

CARLSON STRATEGIC LAND SOLUTIONS, INC.

Memorandum

Date: November 12, 2018

To: Terri Manuel, City of Corona
Ray Hussey, LSA

Copies to: John Sherwood, Arantine Hills Holdings, LP
Michael Recupero, Recupero & Associates
Tom Dellner, Recupero & Associates

From: Peter Carlson 

Subject: Arantine Hills Specific Plan Amendment No. 2 (McMillan) Revised Technical Studies

Since the application for the Arantine Hills Specific Plan Amendment No. 2 was submitted to the City on June 18, 2018, two changes have occurred to the project description that could affect the technical studies in support of the CEQA document:

- The Tentative Parcel Map was revised to move the southern and eastern property line for Parcel 1 to the toe of the bluff instead of mid-bluff. This changed the acreage of Parcel 1 from 35.28 acres to 31.18 acres.
- The number and mix of dwelling units within Planning Areas changed. No change to the total number of dwelling units has occurred. Initial changes were presented and analyzed on September 7, 2018. Based on comments received during the Planning Commission hearing on October 22, 2018, additional revisions to dwelling unit distribution have occurred. The progression of changes to Planning Areas are summarized on the following table, with the most recent changes referred to as November 2018 adjustments.

Planning Area	FROM: AHSP Amendment No. 1	TO: Proposed AHSP Amendment No. 2 September 7, 2018	TO: Proposed AHSP Amendment No. 2 November 2018	Comparison of November 2018 Adjustment to AHSP Amendment No. 1
1	LDR	MDR	LDR	No change
	27.6 acres	33.4 acres	19.5 acres	-8.1 acres
	140 DU	160 DU	91 DU	-49 DU
2	MDR	HDR	MDR	No change
	23.2 acres	17.4 acres	13.1 acres	-10.1 acres
	250 DU	260 DU	130 DU	-120 DU
2A	NA	NA	HDR	New HDR
			18.2 acres	+18.2 acres
			224 DU	+224 DU
3	Park	Park	Park	No Change
	1.1 acres	1.1 acres	1.1 acres	No Change
4	Park	Park	Park	No Change
	3.2 acres	3.2 acres	3.2 acres	No Change
5	MDR	MDR	MDR	No Change
	5.5 acres	5.5 acres	5.5 acres	No Change
	60 DU	60 DU	60 DU	No Change
6	HDR	MDR	MDR	HDR to MDR
	17.4 acres	17.4 acres	17.4 acres	No Change
	260 DU	183 DU	199 DU	- 61 DU
7	Park	Park	Park	No Change
	4.1 acres	4.1 acres	4.1 acres	No Change
8	LDR	LDR	LDR	No Change
	48.0 acres	42.5 acres	42.5 acres	-5.5 acres
	247 DU	234 DU	225 DU	-22 DU
9	MDR	MDR	MDR	No Change
	10.2 acres	10.5 acres	10.5 acres	+0.3 acres
	113 DU	113 DU	113 DU	No Change

Planning Area	FROM: AHSP Amendment No. 1	TO: Proposed AHSP Amendment No. 2 September 7, 2018	TO: Proposed AHSP Amendment No. 2 November 2018	Comparison of November 2018 Adjustment to AHSP Amendment No. 1
10	HDR	HDR	HDR	No Change
	16.9 acres	21.6 acres	21.6 acres	+4.7 acres
	254 DU	307 DU	307 DU	+53 DU
11	General Commercial	General Commercial	General Commercial	No Change
	10 acres	10 acres	10 acres	No Change
12	MDR	Open Space	Open Space	MDR to Open Space
	9.5 acres	9.5 acres	9.5 acres	No Change
	130 DU	0 DU	0 DU	-130 DU
13	Open Space	Open Space	Open Space	No Change
	5.8 acres	5.8 acres	5.8 acres	No Change
14	MDR	MDR	MDR	No Change
	25.9 acres	25.9 acres	25.9 acres	No Change
	167 DU	154 DU	147 DU	-20 DU
15	Park	Park	Park	No Change
	0.3 acre	0.3 acre	0.3 acre	No Change
16	Open Space	Open Space	Open Space	No Change
	51.0 acres	51.0 acres	51.0 acres	No Change
16A	Agriculture (outside AHSP)	Open Space	Open Space	Ag to Open Space
	0 acres	11.18 acres	11.1 acres	+11.1 acres
17	Agriculture (outside AHSP)	MDR	LDR	Ag to LDR
	0 acres	8.2 acres	8.2 acres	+8.2 acres
	0 DU	70 DU	49 DU	+49 DU

Planning Area	FROM: AHSP Amendment No. 1	TO: Proposed AHSP Amendment No. 2 September 7, 2018	TO: Proposed AHSP Amendment No. 2 November 2018	Comparison of November 2018 Adjustment to AHSP Amendment No. 1
17A	Agriculture	MDR	MDR	Ag to MDR
		9.2 acres	9.2 acres	+9.2 acres
		80 DU	76 DU	+76 DU
18	HDR (part of PA 10)	Park	Park	HDR to Park
	NA	1.2 acres	1.2 acres	+1.2 acres
Total DU*	1621	1621	1621	No Change

* The total DU do not include the senior housing option, which would increase the total number of dwelling units to 1,806 as approved in SPA No. 1.

