



# City of Corona

400 S. Vicentia Ave.  
Corona, CA 92882

## Agenda Report

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File #: 19-0690

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### AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 8/21/2019

TO: Honorable Mayor and City Council Members

FROM: Community Development Department

**SUBJECT:**

City Council consideration to approve TTM 37644 an application to subdivide 51.15 acres into 45 numbered lots for the development of 490 residential condominium units and 32 lettered lots for the construction of private streets, open space, private park, and other improvements associated with the development in the Low Density Residential (Planning Area 8), Medium Density Residential (Planning Area 9), High Density Residential (Planning Area 10), and Park (Planning Area 18) designations of the Arantine Hills Specific Plan (SP09-001) (located south of Eagle Glen Parkway and west of Interstate 15). (Applicant: John Sherwood, Arantine Hills Holding/The New Home Company)

**RECOMMENDED ACTION:**

That the City Council approve TTM 37644 subject to the findings and conditions as recommended by the Planning and Housing Commission.

**ANALYSIS:**

TTM 37644 proposes to subdivide 51.15 acres into 45 numbered lots for the development of 490 residential condominium units to accommodate the development of Phase 2 of the Arantine Hills Specific Plan. The map also proposes to establish 32 lettered lots for the construction of private streets, open space, a private park, and a trail which are all improvements associated with the development of the Phase 2 area. The subdivision is proposed within Planning Areas 8, 9, 10, and 18 of the Arantine Hills Specific Plan within the low density, medium density and high density residential designations and park designation.

**Background**

The Arantine Hills Specific Plan is a 307.8-acre master plan originally adopted in 2012 and later amended in 2016 by a specific plan amendment. The specific plan consists of 191.6 acres to be

developed for residential purposes at varying densities up to a maximum of 1,621 dwelling units. However, a total of 1,806 residential units are allowed if 185 residential units are age-restricted for senior citizen housing. The plan also provides for 10 acres of commercial development, 10 acres of private parks, and 77.4 acres of open space. An Environmental Impact Report was certified for the Arantine Hills Specific Plan in August 2012 and a Supplement EIR was later certified in 2016 in conjunction with the first specific plan amendment. A second amendment was approved in December 2018 to annex approximately 32 acres into the specific plan with an Addendum to the EIR adopted by the City Council. The master subdivision tract map for Arantine Hills (Tract 36294) has been recorded and the master developer also operates under a recorded Development Agreement (DA15-001) between the City and Arantine Holdings, LLC. The development agreement gives the developer the vested right to develop the Arantine Hills Specific Plan in accordance with the adopted land use regulations in exchange for the construction of certain public infrastructure. The most noteworthy infrastructure improvement associated with the development of the specific plan is the construction of the Interstate 15/Cajalco Interchange Improvement project. The master developer's fair share cost toward the construction of the interchange improvement is 32.5%. However, the developer advanced the funds to the city for the unfunded portion of the improvement, the remaining 67.5%, so that construction within the Arantine Hills Specific Plan would not be delayed.

Section 5.9 of the Arantine Hills Specific Plan (SP09-001) describes the order of the infrastructure phasing plan and development plan for the master planned community with the location of each phase shown in Exhibit 5.16. Currently under construction is Phase 1 which was approved by TTM 37030 and PP16-012 in March 2017. Phase 1 covers 54 acres, 393 residential units and the community club houses (multi-purpose room, outdoor lounge, tot-lot and barbeques) and active recreational amenities (3 swimming pools, outdoor lounge and patios and jacuzzi). The unit types consist of 292 detached residential units and 101 attached townhouses. At this time, 150 residential building permits and 69 Certificates of Occupancy (C of O) have been issued by the city for Phase 1.

The developer is in compliance with the development agreement with the city and is meeting their infrastructure obligations required by the agreement for the construction costs associated with the Interstate 15/Cajalco Road Interchange Improvement Project, the 2.5 million gallon water reservoir planned on Keith Street, the sewer system upgrades, and certain traffic signals required by the project's EIR. At the present time, the interchange improvement project is 76% completed, the sewer upgrades are completed, and the traffic signals associated with Phase 1 have been constructed. The city anticipates the construction of the water reservoir to start in September 2019, and the developer is paying their fair share cost associated with the construction. Arantine Hills is allowed up to 700 residential certificates of occupancy prior to the completion of the reservoir.

### Project Description

Table A below summarizes the proposed uses for the lots, the lots' planning area, the number of units associated with each planning area and the respective land use designations of Low Density Residential (LDR), Medium Density Residential (MDR), and High Density Residential (HDR). Table B below summarizes the proposed uses for the lettered lots.

**TABLE A  
NUMBERED LOTS**

Lots	Product Type	Units	Planning Area / Land Use Designation
1 - 11	Single Family Detached	88	8 / LDR <sup>1</sup>
12 - 23	Cluster units in 6-pack configurations	66	9 / MDR <sup>2</sup>
24 - 29	Triplex units	72	10 / HDR <sup>3</sup>
30 - 37	Cluster units in 8-pack configurations	78	10 / HDR
38 - 41	Townhomes (2-story)	103	9 / MDR & 10 / HDR
42 - 45	Townhomes (3-story)	83	10 / HDR

1. Low Density Residential, 3 to 6 du/ac
2. Medium Density Residential, 6 to 15 du/ac
3. High Density Residential, 15 to 36 du/ac

**TABLE B  
LETTERED LOTS**

Lots	Land Use
A	Park
B - G	Open Space
H	Trail
I - L	Open Space
M - Z	Private Streets
AA - FF	Private Streets

Lots 1 - 11 will be developed with single family detached homes. Lots 12 - 23 will be developed with 6-pack units which are configured in clusters of six detached homes taking access from a common alley. Lots 24 - 29 will be developed with triplex units which are configured in clusters of three detached homes taking access from a common alley. Lots 30 - 37 will be developed with 8-pack units which are configured similar to the 6-pack units. Lots 38 - 41 will be developed with two-story attached townhomes, and Lots 42 - 45 will have three-story attached townhomes. As the map is for condominium purposes, all units within the development will be condominium homes.

The lots being created by TTM 37644 range from 12,510 square feet to 92,044 square feet. The lot sizes are designed for residential condominium purposes and will accommodate multiple residential units on a single lot separated by an exclusive use area devoted to each residential unit. The high density and medium density designations of the specific plan do not require a minimum size for the exclusive use area but dictates yard space by requiring a minimum separation between buildings and streets. The low density designation requires a minimum exclusive use area of 2,700 square feet for low density condominium development.

Lot A is the location of a 1.26-acre private park being constructed with Phase 2 and will serve the

residents within the gated Arantine Hills community, similar to all the other common amenities provided in the community. This park was also identified in the development agreement (first amendment) for Planning Area 18.

Lots B - G, I, and J will contain open space and slopes which are located along the westerly and northerly perimeters of Phase 2. Two of these lots (E and J) are located next to the off-site slope owned by the Eagle Glen Homeowners' Association to the north of Phase 2. Lot H is located along the northerly perimeter of Phase 2 and will contain a 10-foot wide trail which will connect Eagle Glen Parkway through the project site to the Multipurpose Trail located along Bedford Wash. The trail will also connect to the trail within Phase 1. Lots K and L are located at the northeasterly perimeter of Phase 2 behind Lot 9. These two lots will contain slopes that face Bedford Canyon Road.

Lots M - Z and AA - FF will contain the residential private local streets which will serve as access to the residential neighborhoods within the planning areas. The private/public collector street on Bedford Canyon Road and private collector street on Hudson House Drive were constructed in Phase 1 and will provide access into the planning areas within Phase 2. The private local streets have overall rights-of-way widths ranging from 50 feet to 66 feet.

The Planning and Housing Commission at their meeting on July 22, 2019, inquired if on-street parking could be provided on Ruby Lane (Lot U) and Bergamot Lane (Lot R) because the on-street parking plan showed no parking on these two streets. As designed on the tentative tract map, the overall right-of-way width for both streets is 50 feet with the roadway width being 30 feet curb-to-curb. However, per the city's Private Way design standard parking is allowed on one side of the street within the 30-foot wide roadway standard. Since the meeting, the applicant consulted with their fire safe planning consultant and the consultant confirmed that parking on one side of the street would be acceptable in this area.

**COMMITTEE ACTION:**

Not applicable.

