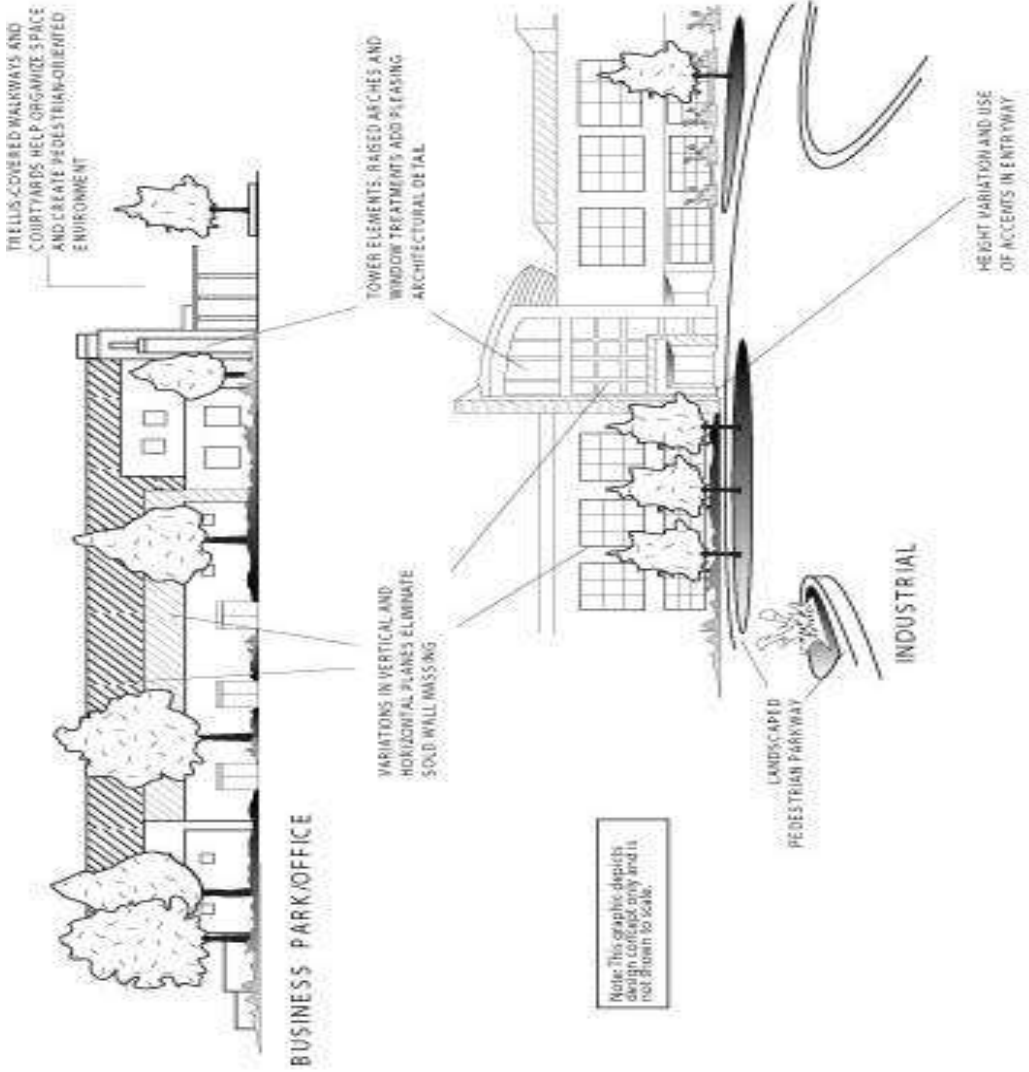


Exhibit 5-2  
 Conceptual  
 Project Architecture  
 Industrial and Business  
 Park/Office



Note: This graphic depicts design concepts only and is not intended to represent final design.





## 5.4 Landscape and Community Design

### 5.4.1 Introduction

The general landscape concept is to create a distinctive environment that will lend identity and character to the *Dos Lagos Specific Plan* community. ***Exhibits 5-8 Conceptual Landscaping and Edge Treatment, and 5-9 Edge Treatment Temescal Wash/Golf Course and Business Park/Office*** (see ***Section 5.7 Edge Treatments***) provide project cross sections, looking westerly and southeasterly, suggesting the relationship of the various planning areas to each other. Primary emphasis shall be placed on incorporating the existing natural features and landforms in the Specific Plan area, taking into consideration the surroundings. Landscaping is intended to remain informal throughout the project, aside from the golf course fairways and project entryways. ***Exhibits 5-10 and 5-11*** (see ***Section 5.8 Project Entries***) further illustrate ***Southern and Northern Project Entries*** that create a distinctive environment. Where transition treatments are necessary, they are expected to reflect the natural landscape through the use of a plant palette and hardscape that complements the existing or enhanced vegetation. Transitional areas and pathways will utilize fencing and signage materials made of natural materials that suggest a rural character. Internal roadways will be kept to a minimum pavement width to create intimate, pedestrian-friendly environments, and street trees will augment the curvilinear streets in an informal manner. Existing and mature oak trees currently existing on site, will be incorporated in landscape features wherever possible per ***Section 5.5***. A master list of tree and plant materials is provided in ***Section 5.10, Plant Palette***.

### 5.4.2 General Provisions

Landscape Architecture guidelines are used to create an identity and cohesiveness for a community, to provide a statement of entry to the site, and to effectuate transition between various land uses within the project. Such guidelines should also preserve existing natural features already found on site, and demonstrate sensitivity to the existing rural character of properties in the vicinity.

Project-wide landscape guidelines are as follows:

1. Landscaping is intended to be informal in design, giving the appearance of having existed naturally in this manner and not formally planned or recently planted.
2. Informal gardens, and landscaped courtyards and plazas are encouraged within individual site design and layout.
3. Landscaping should include drought tolerant plant species native to the region and or well adapted to the climate and soils of the site.
4. Landscape plans should consider utility and service corridors, and traffic safety sight lines and structures on adjacent properties to avoid future conflicts.
5. Plant materials should be selected and designed to avoid future damage to public improvements such as roadways, sidewalks, curbs, and gutters from root structure and irrigation.
6. Landscaping shall be designed and installed in accordance with CMC Chapter 17.70 and the City's LMD planting standards.
7. Private landscaping shall be delineated from common maintenance landscaped areas along Temescal Canyon Road or Weirick Road by either a concrete 6-inch x 6 inch mow strip or Community Theme Wall.

## 5.5 OAK TREE PRESERVATION

California Coast Live Oak (*Quercus agrifolia*) is a commonly found slow growing tree that does well in dry climates typically reaching a height of 20-feet with mature oaks often reaching heights of up to 50-feet. California Coast Live Oak is appreciated for its picturesque form and slow growth that keeps it in scale with average home, and one and two-story structures for many years.

California Coast Live Oak is not considered an endangered or threatened plant species and is not protected at the Federal or State level. Oaks have been identified, however, as a plant species that should be protected within certain land uses as specified in the Conservation Element of the Riverside County General Plan.

California Coast Live Oaks occur in several places across the Dos Lagos project site. They typically appear individually, and situated in areas disturbed by past mining activities on the easternmost portion of the project site where golf and open space uses are planned. Individual and scattered oaks will be incorporated into land planning and landscaping treatments to the greatest extent possible throughout golf and open space project areas.

Two mature Oak clusters exist on the East Side of Temescal Canyon Road adjacent to Weirick Road and the proposed southernmost gateway/entryway into the project area (*see Exhibit 5-3, Oak Trees and Southern Project Entryway*). These clusters are characteristic of the Mediterranean style environment envisioned for the Dos Lagos area. Temescal Canyon Road will be realigned along the southern portion to accommodate the preservation of these oaks, and these clusters of California Coast Live Oak will be incorporated into the parkway along the Southern Gateway/Project Entry.

A qualified and certified Arborist shall be consulted to determine the probable condition and remaining life of the California Live Oak trees slated for preservation and incorporation into the Southern Gateway of the *Dos Lagos Specific Plan*. All precautions including the installation of a drip line of all Oaks trees to be preserved, and the use of a 6' chain link or Orange construction netting, as recommended by a qualified and certified Arborist, will be implemented during the design, grading and construction phases of the *Dos Lagos* project.

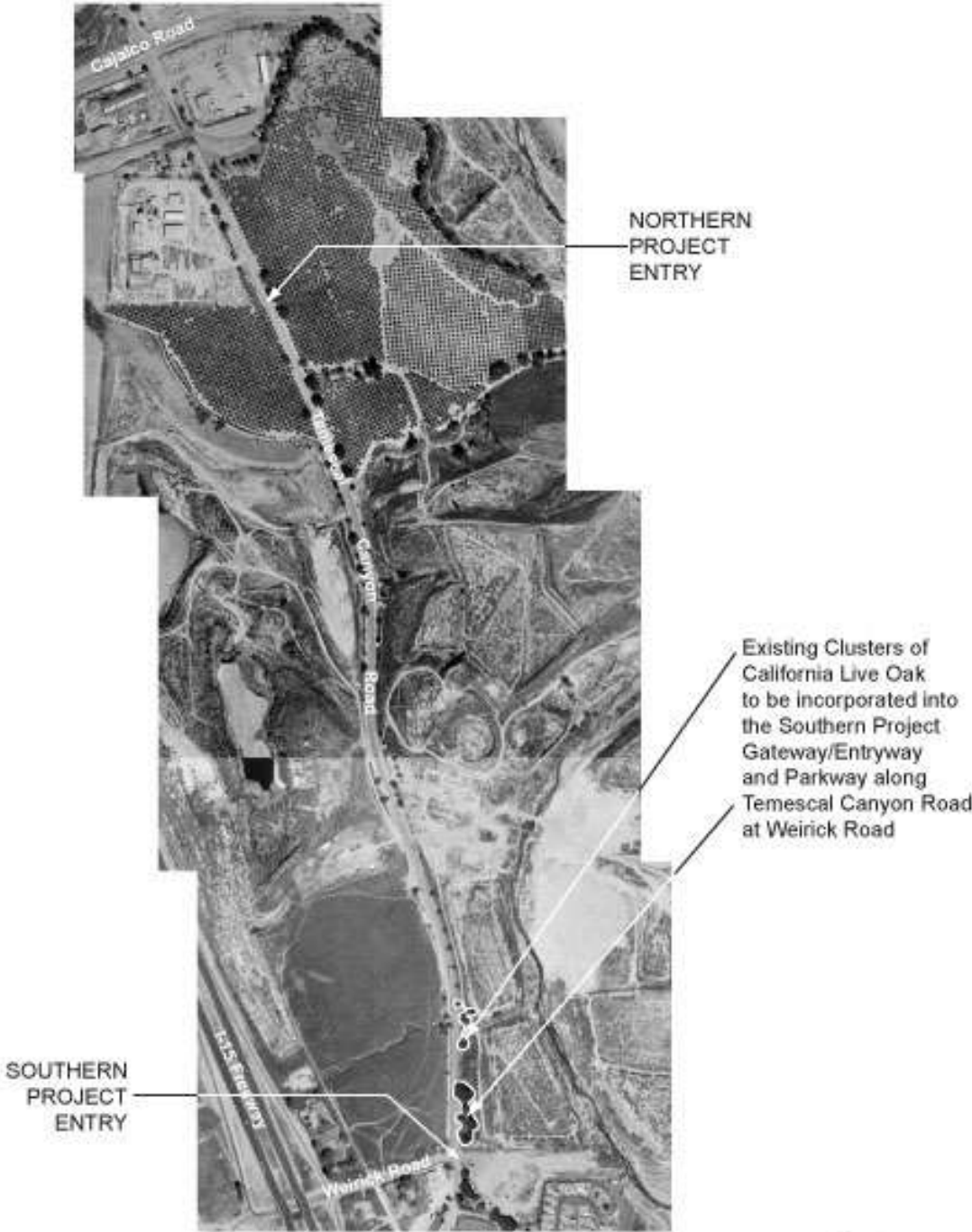


Exhibit 5-3  
Oak Trees and  
Southern Project  
Entryway

## **5.6 STREETSCENE IMPROVEMENTS**

The streetscene improvements of the *Dos Lagos Specific Plan* project are intended to provide a strong sense of community identity and to introduce the Specific Plan area to arriving visitors. At the same time, the streets will strive to present an informal, rural landscape character, incorporating existing and native species whenever possible. Streets will also serve as transitions from a natural, rural character to the urban landscape of the proposed golf course, industrial and business parks and Lakeside Village complex. The streetscene planned improvements consist of enhanced landscape setbacks, generous parkways, pedestrian sidewalks/trails, and community theme walls and fences.

### **A. Temescal Canyon Road**

Temescal Canyon Road is a major roadway that will serve as the primary roadway through Dos Lagos connecting the interchanges at Weirick and Cajalco Roads (see *Exhibit 5-4, Streetscape Temescal Canyon Road*). Major project entry monuments will be located on Temescal Canyon at the north and south project gateways and boundaries. The vision for these gateways are illustrated in *Exhibits 5-10* and *5-11* which depict the *Southern and Northern Project Entries* into the area. Temescal Canyon Road will be improved and realigned to preserve a cluster of existing mature oak trees at the southern entryway (see *Exhibit 5-3*). Additional portions of the road will be realigned to provide for safe sight distances. Additional but irregular clusters of oak trees will be incorporated into the roadway landscaping along Temescal Canyon Road to the greatest extent possible

Temescal Canyon Road will have a right-of-way width of between 106 and 120 feet to accommodate 4 travel lanes with curbs, gutters and sidewalks, and a raised and landscaped median. The median will vary from 14 to 28 feet to accommodate two turn lanes at its greatest width and will be landscaped with turf grass, irregularly spaced trees and layered shrub planting and ground cover. Landscaped parkways will be provided on both sides of Temescal Canyon Road. These parkways will be 12-foot with additional 13-foot landscaped easements or buffer zones. This 25-foot wide landscaped area will contain an 8 foot meandering pedestrian and bicycle paths on the east side, and a 5-foot meandering sidewalk on the west to create a pedestrian-friendly greenbelt and distinct transitions into other land use areas. The landscaping design for this road will be used to help break up the mass of walls screening industrial areas.

### **B. Weirick Road**

Weirick Road is also a major road that provides access from the I-15 Freeway and will serve as an important gateway into the project area. Weirick Road also fronts the commercial planning area providing important visibility for this commercial center. Weirick Road will be widened to an 86-foot wide right-of-way between the I-15 Freeway interchange and Temescal Canyon Road. It will be improved to provide a 4-lane divided roadway with curbs, gutters and sidewalks and a 4 to 14-foot-wide non-landscaped raised median. A 12-foot parkway and additional 13-foot landscape easements or buffer zone will contain a meandering 5-foot pedestrian/bicycle path. Informal landscaping consistent with *Section 5.2.1, Architectural Design Guidelines*, will be applied here to create a pedestrian and auto-friendly commercial center (*Exhibit 5-5, Streetscape Weirick*).

## C. Industrial and Business Park/Office Roads

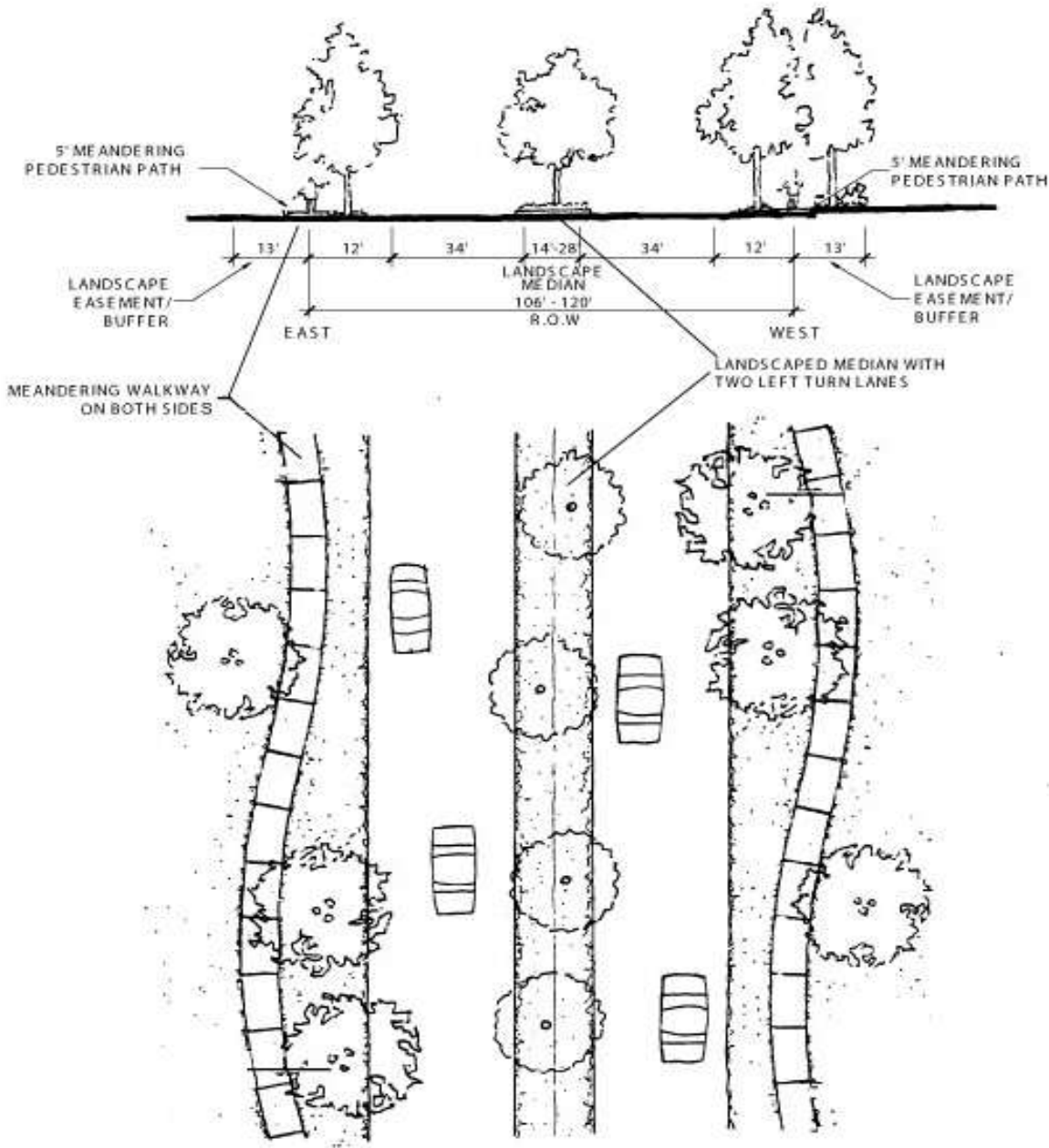
A 68-foot right-of-way will be provided for these roads. They will include 12-foot landscaped parkways with 5-foot sidewalks on both sides. These roads will adhere to the design guidelines as established in *Section 5.2.1*. Existing natural features already found on site will be incorporated into the overall landscaping design for these areas, and will demonstrate sensitivity to the existing rural character of properties in the vicinity. These roads are anticipated to provide an informal landscape setting. Landscaping will be designed to create a pedestrian-friendly environment and to provide continuity between transitional areas that connect to Temescal Canyon Road and to other land uses and activities within the Specific Plan area. Trees, plants and shrubbery should be selected from the Landscaping palette, wherever possible and desirable views of the golf course greenbelt and distant hillsides should be preserved. A streetscape of *Industrial and Business Park/Office Roads* is provided in *Exhibit 5-6*.

## D. Private Residential Access Roads

Residential access road and local streets will continue the general theme of informal planting and tree-lined streets. Two private residential roadways lead from Temescal Canyon Road up the hillside to the residential planning area. Both provide pleasing views of the golf course and golf practice range along a winding roadway that leads into the residential area. Landscaping is envisioned to present an informal appearance open to the golf course. Land ascending the hillside leading into the residential component of the project may remain in its natural state if not graded or cleared. It is envisioned that any slope planting also will be informal, so that the roadway will blend into the hillside, and be barely visible from Temescal Canyon Road or the golf course below. Direct access to residential units is not provided along the two roads and parking will not be permitted along these roads.

