



City of Corona

400 S. Vicentia Ave.
Corona, CA 92882

Staff Report

File #: 24-0176

PLANNING AND HOUSING COMMISSION STAFF REPORT

DATE: 03/25/2024

TO: Honorable Chair and Commissioners

FROM: Planning & Development Department

APPLICATION REQUEST:

TTM 38572: Tentative Tract Map application to subdivide 85.51 acres into 47 numbered lots for the development of 546 residential condominium units and 50 lettered lots for the construction of private streets, open space, private parks, and other improvements associated with the development in the Low Density Residential, Medium Density Residential, High Density Residential, Park, and Open Spaces designations within the Arantine Hills Specific Plan, located southwest of Clementine Way and Hudson House Drive. (Applicant: Jason Perrine, Arantine Hills Holding LP, 4343 Von Karman Avenue, Suite 300, Newport Beach, CA 92660)

RECOMMENDED ACTION:

That the Planning and Housing Commission recommend to the City Council APPROVAL of TTM 38572, based on the findings contained in the staff report and conditions of approval.

PROJECT SITE SUMMARY:

Area of Property: 85.51 acres

Existing Zoning: Low Density Residential, Medium Density Residential, High Density Residential, Park, and Open Space

Existing General Plan: Low Density Residential, Medium Density Residential, High Density Residential, Park, and Open Space

Existing Land Use: Vacant

Proposed Land Use: Residential, Parks, and Open Space

Surrounding Zoning/Land Uses:

N: Open Space / Open Space Slope

E: Medium Density Residential / Residential Condominiums

S: Agricultural / Vacant

W: Golf Course / Eagle Glen Golf Course

BACKGROUND

The Bedford Community is a 325.7-acre master-planned residential and commercial development located on the west side of Interstate 15 and Eagle Glen Parkway. The community is being completed in phases per the zoning and development standards established by the Arantine Hills Specific Plan. The phasing of the community, to date, has included the approval of 951 residential units, two on-site multi-purpose recreational centers, a bridge over the Bedford Channel near Interstate 15 that provides vehicular and pedestrian access from Bedford Canyon Road to a portion of the community on the south side of the channel, and a 21.7-acre commercial retail center.

The applicant, Arantine Hills Holdings, is the "master" developer of the community and is responsible for constructing the backbone infrastructure within the community, as well as obtaining the land use entitlements for each phase of residential development. The homes within the community are being constructed by guest builders.

The applicant is now seeking to develop the final two phases of Arantine Hills which consist of Phases 3 and 4. These two phases consist of a total 546 residential units proposed on 85.51 acres located within the southwestern portion of the Arantine Hills Specific Plan area, west of Clementine Way. The project site borders the Eagle Glen Golf Course to the west and the Bedford Channel to the south. Bordering to the north is a large 2:1 slope with existing residential properties located on the other side of the slope. The project site (Phases 3 and 4) is situated lower than the residential properties by approximately 90 feet or more in elevation.

The applications associated with the proposal are Tentative Tract Map 38572 (TTM 38572) and Precise Plan 2023-0004 (PP2023-0004). TTM 38572 proposes to create the lots to accommodate the residential development, and is the subject of this staff report. PP2023-0004 is for the site plan, architecture, and landscaping of the project, which are provided in detail in a separate staff report for consideration.

The project was initially reviewed by the Development Plan Review Committee on March 9, 2023. The applicant formally submitted the tentative tract map and precise plan applications to the city on May 22, 2023, which were reviewed by the Project and Environmental Review Committee on June 15, 2023. At the meeting, the Committee requested additional information from the applicant. The applicant submitted the missing and revised items and the applications were deemed complete, and subsequently scheduled for the Planning and Housing Commission meeting of March 25, 2024.

PROJECT DESCRIPTION

TTM 38572 proposes to subdivide 85.51 acres into lots 1 through 47, for the development of 546 detached condominium homes. TTM 38572 also proposes to create 50 lettered lots for the construction of private streets, open space, private parks, trails and the extension of the Bedford Channel which are all improvements associated with the development of the 546 homes. The lettered lots include lots A through XX. Exhibit 2 illustrates the subdivision proposed by TTM 38572.