**STRATEGIC PLAN:**

Not applicable.

**FISCAL IMPACT:**

The applicant paid \$11,368.00 in application processing fees for the tentative tract map application.

**ENVIRONMENTAL ANALYSIS:**

Per Sections 15162 and 15163 of the State Guidelines for implementing the California Environmental Quality Act (CEQA), no subsequent environmental evaluation is required when an Environmental Impact Report (EIR) has been certified for a project and no substantial changes have been made to the project. The Arantine Hills Specific Plan is a master plan that was comprehensively evaluated in an Environmental Impact Report (EIR) certified on August 15, 2012 and a Supplemental Environmental Impact Report (SEIR) adopted on May 19, 2016. An Addendum to the EIR was also adopted by the City Council in December 2018 for a second amendment to the specific plan to annex approximately 32 acres into the Arantine Hills Specific Plan. The subject applications of TTM 37644 and PP2019-0004 are project level proposals that are wholly consistent with and will implement the approved specific plan. Mitigation measures identified in the EIR and SEIR will be carried through to each project level development plan that implements the master plan, and therefore, subsequent

evaluation at the project level under CEQA is not required.

**PLANNING AND HOUSING COMMISSION ACTION:**

At its meeting of July 22, 2019, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Siqueland/Shah) and carried unanimously with Vice Chair Jones absent, that the Planning and Housing Commission recommend approval of TTM 37644 to the City Council, based on the findings contained in the staff report and conditions of approval. The minutes of the Planning and Housing Commission meeting are included as Exhibit 4.

**PREPARED BY:** JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

**REVIEWED BY:** KERRY D. EDEN, ASSISTANT CITY MANAGER/ADMINISTRATIVE SERVICES DIRECTOR

**REVIEWED BY:** MICHELE NISSEN, ASSISTANT CITY MANAGER

**SUBMITTED BY:** MITCHELL LANSDELL, ACTING CITY MANAGER

Attachments:

1. Locational and Zoning Map.
2. Site Plan for TTM 37644.
3. Planning and Housing Commission Staff Report
4. Draft Minutes of the Planning and Housing Commission meeting of July 22, 2019.

**APPLICANT INFORMATION**

*John Sherwood, Arantine Hills Holding/The New Home Company, 85 Enterprise, Suite 450, Aliso Viejo, CA 92565*