The northeastern road provides direct access into the residential area and will be gated at Temescal Canyon Road. Turn around areas shall be provided to permit re-entry to Temescal Canyon Road. This road will include a 60-foot right-of-way with two 20-foot travel lanes. Pedestrian access is intended to serve only the residential community here and a 12-foot landscaped parkway with a 5-foot sidewalk will be provided on the northern-most side of this road. The southernmost side of this road will feature an 8-foot landscaped parkway and no sidewalks. Parking will not be permitted.

Upon entry from Temescal Canyon Road, the southeastern road provides access to the golf course clubhouse and hotel along a public collector road per the *Industrial/Business Park/Office Road Standard* in *Exhibit 5-6*. The road then continues along a winding roadway to provide gated access to the residential area. This southeastern residential road will follow the same standards as set forth for the northeastern road with residential pedestrian access provided along the southern street side to take advantage of valley views afforded by the golf course. *Exhibit 5-7, Streetscape, Private Residential Access Roads*, reflects the concept envisioned on the hillside portion of the residential roadway.



Note: This graphic depicts design concept only and is not shown to scale.

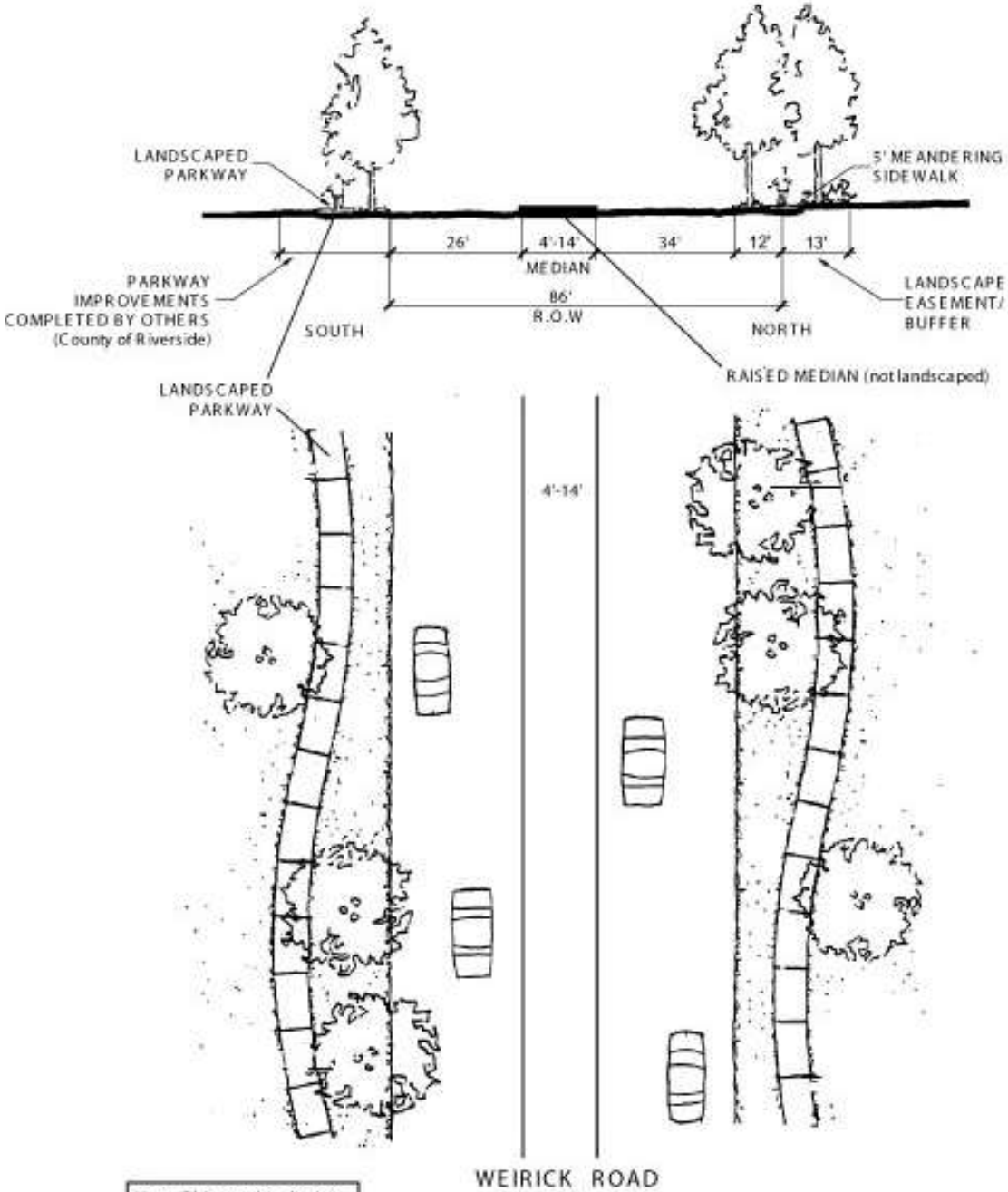
TEMESCAL CANYON ROAD

Exhibit 5-4  
Streetscape  
Temescal Canyon Road


 Corona, California  
Revised 11-19-01

N.T.S. 

Note: This graphic depicts design concept only and is not intended to represent final design.



Note: This graphic depicts design concept only and is not shown to scale.

Exhibit 5-5  
Streetscape  
Weirick Road



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Note: This graphic depicts design concept only and is not intended to represent final design.

### **E. Private Local Residential Streets**

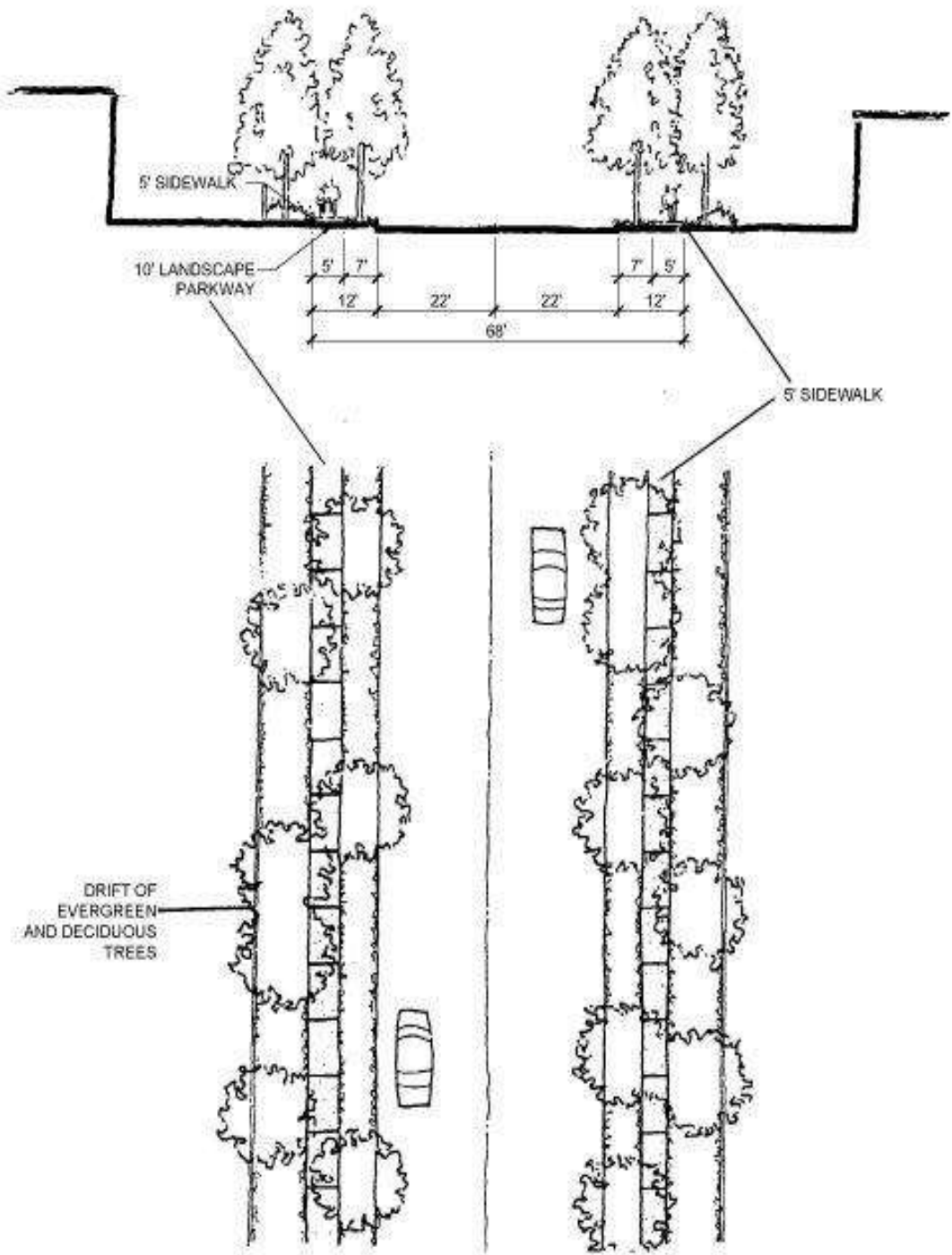
The residential area sits high upon a bluff at the center of the golf course overlooking the entire *Dos Lagos Specific Plan* area. Open hillsides to the east will be preserved to maintain the existing rustic and natural environment, and the Cleveland National Forest to the west provides for dramatic distant vistas. The Local Residential Road will have a 56-foot right of way composed of 2-lanes for two-way traffic, parking on both sides of the street, and a 10-foot landscaped parkway with 5-foot sidewalks on either side. Residential Local Streets provide access to homes fronting the streets and are intended to serve a relatively small residential development of compact single-family and clustered, attached multi-family units. The residential area is being designed to provide an intimate community lifestyle experience of golf adjacent housing with units provided maximum viewing opportunities of the surrounding greenbelt.



## **5.7 EDGE TREATMENTS**

Portions of Temescal Wash are considered wetlands subject to the jurisdiction of the U.S. Army Corp of Engineers, and the U.S. Fish and Wildlife Service as permitting resource agencies. Temescal Wash runs through the easternmost portion of the golf course providing a pleasing and scenic natural feature for adjacent golf and business park/office uses. Special landscape treatments have been developed along the edges of the golf course and Temescal Wash to minimized disturbance of the Wash while providing an adequate and pleasing buffer between adjacent uses. The special landscape treatments envisioned are described below and illustrated in *Exhibits 5-8, Conceptual Landscaping and Edge Treatment*; and *5-9, Edge Treatment Temescal Wash/Golf Course and Business Park/Office*. However, final edge treatments for areas adjacent to the Wash will be determined by mitigation as outlined by resources agencies upon final permitting.

- 1. Temescal Wash/Golf Course** - Vegetation along Temescal Wash will be enhanced with the intent that the landscape palette of the Wash will be extended into, and incorporated within, the golf course landscape design. Hard lines will be minimized between the golf course and Wash transition through plant materials into the golf course landscape. Grasses within the rough of the golf course will include drought tolerant species. Up to three bridges are envisioned at various points along the Wash to provide scenic internal pathways for the golf course, while minimizing direct access to the Wash. Riversidean Sage Scrub, Southern Willow and Sycamore trees may also be reintroduced at the edge of tee boxes and holes as part of the overall course design. Willows and Sycamores can be incorporated into the plant palette of fairways, which run parallel to the wash softening the line between the wash and the golf course as shown in *Exhibit 5-9*.
- 2. Temescal Wash/Business Park/Office** - The site of the Business Park/Office will abut a portion of Temescal Wash currently vegetated with Southern Willow Scrub. Building setback restrictions and augmented landscaping will provide a desirable buffer between the Wash and Business Park/Office as shown in *Exhibit 5-9*. A buffer that gradually becomes more open in nature as it transitions away from the wash, providing a setting for lunch picnicking and recreation for employees and patrons is envisioned here. Edge treatment in this area will also incorporate a pedestrian pathway that connects to the landscaped parkway and pedestrian/bicycle paths along Temescal Canyon Road. *Exhibits 5-10* and *5-11* reflect this edge treatment.
- 3. Golf Course/Residential** - The residential area of the *Dos Lagos Specific Plan* is set on a knoll/hillside above the golf course. It is surrounded by golf course on two sides, the driving range on one side, and Temescal Wash and golf course beyond on the remaining side. Informal planting is proposed on the hillsides as they ascend from Temescal Wash up to the residential planning area, sporadically incorporating plant species reflective of the enhanced Temescal Wash vegetation to transition from the wash to the more urban residential environment. Informal planting and plant palette will extend around the remainder of the hillside, and transition into the more refined golf course landscaping through the use of unmanicured roughs and organic planting clusters along the golf course/residential edge.



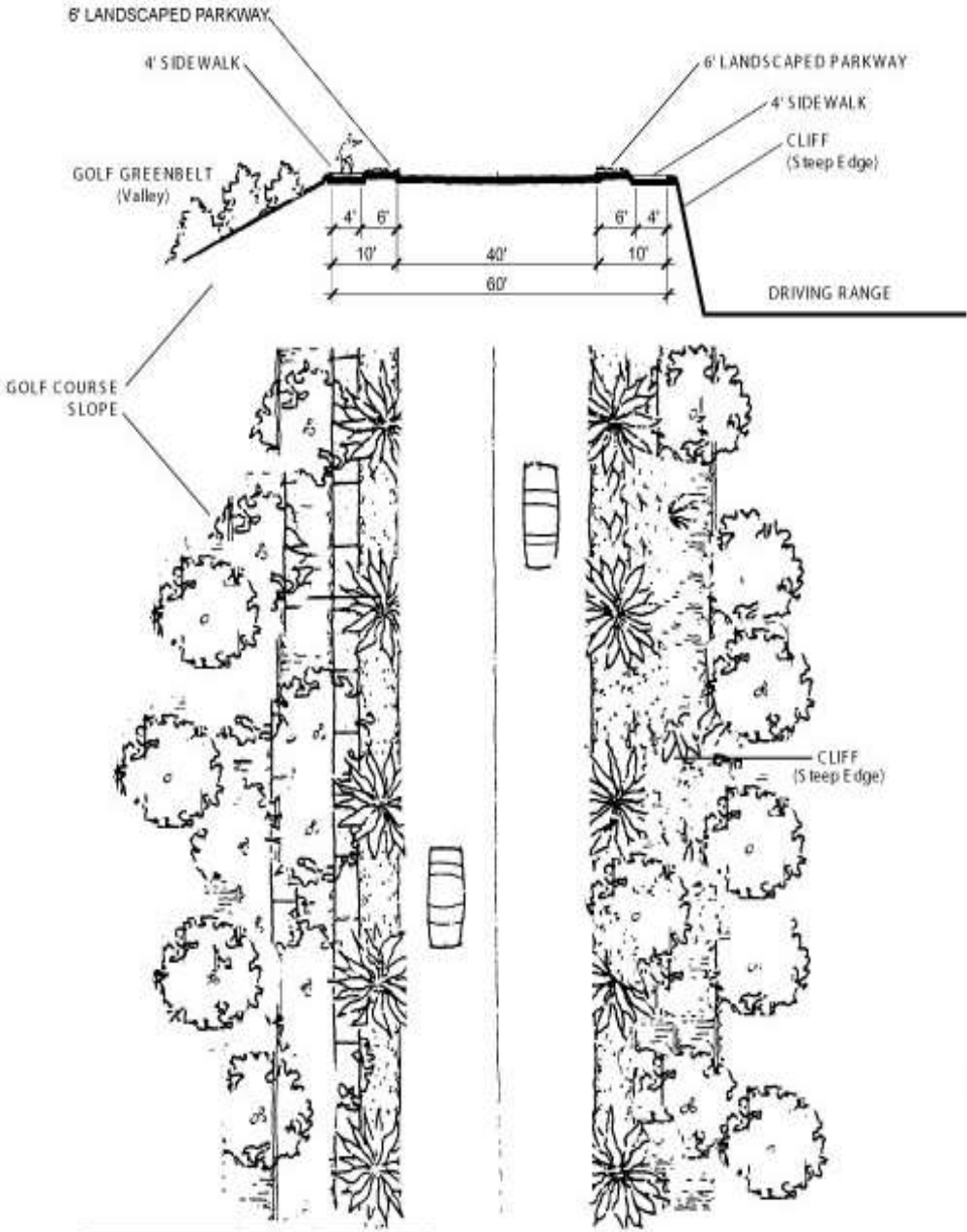
Note: This graphic depicts design concept only and is not shown to scale.

Exhibit 5-6  
Streetscape  
Industrial/business park/  
Office Roads

*Dos Lagos*  
Corona, California

N.T.S.

Note: This graphic depicts design concept only and is not intended to represent final design.



NOTE: CITY STANDARDS REQUIRE SIDEWALKS ON BOTH SIDES OF THE STREET. HOWEVER, UPON APPROVAL BY THE PUBLIC WORKS DIRECTOR, SIDEWALKS MAY BE REDUCED TO ONE SIDE OF THE STREET FOR RESIDENTIAL ACCESS ROADS AS ILLUSTRATED ABOVE.

Exhibit 5-7  
Streetscape  
Residential Access Roads

*Dos Lagos*  
Corona, California

N.T.S.

Note: This graphic depicts design concept only and is not intended to represent final design.

4. **Highway Edge Treatment** - Although the westernmost portion of the project area is set lower in elevation from the I-15 freeway, special consideration will be given to landscaping on the slopes between the freeway and adjacent Commercial and Entertainment Commercial land use areas. Landscaping treatments along the edge will be designed to maintain and enhance view window opportunities into and beyond the Specific Plan area; and provide for a safe freeway-driving environment. While trees are encouraged along this edge, they should be informally clustered in groupings to allow view corridors to and through the project. Species will be carefully selected so that they will not restrict views of the project area and eastern hillsides upon maturity.
  
5. **Wastewater Treatment Facility** - This facility is proposed on a building pad that is lower in elevation than the surrounding land uses of the Specific Plan. In order to visually screen the Wastewater Treatment Facility from abutting land uses, special landscaping attention to the edge of this facility is warranted. Landscaping along the edge within the Wastewater Treatment Facility property should be of sufficient height and density to provide a visual screen of the facility from surrounding land uses. It should incorporate plant materials and design concepts consistent with the *Wastewater Treatment Plant No. 3 Conceptual Landscape Plan* prepared for the City of Corona by Forma on file with the City of Corona Utility Department.

## **5.8 PROJECT ENTRIES**

Project entries as illustrated in *Exhibits 5-10 and 5-11, Southern and Northern Project Entryways*, are located on Temescal Canyon Road, which serves as the circulation spine of the community. Exhibit 5-10 illustrates the location of project entries that will serve as key focal points for the Specific Plan area and will be designed to reinforce the overall Dos Lagos community identity. Special attention will be devoted to the southern entry at the intersection of Weirick and Temescal Canyon Roads.

Treatment of this important southern entry will reflect the identity established for the community, and will incorporate monumentation reflective of the Eclectic Mediterranean architectural and design style discussed in *Section 5.3* that include tower, wall and trellis features. *Section 5.10* provides an extensive planting palette reflective of the Mediterranean region and developed particularly for use throughout the Dos Lagos project area.

The northern entry, which will be located at the project edge, just south of the intersection of Cajalco and Temescal Canyon Roads, will reflect a character similar to the southern entry, at a smaller scale.

Secondary Project Entries shall be located at the intersection of the internal project streets with Temescal Canyon Road. Secondary Project Entries provide direct access into specific land use areas and shall be built as each area is developed and not installed or conditioned for installation with Primary Project Entries.

The following trees are recommended for parkway and median landscape treatments along Temescal Canyon and Weirick Roads throughout the project area and particularly for project entryways.