Following these changes to the project description, we analyzed all of the technical studies to determine whether revisions are necessary to accommodate these changes to the project description. The following are our conclusions:

Operational Studies

- Traffic: The changes in unit mix and location among Planning Areas resulted in the need for an updated traffic study. An updated traffic assessment ("ARANTINE HILLS SPECIFIC PLAN AMENDMENT NO. 2 TRAFFIC ASSESSMENT" dated September 7, 2018) was prepared to document the changes associated with the September 7, 2018 Planning Area adjustments. That study concluded a reduction in trip generation of 151 daily trips and no new or increased intersection or segment impacts. The November 2018 Planning Area adjustments include land use changes not reflected in the September 7, 2018 Traffic Assessment. Therefore, an updated Traffic Assessment is being prepared. A revised trip generation comparison has been prepared, which is summarized in the following table.

Land Use	SPA #1 (Approved) (9/11/2015 TIA)		9/7/18 SPA #2 Traffic Assessment		November 2018 SPA#2 Adjustments	
	DU's	ADT	DU's	ADT	DU's	ADT
SFDR	1,107	9,726	1,054	9,263	1090	9,585
MFDR	514	3,155	567	3,481	531	3,262
Senior	185	587	185	587	185	587
Total	1,806	13,471	1,806	13,331	1,806	13,434

SFDR = Single Family Detached Residential

MFDR = Multi-Family Detached Residential

Senior = Age restricted

- Air Quality/GHG: The operational air quality analysis is based on overall trip generation and not affected by location of units in each Planning Area. Since the overall trip generation marginally decreased from the prior EIRs, no updates to the air quality memo are necessary. The construction air quality analysis is based on the development area, which has remained the same. Therefore, no changes are necessary to the air quality/GHG analysis.
- Noise: The operational noise analysis is based on overall trip generation and not affected by location of units in each Planning Area. Since the overall trip generation marginally decreased from the prior EIRs, no updates to the noise memo are necessary. The construction noise analysis is based on the development area, which did not change. Therefore, no changes are necessary to this portion of the analysis.

Physical Studies

- Biology: The Biological Technical Study was updated to account for the change to the acreage of Parcel 1. The November 2018 Planning Area adjustments do not affect the overall project boundaries or change the analysis or conclusions in the Biological Technical Report.
- Cultural: The records search includes areas outside of the project boundary, therefore, the minor change to Parcel 1 acreage is covered in the study. Furthermore, the November 2018 Planning Area adjustments do not affect the overall project boundaries or change the analysis or conclusions in the cultural study.

- Geotechnical: The geotechnical investigation focuses on the developable area, which did not change as a result of changes to the project description or the November 2018 Planning Area adjustments. No updates to the geotechnical study are necessary.
- Hazards (Phase 1): The records search includes areas outside of the project boundary, therefore, the minor change to Parcel 1 acreage is covered in the study. Furthermore, the November 2018 Planning Area adjustments do not affect the overall project boundaries or change the analysis or conclusions in the Phase 1 report.
- Hydrology/Water Quality: The project includes two distinct hydraulic/water quality conditions; on-site and Bedford Canyon Wash. The changes to the project description did not change the size of the developable area. The overall runoff pattern and proposed treatment remain the same. Final engineering will determine exact sizing based on the amount of impervious surface, etc. Furthermore, the November 2018 Planning Area adjustments do not affect the overall project boundaries or on-site drainage patterns. Therefore, no changes to the on-site hydrology/water quality reports are necessary.

The second study pertains to the hydraulic condition in Bedford Canyon Wash. The changes to the project description did not change the preliminary design of Bedford Canyon Wash. The change to the acreage of Parcel 1 moved the project line to the toe of the bluff adjacent to the Wash, but did not change the preliminary design of the Wash. Furthermore, the November 2018 Planning Area adjustments do not affect the overall project boundaries; therefore, no changes are necessary to the preliminary hydraulic study.

Please contact me at ppearlson@carlsonsls.com or 949.289.3625 if you have any questions or comments.