

ORDINANCE NO. 3409

AN ORDINANCE OF THE CITY OF CORONA, CALIFORNIA, APPROVING AN AMENDMENT TO THE GREEN RIVER RANCH SPECIFIC PLAN (SP00-001) TO CHANGE AND REORGANIZE THE LAND USE DESIGNATIONS AND MAKE CORRESPONDING REVISIONS TO THE MAPS, TABLES, ILLUSTRATIONS AND TEXT THROUGHOUT THE GREEN RIVER RANCH SPECIFIC PLAN (SPA2020-0006).

WHEREAS, on November 25, 2024, the Planning and Housing Commission of the City of Corona (“Commission”) recommended that the City Council of the City of Corona (“City Council”) approve SPA2020-0006 to amend the Green River Ranch Specific Plan (SP00-001) (the “Amendment”) to create 49.31 acres of Business Park Industrial (BPI) zoning, 5.50 acres of General Commercial (GC) zoning, and 103.73 acres of Open Space General (OS) zoning and to make corresponding revisions to the maps, tables, illustrations and text throughout the Green River Ranch Specific Plan; and

WHEREAS, the Amendment was submitted in conjunction with an amendment to the General Plan (GPA2020-0002) to change the land use designation of 5.5 acres of the Property located north of Green River Road and west of Dominguez Ranch Road from Mixed Use II (Industrial & Commercial) to General Commercial, and change the land use designations on the south side of Green River Road and west of Dominguez Ranch Road from General Commercial, Mixed Use II, and Estate Residential to 49.31 acres of Mixed Use II, and 103.73 acres of Open Space-General, a Tentative Tract Map (TTM 37963) to subdivide 154.90 acres of the Property into nine (9) lots within Specific Plan Planning Areas 1 through 6, and a Precise Plan (PP2020-0004) for the development of the proposed industrial park component within Specific Plan Planning Areas 1, 2, and 3 (collectively referred to herein as the “Proposed Project”); and

WHEREAS, the Proposed Project originally proposed reducing the existing Estate Residential land use designation from 49.31 acres to 20.39 acres to permit development of up to 32 single-family residential dwellings and to create 83.34 acres of open space; and

WHEREAS, the Housing Crisis Act of 2019 (Government Code Section 66300) restricts the City’s ability to adopt land use or zoning amendments that would result in the reduction of allowed residential density or intensity of land uses than what is allowed under the regulations in effect on January 1, 2018, unless a concurrent change in the land use or zoning designation of other parcels in the City is approved to replace the residential units lost with the land use or zoning amendment, thus ensuring a “no net loss” in the zoning for residential units; and

WHEREAS, Government Section 66300(e)(4) provides that the Housing Crisis Act does not apply to a housing development project located within a very high fire hazard severity zone. Because the Modified Project is on a site that is located entirely within a Very High Fire Hazard Severity Zone, the Housing Crisis Act does not apply to the Proposed Project; and

WHEREAS, during the public hearing on November 25, 2024, the Planning Commission determined that since the Housing Crisis Act of 2019 does not apply to the Proposed Project, it would be preferable to eliminate the Estate Residential land use designation and increase the open space acreage from 83.34 acres to 103.73 acres and recommended that the Estate Residential land use designation be changed to Open Space General for SPA2020-0006; and

WHEREAS, on February 5, 2025, as the first action on the Proposed Project, the City Council approved a Resolution Adopting Findings and Certifying the Final Subsequent Environmental Impact Report for the Green River Ranch Specific Plan Amendment & Business Park Industrial Development and Relocation of Proposed Constrained Linkage 1 of the Western Riverside County Multiple Species Habitat Conservation Plan (SCH # 2022080640) (“Final SEIR”). The Final SEIR concluded that implementation of the Proposed Project could result in significant and unavoidable negative environmental effects despite the imposition of all feasible mitigation measures identified in the Final SEIR. The City Council determined that the benefits of the Proposed Project outweigh the unavoidable adverse impacts as documented in the Statement of Overriding Considerations included in the resolution certifying the Final SEIR; and

WHEREAS, the Commission based its recommendation to adopt the Amendment on the findings set forth below; and

WHEREAS, on February 5, 2025, the City Council held a duly noticed public hearing at which all persons wishing to testify in connection with the Amendment were heard and the Amendment was comprehensively reviewed.

NOWk THEREFORE, THE CITY COUNCIL OF THE CITY OF CORONA CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. CEQA Findings. The City Council has reviewed and considered the information contained in the Final SEIR and the administrative record for the Proposed Project, including all written and oral evidence provided during the public hearing. Based upon the facts and information contained in the Final SEIR and the entire administrative record before it, the City Council hereby makes and adopts the following findings:

A. The Final SEIR and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, the City of Corona Local CEQA Guidelines and other applicable law.

B. The Final SEIR contains a complete and accurate reporting of the environmental impacts associated with this Amendment and reflects the independent judgment and analysis of the City Council.

C. All mitigation measures applicable to this Amendment shall be a condition of approval for the Proposed Project and are incorporated herein by this reference.

D. The significant environmental effects identified in the Final SEIR have been eliminated or substantially lessened when feasible, and all remaining significant environmental effects are acceptable because the benefits of the Proposed Project outweigh its unavoidable adverse environmental impacts.

SECTION 2. Zoning Findings. Pursuant to Sections 17.53.090 and 17.53.100 of the Corona Municipal Code, and based on the entire record before the City Council, including all written and oral evidence presented to the City Council, the City Council hereby makes and adopts the following findings:

A. SPA2020-0006 systematically implements and is consistent with the General Plan for the following reasons:

(i) This Amendment proposes land use designations (Business Park Industrial, General Commercial and Open Space General) for the Green River Ranch Specific Plan that are consistent with the General Plan land use designations proposed by associated General Plan Amendment GPA2020-0002.

(ii) This Amendment is consistent with General Plan Land Use Policy LU-3.3 because it allows flexibility in the defined land use types, densities and intensities to account for changes in industrial and employment markets by proposing land uses that fit with the current market and facilitates the development of property that is accessible from the freeway and in proximity to other urban land uses.

(iii) This Amendment is consistent with General Plan Land Use Goal LU-13 by providing the structure for a mix of general commercial, business park industrial, and open space uses. The non-residential uses will house a variety of businesses, enhance the local economy and is appropriately situated on Green River Road, a major arterial roadway, near the 91 and 71 freeways. The open space uses preserve the existing low density and rural character of the neighborhood.

(iv) This Amendment is consistent with General Plan Land Use Goal LU-16 by preserving over 103 acres of permanent open space land that provides Corona's residents with opportunities to enjoy the natural environment, provide visual "relief" from urban development, protect significant plant and animal habitats, and protect development from natural environmental hazards.

B. SPA2020-0006 provides for development of a comprehensively planned project that is superior to development otherwise allowed under the conventional zoning classifications for the following reasons:

(i) This Amendment promotes water efficiency and public safety by establishing a drought tolerant plant palette for the Green River Ranch Specific Plan that is also consistent with the Fire Department's Vegetation Management Guidelines and the Specific Plan's fuel modification plan.

(ii) This Amendment establishes a sign program that is appropriate for future non-residential development within the Green River Ranch Specific Plan.

C. SPA2020-0006 provides for the construction, improvement, or extension of transportation facilities, public utilities and public services required by the long-term needs of the project and/or other area residents, and complements the orderly development of the City beyond the project's boundaries for the following reason:

(i) This Amendment continues to maintain all the necessary components and infrastructure necessary for the Green River Ranch Specific Plan including water, sewer, circulation, and drainage facilities.

D. SPA2020-0006 provides for the appropriate orientation and relationship between land uses within and adjacent to the project for the following reason:

(i) This Amendment appropriately provides for commercial and light industrial business park land use that are located adjacent to a major city entry point and freeway corridor maximizing access and visibility.

(ii) This Amendment provides over 103 acres of permanent open space to enhance the business park project within the Green River Ranch Specific Plan and to maintain the existing natural aesthetics of the neighborhood.

(iii) This Amendment continues to ensure that the non-residential land uses are separated from the existing sensitive surrounding land uses by streets and natural topography and distance.

SECTION 3. Approval of the Amendment (SPA2020-0006). The Amendment to the Green River Ranch Specific Plan (SPA2020-0006) is hereby approved. The maps, tables, illustrations, and exhibits of the Green River Ranch Specific Plan (SP00-001) are hereby amended as shown in Exhibit "A" attached to this Ordinance and incorporated herein by reference.

SECTION 4. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at City Hall

for the City of Corona, located at 400 S. Vicentia Avenue, Corona, California. Joanne Coletta, Planning and Development Director, is the custodian of the record of proceedings.

SECTION 5. Effective Date. The Mayor shall sign this Ordinance and the City Clerk shall attest thereto and shall within fifteen (15) days of its adoption cause it, or a summary of it, to be published in a general circulation newspaper in the City of Corona. This Ordinance shall take effect and be in force 30 days after its adoption.

PASSED, APPROVED AND ADOPTED this 19th day of February, 2025.

Mayor of the City of Corona, California

ATTEST:

City Clerk of the City of Corona, California

CERTIFICATION

I, Sylvia Edwards, City Clerk of the City of Corona, California, do hereby certify that the foregoing Ordinance was regularly introduced at a regular meeting of the City Council of the City of Corona, California duly held on the 5th day of February 2025 and thereafter at a regular meeting held on the 19th day of February, 2025, it was duly passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Corona, California, this 19th day of February, 2025.

City Clerk of the City of Corona, California

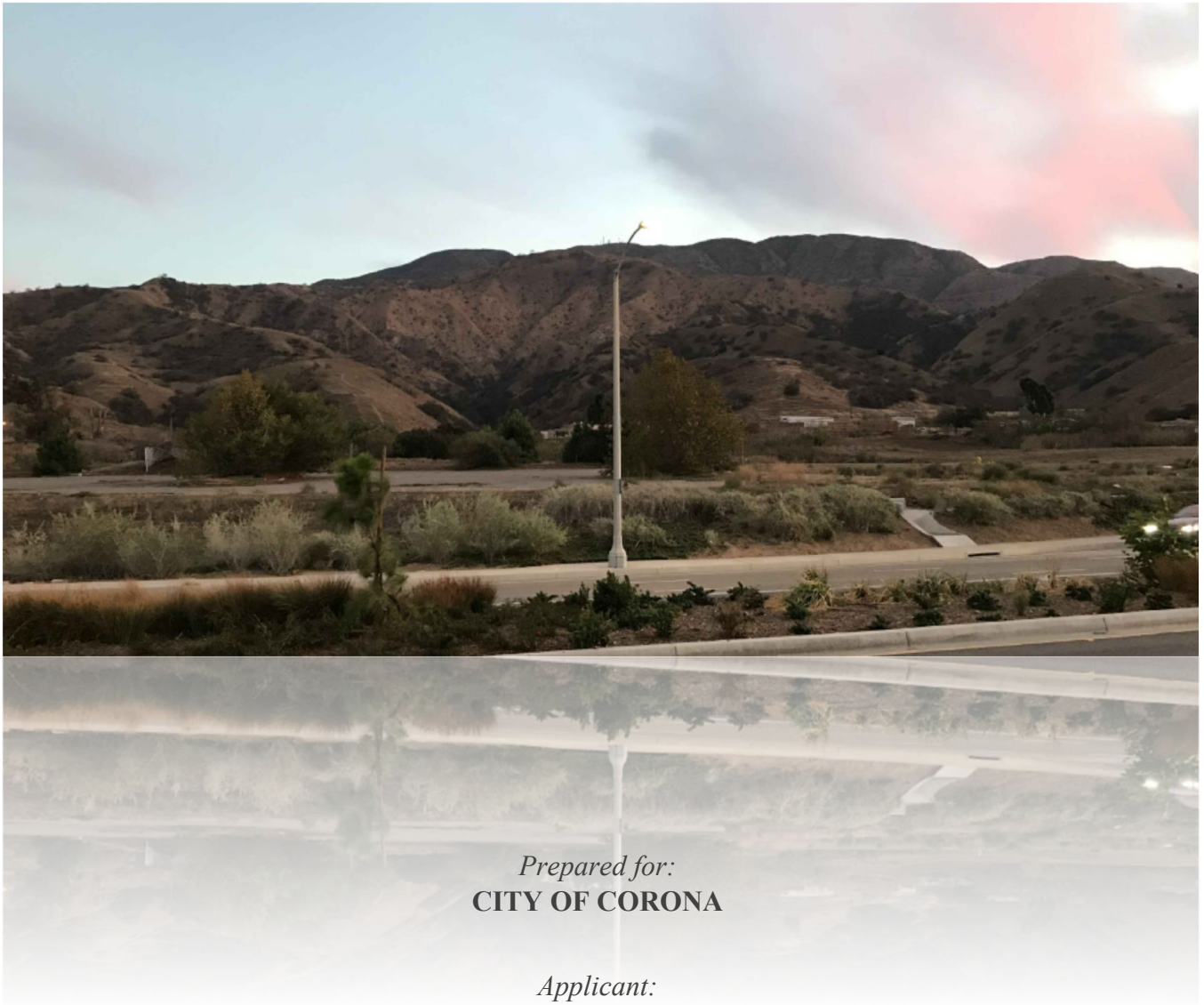
[SEAL]

EXHIBIT "A"

**AMENDMENT TO THE
TEXT AND EXHIBITS OF THE
GREEN RIVER RANCH SPECIFIC PLAN (SP00-001)**

(SEE ATTACHED 124 PAGES)

**GREEN RIVER RANCH
SPECIFIC PLAN
SP00-001
AMENDMENT NO. 1**



Prepared for:
CITY OF CORONA

Applicant:
PSIP WR GREEN RIVER, LLC

DRAFT
January 2025

GREEN RIVER RANCH

GREEN RIVER RANCH SPECIFIC PLAN

SP00-001 AMENDMENT NO. 1

Prepared for:

City of Corona

Planning and Development Department
400 S. Vicentia Avenue
Corona, CA 92882
(951) 736-2262

Contact: Sandra Vanian Yang, Planning Manager

Applicant:

PSIP WR Green River LLC

500 Newport Center Drive #360
Newport Beach, CA 92660
(949) 720-3787

Contacts:

Gary Edwards and Jeremy Mape

Original Specific Plan Prepared by:

pbr

Adopted: February 21, 2001

Specific Plan Amendment No. 1 Prepared by:

T&B Planning, Inc.

3200 El Camino Real, Suite 100
Irvine, CA 96202
(714) 5050-6360

Amended: **DATE TO BE DETERMINED**

GREEN RIVER RANCH

TABLE OF CONTENTS

1.0	Executive summary	1-1
1.1	Introduction	1-1
1.1.1	<i>Authority and Scope</i>	1-1
1.1.2	<i>Specific Plan Organization</i>	1-1
1.1.3	<i>Project Location</i>	1-2
1.1.4	<i>Background</i>	1-2
1.2	Project Summary	1-5
2.0	Plan Elements	2-1
2.1	Land Use Plan.....	2-1
2.1.1	<i>Land Use Plan Designations</i>	2-1
2.2	Conceptual Grading Plan.....	2-52-4
2.3	Conceptual Infrastructure Plan	2-7
2.3.1	<i>Circulation</i>	2-7
2.3.2	<i>Water</i>	2-142-14
2.3.3	<i>Sewer</i>	2-142-14
2.3.4	<i>Solid Waste Disposal</i>	2-152-15
2.3.5	<i>Drainage</i>	2-182-18
2.3.6	<i>Energy</i>	2-182-18
3.0	Development Regulations.....	3-1
3.1	General Provisions.....	3-1
3.1.1	<i>Introduction</i>	3-1
3.1.2	<i>Relationship between the City of Corona Zoning Ordinance and the Green River Ranch Specific Plan Development Regulations</i>	3-1
3.1.3	<i>Definitions</i>	3-1
3.2	Permitted Uses in Each Land Use Designation	3-1
3.3	Development standards	3-113-12
3.3.1	<i>Supplemental Standards</i>	3-143-15
3.3.2	<i>Specific Land Uses</i>	3-213-24
3.4	Nonconformities	3-223-25
3.4.1	<i>Purpose and Intent</i>	3-223-25
3.4.2	<i>Definitions</i>	3-223-25
3.4.3	<i>Continuation, Maintenance and Discontinuation</i>	3-223-26

GREEN RIVER RANCH

3.4.4	<i>Alterations and Additions to Nonconforming Uses and Structures</i>	3-233-26
3.4.5	<i>Restoration of Damaged Structures</i>	3-233-26
4.0	Design Guidelines.....	4-1
4.1	Overview	4-1
4.2	Site Planning.....	4-1
4.2.1	<i>Orientation</i>	4-1
4.2.2	<i>Pedestrian Amenities</i>	4-7
4.3	Landscape Architecture	4-7
4.3.1	<i>Landscape Concept</i>	4-84-8
4.3.2	<i>Streetscape Improvements</i>	4-8
4.3.3	<i>Entries</i>	4-13
4.3.4	<i>Conceptual Parking</i>	4-174-17
4.3.5	<i>Wildland/ Urban Interface Zone</i>	4-234-23
4.3.6	<i>Plant Palette</i>	4-264-26
4.3.7	<i>Walls and Fences</i>	4-354-35
4.3.8	<i>Lighting</i>	4-354-35
4.4	Architectural Character.....	4-364-36
4.4.1	<i>Nonresidential</i>	4-364-36
4.4.2	<i>Residential</i>	4-404-40
5.0	Implementation.....	5-1
5.1	Introduction	5-1
5.2	Phasing	5-1
5.3	Financing	5-95-9
5.4	Maintenance	5-95-9
5.5	Specific Plan Administration.....	5-105-10
5.5.1	<i>Entitlements</i>	5-105-10
5.5.2	<i>Substantial Conformance</i>	5-115-11
5.5.3	<i>Specific Plan Amendments</i>	5-115-11
6.0	Plan Consistency.....	6-16-1

GREEN RIVER RANCH

LIST OF EXHIBITS

Exhibit 1	Regional Context	1-3
Exhibit 2	Vicinity Map	1-4
Exhibit 3	Conceptual Development Plan	2-2
Exhibit 4	Conceptual Grading Plan	2-6
Exhibit 5	Conceptual Circulation Plan	2-9 2-9
Exhibit 6	Roadway Cross Sections Green River Road	2-10 2-10
Exhibit 6	Roadway Plan View – Street A	2-11 2-11
Exhibit 6	Roadway Cross Sections Street A	2-12 2-12
Exhibit 7	Conceptual Water Plan	2-16 2-16
Exhibit 8	Conceptual Sewer Plan	2-17 2-17
Exhibit 9	Conceptual Drainage Plan	2-19 2-19
Exhibit 10	Land Use Plan	3-2
Exhibit 11	Sign Program,	3-17 3-17
Exhibit 12-A	Artist Rendering	4-2
Exhibit 12-B	Artist Rendering	4-3
Exhibit 13-A	Project Cross Sections	4-4
Exhibit 13-B	Project Cross Sections	4-5
Exhibit 13-C	Project Cross Sections	4-6
Exhibit 14-A	Conceptual Landscape Plan	4-9
Exhibit 14-B	Conceptual Streetscape Street A”	4-10
Exhibit 15-A	Conceptual Street scape Green River Road	4-11
Exhibit 15-B	Conceptual Streetscape Private Interior Drive Aisles	4-12
Exhibit 16	Major Project Entry Landscape Treatment	4-15 4-15
Exhibit 17	Minor Project Entry Landscape Treatment	4-16 4-16
Exhibit 18	Typical Planning Area	4-20 4-20
Exhibit 19	Typical Residential Area Entry	4-21 4-21
Exhibit 20	Typical Parking Lot	4-22 4-22
Exhibit 21	Typical Fuel Modification Zone Section	4-25 4-25
Exhibit 22	Non-residential Architectural Guidelines	4-38 4-38
Exhibit 23	Conceptual Phasing Plan	5-2

LIST OF TABLES

Table 1	Land Use Summary	2-3 2-4
Table 2	Permitted Uses.....	3-3
Table 3	Development Standards.....	3-12 3-12

APPENDICES

<u>Appendix A</u>	<u>Mitigation Monitoring Plan (per SEIR)</u>	<u>A-1</u>
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GREEN RIVER RANCH

1.0 EXECUTIVE SUMMARY

1.1 Introduction

1.1.1 Authority and Scope

The *Green River Ranch Specific Plan* document is intended to provide for the orderly and efficient development of the Green River Ranch property in accordance with the provisions of the City of Corona General Plan. This Specific Plan contains design guidelines and development standards which apply only to properties within the Specific Plan area. These guidelines and standards are intended to implement the goals, objectives, and policies of the City's General Plan.

This Specific Plan has been prepared and established under the authority granted to the City of Corona by the California Government Code, Title 7, Division 3, Articles 8 and 9, Section 65450. The State of California, under the authority of the above code section, encourages cities to adopt Specific Plans either by resolution to establish a policy document, or by ordinance to establish a regulatory document. The *Green River Ranch Specific Plan* is intended to be a regulatory document and is subject to Planning Commission review and City Council adoption by ordinance. When adopted by City legislative action, this Specific Plan document will serve both planning and regulatory functions. The *Green River Ranch Specific Plan* contains the standards, procedures, and guidelines necessary to accomplish this purpose.

All future development plans, tentative parcel and/or tract map(s), and/or other similar entitlement 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. Furthermore, all regulations, conditions, and programs contained herein shall be deemed separate, distinct, and independent provisions of the *Green River Ranch 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.

An Environmental Impact Report (EIR) was prepared concurrently with [adoption of the Green River Ranch Specific Plan in 2001 in](#) accordance with the provisions of the California Environmental Quality Act (CEQA). [A Subsequent EIR was prepared for Amendment No. 1 to the Green River Ranch Specific Plan in 2024.](#) The [Subsequent](#) Environmental Impact Report identifieds potential impacts resulting from project implementation along with appropriate mitigation measures to reduce those impacts.

1.1.2 Specific Plan Organization

The *Green River Ranch Specific Plan* defines a vision and establishes guidelines for the short- and long-term 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:

- [Chapter 1.0 - Executive Summary](#): This chapter includes a discussion of 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 – Plan Elements](#): Forming the core of the Specific Plan document, this chapter presents the Land Use Plan, Conceptual Grading Plan and Conceptual Infrastructure Plans, which include Conceptual Circulation, Water, Sewer, and Drainage Plans for the project.
- [Chapter 3.0 - Development Regulations](#): This chapter specifies the permitted and conditionally permitted uses for each Land Use designation proposed, and specifies standards for development within those areas.
- [Chapter 4.0 - Design Guidelines](#): A creative yet flexible set of guidelines and design criteria for siting, landscaping and architecture is presented in this chapter to provide direction for gateway concepts, streetscape improvements, landmark elements, hardscape elements and architectural guidelines.

GREEN RIVER RANCH

- Chapter 5.0 – Implementation: This chapter contains the phasing plan, financing strategies and other implementation measures, as well as a process for development/design review and procedures for amending this Specific Plan.
- Chapter 6.0 - Plan Consistency: Chapter 6 discusses how the Specific Plan (as amended in 2025) conforms to the City of Corona General Plan Update (2020) objectives and policies.
- Appendix A – Mitigation Monitoring Plan:
— Planning Context: This chapter provides a summary of the existing conditions affecting the property, including existing and surrounding land uses, jurisdictions, and a summary of the existing infrastructure and other opportunities and constraints within the project area.

1.1.3 Project Location

The project site is located within the City of Corona, Riverside County at its western end. It ~~abuts the City of Corona, is~~ situated approximately 45 miles southeast of Los Angeles, and is located immediately south of the 91 freeway (SR-91) and west of the 71 freeway (SR-71) interchange (see Exhibit 1, *Regional Context*). Regional access to the Specific Plan area is readily available from SR-91 and Green River Road.

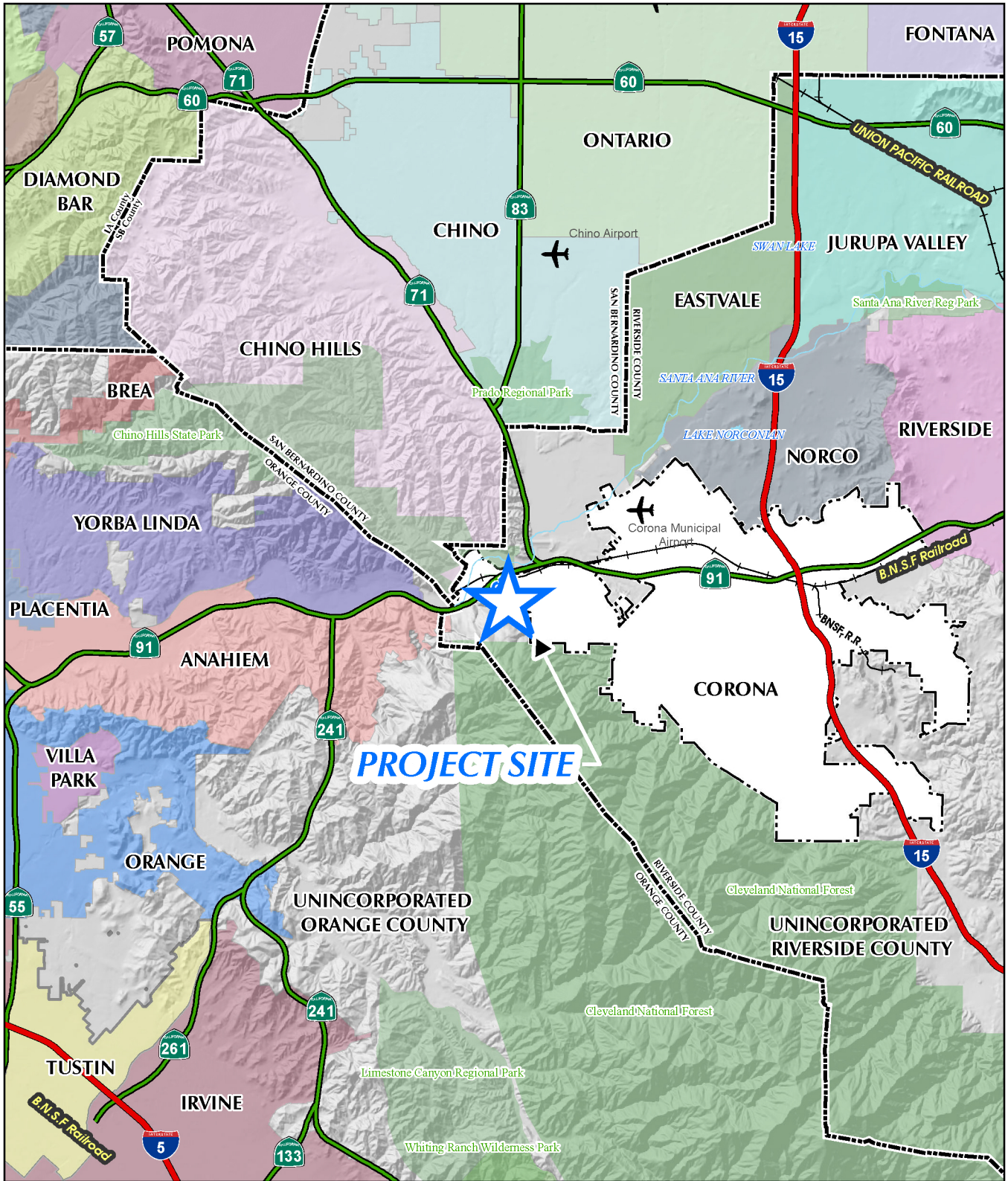
The ~~Specific Plan area is bordered to the east by Corona’s City Limit boundary, and is within the City’s Sphere of Influence. This~~ Specific Plan ~~proposes proposed~~ the annexation of the Green River Ranch property into the City of Corona in 2001, establishing its development as a strong visual gateway into the City for travelers from the west (see Exhibit 2, *Vicinity Map*). The site is bordered to the north by Riverside Freeway (SR-91), to the west by a vacant property, and to the east by Dominguez Ranch Road and undeveloped land with an existing residential community beyond. The southern portion of the site consists of steep slopes and mountainous terrain, which continue south of the site.

1.1.4 Background

Corona, which celebrated its 100th year as a city in 1996, has grown from an agricultural community into a modern city with a diverse economy. ~~For several~~

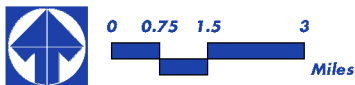
~~years, Leading up to and following the turn of the 21st Century,~~ Corona ~~has~~ had the highest percentage growth rate for cities over 80,000 people, leading all other inland area communities. This ~~is was,~~ in part, because young families ~~have been were~~ migrating inland to find affordable housing in an uncongested environment. Corona ~~has~~ steadily become an upper middle-class community with an estimated median annual income of \$53,000 in 2001, substantially higher than that of Riverside County. By 2021, median household annual income had grown to approximately \$95,000, still substantially higher than the Riverside County average of \$76,000. This economic flourish has been attributed to strong new home sales that have ~~been attracting~~ attracted working families, the City’s production of good quality jobs and the relatively short commute to Orange and Los Angeles Counties.

GREEN RIVER RANCH



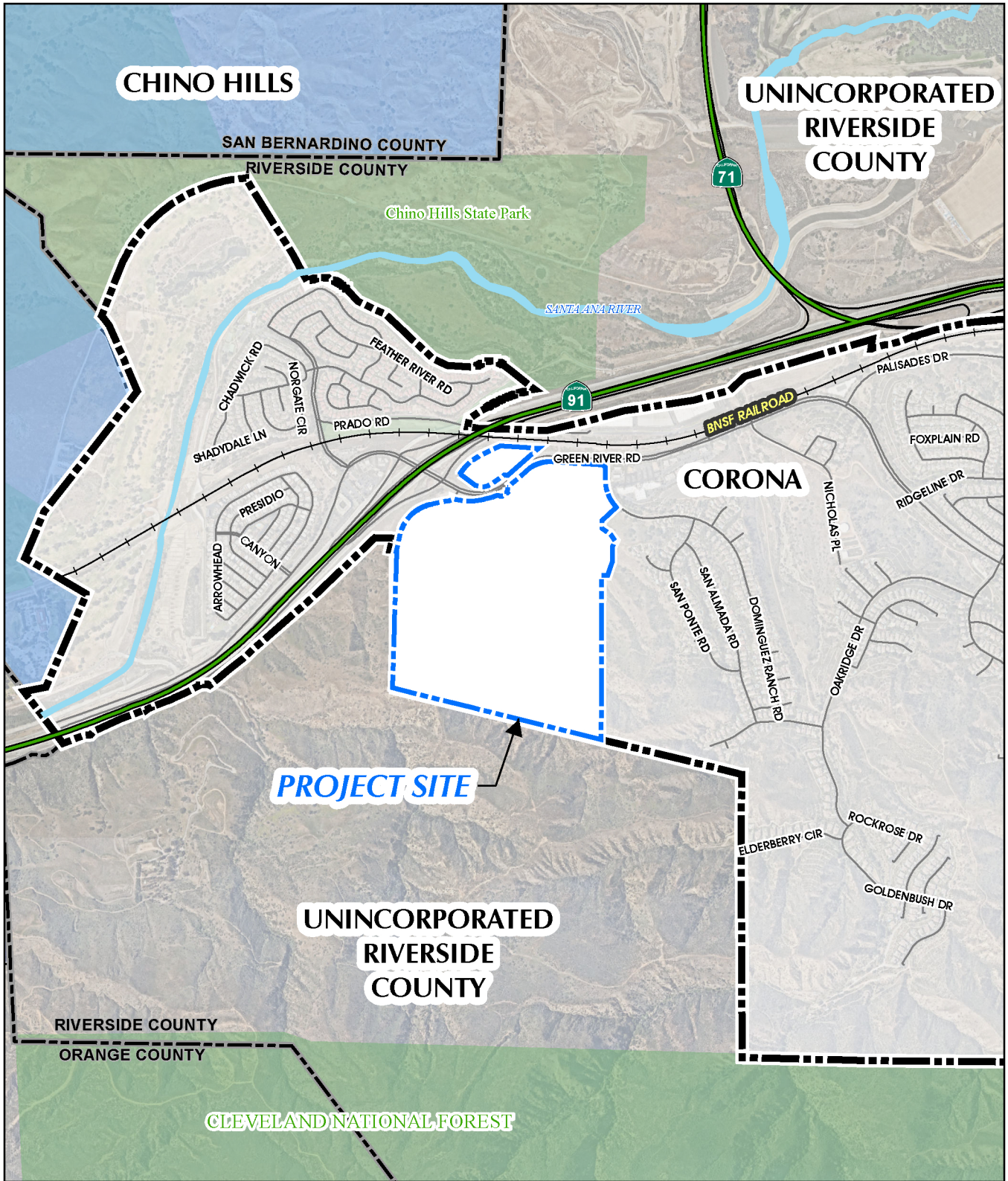
Source(s): ESRI, RCTLMA (2021), OC (2021), SBC (2021), LAC (2021), National Forest Service (2021)

Exhibit 1



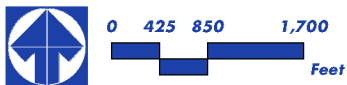
Regional Context

GREEN RIVER RANCH



Source(s): ESRI, RCLMA (2021), OC (2021), SBC (2021), Neormap (2021), National Forest Service (2021), SCAG (2021)

Exhibit 2



Vicinity Map

GREEN RIVER RANCH

With direct visual exposure to SR-91, Green River Ranch offers a regionally desirable site for commercial and business park/light industrial ventures. The Specific Plan area will provide a mixture of uses capitalizing on this prime location, including commercial and, business park/industrial uses, office, and estate residential lots and substantial acreage dedicated to open space. The Specific Plan document is intended to provide guidance and direction for the future development of this prominent gateway property into the City of Corona.

1.2 Project Summary

The objectives of the *Green River Ranch Specific Plan* are to:

- provide for the orderly and efficient development of the Green River Ranch property.
- implement the goals, objectives, and policies of the City of Corona General Plan.
- develop land uses which reflect sound economic, market and financial consideration.
- develop uses which will generate additional revenue for the City of Corona, and establish a strong tax base for the City.
- provide convenient commercial and industrial services for the community, in addition to similar services for freeway oriented and generated visitors.
- promote organized and well-planned development within the Specific Plan area.
- provide guidance and direction for the future development of this property.
- create an aesthetically pleasing western gateway into the City of Corona.

The *Green River Ranch Specific Plan* consists of approximately 160.0± acres abutting the at the western boundary of the City of Corona. The comprehensive Land Use Plan prepared for the Specific Plan area accommodates a mix of Commercial-General, Business Park Industrial, mixed-use, - and Open Space General elements in an attractive setting. A total of three distinct land use categories have been identified for the project area.

These categories are: Mixed Use (MU), Business Park Industrial (BPI), Commercial-General (C-G), Estate Residential (RE) and Open Space General (OS). Exhibit 10, *Land Use Plan*, in Chapter 3.0 of this Specific Plan depicts the locations of the proposed land uses on-site and the relationship of each category to one another. A brief description of each land use category follows:

- Business Park Industrial (BPI) Mixed Use (MU)- Three planning areas comprised of 49.31 59.01 acres (37.823 acres in usable area) are designated for Business Park Industrial Mixed Use development, intended primarily for These will include a mix of retail, service and support commercial, light industrial uses with supporting, hotel/motel, and/or office uses.
- Commercial-General (C-G) -This 8.12-acre land use category consists of two separate planning areas, 5.0 acres of usable space areas, along the south side of Green River Road. It is anticipated that these areas will develop with a mix of service station, retail, restaurant, and freeway-oriented service uses. This 5.50-acre land use category consists of one planning area along the north side of Green River Road. It is anticipated that this area will be developed with a mix of general commercial uses such as a service station, restaurants, and other freeway-oriented service uses.
- Open Space General (OS) - The Open Space General land use category encompasses the largest area of land within the project site, totaling 103.73 acres. There are two Planning Areas designated for Open Space General, Planning Area 5 (20.39 acres) and Planning Area 6 (83.34 acres). Planning Area 6 will accommodate land permanently committed or protected for open space due to value as habitat, wildlife movement, topography, scenic quality, or comparable purpose.

GREEN RIVER RANCH

2.0 PLAN ELEMENTS

2.1 Land Use Plan

The Land Use Plan is designed to accommodate a mix of flexible planned uses in an attractive setting that not only functions to enhance the project area, but also serves as the primary gateway from the 91 Freeway eastbound into the City of Corona.

This section describes the various land use designations within the *Green River Ranch Specific Plan* area. The three land use categories, as depicted on Exhibit 3, *Conceptual Development Plan (Planning Area Land Use Plan)*, are as follows:

- ~~Mixed Use (MU)~~ Business Park Industrial (BPI)
- Commercial-General (C-G)
- ~~Estate Residential (RE)~~
- Open Space General (OS)

The proposed land uses allowed by the *Green River Ranch Specific Plan* are intended to stimulate urban growth within the project area, while providing an aesthetically pleasing environment for both residential and nonresidential uses. These land use designations are described in the following section, and are summarized in Table 1, *Land Use Summary*. It is the intent of the Specific Plan to be flexible in terms of the actual product type, location and specific arrangement of uses, so long as the overall mixture does not ~~affect the acceptable traffic level of service generate substantially more traffic than projected by identified in the~~ Subsequent Environmental Impact Report (EIR).

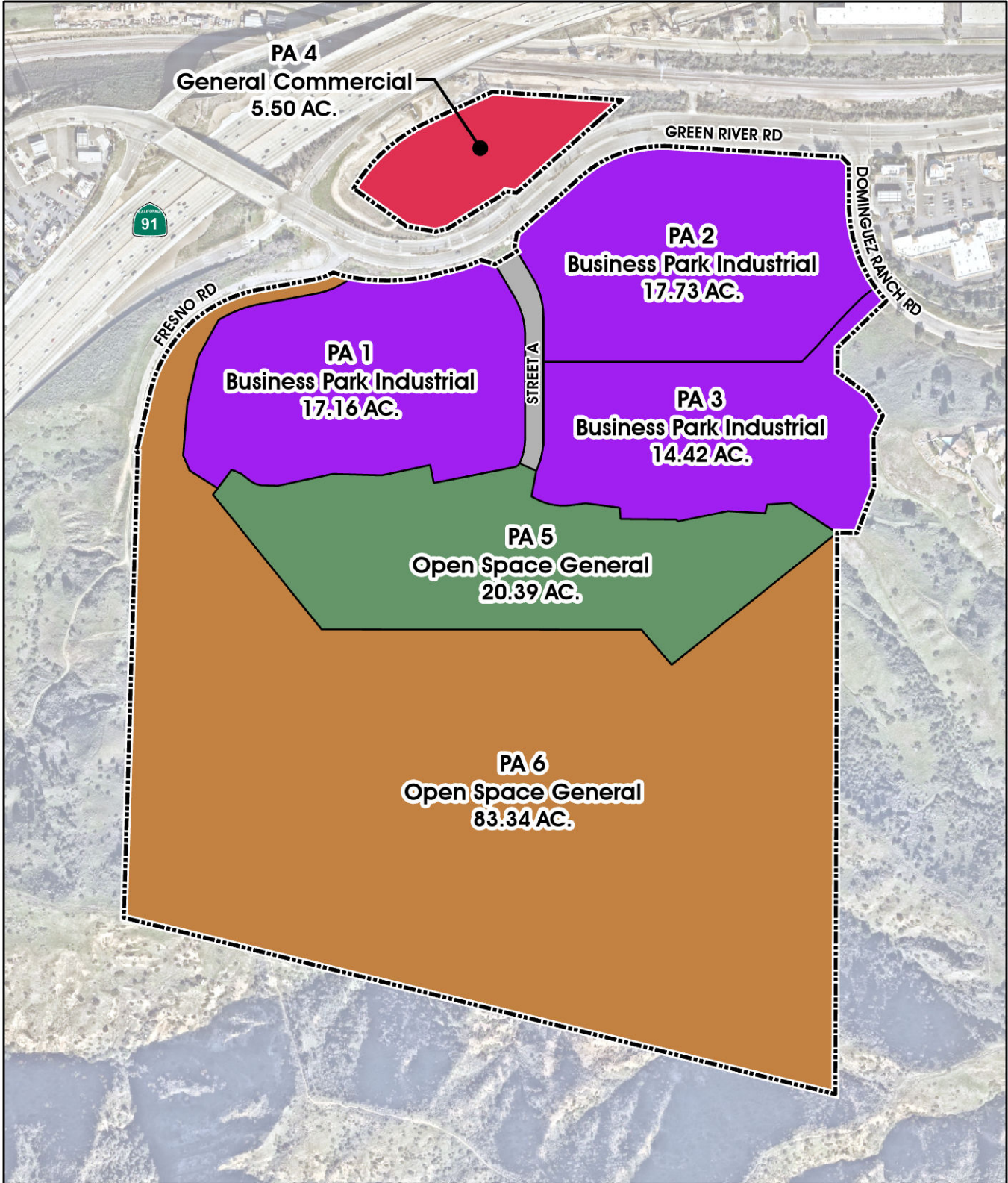
2.1.1 Land Use Plan Designations

- A. ~~Mixed Use Business Park Industrial~~: The Green River Ranch project includes ~~49.31 59.01~~ acres of land (~~37.82 37.3~~ acres of usable area) designated as Business Park Industrial~~Mixed Use~~. The Business Park Industrial~~Mixed Use~~ category is intended to provide accommodate single- and multi-tenant light industrial, warehouse, and incubator uses with supporting offices. Limited sales and services for industrial,

construction and or similar types of uses are also allowed. - for a variety of nonresidential uses including, but not limited to, freeway service commercial uses, retail/neighborhood commercial development, food and drinking establishments, office buildings and multi-tenant office/business park uses, as well as limited light industrial uses such as research and development, manufacturing, fabrication and warehouse. The office uses are intended to compliment or support the commercial and industrial uses in the Specific Plan area including, but not limited to, property management and leasing agencies, real estate sales, and professional offices. Lodging (hotels/motels) and accessory support facilities would also be permitted in this category. These uses offer special opportunities for development within the Specific Plan area and have been identified as appropriate given their proximity to the 91 Freeway. This type of development will provide significant economic and employment base opportunities within the City of Corona and Riverside County, allowing Green River Ranch to take advantage of the explosive growth of industrial, incubator, and small entrepreneurial businesses expected to continue through the 21st Century. ~~It is expected that the Mixed Use areas will attract garden office and "incubator type" businesses.~~

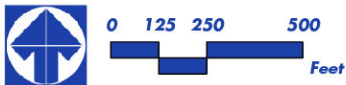
- B. Commercial-General: ~~Two areas adjacent to One area north of~~ Green River Road, Planning Area ~~4~~, includes s-3 and have been 5.5 acres of land (5.0 acres of usable area) designated for general commercial uses. When combined, these areas total 8.12 acres (5.0 acres of usable area). Both of these ~~This~~ planning area ~~s are is~~ easily accessible from the 91 Freeway and ~~are is~~ intended to provide services for travelers and local residents. Proposed uses include, but are not limited to, a service stations, restaurants (fast food,

GREEN RIVER RANCH



Source(s): ESRI, Nearmap Imagery (Feb 2024), RCTLMA (2022)
Composite: KWC Engineers (05-2022)

Exhibit 3



**Conceptual Development Plan
(Planning Area Land Use Plan)**

GREEN RIVER RANCH

TABLE 1 LAND USE SUMMARY

<u>LAND USE DESCRIPTION</u>	<u>PLANNING AREA</u>	<u>APPROXIMATE USABLE PAD AREA ACREAGE</u>	<u>TOTAL PLANNING AREA ACREAGE</u>	<u>DWELLING UNITS/BUILDING SQ. FT. ¹</u>
<u>Business Park Industrial</u>	<u>1</u>	<u>15.05</u>	<u>17.16</u>	<u>296,737 SQ. FT.</u>
<u>Business Park Industrial</u>	<u>2</u>	<u>12.90</u>	<u>17.73</u>	<u>262,675 SQ. FT.</u>
<u>Business Park Industrial</u>	<u>3</u>	<u>9.87</u>	<u>14.42</u>	<u>186,755 SQ. FT.</u>
<u>TOTAL BUSINESS PARK INDUSTRIAL</u>		<u>37.82</u>	<u>49.31</u>	<u>746,167 SQ. FT</u>
<u>Commercial-General</u>	<u>4</u>	<u>5.00</u>	<u>5.50</u>	<u>19,600 SQ. FT.</u>
<u>TOTAL COMMERCIAL GENERAL</u>		<u>5.00</u>	<u>5.50</u>	<u>19,600 SQ. FT.</u>
<u>Open Space General</u>	<u>5</u>	<u>N/A</u>	<u>20.39</u>	
<u>Open Space General</u>	<u>6</u>	<u>N/A</u>	<u>83.34</u>	
<u>TOTAL OPEN SPACE GENERAL</u>			<u>103.73</u>	
<u>Circulation (Street A)</u>		<u>1.23</u>		
<u>Circulation (Green River Road Dedication)²</u>		<u>0.23</u>		
<u>TOTAL CIRCULATION</u>		<u>1.46</u>		<u>=</u>
<u>TOTAL</u>		<u>160.0</u>		

1 Total building square footage may vary within each Planning Area, so long as the total building square footage does not generate substantially more daily vehicle trips than identified in the Green River Ranch Subsequent Environmental Impact Report (SEIR).