# LOCATIONAL & ZONING MAP



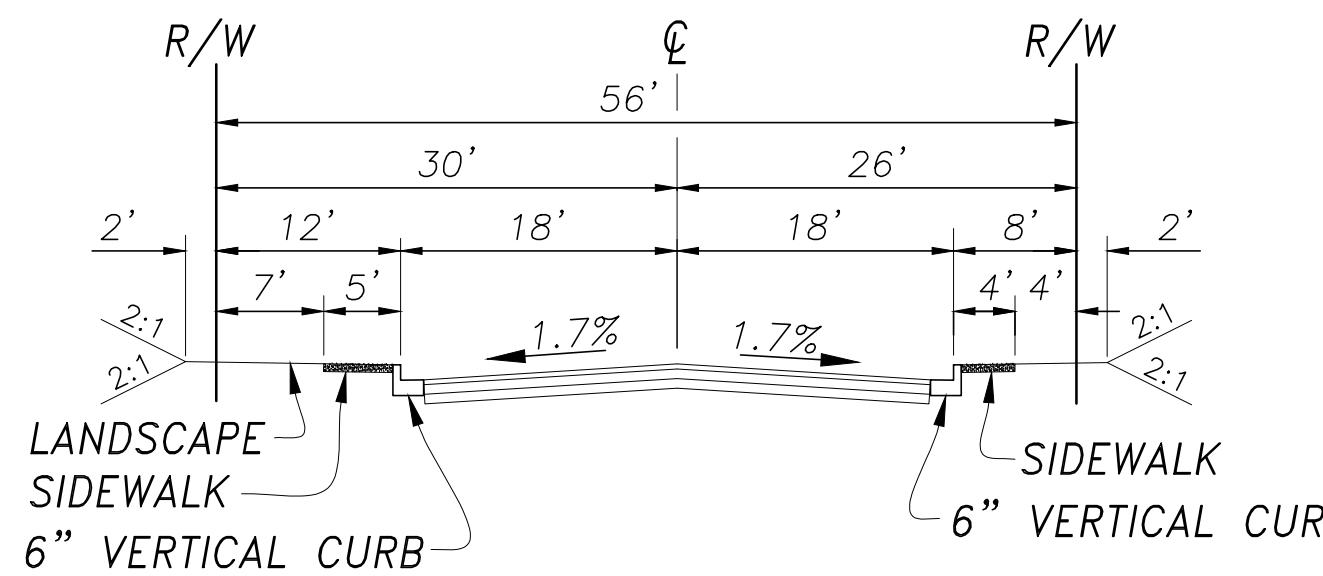
Date: 07/16/2019

TTM 37644 & PP2019-0004  
Arantine Hills

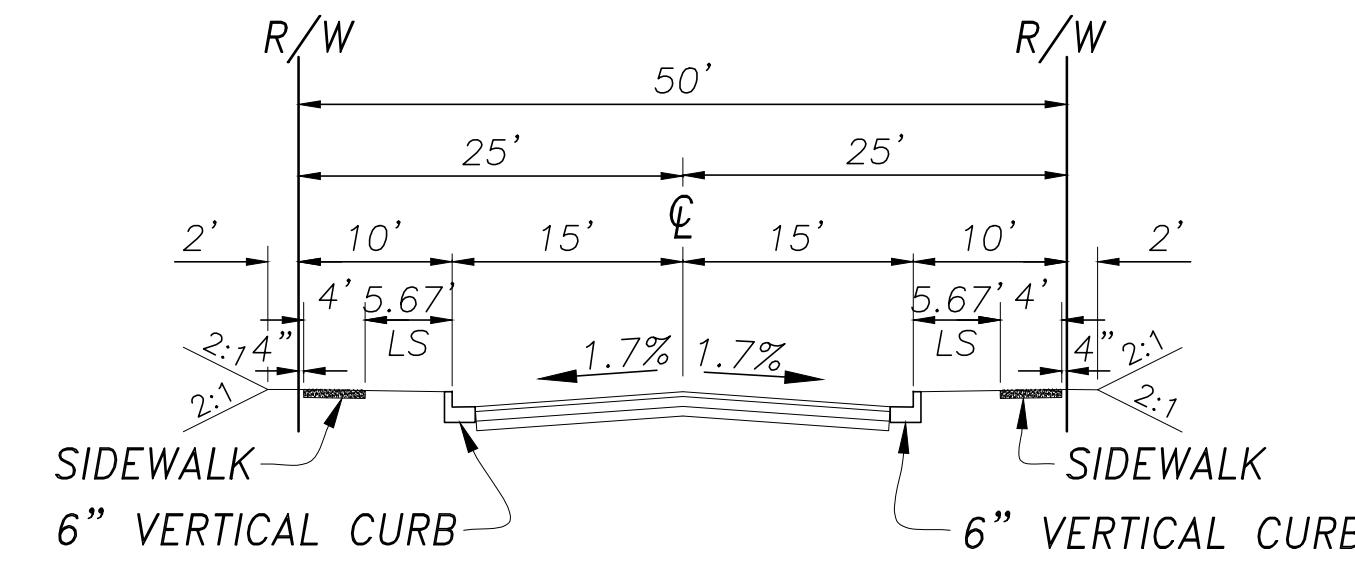


**EXHIBIT 1**

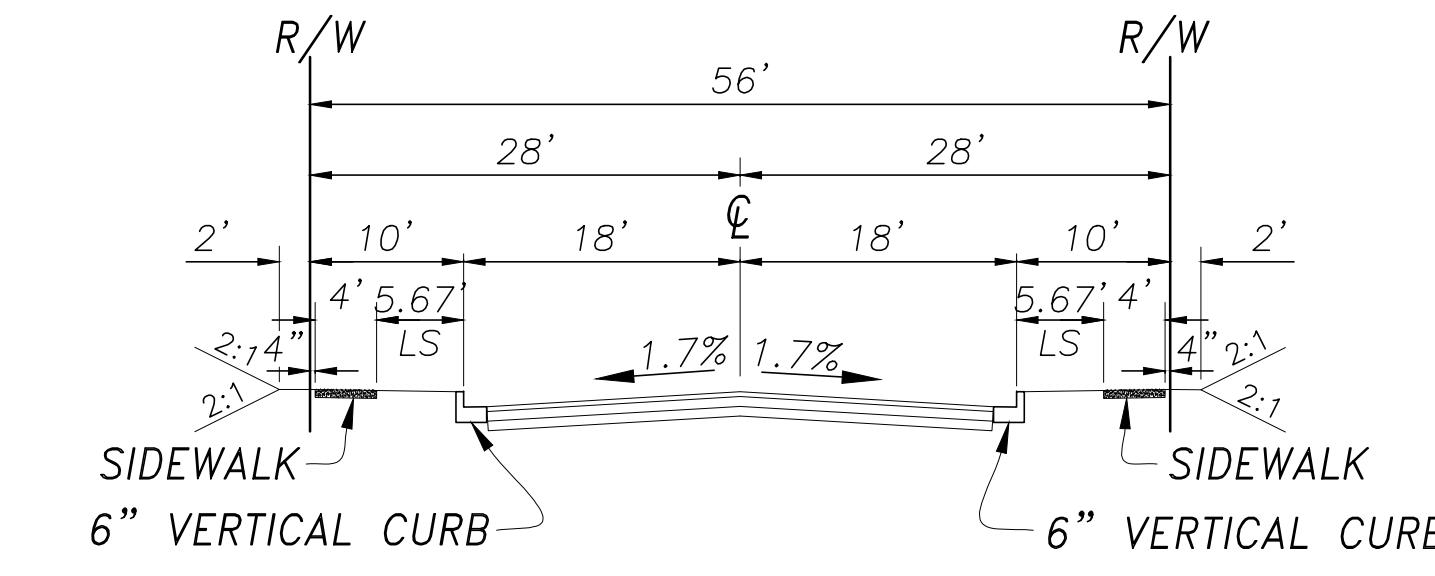




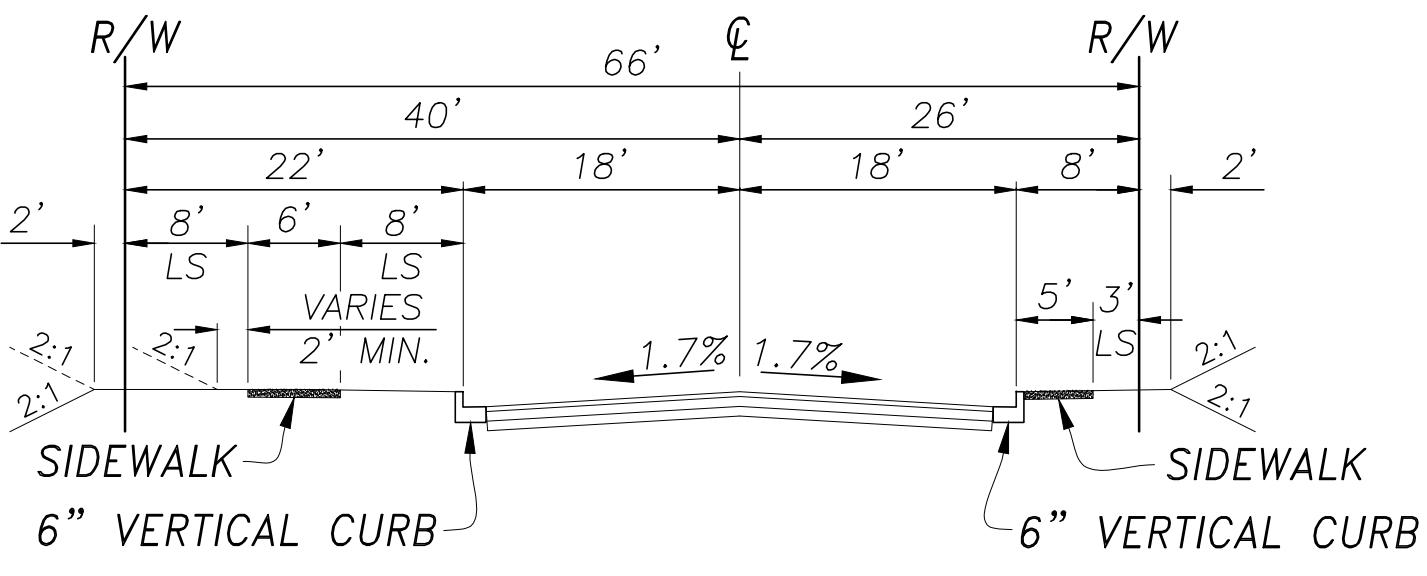
56' PRIVATE LOCAL STREET  
(OLVIDA STREET)  
N.T.S.



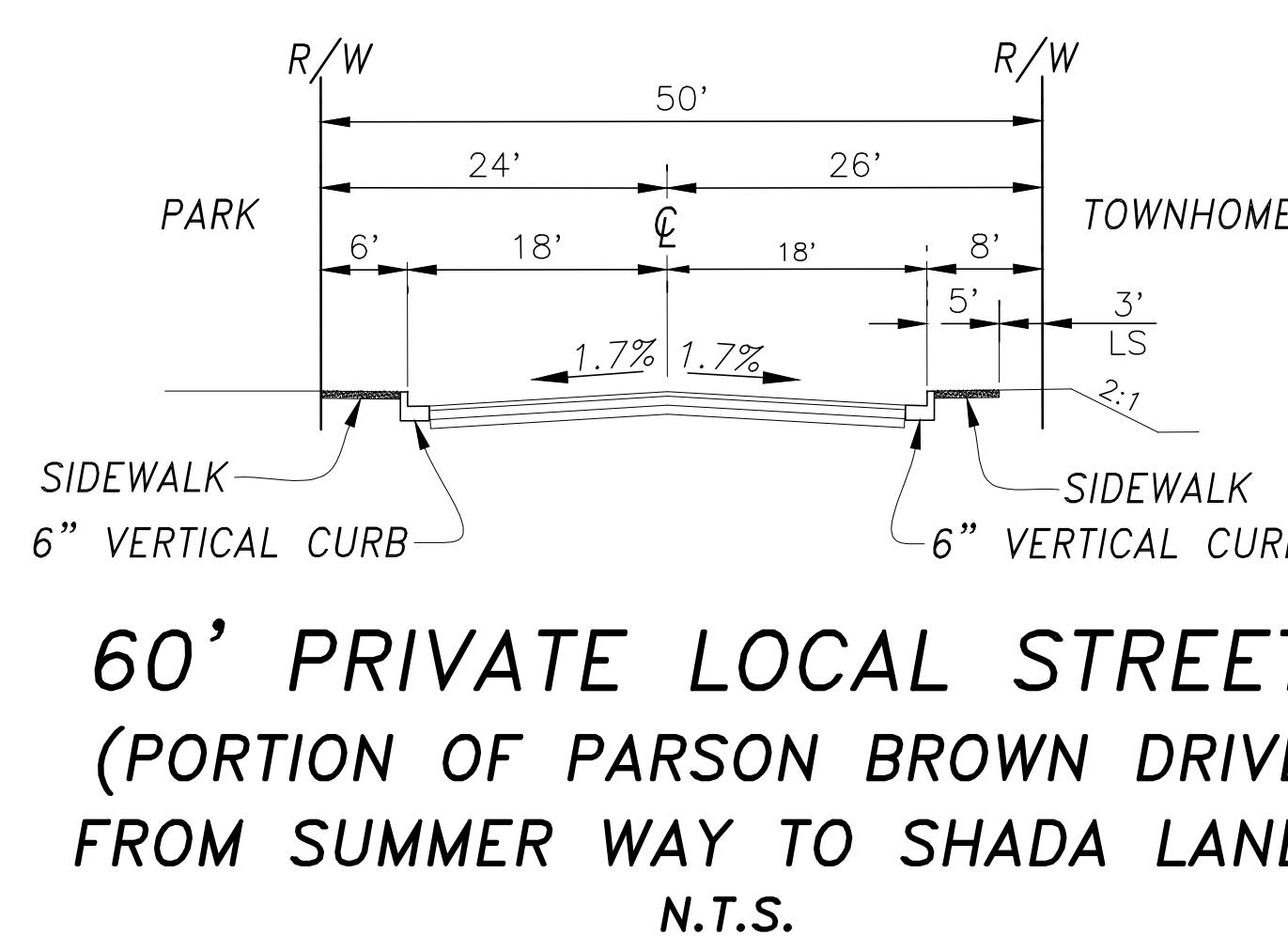
50' PRIVATE LOCAL STREET  
(RUBY LANE AND BERGAMOT)  
N.T.S.