### **Temescal Canyon Road**

*Parkway:* Quercus Agrifolia, 36" box trees  
Pinus Elerica, 24" box trees

*Median:* Jacaranda Acutitifolia, 36" box trees  
Platanus Racemosa, 36" box trees

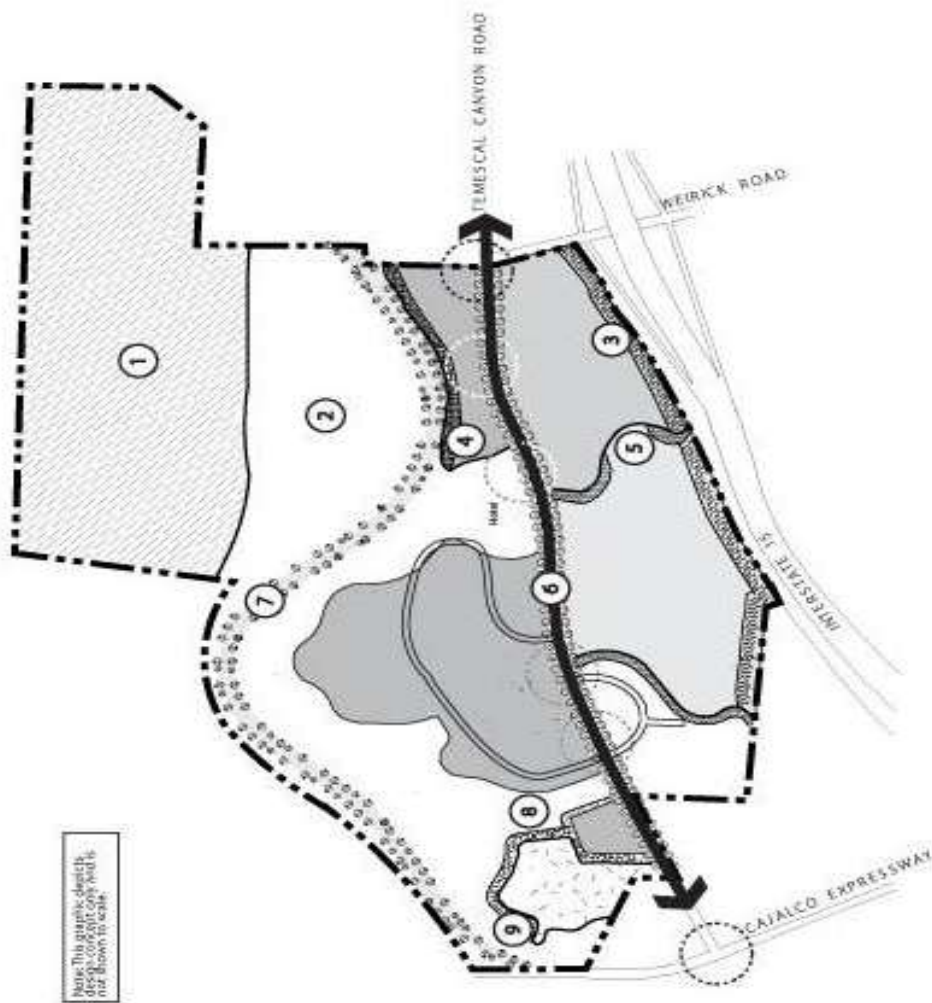
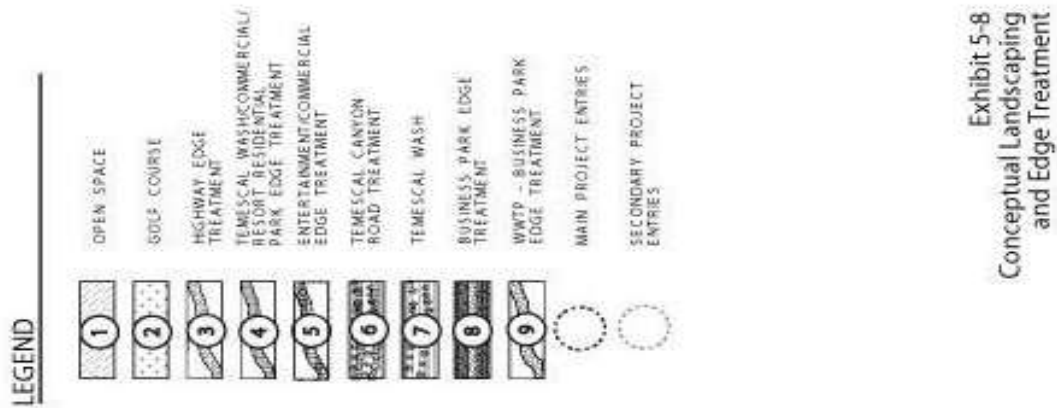
### **Weirick Road**

*Parkway:* Quercus Virginiana alternated with  
Ginko biloba 'Autumn Gold', 36" box trees  
Pinus Eldarica, 24" box trees

Residential and non-residential planning area entries should reflect a similar theme, however incorporate more subtle architectural elements, such as low stone walls and arbors, to announce entry into the planning area.

### **Individual Development Entry Signs**

The function of these entry signs is to mark specific development entries, identify state monuments and help establish an identity within the entire community. These signs may incorporate the project name and/or logo, and may include architectural monuments, walls, landscaping and/or art consistent with the design and materials of *Sections 5.2 and 5.3* and depicted conceptually in *Exhibits 5-10, 5-11, 5-13A and 5-13B*. Project entry signage shall be reviewed and approved at the time of tentative tract map and Precise Plan approval.



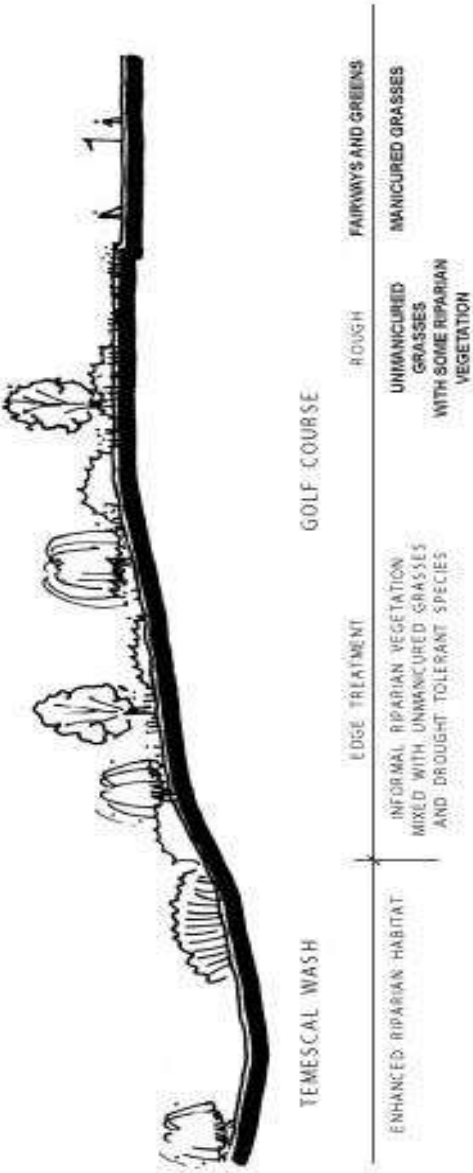
Note: This graphic depicts design concept only and is not intended to represent final design.

Exhibit 5-8  
Conceptual Landscaping  
and Edge Treatment



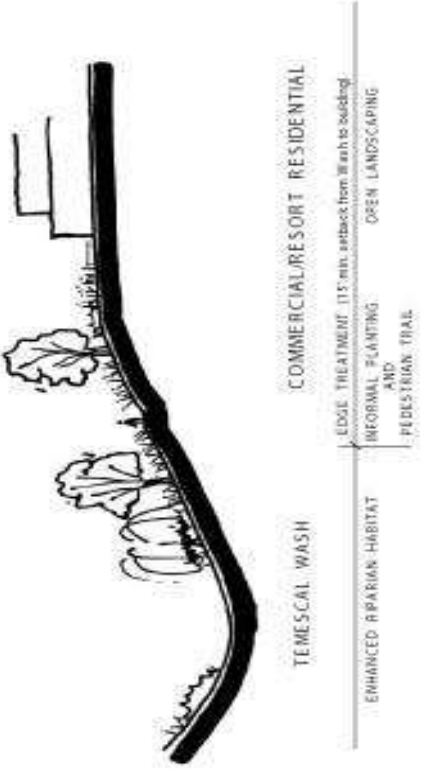
Revised: 08/12/05





**Golf Course 10' from Wash**  
 NOTE: Actual distance from the Wash will be determined at time of resource agency permitting.

Note: This graphic depicts design concepts only and is not intended to represent final design.



**Exhibit 5-9**  
**Edge Treatment**  
**Temescal Wash/**  
**Golf Course and**  
**Commercial/Resort Residential**

Revised 00-17-05

Note: This graphic depicts design concepts only and is not intended to represent final design.



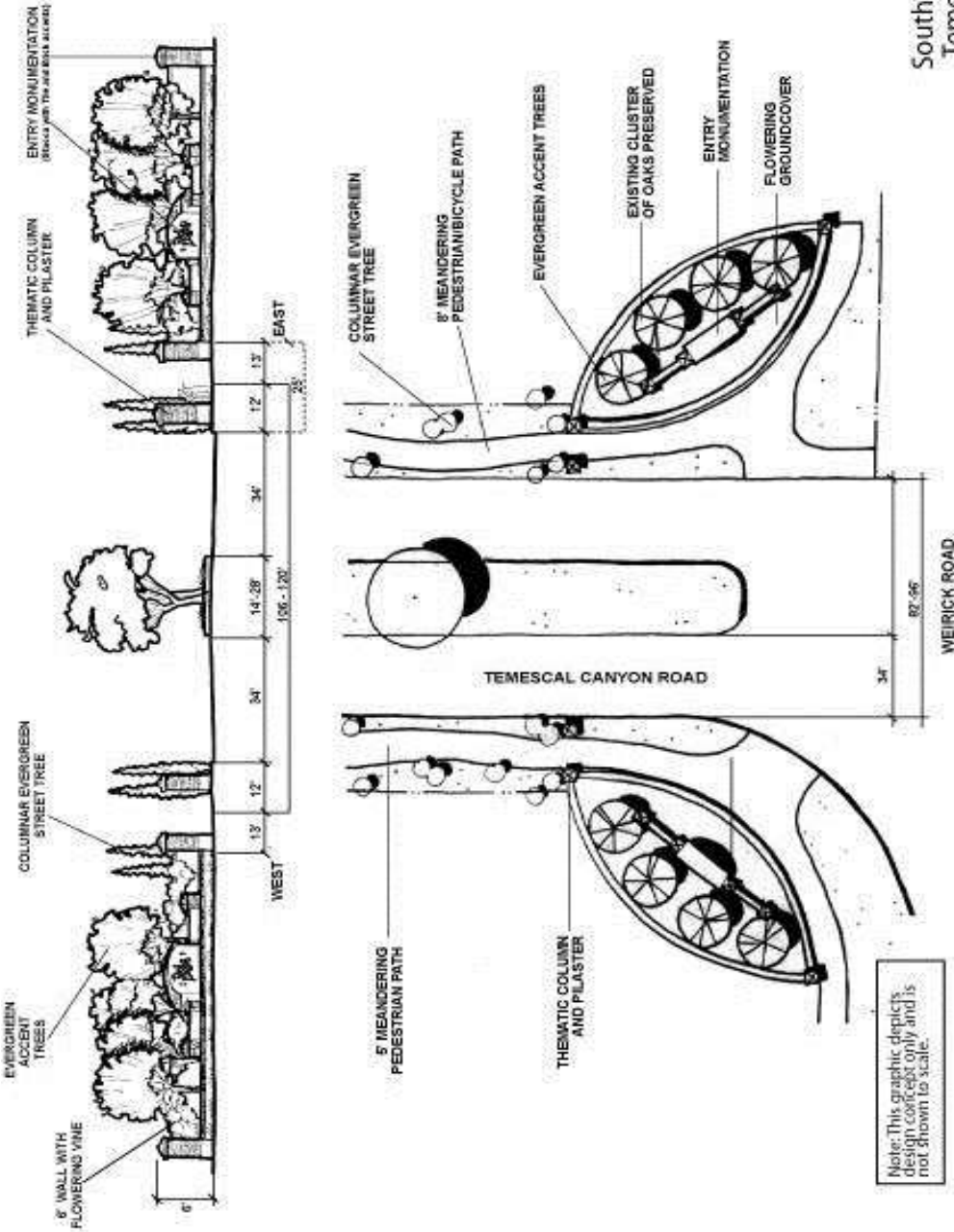


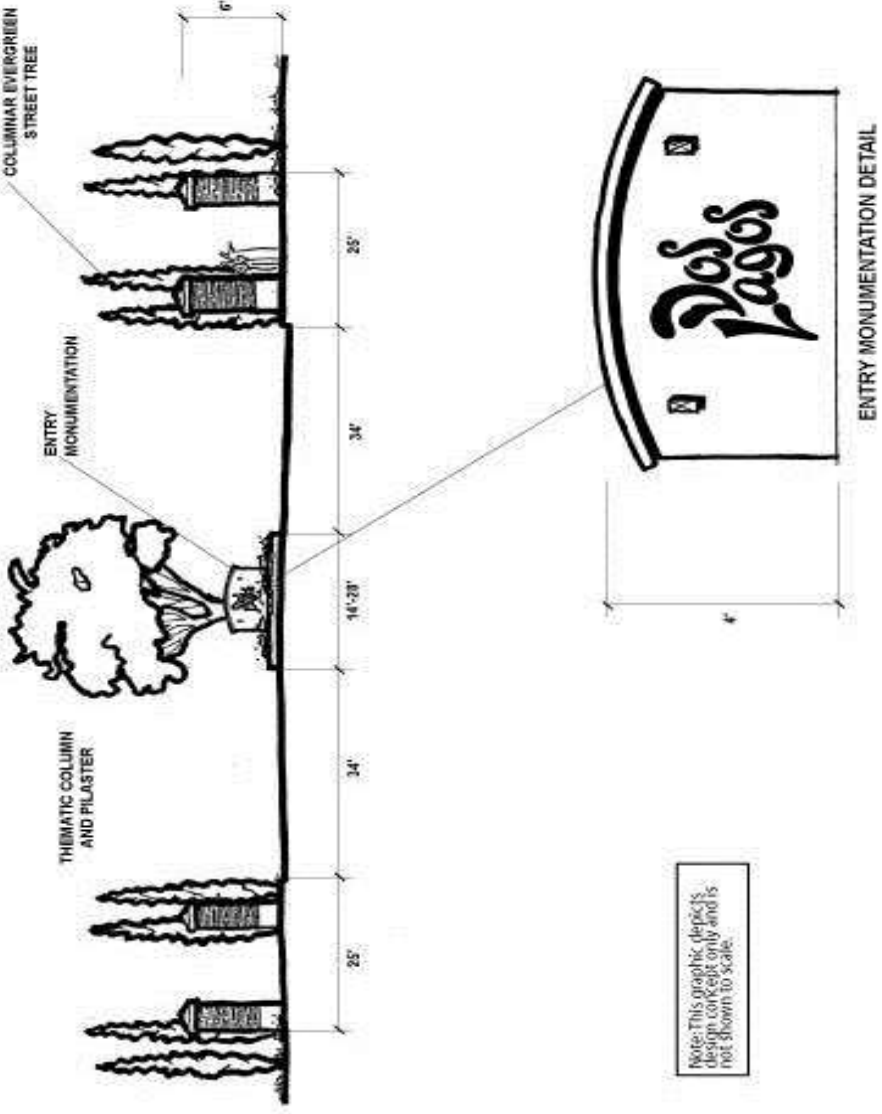
Exhibit 5-10  
Southern Project Entry  
Temescal Canyon and  
Weirick Roads



Note: This graphic depicts design concept only and is not intended to represent final design.

*Dos Lagos*  
Corona, California





Note: This graphic depicts design concept only and is not intended to represent final design.

Exhibit 5-11  
Northern Project Entry  
south of Cajalco  
on Temescal Canyon Road



*Dos Lagos*  
Corona, California

## **5.9 PARKING LOT LANDSCAPING**

The Dos Logos Specific Plan proposes land uses requiring considerable associated parking facilities for entertainment, recreation and commercial activities. Much of the project area set aside for these uses are located on the western portion of the site, and are bordered by the Interstate-15 freeway, which provides a clear man-made boundary. The planning area here is considerably lower in elevation than the freeway and allows for unobstructed viewing of the golf course greenbelt, residential components, and the eastern hillsides. The unique and extreme topography of the site provides ample opportunity to blend associated parking facilities into the natural landscape so as to preserve existing and potential view. Parking area design and landscaping shall be consistent with CMC Chapter 17.76. Additionally, the following design standards should be incorporated to further preserve viewing opportunities. Parking landscaping shall be included within the Precise Plan review and approval.

1. Parking lots shall be screened from street views by low planting (36" minimum height), or by a combination of planting, low walls or earthen berms, trees, shrubs, decorative walls, and other landscaping elements.
2. Large areas of open parking lots without vegetative relief shall be avoided.
3. A.) Shade trees shall be planted within all parking areas at a ratio of one (1) tree for every seven (7) stalls located within planters that are a minimum of four-feet (4') square or diamond shaped not including curbs; or B.) Landscape islands with a minimum of 9' of planting area, shall be provided between face to face parking aisles/stalls. This will accommodate a car overhang area of two-feet six-inches (2'6")—five-feet (5') total—and a four-foot (4') planting area for trees and shrubs.
4. All tree planting within parking areas shall be a minimum 15-gallon in size.
5. Landscape beds a minimum of four-foot (4') in width shall separate every 10 contiguous parking stalls.
6. Parking lots shall be setback a minimum of ten-feet (10') from all buildings. This setback area shall be landscaped.
7. The building mass of parking structures shall be relieved by incorporating heavy landscaping surrounding all faces of the structure, including one (1) tree for every twenty-feet (20') of building wall excluding vehicular building entrances. Vine planting shall be incorporated at each level.
8. When parking areas front a roadway, the front setback area shall be landscaped as measured from the property line. This area shall contain a minimum of one (1) tree for every forty-feet square (40'). Where a parking area fronts Temescal Canyon and or Weirick Roads, a minimum five-foot (5') wide landscaped area shall be provided adjacent to and in addition to the thirteen-foot (13') landscape easement/buffer as described in *Section 3.6, Circulation Concept*, and depicted in *Exhibits 3-2, Street Classifications and Cross Sections*; and *Exhibits 5-10 and 5-11*.

*Exhibit 5-12, Typical Parking Lot Landscaping*, provides examples of parking lot landscaping concepts.

## **5.10 PLANT PALETTE**

A plant palette reflective of the Mediterranean region and tolerant of the site's arid climate and proximity to high fire hazard areas has been developed for the *Dos Lagos Specific Plan* project based on the following criteria:

- Appropriateness for Corona's climate
- Maintenance
- Drought tolerance
- Fire resistance
- Habitat enhancement
- Maintenance
- Aesthetics
- Growth pattern and form

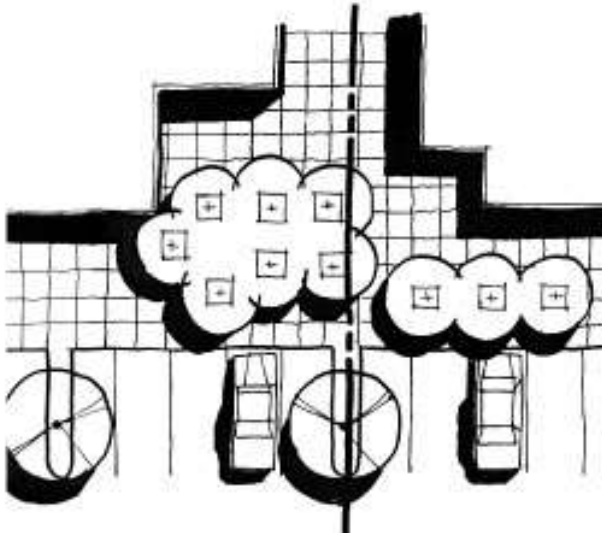
The following plant materials are recommended for landscaping use throughout the *Dos Lagos Specific Plan* area. Additional plant materials not included here may be utilized throughout the project area for aesthetic and other purposes as listed above and as required by the project.



