



LAND PLANNING / SITE PLANNING

# Mountain Gate

CORONA, CALIFORNIA

*One key element of the program was the development of a Heritage Park recognizing South Corona's historical heritage as a major producer of citrus in Southern California. The park has revived the annual "Lemon Festival" and will house a "living museum" featuring exhibits and other attractions when complete.*



Mountain Gate was the first Specific Plan processed within the framework of the South Corona Community Facilities Plan. The development plan calls for up to 3,300 dwelling units at densities ranging from 1 acre estates to a multi-family product at 15 units per acre.

Residential product in the core of the project focuses on an 11-acre linear park terminating at a 20-acre community park. Other plan amenities

include a 5-acre neighborhood park and a 5-acre heritage park documenting the historic use of the site for agricultural purposes. Commercial uses include a 15-acre neighborhood shopping center and a 6.2-acre non-retail site. Educational facilities involve a 10-acre elementary school and a 20-acre junior high school. The project is nearly built-out.