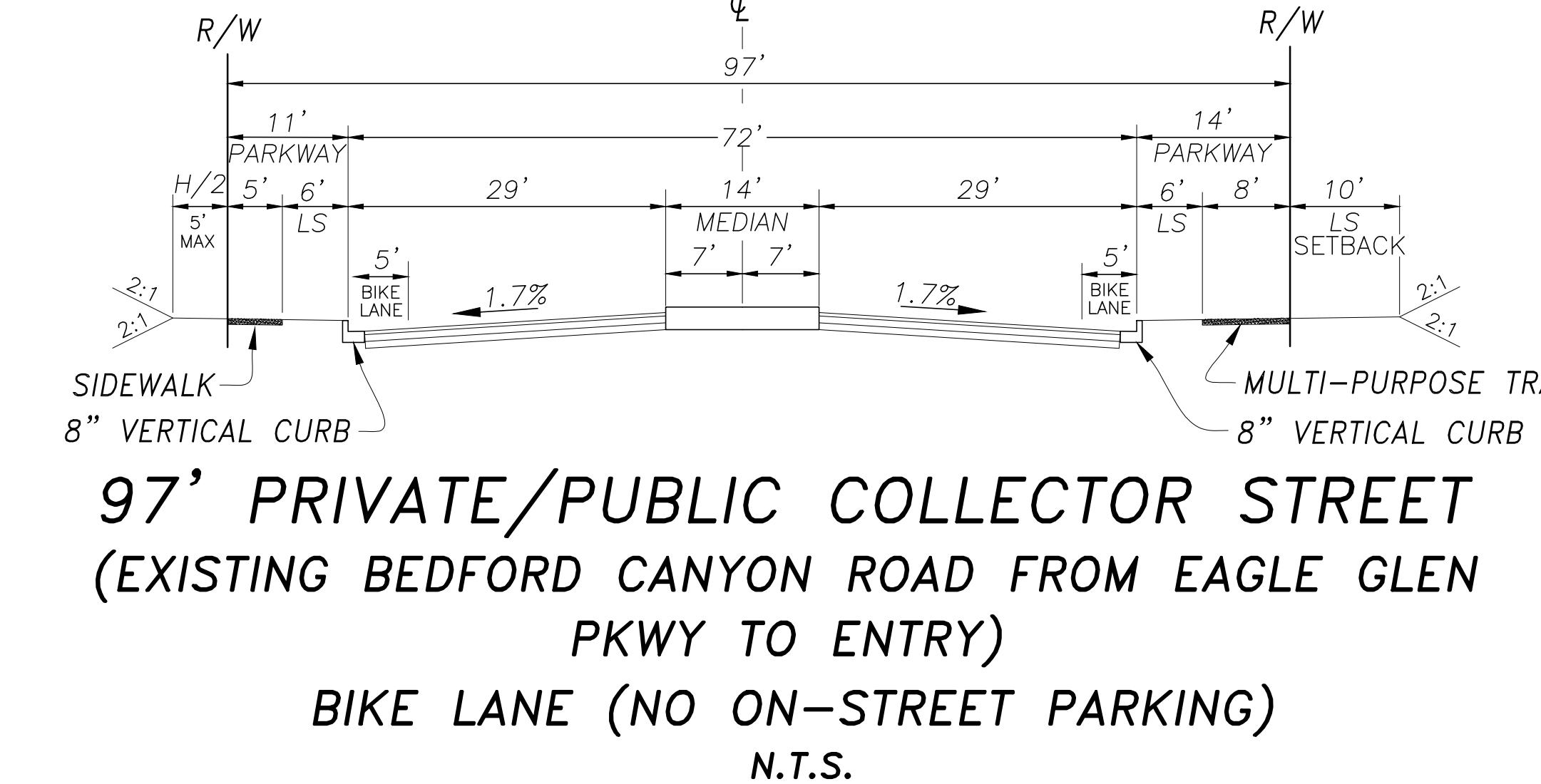
56' PRIVATE LOCAL STREET  
(FLORENTINE DR., STELAMAR WAY, YUZU ST.,  
PANAMA DR., SATSUMA LANE, MELOGOLD WAY,  
SHADA LANE, SUMMER WAY, AND SPRING LANE)  
N.T.S.



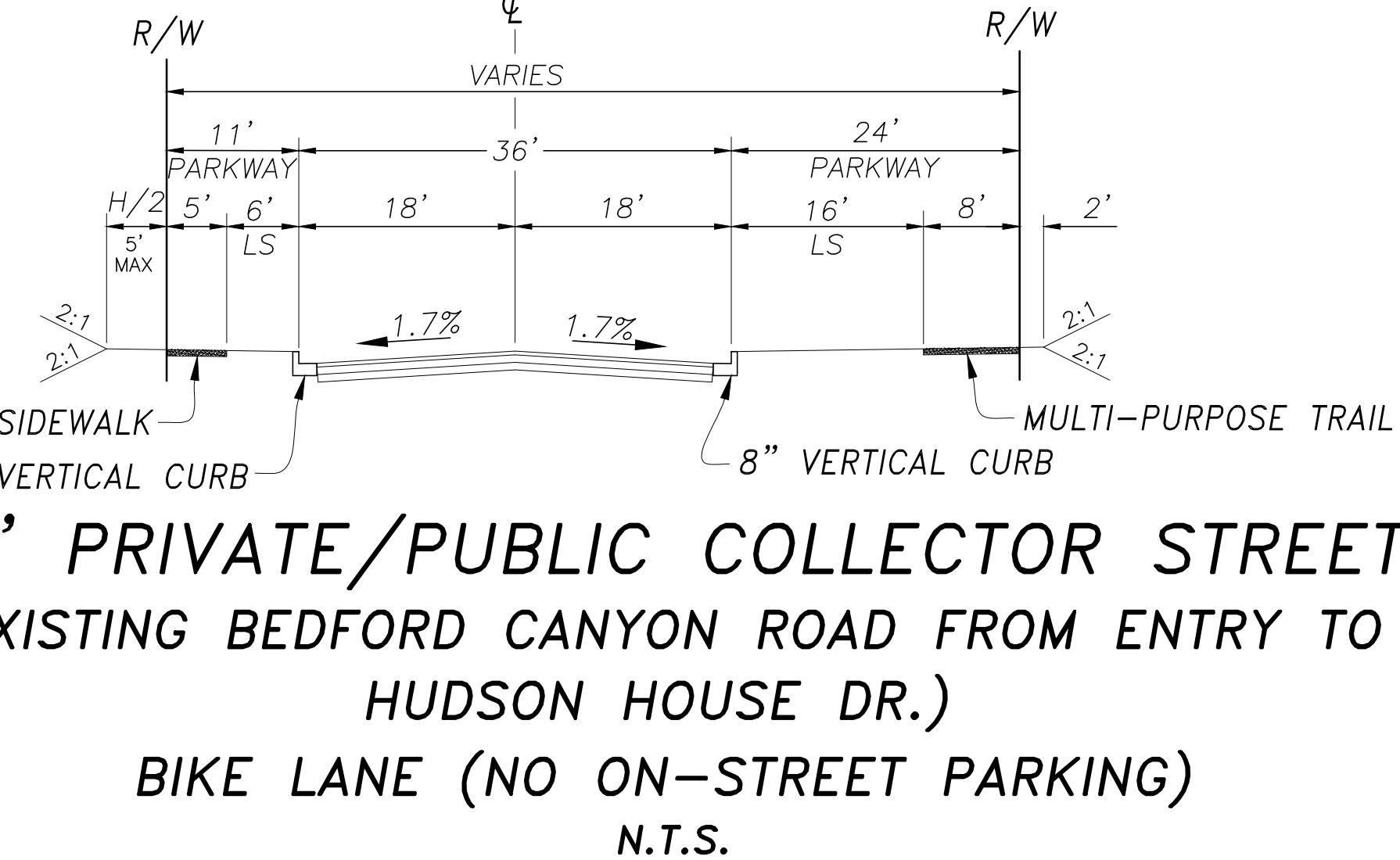
66' PRIVATE LOCAL STREET  
(POMELO DR. AND PARSON BROWN DR. FROM  
HUDSON HOUSE DRIVE TO SUMMER WAY AND  
FROM SHADA LANE TO POMELO DR.)  
N.T.S.