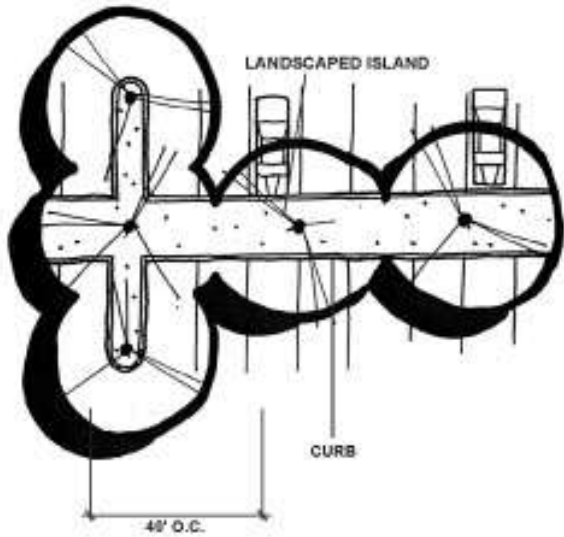
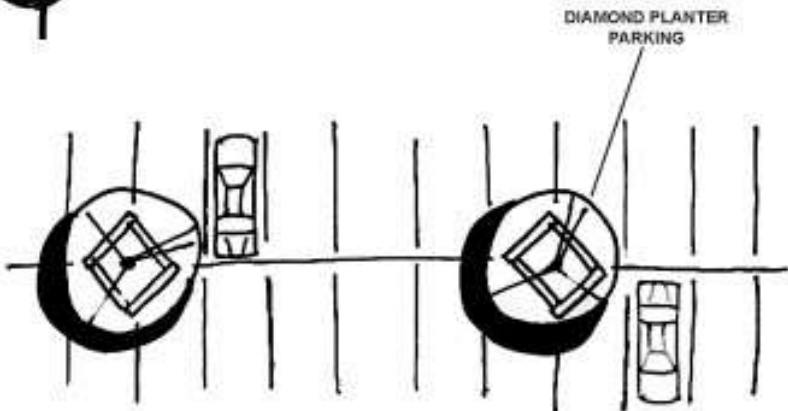
Tree: Platanus  
Racemosa

## TREES: Evergreen

Botanical Name	Common Name
<i>Arbutus 'Marina'</i>	NCN - multi trunk
<i>Ceratonia siliqua</i>	Carob
<i>Cercidium floridum</i>	Blue Palo Verde
<i>Cercidium microphyllum</i>	Ltl. Leaf Palo Verde
<i>Cercis occidentalis</i>	Western Redbud - multi
<i>Cupressocyparis leylandii</i>	Cupressaceae
<i>Cupressus forbesii</i>	Tecate Cypress
<i>Cupressus sempervirens</i>	Italian Cypress
<i>Erythea edulis</i>	Guadalupe Palm
<i>Ficus nitida 'Green Gem'</i>	Indian Laurel Fig
<i>Ficus rubiginosa</i>	Rusty Leaf Fig
<i>Magnolia grandiflora</i>	Southern Magnolia 'Samuel Sommer'
<i>Melaleuca quinquenervia</i>	Cajeput Tree
<i>Myoporum laetum</i>	No Common Name
<i>Olea europaea</i>	Olive
<i>Phoenix canariensis</i>	Canary Island Date Palm
<i>Phoenix dactylifera</i>	Date Palm
<i>Pinus canariensis</i>	Canary Island Pine
<i>Pinus eldarica</i>	Afghan Pine
<i>Podocarpus gracilior</i>	Fern Pine
<i>Tristania conferta</i>	Brisbane Box
<i>Quercus agrifolia</i>	Coast Live Oak
<i>Quercus coccinea</i>	Scarlet Oak
<i>Quercus kelloggii</i>	California Black Oak
<i>Tristania conferta</i>	Brisbane Box
<i>Washingtonia robusta</i>	Mexican Fan Palm



NOTE: DESIGN IS CONCEPTUAL IN NATURE. FINAL DESIGN MAY INCLUDE SOME OF THE ELEMENTS DEPICTED OR OTHERS NOT SHOWN.



Note: This graphic depicts design concept only and is not shown to scale.

*Dos Lagos*  
Corona, California

Exhibit 5-12  
Typical Parking

N.T.S.

Note: This graphic depicts design concept only and is not intended to represent final design



Tree: Rhus Lancea

## TREES: Deciduous

Botanical Name	Common Name
<i>Jacaranda mimosifolia</i>	Jacaranda
<i>Koelreuteria bipinnata</i>	Chinese Flame Tree
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Pistacia chinensis</i>	Chinese Pistache
<i>Platanus acerifolia</i>	London Plane Tree
<i>Platanus racemosa</i>	California Sycamore
<i>Prunus cerasifera</i>	Purple Leaf Plum

## SHRUBS

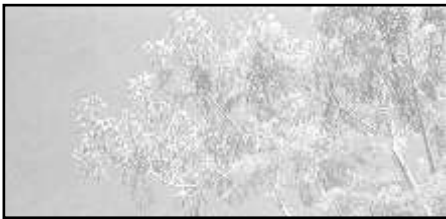
Botanical Name	Common Name
<i>Abelia 'Edward Goucher'</i>	Edward Goucher
<i>Acacia ongerup</i>	Acacia
<i>Acacia redolens</i>	No Common Name
<i>Achillea millefolium</i>	Common Yarrow
<i>Achillea tomentosa</i>	Woolly Yarrow
<i>Aloe arborescens</i>	Tree Aloe
<i>Arctostaphylos hookeri</i>	Monterey Carpet
<i>Artemisia californica</i>	California sagebrush
<i>Atriplex canescens</i>	Saltbush
<i>Atriplex cuneata</i>	Saltbush
<i>Atriplex gardneri</i>	Gardner's Saltbush
<i>Atriplex glauca</i>	Saltbush
<i>Atriplex lentiformis brew</i>	Brewer Saltbush
<i>Atriplex rhagodioides</i>	Silver Saltbush
<i>Bougainvillea species</i>	Bougainvillea
<i>Buxus japonica</i>	Japanese Boxwood
<i>Calliandra haematocephala</i>	Pink Powder Puff
<i>Ceanothus gloriosus</i>	Pt. Reyes
<i>Ceanothus prostratus</i>	Squaw Carpet
<i>Cerastium tomentosum</i>	Snow in Summer
<i>Cistus 'Descanso Hybrid'</i>	Hybrid Rockrose
<i>Cistus corbariensis</i>	White Rockrose
<i>Cistus corsicus</i>	Rockrose
<i>Cistus cyprius</i>	Rockrose
<i>Cistus incanus</i>	Rockrose
<i>Cistus ladanifer</i>	Crimson Spot Rockrose
<i>Cistus purpureus</i>	Purple Rockrose
<i>Corethrogyne filaginifolia</i>	California aster
<i>Escallonia fradesii</i>	Escallonia
<i>Hedera canariensis</i>	Algerian Ivy
<i>Helianthemum</i>	Sunrose
<i>Hibiscus rosa-sinensis</i>	Chinese Hibiscus
<i>Heteromeles arbutifolia</i>	Toyon
<i>Hypericum calycinum</i>	Aaron's Beard
<i>Juniperus species</i>	Juniper
<i>Ligustrum japonicum</i>	Japanese Privet
<i>Limonium perezii</i>	Sea Lavender



Tree: Quercus Agrifolia

## SHRUBS (continued)

Botanical Name	Common Name
<i>Heteromeles arbutifolia</i>	Toyon
<i>Mahonia aquifolium</i> 'compacta'	Oregon Grape
<i>Mahonia repens</i>	Creeping Mahonia
<i>Rosea Meidiland - White</i>	White Meidiland Rose
<i>Rosea Meidiland - Pink</i>	Pink Meidiland Rose
<i>Rosea Meidiland - Red</i>	Red Meidiland Rose
<i>Ribes viburnifolium</i>	Evergreen Current
<i>Lonicera japonica</i>	Hall's Honeysuckle
<i>Lotus scoparius</i>	Deerweed
<i>Myoporum debile</i>	No Common Name
<i>Myoporum insulare</i>	No Common Name
<i>Myoporum parvifolium</i> var.	
<i>Prostrata Nandina domestica</i>	Heavenly Bamboo
<i>Nerium oleander</i>	Oleander
<i>Nummularium</i>	No Common Name
<i>Phormium tenax</i>	New Zealand Flax
<i>Photinia frazeri</i>	Photinia
<i>Pittosporum</i> species	Mock Orange
<i>Podocarpus macrophyllus</i>	Podocarpus
<i>Prunus caroliniana</i>	Carolina Laurel Cherry
<i>Prunus illicifolia</i>	Hollyleaf Cherry
<i>Pyracantha</i> species	Firethorn
<i>Raphiolepis indica</i>	Indian Hawthorn
<i>Rosemarinus officinalis</i>	Dwarf Rosemary
<i>Santolinachamaecyparissus</i>	Lavender Cotton
<i>Santolina virens</i>	Green Lavender Cotton
<i>Viburnum</i> species	Viburnum
<i>Xylosma congestum</i>	Shiny Xylosma



Tree: Jacaranda Acutitifolia

## SUB SHRUBS

Botanical Name	Common Name
<i>Agapanthus africanus</i>	Lily of the Nile
<i>Escallonia fradesii</i>	Escallonia
<i>Grewia caffra</i>	Lavender Star Vine
<i>Hemerocallis</i> species	Daylilies
<i>Lonicera japonica 'Halliana'</i>	Hall's Honeysuckle'
<i>Dietes bicolor</i>	Fortnight Lily
<i>Tecomaria capensis 'Aurea'</i>	Cape Honeysuckle
<i>Trachelospermum jasminoide</i>	Star Jasmine
<i>Tulbaghia fragrans</i>	No Common Name

## VINES

Botanical Name	Common Name
<i>Bougainvillea</i> species	Bougainvillea
<i>Bignonia cherere</i>	No Common Name
<i>Ficus pumila</i>	Creeping Fig
<i>Gelsemium sempervirens</i>	Carolina Jasmine
<i>Sambucus mexicana</i>	Mexican elderberry

## GROUND COVERS

Botanical Name	Common Name
<i>Acacia ongerup</i>	Acacia
<i>Ajuga reptans</i>	Carpet Bugle
<i>Aloe aristata</i>	No Common Name
<i>Arctostaphylos edmundsii</i>	Ltl. Sur Manzanita
<i>Arctostaphylos uva-ursi</i>	Bearberry
<i>Arctotheca callendula</i>	Cape Weed
<i>Atriplex glauca</i>	No Common Name
<i>Atriplex semibaccata</i>	Creeping Saltbush
<i>Duchesnea indica</i>	Indian Mock Strawberry
<i>Baccharis pilularis</i>	Dwarf Coyote Bush
<i>Carpobrotus edulis</i>	Hottentot Fig
<i>Cerastium tomentosum</i>	Snow in Summer
<i>Drosanthemum</i>	No Common Name
<i>Drosanthemum hispidum</i>	Rosea Iceplant
<i>Eschscholzia californica</i>	California Poppy
<i>Gazania hybrida</i>	South African Daisy
<i>Gazania species</i>	Gazania
<i>Gazania uniflora</i>	Trailing Gazania
<i>Hedera helix</i>	English Ivy
<i>Hypericum calycinum</i>	Aaron's Beard
<i>Lampranthus aurantiacus</i>	Bush Iceplant
<i>Lampranthus filicaulis</i>	Redondo Creeper
<i>Lampranthus spectabilis</i>	Trailing Iceplant
<i>Lippia canescens</i>	No Common Name
<i>Lonicera japonica</i>	Honeysuckle
<i>Malephora crocea</i>	Croceum Iceplant
<i>Malephora luteola</i>	Trailing Iceplant
<i>Myoporum parvifolium</i>	Myoporum
<i>Osteospermum fruticosum</i>	African Daisy
<i>Potentilla verna</i>	Spring Cinquefoil
<i>Romneya coulteri</i>	Coulter's Matilija Poppy
<i>Salvia sonomensis</i>	Creeping Sage
<i>Sedum album</i>	Green Stonecrop
<i>Sedum confusum</i>	No Common Name
<i>Sedum lineare</i>	No Common Name
<i>Sedum rubrotinctum</i>	Brown Bean
<i>Teucrium chamaedrys</i>	Germander
<i>Thymus serpyllum</i>	Mother of Thyme
<i>Verbena peruviana</i>	Peruvian Verbena
<i>Vinca major</i>	Periwinkle
<i>Vinca minor</i>	Dwarf Periwinkle, Dwarf Running Myrtle

## GRASSES

Botanical Name	Common Name
<i>Agropyron</i>	Wheatgrass
<i>Agristis</i>	Bent Grass, redtop
<i>Bouteloua</i>	Blue Grama Grass
<i>Cynodon</i>	Bermuda Grass
<i>Festuca</i>	Fescue
<i>Lolium</i>	Ryegrass
<i>Poa</i>	Bluegrass
<i>Stenotaphrum secundatum</i>	St. Augustine Grass
<i>Zoysia</i>	Zoysia





Tree: Pinus Canariensis

### ORNAMENTAL

Botanical Name	Common Name
<i>Arrhenatherum</i>	Bulbous Oat Grass
<i>Briza</i>	Rattlesnake Grass
<i>Coix</i>	Job's tears
<i>Cortadera</i>	Pampas Grass
<i>Deschampsia</i>	Hair Grass
<i>Elymus</i>	Lyme Grass
<i>Hakonechloa</i>	Japanese Forest Grass
<i>Helictotrichon</i>	Blue Oat Grass
<i>Imperata</i>	Japanese Blood Grass
<i>Milium effusum</i>	Bowles Golden Grass
<i>Miscanthus</i>	Silver Grass
<i>Pennisetum</i>	Fountain Grass
<i>Phalaris</i>	Ribbon Grass
<i>Setaria</i>	Palm Grass
<i>Stipa</i>	Feather Grass, Needle Grass

## 5.11 Walls and Fencing

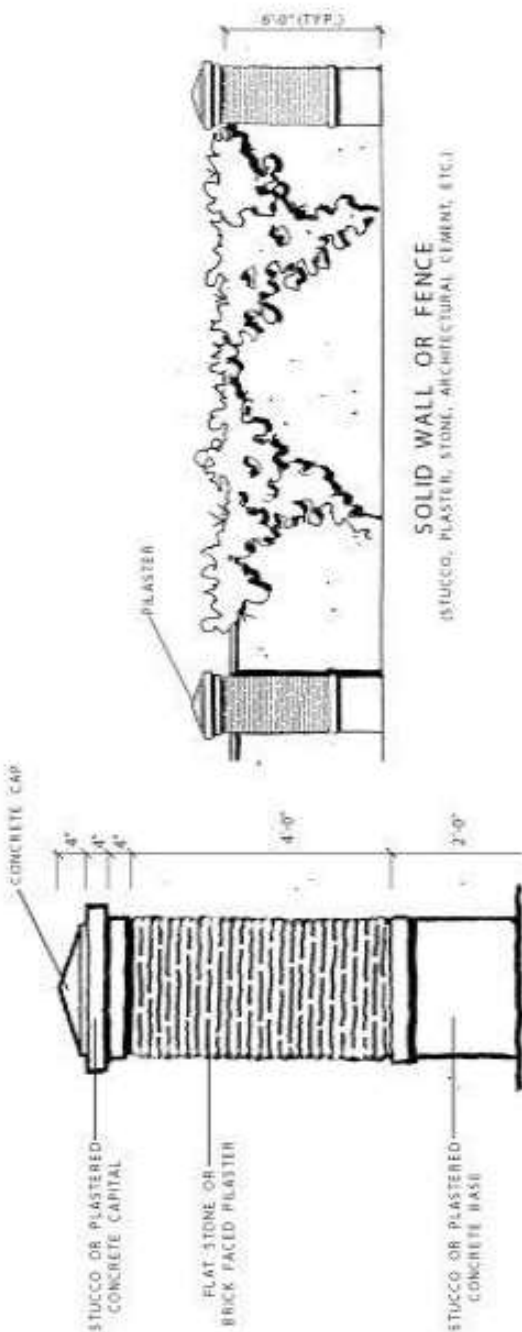
Walls and fences shall be used adjacent to public streets and private right-of-ways to separate and screen areas. They will provide varying degrees of densities to the purpose of screening, security, and aesthetically enhancing the streetscape. General concept for walls and fences are shown on *Exhibits 5-13a* and *5-13b, Theme Walls and Fences*.

The following wall and fence design guidelines shall be followed within the *Dos Lagos Specific Plan* area:

1. Walls and fences throughout the *Dos Lagos Specific Plan* project area shall be designed to reflect the Eclectic Mediterranean Villa character envisioned for the community.
2. Walls and fences within individual planning areas shall be uniform in terms of material, color and texture.
3. All wall and fence screening devices shall complement the architecture of the main building.
4. The following wall/fencing materials are permitted and encouraged:
  - Wrought Iron
  - Stone (rough cut, river stone, etc.)
  - Rock
  - Architectural Concrete
  - Plaster finish
  - Stucco finish
5. The following wall/fencing materials and styles are prohibited:
  - Barbed wire
  - Razor wire
  - Plywood or other flat surfaces which do not have relief
  - Wire mesh
  - Wood
6. Solid project theme walls will be employed at the perimeter of the industrial and business park areas along Temescal Canyon Road, providing a visual screen. The solid or stem theme wall may be used for the perimeter of the residential development area where such walls are required. Walls along Temescal Canyon Road can exceed a height of six feet to mitigate noise impacts to adjacent properties. Wall heights exceeding six feet shall be verified by the project noise analysis.
7. In such cases where walls are utilized, as part of building design or otherwise, the horizontal and vertical plane of the wall shall be staggered to provide relief and prevent monotony in design. Pilasters shall be placed at property corners or at a maximum of 75 feet apart.
8. In the industrial zone, all fencing not within view of a public street or area shall be permitted to have chain link or precision block fencing. The planning director, at his or her discretion shall determine whether proposed fencing is within public view.
9. Temporary chain link fencing must be removed upon completion of construction.
10. The type and location of all walls or fencing shall be approved by the Precise Plan.



SOLID OFFSET WALL



SOLID WALL OR FENCE

(STUCCO, PLASTER IN, STONE, ARCHITECTURAL CEMENT, ETC.)