The development site spans across multiple planning areas with different zoning within the Arantine Hills Specific Plan. The intended use of the lots that are proposed by TTM 38572 and PP2023-0004

comply with their respective planning area's zoning requirements. Table A summarizes the project's phasing, planning areas, zoning, density and intended land use.

Table A: Project Summary

Planning Area No.	Acreage	Zoning	Allowable Density	Proposed Land Use	Proposed Density
Phase 3					
1	18 ac	LDR	3-6 du/ac	85 Single Family Detached Units	4.7 du/ac
2	14.8 ac	MDR	6-15 du/ac	29 Alley Loaded Units 60 Tri-plex Units 46 Townhome Units	9.1 du/ac
2A	16.3 ac	HDR	15-36 du/ac	27 Alley Loaded Units 67 Townhome Units 102 Duplex Units	12.0 du/ac
3	1.85 ac	Park	N/A	2 Private Parks	N/A
Phase 4					
16A	11.1 ac	Open Space	N/A	Bedford Channel	N/A
17	8.8 ac	LDR	3-6 du/ac	42 Single Family Detached Units	4.7 du/ac
17A	9.5 ac	MDR	6-15 du/ac	24 Tri-plex Units 64 Six-pack Units	9.2 du/ac

The residential lots (1-47) meet the minimum lot area, width and depth requirements established by the Arantine Hills Specific Plan for newly created lots within the LDR, MDR, and HDR designations. The residential lots range in size from 13,504 to 135,036 square feet and are designed to accommodate one-, two-, and three-story attached and detached homes. Details of the plotting and layout of the units are described in the associated precise plan staff report for PP2023-0004. As the tentative tract map is for condominium purposes, all of the units within the development will be condominium homes.

The project is being developed as part of a private residential community with gated entrances located on Clementine Way and on the southern end of Bedford Canyon Road. The project includes the extension of Hudson House Drive from the existing roundabout at the intersection of Hudson House Drive and Clementine Way to the southwest. Hudson House Drive will provide access to several interior streets that will provide direct access to the units within the project.

Hudson House Drive has an overall right-of-way width of 73 feet which includes 40 feet of roadway pavement from curb to curb. The north side of Hudson House Drive will have 8 feet of landscape parkway with a 5-foot-wide sidewalk. The south side of Hudson House Drive which abuts the proposed Bedford Channel extension will have 8 feet of landscape parkway with a 12-foot-wide Class I multi-purpose trail which will be paved for pedestrian and bike use to match the trail that was constructed along the segment of Hudson House Drive east of Clementine Way. The applicant is required to dedicate an easement over the multi-purpose trail to the City for public use. The trail easement terminates at the westerly boundary of the project site. The applicant has agreed to provide trailhead amenities near the westerly end of the multi-purpose trail within Lot UU for the public's use. The conceptual plan for the trailhead is attached to the precise plan staff report.

The interior streets within the project are designed per the private street standards established by the Arantine Hills Specific Plan. The streets within the project have an overall right-of-way width of 56 feet, which includes roadway pavement, sidewalks and landscape parkways. The Arantine Hills Specific Plan allows streets with a right-of-way width of 56 feet to have on-street parking on both sides of the street.

The applicant will be extending the Bedford Channel to the southwestern limits of the project. The applicant will construct the channel and the Riverside County Flood Control & Water Conservation District (RCFC & WCD) will maintain the channel. Improvements within the channel include riprap on both sides of the channel and a 15-foot-wide maintenance access road for RCFC & WCD personnel that extends around the westerly end of the channel.

Staff has been in discussions with the RCFC & WCD to allow the maintenance access road within the western portion of the channel to be used for public trail purposes. The RCFC & WCD supports the City's request and would require the City to enter into a license agreement with the RCFC & WCD and obtain an encroachment permit from them for the public trail. The trail would allow the public to cross the channel from the proposed trailhead located on the north side of the channel to the south side of the channel. The Conditions of Approval require the applicant to construct or guarantee the construction of the trailhead and trail improvements within the channel prior to the recordation of the tentative tract map. In addition, the applicant is responsible for all costs associated with the preparation of the license agreement between the City and RCFC & WCD. A copy of the letter from the RCFC & WCD with an exhibit depicting the alignment of the trail within the channel is attached as Exhibit 5.