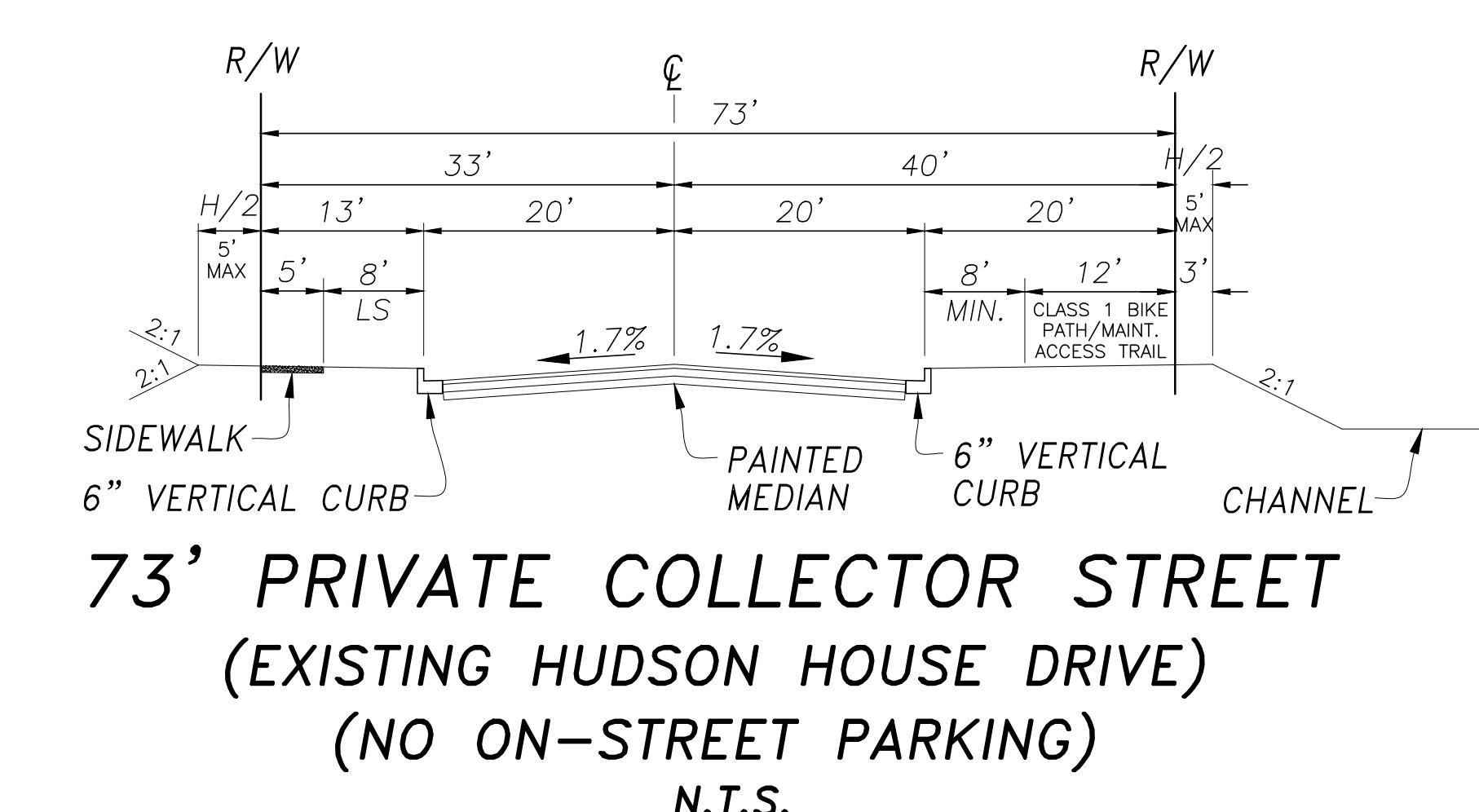
60' PRIVATE LOCAL STREET  
(PORTION OF PARSON BROWN DRIVE  
FROM SUMMER WAY TO SHADA LANE)  
N.T.S.



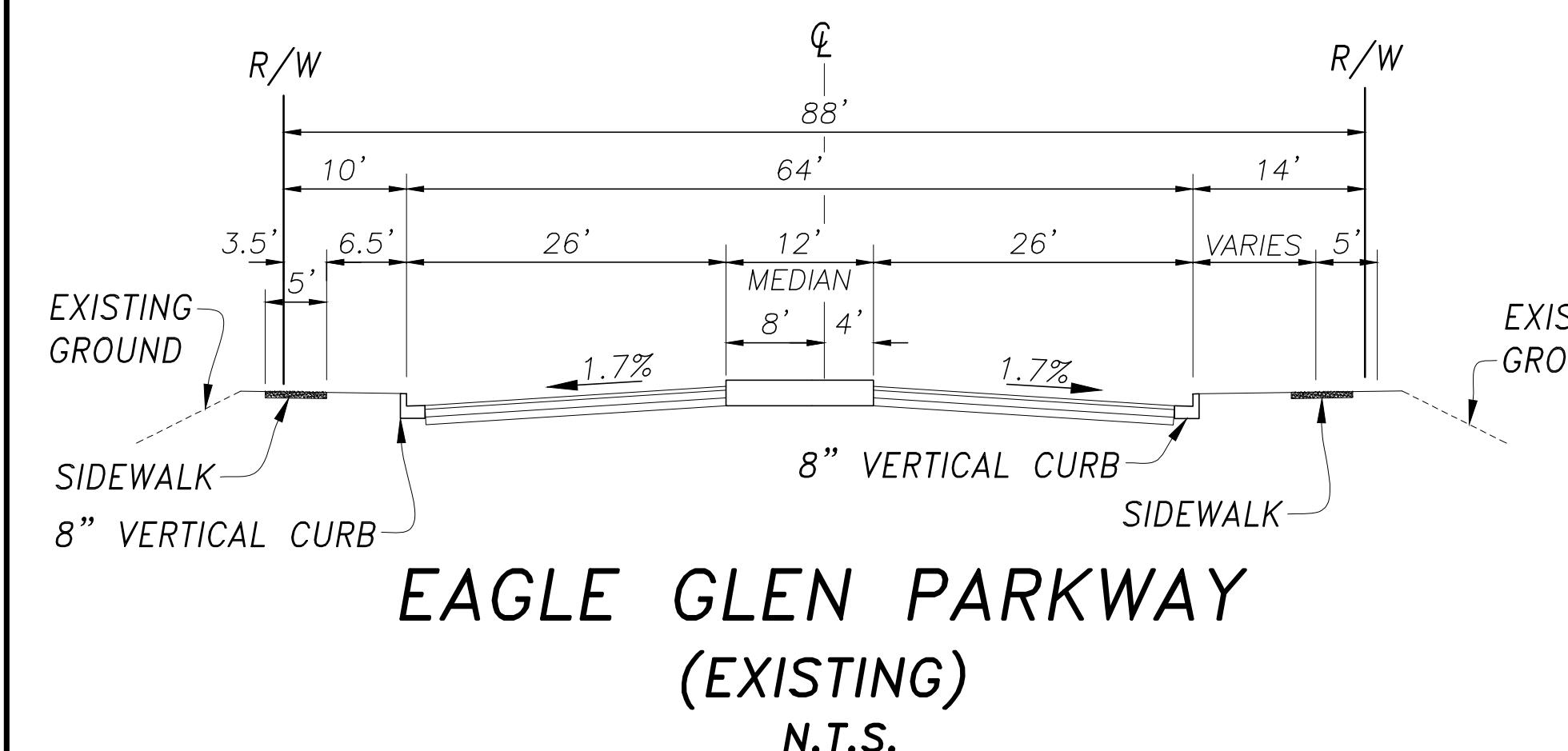
97' PRIVATE/PUBLIC COLLECTOR STREET  
(EXISTING BEDFORD CANYON ROAD FROM EAGLE GLEN  
PKWY TO ENTRY)  
BIKE LANE (NO ON-STREET PARKING)  
N.T.S.