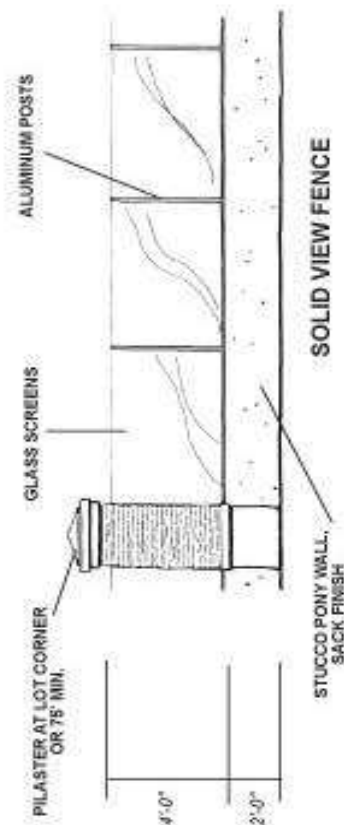
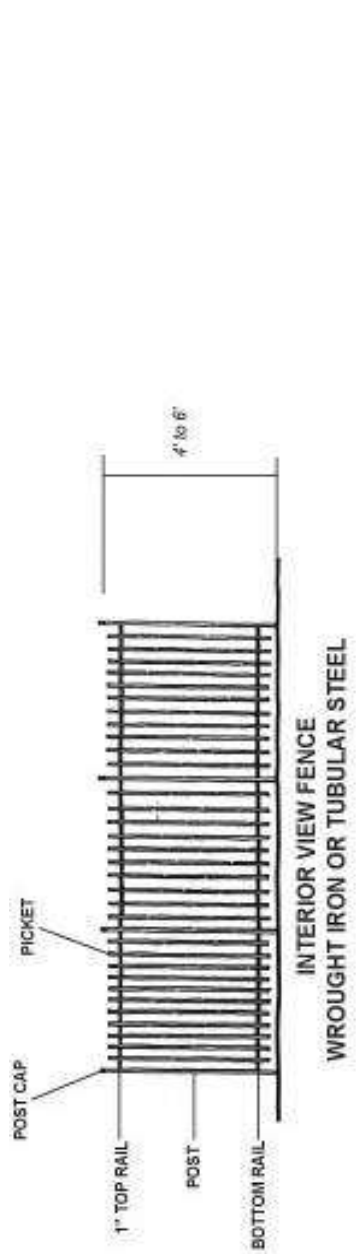
Note: This graphic depicts design concept only and is not intended to represent final design.

Exhibit 5-13a  
Theme Walls  
and Fences



Note: This graphic depicts design concept only and is not intended to represent final design.

*Dos Lagos*  
Corona, California



Note: This graphic depicts design concept only and is not drawn to scale.

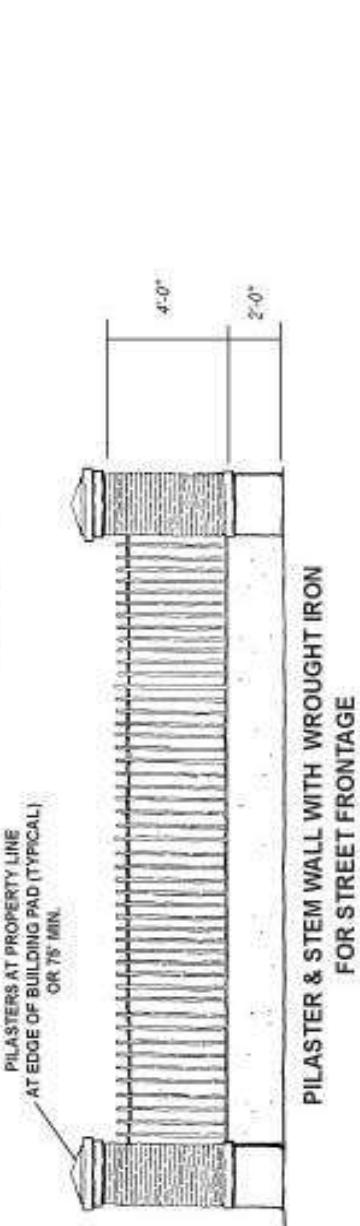


Exhibit 5-13B  
Theme Walls  
and Fences



Note: This graphic depicts design concept only and is not intended to represent final design.



## **5.12 LIGHTING**

Lighting throughout the Specific Plan area will be designed to emphasize community amenities, provide continuity along streets, and ensure the safety of residents and users and accentuate landscaping and architecture. In general, lighting shall minimize light levels for any given application. General lighting criteria include the following:

1. Exterior lighting shall be shielded or recessed to minimize direct glare and reflections.
2. Pedestrian oriented low-level lighting, such as bollards or step lights, is encouraged and should be utilized to the degree practical.
3. The use of decorative lighting, such as tree uplights and downlights, is encouraged.
4. Uplighting should not be directly visible when viewed from higher elevations, and should not detrimentally affect views looking down.
5. Street lighting styles should be consistent within each planning area with design approved by the Planning and Public Works Departments at the time of subdivision map.
6. Exterior or parking lot lighting fixture styles should be compatible with the architectural style of the buildings on site with design approval at the time of Precise Plan.
7. Christmas lighting shall be temporary in nature, not to exceed two (2) months in duration.
8. Driving range night lighting shall be shielded, and directed downward.
9. Lighting that represents movement, flashes, blinks or is of unusual high intensity or brightness will be restricted to Entertainment Commercial use approved at the time of Precise Plan.

## **6.0 IMPLEMENTATION AND ADMINISTRATION PROCEDURES**

### **6.1 INTRODUCTION**

The Specific Plan, when adopted as a City Ordinance, serves both planning and regulatory functions. The Dos Lagos Specific Plan contains all applicable land use regulations and will constitute the zoning for all property in the Specific Plan area. In addition, general administration rules are specified to properly relate the Specific Plan to the provisions within the Corona Municipal Code.

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

Should future economic or development conditions make it desirable to amend this Specific Plan, the procedure as described in *Section 6.5*, shall govern such amendments.

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

# Implementation and Administration Procedures

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## **6.2 CONCEPTUAL PROJECT PHASING**

The provisions of the *Dos Lagos Specific Plan* serve as a framework to guide future development. Development will occur in an orderly fashion to ensure that adequate infrastructure and municipal services are in place prior to issuance of a permit of occupancy by the City. Comprehensive infrastructure improvements and plans are proposed as a part of the *Dos Lagos Specific Plan*.

The phasing program is intended to provide for the subdivision of project development into development phases by land use. Construction is expected to occur over the next 2 to 5 years, with construction on the east side commencing in 2001, and development of the west side starting in the year 2003 as illustrated in *Exhibit 6-1, Specific Plan Phasing Plan*. Development may not necessarily occur chronologically in the order listed herein, with development of some phases running concurrently with that of others. If a later phase is developed first, the improvements required from the earlier phase will be required to be completed per the Master Subdivision Map. Infrastructure, landscape treatment, and signage improvements will be implemented no later than the completion of the first land uses outlined for each phase. The extent of the required improvements will be determined at the time of the Master Subdivision Map or subsequent subdivision maps, whichever is deemed appropriate by the City Engineer.

Public and or private financing mechanisms including but not limited to the use of redevelopment tax increment funds and the establishment of a community facilities district, may be employed to enable up-front infrastructure and traffic related improvements as described in the following sections.

### **6.2.1 Phase I – Golf, Golf Clubhouse, Residential, WWTP and Business Park/Office (East Parcel)**

The entire eastern portion of the Specific Plan area will be mass graded during Phase I. Golf Course and Golf Clubhouse (PA 13), Residential (PA's 10, 11 and 12), and Business Park/Office (PA 6) uses located on the eastern portion of the project site, are anticipated to be developed concurrently as part of the first phase of development.

Improvements in Phase I will include all on-site infrastructure facilities related to these land uses, construction of the golf course, as well as improvements to enhance Temescal Wash. Infrastructure improvements would include mass grading of the eastern portion of the project site—that site area situated to the east of Temescal Canyon Road and bound by Weirick Road to the South and in proximity to Cajalco at the north—extension of sewer and water lines along Temescal Canyon Road to serve the Golf Clubhouse, Residential, Business Park and primary project entry monuments and landscape parkways; incorporation of drainage open channel improvements through the golf course; construction of internal access roadways, and on-site infrastructure facilities related to the residential community; building improvements and landscape treatments associated with each land use. Traffic improvements for Phase I are discussed in the section that follows. The project entry monuments on the east side of Temescal Canyon Road shall be installed as part of Phase I. Individual project entry signs on the east side of Temescal Canyon Road shall be installed along with the development of the land uses as established for, and part of phase I.

Phase I will also include construction of the City of Corona Wastewater/Reclaimed Water Treatment Plant No. 3 to be orchestrated by the City of Corona according to the City's applicable development standards. Prior to issuance of a certificate of occupancy for the 481st residential unit, construction of the golf course shall commence and a completion bond provided to ensure completion of the golf course.

# Implementation and Administration Procedures

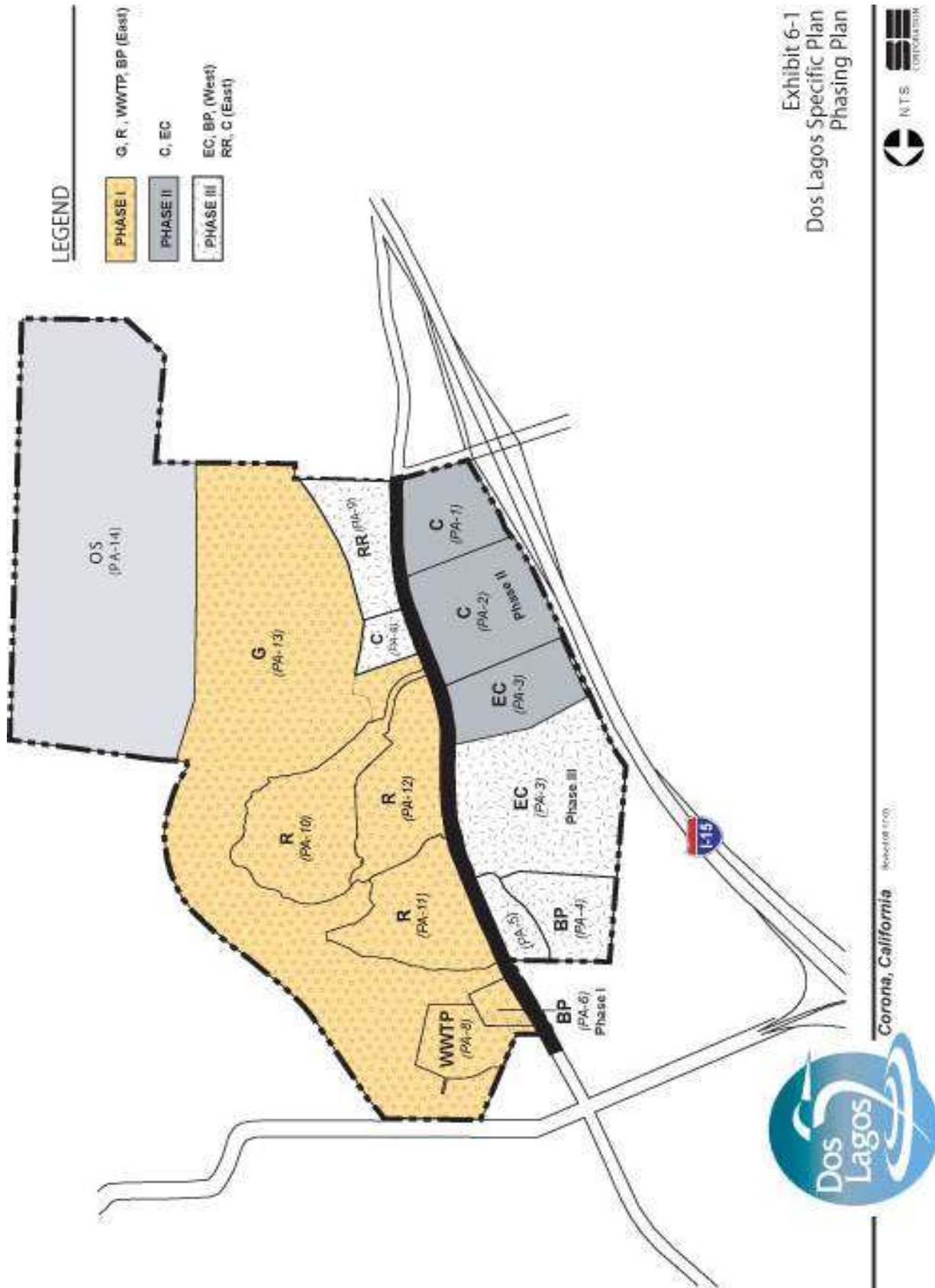


Exhibit 6-1  
Dos Lagos Specific Plan  
Phasing Plan



# Implementation and Administration Procedures

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## 6.2.1.1 -Phase I Onsite Traffic Related Improvements

Onsite traffic related improvements for Phase I include roadway, signalization, and landscaping improvements as described below.

### A. **Onsite Roadway Improvements** (*see Exhibit 6-1a, Phase I Onsite Street Improvements*):

**Temescal Canyon Road** – from Weirick Road to the Bedford Canyon Bridge shall be improved to a 2-lane undivided roadway with a 34-foot curb-to-curb right-of-way. Parkway landscaping, including landscape buffer area, shall be installed on the east side of Temescal Canyon Road. This condition is allowed for the first 150 certificates of occupancy for residential structures. Prior to the 151<sup>st</sup> certificate of occupancy for a residential structure, Temescal Canyon Road shall be improved as a four lane divided roadway with a landscape median; or the Bedford Canyon Bridge and channel improvements shall be constructed with two lanes on Temescal Canyon Road extended to the Cajalco Expressway.

**Weirick Road** - will be improved to a 2-lane undivided collector road. Parkway landscaping shall consist of improvements between the curb and the sidewalk on the north side of Weirick Road only.

**Cajalco Expressway** - the portion of Cajalco Expressway located to the east of Temescal Canyon Road will be improved to one-half street improvements plus ten feet; i.e. 55' from centerline to curb and a five-foot sidewalk within 16' parkway.

**Industrial/Business Park/Office Collector Roads** – Road A will be developed in conjunction with the development of Business Park/Office and or Light Industrial (LI) land uses for the east side. The road will be developed as a 2-lane undivided road with a 68-foot right-of-way, 12-foot landscaped parkways with 5-foot sidewalks on both sides of the street (*Exhibits 3-2 and 5-6*). The road may be developed as a private drive.

**Private Residential Access Roads** - Roads B, E and F will be installed in conjunction with the development of residential land uses to a width of 60-foot right-of-way, including curbs, gutters and sidewalks.

### B. **On-site Signalization**: Phase I traffic signal improvements shall include partial signalization on the east side of Temescal Canyon Road to coincide with Phase I development and shall include the following project intersections as depicted in *Exhibit 6-1b, Phase I On-site Traffic Improvements*:

- **Temescal Canyon Road/Weirick Road**
- **Temescal Canyon Road/ Road A**
- **Temescal Canyon Road/Road B**
- **Temescal Canyon Road/Road E**
- **Temescal Canyon Road/Road F**

# Implementation and Administration Procedures

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## C. Additional On-site Improvements

### **Temescal Canyon Road/Weirick Road**

- N/B left turn lane - addition
- E/B left turn lane - addition

## 6.2.1.2 -Phase I Offsite Traffic Related Improvements

The following improvements have been identified as necessary to serve the project and project area. However, various offsite traffic related improvements are currently planned and may be completed by others prior to implementation of *Dos Lagos Specific Plan* phasing and development. If this is the case, required improvement installed prior to project implementation may be addressed through fee-based and fair-share obligations in accordance with any approved agreements or approval of the City. Offsite traffic related improvements during Phase I include:

## A. Off-site Roadway Improvements:

### **Interchange Improvements at I-15/Cajalco Expressway**

- N/B offramp - right turn lane
- S/B offramp - left turn lane
- E/B Cajalco at S/B offramp - addition of through lane at interchange

### **Temescal Canyon Road/Cajalco Expressway**

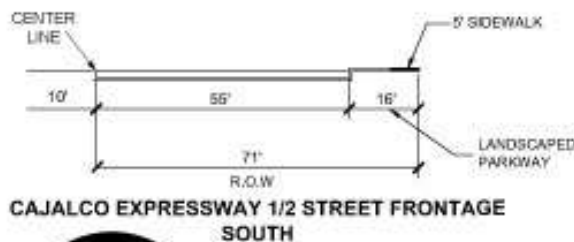
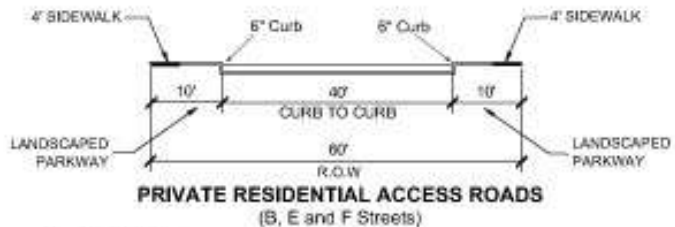
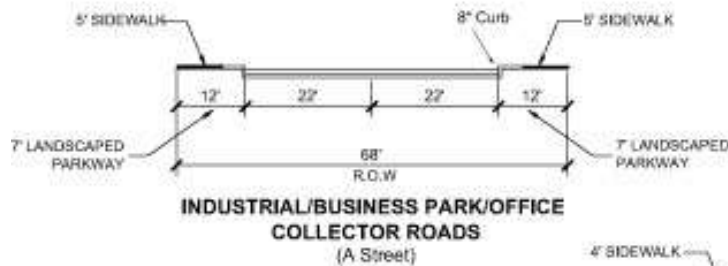
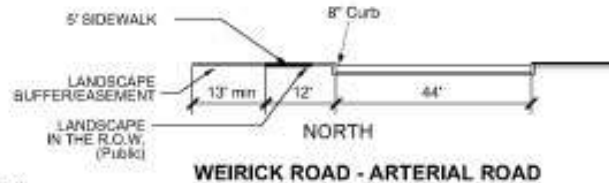
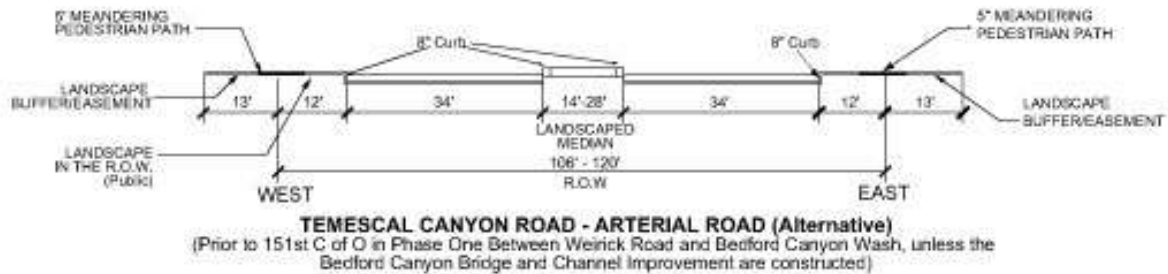
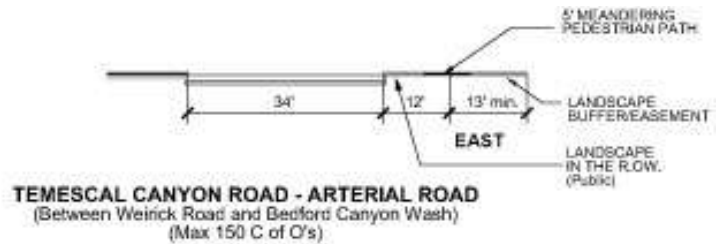
- N/B left turn lane - addition
- S/B left turn lane - addition

## B. Off-site Signalization:

- **Temescal Canyon Road /Cajalco Expressway**
- **Temescal Canyon Road/El Cerrito Road**
- **Cajalco Road/I-15 Interchange - N/B onramp signal**
- **El Cerrito Road/I-15 Interchange**