The tentative tract map conceptually depicts the location of a future bridge over the Bedford Channel for informational purposes. The applicant has indicated to staff that the applicant has an agreement with the McMillian family who owns the property on the south side of the channel to allow access through the Bedford development to the McMillan property. The bridge will be designed and constructed by the developer of the McMillian property which is unknown at this time. The actual location and design of the bridge will be reviewed by city staff when the McMillian property is developed in the future.

ENVIRONMENTAL ANALYSIS:

The Arantine Hills Specific Plan is a master plan that was comprehensively evaluated in the Arantine Hills Environmental Impact Report (EIR) certified by the City of Corona on August 15, 2012 (SCH No. 2006091093), Supplemental EIR certified on May 19, 2016, Addendum to the Arantine Hills EIR adopted on December 19, 2018, and a Supplemental EIR certified on May 20, 2020. The City has determined that no additional environmental review is necessary in connection with its consideration of TTM 38572 and PP2023-0004, as the applications propose no changes to the project analyzed under the certified EIR, Supplemental EIRs and Addendum, and all of the criteria and circumstances that would require further environmental review pursuant to CEQA Guidelines § 15162(a) do not exist.

FISCAL IMPACT

The applicant has paid the applicable application processing fees for the project.

PUBLIC NOTICE AND COMMENTS

A 10-day public notice was mailed to all property owners within a 500-foot radius of the project site, as well as advertised in the Sentinel Weekly News and posted at the project site. As of the preparation of this report, the Planning and Development Department has not received any response to the public notice.

STAFF ANALYSIS

TTM 38572 will create lots designed to accommodate a range of residential units that include single family detached and attached homes that can be sold for condominiums. The lots correspond to the respective planning areas and product types that are detailed in the associated precise plan. The subdivision is designed to comply with the subdivision standards imposed by the Arantine Hills Specific Plan and Corona Municipal Code. The proposed map implements a number of General Plan goals and policies that relate specifically to the subject site as well as to residential development in the city in general. The orderly development of the site is secured through the conditions of approval that apply to this map as well as the underlying master map. Therefore, TTM 38572 properly implements the final phase of the Arantine Hills Specific Plan.

The Planning and Development Department recommends approval of TTM 38572, subject to the findings of approval below and the recommended conditions of approval in Exhibit 3.

FINDINGS OF APPROVAL FOR TTM 38572

1. The proposed project has been fully evaluated as part of a master plan comprehensively evaluated under the Arantine Hills Specific Plan EIR certified August 15, 2012 (SCH No. 2006091093), Supplemental EIR Certified May 19, 2016, Addendum to the EIR adopted on December 19, 2018, and Supplemental EIR certified May 20, 2020. Furthermore, all of the criteria and circumstances that would require further environmental review pursuant to CEQA Guidelines § 15162(a) do not exist. Therefore, subsequent environmental evaluation is not required under CEQA, and no further environmental assessment is warranted.
2. None of the conditions provided in Section 66474 of the California Government Code exists for the following reasons:
 - a. *The proposed map is consistent with the General Plan designations of Low Density Residential (3-6 du/ac), Medium Density Residential (6-15 du/ac), High Density Residential (15-36 du/ac), Open Space, and Park as shown on the city's General Plan land use map and is in accordance with the goals and policies related to the project site and residential development in general.*
 - b. *The proposed subdivision is designed in accordance with the standards imposed by the respective land use designations of the Arantine Hills Specific Plan and the Corona*

Municipal Code.