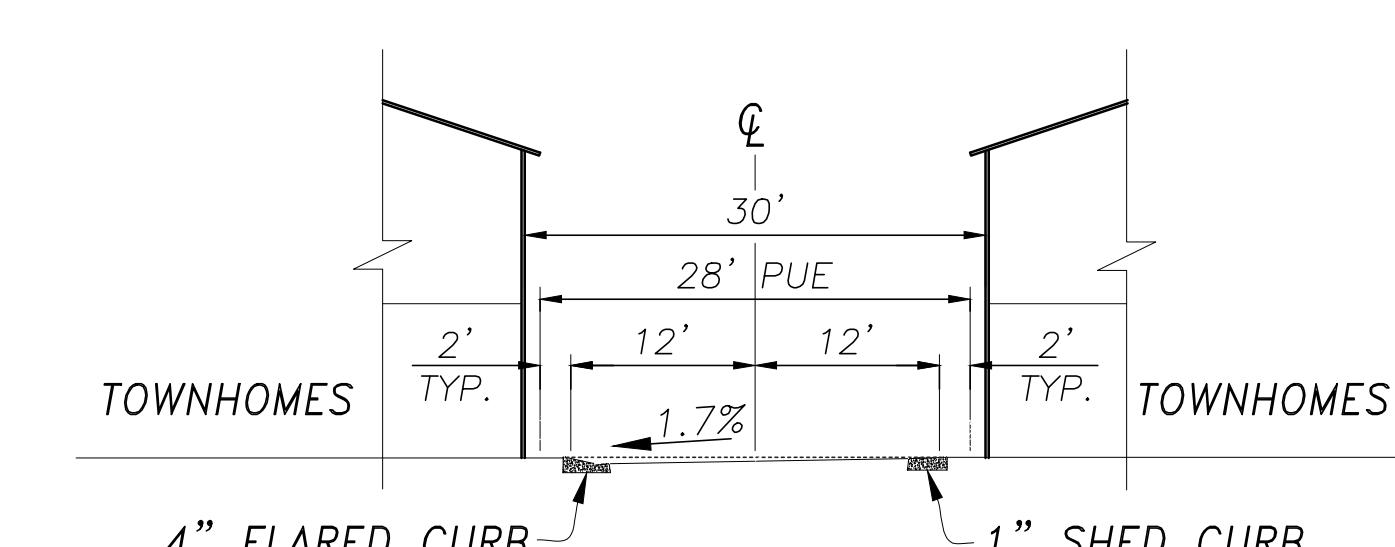
97' PRIVATE/PUBLIC COLLECTOR STREET  
(EXISTING BEDFORD CANYON ROAD FROM ENTRY TO  
HUDSON HOUSE DR.)  
BIKE LANE (NO ON-STREET PARKING)  
N.T.S.



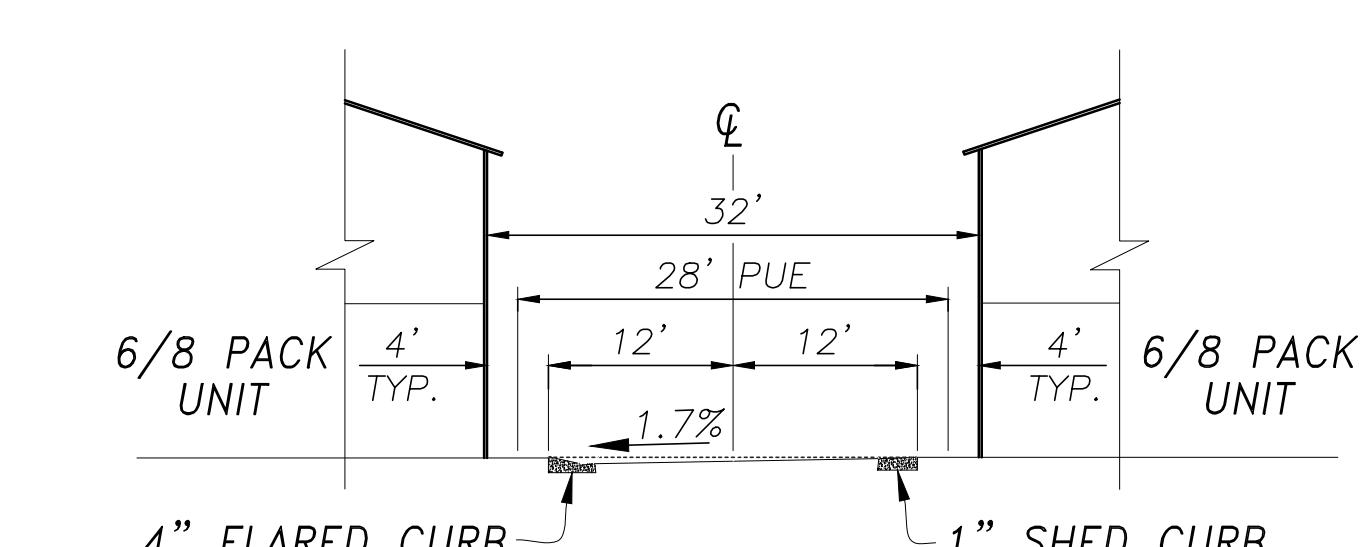
73' PRIVATE COLLECTOR STREET  
(EXISTING HUDSON HOUSE DRIVE)  
(NO ON-STREET PARKING)  
N.T.S.



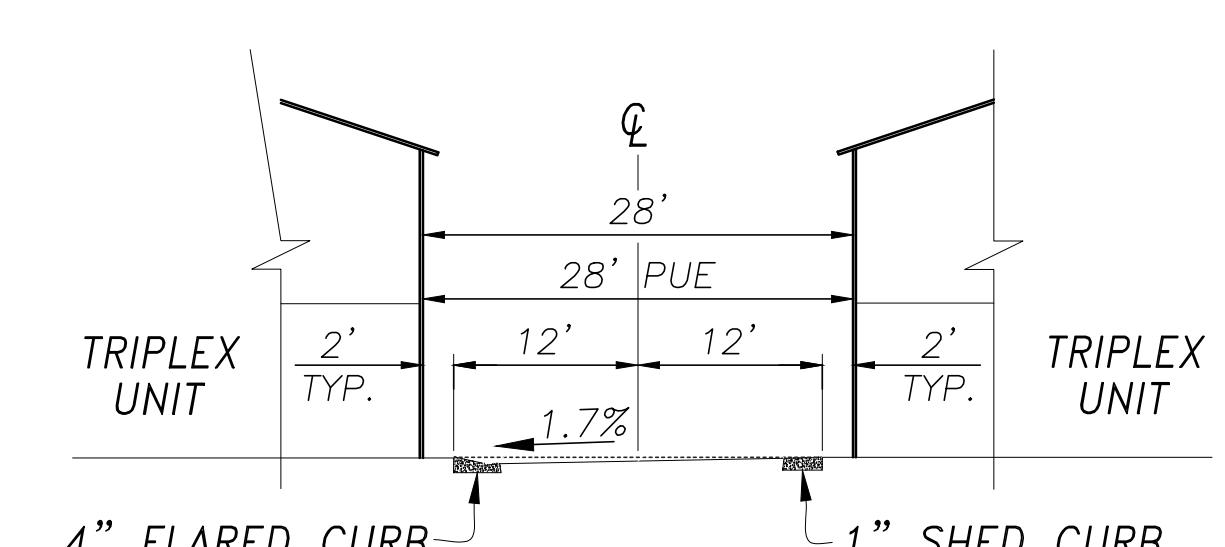
EAGLE GLEN PARKWAY  
(EXISTING)  
N.T.S.



TYPICAL 24' ALLEY  
(TOWNHOMES)  
N.T.S.



TYPICAL 24' ALLEY  
(8 PACK-2 STORY/6 PACK)  
N.T.S.