2 Approximately 0.23 acres was dedicated to Green River Road with Tract 37963.

GREEN RIVER RANCH

~~TABLE 1
LAND USE SUMMARY~~

LAND USE DESCRIPTION	PLANNING AREA (S)	APPROXIMATE USABLE PAD AREA ACREAGE	TOTAL PLANNING AREA LAND USE ACREAGE	UNITS/BUILDING SQ. FT. ¹
Mixed Use	1	16.7	25.00	268,000
Mixed Use	2	10.0	14.73	140,600
Hotel/Mixed Use/Office	5	5.8	13.37	82,700 150 hotel rooms
Mixed Use	7	4.8	5.91	10,000
Mixed Use Total		37.3	59.01	501,300 150 hotel rooms
Commercial-General	3	2.9	4.49	9,400
Commercial-General	4	2.1	3.63	10,200
Commercial-General Total		5.0	8.12	19,600
Estate Residential ²	6	----	98.2	32 DU (min. 3-ac lot)
Residential Total		98.2	98.2	32 DU
Nonresidential Manufactured Slopes & Public Streets	----	27.3	----	----
TOTALS		140.5	165.33	520,900 150 hotel rooms 32DU

¹ Total building square footage may vary within each Planning Area, so long as the total building square footage does not affect the acceptable traffic level of service identified in the Project Environmental Impact Report.

² The residential planning areas are evaluated per their natural condition. These lots will be custom graded at time of development

GREEN RIVER RANCH

turnover, and high quality), and neighborhood retail.

~~Estate Residential: Approximately 98.2 acres of land south of Planning Areas 1 and 3 are designated at Estate Residential. In the valleys of the foothills of the central and southern portions of the site are designated as Estate Residential. This land use is intended to provide property for single family detached residences on estate properties.~~

- C. Open Space General: Approximately 103.73 acres are designated as Open Space General. There are two Planning Areas designated for Open Space General, Planning Area 5 (20.39 acres) and Planning Area 6 (83.34 acres). Planning Area 5 will contain a combination of landscaped manufactured slopes and natural open space. Planning Area 6 will accommodate land permanently committed or protected for open space due to value as habitat, wildlife movement, topography, scenic quality, or comparable purpose.

The types of uses permitted in each land use designation are listed in Section 3.2, *Permitted Uses in Each Land Use Designation*. Standards have been developed to assure compatibility among uses in each category (see Section 3.3, *Development Standards*).

2.2 CONCEPTUAL GRADING PLAN

Exhibit 4, *Conceptual Grading Plan*, reflects how the property will be graded to accommodate new development proposed by the Specific Plan. The overall approach is to provide site grading to provide flat usable areas for nonresidential uses, and balance grading on the site by partially filling valleys leading into the foothills. The property will be terraced up from Green River Road to the foothills with slopes of 2:1, ranging from 30' to 50' in height. The total maximum area of ground disturbance (grading) expected to be needed to accomplish buildout of the Business Park Industrial and Commercial-General land uses in Planning Areas 1 through 4 is approximately 67.92 acres inside the Specific Plan boundary, some of which extends into the northern

portion of Planning Area 5 for drainage/water quality basins, and manufactured slopes.

~~usable area of nonresidential uses is approximately 43± acres, or 26% of the total project area of 167.8± acres. Approximately 70.7 acres will be comprised of nonresidential uses, manufactured slopes and public streets.~~

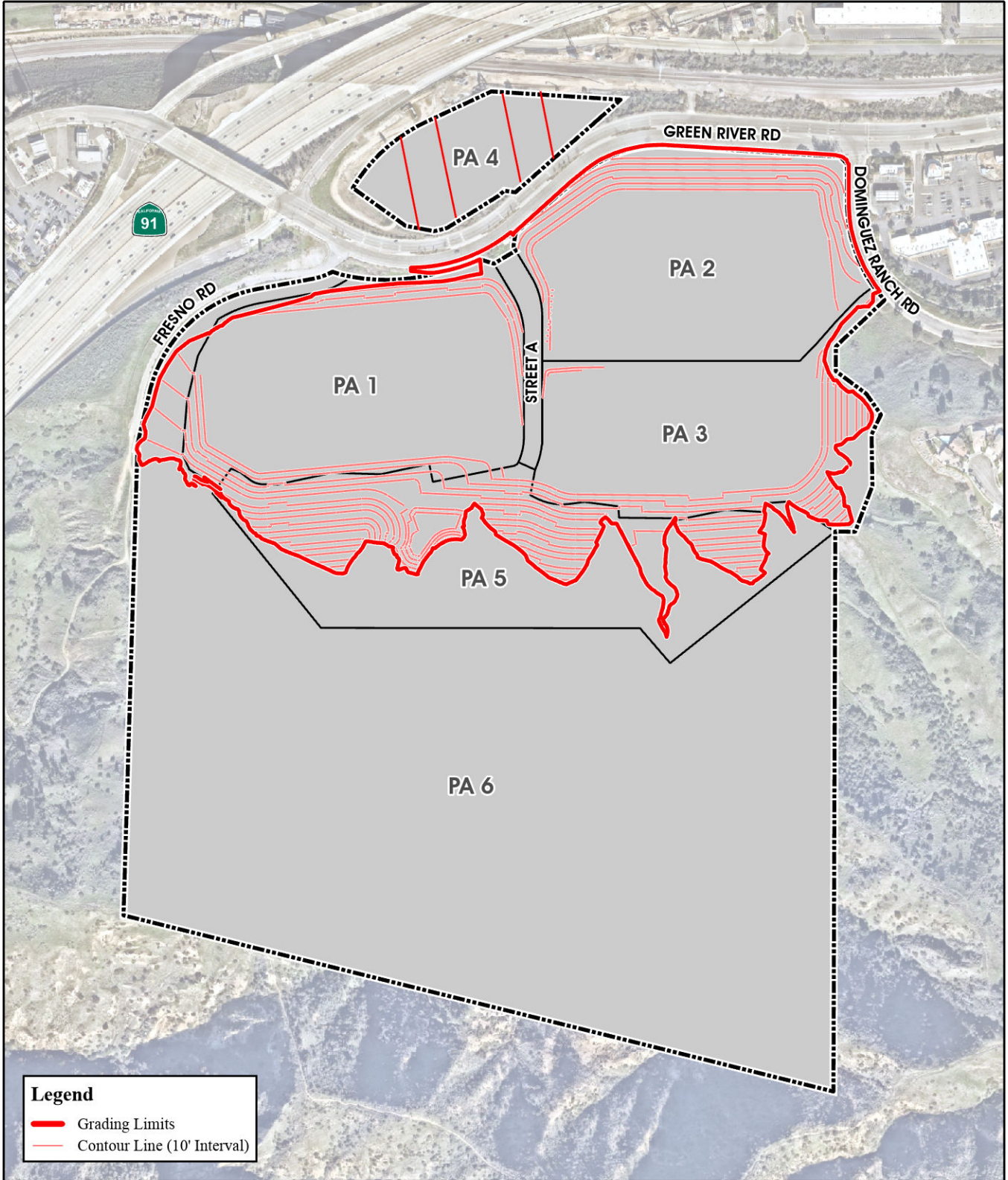
Approximately 97.1-83.34± acres of the Specific Plan area will largely not be graded and will remain in its natural state in Planning Area 6. Planning Area 6 (Open Space – General) will not be graded other than in the area between Planning Area 1 and off-site Fresno Road, which would be graded but then planted with native plant material and oak trees after grading to re-establish a natural condition. The balance of Planning Area 6 will remain undisturbed.

~~Grading of all public and private streets and nonresidential areas will be provided by a master developer. Although grading in the Estate Residential planning area is part of the overall earthwork balance, as shown on Exhibit 4, *Conceptual Grading Plan*, not every lot will have a flat pad and final grading will be performed by future property owners.~~

~~Tenants anticipated in Planning Area 1 of the Mixed Use designation require pads having a minimum depth of 450' to accommodate a row of parking in the front of the building, a landscape zone between the parking and the building, a 250' wide building, and a minimum of 130' maneuvering space for semi-trailer loading and unloading. These loading areas are located to the rear of the buildings, against the slope bank to best screen them from public view.~~

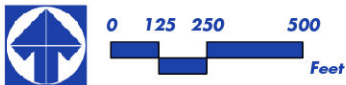
The grading concept for areas abutting slopes not planned for grading features “shaving” off the existing terrain and rounding the manufactured slopes in a “convex” form to more closely resemble the natural terrain. These manufactured slopes will be planted in an informal, more natural-looking arrangement per the City’s Parks and Recreation CFD landscape design standards to ensure sufficient plant coverage on the slopes, and to provide a transition between manufactured pads and natural hillsides.

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Source(s): ESRI, Nearmap Imagery (Feb 2024), KWC Engineering (07-19-2021)

Exhibit 4



Conceptual Grading Plan

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2.3 Conceptual Infrastructure Plan

2.3.1 Circulation

The Conceptual Circulation Plan proposed by the *Green River Ranch Specific Plan* reflects a roadway network intended to provide effective access through the project, ~~as well as between the residential and nonresidential uses.~~ The general concept of the Circulation Plan, as depicted in Exhibit 5, *Conceptual Circulation Plan* and Exhibits 6A, 6B, ~~and 6C and 6D~~ *Roadway Cross Sections and Roadway Plan View*, features private on-site roads, drive aisles and driveways accessed from the existing public street system, to form a hierarchy of roadways and development standards as described below. ~~Four public streets (Streets "A", "B", "C" and "D") will provide access to Planning Areas 1 through 5. Street "A" will provide access from Dominguez Ranch Road. Streets "B" and "C" will provide access from Green River Road, while Street "D" will provide a connection between Streets "B" and "C". Private Street "E" will serve the future Estate Residential lots from these public roadways. Maintenance of the public streets will be the responsibility of the City of Corona, while maintenance of the private streets will become the residential component's homeowners or tenant's association's responsibility.~~

Access to the *Green River Ranch Specific Plan* area will be provided via private Street "A" located off Green River Road. Street "A" will provide access to Business Park Industrial Planning Areas 1, 2, and 3 from a signalized intersection at Green River Road. Forming a 4-way intersection will be a driveway connection into the General-Commercial Planning Area 4 on the north side of Green River Road.

The Project proposes an Emergency Vehicle Access (EVA) roadway connection on Dominguez Ranch Road approximately 450 feet southerly from the Green River Road intersection. Within the Project, the EVA roadway is proposed at 36' wide with an asphalt surface and constructed to meet City of Corona fire department standards for width, height, and structural section requirements. The EVA extends from between Building 3 and Building 5 along the eastern site of the Project connecting to Dominguez Ranch Road. The EVA entrance is proposed to be gated with a Knox Box device for fire department emergency access.

~~A. Fresno/Prado Road, frontage road immediately to the northwest of the project, provides gated access to the adjoining property to the west. It does not lie within the project boundary, and does not provide access to the Green River Ranch project, and no improvements are proposed to that roadway. Nevertheless, since Fresno/Prado Road is located approximately 50 feet south of the SR 91 eastbound off-ramp, the project traffic engineer recommended that the operation of this roadway be restricted to right turn in/right turn out only~~

A. Green River Road / Major Arterial

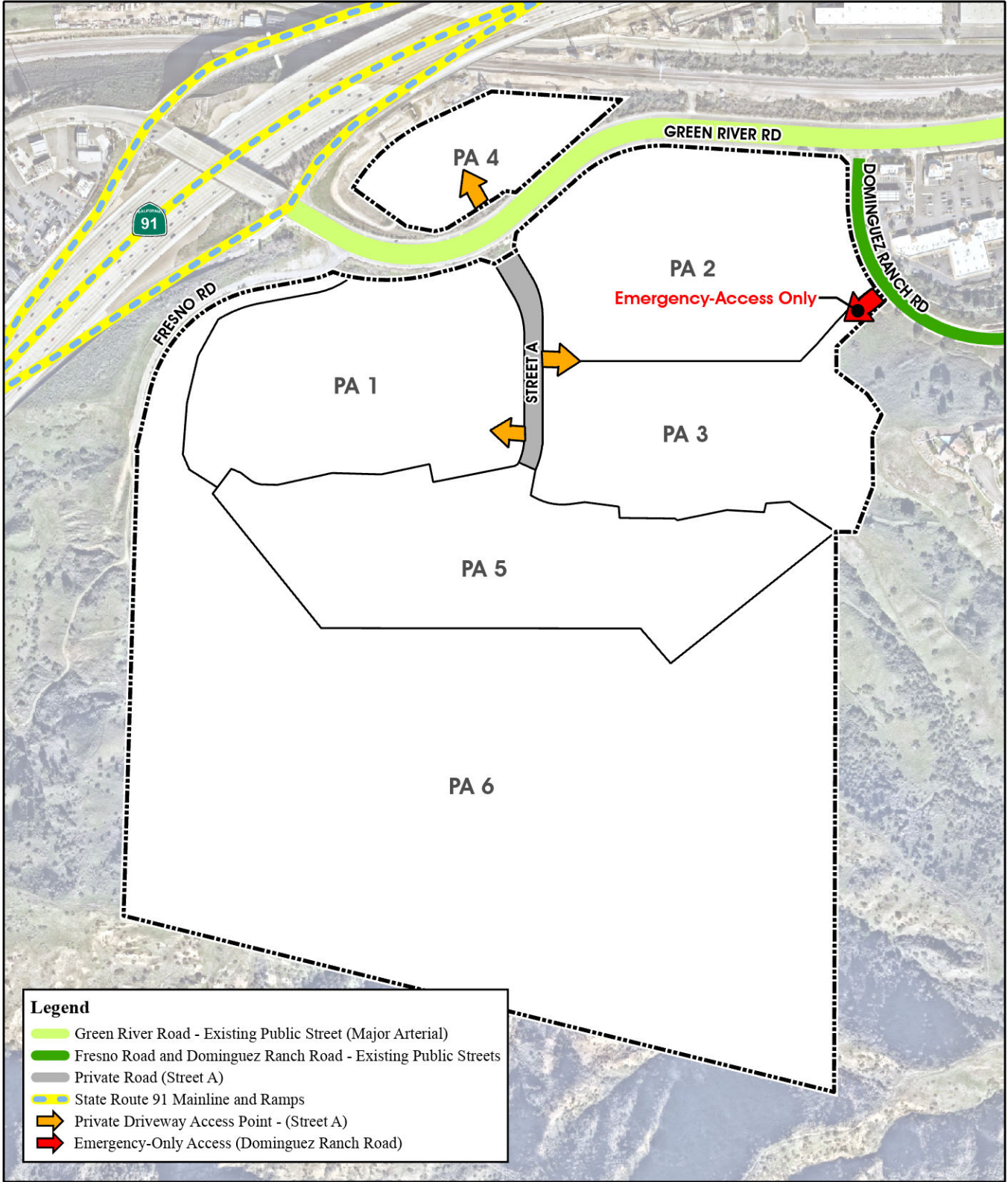
Green River Road will serve as the main entry access road into the project area and as the western gateway into the City of Corona. The right of way width will vary along the Specific Plan's frontage, ranging up to as wide as possibly 200 feet. Width will be determined at the time of Precise Plan implementation for abutting Planning Areas. At minimum, Green River Road will meet the City's Major Arterial roadway standards having a minimum ~~The Caltrans Improvement Plan and the County Assessor's Parcels Map show Green River Road with a right of way width ranging from 100' at the~~

GREEN RIVER RANCH

~~east end and narrowest point, to 200' at the western edge of the project area. The Specific Plan proposes a uniform right-of-way width abutting and approaching the Specific Plan area of 106' in the public ROW 118' through the entire frontage of the project area. Abutting the Specific Plan boundary, Green River Road is designed to accommodate 6 lanes of traffic (3 lanes in each direction), acceleration/ deceleration lanes, class II bike lanes, a 12 10' minimum parkway on each side including a 5' sidewalk and 75' landscaped area, and a raised, landscaped median with left-turn pocket. The minimum 94' curb-to-curb width will allow~~s for the eastbound and westbound left- turn lanes within the median at the proposed full-service, signalized intersection with Street "A" that will provide entrance to Planning Areas 1 through 4. This intersection will serve as the major project entry into the Specific Plan Area from Green River Road.

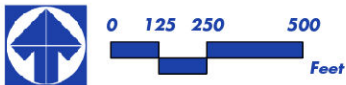
~~signalized intersection with Street "B" and the entrance to Planning Area 7. There will be no left turn storage lanes at Street "C", which will be a non-signalized, right-in/right out only intersection. Together, these two intersections will serve as major entries into the Specific Plan area from Green River Road, with a minor right turn only driveway entry to and exit from Planning Area 2. In addition to the 12 minimum 10' parkway, a 10' landscape buffer will be established within the adjoining properties of the Green River Ranch Specific Plan area to provide for ample landscaping along this major corridor and entry to the City. The landscape buffer is to be maintained by the individual property owner or tenant association.~~

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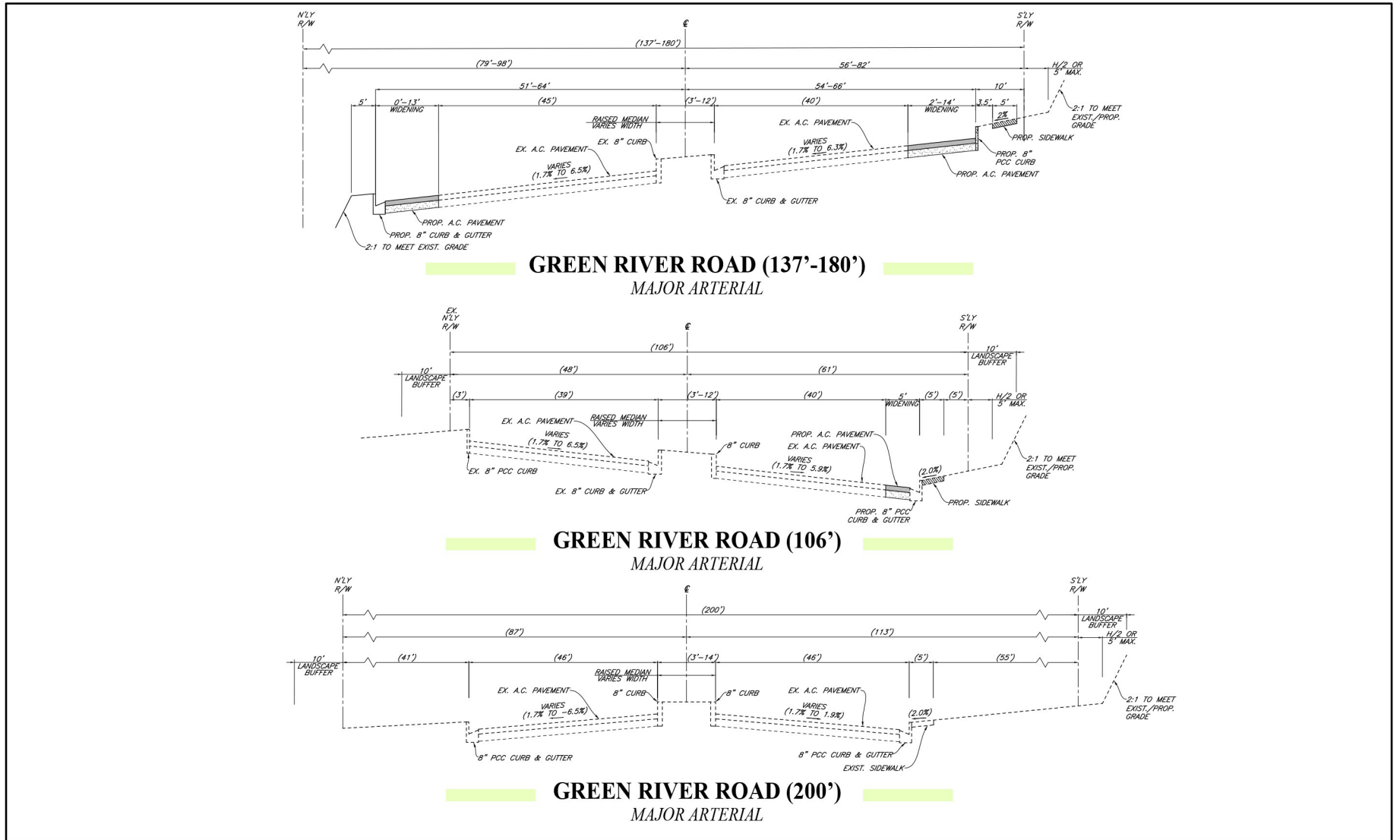
Source(s): ESRI, Nearmap Imagery (Feb 2024), City of Corona GIS (08-2021), KWC Engineering (07-2021)

Exhibit 5



Conceptual Circulation Plan

GREEN RIVER RANCH



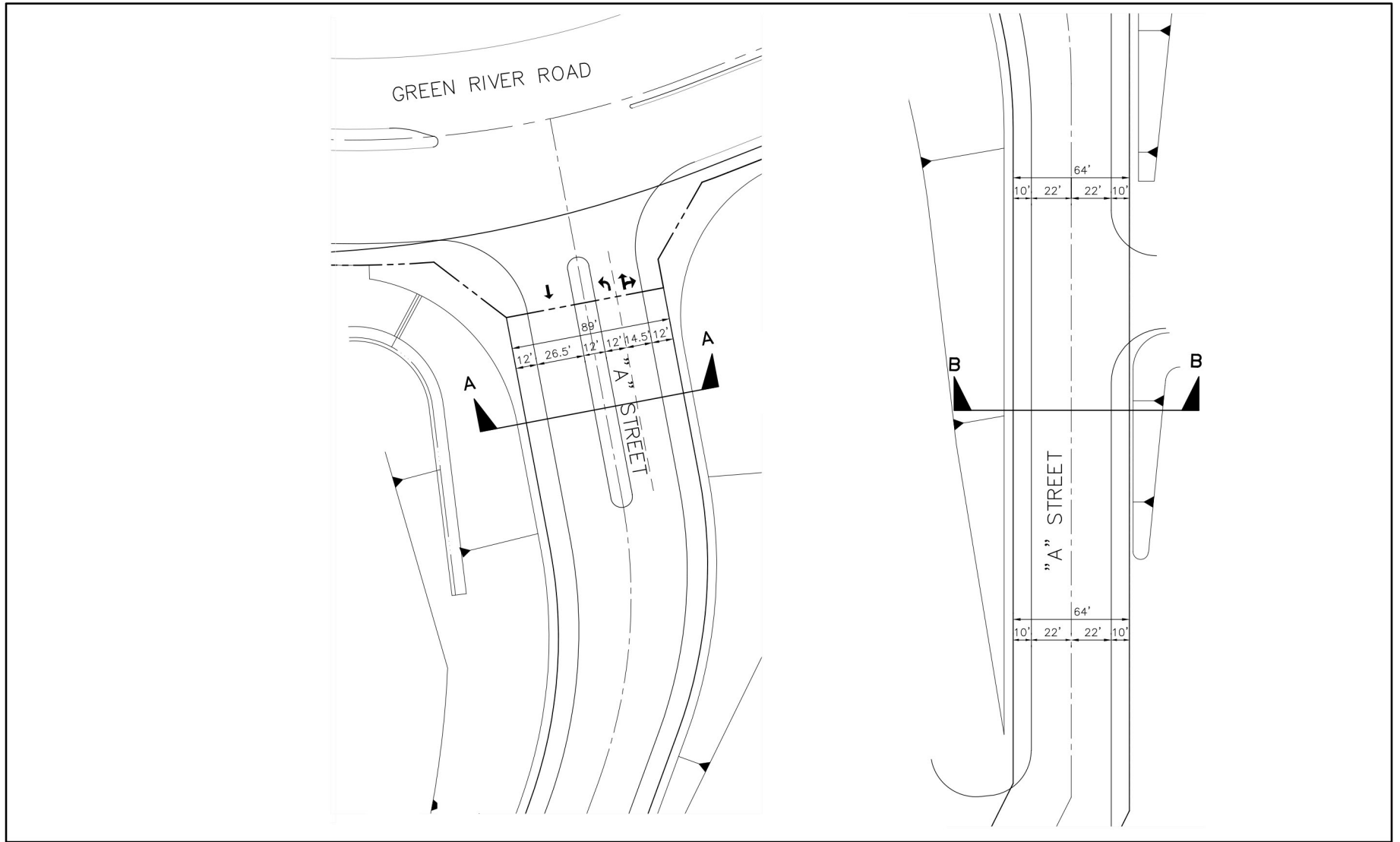
Source(s): KWC Engineers (02-14-2023)

Exhibit 6-A

Not to Scale

Roadway Cross Sections - Green River Road

GREEN RIVER RANCH



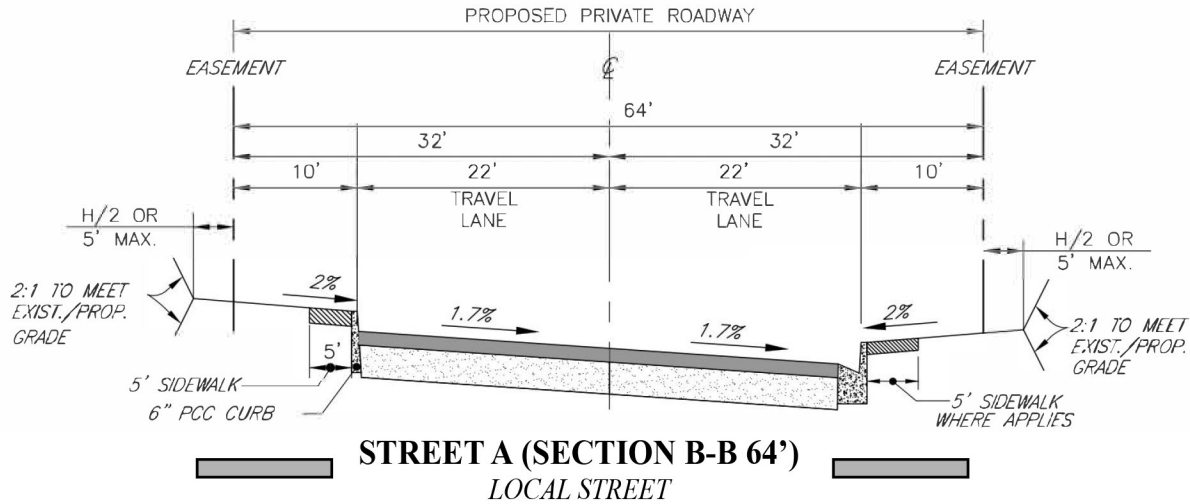
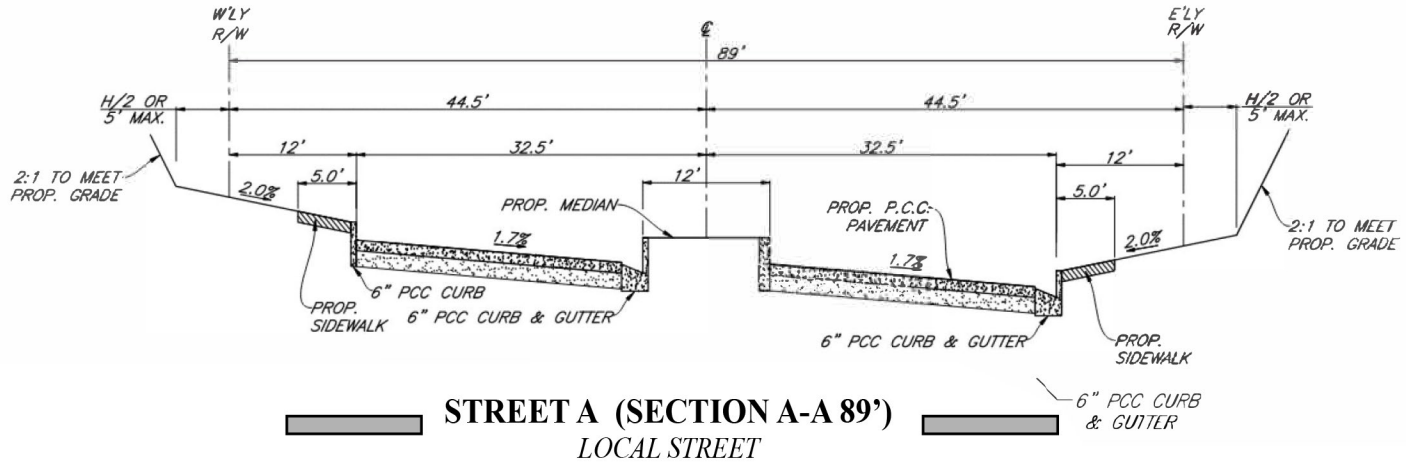
Source(s): KWC Engineers (08-11-2021)

Exhibit 6-B

Not to Scale

Roadway Plan View - Street A

GREEN RIVER RANCH



Source(s): KWC Engineers (10-30-2020)

Exhibit 6-C

Not to Scale

Roadway Cross Sections - Street A

GREEN RIVER RANCH

B. Private Street “A”

One private local collector street, “Street “A” will provide primary access to the interior of Green River Ranch.

At the intersection of Street “A” and Green River Road will be a new signalized intersection. The north leg will serve as a driveway ingress and egress point for the commercial uses in Planning Area 4. The south leg of Street “A” will include one lane entering Green River Ranch and two lanes exiting Green River Ranch. The inbound and outbound lanes will be separated by a raised center median at the entry and Street “A” will have a minimum 89’ right-of-way with a 65’ curb-to curb width and a 12’ parkway, including a minimum 5’ wide sidewalk in a minimum 12-foot-wide parkway on each side of the street.

Street “A” will narrow to have a minimum 64’ right-of-way with a 44’ curb-to-curb width (with no center median) and a 10’ wide parkway, including a minimum 5’ wide sidewalk on each side of the Street. Exhibits 6B and 6C, Roadway Plan View, Street A and Roadway Cross Sections, Street A, depict these configurations.

Four public collector streets, Streets “A” through “D”, are proposed in the project area. Streets “A”, “C” and “D” will have a 68” right of way with a 44” curb to curb width and a 12” parkway, including a 5” sidewalk and 7” landscaped area, on each side of the street. Portions of Street “B” will have a wider right of way width, and include more travel lanes as described below. Exhibits 6 B-D, Roadway Plan View and Cross Sections, depict this configuration. These public streets are described as follows:

1. Street “A”: Street “A” will provide vehicular access from Dominguez Ranch Road into the project area. It will also

provide connection to Street “E”, a private street, as well as to a driveway access into Planning Area 1 of the Mixed Use designation.

2. Street “B”: Street “B” will serve as the primary entry from Green River Road. A traffic signal will be constructed at the four-way intersection of Street “B”, the entrance to Planning Area 7 and Green River Road, where a major entry landscape treatment is proposed to serve as a visual project gateway element. Street “B” will provide primary access to Planning Area 1, along with access to the Mixed Use and Commercial General areas (Planning Areas 2, 3 and 7). Street “B” will also connect to Street “D”, which leads to Street “C”, providing an internal loop circulation system connecting all other streets and Planning Areas within the Specific Plan area.

Street “B” roadway improvements will be divided into two segments. The northern portion from Green River Road for a distance of approximately 150’ south will be improved with a right of way width of 88”, with two 12” wide travel lanes heading south into the project, and three travel lanes heading north out of the project. Northbound lanes will include one right out only lane, one through or left turn lane, and one left out only lane. Inbound and out bound travel lanes will be separated by a 4” landscaped median. A 12” parkway with 5” sidewalks within the parkway is proposed along either side of the roadway. In addition, a 10” landscaped buffer will adjoin the street right of way. The second segment of Street “B”, from approximately 150” south of its intersection with Green River Road to its terminus at Planning Area 1, will be improved with a right of way width of 76”, with two 12” travel lanes in each direction, separated by a 4” striped median. Exhibit 6B, Plan View Collector Street B, and Exhibit 6C, Roadway

GREEN RIVER RANCH

~~Cross Sections Collector Street B~~
graphically depict these roadway geometries.

~~3. Street "C": Street "C" will serve as a secondary entry into the Specific Plan area and will run somewhat parallel to and west of Street "B". It will intersect with Green River Road as a right turn only in/out street. This non-signalized intersection will have similar landscape treatment, as the proposed Street "B" entry, only on a smaller scale. Street "C" will provide access from Green River Road to Planning Areas 3 and 4, terminating at the intersection with Street "D".~~

~~4. Street "D": Street "D" will serve as a connection between Streets "B", "C" and "E" to provide internal connection among various land uses within the Specific Plan area, helping keep project traffic within the Specific Plan area rather than forcing use on Green River Road, as well as improving traffic flows within the project area.~~

~~Private Project Streets~~

~~Private streets in the Specific Plan area will serve the residential lots from the public streets. The private streets will have a 56' right of way, with a 36' curb to curb width, curbs and 10' parkways comprised of a 6" landscape strip with 4" sidewalks on both sides of the street. A more detailed roadway alignment and lotting plan for the residential components of the Specific Plan will be submitted at a later date.~~

~~Street "E": Street "E" will serve as the primary access roadway to the Estate Residential area through its connection with Streets "A" and "D".~~

~~Private Access Easement~~

~~A 28' wide private access easement is provided in Planning Area 1 to provide a looped vehicular connection between Street "A" and Street "D". This easement may be loaded on both sides with parking stalls.~~

2.3.2 Water

Proposed water and sewer facilities are based on development demands which are lower than the anticipated demand used in establishing the existing approved master plans. Therefore, all water and sewer facilities described are to be considered conceptual. The actual infrastructure required shall be based on the approved amendments to the water and sewer master plans. Each phase of development is required to provide a looped water system with two points of connection and two independent water sources.

Water service within the Specific Plan area will be provided by the City of Corona Water Utilities Department, which derives its water supply from several sources, including local wells, Lake Matthews, and the Metropolitan Water District of Southern California. An existing 10" waterline extends along Dominguez Ranch Road from the adjacent Sierra Del Oro community. The existing 16" water transmission line along Green River Road, which currently terminates at near the eastern edge of the project, will be extended to service the Specific Plan area to Fresno Road, and then extend south to the limits of Fresno Road. 12" lines will be extended on-site to service all development areas, of the nonresidential areas, except for with Street "C" where it will be 16" to accommodate connection to the City's master planned future water reservoir. 8" lines will be constructed to service the residential areas (refer to Exhibit 7, *Conceptual Water Plan*).

2.3.3 Sewer

Sewer service within the Specific Plan area also will be provided by the City of Corona Water Utilities Department (refer to Exhibit 8, *Conceptual Sewer Plan*). An 8-inch sewer line also will be extended in Green River

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~~Road easterly to the project. The existing lift station, located at Green River Road and Palisades Drive, which connects the development to the main sewer plant near the airport, will need to be upgraded and the associated sump enlarged to accommodate the project. A new on-site lift will also be needed at the southwestern corner of Green River Road and Dominguez Ranch Road.~~

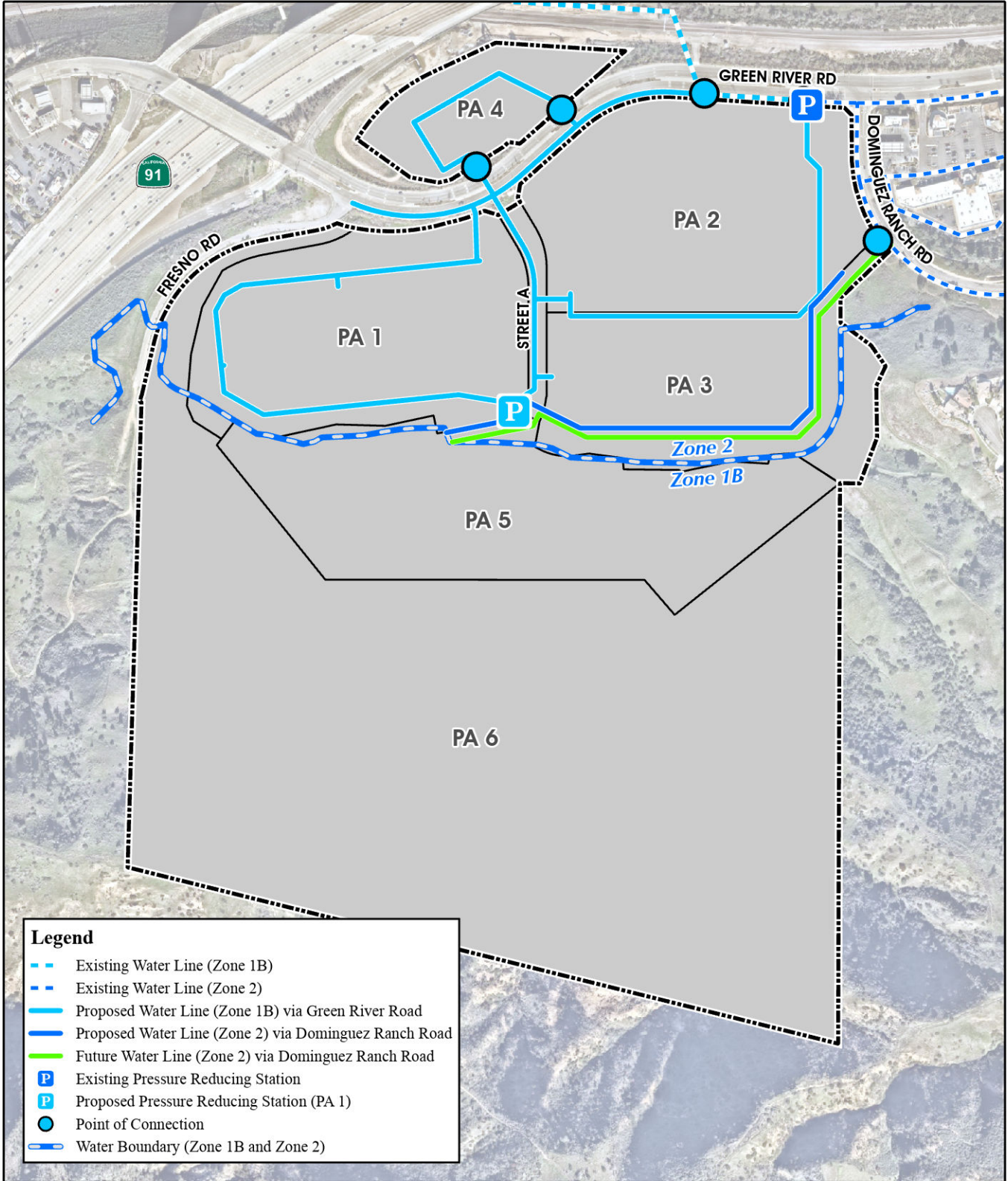
A network of 8-inch sewer lines will be installed in the project to connect to an existing 8-inch sewer line located to the east of Dominguez Ranch Road within an existing commercial property. An offsite easement within the existing commercial property has been obtained for the construction and maintenance of the sewer pipeline and its associated construction

A new on-site lift station is expected to be needed at the southeast corner of Planning Area 4 with a proposed sewer force main connecting to the proposed 8-inch sewer line within Planning Area 2.