- c. *The site is suitable for the type of development proposed under TTM 38572 and associated PP2023-0004 and provides for adequate access from Eagle Glen Parkway and from the internal system of private streets designed in accordance with the standards of the Arantine Hills Specific Plan.*
- d. *The site is physically suitable for the proposed density of development because the proposal demonstrates how the site will be graded and developed in accordance with the Arantine Hills Specific Plan standards and that of the Corona Municipal Code.*
- e. *The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially injure fish or wildlife or their habitat because the project has been designed in consideration of natural areas associated with the Bedford Channel which was fully evaluated as part of the Arantine Hills Specific Plan Environmental Impact Report certified August 15, 2012, Supplemental Environmental Impact Report adopted May 19, 2016, and Addendum to the Environmental Impact Report adopted on December 19, 2018, which impose mitigation measures that will be carried out with the implementation of each of phase of development of the plan.*
- f. *The proposed subdivision will not result in adverse impact to public health, safety or general welfare because the project is designed in accordance with design standards that are in place to ensure the orderly development of the project site and the improvements associated with the project.*
- g. *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision because the easements are being protected in place or relocated elsewhere on the project site.*

3. Pursuant to California Government Code Section 66473.5, consistency with applicable General Plan or Specific Plan does exist for the following reasons:

- a. *The General Plan allows for 3-6 dwelling units per acre for the Low Density Residential designation, 6-15 dwelling units per acre for the Medium Density Residential designation, and 15-36 dwelling units per acre for the High Density Residential designation. Each planning area that is part of the project proposal is within the respective densities allowed.*
- b. *Each planning area has been designed in accordance with the development standards imposed by the Arantine Hills Specific Plan on the respective areas of Low Density Residential, Medium Density Residential, High Density Residential, Park and Open Space designations.*

4. Pursuant to California Government Code Section 66474.6, the discharge of waste from the proposed subdivision into existing community sewers would not result in violation of existing requirements presented by the Santa Ana Regional Water Quality Control Board pursuant to

Division 7 (commencing with Section 13000) of the Water Code for the following reason:

- a. The amount of discharge to be produced by the development does not exceed the limit established by the Santa Ana Regional Water Quality Control Board as monitored by the city's Utilities Department.*
5. The proposal is in conformance with the standards of the LDR, MDR, and HDR designations of the Arantine Hills Specific Plan for the following reasons:
 - a. Residential condominium development is permitted in the LDR, MDR and HDR designations of the Arantine Hills Specific Plan, and the subdivision design is consistent with the development standards that apply to the site.*
 - b. The proposed development is consistent with the applicable standards imposed by the Corona Municipal Code.*
6. The proposal is in conformance with Title 16 (Subdivisions) of the Corona Municipal Code for the following reasons:
 - a. The proposed map meets the city's subdivision standards for lot area, as prescribed by the Arantine Hills Specific Plan development standards for condominium development and the requirements for street access.*
 - b. All necessary public improvements to support the proposed project are guaranteed with this subdivision.*
7. Pursuant to California Government Code Section 66474.02, the subdivision is consistent with the following:
 - a. Regulations adopted by the State Board of Forestry and Fire Protection pursuant to Section 4290 of the Public Resources Code requiring minimum fire safety standards related to defensible space for perimeters and access to all residential, commercial, and industrial building construction in areas of state responsibility and very high fire hazard severity zones including building construction, road standards for fire equipment access, standards for street, road and building identification, minimum water supply reserves for emergency fire use, and fuel breaks and greenbelts, and education of the public regarding individual owner responsibilities under Section 4291 of the Public Resources Code.*
 - b. Local ordinances certified by the State Board of Forestry and Fire Protection as meeting or exceeding the state regulations.*
 - c. Structure fire protection and suppression services will be available for the subdivision through city, county, special district or other entity organized solely to provide fire protection services monitored and funded by that entity, and by the Department of Forestry and Fire Protection by contract entered into pursuant to Sections 4311, 4142, 4144 of the Public Resources Code.*

PREPARED BY: SANDRA VANIAN, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

EXHIBITS

1. Locational and Zoning Map
2. Tentative Tract Map 38572
3. Conditions of Approval
4. Applicant's letter, dated May 16, 2023
5. Letter from Riverside County Flood Control District & Water Conservation District, dated March 20, 2024

Case Planner: Sandra Vanian (951) 736-2262