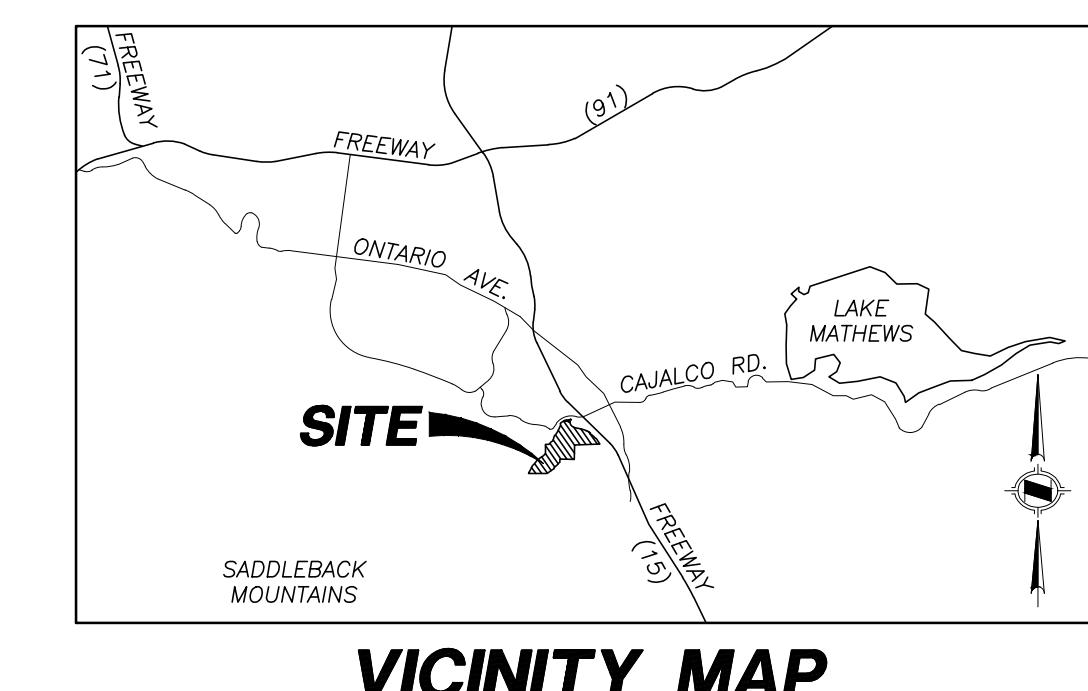
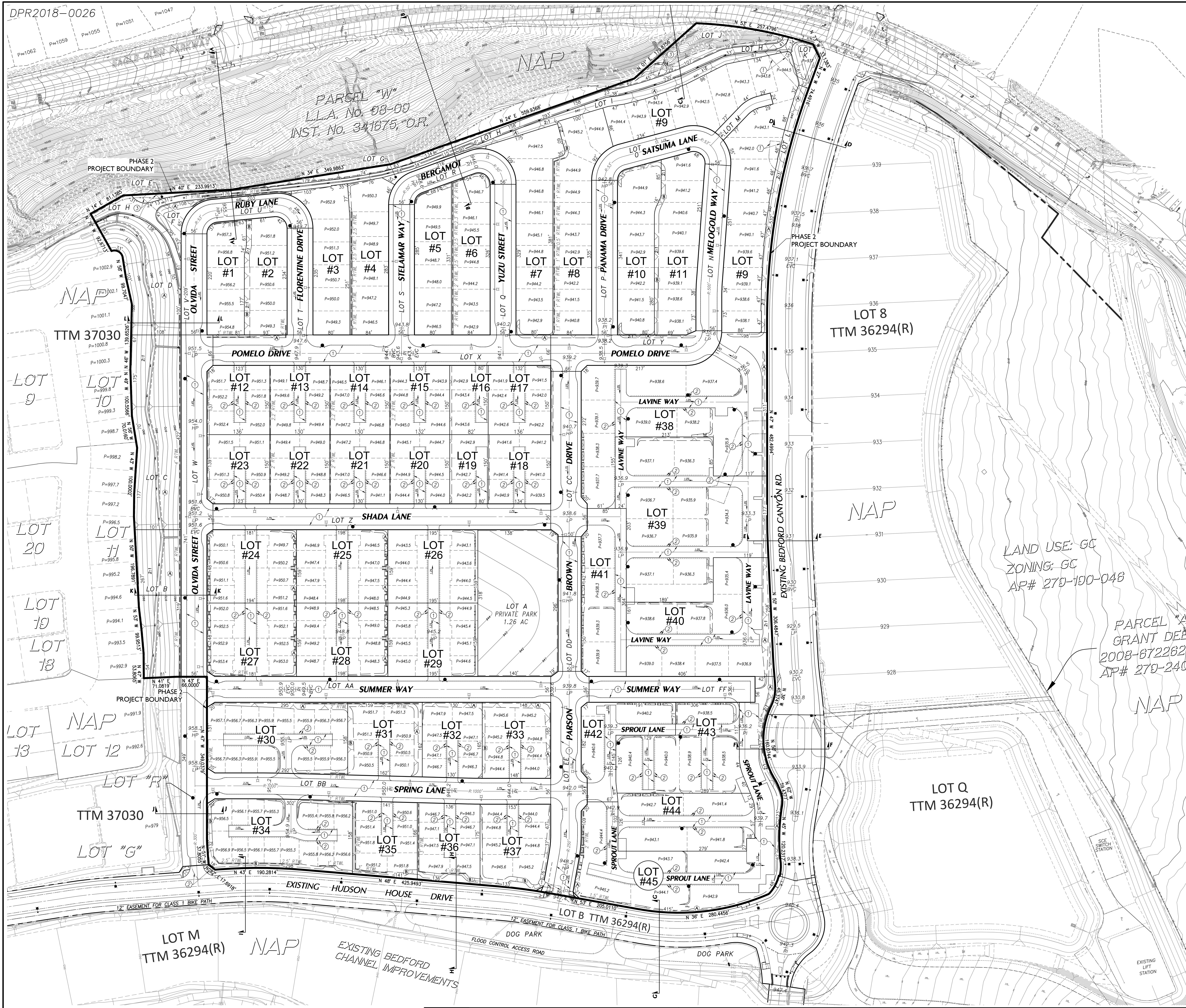
TYPICAL 24' ALLEY  
(TRIPLEX)  
N.T.S.

1 6/13/19 REVISIONS PER PLANNING REVIEW COMMITTEE COMMENTS				DRAWN BY:	LP	PREPARED FOR:	OWNER:	PREPARED BY:
NO.	DATE	REVISIONS	APPROVED	DESIGNED BY:	DS	THE NEW HOME COMPANY 85 ENTERPRISE, SUITE 450 ALISO VIEJO, CA 92656 (949) 382-2766	ARANTINE HILLS HOLDINGS, LP A DELAWARE LIMITED PARTNERSHIP 85 ENTERPRISE, SUITE 450 ALISO VIEJO, CA 92656 (949) 382-2766	HUNSAKER & ASSOCIATES IRVINE, INC. PLANNING ■ ENGINEERING ■ SURVEYING Three Hughes ■ Irvine, CA 92618 ■ PH: (949) 583-1010 ■ FX: (949) 583-0759
				CHECKED BY:	DS			