2.3.4 Solid Waste Disposal

Solid waste will be handled by the City's solid waste management company, USA Waste of CA, Inc. It is anticipated that some industrial users may contract with private waste disposal companies. It is also

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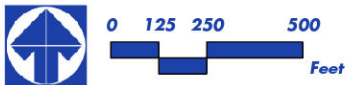


Legend

- Existing Water Line (Zone 1B)
- Existing Water Line (Zone 2)
- Proposed Water Line (Zone 1B) via Green River Road
- Proposed Water Line (Zone 2) via Dominguez Ranch Road
- Future Water Line (Zone 2) via Dominguez Ranch Road
- P Existing Pressure Reducing Station
- P Proposed Pressure Reducing Station (PA 1)
- Point of Connection
- Water Boundary (Zone 1B and Zone 2)

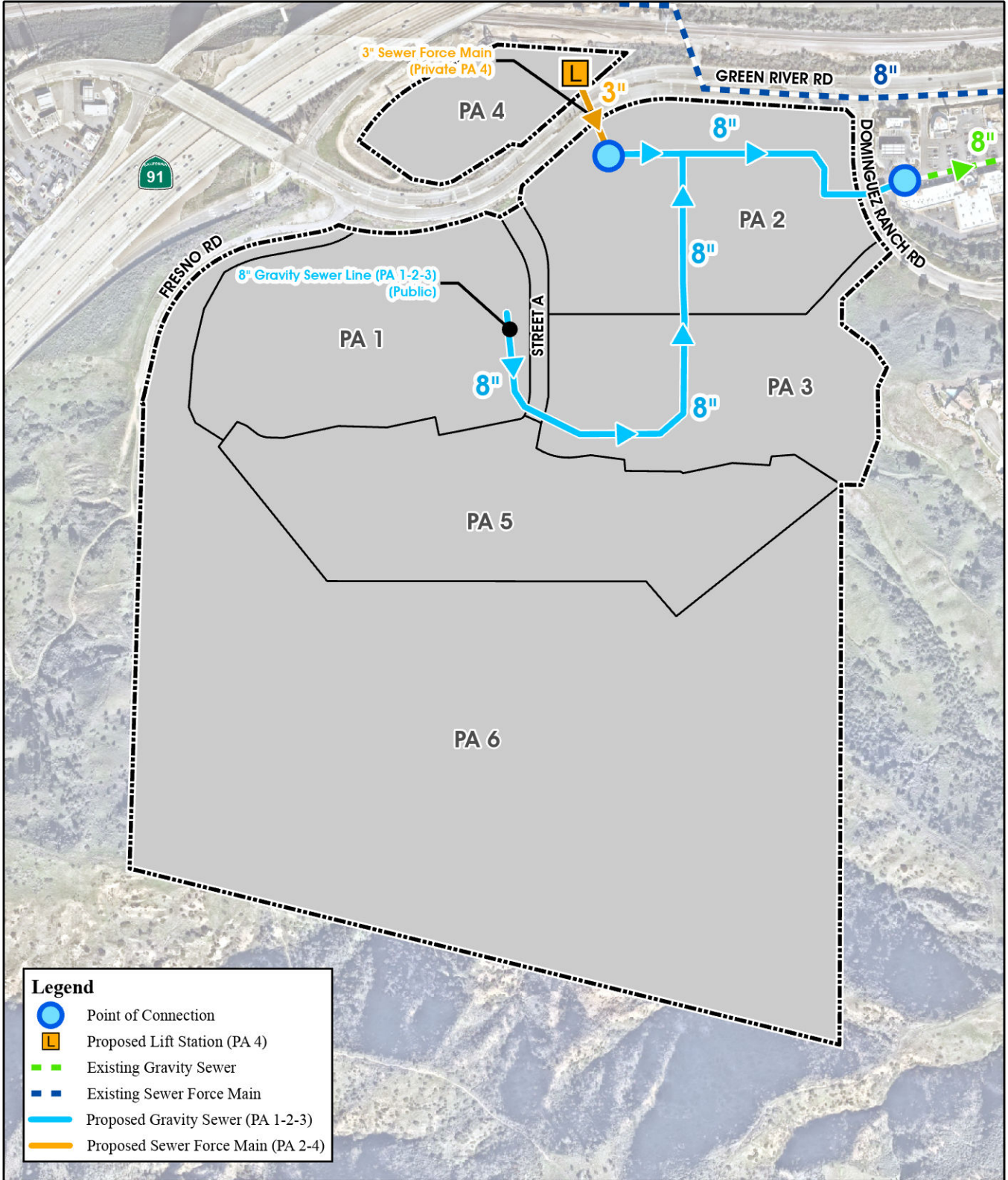
Source(s): ESRI, Nearmap Imagery (Feb 2024), KWC Engineers (08-2021)

Exhibit 7









Conceptual Water Plan

GREEN RIVER RANCH

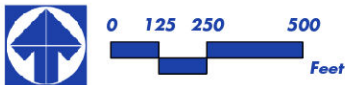


Legend

-  Point of Connection
-  Proposed Lift Station (PA 4)
-  Existing Gravity Sewer
-  Existing Sewer Force Main
-  Proposed Gravity Sewer (PA 1-2-3)
-  Proposed Sewer Force Main (PA 2-4)

Source(s): ESRI, Nearmap Imagery (Feb 2024), KWC Engineers (08-2021)

Exhibit 8



Conceptual Sewer Plan

GREEN RIVER RANCH

anticipated that individual tenants and residents of the project will participate in recycling programs as offered by the City and other private organizations.

2.3.5 Drainage

A gravity flow, storm drainage system will be developed to handle on-site drainage flows, as depicted on Exhibit 9, *Conceptual Drainage Plan*. The existing general drainage pattern on-site will be maintained throughout the southern portion of the Specific Plan area, with drainage naturally being directed from the ridges and slopes to the north/south oriented valleys within the project. Drainage will continue on a northerly course, will be directed to flow within the project private drives once it reaches the proposed ~~Estate Residential=development~~ areas, and will connect to ~~the public local streets a storm drain system installed within the nonresidential portions of the developed areas of the~~ project. Throughout the northern portion of the Specific Plan area, pads will be graded to provide adequate runoff drainage to ~~a system of culverts running within the project's public roadways~~ water quality management facilities installed as part of the ~~drainage infrastructure system~~. Then the entire drainage system will continue to follow the existing drainage pattern, and will be directed towards two existing culverts located to the northeast of the Specific Plan area, passing under Green River Road and the railroad tracks, directing drainage under SR-91 to the Santa Ana River.

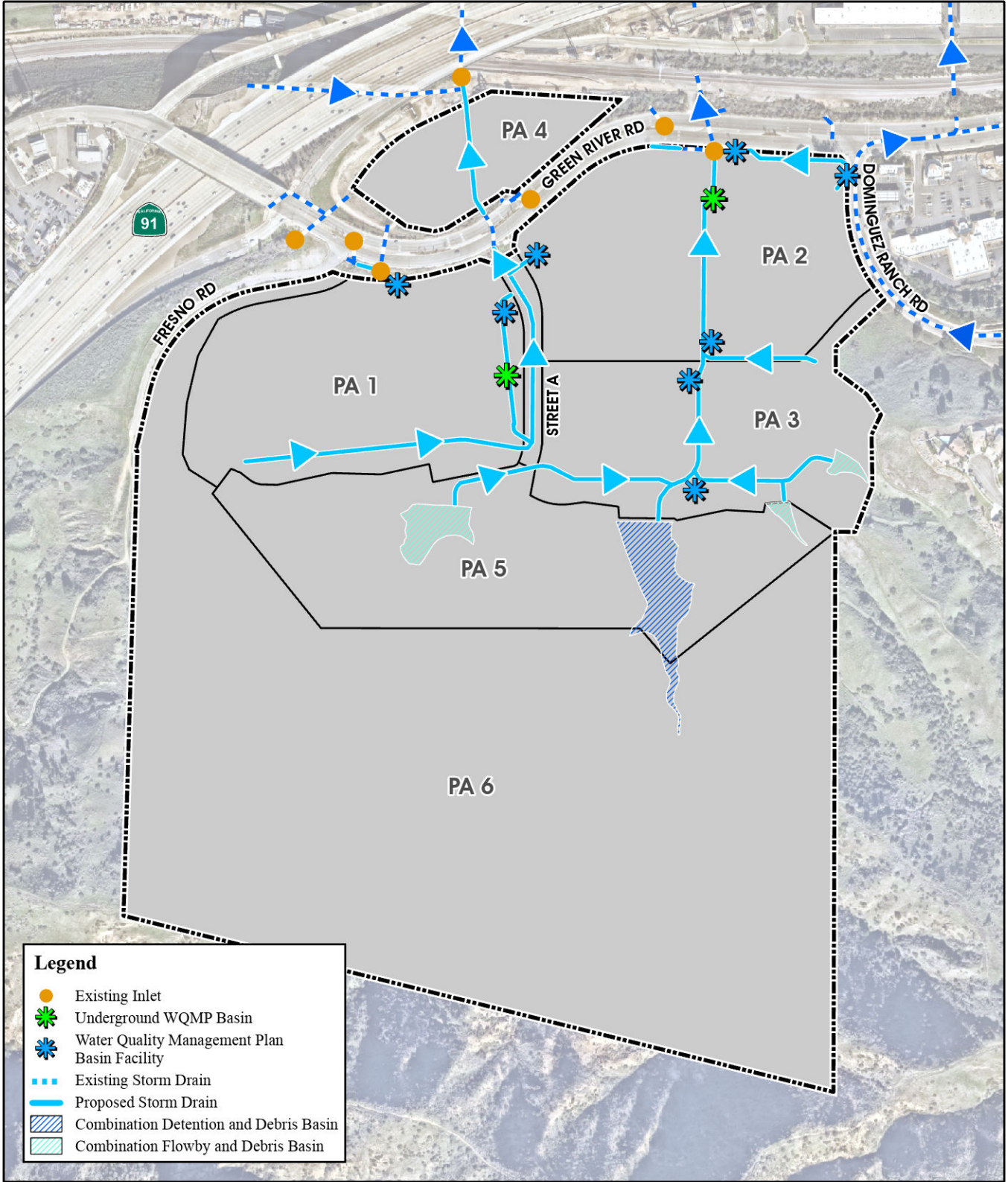
~~Three (3)~~ One (1) on-site combination detention and debris basin ~~and three (3) flowby and debris basins~~ may be needed to ~~perform water quality functions, to~~ accommodate additional runoff anticipated from the project, and to reduce flows off-site to a level which can be accommodated through the existing drainage culverts

running under Green River Road, the railroad tracks, and SR-91. No changes or improvements are proposed to those existing culverts.

2.3.6 Energy

Southern California Edison Company ~~is the electric utility provider for the project. is currently developing a 10-year growth plan to extend its facilities as the City of Corona develops.~~—The Southern California Edison Company has indicated that power supply for the total build-out of the Specific Plan area is adequate within the parameters of the projected planned growth and will be available as necessary.

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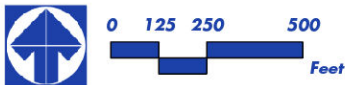


Legend

- Existing Inlet
- Underground WQMP Basin
- Water Quality Management Plan Basin Facility
- Existing Storm Drain
- Proposed Storm Drain
- Combination Detention and Debris Basin
- Combination Flowby and Debris Basin

Source(s): ESRI, Nearmap Imagery (Feb 2024), KWC Engineers (08-2021)

Exhibit 9



Conceptual Drainage Plan

GREEN RIVER RANCH

3.0 DEVELOPMENT REGULATIONS

3.1 General Provisions

3.1.1 Introduction

The *Green River Ranch Specific Plan* is intended to promote organized and well-planned development in the Specific Plan area. The intent of these regulations is to control and guide development within the Specific Plan area, help establish a strong tax base for the City, and create a strong, aesthetically pleasing, western gateway into the City of Corona. To accomplish these goals, this Chapter sets forth permitted uses and development standards for the various land use designations within the *Green River Ranch Specific Plan* area. Table 1, provided in Chapter 2, shows a summary of the four land use designations within the Specific Plan area.

3.1.2 *Relationship between the City of Corona Zoning Ordinance and the Green River Ranch Specific Plan Development Regulations*

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 Regulations for this Specific Plan area also are designed to be consistent with the Corona General Plan. The standards do not apply outside of the Specific Plan area boundaries. The Development Regulations for Green River Ranch supersede all provisions, standards, and requirements of the City of Corona Zoning Ordinance (Title 17 of the City's Municipal Code), except in those instances where the Green River Ranch Development

Regulations remains silent. In instances where these Development Regulations do not address specific issues or other relevant considerations, the Corona Zoning Ordinance shall apply. If a conflict arises between Title 17 of the Corona Municipal Code and the Green River Ranch Development Regulations, the standards contained in this Chapter shall take precedence.

3.1.3 Definitions

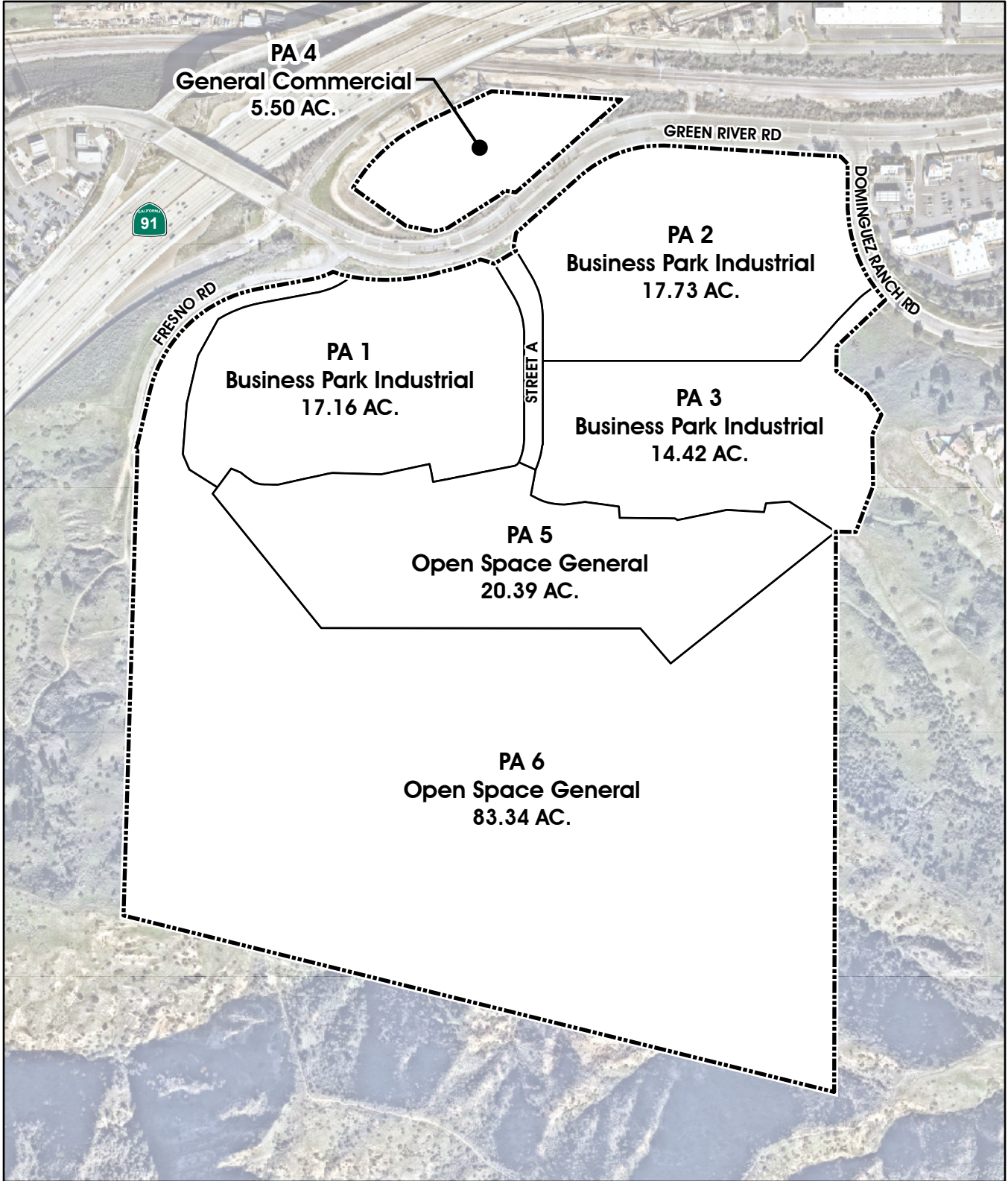
The individual words and groups of words used in this Chapter are defined in Chapter 17.04 of Title 17 of the Corona Municipal Code.

3.2 Permitted Uses in Each Land Use ~~Designation~~ Designation

Exhibit 10, *Land Use Plan*, shows location of the four general Land Use designations proposed within the Specific Plan area.

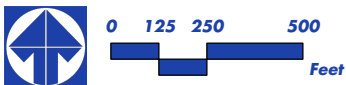
The following Table 2, *Permitted Uses*, sets forth the uses permitted in each land use category within the *Green River Ranch Specific Plan* area:

GREEN RIVER RANCH



Source(s): ESRI, Nearmap Imagery (Feb 2024), RCLMA (2022)
Composite: KWC Engineers (04-2022)

Exhibit 10



Land Use Plan

GREEN RIVER RANCH

TABLE 2 PERMITTED USES

LAND USE	MU BPI	C-G	RE	<u>OS</u>
P = Permitted Use C = Conditional Use MCUP = Minor Conditional Use Permit SRUP = Second Residential Unit Permit BZA = Board of Zoning Adjustment X = Not Permitted				
Accessory Dwelling Unit, <u>per City of Corona Municipal Code Chapter 17.85</u>	X	X	X	<u>X</u>
Amusement centers and water/theme parks	X	X	X	<u>X</u>
Animals: • Cats – Three weaned cat • Dogs – Three weaned dogs	X	X	P	<u>X</u>
Animals: • Horses – Two adult horses plus any foals in one acre; one additional adult horse/foal for each additional acre, up to 5 horses/foals total	X	X	<u>X</u>	<u>X</u>
Animal hospitals, with no outdoor kennels	PX	P	X	<u>X</u>
Antique restoration	P	P	X	<u>X</u>
Antique shop/specialty furniture boutique	PX	P	X	<u>X</u>
Appliance store, radio and television	PX	P	X	<u>X</u>
Arcade, game or video (as an ancillary use)	BZA <u>X</u>	BZA	X	<u>X</u>
Art, crafts and curio shops	PX	P	X	<u>X</u>
Art gallery	PX	P	X	<u>X</u>
Asphalt manufacturing or refining	X	X	X	<u>X</u>
Automobile body, fender repair, and painting	C	X	X	<u>X</u>
Automobile car wash when included with service station, full service, detailing	X	C	X	<u>X</u>
Automobile parts and supply store	PX	P	X	<u>X</u>
Automobile sales, new and used – dealer used only	X C	X	X	<u>X</u>
Automobile service stations	PX	C	X	<u>X</u>
Automobile upholstery	X	X	X	<u>X</u>
Automobile wrecking yard	X	X	X	<u>X</u>
Bakery goods (retail) and bagel shops	PX	P	X	<u>X</u>
Bakery goods and grain products, manufacturing and wholesale	P	X	X	<u>X</u>

GREEN RIVER RANCH

LAND USE	<u>MU BPI</u>	C-G	<u>RE</u>	<u>OS</u>
Bank and financial institutions	<u>XP</u>	P	X	<u>X</u>
Barber and beauty shops	<u>PX</u>	P	X	<u>X</u>
Bars, cocktail lounges and taverns (with on-site consumption only)	<u>EX</u>	C	X	<u>X</u>
Bed & Breakfast Inns	X	X	X	<u>X</u>
Beverage manufacturers and distributors, including breweries, distillery or winery	P	X	X	<u>X</u>
Billiard parlor	<u>EX</u>	MCUP	X	<u>X</u>
Bicycle shop, assembly and rental	P	P	X	<u>X</u>
Blueprinting and reprographic services	P	P	X	<u>X</u>
Boat and marine equipment, sales/rental and repair (no manufacturing)	P	X	X	<u>X</u>
Bookstore	<u>PX</u>	P	X	<u>X</u>
Bottling and Bottle washing	<u>PX</u>	X	X	<u>X</u>
Bowling alleys	<u>PX</u>	P	X	<u>X</u>
Building material sales yard	C	X	X	<u>X</u>
Building movers storage yard	X	X	X	<u>X</u>
Cabinet and carpenter shop	P	X	X	<u>X</u>
Caretaker's unit	X	X	X	<u>X</u>
Catering establishment	P	P	X	<u>X</u>
Churches and similar religious uses, greater than 10,000 square feet in combined floor area	C	C	X	<u>X</u>
Churches and similar religious uses, less than 10,000 square feet in combined floor area	MCUP	X	X	<u>X</u>
Cinemas and theaters, excluding adult entertainment	<u>EX</u>	C	X	<u>X</u>
Clothes and wearing apparel shops	<u>PX</u>	P	X	<u>X</u>
Coffee and tea shops and boutiques	<u>PX</u>	P	X	<u>X</u>
Coffee houses and sales, including roasting and packaging, <u>provided that the retail floor area meets the parking ratio for restaurant in CMC 17.76.030.</u>	P	P	X	<u>X</u>
Coins and stamps, purchase and sales	<u>PX</u>	P	X	<u>X</u>
Computer hardware/software sales and service (wholesale or retail)	<u>PX</u>	P	X	<u>X</u>
Confectionary or candy store	<u>PX</u>	P	X	<u>X</u>
Convenience store	<u>PX</u>	P	X	<u>X</u>
Cosmetics, manufacturing and processing	P	X	X	<u>X</u>
Costume rental	<u>PX</u>	P	X	<u>X</u>

GREEN RIVER RANCH

LAND USE	<u>MU BPI</u>	C-G	<u>RE</u>	<u>OS</u>
Data processing equipment sales and service	P	P	✗	<u>X</u>
Day care	<u>PX</u>	P	✗	<u>X</u>
Decorating or drapery shop	<u>PX</u>	P	✗	<u>X</u>
Delicatessen (including outdoor dining)	<u>PX</u>	P	✗	<u>X</u>
Department store	<u>PX</u>	P	✗	<u>X</u>
Discos and dance, night or teen clubs	<u>EX</u>	C	✗	<u>X</u>
Discount retail store	<u>PX</u>	P	✗	<u>X</u>
Distribution facility, as an accessory use to a primary business	P	X	✗	<u>X</u>
Drugstores and pharmacies with drive-through	<u>EX</u>	P	✗	<u>X</u>
Drugstores and pharmacies without drive-through	<u>PX</u>	P	✗	<u>X</u>
Dry cleaners and tailor shops	<u>PX</u>	P	✗	<u>X</u>
Electronics and electrical equipment – sale and rental	P	P	✗	<u>X</u>
Equipment rental services of construction or heavy equipment	X	X	✗	<u>X</u>
Exhibit halls and meeting halls	<u>XP</u>	X	✗	<u>X</u>
Fabric and sewing supply stores	<u>PX</u>	P	✗	<u>X</u>
Fertilizer production	X	X	✗	<u>X</u>
Film and camera sales, exchange, and film processing	P	P	✗	<u>X</u>
Film studios – outdoor	X	X	✗	<u>X</u>
Fire Station	C	C	✗	<u>X</u>
Fix-it and repair shop	P	X	✗	<u>X</u>
Florists or flower shops	<u>PX</u>	P	✗	<u>X</u>
Food processing, packaging, and distribution (excludes slaughtering of animals)	P	X	✗	<u>X</u>
Freestanding carnival rides	X	X	✗	<u>X</u>
Fuel storage – aboveground bulk	X	X	✗	<u>X</u>
Furniture store (new furniture only)	<u>PX</u>	P	✗	<u>X</u>
Furniture transfer and storage	P	X	✗	<u>X</u>
Golf miniature	<u>PX</u>	X	✗	<u>X</u>
Golf tennis, polo or country clubs	<u>EX</u>	C	✗	<u>X</u>
Gift shops or card shops	<u>PX</u>	P	✗	<u>X</u>
Glass blowing and novelty (<u>retail only</u>).	<u>PX</u>	<u>XP</u>	✗	<u>X</u>

GREEN RIVER RANCH

LAND USE	<u>MU</u> <u>BPI</u>	C-G	<u>RE</u>	<u>OS</u>
Grocery stores or supermarkets	E <u>X</u>	P	X	<u>X</u>
Guest ranches ⁶	X	X	X	<u>X</u>
Hardware or home improvement store	P <u>X</u>	P	X	<u>X</u>
Health and fitness centers	P <u>X</u>	P	X	<u>X</u>
Health Care Facility – subject to City of Corona Municipal Code Chapter 17.73	P <u>X</u>	P	P	<u>X</u>
Health food store	P <u>X</u>	P	X	<u>X</u>
Hobby shop	P <u>X</u>	P	X	<u>X</u>
Home furnishings	P	P	X	<u>X</u>
Hotels and Motor Inns (may include restaurants and bars, entertainment, convention facilities, and other similar uses)	E	E	X	<u>X</u>
House trailer, used as a construction project office during time of construction while a valid building permit is in force	P	P	P	<u>X</u>
Ice cream/yogurt shop and parlor	P <u>X</u>	P	X	<u>X</u>
Ice manufacturing	P	X	X	<u>X</u>
Indoor sports centers and arcades for recreational use including, but not limited to, batting cages; basketball courts; racquetball courts; laser tag, etc.	MCUP	MCUP	X	<u>X</u>
Institute, sports and recreation	P <u>X</u>	P	X	<u>X</u>
Interior decorating shop	P <u>X</u>	P	X	<u>X</u>
Iron works, ornamental	X	X	X	<u>X</u>
Jewelry store	P <u>X</u>	P	X	<u>X</u>
Laboratories, including experimental, research, and physical & chemical testing	P	X	X	<u>X</u>
Laboratory: medical, dental, film, research	P	X	X	<u>X</u>
Laundry, industrial and commercial	P	X	X	<u>X</u>
Library	P <u>X</u>	P	X	<u>X</u>
Liquor store, sale for off-site use only	P <u>X</u>	P	X	<u>X</u>
Locksmith	P	P	X	<u>X</u>
Lumber production, milling products	X	X	X	<u>X</u>
Machine shops and tool repair. All work done indoors. No outside storage permitted. No stamping.	P	X	X	<u>X</u>
Mail order businesses	P	P	X	<u>X</u>
Manufactured housing on a permanent foundation (excluding temporary site office during construction) subject to the provisions of the City of Corona Municipal Code Chapter 17.81	X	X	P	<u>X</u>
Manufacturing, assembly, and fabrication of goods from the following	C	X	X	<u>X</u>

GREEN RIVER RANCH

LAND USE	<u>MU</u> <u>BPI</u>	C-G	RE	<u>OS</u>
materials: Acids; Fiberglass				
Manufacturing, assembly, and fabrication of goods from the following materials: Canvas; Felt; Metals; Wood; Cellophane; Fiber; Paper; Yarn. Clay; Glass; Plastic; Cloth; Hair; Precious or semi-precious stones Feathers; Leather; Textiles;	P	X	✗	<u>X</u>
Manufacturing, assembly, and fabrication of goods from the following materials: Oil Plaster; Petroleum base Rubber; products; Stone; Paint; Styrofoam.	C	X	✗	<u>X</u>
Market, open air	X C	X C	✗	<u>X</u>
Market, produce, fish, meat and butcher shops (retail only)	P X	P	✗	<u>X</u>
Mattresses, manufacturing, and renovating	P	X	✗	<u>X</u>
Medical/dental equipment sales and rental	P	X	✗	<u>X</u>
Messenger service	P	P	✗	<u>X</u>
Metal galvanizing, painting, plating, and powder coating	C	X	✗	<u>X</u>
Metal stamping	X	X	✗	<u>X</u>
Microbreweries	P X	P	✗	<u>X</u>
Microfilm service	P X	P	✗	<u>X</u>
Mini-storage and mini-warehouse	X C	X	✗	<u>X</u>
Mobile home parks	X	X	✗	<u>X</u>
Motorcycle sales, service and repair	X	X	✗	<u>X</u>
Museum	P X	P	✗	<u>X</u>
Musical instrument manufacturing	P	X	✗	<u>X</u>
Music and video stores	P X	P	✗	<u>X</u>
Novelties manufacturing	P	X	✗	<u>X</u>
Nurseries and garden supply stores	P X	P	✗	<u>X</u>
Office equipment – supply and service	P	P	✗	<u>X</u>
Offices – general	P	P	✗	<u>X</u>
Optical goods, manufacturing and processing	P	X	✗	<u>X</u>

GREEN RIVER RANCH

LAND USE	<u>MU</u> <u>BPI</u>	C-G	<u>RE</u>	<u>OS</u>
Outdoor storage of recreational vehicles and boats, storage lot	X	X	X ³¹	<u>X</u>
Packaging business	P	X	X	<u>X</u>
Paint and wallpaper store	P <u>X</u>	P	X	<u>X</u>
Park-and-Ride lot	C	C	X	<u>X</u>
Parking lots and structures, as an accessory to an on-site business	P	P	X	<u>X</u>
Performing arts centers	P <u>X</u>	X	X	<u>X</u>
Perfumes, blending and bottling	P	X	X	<u>X</u>
Pest control operators and services	P	X	X	<u>X</u>
Pet shops and pet grooming	P <u>X</u>	P	X	<u>X</u>
Pharmaceutical processing	P	X	X	<u>X</u>
Photocopying services	P <u>X</u>	P	X	<u>X</u>
Photographer/photography studios	P	P	X	<u>X</u>
Plastic extrusion lamination molding	P	X	X	<u>X</u>
Police substation	C	C	X	<u>X</u>
Postal distribution center	P	X	X	<u>X</u>
Post office (U.S.) or private postal annex	P	P	X	<u>X</u>
Pottery sales, <u>indoor</u>	P <u>X</u>	P	X	<u>X</u>
Printing shop	P	P	X	<u>X</u>
Public scales, associated with an industrial user	P	X	X	<u>X</u>
Publishing books, periodicals and newspaper	P	X	X	<u>X</u>
Race tracks (auto, horse, go-cart, motorcycle)	X	X	X	<u>X</u>
Radio or broadcasting stations	C	C	X	<u>X</u>
Recreation vehicle park	X	X	X	<u>X</u>
Recycling collection facilities; indoor operations only	P	P	X	<u>X</u>
Recycling processing facilities	X <u>P</u>	X	X	<u>X</u>
Refrigeration plants and repairs	X <u>C</u>	X	X	<u>X</u>
Residential, Multi-Family <u>9,10-4.5</u>	P	P	X	<u>X</u>
Residential, single family	X	X	P	<u>X</u>
Restaurant or café with drive-through (no dancing, theatrical performances permitted)	C ⁵ <u>X</u>	<u>C</u> P	X	<u>X</u>
Restaurant or café without drive-through (no dancing, theatrical performances permitted)	P <u>X</u>	P	X	<u>X</u>

GREEN RIVER RANCH

LAND USE	<u>MU</u> <u>BPI</u>	C-G	<u>RE</u>	<u>OS</u>
Restaurant or café without drive-through that includes (dancing and theatrical performances <u>as an ancillary use. Nightclubs as defined under Section 17.04.454 and adult entertainment as per CMC Chapter 17.41 are prohibited.</u> permitted), no adult entertainment as per City of Corona Municipal Code Chapter 17.41. Live performances are subject to an entertainment permit issued by the Police Department.	<u>EX</u>	<u>PE</u>	X	<u>X</u>
Retail sale of products manufactured, assembled, fabricated or processed on premises, <u>provided that off-street parking requirements for commercial uses per CMC Section 17.74.030 can be provided for the retail portion.</u>	P	X	X	<u>X</u>
Retail sales of general merchandise – new only	<u>PX</u>	P	X	<u>X</u>
Rifle, pistol, skeet or trapshooting ranges	X	X	X	<u>X</u>
Scientific equipment assembly	P	X	X	<u>X</u>
Schools and educational institutes	C	C	X	<u>X</u>
Second dwelling unit, per City of Corona Municipal Code Chapter 17.85	X	X	SRUP	X
Senior citizen housing	X	X	X	<u>X</u>
Shoe sales and repair	<u>PX</u>	P	X	<u>X</u>
Showroom Design Centers - with limited retail sale of products associated with home improvement and decorating.	<u>P</u>	<u>P</u>	X	<u>X</u>
Sign manufacturing and painting	P	X	X	<u>X</u>
Silk screens, manufacturing and processing	P	X	X	<u>X</u>
Similar uses permitted by Planning Commission determination. ⁴¹	P	P	P	<u>X</u>
Skating rinks/roller blading	<u>MCUPX</u>	MCUP	X	<u>X</u>
Smoking lounge ²⁷	<u>MCUPX</u>	MCUP	X	<u>X</u>
Specialty and gourmet store	<u>PX</u>	P	X	<u>X</u>
Sporting goods store	<u>PX</u>	P	X	<u>X</u>
Stables and riding academies	X	X	X	<u>X</u>
Stationary store	<u>PX</u>	P	X	<u>X</u>
Studio or academy (dance, design, karate, etc.)	<u>PX</u>	P	X	<u>X</u>
Tanning salon	<u>PX</u>	P	X	<u>X</u>
Television or telecommunication broadcasting stations, antennas, cable and microwave relay stations	C	X	X	<u>X</u>
Tire sales and service	C	X	X	<u>X</u>
Tobacco shop ³⁸	<u>X MCUP</u>	MCUP	X	<u>X</u>
Toiletries processing	P	X	X	<u>X</u>

GREEN RIVER RANCH

LAND USE	<u>MU BPI</u>	C-G	<u>RE</u>	<u>OS</u>
Tourist information centers	P	P	✗	<u>X</u>
Toy manufacturing	P	X	✗	<u>X</u>
Toy store	<u>PX</u>	P	✗	<u>X</u>
Trailers and recreational vehicles and boat sales, service, and rental, new, used in conjunction with new	C	C	✗	<u>X</u>
Travel agency	P	P	✗	<u>X</u>
Upholstery shop, no automobiles	P	X	✗	<u>X</u>
Utility substations and structures	C	C	€	<u>X</u>
Vitamin processing	P	X	✗	<u>X</u>
Warehouse, furniture	P	X	✗	<u>X</u>
Warehousing and distribution <u>(chilled, cooled, and freezer warehouse space is limited to a maximum of 111,925 square feet in the -BPI area)</u>	P	X	✗	<u>X</u>
Wholesale, brokers, jobbers and distribution	P	X	✗	<u>X</u>

Table 2 Notes:

- ~~1~~ — Automobile car wash when included with a service station, full service, detailing, shall be permitted through a Conditional Use Permit within the Mixed Use Zone, Planning Area 47 only
- ~~2~~ — Automobile dealers allowed per a CUP in Planning Area 2 only.
- ~~3~~ — Within the Estate Residential Estate land use designation, recreational vehicle parking shall comply with Section 3.3.D.3.b of this Specific Plan.
- ~~1.4~~ — Similar uses permitted by Planning Commission determination: The Commission may, by resolution of record, permit any other uses which it may determine to be similar to those listed above; provided such uses are not or will not be dangerous or offensive by reason of the emission of dust, gas, noise, fumes, odors, vibrations, or otherwise in conformity with the intent and purpose of the Zone, and not more obnoxious or detrimental to the public health, safety and welfare, or to other uses permitted in the Zone. See Chapter 17.88 of the City of Corona Municipal Code for the procedure.
- ~~5~~ — Restaurant or café with drive through (no dancing, theatrical performances permitted) is right in Planning Area 47 only, Mixed Use Zone.
- ~~6~~ — Guest ranches refer to accommodation provided to overnight residents for recreational uses associated with horse riding, hiking, and natural resources enjoyment.
- ~~2.7~~ — A smoking lounge is defined as a business establishment that is dedicated, in whole or part, to the smoking of tobacco or other substances, including but not limited to establishments known 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.
- ~~3.8~~ — A tobacco store means 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).
- ~~4.9~~ Residential permitted for a housing development project proposed pursuant to Cal Gov't Code Section 6582.24 subject to the requirements of Corona Municipal Code Chapter 17.31.
- ~~5.10~~ Residential Permitted for a housing development project proposed pursuant to Cal Gov't Code Section 65912.100 et. seq.

GREEN RIVER RANCH

3.3 Development Standards

Table 3, *Development Standards*, on the following pages sets forth the building setback, height, lot coverage and other requirements for development of property within the various land uses of the *Green River Ranch Specific Plan*. Supplemental development standards within the Specific

Plan area follow in Subsection 3.3.1. Where there is a conflict between the development standards set forth herein and the City of Corona Zoning Ordinance, the standards of the *Green River Ranch Specific Plan* shall apply. Where silent, the development standards of the City of Corona Zoning Ordinance shall apply.

GREEN RIVER RANCH

TABLE 3 DEVELOPMENT STANDARDS

Standards	Land Use Designation			
	MUBPI	C-G	RE	OS
Lot Size Minimum	No minimum	No minimum	25,000 s.f.	<u>N/A</u>
Average Lot Width Minimum (ft.)	No minimum	No minimum	120	<u>N/A</u>
Lot Depth Minimum (ft.)	No minimum	No minimum	120	<u>N/A</u>
Maximum Residential Unit Density¹	--	--	1 residential unit per lot	
Height ^{1,2} (ft./stories)	55/3 80/6	45/3	30/2	<u>N/A</u>
Building Setback ^{2&3 3&4}				<u>N/A</u>
Front Structure Setback ^{4,5}	30 ^{5,6}	30 ^{5,6}	—	N/A
Green River Road	20	20	25	
Other Public Interior Streets	10	10	25	
Private Street				
Rear (ft.) Structure Setback	No minimum	No minimum	10	<u>N/A</u>
Interior Side (ft.) Structure Setback	No minimum	No minimum	10	<u>N/A</u>
Interior Street Corner Side (ft.) Structure Setback	15	10	15	<u>N/A</u>
Between Buildings & Accessory Structures	Fire Code Min.	Fire Code Min.	10	<u>N/A</u>
Lot Coverage Maximum (%) ^{6,7}	N/A	N/A	25	<u>N/A</u>
Parking Spaces Required	Per Chapter 17.76 of the City of Corona Municipal Code			<u>N/A</u>

~~1. A Second Residential Use Permit may be obtained from the Planning Department subject to the provisions outlined in the City of Corona Municipal Code chapter 17.85.~~

~~1. 2~~ Towers, spires, cupolas, chimneys, skylights, stairwells, elevator shafts, ventilating fans, wire masts, flagpoles, monuments, and similar structures may be erected to a height not more than 10 feet above the height limit. TV antennas are prohibited; satellite dish antennas 12” or less in diameter are permitted provided that they blend with the architectural style of the building. Accessory structures shall observe maximum building heights.

~~2. 3~~ A minimum building setback of 10’ shall apply to non-residential structures where the setback requirement ends near or at the toe of any slope exceeding 5’ in height

GREEN RIVER RANCH

~~3.4~~ Architectural features including sills, chimneys, cornices and eaves may extend into a side yard or space between structure not more than 30' and may extend into a front or rear yard not more than 4 feet. Open, unenclosed and uncovered balconies, porches, platforms, stairways, and landing places may extend into a side yard not more than 3 feet, unless it is more than 4 feet above ground. If it is greater than 4 feet above ground, if it is covered or is used for occupancy, such as a window seat or green house window projection, the minimum setback requirements must be observed. _Porte Cocheres shall meet all setback requirements of a residence._ Fences, walls, walks, driveways and retaining walls may occupy setbacks subject to the limitations described in Chapter 4, Design Guidelines. _Utility poles and utility towers installed by public utility shall not be subject to height limits. _Accessory structures shall observe minimum setback requirements.

~~4.5~~ Setbacks within the development planning non-residential areas may be reduced by 10' for corner lot encroachments on one street side property boundary.

~~5.6~~ Parking may be located in the front yard setback provided that the first 15' is landscaped.

~~6.7~~ Lot coverage is based on building footprint for primary and enclosed accessory structures.

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3.3.1 Supplemental Standards

A. For Commercial and Business Park Industrial Uses

1. Decorative block walls shall be required for all fencing of outdoor storage yards located within view of a ~~public~~ street, freeway right-of-way, or railroad right-of-way.
2. The Planning Director, in his or her discretion, shall determine whether the proposed outdoor storage yards are within view from a ~~public~~ street, freeway right-of-way, or railroad right-of-way.
3. Chain link fencing with tubular slats is prohibited as an enclosure for outside storage areas.
4. Wrought iron with a metal screen may be used to screen storage areas that are not highly visible to the public that cannot be seen from the front of the building, except for the rolling gate, or are adjacent to a street.
5. All business operations shall be conducted within an enclosed building, except for businesses that require outdoor display of merchandise that cannot be housed within an enclosed structure such as boat and marine sales, nurseries, ear dealerships, equipment rental yard and other businesses similar in nature.
6. Outside storage shall not occupy required parking spaces and drive aisles.
7. Open burning, blasting or discharge of explosives in any form is prohibited on site.
8. No noxious or offensive activity shall be conducted upon any lot within the Specific Plan area. ~~Mixed-Use~~. Examples of noxious or offensive activities shall include excessive vibrations, sounds, electro-mechanical disturbances, radiation, air or water pollution, dust or emission of odorous toxic or noxious

matters above Corona Municipal Code or other applicable regulatory authority limits.

9. No exterior speakers, horns, whistles, bells or other sound devices shall be permitted.
10. Trash receptacles shall be screened from view from adjacent roads and development and shall be stored in a trash enclosure in accordance with the City of Corona Municipal Code ~~C~~chapter 17.79.