# Implementation and Administration Procedures

## Phase I



## Exhibit 6-1a Phase I Onsite Street Improvements

Revised 11.19.02

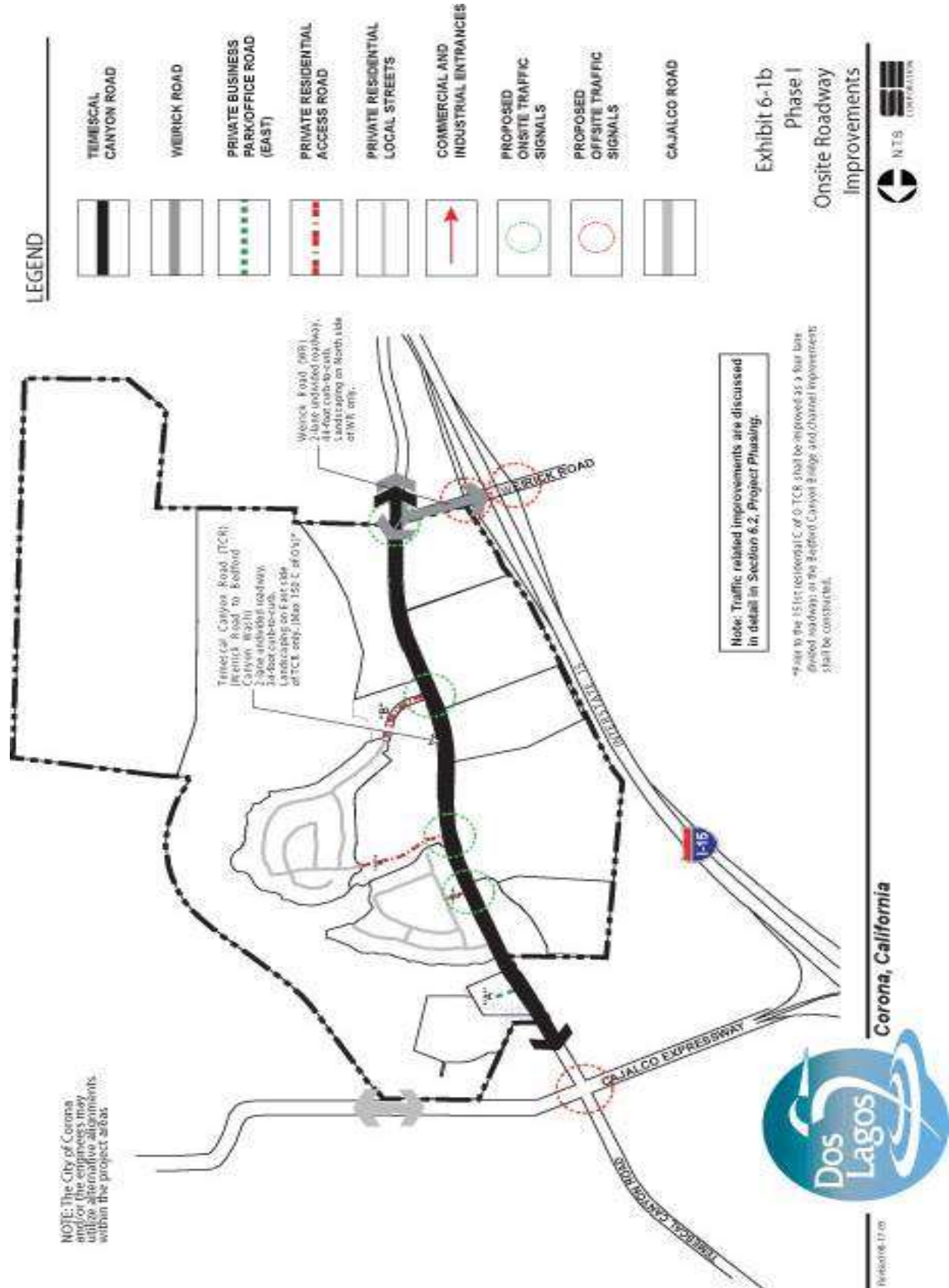


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# Implementation and Administration Procedures



# Implementation and Administration Procedures

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## 6.2.2 PHASE II –COMMERCIAL

PHASE II INCLUDES DEVELOPMENT OF COMMERCIAL PLANNING AREAS OF THE PROJECT LOCATED ON THE WESTERN PORTION OF THE SPECIFIC PLAN SITE WITHIN PA'S 1 AND 2. A PORTION OF PA-3 (ENTERTAINMENT COMMERCIAL), APPROXIMATELY 28.7 ACRES, WILL ALSO BE DEVELOPED IN CONJUNCTION WITH PA'S 1 AND 2 DURING PHASE II. INFRASTRUCTURE IMPROVEMENTS WOULD INCLUDE MASS GRADING OF THE WESTERN PORTION OF THE PROJECT SITE WITH THE EXCEPTION OF THE REMAINING ENTERTAINMENT COMMERCIAL ZONE IN PA-3, WHICH WILL BE GRADED IN PHASE III. ON-SITE INFRASTRUCTURE FACILITIES RELATED TO PHASE II LAND USE AREAS INCLUDE BUILDING IMPROVEMENTS, ASSOCIATED LANDSCAPE TREATMENTS, THE EXTENSION OF SEWER AND WATER LINES TO WEIRICK ROAD, ENTRY MONUMENTATION AND PROJECT LANDSCAPED BUFFER AREA ON WEIRICK ROAD.

### 6.2.2.1 -Phase II Onsite Traffic Related Improvements

Onsite traffic related improvements for Phase II include roadway, signalization and landscaping improvements as described below.

#### A. **Onsite Roadway Improvements (see Exhibit 6-2a, Phase II Onsite Street Improvements):**

**Temescal Canyon Road** - will be improved to a 4-lane divided roadway with a landscaped median along the section of the roadway between Weirick Road and Bedford Wash. The roadway section between Bedford Wash and Cajalco Road shall be constructed to include two, 34 feet half street width sections, a raised landscape median that will vary in width from 14 to 28 feet and a 12 foot wide parkway and 13 foot wide landscape lot on both sides of the street. Parkway landscaping and landscape buffer, shall be installed on the west side, adjacent to Phase Two project frontages. Roadway landscaping including the landscape buffer area and median, shall be completed as part of Phase II.

**Weirick Road** - will be improved to a 4-lane undivided road. Roadway landscaping, including the landscape buffer area, shall be completed on the north side of Weirick Road to coincide with the first certificates of occupancy in the adjacent Commercial (C) land use area.

#### B. **Onsite Signalization:** the following traffic signals will require installation and or modification during Phase II to accommodate Phase II development of the western portion of the project site. Modification shall include the western portion of Temescal Canyon Road (see *Exhibit 6-2b, Phase II Onsite Traffic Improvements*):

- **Temescal Canyon Road/Entrance A (west side)**
- **Temescal Canyon Road/Road B (west side)**
- **Temescal Canyon Road/Weirick Road**

# Implementation and Administration Procedures

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## C. Additional Onsite Roadway Improvements:

- Temescal Canyon Road/Weirick Road - addition of N/B and S/B through lane, E/B left, and S/B right turn lanes.

## D. Bedford Canyon Bridge and Channel Improvements

- If not completed in Phase One, prior to the issuance of any building permits in Phase Two, the right of way required to construct the bridge and the channel both upstream and downstream of the bridge shall be dedicated to the City and plans shall be approved by the Public Works Director.
- Prior to the issuance of any certificates of occupancy within Phase Two, the Bedford Canyon channel and bridge shall be constructed.

### 6.2.2.2 -Phase II Offsite Traffic Related Improvements

The following improvements have been identified as necessary to serve the project and project area. However, various offsite traffic related improvements are currently planned and may be completed by others prior to implementation of *Dos Lagos Specific Plan* phasing and development. If this is the case, required improvement installed prior to project implementation may be addressed through fee-based and fair-share obligations in accordance with any approved agreements or approval of the City. Offsite traffic related improvements during Phase II include:

#### A. Offsite Roadway Improvements:

##### **Interchange Improvements**

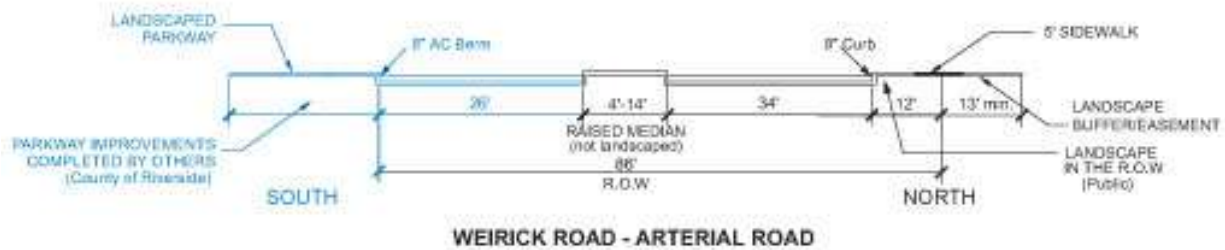
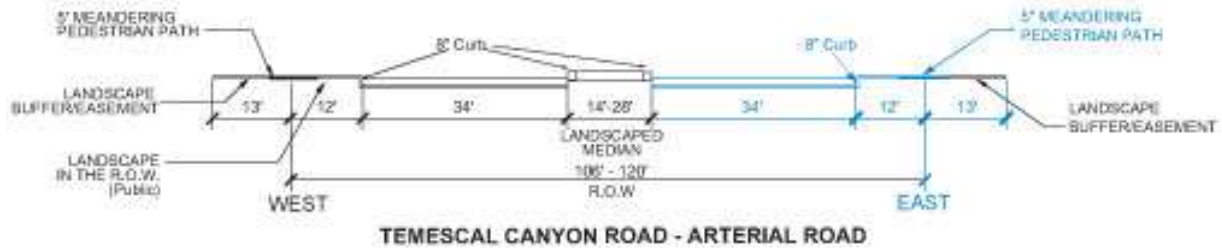
- **Cajalco Expressway/I-15** - Bridge improvements
- **Weirick Road/I-15** - improve to 4-lane undivided roadway in the area between the S/B and N/B on/off ramps
- **Weirick Road/I-15** - addition of W/B right turn lane to N/B onramp
- **Weirick Road/I-15** - addition of E/B left turn lane to N/B onramp
- **Temescal Canyon Road/Cajalco Expressway** - addition of N/B left turn lane

#### B. Offsite Signalization: Phase II traffic signal improvements include the following intersections.

- **Weirick Road/I-15** - N/B on/offramp signalization
- **Weirick Road/I-15** - S/B on/off ramp signalization

# Implementation and Administration Procedures

## Phase II

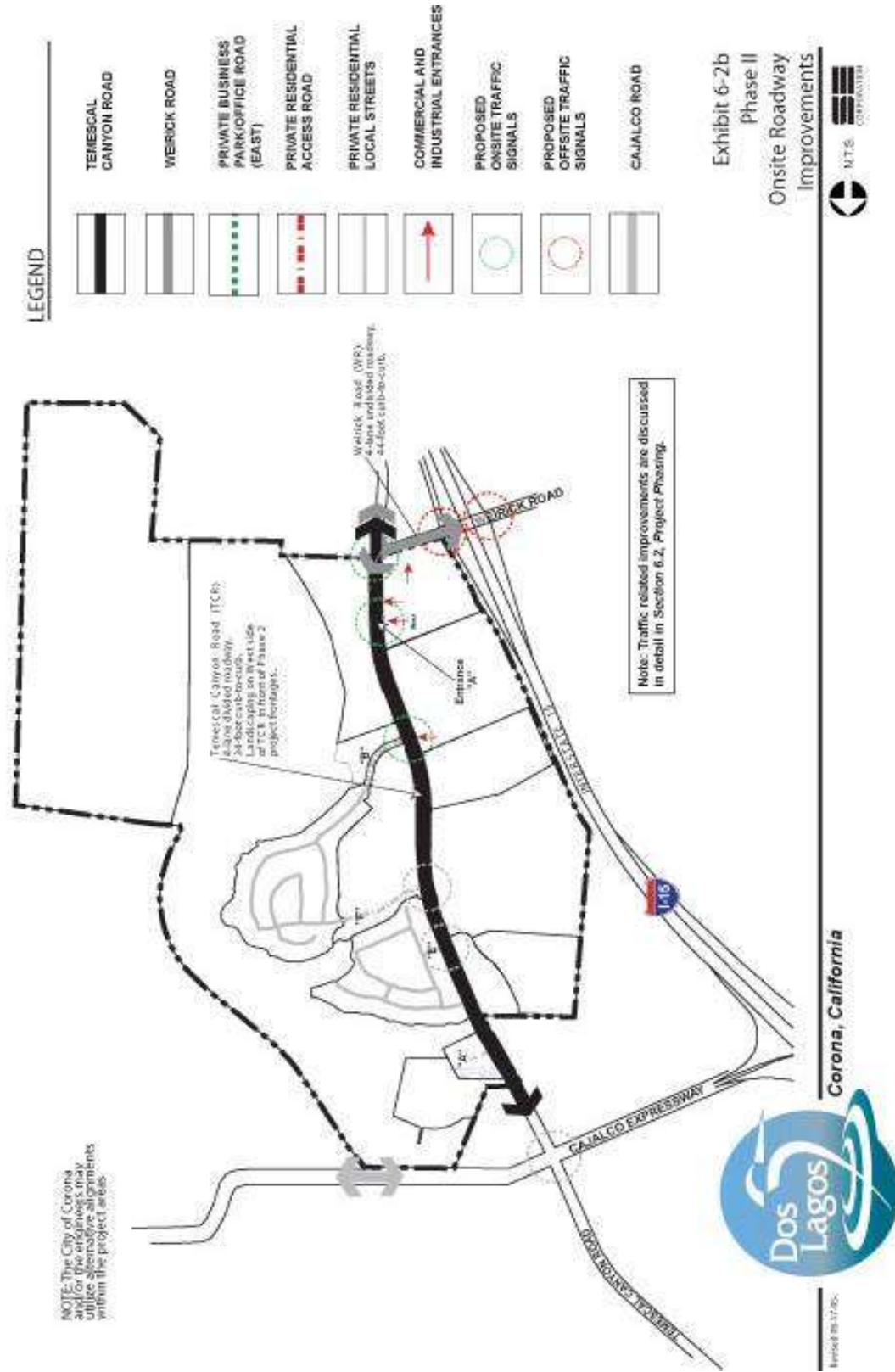


### Exhibit 6-2a Phase II Onsite Street Improvements



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# Implementation and Administration Procedures

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## 6.2.3 Phase III – Entertainment Commercial: Lakeside Village

The Resort Residential (RR) located on the east side of Temescal Canyon Road in PA-9 and Business Park (BP) land uses located on the westside of Temescal Canyon Road in PAs 4 and 5 will be developed in Phase III. The Lakeside Village hotel, recreation and remaining entertainment and commercial uses located on the westside in PA-3, are anticipated to be developed concurrently within the balance of the Entertainment Commercial (EC) zone in PA-3. Improvements related to this phase would include final grading and drainage improvements within PAs 4, 5, 9 and 3; on-site infrastructure facilities related to BP, C, RR and EC land uses; building improvements; and zone-specific landscape treatments.

### 6.2.3.1 - Phase III Onsite Traffic Related Improvements

Onsite traffic related improvements for Phase III include roadway and landscaping improvements as described below.

**A. On-site Improvements (see *Exhibit 6-3a, Phase III Onsite Street Improvements; and 6-3b, Phase III Onsite Roadway Improvements*):**

**Temescal Canyon Road** - the landscape buffers on the west side of the right-of-way adjacent to PA-3, shall be installed and landscaped.

**Weirick Road** - will be improved to a 4-lane divided roadway with a non-landscaped raised median.

**Industrial/Business Park/Office/Lake Area Roads** - Roads will be installed in conjunction with the development of Business Park/Office (BP) and Entertainment Commercial (EC) land uses located on the west side of Temescal Canyon Road. Roads A, J, R and S as depicted in *Exhibit 6-3a, Phase III Onsite Street Improvements and Exhibit 6-3b, Phase III Onsite Roadway Improvements*, will be developed as public roadways. Roads A, J and S will take access directly from Temescal Canyon Road. Road R connects Roads S and J to create a circular ring road. Roads A and S include a 62-foot public right-of-way with 10-foot landscaped parkways that include 5-foot sidewalks on both sides of the road. Road J includes a 55-foot public right-of-way with a 10-foot parkway and 5-foot sidewalk on the southern and eastern side of the road, and a 5-foot landscaped parkway on the northern and westernmost portion of the roadway. Road R includes a 64-foot public right-of-way with 10-foot landscaped parkways and 5-foot sidewalks on both sides of the road.

**B. Onsite Signalization:** the following previously installed traffic signals will require modification during Phase III to accommodate Phase III development of the western portion of the project site. Modification shall include the western portion of Temescal Canyon Road (see *Exhibit 6-3b, Phase III Onsite Traffic Improvements*):

- Temescal Canyon Road/Road C at E
- Temescal Canyon Road/Roads C at F
- Temescal Canyon Road/Entrance A (east side)

### 6.2.3.2 Phase III Offsite Traffic Related Improvements

# Implementation and Administration Procedures

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The following improvements have been identified as necessary to serve the project and project area. However, various offsite traffic related improvements are currently planned and may be completed by others prior to implementation of *Dos Lagos Specific Plan* phasing and development. If this is the case, required improvement installed prior to project implementation may be addressed through fee-based and fair-share obligations in accordance with any approved agreements or approval of the City. Offsite traffic related improvements during Phase III include:

## A. Off-site Roadway Improvements:

### I-15/Cajalco Expressway

- **N/B onramp** - create a W/B free right turn lane
- **S/B onramp** - create a W/B right turn lane

### I-15/El Cerrito Road

- **N/B onramp** - add E/B left turn lane
- **S/B onramp** - add S/B left turn lane

### Weirick Road/I-15

- **N/B onramp** - widened to two lanes
- **N/B onramp** - addition of W/B left turn lane
- **N/B onramp** - addition of E/B left turn lane
- **N/B offramp** - addition of W/B left turn lane
- **S/B offramp** - addition of E/B left turn lane
- **S/B onramp** - addition of W/B left turn lane

### Temescal Canyon Road/Cajalco Expressway

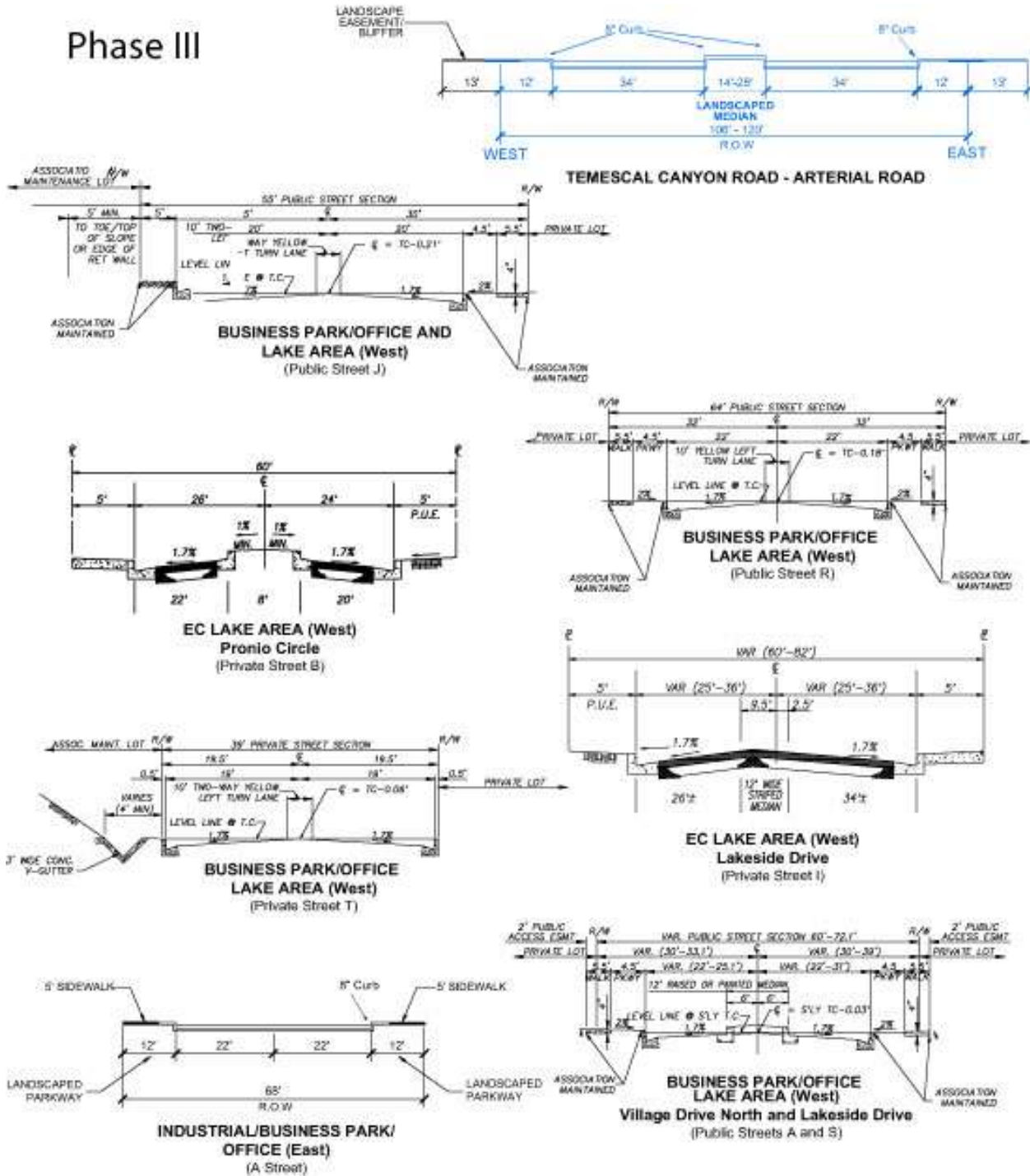
- **E/B free right turn lane** - addition
- **E/B through lane west of intersection** - addition