B. Walls and Fences

1. Fencing Materials within Non-Residential Land Uses:

- a. Chain link fencing is prohibited in the Commercial-General land use designation.
 - b. Chain link fencing, except for outside storage areas, may be used in the Mixed-Use-Business Park Industrial land use designation if it is not located adjacent to a street, visible from the front of a building or highly visible from a public street, freeway right-of-way, or railroad right-of-way.
 - c. Other than the materials specified in this section, fencing in the Business Park Industrial Mixed-Use and Commercial-General land use designations shall comply with Section 3.3.1.B.3 (Perimeter Walls, of this Specific Plan), and with the City of Corona Municipal Code Chapter 17.70. Fencing shall be established and maintained as deemed necessary by the Riverside Conservation Authority (RCA) on the western boundary of Planning Area 1. Fencing at this location is anticipated to deter wildlife from entering into the Business Park Industrial land uses from the Open Space General land use between Fresno Road and Planning Area 1.
- #### 2. Security Fencing:
- a. Fences and walls within the Business Park Industrial Mixed-Use and

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Commercial-General land use districts shall not exceed a maximum height of ~~seven~~ 6 feet (7').

- b. An additional two feet (2') of security fencing may be added beyond the height permitted for an overall maximum height of ~~eight-nine~~ feet (98').
 - c. No barbed or razor wire is permitted.
3. Perimeter Walls: Perimeter fencing on street side yards shall be of decorative materials, such as wrought iron, decorative block or a combination thereof.
4. Front Yard Fencing: Fences and walls located in the front yard setback area and side yard adjacent to the street from the front property line shall comply with the City of Corona Municipal Code Section 17.70.060(F), ~~F~~ and with the design standards and guidelines enumerated in this Specific Plan. The design guidelines of this Specific Plan, in terms of wall type, shall supersede the City's Municipal Code.
5. ~~Residential Tract Fencing: a. Perimeter and interior tract fencing are not required at the time development of properties in the Estate Residential land use designation. b. Fencing installed by the homeowner shall be in accordance with the City of Corona Municipal Code Section 17.70.060.~~

C. Signage

Signs within the Specific Plan area are intended to help create an identity and desirable destination for the project as a whole, to provide clear and simple directions for ingress and egress, and to add an element of consistency to the project:

1. General Signage Standards:

- a. Signs shall be constructed of materials and colors that are consistent with the

architecture of buildings located within the project or business center.

- b. Signs shall emphasize the identity of the project or business center rather than their advertising functions.
- c. Signs shall be located for safety so as not to block driveway or street views of on-coming traffic.
- d. Signs that may cause a distraction and hazard to drivers shall not be permitted.
- e. Street and traffic control signs shall be consistent with the standards adopted by the City of Corona.
- f. Banner signs shall be permitted on a temporary basis, in conformance with the provisions of the City of Corona Municipal Code Section ~~17.74.110~~ 17.74.080.
- g. Accent and lettering colors shall suggest natural materials. Typefaces shall be chosen for simplicity and ~~clarity,~~ and clarity and shall be consistent for each hierarchy of sign type.
- h. No sign shall be constructed of highly reflective material, except for directional signs.
- i. Rooftop and roof-mounted signs are not permitted.
- j. No building-mounted signs shall be located above the eave or parapet of ~~the~~ that building.
- k. Billboards are prohibited within the Specific Plan area with the exception of billboards existing at the time of the adoption of the Specific Plan (pre-existing billboards). As to ~~say~~ pre-existing billboards, Chapter 17.74 of the City of Corona Municipal Code shall be inapplicable as long as compliance with Section 3.4 herein is had~~l~~.

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1. Painted signboards of any type are prohibited.

2. Enterprise Signs:

Enterprise signs shall be permitted on the tenant building face in accordance with the standards and requirements set forth in Section 17.74.~~150490~~ of the City of Corona Municipal Code, except as allowed by a sign program, which must be submitted for review and approved as part of a Precise Plan.

3. Tenant ~~Sign Identification~~ Monument

a. A minimum of one (1) tenant identification monument shall be permitted within each non-residential planning area. The number of monument signs proposed for each planning area is as follows:

- PA1: ~~13~~ monument signs
- PA2: 2 monument signs
- PA4: 2 Monument signs

b. The overall height of a monument sign shall not exceed 6 feet and shall be located outside corner cut-off areas set forth in Corona Municipal Code Section 17.70.050.

c. The sign copy face area shall not exceed 50 square feet.

d. The monument shall contain the name of the project or business center, and up to three (3) tenants located within the planning area in which it serves.

e. The sign face can be internally or externally illuminated.

f. The monument shall be architecturally compatible with the buildings constructed within the project area.

g. The tenant monument signs shall be reviewed with the Precise Plan application for the respective planning areas.

4. Freeway-Oriented Pylon Signs:

a. Pylon signs shall be permitted within the Specific Plan area, as specified by this section.

b. One pylon sign is permitted in Planning Area 4. Exhibit 11, *Sign Program*, shows the approximate location of the proposed pylon sign.

c. The maximum size for sign copy face area of pylon signs shall not exceed 250 square feet.

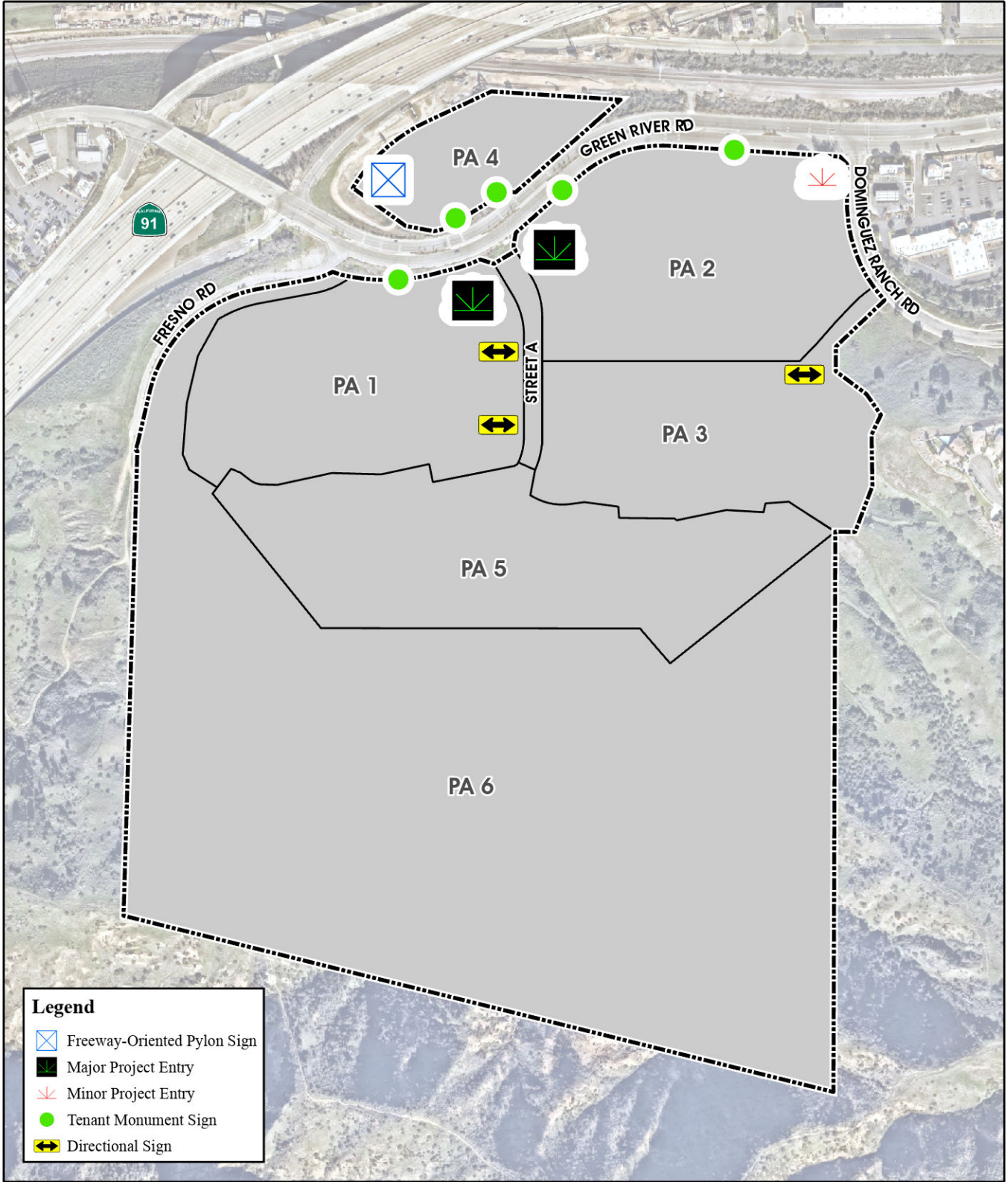
d. The maximum height for freeway-oriented pylon signs shall not exceed the height limitation permitted in the applicable zone.

e. The freeway-oriented pylon sign shall identify the name of the project and may contain up to three (3) tenants residing within Planning Area 4 of the Specific Plan area. The property manager for Planning Area 4 shall determine which tenants can be placed on the freeway pylon sign.

f. The freeway pylon sign shall be architecturally compatible with the buildings constructed within the *Green River Ranch* area.

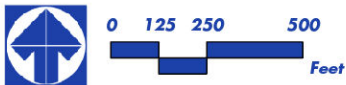
g. The design of the freeway pylon sign shall be reviewed as part of the Precise Plan application for Planning Area 4.

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Source(s): ESRI, Nearmap Imagery (Feb 2024), Sign Industries Incorporated (07-29-2021)

Exhibit 11



Sign Program

GREEN RIVER RANCH

- b. ~~The overall height of a monument sign shall not exceed 6 feet and shall be located outside corner cut-off areas set forth in Corona Municipal Code Section 17.70.050.~~
- c. ~~The sign copy face area shall not exceed 50 square feet.~~
- d. ~~The monument shall contain the name of the project or business center, and up to three (3) tenants located within the planning area in which it serves.~~
- e. ~~The sign face can be internally or externally illuminated.~~
- f. ~~The monument shall be architecturally compatible with the buildings constructed within the project area.~~
- g. ~~The tenant monument signs shall be reviewed with the Precise Plan application for the respective planning areas.~~

4. Pylon Signs:

- a. ~~Pylon signs shall be permitted within the Specific Plan area, as specified by this section.~~
- b. ~~One pylon sign is permitted in PA1 and PA3. Exhibit 11, *Sign Program*, shows the approximate location of the proposed pylon sign.~~
- c. ~~The area of the pylon sign shall be calculated as follows: one square foot of sign per lineal foot of planning area frontage, but in no case shall exceed 150 square feet.~~
- d. ~~Pylon signs shall contain the name of the project or business center and up to three (3) tenant spaces for the businesses within that planning area.~~

5. Freeway Oriented Pole Sign

- a. ~~One (1) freeway oriented pylon sign shall be permitted along the freeway frontage of each planning area located within 300~~

~~feet of the freeway right of way. Exhibit 11, *Sign Program*, shows the locations of freeway oriented pole signs in Planning Areas 4, 5 and 7.~~

- ~~b. The maximum size for freeway oriented pylon signs shall be determined as follows:~~

~~—PA4, PA5 and PA7: The sign copy face area shall not exceed 250 square feet.~~

~~—PA5: The sign copy face area shall not exceed 300 square feet.~~

- ~~e. The maximum height for freeway oriented pylon signs shall not exceed the height limitation permitted in the application zone.~~

~~d. The freeway oriented pylon signs in shall identify the name of the project or business center, and may contain up to three (3) tenants residing within the Specific Plan area. The property manager for the centers shall determine which tenants can be placed on the freeway pylon signs.~~

- ~~f. e. The freeway pylon signs shall be architecturally compatible with the buildings constructed within the *Green River Ranch* area.~~

~~g. f. The design of the freeway pylon signs shall be reviewed as part of the Precise Plan application for the project~~

5.6. Major Project Entry Monument

- a. ~~One (1) ground-mounted monument shall be permitted at each corner of the intersection of Green River Road and Street "B" (Exhibit 14):~~

~~b. The overall size of the monument shall be proportional and to scale with the property frontage on which it is to be located and with the adjacent street intersection.~~

- ~~c. The sign copy face area shall not exceed 80 square feet.~~

GREEN RIVER RANCH

~~d. The major entry monument shall not exceed a maximum height of 5 feet. 6 feet.~~

~~e. Major entry monument shall identify the name of the project or business center only; individual tenants shall not be featured on the monument.~~

5. Major Project Entry Monument

a. One (1) ground-mounted monument shall be permitted at each corner of the intersection of Green River Road and Street "A" (Exhibit 11):

b. The overall size of the monument shall be proportional and to scale with the property frontage on which it is to be located and with the adjacent street intersection.

c. The sign copy face area shall not exceed 80 square feet.

d. The major entry monument shall not exceed a maximum height of 6 feet.

e. Major entry monument shall identify the name of the project or business center only; individual tenants shall not be featured on the monument.

f. The sign shall be externally illuminated.

g. All major entry monument signs shall carry the same design and shall be consistent with one another. The final design and exterior treatments of the major entry monuments shall be submitted with the first Precise Plan application associated with the project area. The landscape concepts surround the monument is shown in Exhibit 16.

6. Minor Project Entry Monument

a. One (1) ground-mounted monument shall be permitted on the following locations (Exhibit 11):

On the southwest corner of Green River Road and Dominguez Ranch

Road, adjacent to Planning Area 2. b.

The overall size of the monument shall be proportional and to scale with the property frontage on which it is to be located and with the adjacent street intersection.

c. The sign copy face area shall not exceed 50 square feet.

d. The minor entry monument shall not exceed a maximum height of 6 feet.

e. Minor entry monument shall identify the name of the project or business center only; individual tenants shall not be featured on the monument.

f. The sign shall be externally illuminated.

g. All minor entry monument signs shall carry the same design and shall be consistent with one another. The final design and exterior treatments of the minor entry monuments shall be submitted with the first Precise Plan application associated with the project area. The landscape concept surrounding the monument is shown in Exhibit 17.

~~major entry monuments shall be submitted with the first Precise Plan application associated with the project area. The landscape concepts surround the monument is shown in Exhibit 16.~~

7. Minor Project Entry Monument

~~a. One (1) ground-mounted monument shall be permitted on the following locations (Exhibit 11):~~

~~On each corner at the south side of the intersection of Green River Road and Street "C";~~

~~On the northwest corner of the intersection of Green River Road and Dominguez Ranch Road;~~

GREEN RIVER RANCH

~~On each corner at the entrance into Planning Area 2 on Green River Road; and~~

~~On each corner of the intersection of Dominguez Ranch Road and Street "A".~~

~~b. The overall size of the monument shall be proportional and to scale with the property frontage on which it is to be located and with the adjacent street intersection.~~

~~c. The sign copy face area shall not exceed 50 square feet.~~

~~d. The minor entry monument shall not exceed a maximum height of 3 feet.~~

~~e. Minor entry monument shall identify the name of the project or business center only; individual tenants shall not be featured on the monument.~~

~~**Df.** The sign shall be externally illuminated.~~

~~g. All minor entry monument signs shall carry the same design and shall be consistent with one another. The final design and exterior treatments of the minor entry monuments shall be submitted with the first Precise Plan application associated with the project area. The landscape concept surrounding the monument is shown in Exhibit 17.~~

D. Parking (General Provisions)

1. The off-street parking requirements of Chapter 17.76 of the City of Corona Municipal Code shall apply to all properties within the Specific Plan area.

2. A reduction in off-street parking may be granted by the Zoning Administrator for industrial land uses if the findings in City of Corona Municipal Code Section 17.99.070 exist.

3. Off-Street Parking (Residential):

a. Aside from guest parking, vehicles shall not be left on the streets during evening hours.

~~b. Within the residential land use designations, accessory vehicles, such as motorcycles, motor homes, boats, personal water craft, watercraft, all-terrain vehicles, etc., shall be parked within an enclosed garage or side yard area, outside of the front yard setback.~~

4. Off-Street Parking (Nonresidential):

a. At least one entrance to a parking structure shall have a minimum vertical clearance of ten feet (10').

b. Loading and unloading docks, platforms, and vehicle or other service openings shall be screened from view from adjacent streets. Such openings must be at the rear or along the side of a building.

c. No on-street parking is permitted.

d. Industrial uses in the Business Park Industrial Mixed-Use land use designation may use compact parking to meet the minimum parking requirements. Parking lots with ~~t~~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 less than twenty-five (25) off-street parking spaces may have up to twenty five percent (25%) of such spaces designated for compact vehicles. All compact spaces shall be clearly marked. The design of the parking spaces shall comply with the City of Corona Municipal Code Section 17.76.080.

~~e. A six foot (6') high wall shall not be required between nonresidential parking areas abutting a residential land use designation district if separated by a slope or street. Slope planting shall serve to screen said parking areas from adjacent residential vistas.~~

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E. Off-Street Loading

1. The provisions of Chapter 17.78 of the City of Corona Municipal Code shall apply to all land uses in the *Green River Ranch Specific Plan* area.
2. No one-street loading or unloading is permitted within the *Green River Ranch Specific Plan* area.

F. 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 of the City of Corona Municipal Code. All performance measurements, unless otherwise specified, shall be taken at the property line of the operation in question.

~~G.~~ **G. Special Landscape Requirements (Applies to All Zones)**

1. The required front and side yards for all lots or building sites within the *Green River Ranch Specific Plan* area shall be fully landscaped.
2. All required front and side yards shall include the installation and continuous maintenance of an operable irrigation system. If the rear yard is included in the required Fuel Modification area, it also shall include the installation and continuous maintenance of an operable irrigation system.
3. Natural slopes untouched by grading in Planning Area 5 ~~the residential land use designations~~ may remain in their current condition.

3.3.2 *Specific Land Uses*

~~A.~~ **Home Occupations / Business**

~~Standards of Chapter 17.80 of the City of Corona Municipal Code shall apply to all Home Occupations/Businesses proposed~~

~~within residential zones of the *Green River Ranch Specific Plan*.~~

~~B.~~ **A. Outdoor Retail Sales**

Outdoor retail sales (aside from a permitted nursery) shall only be permitted on a temporary, special event basis as allowed by the City of Corona Municipal Code Sections 17.98.030 and 17.99.030.

~~C.~~ **B. Service Stations**

The following development standards shall apply to service stations within the *Green River Ranch Specific Plan* area in addition to the development standards and conditions of Chapter 17.72 of the City of Corona Municipal Code:

1. Service station bays used for repair and maintenance of vehicles shall be oriented away from ~~arterial~~ streets and screened from freeways and railroads to the satisfaction of the Planning Director.
2. Associated repair structures, convenience stores and accessory car wash facilities shall be located to the rear of the lot, or on the side not facing a street when the rear abuts or faces a street.
3. Car washing with steam equipment shall be permitted.

~~D.~~ **A. Special Events**

~~Temporary outdoor special events such as a car wash fund raiser, weekly farmers markets, Christmas Trees sales, Halloween pumpkin sales, etc. shall be allowed in all nonresidential zones, provided that the event does not interfere with vehicular or pedestrian circulation, or circulation or occupy needed parking spaces.~~ Temporary special events are subject to the approval with the City of Corona Municipal Code Section 17.98.030.

GREEN RIVER RANCH

3.4 Nonconformities

3.4.1 Purpose and Intent

This section is intended to limit the number and extent of nonconforming uses by prohibiting or limiting their enlargement, their re-establishment after abandonment, and the alteration or restoration after destruction of the structures they occupy. While permitting the use and maintenance of existing nonconforming structures, this section is intended to limit the number and extent of nonconforming structures by prohibiting their being moved, altered, or enlarged in a manner that would increase the inconsistency between the standards prescribed in ~~this~~ Chapter [3.0 of this Specific Plan](#) and the City of Corona Zoning Code, and future changes to either regulation. Provisions of this section shall supersede the standards established in Chapter 17.98 of the City of Corona Municipal Code unless noted otherwise.

3.4.2 Definitions

The following terms as used in this section shall have the follow meanings, unless the context clearly indicates otherwise, and shall supersede definitions relating to nonconformities as provided in Sections 17.04.456, 17.04.459 and ~~17.04.462~~ [17.04.462](#) of the City of Corona Municipal Code:

Nonconformities” means any nonconforming property, building, structure, or use.

Nonconforming property” means any subdivision of land that was lawfully established and in compliance with all applicable ordinances and laws at the time the property was subdivided, but which, due to a subsequently enacted ordinance or law, no longer complies with all of the applicable regulations and standards of the zone in which the structure building, or improvement is located.

“Nonconforming structure” means any building, structure, or improvement upon land, other than the land itself; including any sign or parking, that was lawfully established and in compliance with all applicable ordinances and laws at the time the structure, building, or improvement was established, but which, due to a subsequently enacted ordinance or law, no longer complies with all of the applicable regulations and standards of the zone in which the structure building, or improvement is located.

“Nonconforming use” means any use of land that was lawfully established and in compliance with all applicable ordinances and laws at the time the use was established, but which, due to a subsequently enacted ordinance or law, no longer complies with all of the applicable regulations and standards of the zone in which the use is located.

E. “Illegal structure and use” mean structures and uses which did not acquire the proper authorizations and permits prior to establishment and/or construction.

3.4.3 Continuation, Maintenance and Discontinuation

- A. A lawful nonconformity may be continued, except as otherwise provided in this Chapter.
- B. Routine maintenance and repairs may be performed on a nonconforming structure.
- C. Whenever a nonconforming use has been discontinued for a continuous period of 180 days or more, regardless of the intent to resume said nonconforming use, the nonconforming use shall not be reestablished, and the use thereafter shall be in full conformity with the development standards for the zone in which it is located.

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- D. When a nonconforming use is discontinued for a continuous period of use less than 180 days, the nonconforming use may be reestablished, provided that it is a similar use type, i.e. a restaurant being replaced by another restaurant.
- E. No nonconforming use may be converted to another dissimilar nonconforming use type, i.e. a beauty shop being replaced by a restaurant.

3.4.4 Alterations and Additions to Nonconforming Uses and Structures

- A. A nonconforming use shall not be moved, altered, or increased in intensity and area unless the moving, alteration, or increase will result on the elimination of the nonconformity, except as otherwise provided in this section.
- B. A nonconforming structure shall not be moved, altered, enlarged or reconstructed, unless the new location eliminates the nonconformity, or the alteration, enlargement or reconstruction conforms to the development regulations for the zone in which the structure is located.

3.4.5 Restoration of Damaged Structures

- A. Whenever a nonconforming structure is damaged or destroyed by fire, natural disaster, flood, wind, earthquake or other natural disaster, calamity or act of God, to the extent that the cost of repairing, reconstructing or restoring the structure is less than fifty percent (50%) of the replacement cost of the entire structure, it may be repaired, reconstructed or restored to the extent as existed prior to such damage or partial destruction, and any conforming or nonconforming prior use thereof may be reestablished, provided that such repair, reconstruction or restoration commences no later than one (1) year from the date of such damage and/or partial destruction.

- B. Whenever a nonconforming structure is damaged or destroyed by fire, natural disaster, flood, wind, earthquake or other natural disaster, calamity or act of God, to the extent that the cost of repairing, reconstructing or restoring the structure exceeds fifty percent (50%) of the replacement cost of the entire structure, or if the structure is voluntarily razed or is required by law to be razed, the structure may not be repaired, reconstructed or restored unless it is in full conformity with the development regulations for the zone in which it is located, and provided that such repair reconstruction or restoration shall commence no later than one (1) year from the date such damage and/or partial destruction. Any nonconforming use previously established therein shall not thereafter be resumed, and any new use shall conform to the standards of the zone in which it is located.

- C. The term “cost of repairing, replacing or reconstructing” shall mean the cost to repair, replace, or reconstruct the damaged area or entire structure with the same materials as existed prior to damage or destruction. This figure shall be compared against the cost to replace the entire structure in today’s dollars, rather than being compared against the depreciated estimated value of the structure at time of damage or destruction. Estimates for this purpose shall be made by a licensed contractor in the State of ~~California,~~ California and shall be reviewed and approved by the Building Official, or designated staff, of the City of Corona.

GREEN RIVER RANCH

4.0 DESIGN GUIDELINES

4.1 Overview

The *Green River Ranch Specific Plan* area is envisioned to be a blend of mixed commercial and industrial uses nestled at the foothills of the ~~Santa Ana mountain~~Santa Ana Mountain range, ~~rural residential lots extending up into several of the foothill valleys~~. Set in a prominent and commanding location at the western entrance to the City of Corona, the Design Guidelines have been developed to appreciate the site's topographical assets and location, and to retain this site's aesthetic strengths, while revitalizing the property and stimulating economic growth within the City. The intent of the overall plan design, as well as specific site planning, is to retain the striking mountain backdrop of the property by restricting density in the mountainous areas, and generally limiting development to the foothills and plain below. Exhibits 12A and 12B, *Artist Renderings*, show this vision, while Exhibits 13A, 13B and 13C, *Project Cross Sections*, show the proposed development in relation to the nearby residential community, the foothills and mountain backdrop. Being the western gateway to the City of Corona, the project's initial visual image will present an important statement for the City.

This section of the Specific Plan contains a series of general Design Guidelines for the *Green River Ranch Specific Plan* project. The Design Guidelines have been prepared to articulate the intended character of the Specific Plan area. The purpose of these guidelines is to:

- A. Establish a flexible design framework and design review criteria which developers/designers of individual projects will use as a guide for new development and which the City will use to evaluate the proposed development. These guidelines will assure that individual improvements within the

Specific Plan area will conform to a high standard of design.

- B. Address the issues of Site Planning, Architecture, Landscape Architecture, and Community Elements (lighting, walls, and fences). These guidelines apply to all uses within the Specific Plan area.
- C. Foster a compact development pattern, which will accommodate human-scale projects, facilitate pedestrian movement between uses, and create a friendly street scene.
- D. Provide the City's Planning Director with the authority to review, interpret and approve minor adjustments to the design guidelines and criteria in order to achieve superior design solutions.

4.2 Site Planning

Any building site within the Specific Plan area can accommodate a variety of site plans, all of which should express the original design intent of the Specific Plan. Final grading shall be reflective of the project site's topographic conditions as described in Section 2.2, *Conceptual Grading Plan*.

4.2.1 Orientation

~~A. Residential units shall be sited and designed to fit onto the building pad or hillside.~~

A.B. Buildings shall be located and oriented so that their main entrances are visible from the street on which they front.

B. C. When buildings side or back onto a street, the elevation should be articulated with details, windows, projections, and other architectural features.

C. D. Pedestrian entries shall be connected to the street, sidewalk and/or parking areas by a paved pedestrian path.

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Source(s): Bastien and Associates (10-2020)

Exhibit 12-A

Not to Scale

Artist Renderings - Project Site

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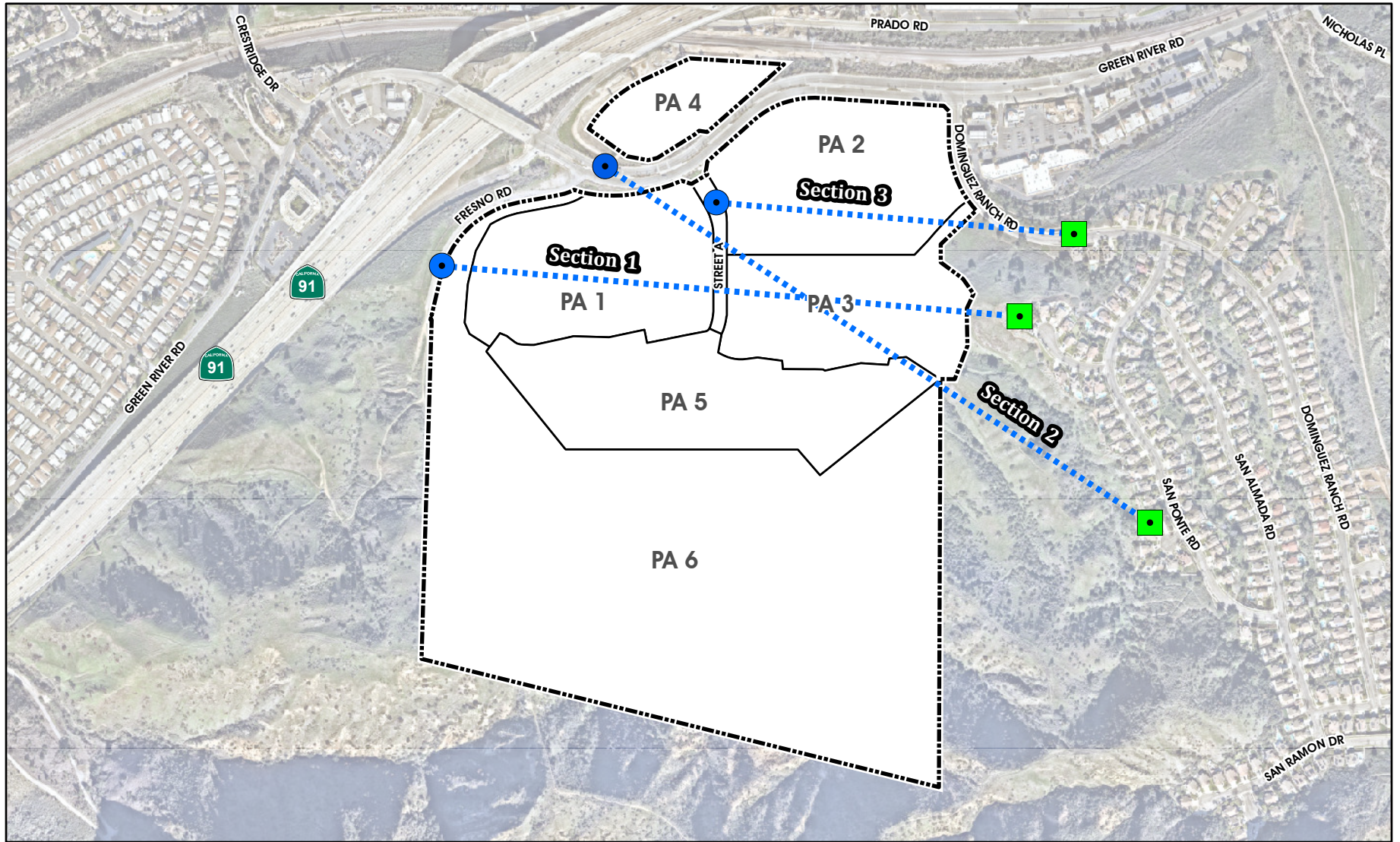
Source(s): Bastien and Associates (10-2020)

Exhibit 12-B

Not to Scale

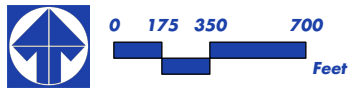
Artist Renderings - Dominguez Ranch Road

GREEN RIVER RANCH



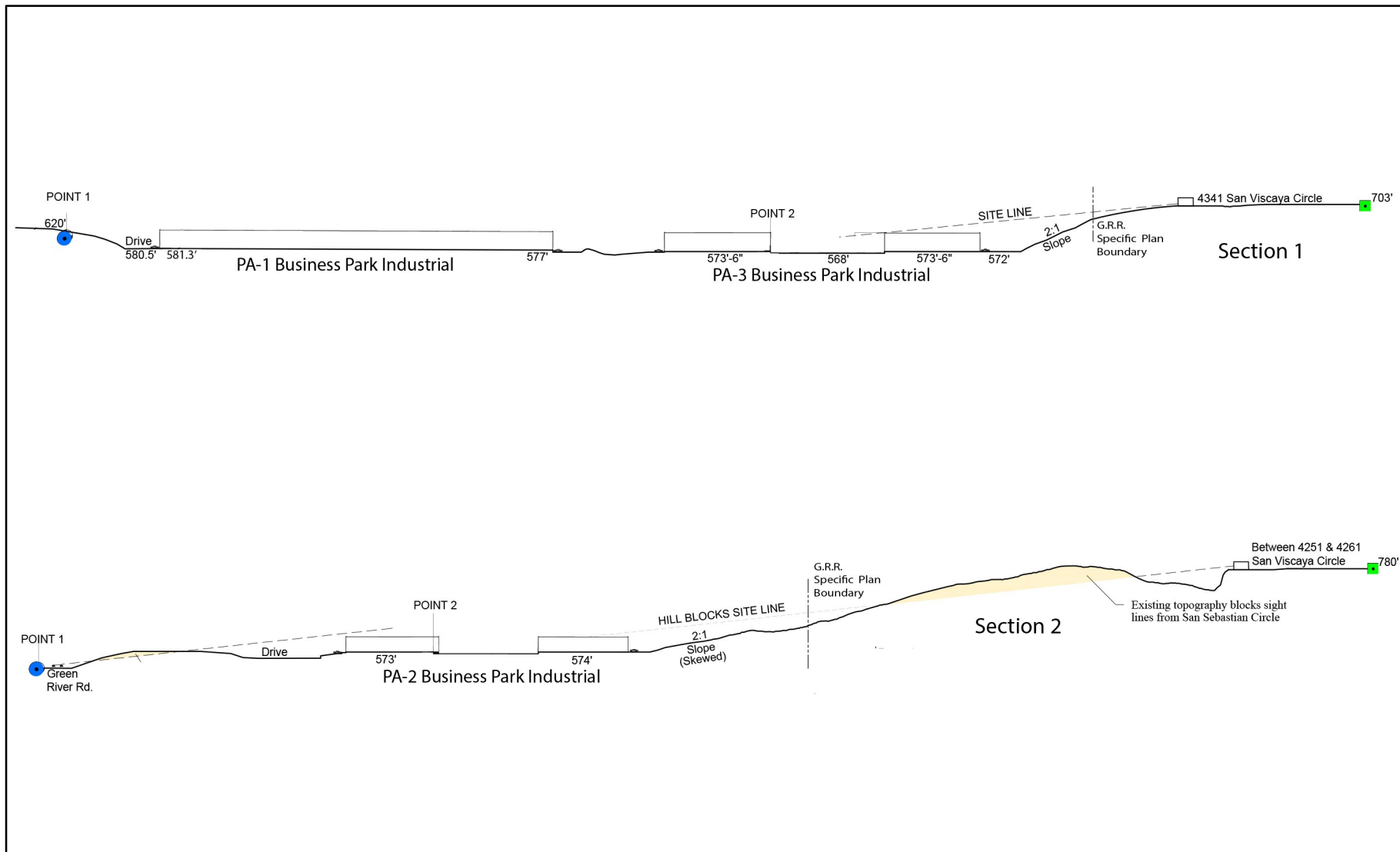
Source(s): Nearmap Imagery (Feb 2024), Bastien and Associates (07-16-2021)

Exhibit 13-A



Project Cross Sections

GREEN RIVER RANCH



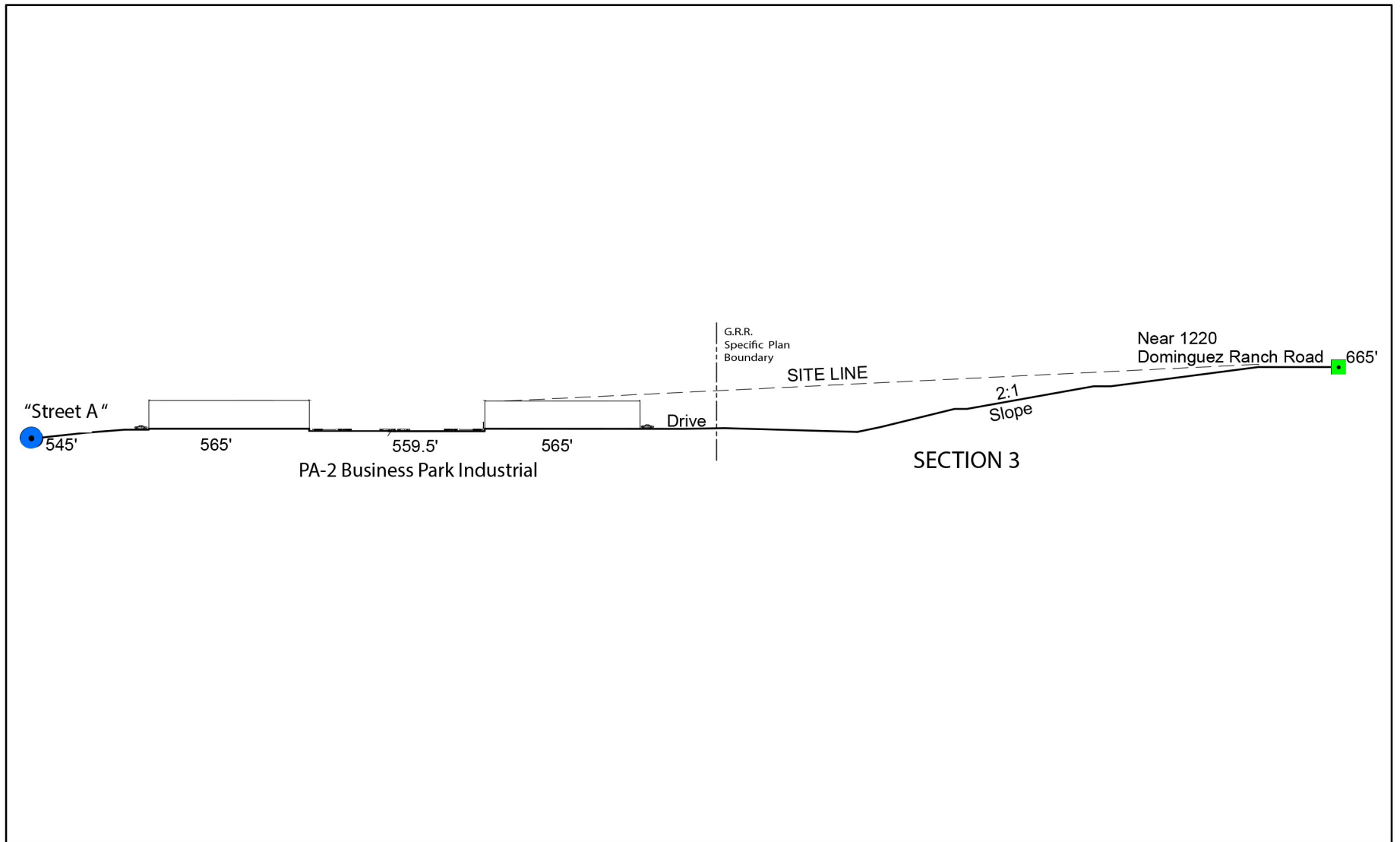
Source(s): Bastien and Associates (07-16-2021)

Exhibit 13-B

Not to Scale

Project Cross Sections

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Source(s): Bastien and Associates (07-16-2021)

Exhibit 13-C

Not to Scale

Project Cross Sections

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~~C. When buildings side or back onto a street, the elevation should be articulated with details, windows, projections, and other architectural features.~~

~~D. Entries shall be connected to the street, sidewalk and/or parking areas by a paved pedestrian path.~~

E. Loading and service areas shall be located to the rear or interior side of the lot, with openings oriented or screened so as to not face streets.

F. No more than two (2) driveway accesses shall be permitted per residential lot.

4.2.2 Pedestrian Amenities

Shared site pedestrian amenities such as plazas, visitor entries and pedestrian walks, as well as other features such as public art in commercial areas, are encouraged in the Specific Plan area. ~~Separation of vehicular, pedestrian~~ visitor and service functions should be incorporated.

4.3 Landscape Architecture

The landscape architectural guidelines for Green River Ranch will help to create a unique community with attractive commercial, business park/industrial development and residential development while providing a transition from an urbanized area to the Santa Ana Mountain wild land, and remaining sensitive to the existing rural character of the site and neighboring properties. The guidelines provide for a transition zone from the urbanized area to the Santa Ana Mountain wild land. Because of the close proximity to this wild land area, the project must also incorporate an adequate separation or special buffer between the development area and the wild land area. A Wildland Transition/Fuel Modification Zone buffer edge transition/fuel modification area is proposed to address this ~~concern, and~~ concern and is discussed in more detail in Section 4.3.5 of this Chapter. A strong landscape entry statement is also

proposed for this prominent western gateway to the City of Corona

The following project-wide, general landscape guidelines are proposed within the Specific Plan area:

A. Landscape design should emphasize the planting of long-lived species that are native to the region or well adapted to the climatic and soils conditions of the site.

B. Landscape treatment of all areas should emphasize the planting of tree-shaded corridors.

C. Landscape treatments should when possible incorporate colorful plant materials and evergreen trees in areas where such accents are appropriate.

D. Landscape improvements should require minimal maintenance and irrigation. The use of native and/or drought-tolerant plant material should be emphasized to the extent possible.

E. All public areas, rights-of-way and non-residential project landscaping should have an automatic irrigation system. Low-volume spray heads and drip irrigation systems should be utilized where appropriate.

F. Landscape plans should consider service lines, traffic safety sightline requirements, and structures on adjacent properties to avoid conflicts as the trees and shrubs mature.

G. Street trees and trees planted in privately owned landscaped areas near public walkways or street curbs should be selected and installed to prevent unreasonable damage to sidewalks, curbs, gutters, and other public improvements.

H. ~~Trees should be orientated away from water lines and sewer lines.~~ Tree species with invasive root systems should be avoided. ~~oriented away from water lines, sewer lines or public rights-of-way.~~ Plant and tree information can be found in (see Section 4.3.6, Plant Palette.)

GREEN RIVER RANCH

I. All landscaped areas shall comply with Corona Municipal Code Chapter 17.70 and the City of Corona Landscape Design Guidelines.

The following sections describe the design guidelines for ~~street—scene~~ streetscape development, Wildland Transition / Fuel Modification Zone ~~buffer edge transitions~~ and special entry treatment.

4.3.1 Landscape Concept

The general landscape concept, as depicted on Exhibit 14-A, *Conceptual Landscape Plan*, is to create a distinctive environment that will lend identity and character to the Specific Plan area. Where transition treatments are necessary, they are expected to reflect the natural character through the use of a plant palette which complements the existing vegetation. In addition, plant selection shall recognize the importance of water conservation, fire resistance and erosion control. A list of recommended trees and plant materials is provided herein. (See Section 4.3.6.2, Recommended Plant Palette).

4.3.2 Streetscape Improvements

As the primary western access from the 91 Freeway, the Specific Plan area will present the first impression of the City to visitors. ~~This visual gateway is emphasized as an experience and not a single statement.~~ The streetscape must be designed to a vehicular scale, and careful blending of landscape and architecture shall insure visibility while softening mass. Slopes adjacent to roadways are to will be ~~used to create a palette of colorful verdant and dramatic flowing landscape to further reinforce the drama of this the~~ experience.

The following streetscape guidelines have been developed for the existing and planned streets in the Specific Plan area. ~~All street scene~~ landscape zones will have generous, tree-lined parkways. ~~One important objective of the guidelines is to foster a pedestrian friendly atmosphere within the~~

~~project's nonresidential area.~~ All landscaping within the public right of way shall be designed and installed in accordance with the City's LMD/CFD design guidelines.

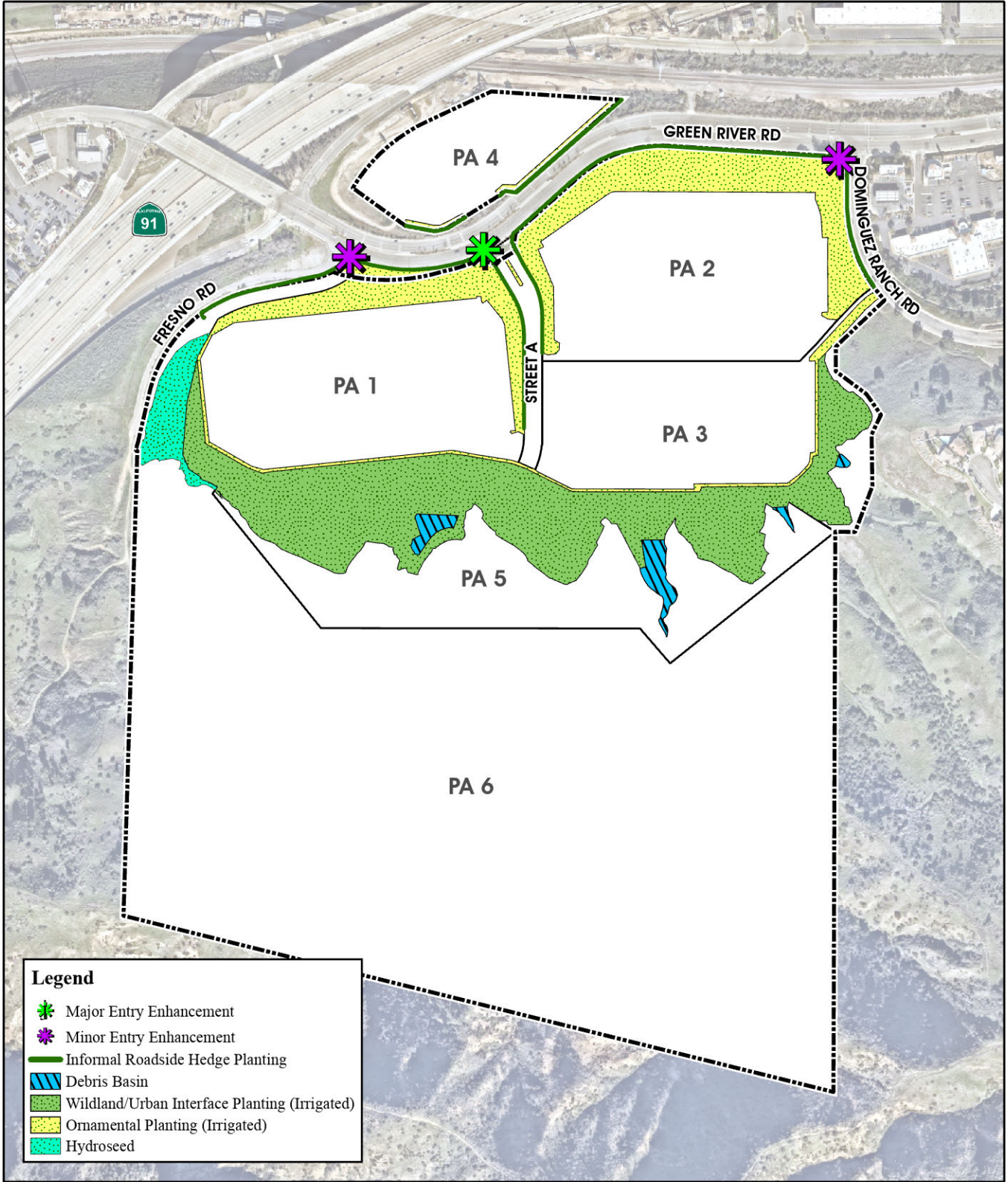
A. Private Street "A"

Street "A" will continue the theme of a tree-lined avenue with regularly spaced trees along either side of the street. Street tree species will be selected for this Private Collector Street from the Recommended Street Tree List provided in Section 4.3.6.1. Adjoining slopes will be informally planted in ornamental shrubs and ground cover. A minimum 5' wide sidewalk will be provided along both sides of the street (see Exhibit 14B, Conceptual Streetscape — Street "A").

A.B. Green River Road

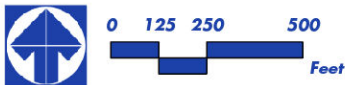
Green River Road is the primary western entry to the City of Corona, and will be planted to present an informal landscape. The street will be lined with ~~irregularly~~ regularly spaced, ~~pyramid shaped evergreen and/or deciduous~~ street trees. ~~selected of continuity will~~ Trees and shrubs on the slopes along the road will be planted in informal groupings. Continuity will be provided through repetition of the same street tree species along the roadway. In the center median of the ~~roadway, flowering roadway complementary~~ street trees, ~~or street trees, which produce fall color, also selected from the Green River Road Street Trees Plant Palette provided in Section 4.3.6, will be provided. One particular median street tree species will be planted at the nose of the medians (see Plant Palette). Mass will appear together. Organic shrub planting of colorful shrubs will carpet the roadway's landscaped median floor, as will slopes adjoining the roadway. Slope cover the medians. All planting will be in accordance with Community Facilities District (CFD) standards. 5" and the Corona Fire Department Vegetation Management Guidelines. Minimum 5' wide~~ sidewalks will be provided on both sides of the roadway.

GREEN RIVER RANCH



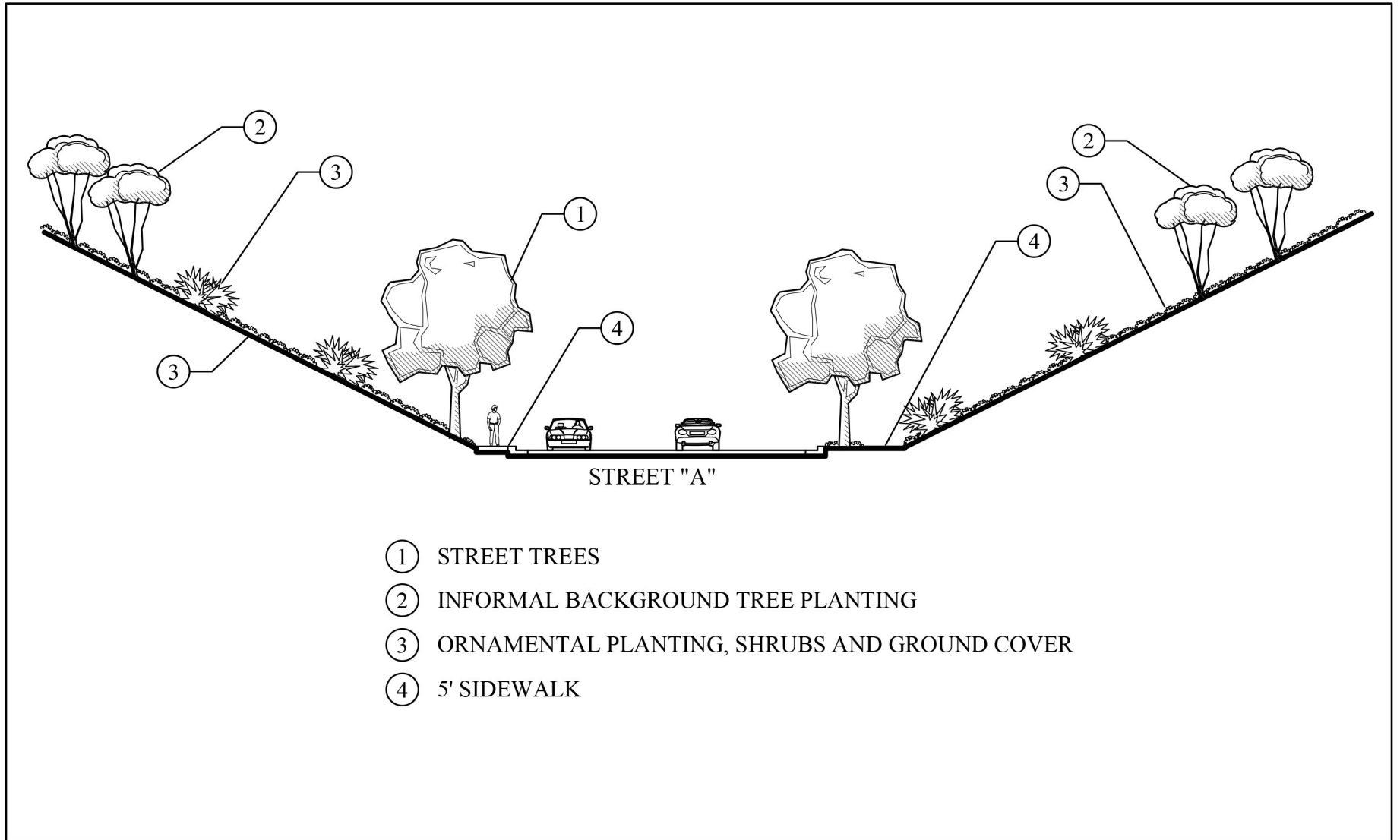
Source(s): ESRI, Nearmap Imagery (Feb 2024), Emerald Design (2020)

Exhibit 14-A



Conceptual Landscape Plan

GREEN RIVER RANCH



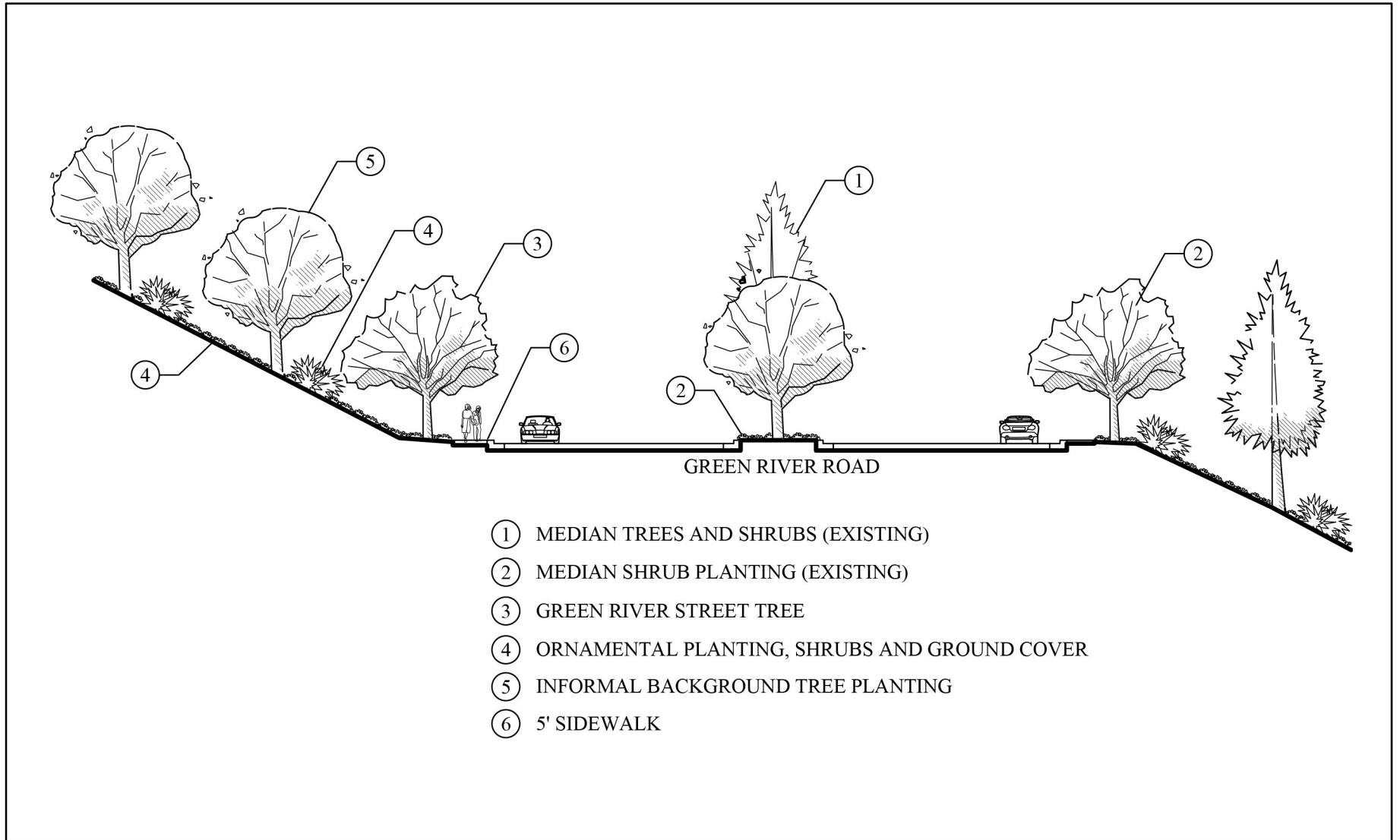
Source(s): Emerald Design (11-2020)

Exhibit 14-B

Not to Scale

Conceptual Streetscape - Street A

GREEN RIVER RANCH



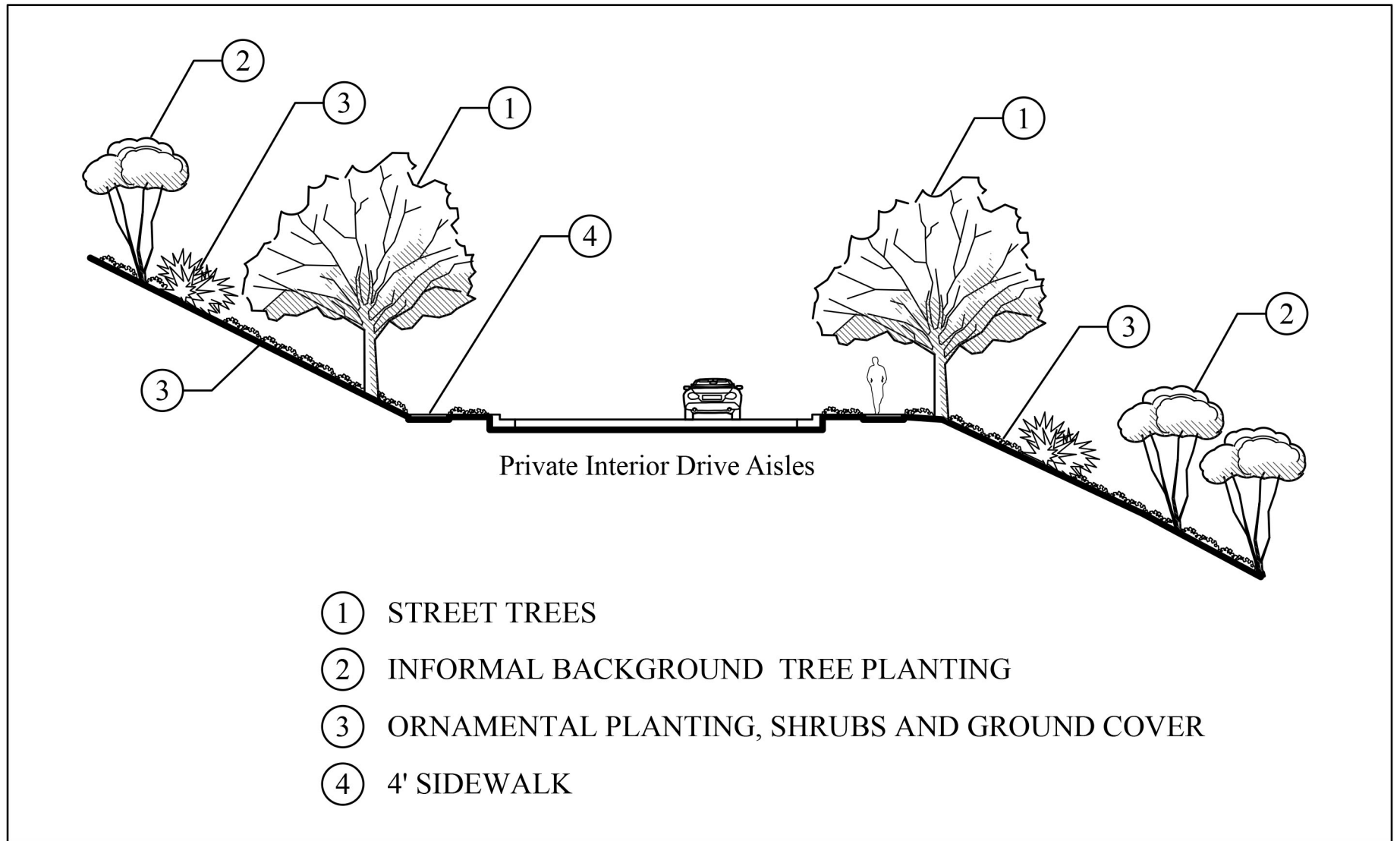
Source(s): Emerald Design (11-2020)

Exhibit 15-A

Not to Scale

Conceptual Streetscape - Green River Road

GREEN RIVER RANCH



Source(s): Emerald Design (11-2020)

Exhibit 15-B

Not to Scale

Conceptual Streetscape - Private Interior Drive Aisles

GREEN RIVER RANCH

~~separated from traffic by a 7" landscaped strip within the parkway. Only turf groundcover and street trees shall be permitted within this parkway landscape strip.~~ A landscape buffer will be established within all abutting properties to provide for additional landscaping along this roadway (see Exhibit 15-A, *Conceptual Streetscape – Green River Road*). *Exhibit 14A Exhibit 14 Public Collector Streets*

~~Public Streets will continue the theme of a tree lined venue, however, with more regularly spaced street trees along either side of the street. Individual street tree species will be selected for streets from the Collector Street Trees Plant Palette provided in Section 4.3.6. Again, adjoining slopes will be informally planted in flowering shrubs in accordance with Community Facilities District (CFD) standards and 5" sidewalks will be provided along both sides of the street, separated from traffic by an additional~~

~~Additional 7" landscape strip within the parkway. Only turf groundcover and street trees shall be permitted within this landscape strip. As with properties abutting Green River Road, a landscape buffer will be established within all properties abutting Public Streets to provide additional landscaping along these streets. (see Exhibit 15B, *Conceptual Streetscape – Collector Streets*).~~

B.C. Interior Private Streets Drive Aisles

~~Private Streets Landscaping along interior private drive aisles will return to a more informal setting, in keeping with the envisioned rural residential character.~~ Canopy deciduous trees, or trees similar in ~~character shape~~ to those on the adjoining Public Streets and Private Street "A", will continue into pPrivate Streets drive aisles; however, they will be planted in an informal arrangement to appear as masses or clumps of trees drifting down from the adjoining slopes. Slope planting also will remain

informal (see Exhibit 15-B15C, *Conceptual Streetscape – Interior Private Streets Drive Aisles*).

4.3.3 Entries

Careful consideration has been given to the location and treatment of project entries. Entries are intended to establish a high-quality image for the City: from a City gateway feature, to landscaped streets street scenes, to primary project entry, to secondary project entries. The design intent is to create a visual gateway as visitors arrive into the City, and to create distinctive points of arrival at the primary and secondary entry points to the Specific Plan area. ~~They~~ The entries also serve to reinforce the distinctive character of the community at significant intersections. Each entry setting is comprised of a harmonious blend of construction features, tenant signage and landscape treatment which are compatible with the architectural elements of the surrounding buildings. Accent planting is featured at each entry, highlighting the significance of the location.

A. City Gateway

One of the primary gateways to the City of Corona will be at the project's western boundary. The landscape treatment along Green River Road will create an attractive and inviting entrance to the community. Should the City decide to proceed with a City Gateway entry feature or architectural element. The use of materials that complement the design intent of the *Green River Specific Plan* should be considered. Such features could include monuments, pylons, walls, ~~water~~, ledger stone, ~~fountains~~, arches, and a suggestion of arches and/or special light treatment. The specific Gateway design should be coordinated with the Green River Ranch landscape program to ensure compatibility. Additionally, the concept should be developed in concert with the City's Public Works Department Parks and Recreation Department, and be reviewed

GREEN RIVER RANCH

through the Precise Plan review process of the City of Corona Municipal Code.

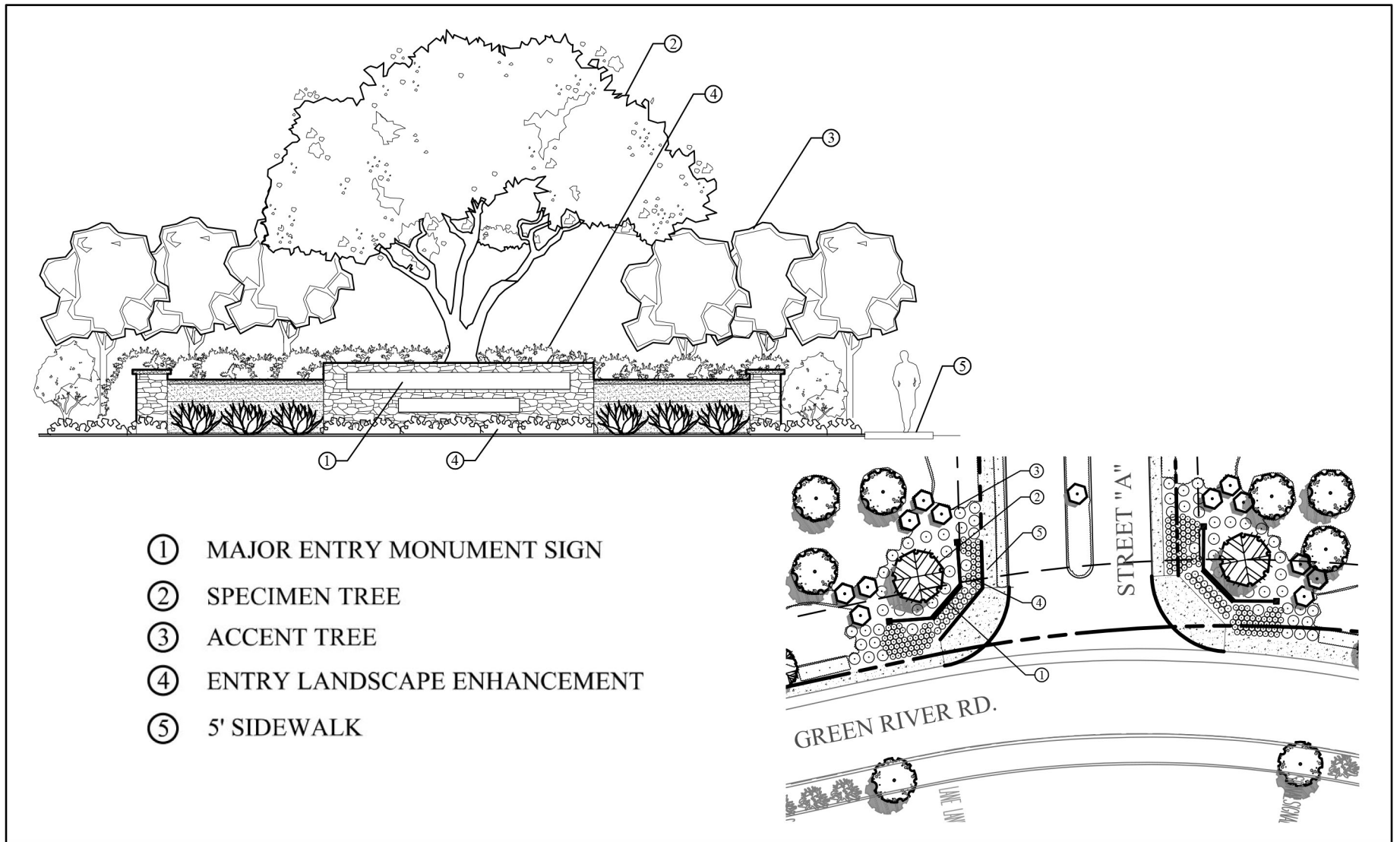
B. Major Entry Enhancement–Project Entries

The ~~major primary~~ project entry entries will be ~~located on both sides of~~ Green River Road at the signalized intersection with ~~Street “B”~~. The the central entrance at Street “A”. Here the major entry monumentation will establishes the overall community identity. The main entry monument will be reinforced with a structured landscape of tree and shrubs that is mirrored on both sides of the entry drive. To further emphasize this entry the main entry drive “Street A” will be lined at regular intervals with a street used only for this purpose. The major entry treatment can be seen in- Exhibit 16, *Major Project Entry Landscape Treatment*, ~~depicts the major entry treatment.~~

C. Minor Entry Enhancement–Project Entries

~~Three minor project entries are planned~~ Project signage will also appear along Green River Road: one will be located on at the roadway’s intersections with Street “C”; one at the entrance to Planning Area 2 (Mixed Use designation); and one at the western corner of the intersection with Fresno Road and Dominguez Ranch Road. In addition, another minor entry will be located along Dominguez Ranch Road at Street “A”. These entries will receive a landscape treatment similar to like the major project entry, however, on a in composition and structure but smaller in scale. Exhibit 17, *Minor Project Entry Landscape Treatment*, shows this concept.

GREEN RIVER RANCH



- ① MAJOR ENTRY MONUMENT SIGN
- ② SPECIMEN TREE
- ③ ACCENT TREE
- ④ ENTRY LANDSCAPE ENHANCEMENT
- ⑤ 5' SIDEWALK

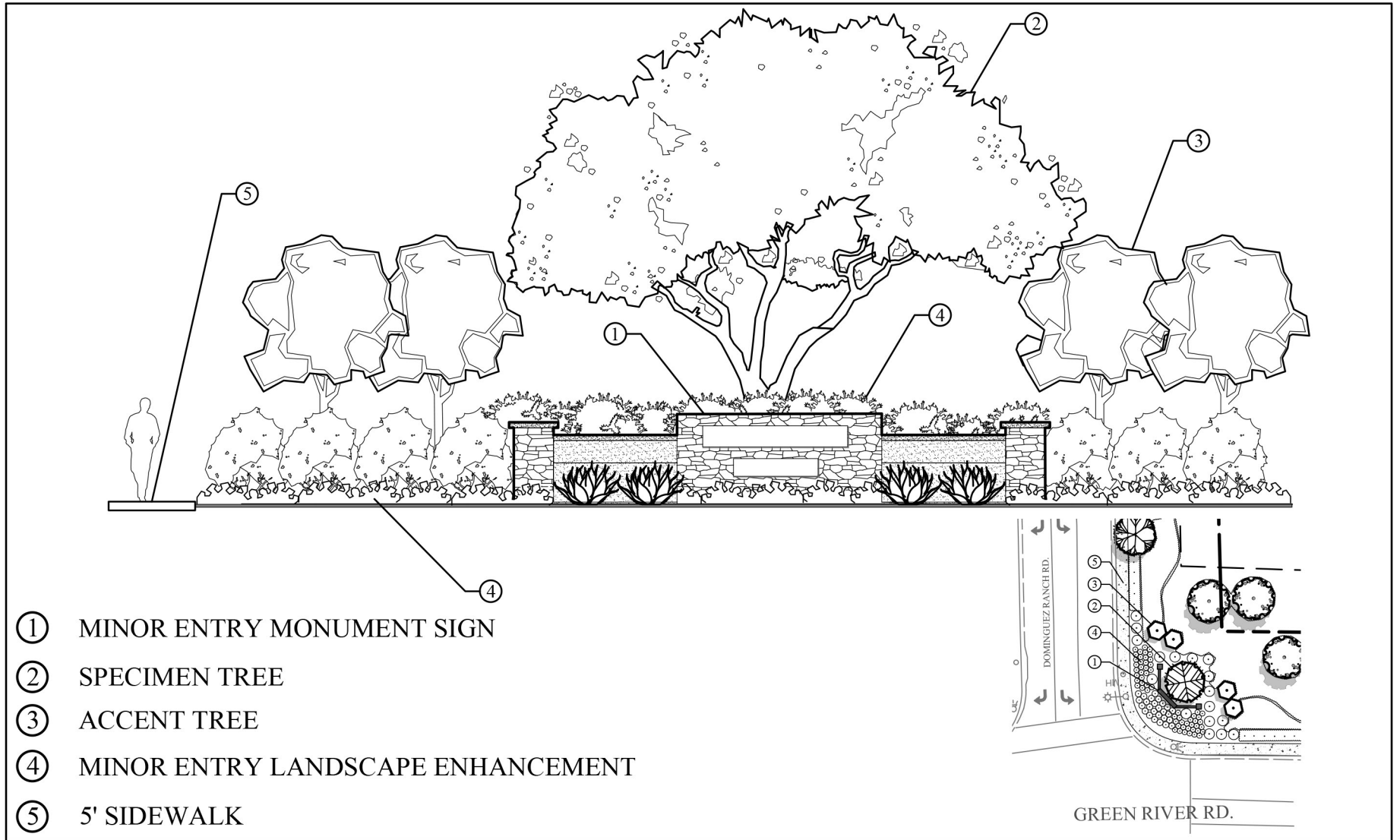
Source(s): Emerald Design (11-2020)

Exhibit 16

Not to Scale

Major Project Entry Landscape Treatment

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Source(s): Emerald Design (11-2020)

Exhibit 17



Not to Scale

Minor Project Entry Landscape Treatment

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D. Planning Area Entries

Entries into individual Business Industrial Planning Areas are envisioned to include enhanced landscaping at the entrance from Street A the public collector roadway. Entry into the Commercial-General Planning Area is envisioned to also include enhanced landscaping at Green River Road- Exhibit 18, *Typical Planning Area Entry*, shows this conceptual treatment.

~~E. Residential Area Entries~~

~~It is anticipated that the entrance into the residential district of the Specific Plan will be gated at the entrance to the private streets from the public collector roadways however, gating is optional. Design features will include decorative gateposts and side walls, accented with flowering landscaping and shade trees. Exhibit 19, *Typical Residential Area Entry*, reflects the vision for the entry into the private community.~~

4.3.4 Conceptual Parking

Because of the hilly topography of the Specific Plan and proposed terraced nature of the project, parking will be visible not only from the vehicular and pedestrian scale, but also from an aerial perspective when viewed from higher elevations and terraces. In order to break up potentially large expanses of parking lot to soften the visual impact of the lot, to provide relief from heat buildup, and to screen downward views of parking areas from higher elevations, the following Design Guidelines have been developed:

- A. All parking lots and structures shall comply with the standards enumerated in Section 3.3, Development Standards, of this Specific Plan.
- B. Parking lots shall be screened from street view by low planting (36" maximum), or by a combination of planting and low walls or earth berms.
- C. The building mass of parking structures (if any parking structures are provided) shall be broken up by providing one tree for every 15' of parking structure building length, excluding vehicular building entrances.
- D. Landscape islands at a minimum width of 6', or tree planters at a minimum width of 3', should be provided for double loaded automobile parking aisles or stalls.
- E. Landscape fingers, that are a minimum of 5' in width (4' plantable area with 6" curbs at a minimum width of 4', curb to curb, shall be provided every 10 parking spaces and at the ends of each parking row. This requirement applies to passenger vehicle parking areas. Landscape fingers are not required in truck and tractor trailer parking areas to avoid interference with truck turning movements, provided that the areas are not visible from a street.
- F. Parking lots shall include internal canopy tree planting at a ratio of 1 tree for every 5 stalls, along with 1 tree for every landscape finger. This requirement applies to passenger vehicle parking areas. Trees are not required internal to in truck and tractor trailer parking areas to avoid interference with truck turning movements.
- G. All trees planted within parking areas shall be a minimum 15-gallon in size in the interior of the parking area, and a minimum of 24" box size along the perimeter of parking area.
- H. A minimum of 5' setback from the parking lot to the building face shall be required. This area will be fully landscaped unless used as a loading area.
- I. Parking lots shall be lighted and designed to ensure both vehicular and pedestrian safety.
- J. Shared access parking is encouraged between different land uses.

Exhibit 20, *Typical Parking Lot*, depicts the typical parking lot landscape concept

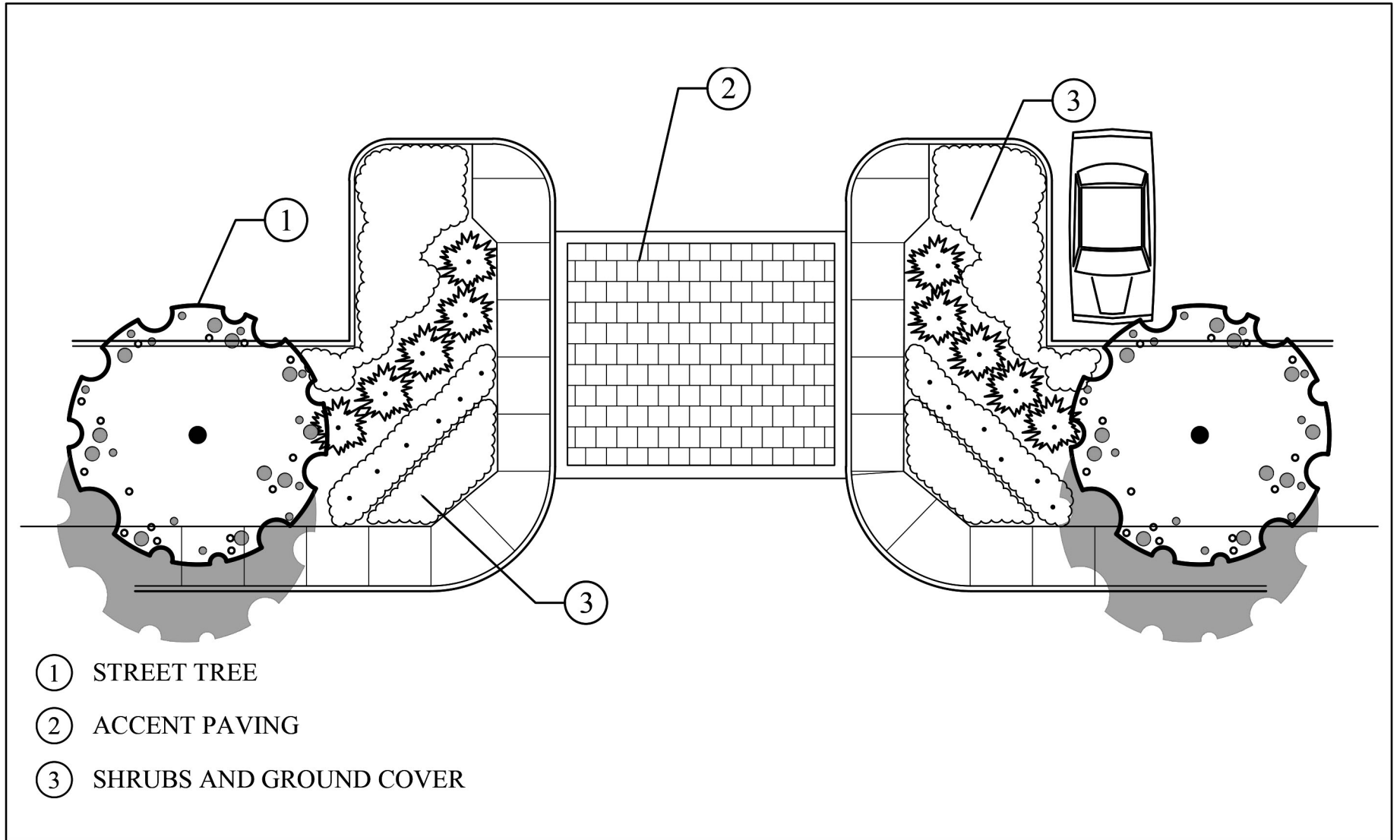
GREEN RIVER RANCH

as well as the shared access parking
concept.

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Source(s): Emerald Design (11-2020)

Exhibit 18

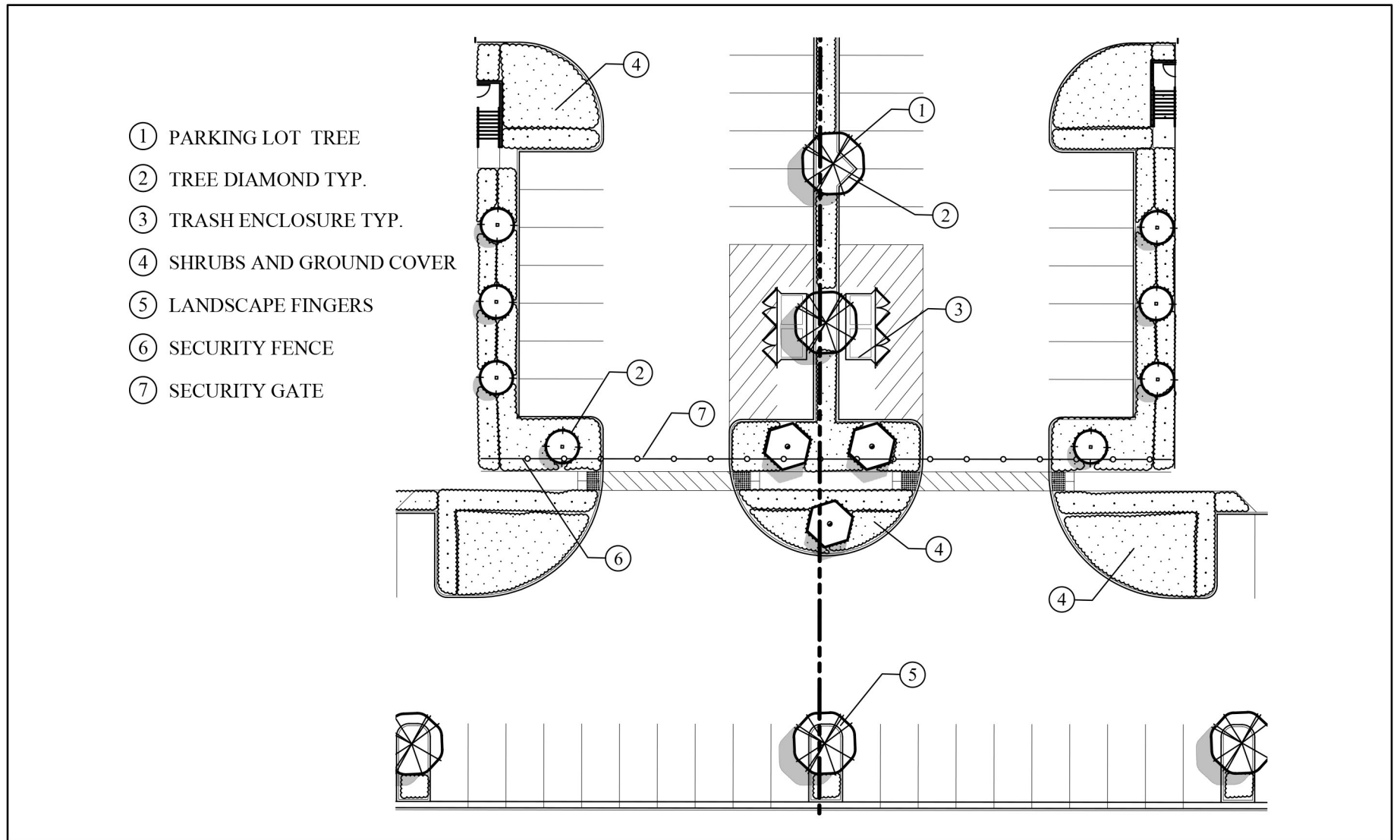
Not to Scale

Typical Planning Area Entry

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| Exhibit 19 — *Typical Residential Area Entry*

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Source(s): Emerald Design (2020)

Exhibit 19

Not to Scale

Typical Parking Lot

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4.3.5 Wildland/ Urban Interface Zone Buffer Edge Transition/Fuel Modification

The *Green River Ranch Specific Plan* proposes a landscape transition along the interface between ~~concentrated urbanized the built portion of the~~ development and wild land hillsides/~~slopes~~. A fuel modification program has been incorporated into this transition area to provide protection for on-site development occurring within hazardous fire areas. The fuel modification zone is established along ~~the alignment of Street "E"~~ the edge of the graded slope areas where they interface with the wild-land hillside. ~~as shown on~~ See Exhibit 14, *Conceptual Landscape Plan*. Existing flammable vegetation in the fuel modification area, which is not biologically sensitive, will be removed or modified and replaced with drought-tolerant, fire-retardant plants. ~~(refer to Section 4.3.6, Only plants from the Corona Fire Department Fuel Modification Zone Plant Palette, List can be used in this area. A select plant pallet taken from this list is shown in (Section 4.3.6.2, Recommended Plant List) for the recommended plant palette).~~ No combustible construction or storage shall be permitted within the fuel-modified area. An easement will be established over the fuel modification zone, and permanent markers will be installed to clearly delineate the zone. Continuous maintenance, including irrigation, removal of flammable vegetation, etc., shall be the responsibility of the future ~~Homeowners~~ Owners/ Manager or Tenant's Association and shall be performed twice a year in accordance with the standards set forth by the Corona Fire Department. Prior to issuance of grading and building permits within the non-residential Specific Plan area, a more detailed Fuel Modification Plan and Program will be submitted to the City for review and approval by the Fire Marshal. The Fuel Modification Plan must also be approved by the ~~Planning and Development Department~~ Community Development ~~Planning~~ Department, Parks and Recreation

Department and Public Works Department. ~~A list of acceptable plant materials within the fuel modification zones is provided at the end of Section 4.3.6, Plant Palette. See Exhibit 21 which shows a Typical Fuel Modification Zone hillside section. Exhibit 21, Typical Fuel Mod Zone Section, depicts the following fuel modification areas:~~

City of Corona Fire Zones:

~~The following section gives a basic description of the guidelines for landscape and vegetation maintenance around structures for the purpose of fire protection. For a full description of all design guidelines in each zone contact the Corona Fire Department for their *Vegetation Management Guidelines (951-736-2220)*.~~

~~A. Wet Zone: A minimum 50" wet zone, as measured from the edge of the structure, shall consist of irrigated landscaping. Plant material selection, irrigation system design, and landscape maintenance shall address water conservation practices and include methods of erosion control to protect against slope failure. Fire retardant and preferably drought tolerant plant materials are required in this zone to reduce vegetation mass near the development/wild land interface.~~

ZONE 1:

~~Setback Irrigated Zone: (0-50 Foot Distance) - Level-ground, building foundation setback.~~

~~The purpose of the setback zone is to provide a defensible space for fire suppression forces and to protect structures from radiance heat and convective heat. No combustible construction shall be allowed within the 0-50-foot setback zone (Zone 1). This zone is to be located on a level grades area, at the top or base of slope and immediately adjacent to the protected development.~~

~~B. Dry Zone: A minimum 100" dry zone shall be located adjacent to the wet zone,~~

GREEN RIVER RANCH

~~with thinning or removal of heavy perennial brush required in this area. Replanting may be required for erosion and slope control, with spacing between new planting, as well as remaining plants, being limited to no closer than 18" 22" on center. Plants in this zone shall be low fuel volume, fire retardant and drought tolerant.~~

ZONE 2:

(50-100 Foot Distance)

This portion of fuel modification consists of irrigated landscaping. The plans must delineate that portion of the fuel modification area that will be permanently irrigated. Plant material selection, irrigation system design, and the landscape maintenance management plan shall sensitively address water conservation practices and include methods of erosion control to protect against slope failure. All irrigation shall be kept a minimum of 20 feet from the drip line of any Quercus (Oak) species. These irrigated zones are a minimum of 50 feet in width and may be increased up to 100 feet as conditions warrant. Zone 2 shall be cleared of all combustible plant species, irrigated, and planted with plants from the approved Fire-Resistant Plant List. Exceptions to save desirable species may be submitted for approval by the City on a site-specific basis. As in Zone 1, combustible construction is not allowed in Zone 2.:

Roadside Fuel Treatment:

All publicly accessible roads within the Green River Ranch Specific Plan Area shall be cleared of all combustible vegetation for a minimum of 30-feet of each roadway and landscaped per the criteria outlined in Zone 1. The purpose of this action is to enhance evacuation safety due to a wildland fire occurrence and for safe ingress by emergency responders.