## C. Modification of Offsite Traffic Signals

- **Weirick Road/I-15**
- **Cajalco Expressway/I-15**
- **Cajalco Expressway/Temescal Canyon Road**
- **El Cerrito/Temescal Canyon Road**
- **El Cerrito/I-15**

# Implementation and Administration Procedures

## Phase III



## Exhibit 6-3a Phase III Onsite Street Improvements

Revised 06/17/05

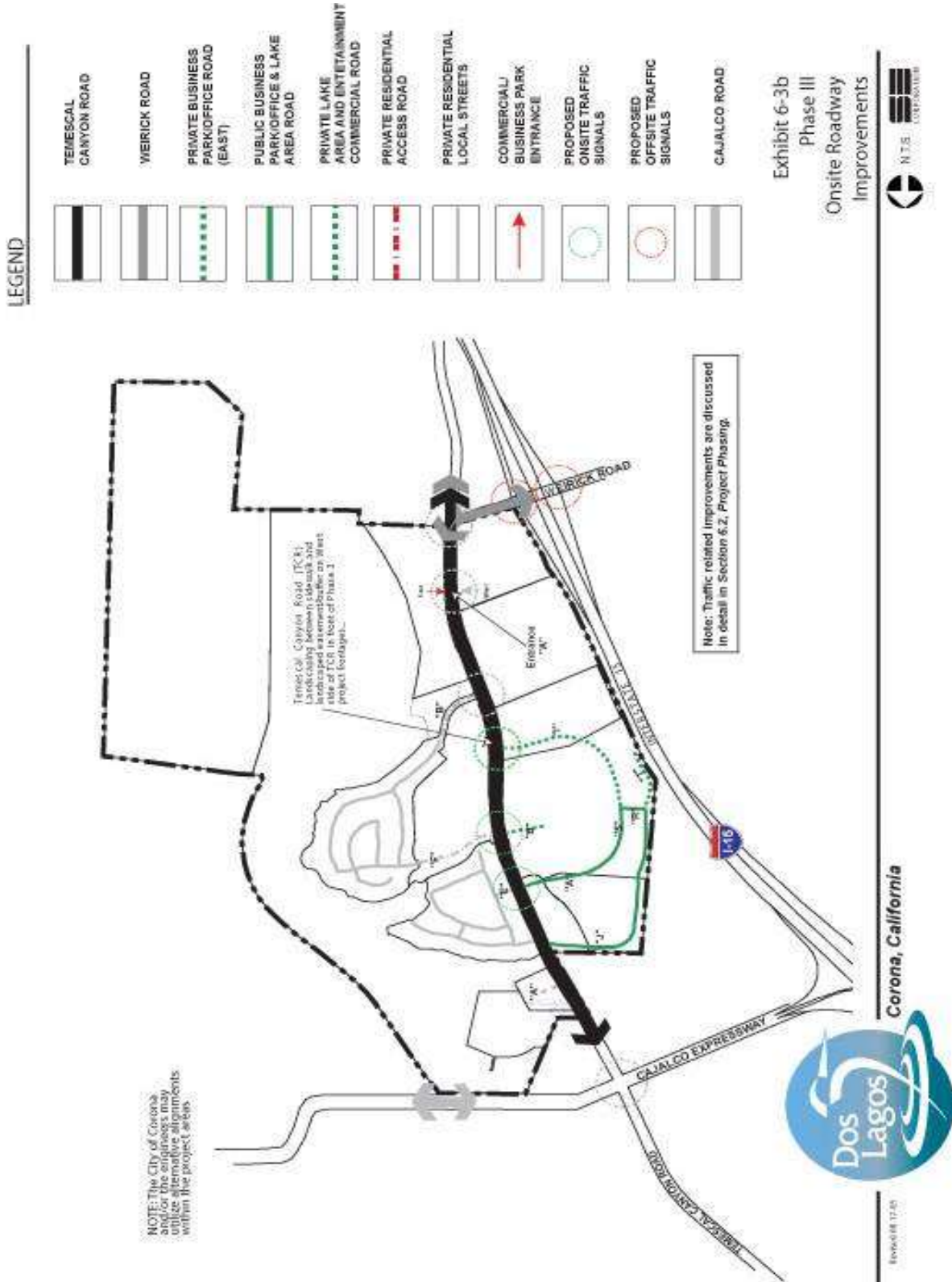


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# Implementation and Administration Procedures

## 6.3 FINANCING PROGRAM



## **Implementation and Administration Procedures**

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Section 65451 of the California Government Code requires that a specific plan include a discussion of the financing mechanisms necessary to implement a proposed project. With the exception of the City of Corona Wastewater/Reclaimed Water Treatment Plant No. 3, on-site and off-site public improvements may be financed through a combination of funding sources including developer advances, tax increment bonds, assessment districts, City fee and capital improvement funds, and county, state and federal public works programs.

The Specific Plan area is being processed for inclusion in the Temescal Canyon Redevelopment Project Area. Community Redevelopment law allows communities to use tax increment financing to carry out redevelopment activities by applying tax increments from the project area to finance planning, administrative acquisition and improvement activities. Redevelopment law also allows the Agency to finance land acquisition for public purposes, construction of public facilities, such as roads, parks, sewers, and administrative, legal, planning and engineering costs related to the project.

The Redevelopment Agency can issue bonds to finance project area improvements and administrative costs, and can apply the tax increments derived in the project area to pay the debt service on the bonds. The use of tax increments should be viewed as a municipal investment to be used on projects that will repay themselves through increased revenue to the Redevelopment Agency and the City.

All of the foregoing and any other public financing mechanisms may be used in connection with the public improvements needed to serve the Dos Lagos Specific Plan area, subject to the approval of the City, Redevelopment Agency, or other applicable financing authority.

# Implementation and Administration Procedures

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## **6.4 MAINTENANCE**

It is anticipated that a Community Facilities District (CFD) or Home Owners Association (HOA), Property- and or Tenant-Business Improvement District (P-BID or T-BID) may be established for the regular maintenance and servicing of landscaping and lighting throughout the project area including landscaped easements and public right-of-ways and parkways along Temescal Canyon and Weirick Roads. Final determination for maintenance shall be approved by the City at the time of subdivision maps. The recurring maintenance costs of the completed Dos Lagos project will be provided for as follows:

### **6.4.1 Public Local Agency Maintenance**

Maintenance of public roads and sidewalks within roadways will be provided by the City. Other public owned facilities will be maintained and operated by the agency that owns the property. Landscape maintenance along roadways and within buffer areas on private property adjacent to public road rights-of-way within the Dos Lagos project area will be the obligation of the lessee, or an approved CFD, POA, HOA and or TOA. Final determination for maintenance shall be approved by the City at the time of subdivision maps.

### **6.4.2 Open Space Maintenance**

A mechanism for the conservancy of the designated natural open space in the easternmost section of the property will be established to insure that it is left in a natural, undeveloped condition. No maintenance is anticipated for this area. Any maintenance responsibility would fall upon the authority of the established conservancy or property owner.

Maintenance of land developed as open space contained within the golf course site may be maintained through a CFD or HOA mechanism with underlying responsibility maintained by the private golf course entity operating, leasing or owning the underlying land.

Enhancement and maintenance of Temescal Wash and wetlands will be stipulated in the resource agency permits, and will be the responsibility of the property owners.

### **6.4.3 Entertainment Commercial**

Open space lakes and slopes contained within the Lakeside Village site will be maintained by the private entity operating, leasing or owning the Lakeside Village. Maintenance of other interior project slopes will be delegated to an applicable homeowner's or tenants association.

### **6.4.4 Residential**

Maintenance of landscaping within individual residential lots shall be the responsibility of the homeowners or Home Owners Association (HOA). Maintenance of slopes between the residential component of the Specific Plan and surrounding golf course will be assigned to a community homeowners association to be determined at time of subdivision map.

## **6.5 DEVELOPMENT APPLICATIONS AND SPECIFIC PLAN ADMINISTRATION**

# Implementation and Administration Procedures

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## 6.5.1 Specific Plan Amendment Procedures

It is anticipated that amendments to the *Dos Lagos Specific Plan* may be necessary to maintain the validity of this document and in keeping with changes in market conditions and public objectives. This Specific Plan may be amended at any time in the same manner and by the same process by which the plan was originally adopted as described in section 17.53 of the Corona Municipal Code. The City's standard environmental review procedures shall also apply.

Certain minor changes to provisions in the Specific Plan may be made administratively by the Planning Director, subject to appeal to the Planning Commission and subsequently, the City Council. Such amendments do not require additional environmental review. These changes include but are not limited to:

1. The addition of new information to the Specific Plan document including maps or text that do not change the effect of any concepts or regulations.
2. Changes to the community infrastructure, such as drainage, streets, water, and sewer systems, which do not have the effect of increasing or decreasing development capacity in the Specific Plan area, nor change the concepts of the Specific Plan.
3. Boundary adjustments, easement locations, and minor design feature changes that do not alter the intent or density of the Specific Plan.
4. Minor land use district boundary and acreage adjustments to not exceed 10% of the land use designation area as established in *Table 3-1*.
5. Minor revisions to Landscape and Community Design, Signage and Lighting Guidelines, as outlined in *Chapter 4.0, Development Standards* and *Chapter 5, Community Design*, that will not alter the intent or purpose of the Specific Plan.

## 6.5.2 Precise Plan

All industrial, commercial, recreation, and residential land use projects shall meet the appropriate Precise Plan application, per Corona Municipal Code Chapter 17.91. The Precise Plan shall be approved and appropriate conditions met prior to issuance of precise grading or building permits. A Precise Plan shall be prepared, submitted and approved for all development within the Specific Plan area pursuant to CMC 17.91, and for residential areas, shall be processed concurrent with the Tentative Subdivision Map. Precise Plans shall be consistent with the intent and objectives of this Specific Plan and shall include all required design features.

## 6.5.3 Development Plan Review

All proposed projects shall first be submitted for Development Plan Review, per Chapter 17.102 of the CMC. The purpose of Development Plan Review (DPR) is to assure that the project proposed conforms with both the City's General Plan, the provisions of the *Dos Lagos Specific Plan* and the City's code where not superceded by this Specific Plan. It is also required to assure and encourage a high standard of development within the City.

## 6.5.4 Conditional Use Permits (CUP)

# Implementation and Administration Procedures

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All uses classified by this Specific Plan, as conditional uses shall require a Conditional Use Permit, per Chapter 17.92 of the Corona Municipal Code. The purpose of the Conditional Use Permits is to assure the proper integration into the community of uses which may be suitable only in specific locations in a land use district, or only under certain conditions, or only if such uses are designed, arranged and/or conducted in a particular manner. A Conditional Use permit is required for those types of land uses which may require special consideration in the land use district proposed, due to characteristics of that use (such as traffic, noise, vibration, hours of operation, smoke, lighting, etc.), which could have an adverse affect on properties in the vicinity, or the health, safety and welfare of the neighborhood or community as a whole. It is also for uses whose approximate location is indicated on the general plan but whose exact location and arrangement must be carefully studied. In granting the permit, the Planning Commission (for major conditional use permits) or the Board of Zoning Adjustment (for minor conditional use permits) may require certain safeguards and establish certain conditions to protect the health, safety and general welfare of the community.

Applications for Conditional Use Permits shall follow procedures specified in Chapters 17.92 of the City of Corona Zoning Ordinance. In granting of a permit, conditions may be imposed which can make the use compatible with the surrounding community. In the case of Conditional Use Permits, appeal of any decision by the Commission may be filed with the City Council.

## **6.5.5 Minor Conditional Use Permits (MCUP)**

The intent of a Minor Conditional Use Permit is to provide review of a use, which underlying use generally may be permitted within a specific land use district, but which may necessitate some minor conditions to assure its integration with the surrounding area. Minor Conditional Use Permits shall be submitted and processed in accordance with the Corona Municipal Code Chapter 17.92. A Minor CUP is a use which would be generally permitted within the land use district, but which could necessitate limitations on the hours of operation, days of the week, to ensure traffic control and security measures.

## **6.5.6 Special Use Permits**

The Special Use Permit is intended to provide for events that are open to the general public, temporary in nature, and not accommodated or housed by a permanent facility, location or structure and are subject to the Corona Municipal Code 17.98.030.

## **6.5.7 Density Transfers**

A transfer of residential dwelling units may be made among residential planning areas (PA's). The number of units transferred shall not increase the maximum dwelling units within PA-10 by more than 15% and in PA's 11 and 12 by more than 10%. The density transfer shall also not exceed the maximum du/acre permitted by the specific plan or general plan designation. All transferred units shall continue to meet all development standards within the receiving land use designation.



# Implementation and Administration Procedures

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## **6.6 GENERAL ADMINISTRATION AND PLANNING COMMISSION HEARINGS**

### **6.6.1 Building Permits**

When a Precise Plan and or Conditional Use Permit (CUP) is required for a project, building permits may be issued for any development on the subject property, or part thereof, after approval of the appropriate application, and required conditions are met. Submittal packets for the issuance of building permits shall include, among other plans, architectural plans, fence/wall plans, landscape and slope treatment plans and/or irrigation systems where required. Also in affected areas, fuel modification plans shall be submitted.

### **6.6.2 Expiration Approval**

In any case where a residential Precise Plan approval has been granted and a building permit not issued within 24 months after the date of granting thereof, the time shall be automatically extended in accordance with the remaining time on the accompanying Tentative Subdivision Map. Conditional Use Permits (CUPs) shall expire per provisions of the Corona Municipal Code (CMC).

### **6.6.3 Extensions**

Extensions of time for any Precise Plan or Conditional Use Permit shall be determined by the Planning Commission. Extensions of time for any tentative subdivision map shall be determined by the City Council, in accordance with the provisions of the Corona Municipal Code and State Subdivision Map Act.

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

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

### **6.6.4 Performance Standards**

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

### **6.6.5 Variances**

An application for Variance to the Standards in the *Dos Lagos Specific Plan* shall be considered in accordance with the City of Corona Zoning Ordinance, Section 17.96 for major variances and 17.99.060 for minor variances. Such variances, if sought, shall not constitute an amendment to this Specific Plan. Appeal of any decision by the Commission may be filed with the City Council.

### **6.6.6 Administration and Enforcement**

# Implementation and Administration Procedures

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Administration and enforcement of guidelines and implementation and administrative procedures for this Specific Plan shall be in accordance with the procedures set forth in this document and Chapter 17.108 of the Corona Municipal Code.

## 6.6.7 Landscape Plans

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

Said landscape plans will include plant material taken from the Landscape Plant Palette (Table (Section 5.4.6), or as approved by the Planning Division. Plant material quantities will conform to Section 17.70 of the City of Corona Municipal Code and Parks and Recreation Department LMD guidelines, and will include calculations verifying conformity. They will also indicate the residence-to-street-tree irrigation system proposed for neighborhood street trees separated from adjacent residences by fences or block walls.

## 6.6.8 Subdivision Standards and General Approval Provisions

Standards and general provisions for subdivisions within the Specific Plan area shall be determined by the guidelines established within the Specific Plan, and per Section 16.25 of the Corona Municipal Code.

## 6.6.9 Notice of Existing and Proposed Mining Activities for Residential Lots

A notice shall be recorded against all future residential lots on the property informing property owners of existing and proposed mining activities, including but not limited to blasting, noise, vibration, dust, and truck traffic.

## 6.6.10 Design Standards

1. Cul-de-Sacs – Cul-de-sac streets shall be designed in compliance with the City of Corona Road Design Criteria Guidelines, except that frontages on cul-de-sac and knuckle frontages may be allowed to a minimum of 35 feet for residential uses. Where such conditions are proposed, the City reserves the right to review the entire cul-de-sac street scene for adequate on-street parking of at least one space per unit. All other cul-de-sac variations must be approved by the Board of Zoning Adjustment per Section 17.98.070 of the Corona Municipal Code.
2. Lots an Blocks - Lots and blocks shall have dimensions suitable to the land uses proposed, as follows:

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- a. Residential blocks shall be two lots deep in width except in the following cases
    - (1) Residential blocks along secondary arterial and collector highways may be one lot deep.
    - (2) One-lot-deep blocks may be allowed when the HOA maintains the slope areas separating the right-of-way and rear property line.
  - b. Except as noted above, residential blocks shall have a minimum number of intersections with major or secondary streets.
3. Residential Flag Lots - may be allowed on a case-by case basis and shall be reviewed for approval in conjunction with Tentative Subdivision Map review. The following design requirements shall apply:
- a. Minimum flag lot street frontage shall be 20 feet.
  - b. Two flag lots shall not be located together and each flag lot must be adjacent to standard width lots on each side.
  - c. Adequate lot area must exist to permit a vehicular turn-around area.
  - d. One flag lot shall be located on a cul-de-sac or knuckle.

## 7.0 PLAN CONSISTENCY

The *Dos Lagos Specific Plan* document was prepared in accordance with the relevant goals, objectives, and provisions of the City of Corona General Plan. A general discussion of how the *Dos Lagos Specific Plan* relates to the applicable goals and objectives identified in the City's General Plan follows.

### 7.1 LAND USE

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

**GOAL:** 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 of public improvements.

**GOAL:** To conserve, protect and enhance natural resources for the benefit and enjoyment of the resident population and the region and guide future development in a direction that maximizes the utility of natural resources.

**GOAL:** To maintain an economic balance among land uses.

*Objective:* To actively promote development of the City's industrial base that meets industrial development standards maintained by the City.

*Objective:* To encourage and promote flexibility and individuality in development.

*Objective:* To develop special areas for establishment of highway-related uses.

*Objective:* To protect development that may occur in areas sensitive to development due to hillside character, geologic hazard or flood hazard.

*Objective:* To accommodate implementation flexibility through the use of innovative development control mechanisms such as Specific Plans and Community Facilities Plan.

*Objective:* To coordinate with the School Districts to provide for adequate school sites and facilities within new residential development areas.

*Objective:* To insure that developing areas are properly served with essential city services, utilities and facilities.

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- Objective:* To phase development in relation to City service availability.
- Objective:* To phase the extension of infrastructure and municipal services to promote an orderly pattern of development.
- Objective:* To distribute the cost of new facilities and services to those generating the needs for additional municipal services.
- Objective:* To require the master planning of infrastructure systems in major new development areas.
- Objective:* To provide funding mechanisms, which equitably share the costs of infrastructure systems in new development areas among the beneficiaries of development.
- Objective:* To insure that major new development areas are self-supporting and will not cause an unacceptable loss of municipal service levels in the developed portions of the City.
- Objective:* To protect established neighborhoods in major new development areas from adjacent incompatible uses.