Manufactured Slopes Common Areas:

Any temporarily irrigated, irrigated, and maintained slopes shall be planted with fire resistant vegetation. Maintenance of these manufactured slopes will be at the responsibility of the Owner and/or Manager. Long term maintenance of manufactured slopes will meeting Fuel Modification Zone 2 criteria.

Zone Markers:

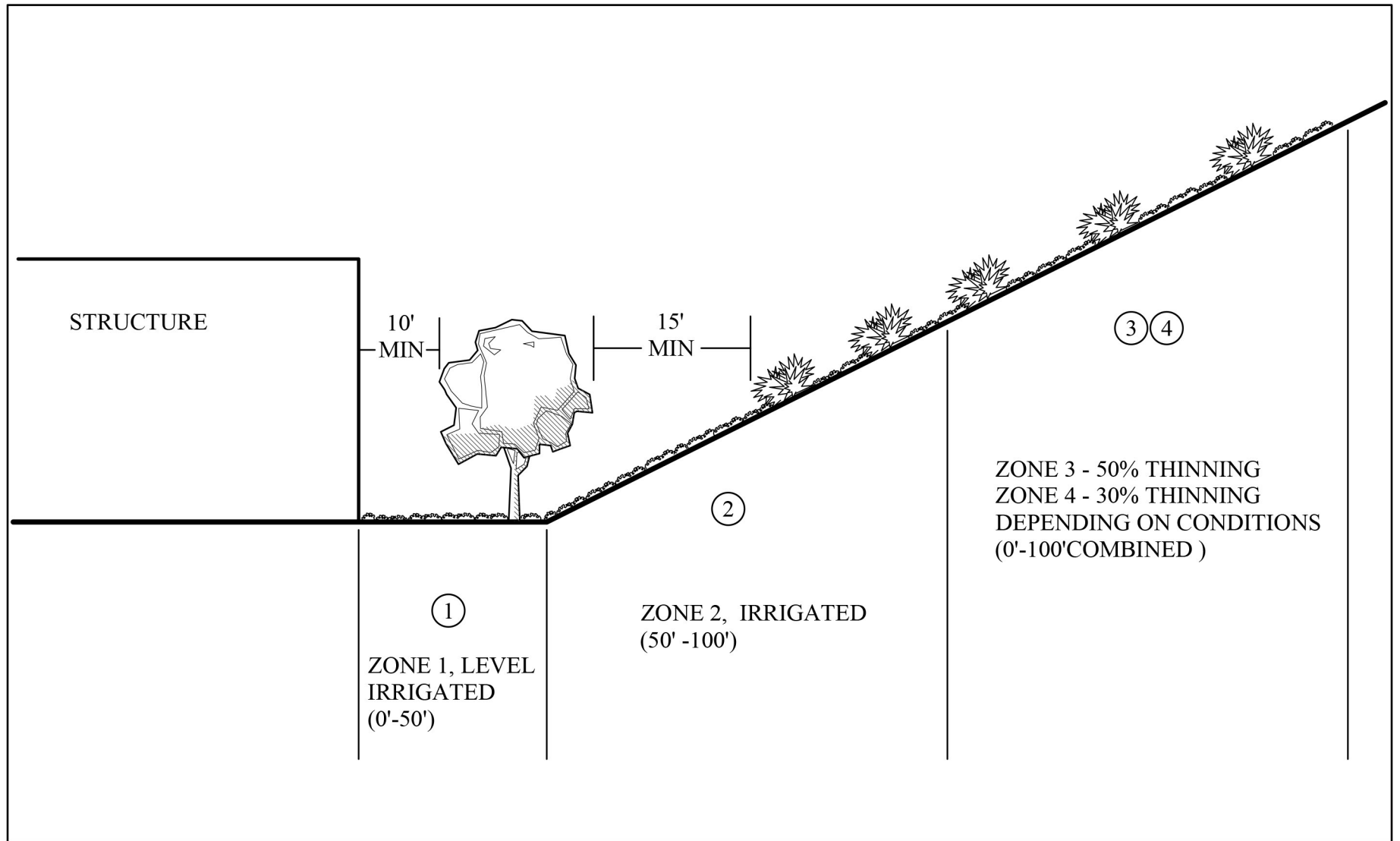
All exterior boundaries on the east side of Planning Area 1 with Zone 2 abutting wildland fuels shall be permanently marked on the ground where it transitions to for the purpose of guiding annual fuel treatment maintenance and inspection operations.

ZONE 3/4:

(0-100 Foot Distance)

Zone 3 is 50 feet in depth and requires 50% thinning and removal of all dead and dying and undesirable species. Zone 4 is 50 feet in depth and requires 30% thinning and removal of all dead and dying growth and undesirable species. Thinning zones are utilized to reduce the fuel load of a wildland area adjacent to the structure(s), thereby reducing the radiant and convective heat of wildland fires. Thinning zones are located adjacent to the irrigated zone and can extend 100 feet or more into the wildland areas. The percentage of vegetation to be removed is determined by many factors, including topography, exposure, and vegetation type and density.

GREEN RIVER RANCH



Source(s): Emerald Design (11-2020)

Exhibit 20

Not to Scale

Typical Fuel Modification Zone Section

GREEN RIVER RANCH

4.3.6 Plant Palette

A plant palette for Green River Ranch has been developed based on the following criteria:

- A. Appropriateness for Corona's climate
- B. Drought resistance
- C. Fire resistance
- D. Form considerations such as height, branching patterns, and density
- E. Maintenance
- F. Aesthetic considerations such as flowering, fruiting and leaf color

4.3.6.1 Required Street Trees:

The following plant materials are required:

A. Green River Road Medians (Existing)

<u>Botanical Name</u>	<u>Common Name</u>
<u>Platanus acerifolia</u>	<u>London Plane Tree</u>
<u>Botanical Name</u>	<u>Common Name</u>
<u>Liquidambar stereocilia Festival 36" box</u>	<u>American Sweet Gum Jacaranda</u>
<u>Jacaranda acutifoliata 36" box</u>	<u>Cerei's Canadensis 24" box at nose of</u>

~~B. Green River Road Parkway~~

B. Green River Road

<u>Botanical Name</u>	<u>Common Name</u>
<u>Quercus agrifolia, 24" box</u>	<u>Coast Live Oak</u>

C. Street "A"

<u>Botanical Name</u>	<u>Common Name</u>
<u>Quercus engelmannii, 24" box</u>	<u>Engelmann Oak</u>

~~C. Green River Road Behind Sidewalk~~

<u>Botanical Name</u>	<u>Common</u>
<u>Pinus canariensis 24" box</u>	<u>Canary Island Pine</u>
<u>Pinus eldarica 24" box</u>	<u>Afgan Pine</u>

~~D. Street "A"~~

<u>Botanical Name</u>	<u>Common Name</u>
<u>Pistache chinensis 24" box</u>	<u>Chinese Pistache</u>

GREEN RIVER RANCH

E. Street "B"

Botanical Name

Common Name

Gleditsia tricanthos "Shademaster" 24" box

Honey Locust

F. Street "C"

Botanical Name:

Ginkgo biloba (male) Autumn Gold 24

D. Additional Street Trees (Assign as needed)

Botanical Name

Common Name

Lagerstroemia indica

Crape Myrtle

Gleditsia tricanthos inermis, 24" box

Thornless Honey Locust

Pistache chinensis, 24" box

Chinese Pistache

GREEN RIVER RANCH

4.3.6.2 Recommended Plant Materials:

The following landscape plant materials are a selection taken from the Corona Fire Department's Vegetation Management

Guidelines and are recommended for this project (including fuel modification areas).

<u>Code</u>	<u>Botanical Name</u>	<u>Common Name</u>	<u>Plant Form</u>	<u>Water Use</u>
<u>Grasses</u>				
<u>o</u>	<u>Leymus condensatus</u>	<u>Giant Wild Rye</u>	<u>Grass</u>	<u>Low</u>
<u>?</u>	<u>Muhlenbergia capillaris</u>	<u>Hairy awn muhly</u>	<u>Grass</u>	<u>Low</u>
<u>Ground Covers</u>				
<u>N</u>	<u>Acacia redolens "Desert Carpet's 'Low Boy'"</u>	<u>Prostrate Acacia</u>	<u>Ground Cover</u>	<u>Low</u>
<u>X</u>	<u>Achillea millefolium</u>	<u>Common Yarrow</u>	<u>Ground Cover</u>	<u>Low</u>
<u>X</u>	<u>Aeonium decorum</u>	<u>Aeonium</u>	<u>Ground Cover</u>	<u>Low</u>
<u>N</u>	<u>Aloe aristata</u>	<u>Lace Aloe</u>	<u>Ground Cover</u>	<u>Low</u>
<u>N</u>	<u>Aloe brevifolia</u>	<u>Short-leaved Aloe</u>	<u>Ground Cover</u>	<u>Low</u>
<u>W</u>	<u>Arctostaphylos 'Pacific Mist'</u>	<u>Pacific Mist Manzanita</u>	<u>Ground Cover</u>	<u>Low</u>
<u>W</u>	<u>Arctostaphylos edmundsi</u>	<u>Little Sur Manzanita</u>	<u>Ground Cover</u>	<u>Low</u>
	<u>Arctostaphylos edmundsi</u>	<u>Big Sur Manzanita</u>	<u>Ground Cover</u>	<u>Low</u>
<u>N</u>	<u>Artemisia caucasica</u>	<u>Caucasian Artemisia</u>	<u>Ground Cover</u>	<u>Low</u>
<u>X</u>	<u>Baccharis pilularis var. pilularis</u>	<u>Twin Peaks #2'</u>	<u>Ground Cover</u>	<u>Low</u>
<u>N</u>	<u>Carissa macrocarpa</u>	<u>Green Carpet Natal Plum</u>	<u>Ground Cover/ Shrub</u>	<u>Med</u>
<u>W</u>	<u>Ceanothus griseus horizontalis</u>	<u>Yankee Point</u>	<u>Ground Cover</u>	<u>Med</u>
<u>N</u>	<u>Correa pulchella</u>	<u>Australian Fuscia</u>	<u>Ground Cover</u>	<u>Low</u>
<u>W</u>	<u>Cotoneaster congestus 'Likiang'</u>	<u>Likiang Cotoneaster</u>	<u>Ground Cover/ Vine</u>	<u>Med</u>
<u>X</u>	<u>Lampranthus spectabilis</u>	<u>Rose Trailing Ice Plant</u>	<u>Ground Cover</u>	<u>Low</u>
<u>X</u>	<u>Malephora Lutea</u>	<u>Rockey Point Ice Plant</u>	<u>Ground Cover</u>	<u>Low</u>
<u>W</u>	<u>Myoporum parvifolium 'Putah Creek'</u>	<u>Putah Creek Myoporum</u>	<u>Ground Cover</u>	<u>Low</u>
<u>X</u>	<u>Lampranthus spectabilis 'Rose'</u>	<u>Rose Trailing Ice Plant</u>	<u>Ground Cover</u>	<u>Low</u>
<u>W</u>	<u>Salvia sonomensis</u>	<u>Creeping Sage</u>	<u>Ground Cover</u>	<u>Low</u>

GREEN RIVER RANCH

<u>Code</u>	<u>Botanical Name</u>	<u>Common Name</u>	<u>Plant Form</u>	<u>Water Use</u>
<u>X</u>	<u>Sedum acre</u>	<u>Goldmoss Sedum</u>	<u>Ground Cover</u>	<u>Low</u>
<u>X</u>	<u>Sedum album</u>	<u>Green Stonecrop</u>	<u>Ground Cover</u>	<u>Low</u>
<u>X</u>	<u>Sedum confusum</u>	<u>no common name</u>	<u>Ground Cover</u>	<u>Low</u>
<u>X</u>	<u>Sedum lineare</u>	<u>no common name</u>	<u>Ground Cover</u>	<u>Low</u>
<u>X</u>	<u>Sedum x rubrotinctum</u>	<u>Pork and Beans</u>	<u>Ground Cover</u>	<u>Low</u>
<u>X</u>	<u>Senecio serpens</u>	<u>Blue Chalksticks</u>	<u>Ground Cover</u>	<u>Low</u>
<u>Perennials</u>				
<u>W</u>	<u>Anigozanthus flavidus</u>	<u>Kangaroo Paw</u>	<u>Perennial/accnt</u>	<u>Low</u>
<u>X</u>	<u>Artemisia pycnocephala</u>	<u>Beach Sagewort</u>	<u>Perennial</u>	<u>Low</u>
<u>W</u>	<u>Hesperaloe parviflora</u>	<u>Red Yucca</u>	<u>Perennial</u>	<u>Low</u>
<u>W</u>	<u>Strelitzia nicolai</u>	<u>Giant Bird of Paradise</u>	<u>Perennial</u>	<u>Med</u>
<u>W</u>	<u>Strelitzia reginae</u>	<u>Bird of Paradise</u>	<u>Perennial</u>	<u>Med</u>
<u>Shrubs</u>				
<u>W</u>	<u>Abelia x grandiflora</u>	<u>Glossy Abelia</u>	<u>Shrub</u>	<u>Med</u>
<u>N</u>	<u>Aloe arborescens</u>	<u>Tree Aloe</u>	<u>Shrub</u>	<u>Low</u>
<u>W</u>	<u>Arbutus unedo 'Compacta'</u>	<u>Dwarf Strawberry Tree</u>	<u>Tree</u>	<u>Low</u>
<u>o</u>	<u>Arctostaphylos glandulosa ssp.</u>	<u>Eastwood Manzanita</u>	<u>Shrub</u>	<u>Low</u>
<u>N n</u>	<u>Bougainvillea spectabilis</u>	<u>Bougainvillea</u>	<u>Shrub</u>	<u>Low</u>
<u>?</u>	<u>Callistemon 'Little John'</u>	<u>Little John Bottlebrush</u>	<u>Shrub</u>	<u>Low</u>
<u>W</u>	<u>Cercis occidentalis</u>	<u>Western Redbud</u>	<u>Shrub/Tree</u>	<u>Low</u>
<u>W</u>	<u>Cistus hybridus</u>	<u>White Rockrose</u>	<u>Shrub</u>	<u>Low</u>
<u>W</u>	<u>Cistus x purpureus</u>	<u>Orchid Rockrose</u>	<u>Shrub</u>	<u>Low</u>
<u>W</u>	<u>Cotoneaster buxifolius</u>	<u>no common name</u>	<u>Shrub</u>	<u>Med</u>
<u>W</u>	<u>Cotoneaster aprneyi</u>	<u>no common name</u>	<u>Shrub</u>	<u>Med</u>
<u>X</u>	<u>Crassula ovata</u>	<u>Jade Plant</u>	<u>Shrub</u>	<u>Low</u>
<u>o</u>	<u>Dendromecon rigida</u>	<u>Bush Poppy</u>	<u>Shrub</u>	<u>Very Low</u>
<u>N</u>	<u>Dodonaea viscosa</u>	<u>Hopseed Bush</u>	<u>Shrub</u>	<u>Med</u>
<u>W</u>	<u>Elaeagnus pungens</u>	<u>Silverberry</u>	<u>Shrub</u>	<u>Low</u>
<u>o</u>	<u>Eriodictyon crassifolium</u>	<u>Thick Leaf Yerba Santa</u>	<u>Shrub</u>	<u>Very Low</u>
<u>N</u>	<u>Feijoa sellowiana</u>	<u>Pineapple Guava</u>	<u>Shrub/Tree</u>	<u>Med</u>

GREEN RIVER RANCH

<u>Code</u>	<u>Botanical Name</u>	<u>Common Name</u>	<u>Plant Form</u>	<u>Water Use</u>
<u>W</u>	<u>Galvezia speciosa</u>	<u>Bush Snapdragon</u>	<u>Shrub</u>	<u>Low</u>
<u>W</u>	<u>Garrya ellipta</u>	<u>Silktassel</u>	<u>Shrub</u>	<u>Med</u>
<u>o n</u>	<u>Heteromeles arbutifolia</u>	<u>Toyon</u>	<u>Shrub</u>	<u>Low</u>
<u>W</u>	<u>Lantana montevidensis</u>	<u>Trailing Lantana</u>	<u>Shrub</u>	<u>Low</u>
<u>W</u>	<u>Leucophyllum frutescens</u>	<u>Texas Ranger</u>	<u>Shrub</u>	<u>Low</u>
<u>X</u>	<u>Limonium perezii</u>	<u>Sea Lavender</u>	<u>Shrub</u>	<u>Med</u>
<u>W</u>	<u>Melaleuca nesophila</u>	<u>Pink Melaleuca</u>	<u>Shrub</u>	<u>Low</u>
<u>N</u>	<u>Nolina recurvata</u>	<u>Bottle Palm</u>	<u>Shrub</u>	<u>Low</u>
	<u>Nolina Species</u>	<u>Mexican Grasstree</u>	<u>Shrub</u>	<u>Low</u>
<u>?</u>	<u>Olea europaea 'Little Ollie'</u>	<u>Dwarf Olive</u>	<u>Shrub</u>	<u>Low</u>
<u>X</u>	<u>Portulacaria afra</u>	<u>Elephant's Food</u>	<u>Shrub</u>	<u>Low</u>
<u>N</u>	<u>Punica granatum</u>	<u>Pomegranate</u>	<u>Shrub/Tree</u>	<u>Low</u>
<u>X</u>	<u>Prunus caroliniana</u>	<u>Carolina Cherry Laurel</u>	<u>Shrub/Tree</u>	<u>Med</u>
<u>o</u>	<u>Prunus ilicifolia ssp. Ilicifolia</u>	<u>Holly Leafed Cherry</u>	<u>Shrub</u>	<u>Low</u>
<u>X</u>	<u>Prunus lyonii</u>	<u>Catalina Cherry</u>	<u>Shrub/Tree</u>	<u>Low</u>
<u>o n *</u>	<u>Quercus berberdifolia</u>	<u>California Scrub Oak Shrub</u>	<u>Shrub</u>	<u>Low</u>
<u>o n *</u>	<u>Quercus dumosa</u>	<u>Coastal Scrub Oak</u>	<u>Shrub</u>	<u>Low</u>
<u>o</u>	<u>Rhamnus californica</u>	<u>California Coffee Berry</u>	<u>Shrub</u>	<u>Low</u>
<u>N</u>	<u>Rhaphiolepis species</u>	<u>Indian Hawthorne</u>	<u>Shrub</u>	<u>Med</u>
<u>0</u>	<u>Rhus integrifolia</u>	<u>Lemonade Berry</u>	<u>Shrub</u>	<u>Low</u>
<u>o n</u>	<u>Rhus ovata</u>	<u>Sugar bush</u>	<u>Shrub</u>	<u>Low</u>
<u>o</u>	<u>Ribes speciosum</u>	<u>Fuschia Flowering Gooseberry</u>	<u>Shrub</u>	<u>Med</u>
<u>W</u>	<u>Tecoma stans (Stenolobium stans)</u>	<u>Yellow Bells</u>	<u>Shrub</u>	<u>Low</u>
<u>N</u>	<u>Trachelospermum jasminoides</u>	<u>Star Jasmine</u>	<u>Shrub</u>	<u>Med</u>
<u>o</u>	<u>Trichostems lanatum</u>	<u>Woolly Blue Curls</u>	<u>Shrub</u>	<u>Low</u>
<u>W</u>	<u>Westringia fruticosa</u>	<u>no common name</u>	<u>Shrub</u>	<u>Low</u>
<u>W</u>	<u>Xylosma congestum</u>	<u>Shiny Xylosma</u>	<u>Shrub</u>	<u>Med</u>
<u>X</u>	<u>Yucca Species</u>	<u>Yucca</u>	<u>Shrub</u>	<u>Low</u>
<u>o</u>	<u>Yucca whipplei</u>	<u>Yucca</u>	<u>Shrub</u>	<u>Low</u>

GREEN RIVER RANCH

<u>Code</u>	<u>Botanical Name</u>	<u>Common Name</u>	<u>Plant Form</u>	<u>Water Use</u>
<u>Succulents</u>				
<u>W</u>	<u>Agave americana</u>	<u>Century Plant</u>	<u>Succulent</u>	<u>Low</u>
<u>W</u>	<u>Agave attenuata</u>	<u>Foxtail Agave</u>	<u>Succulent</u>	<u>Low</u>
<u>W</u>	<u>Agave parryi</u>	<u>Artichoke agave</u>	<u>Succulent</u>	<u>Low</u>
<u>W</u>	<u>Agave shawii</u>	<u>Shaw's Agave</u>	<u>Succulent</u>	<u>Low</u>
<u>N</u>	<u>Aloe arborescens</u>	<u>Torch Aloe</u>	<u>Succulent</u>	<u>Low</u>
<u>W</u>	<u>Aloe Vera</u>	<u>Medicinal Aloe</u>	<u>Succulent</u>	<u>Low</u>
<u>o *</u>	<u>Opuntia littoralis</u>	<u>Prickly Pear</u>	<u>Succulent</u>	<u>Very Low</u>
<u>o *</u>	<u>Opuntia oricola</u>	<u>Oracle Cactus</u>	<u>Succulent</u>	<u>Very Low</u>
<u>o *</u>	<u>Opuntia prolifera</u>	<u>Coast Cholla</u>	<u>Succulent</u>	<u>Very Low</u>
<u>Trees</u>				
<u>W</u>	<u>Arbutus unedo</u>	<u>Strawberry Tree</u>	<u>Tree</u>	<u>Low</u>
<u>?</u>	<u>Cercis canadensis 'Forest Pansy'</u>	<u>Forest Pansy Redbud</u>	<u>Tree</u>	<u>Med</u>
<u>W</u>	<u>Cercis occidentalis</u>	<u>Western Redbud</u>	<u>Shrub/Tree</u>	<u>Low</u>
<u>W</u>	<u>Citrus species</u>	<u>Citrus</u>	<u>Tree</u>	<u>Med</u>
<u>N</u>	<u>Eriobotrya japonica</u>	<u>Loquat</u>	<u>Tree</u>	<u>Med</u>
<u>N</u>	<u>Feijoa sellowiana</u>	<u>Pineapple Guava</u>	<u>Shrub/Tree</u>	<u>Med</u>
<u>W</u>	<u>Ginkgo biloba</u>	<u>Maidenhair Tree</u>	<u>Tree</u>	<u>Med</u>
<u>?</u>	<u>Gleditsia tricanthos inermis</u>	<u>Thornless Honey Locust</u>	<u>Tree</u>	<u>Med</u>
<u>?</u>	<u>Jacaranda mimosifolia</u>	<u>Jacaranda</u>	<u>Tree</u>	<u>Med</u>
<u>W</u>	<u>Lagerstroemia indica</u>	<u>Crape Myrtle</u>	<u>Tree</u>	<u>Med</u>
<u>X</u>	<u>Parkinsonia aculeata 'Desert Museum'</u>	<u>Desert Museum Palo Verde</u>	<u>Tree</u>	<u>Low</u>
<u>?</u>	<u>Platanus acerifolia</u>	<u>London Plane Tree</u>	<u>Tree</u>	<u>Low</u>
<u>W</u>	<u>Pistacia chinensis</u>	<u>Chinese Pistache</u>	<u>Tree</u>	<u>Med</u>
<u>W</u>	<u>Plantanus racemosa</u>	<u>California Sycamore</u>	<u>Tree</u>	<u>Med</u>
<u>o</u>	<u>Quercus agrifolia</u>	<u>Coast Live Oak</u>	<u>Tree</u>	<u>Low</u>
<u>X</u>	<u>Quercus engelmannii</u>	<u>Engelmann Oak</u>	<u>Tree</u>	<u>Low</u>
<u>X</u>	<u>Quercus suber</u>	<u>Cork Oak</u>	<u>Tree</u>	<u>Low</u>
<u>N</u>	<u>Rhus lancea</u>	<u>African Sumac</u>	<u>Tree</u>	<u>Low</u>

GREEN RIVER RANCH

<u>Code</u>	<u>Botanical Name</u>	<u>Common Name</u>	<u>Plant Form</u>	<u>Water Use</u>
<u>o</u>	<u>Umbellularia californica</u>	<u>California Laurel</u>	<u>Tree</u>	<u>Med</u>
<u>Vines</u>				
<u>N</u>	<u>Distinctis buccinatoria</u>	<u>Blood-Red Trumpet Vine</u>	<u>Vine/Climbing vine</u>	<u>Med</u>
<u>o</u>	<u>Vitis girdiana</u>	<u>Desert Wild Grape</u>	<u>Vine</u>	<u>Low</u>

Code Legend

- X= Plant species prohibited in wet and dry FMZs adjacent to reserve lands. Acceptable on all other fuel modification locations and zones.
- W= Plant species appropriate for use in wet FMZs adjacent to reserve lands. Acceptable in all other wet and irrigated dry (manufactured slopes) fuel modification locations and zones.
- o= Plant species native to Riverside County. Acceptable in all fuel modification wet and dry zones in all locations.
- N= Plant species acceptable on a limited basis (maximum 30% of the area) in wet FMZs adjacent to reserve lands. Acceptable on all other FMZs.
- *= If locally collected.
- **= Not native but can be used in all zones.
- n= Plant species acceptable on a limited use basis. Refer to qualification requirements following plant palette.
- ?= Plant is not on fire list, requesting use for ornamental purposes

A. Trees:

<u>Ceratonia siliqua</u>	<u>Carob</u>
<u>Cercidium floridum</u>	<u>Blue Palo Verde</u>
<u>Cercidium microphyllum</u>	<u>Ltl. Leaf Palo Verde</u>
<u>Erythea edulis</u>	<u>Guadalupe Palm</u>
<u>Myoporum laetum</u>	<u>N.C.N.</u>

B. Shrubs:

<u>Acacia ongerup</u>	<u>Acacia</u>
<u>Achillea millefolium</u>	<u>Common Yarrow</u>
<u>Achillea tomentosa</u>	<u>Woolly Yarrow</u>
<u>Aloe arborescens</u>	<u>Tree Aloe</u>
<u>Arctostaphylos hookeri</u>	<u>Monterey Carpet</u>
<u>Atriplex canescens</u>	<u>Saltbush</u>
<u>Atriplex cuneata</u>	<u>Saltbush</u>
<u>Atriplex Gardner</u>	<u>Gardner's Saltbush</u>
<u>Atriplex glauca</u>	<u>Saltbush</u>
<u>Atriplex lentiformis brew</u>	<u>Brewer Saltbush</u>
<u>Atriplex rhagodiodes</u>	<u>Silver Saltbush</u>
<u>Ceanothus gloriosus</u>	<u>Pt. Reyes</u>
<u>Ceanothus prostrates</u>	<u>Squaw Carpet</u>
<u>Cerastium tomentosum</u>	<u>Snow in Summer</u>

GREEN RIVER RANCH

<i>Cistus „Descanseo 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>Hedera canariensis</i>	Algerian Ivy
<i>Helianthemum</i>	Sunrose
<i>Nummularium</i>	N.C.N.
<i>Heteromeles arbutifolia</i>	Toyon
<i>Hypericum calycinum</i>	Aaron’s Beard
<i>Limonium perezii</i>	Sea Lavender
<i>Lonicera japonica</i>	Hall’s Honeysuckle
<i>Lotus scoparius</i>	Deerweed
<i>Myoporum debile</i>	N.C.N.
<i>Myoporum insulare</i>	N.C.N.
<i>Myoporum parvifolium var.</i>	Prostrata
<i>Nerium oleander</i>	Oleander
<i>Rosemarinus officinalis</i>	Dwarf Rosmary
<i>Santolina chamaecyparissus</i>	Lavender Cotton
<i>Santolina virens</i>	Green Lavender Cotton

C. Ground Covers:

<i>Acacia ongerup</i>	Acacia
<i>Ajuga reptans</i>	Carpet Bugle
<i>Aloe aristata</i>	N.C.N.
<i>Aretostaphylos edmundsii</i>	Ltl. Sur Manzanita
<i>Aretostaphylos uva ursi</i>	Bearberry
<i>Aretotheca calendula</i>	Cape Weed
<i>Atriplex glauca</i>	N.C.N.
<i>Atriplex semibaccata</i>	Creeping Saltbush
<i>Baccharis pilularis</i>	Dwarf Coyote Bush
<i>Carpobrotus edulis</i>	Hottentot Fig
<i>Cerastium tomentosum</i>	Snow in Summer
<i>Drosanthemum</i>	N.C.N.
<i>Drosanthemum hispidum</i>	Rosea Iceplant
<i>Gazania hybrida</i>	South African Daisy
<i>Gazania uniflora</i>	Trailing Gazania
<i>Hedera helix</i>	English Ivy
<i>Lampranthus filicaulis</i>	Bush Iceplant
<i>Lampranthus spectabilis</i>	Tailing Iceplant
<i>Lippia canescens</i>	N.C.N.
<i>Malephora crocea</i>	Croceum Iceplant
<i>Malephora luteola</i>	Trailing Iceplant
<i>Myoporum parvifolium var.</i>	Prostrata
<i>Savia sonomensis</i>	Creeping Sage
<i>Sedum album</i>	Green Stonecrop
<i>Sedum confusum</i>	N.C.N.
<i>Sedum lineare</i>	N.C.N.
<i>Sedum rubrotinctum</i>	Brown Bean

GREEN RIVER RANCH

Teucrium chamaedrys	Germander
Thymus serpyllum	Mother of Thyme
Verbena peruviana	Peruvian Verbena
Vinca major	Periwinkle
Vinca minor	Dwarf Running Myrtle

GREEN RIVER RANCH

4.3.7 Walls and Fences

Walls and fences shall comply with the provisions of Section 17.70.060 of the Corona Municipal Code, except as otherwise provided for in Section ~~3.3.1.B 3.3, Development Standards~~, of this Specific Plan. Where there is a conflict or potential conflict between the development standards contained in Section 17.70.60 of the Corona Municipal Code and the standards contained in this Specific Plan, the provisions of this Specific Plan shall take precedence.

Sufficient slope planting within the Specific Plan area will help screen nonresidential development from the residential areas. However, solid walls shall be required along the west side of ~~Street "A" and~~ Dominguez Ranch Road, to aid in screening nonresidential development in the Specific Plan area from vehicular traffic approaching the project from the adjacent Sierra del Oro community. Walls and fences shall be constructed of materials, colors and textures which are harmonious with architecture of the buildings in the Specific Plan area. The following wall and fence materials and styles are prohibited:

- A. Barbed wire
- B. Razor wire
- C. Unplastered, unfinished, unfaced standard precision block
- D. Plywood or other flat surfaces which do not have relief
- E. Chain link in the General Commercial land use designation except where may be required by the Regional Conservation Authority as a wildlife barrier.
- F. Wood

Walls and fences shall be designed to avoid causing any sight distance problem for pedestrians or vehicles.

4.3.8 Lighting

Lighting throughout the Specific Plan area should be designed to emphasize community amenities, provide continuity along roadway corridors, and ensure the safety of ~~residents,~~ tenants and users. Lighting within the Specific Plan area shall comply with City ordinances to provide standard exterior lighting. General lighting criteria include the following:

- A. The use of decorative lighting, such as tree up lights and down lights, retail signage lighting or building lighting, is permitted.
- B. Lighting such as bollards or step lights are encouraged to enhance pedestrian-oriented spaces.
- C. Limit the amount and intensity of lighting to what is necessary for safety and security.
- D. Lighting that is visible from adjacent properties or roads shall be indirect or incorporate full shield cut-offs.
- E. Light standards along roadways should be located at regular intervals along the sides of the roadway.
- F. Light standards will be of a consistent scale, character, and color along the complete length of Green River Road.
- G. Streetlights should be consistent within each planning area.
- H. Parking lot lighting should not be visible from beyond the property line of development where feasible.
- I. Parking lot fixtures should be no taller than necessary to provide efficient lighting of the area and in no case should exceed 28' in height, including the base. In addition, all parking lot light fixtures shall be hooded.
- J. Fixture styles and colors should be compatible with the architectural elements of the site.

GREEN RIVER RANCH

- K. High-use pedestrian areas, entrances to public facilities, bus or transit stops and other public areas should be illuminated with pedestrian scale lights.
- L. Up lighting should not be visible from building pads at a higher ~~elevation,~~ ~~and elevation and~~ should be designed not to detrimentally affect views from higher elevations looking downward.
- M. Special holiday lighting should be temporary in nature, not to exceed 2 months in duration (e.g. Christmas lighting).
- ~~M-N. Lighting adjacent to Open Space areas should be directed away, downwards, and, downhill from natural open space areas to minimize lighting impacts in natural open space areas.~~

4.3.8.1 Commercial and Business Park Industrial Parking Area Lighting

A lighting plan, prepared by a registered electrical engineer providing horizontal foot-candle values on a 10-foot by 10-foot grid will be required at the time of ~~building grading~~ plan check. This plan shall confirm a minimum maintained illumination of 1 foot-candle in all general parking areas and 2 foot-candles at entrances, intersections, and pedestrian crosswalks. Supporting photometric test data shall be submitted with this plan, with the candle power distribution array for each luminary's type specified. Low pressure light sources are unacceptable. The lighting plan shall be subject to the review and approval of the ~~Building Division Director of Public Works~~. The use of rectilinear cut-off, "shoe box", luminaries are recommended.

4.4 Architectural Character

The purpose and intent of the architectural guidelines for the *Green River Ranch Specific Plan* area is to encourage design that will have a distinct identity, while expressing a thoughtful integration of building structures in a quality, master-planned community. These

guidelines will provide the City of Corona with the necessary assurances that this community will develop in accordance with quality and character proposed. To that end, these guidelines provide guidance for all future development within the Specific Plan area.

The primary goal of the architectural guidelines is to achieve a high-quality environment comprised of a variety of architectural styles that fit well together. There will be no specific architectural style or type other than the requirement that development within Specific Plan area be consistent with the following design guidelines. The architectural guidelines are intended to convey a feeling, or impression, rather than have a particular design that stands out.

4.4.1 ~~Business Park Industrial and Commercial Development~~ *Nonresidential*

The overall riding objective in the design of the nonresidential area is to avoid static blandness that is the result of limited detail, accent, and color. A multitude of user types are possible within the nonresidential zones. To encourage compatibility while allowing for individuality, the following design guidelines are offered:

- A. ~~Nonresidential~~ **Building Massing**
 1. Variations in massing should include changes in the vertical and horizontal plane.
 2. Long, large, solid walls unbroken in relief form or design facing roadways are not permitted, and should be broken up through varied architectural design and landscaping.
 3. Horizontal masses for building elevations should not exceed a height-width ratio of 1:6 without a substantial architectural element (e.g. tower, lattice, etc.). See Exhibit 22, *Nonresidential Architectural Guidelines*.

GREEN RIVER RANCH

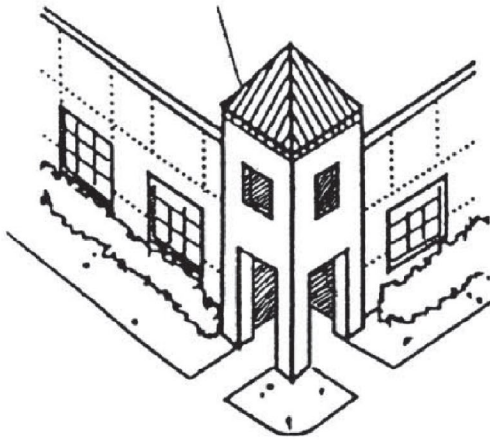
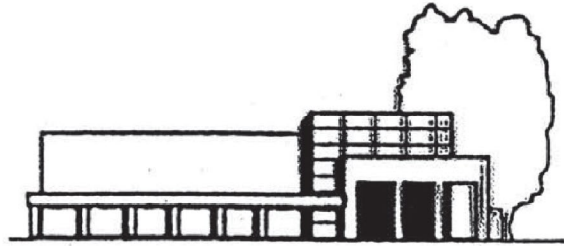
4. The massing breaks and/or building projections should relate to the overall scale of the building.
5. Variation in materials, texture, color, patterns, control joints, etc. consistent with the overall architectural concept should be used to break up building mass. Details or elements which appear added-on or arbitrary should not be allowed.

B. ~~Nonresidential~~ Façade Articulation

1. An ~~A~~ attractive appearance to all facades should be provided through detailing, especially at the base of buildings, along cornices, eaves, parapets or ridge tops, and around entries and windows. Specific detail drawings of these conditions may be requested as part of development review.
2. All building elevations visible from a ~~public~~ street shall be consistent in the quality of materials, detailing and design.
3. Timelessness of design is encouraged through the use of form, light, shadow, texture and color.
4. Appearance may also be enhanced through the use of materials; expansion joints and reveals.
5. Windows should be differentiated from spandrel panels, and the ratio of glass to spandrel should be balanced.

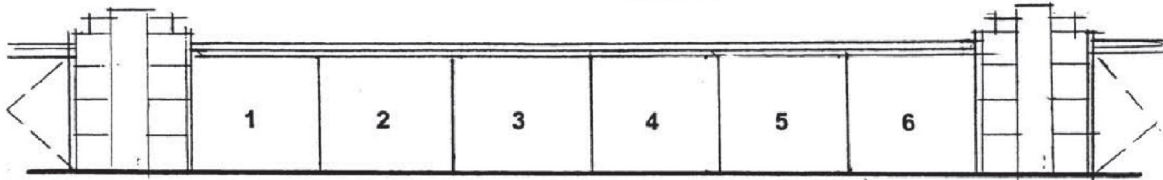
6. ~~R~~ecessed and/or articulated windows, spandrels and columns are encouraged.
7. Roll-up industrial doors directly facing the street frontage shall not be allowed, unless it can be shown they will be screened from public view by landscaping.
8. Glass boxes or monotonous facades without a sense of scale are discouraged. Arbitrary, decorative, stylized or token efforts of architectural elements are not acceptable.

GREEN RIVER RANCH



PRIMARY BUILDING ENTRIES SHOULD BE HIGHLIGHTED THROUGH MASSING AND CHANGE IN PARAPET HEIGHT OR ROOF FORM

HORIZONTAL BUILDING MASSES SHOULD NOT EXCEED A HEIGHT/WIDTH RATIO OF 1:6 WITHOUT AN ARCHITECTURAL MASSING VARIATION



Source(s): PBR (2000)

Exhibit 21

Not to Scale

Non-Residential Architectural Guidelines

GREEN RIVER RANCH

C. **Nonresidential** Entry Design

1. Each project should have a pedestrian-scaled building base that clearly identifies building entrances.
2. Building entries and windows are encouraged to face streets and pedestrian walkways.
3. Major building entries should be emphasized and accentuated through creative use of special design, materials, texture and color.
4. Primary building entries should be emphasized through the massing of the building. Greater height can be used to highlight and accentuate entries in the form of corner tower elements, tall voids, or a central massing meeting an entry plaza.
5. Variation in materials, textures, colors, openings and recesses are encouraged.
6. Architectural elements such as arcades, colonnades and covered walkways that define and organize space at the ground plane are encouraged.
7. Utility doors, access panels, fire doors, loading docks, and other openings shall be treated as part of the architectural composition of buildings.
8. Architectural accent features at entries are encouraged.

D. **Nonresidential** Roofs

1. The primary or predominant roof form shall be flat
2. Other roof forms may be used in combination with flat roofs to provide emphasis and interest at significant points in the building, such as at building entries.
3. Particular consideration shall be given to color, materials, detailing and design of the roofs.
4. Lighter color flat roofs are encouraged.
5. Mansard roof forms are discouraged.

6. Roof venting and other appurtenant equipment must blend with the building profile and otherwise be finished or screened from view, including aerial views.
7. Roof flashing, rain gutters, drains, downspouts, vents, etc. should match the roof color or contrasting trim.
8. Roofs should appear free of all communication devices. Roof-mounted satellite dishes and un-camouflaged antennas shall be located and treated in a manner that either screens the facility from view, or incorporates it into the architectural design of the building.

E. **Nonresidential** Exterior Materials

1. The use of high-quality building materials is encouraged.
2. Recommended materials include masonry, sandblasted concrete, pre-cast concrete, textured block, brick, granite, marble, glass, wood, stucco and similar materials.
3. Concrete blocks should also be avoided unless mitigated through careful and decorative design, texture and reveals.
4. Highly reflective mirrored glass is prohibited.
5. Buildings with a predominantly metal exterior are prohibited.
6. Materials and detailing should have substantial and long-lasting appearance.

F. **Nonresidential** Colors

The color scheme for existing neighboring buildings shall be considered during color selection.

G. **Nonresidential**—Auxiliary Structures Equipment and Utilities

1. All roof-mounted mechanical equipment shall be screened on all sides, including the top of the equipment.
2. Mechanical screens and penthouses shall be integrated with the building design and

GREEN RIVER RANCH

facade, and shall be constructed of similar or compatible materials and colors.

3. All ground-mounted mechanical equipment, including heating and air conditioning units and trash receptacle areas, shall be completely screened by a wall, landscaping or other appropriate screening devices, or shall be wholly enclosed within the building.
4. Sound attenuation of motor operations is required.
5. Screening materials shall blend with the building materials and design, and any landscaping within the vicinity.
6. Exterior storage of equipment, supplies, refuse, garbage, junk or their receptacles shall be prohibited.
7. All exterior storage, trash receptacles and dumpsters shall be screened by landscaping, fencing or walls, in accordance with the standards described previously.
- ~~8.~~ 8. No mechanical equipment shall be exposed on the wall surface of a building. Vents, louvers, exposed flashing, tanks, stacks, overhead doors, rolling and “man” service doors shall be painted consistent with the color scheme of the building.
- ~~8.9.~~ 8.9. All utilities and utility connections shall be placed underground in accordance with the City of Corona, Public Utilities Commission, and local utility company standards.
- ~~9.10.~~ 9.10. Transformer, terminal boxes and pads, meter cabinets, pedestals, ducts, and other facilities may be placed above ground, provided that they are screened with landscaping or other appropriate screen devices.
- ~~10.11.~~ 10.11. All utility connections shall be designed to coordinate with the architectural elements of the site so as not to be exposed except where necessary.

~~4.4.2~~ *Residential*

~~The hillside residential development shall be rural in character with a strong relationship to its natural setting. Incorporation of the following elements into the design of new buildings is recommended.~~

~~A. Residential Building Massing~~

- ~~1. One and two story buildings in muted colors are permitted.~~
- ~~2. Where appropriate, building forms should be “stepped” to conform to site topography.~~
- ~~3. Strong shade and shadow patterns are recommended to create variation of planes in building elevations.~~
- ~~4. Exposed pole or column foundations on the downhill side of a lot are prohibited. Concrete foundations on the exposed, downhill sides of lots must be constructed with finished materials to match the upper levels of the building.~~
- ~~5. Building massing should be articulated and complex to the extent practical.~~
- ~~6. Building mass should be broken up when viewed from streets through varied exterior building wall alignment and landscaping.~~
- ~~7.1. Each residence shall have a minimum of an enclosed two car garage with garage door.~~

~~B. Residential Roofs~~

- ~~1. The predominant roofline should not be in opposition to the general slope of the land.~~
- ~~2. Rooftop terraces at low stories, verandas, balconies, decks, or other defined outdoor spaces are encouraged.~~
- ~~3. Rooftop solar water tanks are prohibited.~~
- ~~4. Roofing materials shall be concrete, cement or other fire resistant materials.~~
- ~~5. Class A roofing materials are required accordance with the City of Corona Municipal Code.~~

GREEN RIVER RANCH

- ~~6. Fiberglass or metal roofing is not allowed for the primary residence, but metal roofing may be permitted for accessory structures such as sheds and barns.~~
- ~~7. Long, straight rooflines should be avoided.~~
- ~~8. Flat roofs are discouraged except when used in conjunction with a gable or hip roof.~~
- ~~9. Flat roofs for terrace cover, trellises or similar structures are acceptable if designed as an architectural extension of the house.~~
- ~~10. Steep mansard and gambrel roofs are prohibited.~~
- ~~11. Roofs, building materials and colors of garages should be designed to reflect the character of the primary residence.~~
- ~~12. Skylights and roof mounted solar panels should be designed as an integral part of the roof and shall be parallel to the roof plane.~~
- ~~13. Covered doorways are encouraged.~~

~~C. Residential Exterior Materials~~

- ~~1. Exterior building materials shall be wood-like siding, brick, stone, cement, stucco or plaster.~~
- ~~2. All structures located within 200' of a wild land area shall be constructed with one-hour fire protected eaves.~~
- ~~3. Because the site's proximity to wild lands and exposure to fire hazards, wood exterior siding is discouraged, and wood patio covers and decks in the residential areas should be limited.~~
- ~~4. The following exterior finish materials are prohibited:
 - ~~a) plywood~~
 - ~~b) plastic or vinyl materials, unless they have been textured and designed to appear as wood or other natural materials.~~~~

- ~~e) particle board~~
- ~~d) metal, aside from window frames, garage doors, and wrought iron fencing~~

- ~~5. Natural wood or wood-like details and trim are encouraged.~~
- ~~6. Stone, rock, brick or similar are encouraged for accent and trim. window glass should be clear.~~
- ~~7. Concrete, brick, stone, tile or similar paving materials are permitted for parking and driveways.~~
- ~~8. Bare metallic surfaces (vents, pipes, gutters, flashing, etc.) should be painted to match the adjacent surface or covered from view.~~
- ~~9. Skylights with highly reflective surfaces are not allowed.~~

~~D. Residential Colors~~

- ~~1. Generally, roof colors should be darker than exterior building walls.~~
- ~~2. For larger building surfaces (excluding trim), colors should be muted and lighter in value. Muted colors should contain a mix of complementary colors that result in off-whites, tans and other "softer colors."~~
- ~~3. Lighter colors should have a value equivalent to 30% or less on a gray scale.~~
- ~~4. Accent colors may include brighter and darker colors.~~
- ~~5. Residential building materials and color schemes should be muted and blend with the predominant colors and values of the surrounding landscape.~~

~~E. Residential Accessory Structures and Equipment~~

- ~~1. All air conditioning/heating equipment, soft water tanks, gas and electric meters, pool, spa and fountain equipment associated with single family residential units must be screened from public view.~~

GREEN RIVER RANCH

- ~~2. Sound attenuation of motor operation (pool pumps, air conditioning, etc.) is required.~~
- ~~3. Antennas and satellite dishes shall be screened from view from other residential properties within the Specific Plan area.~~
- ~~4. Skylights and roof-mounted solar panels, to the greatest extent possible, shall be located away from the views of neighbors and roadways.~~
- ~~5. Screening materials shall blend with the building materials and design, and any landscaping within the vicinity.~~
- ~~6. Exterior storage of accessory motor vehicles, motor homes, RVs, trailers, boats, personal watercraft or similar vehicles shall be prohibited unless screened appropriately from the view of other residential properties within the Specific Plan area. If permitted through~~
~~the Development Standards enumerated in Chapter 4.0, display of a reasonable amount of said vehicles shall be permitted so long as setbacks are observed.~~
- ~~7. All utilities and utility connections shall be placed underground in accordance with the City of Corona, Public Utilities Commission and local utility company standards.~~
- ~~8. Transformer, terminal boxes and pads, meter cabinets, pedestals, ducts, and other facilities may be placed above ground, provided that they are screened with landscaping or other appropriate screen devices.~~
- ~~9. All utility connections shall be designed to coordinate with the architectural elements of the site so as not to be exposed except where necessary.~~

GREEN RIVER RANCH

5.0 IMPLEMENTATION

5.1 Introduction

The *Green River Ranch Specific Plan* serves both a planning function and regulatory function. It is a vehicle by which the General Plan is implemented with regards to the Green River Ranch property. The Specific Plan contains all applicable land use regulations and will thus constitute the zoning for all of Green River Ranch. In addition, general administration rules are specified to properly relate the Specific Plan to the provisions within the Corona Municipal Code.

Implementation of the proposed land uses shall be through approved Subdivision Map Act procedures, Precise Plans, and Site Development Plan Review. A Precise Plan approval is required for all the land uses within the *Green River Ranch Specific Plan*, ~~except for the residential land use designations~~, and uses requiring a Conditional Use Permit (CUP). A CUP application will satisfy the Precise Plan requirement. A plan of services and master plan studies for streets, sewer, water and storm drain are essential for adequately assessing specific infrastructure needs.

5.2 Phasing

Construction phasing of all water and sewer and storm drain facilities is contingent upon the approval of the required master plan studies. Therefore, all phasing of this infrastructure is conceptual.

Implementation of the *Green River Ranch Specific Plan* will require improvements to traffic/circulation, drainages, water and sewer within the project area as well as the vicinity. Development is anticipated to occur in ~~four~~ three phases as shown on Exhibit 23, *Conceptual Phasing Plan*, to ensure that adequate infrastructure and municipal services are in

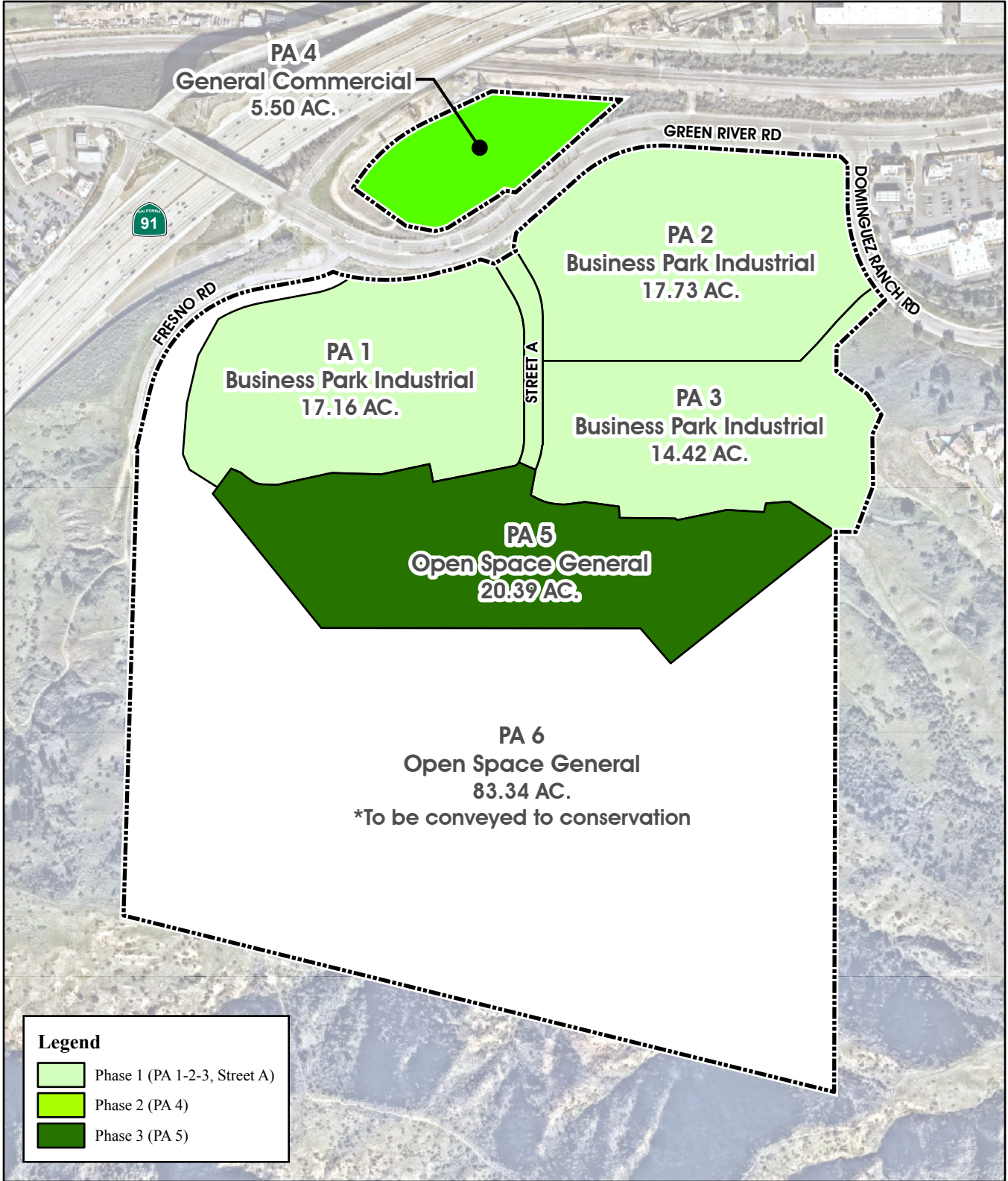
place prior to issuance of a certificate of occupancy by the City. This phasing concept plan does not establish a required sequence of development for the project and is not intended to dictate time sequential development. Instead, the Conceptual Phasing Plan depicts the current estimate of the most likely phasing scenario. Concurrent development within Phases 1, 2 and 3 may occur depending upon site availability, construction logistics and market conditions. It is anticipated that Phase 1 will proceed first, immediately upon approval of the project. Phase 2, and possibly Phase 3, construction will begin approximately six months thereafter. Grading of Phases Planning Areas 1, 2 and 3 will occur in two stages – initial rough grading to define the general planning area pads, and precise grading to refine individual site- specific pads. Partial grading of the residential area (Open Space General Planning Area 56) may occur in Phase 2 concurrent with grading of Planning Areas 1, 2, and 3 to create manufactured slopes to support the development and in order to balance the earthwork on-site. ~~While Phases 1, 2 and 3 will be completed within three to five years after start of construction Phase 4 will not be contemplated until after the year 2003. Since this phase may remain undeveloped for some time, a detailed layout for the area will be submitted at a later date.~~

~~Due to the fact that project construction may not occur in the same sequence as depicted on the Conceptual Phasing Plan, the following three scenarios, each presenting a different phasing sequence, have been provided herein to clearly define the extent and location of street and infrastructure improvements associated with each development phase under that particular scenario.~~

A. Primary Scenario—Scenario A Phasing Requirements

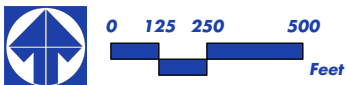
~~Under the Primary Scenario,~~ pProject construction will follow the order of sequence as depicted on the Conceptual Phasing Plan.

GREEN RIVER RANCH



Source(s): ESRI, Nearmap Imagery (Feb 2024)

Exhibit 22



Conceptual Phasing Plan

GREEN RIVER RANCH

Street and infrastructure improvements will include the following:

**1. Phase 1: Planning Areas ~~3,4 and 5~~
~~b. (Commercial-General and~~
~~Hotel/Mixed Use/ Office land uses)~~
1, 2, and 3 Business Park
Industrial**

a. Street Improvements:

~~1) Green River Road from Dominguez Ranch Road to east property line of PA7: Construct full curb to curb improvements, including curb and gutter, raised median and street lights on both sides of street. Defer sidewalk construction until Phases 2 and 3. Green River Road from Dominguez Ranch Road to Street "A" Project entrance: Construct Green River Road widening along the southerly right-of-way including curb and gutter, parkway and trail improvements. Construct widened bike lane and re-stripe southerly lanes to accommodate a three-lane, eastbound lane configuration.~~

~~1) Green River Road from east property line of PA7 to Caltrans ROW: Construct full right-of-way improvements on the south side only, with A/C berm on the north side along PA7 frontage. Construct raised median and streetlights on the south side, as well as sidewalk the south side from Street "B" to the freeway off-ramps. Install traffic signal at Street "B" and eastbound and westbound freeway off-ramps. Defer construction north side sidewalk, curb and gutter and landscaping until Phase 3. Pay fair share fee for 92 Freeway bridge widening.~~

~~2) Green River Road from Street "A" intersection to Fresno Road: Construct right-of-way improvements on the south side consisting of a dedicated right turn lane onto Street "A", a bike lane, a reconfiguration of the existing median to remove the left turn lane onto Fresno Road, and the associated parkway curb, gutter, sidewalk, and landscaping improvements.. Construct an extended dedicated right-turn lane beginning at the end of the existing right-turn lane and extending the lane to begin at the future PA 4 curb return. Construct concrete curb along the northerly new dedicated right turn lane. Defer construction north side sidewalk, curb and gutter and landscaping until Phase 4.~~

~~3) Street "A": Street "A" is a private street and will be constructed to full width along with the initial developing of the project.~~

~~4) Fresno Road: Resurface existing pavement of Fresno Road.~~

~~2) —~~

~~3) Street "B": Construct full right of way improvements, including street lights, sidewalk on the west side only. Defer east side sidewalk and landscaping until Phase 2.~~

~~4) Street "C": Construct full right of way improvements, including street lights and sidewalks.~~

~~5) Street "D": Construct full right of way improvements, including street lights, sidewalk on the north side only from Street "B" to Street "C". Construct temporary cul-de-sac at the west side of Street "C". Defer sidewalk and landscaping on the~~

GREEN RIVER RANCH

~~south side and balance of Street "D" to Phase 2.~~

- ~~b. Water Improvements: Construct water line in Green River Road from the existing 16" waterline to Fresno Road southerly right-of-way along with appropriate hydrant locations. Construct lateral connections from existing waterline near Dominguez Ranch Road for future onsite looping. Construct lateral connections immediately west of Street "A" intersection. Construct waterline within Street "A" to southerly terminus. Construct connection laterals to PA 4. Construct Zone 2 pipeline within PA3 from a connection point in Dominguez Ranch Road to Street "A". Constructed a Zone 2 pressure reducing station at the terminus of Street "A" connecting Zone 2 to Zone 1. Construct water lines in Green River Road from Dominguez Ranch Road to Street "C" and in Streets "B", "C" and "D" and provide looped system across future Street "E" with connection to Dominguez Ranch Road.~~

~~b. _____~~

- ~~c. Sewer Improvements: Construct off-site sewer main connection to City of Corona sewer manhole within the easterly commercial/retail center near the entrance off Dominguez Ranch Road. Construct sewer line across Dominguez Ranch Road to project entrance/EVA. Construct off site sewer main to the existing City of Corona lift station at Green River Road and Palisades Drive. Construct lift station to pump from Dominguez Ranch Road to Palisades Drive. Upgrade the existing lift station as needed to accomplish increased flows. Construct sewer mains in~~

~~Green River Road and Streets "B" and "C".~~

- ~~d. Storm Drain Improvements:~~

- ~~1) Construct southerly manufactured slopes and associated slope drainage facilities. Construct four (4) debris-detention basins to capture drainage from southerly hills of PA's 5 and 6. Construct the required basin access. Construct storm drain pipeline within Street "A" from westerly manufactured slopes to the existing 48-inch storm drain at Green River Road for drainage conveyance of PA 1. Construct storm drain pipelines from westerly three (3) debris basins through PA's 2 and 3 to the existing 48-inch storm drain connection at Green River Road.~~

- ~~2) Modify existing catch basin within Green River Road center median and connect to existing 36-inch storm drain.~~

~~1) Extend existing box culvert in Green River Road for road widening and construct portions of storm drain lines in Green River Road from Dominguez Ranch Road to Street "B". Construct temporary debris/retention basin to channel and control existing natural drainage into extended box culvert.~~

~~2) Construct portion of storm drain line in Street "B" and portion of storm drain line in Street "C" with temporary basins in PA1 to ensure that these lines do not exceed the nature flow currently reaching PA7.~~

- ~~2. Phase 2 Planning Areas 1 and 2 (Mixed Use land uses)3 (Commercial-General)~~

- ~~a. a. _____ Street Improvements:~~

- ~~1) Green River Road along property frontage: Construct sidewalk and~~

GREEN RIVER RANCH

- parkway landscaping on the north side. Modify existing median to incorporate an eastbound west turn pocket.
- 2) Street "A" Intersection: Modify signal to accommodate turning movements into PA 4. Construct curb returns at PA entrance and an appropriate extension of the existing dedicated right turn lane through the intersection.
- 1) ~~River Road from Dominguez Ranch Road to Street "B": Construct sidewalk and landscaping on the south side.~~
 - 2) ~~Street "A": Construct full curb-to-curb improvements, including street lights, sidewalk and landscaping of both sides of the street.~~
 - 3) ~~Street "B": Construct sidewalk and landscaping on the east side.~~
 - 4) ~~Street "D": Construct sidewalk and landscaping on the north side and balance of Street "D" west of Street "C".~~
 - 5) ~~Street "E": Construct 24-foot wide maintenance road with two 6-foot shoulders.~~
- a.b. Water Improvements: Construct water main in Street "A" and in Street "D" west of Street "C" to Street "A" connection. Connect to Phase 1 water line lateral connections and construct appropriate waterline services within PA 4.
- b.c. Sewer Improvements: Construct appropriately sized lift station on site. Construct force main across Green River Road to a receiving gravity sewer manhole within PA 2. Modify receiving manhole for force main connection. Construct sewer in Street "A" and Dominguez Ranch Road to join Phase 1 sewer in Green River
- Road. Construct sewer in Street "D" west of Street "C". If Phase 1 is permitted to make an interim connection to the SARI line, then the off site line and lift station in Green River Road from Dominguez Ranch Road to Palisades Drive will be constructed.
- d. Storm Drain Improvements: Extend existing, westerly 48-inch storm drain through PA 4 development pad and construct outlet with appropriate energy dissipation near the northerly property line.
 - e. Construct east storm drain line in Street "A" and Dominguez Ranch Road to join storm drain constructed in Green River Road in Phase 1.
- 1) ~~Construct center storm drain line through PA1 to join storm drain in Street "B".~~
 - 2) ~~Construct storm drain line in Streets "D" and "E" and join storm drain in Street "C".~~
 - 3) ~~Construct all necessary permanent debris basins and remove all temporary basins.~~
- ~~3. Phase 3 Planning Area 7 (Mixed Use land use)~~**
- a. ~~Street Improvements:~~
- 1) ~~Green River Road from Dominguez Ranch Road to east property line of PA7: Construct full sidewalk and landscaping on north side from Dominguez Ranch Road to east property line of PA7.~~
 - 2) ~~Green River Road from the east property line of PA7 to Caltrans ROW: Construct curb and gutter, street lights and sidewalk on the north side along PA7 frontage.~~

GREEN RIVER RANCH

~~Modify traffic signal at Street “B” and at the freeway off-ramps.~~

~~b. Water Improvements: All water mains to serve PA7 are constructed in earlier phases.~~

~~c. Sewer Improvements: 11 sewer mains to serve PA7 are constructed in earlier phases.~~

~~d. Storm Drain Improvements: Drain Improvements: Complete the storm drain line from Green River Road and Street “C” to the north property line and connect to the existing drain at the BN&SF RR.~~

~~4. Phase 4: Planning Area 6 (Estate Residential land uses)~~

~~a. Street Improvements: Widen Street “E” to City of Corona private street standard and construct missing improvements.~~

~~b. Sewer Improvements: Construct sewer mains in Street “E” as needed to serve the residential lots.~~

~~c. Storm Drain Improvements: All storm drains and basins required for the project are constructed in earlier phases. Any additional drainage facilities will be determined at the time of development of the residential units.~~

~~B. Alternate Scenario – Scenario B~~

~~Project construction under this scenario will occur in the following sequence: Phase 2, Phase 1, Phase 3, and Phase 4.~~

~~1) Phase 2: Planning Areas 1 and 2 (Mixed Use land uses)~~

~~a. Street Improvements:~~

~~1) Construct full curb to curb improvements, including raised median and sidewalk, and street lights on south side. Defer north side sidewalk and streetlights to Phase 3.~~

~~2) Construct curb and gutter on south side only, with A/C berm on the north side along PA7~~

~~frontage. Construct raised median and streetlights on the south side and sidewalk on the south side from Street “B” to the freeway off-ramps. Install traffic signal at Street “B” and the freeway off-ramps. Defer north side sidewalk and streetlights to Phase 3.~~

~~3) Construct full curb to curb improvements including streetlights and sidewalk on both sides of street.~~

~~4) Construct full curb to curb improvements, including streetlights, and sidewalk on east side only. Defer west side sidewalk to Phase 4.~~

~~5) Construct full curb to curb improvements including streetlights. Defer all sidewalks to Phase 4.~~

~~6) Construct full curb to curb improvements including streetlights, sidewalk on south only. Defer north sidewalk to Phase 4.~~

~~7) Construct 18-foot wide maintenance road with two 6-foot shoulders.~~

~~b. Water Improvements: Construct water lines in Green River Road from Dominguez Ranch Road to Street “C” and Streets “B”, “C” and “D” to provide a looped water system. Construct water main in Street “A”.~~

~~e. Sewer Improvements: Construct off-site sewer main to existing City of Corona lift station at Green River Road and Palisades Drive. Construct lift station to pump from Dominguez Ranch Road to Palisades Drive. Upgrade existing lift station as needed to handle increased flows. Construct sewers in Green River Road, Streets “B” and “C”, and portion of Street “D”. Construct sewer in Street “A” and Dominguez Ranch Road to join sewer in Green River Road.~~

~~1) Extend existing box culvert in Green River Road for road widening and construct the portions of storm drain lines in Green River Road from Dominguez Ranch Road to Street “B”. Construct east storm drain line in Street “A” and Dominguez Ranch Road to join storm drain constructed in Green River Road.~~

GREEN RIVER RANCH

- ~~2) Construct center storm drain line through PA1 and connect to storm drain in Street "B".~~
- ~~3) Construct storm drain line in Street "B" and storm drain line in Streets "C" and "D" with temporary basins in PA5 to ensure that these lines do not exceed the nature flow currently reaching PA7.~~

~~4)1) Construct all permanent debris basins.~~

~~2) Phase 1: Planning Areas 3, 4 and 5 (Commercial General and Hotel/Mixed Use/Office land uses)~~

~~a. Street Improvements:~~

- ~~1) Construct sidewalk on south side.~~
- ~~2) Construct west side sidewalk.~~
- ~~3) Construct sidewalk on both sides.~~
- ~~4) Construct south side sidewalk.~~

~~b. Water Improvements: All water mains needed are constructed with Phase 2~~

~~e. Sewer Improvements: All sewer mains needed are constructed with Phase 2.~~

~~d. Storm Drain Improvements: All storm drains needed are constructed with Phase 2.~~

~~3) Phase 3: Planning Area 7 (Mixed Use land uses)~~

~~a. Street Improvements:~~

- ~~1) Construct north side sidewalk and streetlights.~~
- ~~2) Construct curb and gutter, streetlights and sidewalk on north side along PA7 frontage. Modify traffic signal at Street "B" and at the freeway off ramps.~~

~~b. Water Improvements: All water mains to serve PA7 are constructed in earlier phases.~~

~~e.a. Sewer Improvements: All sewer mains to serve PA7 are constructed in earlier phases.~~

~~d. Storm Drain Improvements: Complete storm drain line from Green River Road and Street "C" to the north property line and connect to the existing drain at the BN&SF RR.~~

~~4) Phase 4: Planning Area 6 (Estate Residential land uses)~~

~~a. Street Improvements: Widen Street "E" to City of Corona private street standard and construct missing improvements.~~

~~b. Water Improvements: Construct water main in Street "E" from Street "A" to Street "D" to provide water system loop.~~

~~e. Sewer Improvements: All sewer mains to serve PA7 are constructed in earlier phases.~~

~~d. Storm Drain Improvements:~~

~~1) All storm drains and basins required for the project are constructed in earlier phases.~~

~~2) Any additional drainage facilities will be determined at the time of development of the residential units.~~

~~C. Alternate Scenario - Scenario C~~

~~Under this scenario, project construction will occur in the following sequence: Phase 3, Phase 1, Phase 2, and Phase 4.~~

~~1. Phase 3: Planning Area 7 (Mixed Use land uses)~~

~~a. Street Improvements:~~

~~1) Construct full curb to curb improvements including raised median, sidewalk on north side and street lights. Defer south side sidewalk construction until Phase 2.~~

~~2) Construct full curb to curb improvements including raised median, sidewalk on north side and street lights. Defer south side sidewalk construction until Phase 1. Install traffic signals at Street "B" and the freeway off ramps.~~

~~b. Water Improvements: Construct water lines in Green River Road from Dominguez Ranch Road to Street "C".~~

~~e. Sewer Improvements:~~

~~1) Construct off-site sewer main to existing City of Corona lift station at Green River Road and Palisades Drive. Construct lift station to pump from Dominguez Ranch Road lines to Palisades Drive.~~

~~2) Upgrade existing lift station as needed to handle increased flows~~

GREEN RIVER RANCH

~~d. Storm Drain Improvements: Extend existing box culvert in Green River Road for road widening and construct portions of storm drain lines in Green River Road from Dominguez Ranch Road to Street "B". Construct temporary debris/retention basin to channel and control existing natural drainage into extended box culvert. Construct the storm drain line from Green River Road and Street "C" to the north property line and connect to the existing drain at the BN&SF RR.~~

~~2. Phase 1: Planning Areas 3, 4 and 5 (Commercial General and Hotel/Mixed Use/Office land uses)~~

~~a. Street Improvements:~~

~~1) Construct sidewalk on south side along PA2 and PA3 frontage. Modify traffic~~

~~signal at Street "B" and Green River Road.~~

~~2) Construct full curb to curb improvements including street lights and sidewalk on west side only. Defer east side sidewalk to Phase 2.~~

~~3) Construct full curb to curb improvements including street lights and sidewalks.~~

~~4) Construct full curb to curb improvements including street lights, sidewalk on north only from Street "B" to Street "C". Construct temporary cul-de-sac at west side of Street "C". Defer south sidewalk and balance of Street "D" to Phase 2.~~

~~b. Water Improvements: Construct water lines in Streets "B", "C" and "D", and provide looped system across future Street "E" with connection to Dominguez Ranch Road.~~

~~c. Sewer Improvements:~~

~~1) Construct off-site sewer main to existing City of Corona lift station at Green River Road and Palisades Drive. Construct lift station to pump from Dominguez Ranch Road to Palisades Drive if alternate connection to the SARI line was approved and utilized in Phase 3.~~

~~2) Construct sewers in Streets "B" and "C".~~

~~d. Storm Drain Improvements: Construct portion of storm drain line in Street "B" and portion of storm drain line in Street "C", with temporary basins in PA1 to ensure that these lines do not exceed the nature flow currently reaching PA7.~~

~~3. Phase 2: Planning Areas 1 and 2 (Mixed Use land uses)~~

~~a. Street Improvements:~~

~~1) Construct sidewalk and streetlights on south side~~

~~2) Construct full curb to curb improvements including street lights and sidewalk on both sides of street.~~

~~3) Construct east side sidewalk.~~

~~4) Construct north side sidewalk and balance of Street "D" west of Street "C".~~

GREEN RIVER RANCH

- ~~5) Construct 18-foot wide maintenance road with two 6-foot shoulders.~~
- ~~b. Water Improvements: Construct water main in Street "A" and in Street "D" west of Street "C".~~
- ~~c. Sewer Improvements: Construct sewer Dominguez Ranch Road to join Phase 3 sewer in Green River Road.~~
- ~~d. Storm Drain Improvements:~~
 - ~~1) Construct east storm drain line 3 in Street "A" and Dominguez Ranch Road to join storm drain constructed in Green River Road with Phase 3.~~
 - ~~2) Construct center storm drain line through PA1 to join storm drain in Street "B" and construct storm drain line in Streets "E" and "D" to join line in Street "C".~~
 - ~~3) Construct all necessary permanent debris basins and remove all temporary basins.~~
- ~~4. Phase 4: Planning Area 6 (Estate Residential land uses)~~
 - ~~a. Street Improvements: Widen Street "E" to City of Corona private street standards from Street "A" to Street "D".~~
 - ~~b. Water Improvements: Construct water main in Street "E" from Street "A" to Street "D" to provide water system loop.~~
 - ~~c. Sewer Improvements: Constructs sewer in Street "E" as needed.~~
 - ~~d. Storm Drain Improvements: All storm drains and basins required for the project are constructed in earlier phases. Any additional drainage facilities will be determined at the time of development of the residential units.~~

5.3 Financing

A variety of financing mechanisms will be utilized to implement the *Green River Ranch Specific Plan*, including, but not limited to, establishment of Homeowner or Tenant Associations and Developer fees. It is possible that a Development Agreement will be negotiated with the City to specifically identify parties responsible for various improvements needed to implement the

Specific Plan and identify fair share obligations. It is anticipated that necessary off-site infrastructure improvements identified in Section 2.3 of the Specific Plan, as well as all on-site improvements to service the Mixed Use Business Park Industrial area, will be financed by the master developer. ~~Improvements to the SR 91 Freeway/Green River Road ramp and intersection shall be financed by Cal Trans, who had already budgeted said improvements, begun preliminary design, and anticipates completion of construction in the year 2003. This project will be given credit for its fair share contributions for improvement provided along Green River Road in conjunction with implementation of the Specific Plan.~~ The landowner has not given consent to establishment of any financing or assessment districts.

5.4 Maintenance

The recurring maintenance costs of Green River Ranch will be provided as follows:

A. Roadways

Maintenance of roadways within the public rights-of-way will be provided by the City and funded by the City's tax revenue. All private streets in the residential areas will be maintained by the future Homeowner's or Tenant's Association. Private access easements will be maintained by the lessee, sub-lessee, or tenant association of the industrial project through which the easement traverses.

B. Utility Infrastructure

Maintenance of public utilities and facilities will be the responsibility of the City. Public utility services contracted to private companies, such as solid waste disposal, will be maintained by the contractor. Private utilities, such as electric, gas, telephone and cable television will be maintained by the individual private utility company.

GREEN RIVER RANCH

C. Landscaping

1. Maintenance of landscaped medians within the public roadway rights of way will be the responsibility of the City of Corona.
2. Maintenance of landscaped parkways within the public roadway rights of way will be the responsibility of the ~~lessee or tenant's association~~ City of Corona.
3. Maintenance of landscaping within buffer areas falling on private property adjacent to public roadways will be the responsibility of the lessee or tenant's association.
4. Maintenance of landscaping within the ~~nonresidential~~ Specific Plan area, excluding the public roadway and medians within the rights of way, but including maintenance of the gateway entry, project entries, slopes and preserved or enhanced sensitive habitats (if applicable), will be the responsibility of the lessee or tenant association.
- ~~5. Maintenance of the residential project entries, the Fuel Modification Zone, along with private drive landscaping, and preserved or enhanced sensitive habitats (if applicable) will be the responsibility of the future Homeowner's or Tenant's Association.~~
- ~~6. Maintenance of landscaping within individual residential lots will be the responsibility of the master developer until such time as the lot is leased or sold, at which time it will become the responsibility of the new tenant or landowner.~~

5.5 Specific Plan Administration

The *Green River Ranch Specific Plan* will be adopted by the City Council according to the provisions of Chapter 17.53, Specific Plan Zone, of the City of Corona Municipal Code. Future development within the Specific Plan area will require individual development permits, which may include permits for establishment, subdivision, construction,

conversion, alteration, relocation, or enlargement of any use, parcel, lot or structure. Those applications will be reviewed by the City for consistency with the development standards and design guidelines enumerated within the Specific Plan, as well as other applicable City standards, rules and regulations.

5.5.1 Entitlements

Individual project approval requests and development application for projects located within the *Green River Ranch Specific Plan* area shall file an application with the City of Corona Planning Department in accordance with the following procedures:

A. Development Plan Review

Development Plan Review by the City of Corona Planning Department shall be required prior to submittal of applications for all Conditional Use Permits, Precise Plan, Tentative Tract Maps, Parcel Maps and Specific Plan Amendments. Development Plan Review applications shall follow the provisions of the Corona Municipal Code Chapter 17.102.

B. Precise Plans

1. The Planning Commission shall approve, or deny all Precise Plans submitted for approval.
2. Any Precise Plan project shall be developed subject to all conditions imposed as part of approval of the Precise Plan. The Planning Director may approve, or conditionally approve minor adjustments, provided such adjustments are in substantial compliance with Planning Commission approval.
3. All Precise Plans shall address the following granting criteria:
 - a. The proposed Precise Plan development shall conform to the General Plan and Specific Plan in terms of general location, and general standards of development.

GREEN RIVER RANCH

- b. The Planning Commission may require other reasonable conditions which relate to the physical development of the project or to the methods of managing the common elements and providing for perpetual maintenance of the elements.
- c. The Planning Commission shall review and apply conditions thereto, the physical and architectural design of the project as to its relationship with, and conformity to, the topography and other natural and structural features of the site and surrounding area.
- d. Neither the Planning Director, Commission nor the Council, upon appeal or Council initiated review, may in their deliberation grant approval of a Precise Plan, Precise Plan modification or minor Precise Plan modification unless it has first been determined, based on the evidence that the findings in the Corona Municipal Code Section 17.91.80 can be made.

C. Conditional Use Permit

Applications for Conditional Use Permits shall be processed in accordance with the requirements of Chapter 17.92 of the City of Corona Municipal Code, and require approval by the Planning Commission in accordance with that Chapter.

D. Variance

Variance applications to deviate from the development standards of this Specific Plan shall be considered by the Planning Commission in accordance with the procedures established in Chapter 17.96 of the City of Corona Municipal Code for Major Variances, and by the Zoning Administrator in accordance with Section 17.99.060 for Minor Variances.

E. Subdivision

Subdivision of land within the Specific Plan area shall be governed by Title 16 of the City of Corona Municipal code.

5.5.2 Substantial Conformance

Minor modifications which serve to implement or expand this Specific Plan shall be submitted to the Planning Director in the form of a written modification request. If the Planning Director determines that the proposed modification is in substantial compliance with the intent and purpose of this Specific Plan, the project may proceed in accordance with the standards, guidelines and procedures specified in this Specific Plan. If the Planning Director determines that the modification is deemed significant and not in substantial compliance with the intent and purpose of this Specific Plan, a Specific Plan Amendment will be required to consider the modification.

5.5.3 Specific Plan Amendments

Amendments to the Green River Ranch Specific Plan shall be processed by the City in accordance with Section 17.53.110 of the City of Corona Municipal Code.

GREEN RIVER RANCH

6.0 PLAN CONSISTENCY

The *Green River Ranch Specific Plan* was prepared in accordance with the relevant goals and objectives of the City of Corona General Plan at the time the Specific Plan was first adopted in 2001. When Amendment No. 1 to this Specific Plan was prepared in 2023, the City had adopted an updated General Plan. A general discussion of how the Specific Plan (as amended by Amendment No. 1) conforms to the pertinent goals and objectives identified in the City's General Plan Update (2020) follows each set of goals. Only those goals and objectives that apply to or have relevance to the project are discussed.

6.1 LAND USE

~~GOAL 1.A: 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 1.E: To maintain an economic balance among land uses.~~

~~OBJECTIVE 2.A: To encourage a cohesive pattern of growth extending outward from the developed sections of the City.~~

~~OBJECTIVE 2.C: To actively promote development of the City's industrial base which meets industrial development standards maintained by the City.~~

~~OBJECTIVE 2.E: To encourage and promote flexibility and individuality in development.~~

~~OBJECTIVE 2.F: To encourage the grouping of convenience and service facilities into integrated centers providing a full range of goods and services properly related to the neighborhoods served.~~

~~OBJECTIVE 2.G: To develop special areas for establishment of highway-related uses.~~

~~OBJECTIVE 2.Q: To accommodate implementation flexibility through the use of innovative development control~~

~~mechanisms such as specific plans and Community Facilities Plan.~~

~~Project Conformance: The Specific Plan area abuts the City's western limits, and provides a logical and cohesive extension of the City's growth. The project proposes a flexible mix of retail commercial, industrial, manufacturing, office, and hotel uses intended to generate employment opportunities and provide significant property taxes and sales revenues to the City of Corona. The Specific Plan's strong business park/industrial foundation aids in promoting the City's employment base. In addition, as the western gateway into the City, the project allows for freeway-oriented service and commercial uses geared towards travelers arriving into the City.~~

~~GOAL 1.B: 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~~

~~Project Conformance: Impacts to jurisdictional waters of the United States and California Department of Fish and Game will be mitigated as specified in the Environmental Impact Report for the project. It is anticipated that this would involve either on-site enhancement of remaining jurisdictional waters, and/or contribution to an off-site mitigation bank.~~

~~GOAL 1.C: 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 1.G: To consider the land use requirements and population pressures within the region, state and nation while maintaining standards for essential services.~~

GREEN RIVER RANCH

~~OBJECTIVE 2.D: To ensure that developing areas are properly served with essential city services, utilities, and facilities.~~

~~OBJECTIVE 2.I: To phase development in relation to City service availability.~~

~~OBJECTIVE 2.L: To phase the extension of infrastructure and municipal services to promote an orderly pattern of development.~~

~~OBJECTIVE 2.M: To distribute the cost of new facilities and services to those generating the needs for additional municipal services.~~

~~OBJECTIVE 2.Q: To require the master planning of infrastructure systems in major new development areas.~~

~~OBJECTIVE 2.P: To provide funding mechanisms which equitably share the costs of infrastructure systems in new development areas among the beneficiaries of development.~~

~~OBJECTIVE 2.R: To ensure 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.~~

Project Conformance: Development of the Specific Plan area will occur according to the phasing plan provided herein to ensure that adequate infrastructure and municipal services are in place prior to issuance of a certificate of occupancy. Infrastructure plans are prepared to ensure that the project area is properly served with essential utilities without creating any burden on the City's existing infrastructure system. Improvements to the existing City infrastructure will be implemented and development phased to assure that there will be

no change in municipal service to an unacceptable level. Implementation and maintenance are discussed in the Specific Plan; the master developer will pay for the majority of improvements needed to implement the plan, and maintenance will be provided through such mechanisms as establishment of tenants or homeowner's association and City tax revenues. Significant improvements to the SR 91 Freeway/Green River Road ramps and intersections have been budgeted by Caltrans, design is underway, and construction is anticipated by the year 2003. The Specific Plan phases development to coincide with completion of these improvements. The project will pay its fair share to the City for any additional infrastructure and municipal services required to serve the Specific Plan area.

~~OBJECTIVE 2.H: To protect development that may occur in areas sensitive to development due to hillside character, geologic hazard or flood hazard.~~

Project Conformance: The Green River Ranch Specific Plan has been designed to significantly limit development to the lower foothills of the property, leaving the steeper hillsides for only a very low density rural residential scale of development, and thereby retaining a significant portion of the hillsides in its natural wild land state.