**Project Consistency:** The *Dos Lagos Specific Plan* area is situated approximately 1/4 mile south of the Corona City Limit boundary along Interstate 15 and within the City's Sphere of Influence. Annexation of the project site into the City of Corona has been proposed along with contiguous properties to the west, to present a logical and orderly pattern of growth for the City of Corona. To take advantage of its excellent freeway visibility, the *Dos Lagos Specific Plan* project will accommodate highway-related retail and service development along Interstate 15, with special freeway-oriented signage designed to attract and direct motorists entering into the project area. The Specific Plan provides for land use designations that integrate a balanced mix of retail/commercial, business park/office, light industrial, hotel, golf, entertainment commercial, recreational, residential and open space uses intended to: stimulate balanced urban growth, generate employment, increase property taxes and sales revenues to the City, and provide open space and a high-quality recreational environment for City residents. The hillsides in the southeastern portion of the *Dos Lagos* project area will be preserved as natural open space to protect natural resources in that area; and improvements will be limited to enhancement in Temescal Wash and wetland ponds on-site, as specified in the EIR for the project. The project area is currently bounded by industrial uses and scattered commercial and residential properties. Compatibility with adjacent uses and sensitivity to natural hillside, biological and flood constraints has been carefully considered in the land use design and development scenario.

The provisions of the *Dos Lagos Specific Plan* serve as a framework to guide future development and as a mechanism to implement the phasing program, design guidelines and development standards proposed for the project. Development will be phased according to the phasing plan provided herein to ensure that adequate infrastructure and municipal services are in place prior to issuance of an occupancy permit. A comprehensive infrastructure plan is proposed as a part of the

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*Dos Lagos Specific Plan.* The *Specific Plan* area includes residential uses and will contribute its statutory share towards addition/improvement of school facilities required to serve the proposed development.

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## 7.2 CIRCULATION

**GOAL:** To provide a safe and efficient system for 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.

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

*Objective:* To require new developments to provide adequate right-of-way widths for future needs as well as current travel demands.

*Objective:* To develop an integrated circulation system to accommodate local and inter-city needs.

*Objective:* To plan a circulation system that supports a cohesive development pattern that will minimize trip lengths and reduce harmful impacts of automotive uses.

**Project Consistency:** The *Dos Lagos Specific Plan* site proposes a southern project entry via Interstate 15 at Weirick Road, which provides regional access and serves as a southern gateway into the City of Corona. A northern, secondary entryway providing access to the project area is available at Interstate 15 via Cajalco Road. Temescal Canyon Road runs north-south and crosses both Weirick Road and Cajalco Road, and will serve as the circulation spine of the *Dos Lagos Specific Plan* to provide adequate access to and between the various land use areas within the project site. All of these roadways, as well as their intersections will be widened and improved in conjunction with the phased development proposed in the *Dos Lagos Specific Plan*. Temescal Canyon Road will be realigned at the southern entryway to retain many of the existing mature oak trees to the extent possible, and widened to accommodate four travel lanes in each direction, with a 14- to 28-foot landscape median accommodating up to two turning lanes. A combined pedestrian/bicycle path will be constructed along one side of Temescal Canyon Road to encourage pedestrian movement, connect to a regional bike trail system, and reduce the impact of automotive uses on-site. Access to internal golf course and residential areas will be served by proposed Private Residential Access Roads.

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## 7.3 HOUSING

- GOAL:** To achieve a housing stock free of adverse physical conditions.
- GOAL:** To encourage development of housing to satisfy the shelter and home environment needs of existing and future Corona residents.
- GOAL:** To encourage provision of a variety of housing types, prices, ownership possibilities, and locations.
- GOAL:** To develop neighborhoods properly related to essential community services.
- GOAL:** To maintain high quality development standards for residential land development to ensure establishment of neighborhoods with lasting value.
- Policy:* To continue to promote the practice of “specific plans” and thereby encourage a variety of housing types and styles.
- Policy:* To promote housing which meets the special needs of large families, minorities, elderly, handicapped, and single parent households with children.

**Project Consistency:** The *Dos Lagos Specific Plan* proposes a balanced mix of residential uses allowing for single-family residential, single-family condominium residences and attached medium density residential units to include senior citizen housing. A maximum of 876 dwelling units is proposed for the residential land use designation of the project site promoting a residential mix of single family, medium density residential (5, 10 and 15 density units per acre), and senior citizen residential housing up to 55 units per acre, are proposed. In addition, mixed-use studio/artist lofts (live/work), senior housing (55 density units per acre), and residential condominium (36 density units per acre) are allowed in PA-3, the Entertainment Commercial (EC) district. Within the Resort Residential (RR) land use designation, a maximum of 391 townhome/condominium units are proposed.

The residential component of the Specific Plan is proposed in the elevated area adjacent to, and at the center of the golf greenbelt, above Temescal Wash and overlooking the golf course. This location provides a safe environment free of flood and geological hazards at the center of the golf course. Residents of the *Dos Lagos Specific Plan* area will enjoy an aesthetic environment set against 135 acre eastern hillside preserved as open space, and tailored to provide special view opportunities afforded by the site’s ranging topography, golf course and distant view of the Cleveland National Forest to the West. Furthermore, residential development will be located in close proximity to retail shops and recreational uses, allowing residents to walk or bicycle to nearby businesses reducing automobile use. Quasi-public uses will provide community services such as a public community cultural/entertainment center, postal and other essential commercial retail services to the residents. The Community Design guidelines chapter in this document includes architectural guidelines and landscaping and streetscape standards which, when implemented with the Development Standards also established in this document, and the Implementation and Administration procedures described, will ensure that new residential development results in aesthetically pleasing, and livable environments.



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## **7.4 CONSERVATION**

**GOAL:** To preserve, protect and enhance the City's natural resource and open space inventory for the benefit of the City's residents and the region.

**GOAL:** To conserve the City's natural resource base through planned utilization of water, soil, and other resources that are considered valuable for reasons of economic benefit, safety and aesthetic value.

**GOAL:** To create a productive balance between man and his uses of land and the conservation of areas with unique environmental and aesthetic value.

*Objective:* To identify and preserve lands of significant value as natural resources.

**Project Consistency:** Temescal Wash and existing wetlands in the western portion of the project site will be enhanced and maintained in accordance with approved resource agency permits. Resource Agency Permits required for the Dos Lagos Project include U.S. Fish and Wildlife Services Section 7 Consultation, U.S. Army Corps of Engineers Section 404 Permit, California Department of Fish and Game Streambed Alteration Agreement, and Regional Water Quality Control Board Section 401 Permit. Applications and negotiations with the U.S. Fish and Wildlife Services were begun in late 1996. Biological surveys were completed in 1997 and 1998. Applications for Section 7 Consultation and U.S. Army Corps of Engineers Section 404 Permits were deemed complete in May of 1999. The first Draft Biological Opinion was received from the Agency in October. The second Draft Biological Opinion for Section 7 Consultation is currently in negotiations. The Final Opinion is due 60 days thereafter and Section 404 Core Permit is due 60 days thereafter completing required Federal-level Resource Agency Permits. State-level resource agency permits including California Department of Fish and Game Streambed Alteration Agreement 1603, and Regional Water Quality Control Board Section 401 are scheduled for completion 60 days after final certification of the EIR. Upon approval, Resource Agency permits will serve to guide on-site development to adequately protect, preserve, and enhance natural resources. In addition, the Specific Plan does not propose any development in the 135 acre eastern hillsides, and a conservatory mechanism will be established to retain the area in its existing natural state. This will help to maintain the unique aesthetic quality of the site.

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## 7.5 MINERAL RESOURCES

**GOAL:** To recognize and protect valuable mineral resources in a manner that does not create land use conflicts.

**GOAL:** To honor surface mining permits and reclamation plans that were issued by the County of Riverside for sites which are annexed into the City.

**GOAL:** To ensure that surface mining activities and neighboring uses are compatible.

*Policy: The City shall endeavor to avoid conflicts between urban uses and mineral uses. Analysis of potential conflicts shall be part of the City's planning process. Conflicting or incompatible land uses should not be allowed in mineral resource areas that are designated "MR".*

*Policy: Any proposed development, including land divisions and dwelling unit construction, located adjacent to or within 1,000 feet of the boundary of an MR Overlay Zone, shall provide a suitable buffer or other design considerations, based upon topographic, geologic, aesthetic or seismic and other factors related to the property and proposed uses thereon.*

**Project Consistency:** The *Dos Lagos Specific Plan* area is the site of a former sand and silica mining operation. Although mining operations ceased some time ago, quarry pits and tailings form significant features of the project site. The Specific Plan proposes to remove the blight of these mining features. The pits, which have filled with water since abandonment, will be enhanced and designed as lake features and incorporated as a focal point for development of a Lakeside Village with hotel, commercial, retail, recreation and entertainment land uses proposed for the Entertainment Commercial land use component. Mining tailings will be graded and incorporated into the golf course design, providing an interesting, undulating, and challenging golf course.

The Specific Plan area also abuts existing mining operations: the Hubbs quarry located across Temescal Wash to the east. The Specific Plan has been designed to place golf course uses along this boundary, to act as a buffer between active quarry operations and the Specific Plan's more sensitive land uses, such as the residential communities. In addition, the residential area will be situated over 1,000 feet from the Hubbs quarry.

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## **7.6 OPEN SPACE**

**GOAL:** To achieve a balanced distribution of open space to meet the needs of residents and contribute to logical development of the urban area.

**GOAL:** To create a public open space network that satisfies the active and passive needs of City residents.

*Objective:* To use open space to contribute to shaping the City's development pattern.

*Objective:* To provide approximately for three and one-half acres per one thousand residents as a minimum base for selection of parklands.

**Project Consistency:** A maximum of 876 residential units are proposed within the *Dos Lagos Specific Plan* Residential land use component and per section 4.5.2, a maximum of 173 residential units are proposed for PA-3, the Entertainment Commercial (EC) district. Using the SCAG growth management forecasted population ratio of 2.0 persons per household for 1049 medium density residential and designated senior residential units, the Specific Plan area will house a population of approximately 2,098 people. At a ratio of 3.5 acres per 1,000 population, the *Dos Lagos Specific Plan* area would need to contribute roughly 7.3 acres of open space. The *Dos Lagos Specific Plan* will preserve approximately 135.0± acres of natural open space containing foothills of the Santa Ana Mountain range. The 135.0± acres will be donated as open space and or maintained by a conservancy. In addition, the project will preserve, enhance, and restore Temescal Wash and lake wetlands in the eastern and western portions of the project site. The enhanced Temescal Wash will provide for preserved and desirable natural wetland features within the Golf Course adjacent to residential uses. The lake features will provide active and passive open space recreational opportunities on site. Further, the specific plan includes landscaped pedestrian/bicycle paths along Temescal Canyon Road. The 147.47 to 182.47 acre Golf Course will provide additional open space and recreational opportunities on site and recreational amenities are planned specifically for the Residential land use area.

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## 7.7 Parks and Recreation

**GOAL:** Provide both active and passive park facilities and recreation programs that address the leisure time needs of all ages, income levels, ethnic groups, and physical capabilities to enhance the overall quality of life of Corona as a whole.

**GOAL:** Use Corona’s Park and Recreation system to help create a strong community image for Corona.

**GOAL:** Maintain all parks at the highest level possible to provide a pleasant and safe experience for users.

*Objective:* Provide at least 6 acres of City-owned and accessible park land per 1,000 population on relatively flat, usable terrain suitable for active recreation, playing fields, and park buildings.

*Objective:* Provide a broad range of recreation opportunities as possible, including fee and non-fee based sports activities, cultural programs, crafts and arts oriented activities, and biking and riding trails.

*Objective:* Establish an intracity bikeway system that links with the regional Santa Ana River bike trail. Stress the provision of Class I (graded separated) bikeways.

*Objective:* Use major community entries and arterial streets to enhance the City’s overall beauty including the quality of landscaping and landscape maintenance within the public right-of-way, and the retention of heritage trees.

*Objective:* Help preserve the City’s natural resources through the protection of significant hillside areas, or geologic, flooding and hazard areas through employing such vehicles as voluntary dedication of land for passive park uses.

*Objective:* Seize opportunities to recall and perpetuate Corona’s rich agricultural heritage through such undertakings as a “theme” park.

*Objective:* Locate parks and other recreation facilities for maximum visibility from surrounding streets.

*Objective:* Maintain lighting levels suitable for safety as well as the nighttime use of community and city-wide facilities without undue glare impacts on nearby residential uses.

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**Project Consistency:** Based on a projected population of 2,098 people, approximately 12.6 acres of flat, usable parkland suitable for active recreation should be provided for the Specific Plan area at a ratio of 6 acres per 1,000 population, although the City's subdivision ordinance only requires 3.5 acres per 1,000 population. Residential neighborhoods include local recreation centers with amenities that include pools, spas, tot-lots, lawns and picnic areas. An 18-hole golf course is proposed to provide an enhanced leisure experience and overall quality of life. The project site also includes 135 acres of natural open space to be preserved in its existing natural state. Additionally, the *Dos Lagos Specific Plan* proposes 62 to 88 acres for the construction of a Lakeside Village being proposed along the western portion of the site as part of the Entertainment Commercial land use component. A variety of themed entertainment, commercial, and recreational uses are proposed here. Non-fee-based recreational opportunities proposed include 20,000 square feet of space for public use to provide a public venue for recreational, cultural and education programs, and arts and crafts oriented activities. Active and passive recreational uses including non-motorized boating, walking paths, sitting places and sports activities are proposed for the two lake areas within the Lakeside Village. A grade-separated bikeway system along Temescal Canyon Road will provide intracity connection linkage to bicycle paths north of the Project. The Specific Plan also gives special attention to the Community's major and planning area entries, as well as public rights-of-way, which will help to enhance the City's overall beauty. The project proposes a hierarchy of entries including gateway project entries, with entry monuments and special landscape treatments to create a strong identity for the *Dos Lagos Specific Plan* area and enhance the overall image of the City of Corona. Portions of Temescal Canyon Road will be realigned to retain some of the existing mature oak trees at the projects southern entryway. Land uses and design features throughout the project area are designed into the sites unique and undulating topography to accent the sites existing natural features, and to preserve views of the golf course, and natural open spaces throughout the project area. Desirable offsite views of the golf greenbelt and preserved open space hillside from areas including the Interstate 15 Freeway, will also result from site planning approaches adopted in this document. The Community Design and Development Standards chapters in the Specific Plan include landscaping, lighting and noise standards, which will ensure that development of these uses on-site, will mitigate any impact to nearby, adjacent and on-site sensitive receptors.

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## **7.8 COMMUNITY DESIGN AND SCENIC HIGHWAYS**

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

**GOAL:** To preserve and enhance the visual aspects of the City's circulation system for scenic purposes.

*Objective:* To reinforce a system of city corridors, areas of interest, and entry points that serve to identify and distinguish Corona.

*Objective:* To establish a design review process with guidelines that provide a mechanism for evaluating development proposals in relation to General Plan recommendations.

**Project Consistency:** The *Dos Lagos Specific Plan* is intended to serve as a guide for the growth and redevelopment of the *Dos Lagos Specific Plan* area. Implementation of the Specific Plan's Community Design Guidelines and Development Standards will result in a community that is visually attractive, efficiently and effectively organized, and readily understandable from a functional standpoint. The architecture, landscaping, and signage programs included herein establish: uniform criteria to guide building placement, massing, roofing, and architectural details; streetscape landscaping; the design of "gateway entry" features; paving/hardscape treatments; and general signage guidelines, all of which will help to identify and distinguish entry into the City. The proposed landscape treatment includes the incorporation of some of the existing oaks along the southern entry of Temescal Canyon Road, and the enhancement of a landscaped parkway with pedestrian and pedestrian/bicycle paths along this street. The Community Design Guidelines establish palettes of suitable landscape materials, building materials and colors, and signage elements, and are intended to strengthen and reinforce the image and identity of the project area and embrace the project area's relationship with the overall community. The development of the proposed 18-hole golf course will provide an open space greenbelt adjacent to the 135 acre southeastern hillside portion of the site that will remain undeveloped, preserving and enhancing views and visual aspects of the Santa Ana Mountain foothills from the Interstate 15 Freeway, which is an eligible State scenic highway as indicated in Riverside County General Plan. Project specific permit and review procedures are proposed to guide and streamline administration and implementation of this Specific Plan.

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## 7.9 NOISE

**GOAL:** Provide for the reduction of noise where noise environment is unacceptable.

**GOAL:** Provide sufficient information concerning the community noise levels so that noise can be objectively considered in land use planning.

**GOAL:** Protect and maintain those areas having acceptable noise environments.

**GOAL:** Provide for the reduction of noise where the noise environment is unacceptable.  
Protect and maintain those areas having acceptable noise environments.

**Project Consistency:** Although potential noise impacts and mitigation measures are evaluated in detail in the Environmental Impact Report for the project, the *Dos Lagos Specific Plan* has been designed to consider existing noise sources within and adjacent to the Specific Plan area, including noise generated by vehicular traffic on Interstate 15 Freeway, and mining activities in the vicinity. The *Dos Lagos Specific Plan* requires that all new development within the project area conform to City and State standards for acceptable levels of noise based on land use. Figure 1, Existing Roadway Noise Contours, of the General Plan Noise Element (not included in this Specific Plan) shows that a 65 dBA contour generally extends out approximately  $\pm 250'$  from the I-15 Freeway and drops down to 60 dBA within the next  $\pm 400'$ . Exhibit A-9, Noise/Land Use compatibility Matrix of the General Plan's Noise Element Technical Appendix (not included in this Specific Plan) shows that land uses proposed are acceptable in this dBA range. More noise-sensitive land uses, such as single and multi-family residential uses, are located in the eastern side of the project over 6,000 feet from the I-15. Where these uses are located adjacent to a road with heavy traffic volumes, noise mitigation measures may be required. Acceptable mitigation measures may include sound attenuation walls, earth berms, double-paned windows, and other suitable measures intended to reduce potential noise impacts. For areas that are not sensitive receptors, incorporation of appropriate mitigation measures, including site planning and architectural design guidelines include measures to minimize noise generation from the project, and ensure appropriate noise levels are maintained. It should also be noted that the *Dos Lagos Specific Plan* incorporates additional landscape buffers and setbacks on properties along Temescal Canyon Road to further mitigate potential noise impacts from roadway traffic.

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## 7.10 Seismic Safety and Public Safety

- GOAL:** To minimize injury and the loss of life from hazardous natural events.
- GOAL:** To minimize damage to public and private property resulting from hazardous natural events.
- GOAL:** To minimize social and economic dislocations resulting from injury, loss of life, and property damage caused by hazardous natural events.
- GOAL:** To incorporate fire safety standards into land use regulations in addition to those in the Uniform Fire Code.

**Project Consistency:** The General Plan considers three basic groups of natural hazards: seismic, fire, and flooding hazards. The Elsinore fault zone has the potential to impact the project site and cause ground motion. Design of all structures within the project area shall be conducted in accordance with the criteria contained in the Uniform Building Code and City of Corona Zoning Ordinances. Structures will be designed to withstand earthshaking from the maximum credible earthquake that can be expected, as well as impacts from secondary seismic hazards.

Upon annexation to the City of Corona, the City's Fire Department will serve the Dos Lagos project site with added fire protection being provided through an automatic aid agreement with the County of Riverside. The site is not located within one of Riverside County's hazardous high fire areas. Nevertheless, Community Design guidelines of the Specific Plan incorporate the provision to encourage use of drought tolerant plant species in landscaping, and fire resistive building materials such as tile roofs in implementation of the Eclectic Mediterranean architectural character.

The Temescal Wash drainage channel will be enhanced to increase drainage capacity. Resource agency permits and the project EIR will identify the means to ensure maintenance of the wash to minimize potential flooding. The uses primarily allocated immediately adjacent to the wash are intended to allow for passive and recreational uses and flood control devices, and will not be detrimentally impacted should flooding occur. Building pads of non-recreational areas in the vicinity of Temescal Wash will be graded to an elevation above projected flood flows.