~~OBJECTIVE 2.F: To protect established neighborhoods in major new development areas from adjacent incompatible uses.~~

Project Conformance: The Specific Plan was designed with special consideration given to the Sierra del Oro residential community in the vicinity. Commercial and industrial development is limited to the lower elevations of the site, adjacent to existing retail facilities. Special design guidelines are proposed to screen rooftop equipment and accessory uses from higher elevation views, and to break up large parking lot expanses with canopy trees so that the project contains a significant "green"

GREEN RIVER RANCH

appearance when viewed from the higher residences in the vicinity. Residential development within the Specific Plan is proposed within secluded valleys, rather than on ridges which could impact the existing views from nearby residences.

OBJECTIVE 2.V: *To coordinate with the School Districts to provide for adequate school sites and facilities within new residential development areas.*

Project Conformance: A total of 32 residential units on 98.2± acres of land are proposed for Green River Ranch, which will not generate a significant number of new students at the current Corona Noreo Unified School District student generation rate. It is proposed that students of the Specific Plan area will attend the existing or planned schools off site. The project will pay the required pro rata school fees to School District to mitigate any possible impacts on local schools from the proposal.

6.2—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 use.*

Project Conformance: The current peak hour traffic at the SR-91/Green River Road interchange exceeds an acceptable level of service. Caltrans had budgeted improvements to this interchange, is in the process of design, and anticipates completion of improvements by the year 2003. The Specific Plan proposes phased improvements to Green River Road which will improve the level of service on that roadway. Improvements include the construction of three traffic signals: one at the SR-91 eastbound ramps and another at the westbound ramps, and one on Green River Road at the project's main entrance. Other phased improvements to Green River Road include widening of the right of way and improvement with 6 lanes (3 in either direction), deceleration lanes and left turn storage lanes. With these improvements to Green River Road, the level of service for that roadway will be improved, even with the additional traffic volume generated by the proposed Specific Plan development. The proposed circulation improvements are compatible with the Caltrans Improvement Plan, and will be completed in phases as development occurs. The project will pay its fair share fee of the City's cost of the ultimate improvements, and be given credit for improvements to Green River Road.

A loop circulation system has been developed to facilitate on-site traffic by connecting all internal streets and Planning Areas within the Specific Plan. Sidewalks are provided within an enhanced landscaped environment along public streets to foster pedestrian friendly movement.

6.3—HOUSING

GOAL: *To achieve a housing stock free of adverse physical conditions.*

GREEN RIVER RANCH

~~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 values.~~

~~Project Conformance: The Specific Plan proposes to fill the demand for high-end custom house sites within the City which, according to market analysis, is not currently being met within Corona. The project proposes a total of 32 single-family residential dwellings on a minimum estate lot size of 3.0 acres. All lots will be sold for use as custom home sites. The residential lots are intended to provide an option for homeowners or lessees seeking lots on which to build high-end, quality custom homes. The intent is to widen the range of housing opportunities available and provide alternatives to conventional production housing in a location convenient to community services.~~

~~The Green River Ranch Specific Plan includes architectural and landscape design guidelines and standards for residential development. These guidelines and standards, together with the entitlement process described in Chapter 5 of the Specific Plan, are intended to ensure that residential development results in construction of aesthetically pleasing neighborhoods with high quality homes.~~

~~6.4 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 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 Conformance: The project site contains a total of 1.76± acres of U.S. Army Corps of Engineers (Corps) jurisdictional waters of the U.S. falling within approximately 9.8± acres of California Department of Fish and Game waters and riparian habitat. Although some of these jurisdictional waters will be impacted by the project, the Specific Plan proposes mitigation on accordance with the Environmental Impact Report for the project. It is anticipated that this mitigation will include enhancement of remaining jurisdictional waters on site, and/or contribute to an off-site mitigation bank. Permits from the Corps, Regional Water Quality Control Board, and California Department of Fish and Game will be required to guide development on site and adequately protect, preserve and enhance their jurisdictional resources.~~

~~6.5 MINERAL RESOURCES~~

~~Project Conformance: There are no goals applicable to the Specific Plan within this element of the General Plan.~~

GREEN RIVER RANCH

~~6.6 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.~~

~~Project Conformance: The southern portion of the project area consists of steep hillsides, incised canyons and mountainous areas with limited development potential. As such, the Green River Specific Plan proposes this area, comprised of almost 100 acres, be designated as Estate Residential to essentially maintain the predominant open space/wild land appearance of the hillside. This land use designation will allow for minimal development, retain passive open space, maintain a rural character and provide a transition from urban development to the adjoining vacant wild land properties.~~

~~6.7 PARKS AND RECREATION~~

~~GOAL 1.2: 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.~~

~~GOAL 1.4: 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.~~

~~GOAL 2.1: Provide a wide range of active recreation programs, including, but not limited to, team and individual sports, exercise, dance and gymnastics, and community wide events such as 10K runs.~~

~~Project Conformance: Since only 32 residential units are proposed within the Specific Plan area, only approximately one-half acre of park land would be required to comply with the City's goal to provide at least 6 acres of City owned and accessible park land per 1,000 population. Since this park size is generally unacceptable (too small) for park dedication to the City, park mitigation fees would be paid. In addition, the Specific Plan proposes to permit or conditionally permit a wide range of sporting activities, and athletic and cultural programs within the Mixed Use and Commercial General components of the Specific Plan. In addition, the large estate residential lots will be developed with sufficient land allocated for owner construction of private recreational facilities such as swimming pools and spas, as well as other private neighborhood outdoor recreational uses such as tennis or polo clubs, etc.~~

~~GOAL 4.1: 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.~~

~~Project Conformance: The project proposes a hierarchy of entries including city gateway, project primary and secondary project entries, with entry monuments and special landscape treatments to create a strong identity for the Specific Plan area and enhance the overall image of Corona. In addition, Green River Road will be improved in phases to provide a landscaped, tree lined median and a 10' parkway with a landscaped area. A 10' landscape buffer also will be established along Green River Road to further enhance this entry corridor.~~

~~GOAL 4.8: Preserve and improve the aesthetic appeal and image of Corona's existing park and recreation facilities.~~

GREEN RIVER RANCH

~~Project Conformance:~~ Park mitigation fees from the project can be used to maintain, preserve and improve the condition of existing parks and recreation facilities within the City.

~~6.8 COMMUNITY DESIGN AND SCENIC HIGHWAYS~~

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

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

~~OBJECTIVE: To develop controls to preserve existing significant visual aspects from future disruption.~~

~~Project Conformance:~~ The Green River Ranch Specific Plan provides for the orderly, efficient, functional and attractive development of an essentially vacant property at a primary gateway to the City of Corona. Special streetscape and entry landscaping, along with design and landscape standards and guidelines, will be provided to present a visually attractive project and entry to the City. A very low density rural and estate residential zoning has been proposed to preserve the existing rural character and visual aspect of the hillsides and mountainous areas of the Specific Plan. Architectural and landscape design guidelines and standards are included in the Plan to implement the program and provide ease in evaluation of proposals within the project. A hierarchy of entitlements, permits and review procedures are offered in the Specific Plan to facilitate its administration.

~~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.~~

~~Project Conformance:~~ Green River Road functions as the major corridor and entry to the City of Corona. A City gateway entry feature and project entries with special landscape elements will be established along Green River Road to create a strong identity and arrival sequence to the City and Specific Plan area. The gateway elements, streetscape plantings, and additional landscape buffer adjoining Green River Road will reinforce the importance of this roadway to the project area, and to the City as a whole.

~~6.9 NOISE~~

~~GOAL 1: Provide for the reduction of noise where the noise environment is unacceptable.~~

~~GOAL 2: Provide sufficient information concerning the community noise levels so that noise can be objectively considered in land use planning.~~

~~GOAL 3: Protect and maintain those areas having acceptable noise environments.~~

~~GOAL 4: Provide for the reduction of noise where the noise environment is unacceptable. Protect and maintain those areas having acceptable noise environments.~~

~~Project Conformance:~~ Potential noise impacts and appropriate mitigation measures will be evaluated as part of the Environmental Impact Report prepared for the project. However, the land use plan prepared for the project considered existing noise sources within and adjacent to the project area during design of the Specific Plan, including noise generated by

GREEN RIVER RANCH

vehicular traffic on Green River Road and SR-91 as well as noise associated railroad operations. Figure 1, Existing Roadway Noise Contours, of the General Plan Noise Element shows that noise levels generated at a distance of approximately 700± feet parallel to the SR-91 freeway remain at 65 dba, and drop down to 60 dba within the next 800± feet. Distances from both the SR-91 and the railroad tracks are sufficient to bring noise down to an acceptable level of 70-75 dba for commercial and industrial land uses, and 65 dba for hotel uses. As such, the Specific Plan proposed Mixed Use and Commercial General zoning along these noise corridors. In addition, the design of Green River Road with a 10" landscape parkway, the site design requirement of an additional 10' landscape buffer for all properties adjacent to Green River Road, combined with the minimum 30' building setback requirement from Green River Road ensures that development along that roadway will be sited a sufficient distance from the noise sources to eliminate the need for noise mitigation. The Noise Performance Standards of Chapter 17.84 of the City of Corona Municipal Code will be used to control impacts from noise which may be generated by the project from construction, industrial activities and loading operations. The Specific Plan architectural guidelines and standards also include the requirement to enclose all accessory equipment such as pumps and air conditioning units, and to provide sound attenuation of motor operation. The project will buffer the Estate Residential area from possible noise generated from Mixed Use land uses by providing ample landscaped slope and separation.

6.10 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.

Project Conformance: The Whittier-Elsinore fault will have the potential to cause earthquake damage (ground shaking) to the project site. Design of all structures within the Specific Plan area shall be conducted in accordance with the criteria contained in the Uniform Building Code and City of Corona ordinances which will mitigate seismic hazards to an acceptable level. Structures will be designed to withstand earthshaking from the maximum credible earthquake that can be expected, as well as impacts from secondary seismic hazards in accordance with recommendations included in the Environmental Impact Report prepared for the project.

GOAL: To phase and sequence development in relation to provisions for fire protection.

GOAL: To incorporate fire safety standards into land use regulations in addition to those in the Uniform Fire Code.

OBJECTIVE: Engine Company service within 5 minutes (1 min. getaway, 4 min. (2 mi) travel in 90% of all residential areas.

OBJECTIVE: Truck Company and Salvage service within 10 min. in 90% of all residential areas. (3 mi travel)

OBJECTIVE: Three and five minute service respectively in 90% of Industrial, Commercial, and High Value districts.

Project Conformance: Upon annexation to the City of Corona, the Specific Plan area will be served by the City's Fire Department and shall comply with the Department's Uniform Fire Code. Fire services will be provided by the Fire Station #5 located at 1200 West Canyon Crest Drive, just less than one mile east of the project

GREEN RIVER RANCH

along Green River Road. Emergency response time to all parts of the Specific Plan area will be five minutes or less (i.e., two miles or less), which meets or exceeds the City's criteria for residential, industrial, and commercial development response times.

The site is partially located within one of Riverside County's hazardous high fire areas as identified in its General Plan, and will require conformance with the City of Corona Fire Department's Fuel Modification Program. The Specific Plan incorporates landscaping standards and guidelines in compliance with that program for areas that are susceptible to wild land fire hazards. The Specific Plan proposes a minimum 150' fuel modification zone along Street "E", at the edge of the graded slope areas where they interface with the wild land hillside, as shown on Exhibit 13, *Conceptual Landscape Plan*. A more detailed Fuel Modification Plan will be submitted to the City for review and approval by the Fire Marshal, Planning Department, Parks and Recreation Department, and Public Works Department prior to the issuance of grading and building permits within the non-residential portion of the Specific Plan area.

GREEN RIVER RANCH

Goal	Project Conformance
<u>LAND USE -</u>	
<u>Type, Distribution and Form of Land Uses</u>	
<p><u>Goal LU-1</u> <u>A community that contains a diversity of land uses that support the needs of and provide a high quality of life for its residents, sustain, and enhance the City’s economy and fiscal balance, are supported by adequate community infrastructure and services, and are compatible with the environmental setting and resources.</u></p>	<p><u>The Green River Ranch Specific Plan area abuts the City’s western limits and represents a cohesive extension of the City’s growth. The Specific Plan provides the structure for a mix of general commercial, business park industrial uses, and Open Space. The development uses will occur near SR-91 and generate employment opportunities and property tax and sales revenue to the City of Corona. Positioned as the western gateway into the City, the project allows for freeway-oriented business and commercial uses to capture passer-by spending.</u></p>
<p><u>Goal LU-2</u> <u>A cohesive and integrated city of distinct and vital commercial and business districts and livable residential neighborhoods, correlated with supporting transportation and utility infrastructure that sustain natural open spaces, hillsides, and canyons.</u></p>	<p><u>The Green River Ranch Specific Plan coincides with the City’s goal of creating a cohesive and integrated city. The Specific Plan proposes a mixture of commercial, business park industrial, and open space uses in proximity to existing infrastructure. - The open space planning areas will occur in the higher elevations allowing for the retention of existing topographic including hillsides and canyons. The flatter areas of the site near SR-91 are planned for the commercial and business park industrial uses.</u></p>
<p><u>Goal LU-3</u> <u>A development pattern that retains and complements the City’s important residential neighborhoods, commercial and industrial districts, and open spaces.</u></p>	<p><u>The Green River Ranch Specific Plan complements the City’s goal to retain and complement the City’s surrounding land uses and character, including uses along the SR-91 corridor and residential neighborhoods to the southeast in higher elevations, as well as open space to the south and to the west in unincorporated Riverside County.</u></p>
<u>Growth and Development</u>	
<p><u>Goal LU-4</u> <u>Strategic growth that preserves viable residential neighborhoods and commercial and industrial districts, targets new development to parcels that are environmentally suitable and can be supported by infrastructure and services, and re-uses appropriate properties to enhance their economic vitality and community livability.</u></p>	<p><u>The Specific Plan area abuts the City’s western limits and represents a cohesive extension of the City’s growth. The new development is targeted to the flattest portions of the site along the SR-91 corridor. The uses are environmentally suitable to their planned locations and will enhance the city’s economic vitality and community livability.</u></p>
<u>Community Quality and Sense of Place</u>	
<p><u>Goal LU-5</u> <u>Distinct and well-maintained neighborhoods and districts that contribute to the identity,</u></p>	<p><u>The Green River Ranch Specific Plan provides a long-range plan for the property that places new non-residential development along the SR-91 corridor. The</u></p>

GREEN RIVER RANCH

<p><u>character, and image of Corona as a livable, diverse, innovative, and environmentally sustainable community.</u></p>	<p><u>development would adhere to the California Green Building Standards Code as applicable at the time of building permit issuance, which requires a variety of energy conservation features to meet broad environmental objectives. Refer to the Subsequent Environmental Impact Report prepared for the Green River Ranch Specific Plan for more information about environmental objectives and sustainability.</u></p>
<p><u>Goal LU-6</u> <u>A community that promotes sustainability in the planning, design, and construction of developments to create a more livable community and achieve broader economic and environmental objectives.</u></p>	
<p><u>RESIDENTIAL NEIGHBORHOODS -</u></p>	
<p><u>General Residential</u></p>	
<p><u>Existing Neighborhoods</u></p>	
<p><u>Goal LU-8</u> <u>Assure the integrity, quality, and livability of Corona’s existing residential neighborhoods, preserving those elements that give them character, cohesion, and quality of life.</u></p>	<p><u>There are no existing neighborhoods within the Specific Plan area. Although, the Specific Plan was designed with special consideration given to the Sierra del Oro residential community in the vicinity. Commercial and industrial development is limited to the lower elevations of the site, adjacent to existing retail facilities along the SR-91 Freeway. Special design guidelines are proposed to screen rooftop equipment and accessory uses from higher elevation views, and to break up large parking lot expanses with canopy trees so that the development areas have a natural appearance when viewed from the higher elevation residences in the vicinity.</u></p>
<p><u>New Neighborhoods</u></p>	
<p><u>Goal LU-10</u> <u>Development of low-density residential neighborhoods in areas on the city’s southern periphery that preserve the rural and open space character of their setting.</u></p>	<p><u>The Green River Ranch Specific Plan is not located on the city’s southern periphery. Although, the Green River Ranch Specific Plan has been designed to significantly limit non-residential development to the lower foothills of the property, leaving the steeper hillsides for only 32 low density rural residential lots and semi-rural scale of development, and thereby retaining a substantial portion of the hillsides in its natural state.</u></p>
<p><u>Commercial and Office Districts</u></p>	
<p><u>Goal LU-11</u> <u>A diversity of viable commercial and professional office districts and corridors that contain uses supporting resident, business, and visitor needs and that contribute revenue to the City to fund essential services and maintain a high quality of life.</u></p>	<p><u>The Green River Ranch Specific Plan’s general commercial and business park industrial uses assist in promoting the City’s employment base. Additionally, because the Specific Plan area acts as the western gateway into the City, the project allows for freeway-oriented business and commercial uses geared toward travelers arriving into the City.</u></p>
<p><u>Industrial Districts</u></p>	
<p><u>Goal LU-12</u> <u>Development and maintenance of industrial land uses that provide a wide range of employment opportunities for Corona’s residents and that provide sufficient goods,</u></p>	<p><u>The Specific Plan’s business park industrial land use allows for a range of light industrial and business park uses. These uses provide employment opportunities for Corona’s residents, and assist in providing sufficient goods, services, and revenue to sustain the City’s economy.</u></p>

GREEN RIVER RANCH

<p><u>services, and revenues to sustain the City’s economy.</u></p>	
<p><u>Mixed Use Districts</u></p>	
<p><u>Goal LU-13</u> <u>Vital and active mixed-use districts that provide a mix of housing in proximity to commercial uses, services, entertainment, and public transit that provide a mix of office, commercial, and/or industrial uses that support the local economy.</u></p>	<p><u>The Green River Ranch Specific Plan provides the structure for a mix of general commercial, business park industrial uses, and open space. The proposed land uses will house a variety of businesses, enhance the local economy, and occur near SR-91 and adjacent to existing infrastructure and commercial uses to the east. Nearby residential uses off-site of the Specific Plan add to the diversification of uses in the general area in furtherance of the City’s goal to provide an integrated mix of uses.</u></p>
<p><u>Goal LU-14</u> <u>Economically vital districts that are characterized by and benefit from their integrated mix of industries, retail, and office uses.</u></p>	
<p><u>Open Spaces</u></p>	
<p><u>Goal LU-16</u> <u>Open spaces that provide Corona’s residents with opportunities to enjoy the natural environment, provide visual “relief” from urban development, protect significant plant and animal habitats, and protect development from natural environmental hazards.</u></p>	<p><u>The southern portion of the project area consists of steep hillsides, incised canyons, and mountainous areas with limited development potential. As such, the Green River Specific Plan designates two separate planning areas for 103.73 acres of open space. This land use designation will not allow for development in order to retain open space and conservation of the land in its’ natural state.</u></p>
<p><u>COMMUNITY DESIGN -</u></p>	
<p><u>Design Context</u></p>	
<p><u>Goal CD-1</u> <u>Public street landscapes that unify the City of Corona and contribute to the unique identity of its neighborhoods, districts, and public places.</u></p>	<p><u>Green River Road functions as a major roadway corridor and entry to the City of Corona. Along the Green River Ranch frontage, a City gateway entry feature and project entries with special landscape elements will be established to create a strong identity and arrival sequence to the City and Specific Plan area. The gateway elements, streetscape plantings, and additional landscape buffer adjoining Green River Road will reinforce the importance of this roadway to the project area, and to the City as a whole.</u></p>
<p><u>City Entries and Monumentation</u></p>	
<p><u>Goal CD-2</u> <u>Entries that are well defined by signage, landscaping, lighting, and other visual landmarks that provide a clear sense of arrival into and identity for the City of Corona.</u></p>	<p><u>Careful consideration has been given to the location and treatment of project entries. Entries are intended to establish a high-quality image for the City. From a City gateway feature, to landscaped streets, to primary project entry, to secondary project entries. The design intent is to create a visual gateway as visitors arrive into the City, and to create distinctive points of arrival at the primary and secondary entry points to the Specific Plan area. The entries will serve to reinforce the distinctive character of the community at key intersections.</u></p>
<p><u>Community Signage and Wayfinding</u></p>	
<p><u>Goal CD-3</u> <u>Well designed, high quality, and distinctive public and private signage that identifies key</u></p>	<p><u>Signs within the Specific Plan area are intended to help create an identity and desirable destination for the project as a whole, to provide clear and simple</u></p>

GREEN RIVER RANCH

<p><u>City districts, public facilities, buildings, and facilitates wayfinding.</u></p>	<p><u>directions for ingress and egress, and to add an element of consistency to the project. Refer to Section 3 of the Green River Ranch Specific Plan for further details on signage and wayfinding standards.</u></p>
<p><u>Visual Resources</u></p>	
<p><u>Goal CD-6</u> <u>Develop and implement land use controls that preserve significant visual resources from potential loss or disruption.</u></p>	<p><u>A Visual Resources Analysis was completed for the Green River Ranch Specific Plan to show that the project would protect the scenic character and quality of the property, in part through compliance with the Specific Plan’s design guidelines and development standards.</u></p>
<p><u>Goal CD-7</u> <u>Maintain, establish, develop, and protect the City’s highways and corridors for scenic purposes.</u></p>	
<p><u>Paleontological Resources</u></p>	
<p><u>Goal HR-3</u> <u>Recognize the importance of archeological and paleontological resources and ensure the identification and protection of those resources within the City of Corona.</u></p>	<p><u>A Cultural Resources Assessment report was prepared for the Green River Ranch Specific Plan property, which indicated that there are no known significant archaeological resources present. The Subsequent Environmental Impact Report addresses the topics of archaeology and paleontology and presents measures to ensure that any resources discovered during the Project’s construction, however unlikely, will be appropriately identified and treated.</u></p>
<p><u>Goal HR-4</u> <u>Recognize, identify, and protect natural resources for their historic and cultural value, and include these features in the historic resource management program.</u></p>	<p><u>These goals do not apply. A Cultural Resources Assessment report was prepared for the Green River Ranch Specific Plan property, which indicated that there are no historically significant resources present. The Specific Plan does not offer opportunity to increase community awareness about heritage, cultural, or historic resources, nor to strengthen historic preservation partnerships.</u></p>
<p><u>Goal HR-5</u> <u>Foster increased community awareness and appreciation for Corona’s unique heritage and the many cultural and historical resources found in the City.</u></p>	
<p><u>Goal HR-6</u> <u>Build and strengthen preservation partnerships between the City and property owners, businesses, community organizations, educational institutions, and State and federal agencies.</u></p>	
<p><u>ECONOMIC DEVELOPMENT -</u></p>	
<p><u>Economic Base</u></p>	
<p><u>Goal ED-1</u> <u>Promote a strong and diversified economic base by attracting quality businesses and encouraging existing businesses to expand their sales, facilities, and employment.</u></p>	<p><u>The Green River Ranch Specific Plan provides for general commercial and business park industrial uses in the SR-91 corridor. The businesses that locate in Green River Ranch will generate employment opportunities and property tax and sales revenue to the City of Corona. Positioned as the western gateway into the City, the project allows for freeway-oriented business and commercial uses to also capture passer-by spending.</u></p>

GREEN RIVER RANCH

<u>Labor Force</u>	
<u>Goal ED-2</u> <u>Promote a growing and skilled labor force.</u>	<u>The Green River Ranch Specific Plan provides employment opportunities to support the commercial and business park industrial uses. A range of business types are permitted in these land use categories, many of which require a skilled labor force.</u>
<u>Fiscal Viability</u>	
<u>Goal ED-4</u> <u>Ensure fiscal viability for the City by pursuing a diversified local business base that provides growing sales and property tax revenues to pay for municipal operations.</u>	<u>The Green River Ranch Specific Plan provides for general commercial and business park industrial uses. The development uses will occur near SR-91 and generate employment opportunities and property tax and sales revenue to the City of Corona. Positioned as the western gateway into the City, the project also allows for freeway-oriented business and commercial uses to capture passer-by spending.</u>
<u>Financing Opportunities</u>	
<u>Goal ED-5</u> <u>Pursue a range of financing opportunities to fund infrastructure and public facilities.</u>	<u>As part of the development of Green River Ranch, public infrastructure will be installed, including roadway improvements to Green River Road and Dominguez Ranch Road. Additionally, the development will be required to pay impact fees towards public infrastructure and facility improvements in the City.</u>
<u>Economic Development Program</u>	
<u>Goal ED-6</u> <u>Continue investing in the City's economic development.</u>	<u>The Green River Ranch Specific Plan area abuts the City's western limits and represents a cohesive extension of the City's growth and development. The Specific Plan provides the structure for a mix of general commercial, and business park industrial uses. The development uses will occur near SR-91 and positively contribute to the City's economic strength and growth. Development in Green River Ranch also will increase recurring sales tax and property tax, and generate recurring earned income for the employees who will work at the businesses located in the Specific Plan area, triggering direct and indirect secondary economic growth.</u>
<u>CIRCULATION -</u>	
<u>Local Thoroughfares and Routes</u>	
<u>Goal CE-1</u> <u>A roadway network of complete streets that provide accessibility for all users of all ages and abilities while maintaining context sensitivity to the land uses identified in the Land Use Element.</u>	<u>As part of the development of Green River Ranch, public roadways will be improved, including roadway improvements to Green River Road and Dominguez Ranch Road. Sidewalks and bicycle lanes are provided along Green River Road according to City standards for the roadway classification. A sidewalk system also will be provided along private Street "A" internal to the Specific Plan area.</u>
<u>Intercity and Regional Transportation</u>	
<u>Goal CE-2</u> <u>A network of regional roadway facilities to ensure the safe and efficient movement of</u>	<u>As part of the development of Green River Ranch, improvements will be made to the Green River Road</u>

GREEN RIVER RANCH

<p><u>people and goods from within the City to areas outside its boundaries and that reduce regional cut-through traffic in the City.</u></p>	<p><u>right-of-way. This roadway is an important part of the regional roadway network, connecting with SR-91.</u></p>
<p><u>Transportation Management</u></p>	
<p><u>Goal CE-3</u> <u>Maximize the efficiency of the circulation system through the use of transportation system management strategies. Reduce total vehicular miles traveled in Corona through the development and improvement of alternative transportation modes, the reduction in the number of trips generated, and the reduction in trip distances.</u></p>	<p><u>The Green River Ranch Specific Plan is located in the SR-91 corridor area. The development of commercial and industrial business park uses in this area will reduce trip distances by providing a short trip length to and from the site and the State Highway System.</u></p>
<p><u>Public Transportation</u></p>	
<p><u>Goal CE-4</u> <u>A public transportation system that provides mobility for residents and encourages use of public transportation as an alternative to automobile travel.</u></p>	<p><u>The Green River Ranch Specific Plan is located in the SR-91 corridor area. The development of commercial and industrial business park uses in this area will encourage carpooling and public transportation use in and around the freeway corridor. No public transportation improvements are targeted for inside the Specific Plan boundary. All roads interior to Green River Ranch will be private roads.</u></p>
<p><u>Bicycle and Pedestrian Facilities</u></p>	
<p><u>Goal CE-5</u> <u>Develop and maintain convenient bikeway and pedestrian systems to satisfy both recreational desires and transportation needs using a complete streets approach to accommodate users of all modes, abilities, and needs.</u></p>	<p><u>As part of the development of Green River Ranch, public roadways will be improved, including roadway improvements to Green River Road, and Dominguez Ranch Road. Sidewalks and bicycle lanes are provided along Green River Road according to City standards for the roadway classification. A sidewalk system also will be provided along private Street "A" internal to the Specific Plan area.</u></p>
<p><u>Goods Movement</u></p>	
<p><u>Goal CE-6</u> <u>Facilitate goods movement to support local commerce, while protecting residents and visitors from the negative effects of noise, vibration, and air pollution typically associated with truck operations and rail service.</u></p>	<p><u>The business park industrial uses in Green River Ranch are anticipated to directly support goods movement and local commerce. The development standards and design guidelines included in the Specific Plan are aimed at context-sensitive development. In addition, a variety of technical studies prepared as part of the Green River Ranch Subsequent Environmental Impact Report will address and mitigate for any significant negative effects associated with business operations, including truck operations that service the buildings.</u></p>
<p><u>Parking</u></p>	
<p><u>Goal CE-7</u> <u>Provide an adequate supply of convenient parking for all developments in the City in a manner that is consistent with the goals of managing transportation demand.</u></p>	<p><u>Parking in the Specific Plan area is required to meet the requirements of Corona Municipal Code Section 17.76. See Specific Plan Table 3, Development Standards.</u></p>
<p><u>INFRASTRUCTURE AND UTILITIES -</u> <u>Water System</u></p>	

GREEN RIVER RANCH

<p><u>Goal IU-1</u> <u>Secure water supply, water treatment, distribution, pumping, and storage systems that meet the current and projected future daily and peak water demands of Corona in an equitable, efficient, and sustainable manner.</u></p>	<p><u>The Water Supply Assessment prepared for the Green River Ranch Specific Plan demonstrates that an adequate supply of water is available for the project in addition to the City’s other water supply commitments.</u></p>
<p><u>Goal IU-2</u> <u>Minimize water consumption and urban runoff generation through site design, the use of water conservation systems, and other techniques.</u></p>	<p><u>The landscape plant palette presented in Specific Plan Section 4.3.6 focus on the use of low and medium water use plant material. Also, development will be required to comply with the California Green Building Standards Code, which requires the use of water conserving features in building design.</u></p>
<p><u>Sewer/Reclaimed Water</u></p>	
<p><u>Goal IU-3</u> <u>A secure sewer collection and treatment system that meets current and projected future daily and peak load demands in Corona and protects public health and the environment in an efficient, equitable, and sustainable manner.</u></p>	<p><u>A Sewer Study was prepared for the Green River Ranch Specific Plan that demonstrates a secure sewer collection and treatment system that meets current and projected future daily and peak load demands in Corona and protects public health and the environment.</u></p>
<p><u>Storm Drainage</u></p>	
<p><u>Goal IU-4</u> <u>Adequate planning, construction, maintenance, and funding for storm drainage and storage control facilities to support permitted land uses and protect the health and safety of the public and environment.</u></p>	<p><u>The Water Supply Assessment and Hydrology Report prepared for the Green River Ranch Specific Plan demonstrates through onsite drainage facilities, catch basins, and best management practices the Green River Ranch Specific Plan area will be compliant with Goals IU-4 and IU-5.</u></p>
<p><u>Goal IU-5</u> <u>Ensure that urban runoff from existing and new development does not degrade the quality of the City’s surface waters, groundwater system, and other sensitive environmental areas.</u></p>	
<p><u>Solid Waste Management</u></p>	
<p><u>Goal IU-6</u> <u>Maintain solid waste collection, recycling, and disposal services, programs, and regulations in accordance with California mandates.</u></p>	<p><u>Development in the Green River Ranch Specific Plan is required to comply with all City and State mandated waste collection and recycling requirements.</u></p>
<p><u>Energy</u></p>	
<p><u>Goal IU-7</u> <u>Reliable and safe natural gas, electrical, and renewable energy supplies and facilities to support existing and future uses within Corona.</u></p>	<p><u>The Specific Plan area will be served with adequate infrastructure, and is located adjacent to Green River Road where infrastructure systems are in place. For further analysis, energy consumption is evaluated as part of the project’s Subsequent Environmental Impact Report.</u></p>
<p><u>Telecommunications</u></p>	
<p><u>Goal IU-8</u> <u>Allow for the provision of an adequate, safe, and orderly supply of telecommunication</u></p>	<p><u>The Green River Ranch Specific Plan will be supplied with adequate infrastructure and will not obstruct the provision of adequate, safe, and orderly telecommunication infrastructure.</u></p>

GREEN RIVER RANCH

<p><u>infrastructure to support existing and future land uses within the City.</u></p>	
<p><u>PUBLIC SAFETY -</u></p>	
<p><u>Seismic and Geologic Hazards</u></p>	
<p><u>Goal PS-1</u> <u>Adequate protection of the health, safety, and welfare of the public, property and economic investments, and community social and service functions from seismic and geologic events.</u></p>	<p><u>Seismic ground shaking could affect the Green River Ranch site in a similar manner as all properties in the area. Design of all structures is required to comply with the California Building Standards code and City of Corona ordinances which will mitigate seismic hazards to an acceptable level. Structures will be designed to withstand earthshaking from the maximum credible earthquake that can be expected, as well as impacts from secondary seismic hazards in accordance with recommendations in the Subsequent Environmental Impact Report.</u></p>
<p><u>Flooding and Inundation</u></p>	
<p><u>Goal PS-2</u> <u>Adequate protection of the health, safety, and welfare of the public, property and economic losses, and community social and service functions from flooding and dam inundation events.</u></p>	<p><u>The Green River Ranch project will not compromise public health, safety, or welfare due to flooding. No dams are located or are proposed within the project site. Also, a storm water infrastructure system will be installed as called for by the Specific Plan to handle water collection and discharge into the City’s storm water drainage system.</u></p>
<p><u>Hazardous Materials</u></p>	
<p><u>Goal PS-3</u> <u>Ensure that the health, safety, and general welfare of residents and visitors of the City of Corona, including the overall health of the natural environment, is provided through good land use planning and strict adherence and enforcement of the City of Corona Hazardous Material Area Plan, Local Hazard Mitigation Plan, California Fire Code, Certified Unified Program Agency, and other pertinent sources and documents.</u></p>	<p><u>The Green River Ranch Specific Plan ensures the health, safety, and general welfare of residents and visitors is valued by using good land use planning and strict adherence and enforcement of all health and safety requirements. Additionally, the Specific Plan includes guidelines for wildfire protection in Specific Plan Section 4.3.5. Refer to the Subsequent Environmental Impact Report for more information.</u></p>
<p><u>Police Services</u></p>	
<p><u>Goal PS-5</u> <u>Ensure that there is an adequate service level of law enforcement services provided for all residents, visitors, and businesses throughout the City of Corona.</u></p>	<p><u>The Green River Ranch Specific Plan will not interfere with the City’s ability to provide an adequate level of law enforcement services. Impact fees and recurring tax revenue generated by development in Green River Ranch will support law enforcement services.</u></p>
<p><u>Goal PS-6</u> <u>Ensure that police services are provided in a manner that reflects and is sensitive to the characteristics and needs of resident population, visitors, and business community.</u></p>	
<p><u>Goal PS-7</u> <u>Encourage the use of land use and development configuration and site design standards within residential and other developments to minimize</u></p>	<p><u>The Green River Ranch Specific Plan’s non-residential development is positioned along Green River Road, which is a safe and convenient location for such uses.</u></p>

GREEN RIVER RANCH

<p><u>crime and improve the safety for residents, visitors, and employees.</u></p>	
<u>Fire Hazards</u>	
<p><u>Goal PS-8</u> <u>Ensure that there is an adequate service level of fire protection and suppression services provided for all residents, visitors, and businesses throughout the City of Corona to meet community expectations and budgetary resources for safety.</u></p>	<p><u>The Specific Plan area will be served by the City’s Fire Department and development within its boundaries is required to comply with the Department’s Uniform Fire Code. Fire services will be provided by the Fire Station #5 located at 1200 West Canyon Crest Drive, just less than one mile east of the project along Green River Road. Emergency response time to all parts of the Specific Plan area will be five minutes or less (i.e., two miles or less), which meets or exceeds the City’s criteria for residential, industrial, and commercial development response times. The site is located in a high fire hazard area, which requires conformance with the City of Corona Fire Department’s Fuel Modification Program. The Specific Plan incorporates landscaping standards and guidelines in compliance with that program for areas that are susceptible to wild land fire hazards. The Specific Plan proposes a minimum 150’ fuel modification zone at the edge of the graded slope areas where they interface with the wild land hillside, as shown on Exhibit 14, Conceptual Landscape Plan. A more detailed Fuel Modification Plan will be submitted to the City for review and approval as part of Precise Plan approvals. Further, potential fire impacts and appropriate mitigation measures will be evaluated as part of the Environmental Impact Report prepared for the project.</u></p>
<p><u>Goal PS-9</u> <u>Through fire prevention and educational efforts, promote participation, voluntary compliance and community awareness of fire safety issues in order to reduce the incidence and severity of fire and related emergencies and loss.</u></p>	
<p><u>Goal PS-10</u> <u>Reduce fire risk to life and property through effective land use planning and compliance with federal, state, local laws, ordinances, and standards.</u></p>	
<u>NOISE -</u>	
<u>Noise Transportation</u>	
<p><u>Goal N-1</u> <u>Protect residents, visitors, and noise-sensitive land uses from the adverse human health and environmental impacts created by excessive noise levels from transportation sources by requiring proactive mitigation.</u></p>	<p><u>Potential noise impacts and appropriate mitigation measures will be evaluated as part of the Subsequent Environmental Impact Report prepared for the project.</u></p>
<p><u>Goal N-2</u> <u>Prevent and mitigate the adverse impacts of excessive ambient noise exposure, including vibration on residents, employees, visitors, and “noise sensitive” land uses.</u></p>	
<p><u>Goal N-3</u> <u>Discourage the spillover or encroachment of unacceptable noise levels from mixed use, commercial, and industrial land uses on to noise sensitive land uses.</u></p>	
<p><u>Goal N-4</u> <u>Minimize noise impacts created by railroad transit and airport operations and flight patterns</u></p>	

GREEN RIVER RANCH

on residential areas and other “noise sensitive” land use areas.	
<u>Reduction in Pollution Exposure</u>	
<u>Goal HC-2</u> <u>Protection of residents, business, and visitors from exposure to pollution and improvement of air quality for the community.</u>	<u>Potential air quality impacts and appropriate mitigation measures will be evaluated as part of the Subsequent Environmental Impact Report prepared for the project.</u>
<u>ENVIRONMENTAL RESOURCES -</u>	
<u>Water Resources</u>	
<u>Goal ER-1</u> <u>Enhancement, protection, and management of the quality and quantity of hydrologic resources in Corona to ensure its long-term quality and sustainability.</u>	<u>A Hydrology Report and Water Quality Management Plan (WQMP) that supplements the Green River Ranch Specific Plan have been prepared. A storm water infrastructure system will be installed as called for by the Specific Plan to handle storm water collection and discharge into the City’s storm water drainage system. There is no development proposed in Planning Area 5 and 6.</u>
<u>Goal ER-2</u> <u>Sustainable use of finite water resources for the long-term use of residents, the business community, and visitors of Corona.</u>	<u>The Water Supply Assessment prepared for the Green River Ranch Specific Plan demonstrates that an adequate supply of water is available for the project in addition to the City’s other water supply commitments.</u>
<u>Goal ER-3</u> <u>Long-term groundwater sustainability of the local water supply for domestic, commercial, industrial, agricultural, environmental protection, and other purposes.</u>	<u>There is a large portion of the Green River Ranch Specific Plan project site will be maintained as permeable surfaces to allow for groundwater infiltration. For further analysis, refer to the prepared Green River Ranch Hydrology Report and Subsequent Environmental Impact Report.</u>
<u>Goal ER-4</u> <u>Proper management of floodplain and riparian areas for their importance to wildlife habitat, unique and sensitive plant life, water recharge, and public health and safety.</u>	<u>Planning Area 6 and a portion of the Planning Area 5 would remain undeveloped, allowing water to percolate into the natural drainage system and groundwater table and for riparian areas to continue serving as habitat for wildlife.</u>
<u>Goal ER-5</u> <u>Preservation and protection of natural and man-made wetlands from development impacts for their importance to wildlife habitat, unique and sensitive plant life, water recharge, and scenic value.</u>	<u>The Green River Ranch Specific Plan advocates for sensitive placement of residential developmental building pads for the protection and preservation of natural and man-made wetlands from development impacts for their importance of wildlife habitat, unique and sensitive plant life, water recharge and scenic value. For additional analysis on biological preservation and protection, refer to the Biological Resources section of the Subsequent Environmental Impact Report prepared for the Green River Ranch Specific Plan.</u>
<u>Biological Resources</u>	
<u>Goal ER-6</u> <u>Protection, enhancement, and sustaining of significant plant and wildlife species and habitat that exist in Corona and its Planning Area, for the long-term benefit of the natural environment and Corona residents and visitors.</u>	<u>The Specific Plan provides for a mix of general commercial, and business park industrial uses. The development will occur near SR-91 in the most non-sensitive portions of the property for biological resources. For additional analysis on biological resources, refer to the Biological Resources section of</u>

GREEN RIVER RANCH

<p><u>Goal ER-7</u> <u>Adequate protection of biological resources and increased public awareness of their value to the community.</u></p>	<p><u>the Subsequent Environmental Impact Report prepared for the Green River Ranch Specific Plan.</u></p>
<p><u>Goal ER-8</u> <u>Protection of forest and vegetation resources in the City of Corona.</u></p>	
<p><u>Goal ER-9</u> <u>Protection of regional washes and waterways and their use for recreational and open space purposes such as trails, habitat preservation, and groundwater recharge.</u></p>	
<p><u>Air Resources</u></p>	
<p><u>Goal ER-12</u> <u>Improvement in air quality within the Corona Planning Area by controlling point sources, reducing vehicle trips, implementing efficient land use planning and construction practices, and energy conservation.</u></p>	<p><u>The Green River Ranch Specific Plan is located in the SR-91 corridor area. The development of commercial and industrial business park non-residential uses in this area will reduce trip distances, and associated vehicular air emissions, by providing a short trip length to and from the site and the State Highway System. Development in the Specific Plan area will be required to comply with the California Green Building Standards Code, which requires energy conservation in construction practices.</u></p>
<p><u>Goal ER-13</u> <u>Reduce greenhouse gas (GHG) emissions from City operations and community-wide sources 15% below 2008 levels by 2020, 49% below 2008 levels by 2030, and 66% below 2008 levels by 2040.</u></p>	<p><u>The Green River Ranch Specific Plan will not obstruct the City’s ability to reduce GHG operations from City operations. Refer to the Greenhouse Gas Emissions Report prepared for the Green River Ranch Specific Plan Subsequent Environmental Impact Analysis for an analysis of project-specific GHG emissions and an explanation of consistency with GHG reduction goals.</u></p>