NO.	DATE	REVISIONS	APPROVED	CHECKED BY:	DS

NO.	DATE	REVISIONS	APPROVED	CHECKED BY:	DS

STREET SECTIONS TENTATIVE TRACT NO.37644 FOR CONDOMINIUM PURPOSES City of Corona				SHEET
				2 OF 12



## **SLOPE DESIGNATIONS**

- A MAINTAINED BY HOMEOWNERS ASSOCIATION
- B MAINTAINED BY PRIVATE OWNERS

## **LEGEND**

RIGHT OF WAY

LOT LINE

TRACT BOUNDARY

EASEMENT

EXISTING LOT LINE

CONTOURS

TOP AND TOE OF SLOPE

DAYLIGHT LINE

RETAINING WALL

PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR

PROPOSED V-DITCH

PROPOSED CENTER LINE

PROPOSED CURB

EXISTING CURB

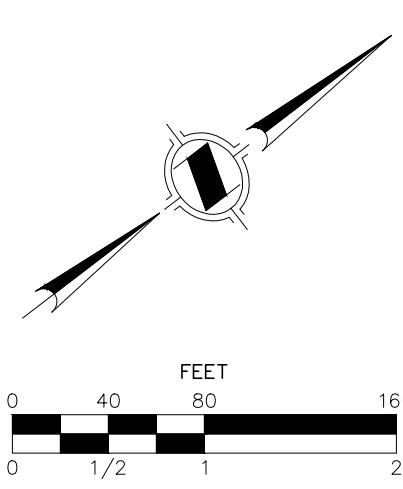
EXISTING MEDIAN

PROPOSED FIRE HYDRANT

PROPOSED LIGHT POLE

EXISTING LIGHT POLE

DATE 06-13-2019  
W.O. 2749-36  
GROSS AREA 51.15±  
CONTOUR INTERVAL 5'  
NUMBERED LOTS 45  
LETTERED LOTS 32



1	6/13/19	REVISIONS PER PLANNING REVIEW COMMITTEE COMMENTS		DRAWN BY:  <b>THE NEW HOME COMPANY</b>	LP	PREPARED FOR:  <b>ARANTINE HILLS HOLDINGS, LP</b> <b>A DELAWARE LIMITED PARTNERSHIP</b>	OWNER:  <b>85 ENTERPRISE, SUITE 450</b> <b>ALISO VIEJO, CA 92656</b> <b>(949) 382-2766</b>	PREPARED BY:  <b>HUNSAKER &amp; ASSOCIATES</b> <b>IRVINE, INC.</b> PLANNING ■ ENGINEERING ■ SURVEYING Three Hughes ■ Irvine, CA 92618 ■ PH:(949) 583-1010 ■ F:(949) 583-0759
NO.	DATE	REVISIONS	APPROVED	DESIGNED BY:  <b>CHECKED BY:</b>	DS	DS		

**CONCEPTUAL GRADING  
TENTATIVE TRACT NO.37644  
FOR CONDOMINIUM PURPOSES  
City of Corona**

# SHEET

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1 6/13/19 REVISIONS PER PLANNING REVIEW COMMITTEE COMMENTS

NO.	DATE	REVISIONS	APPROVED

DRAWN BY:

LP  
DS

PREPARED FOR:

THE NEW HOME COMPANY

85 ENTERPRISE, SUITE 450  
ALISO VIEJO, CA 92656  
(949) 382-2766

OWNER:

ARANTINE HILLS HOLDINGS, LP  
A DELAWARE LIMITED PARTNERSHIP  
85 ENTERPRISE, SUITE 450  
ALISO VIEJO, CA 92656  
(949) 382-2766

PREPARED BY:

HUNSAKER & ASSOCIATES

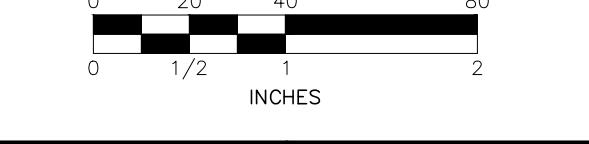
IRVINE, INC.  
PLANNING ■ ENGINEERING ■ SURVEYING  
Three Hughes ■ Irvine, CA 92618 ■ PH: (949) 583-1010 ■ FX: (949) 583-0759

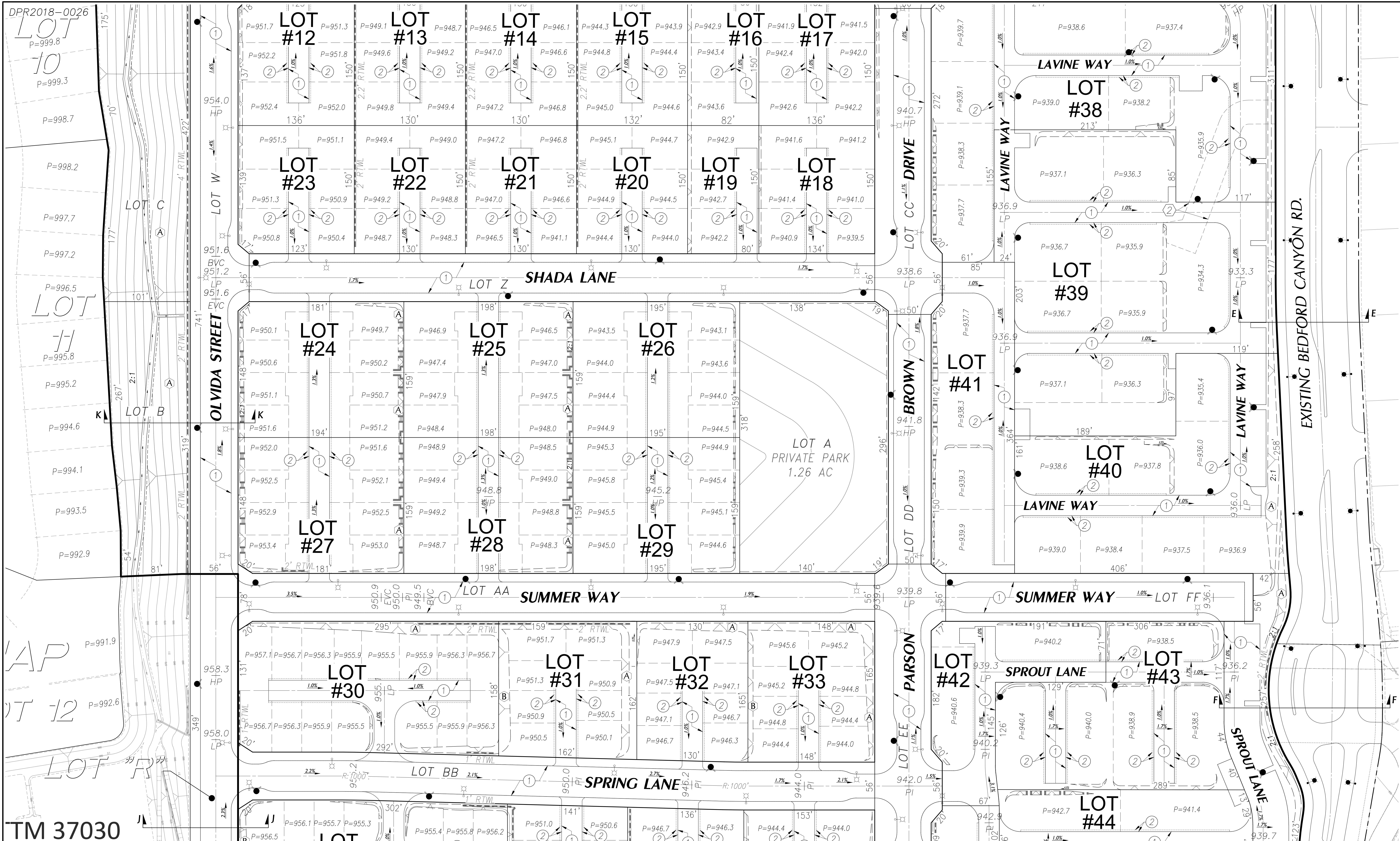
CONCEPTUAL GRADING  
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City of Corona

SHEET

4 OF 12

DATE 06-13-2019  
W.O. 2749-36  
GROSS AREA 51.15±  
CONTOUR INTERVAL 5'  
NUMBERED LOTS 45  
LETTERED LOTS 32





TM 37030

LEGEND

RIGHT OF WAY	PROPOSED V-DITCH
LOT LINE	PROPOSED CENTER LINE
TRACT BOUNDARY	EXISTING CURB
EASEMENT	EXISTING MEDIAN
EXISTING LOT LINE	PROPOSED FIRE HYDRANT
CONTOURS	PROPOSED LIGHT POLE
TOP AND TOE OF SLOPE	
DAYLIGHT LINE	
RETAINING WALL	
PROPOSED MAJOR CONTOUR	
PROPOSED MINOR CONTOUR	

SLOPE DESIGNATIONS

(A) MAINTAINED BY HOMEOWNERS ASSOCIATION  
(B) MAINTAINED BY PRIVATE OWNERS

1 6/13/19 REVISIONS PER PLANNING REVIEW COMMITTEE COMMENTS

NO. DATE REVISIONS APPROVED

DRAWN BY: LP

DESIGNED BY: DS

CHECKED BY: DS

PREPARED FOR:

THE NEW HOME COMPANY

85 ENTERPRISE, SUITE 450  
ALISO VIEJO, CA 92656  
(949) 382-2766

OWNER:

ARANTINE HILLS HOLDINGS, LP

A DELAWARE LIMITED PARTNERSHIP  
85 ENTERPRISE, SUITE 450  
ALISO VIEJO, CA 92656  
(949) 382-2766

PREPARED BY:

HUNSAKER & ASSOCIATES

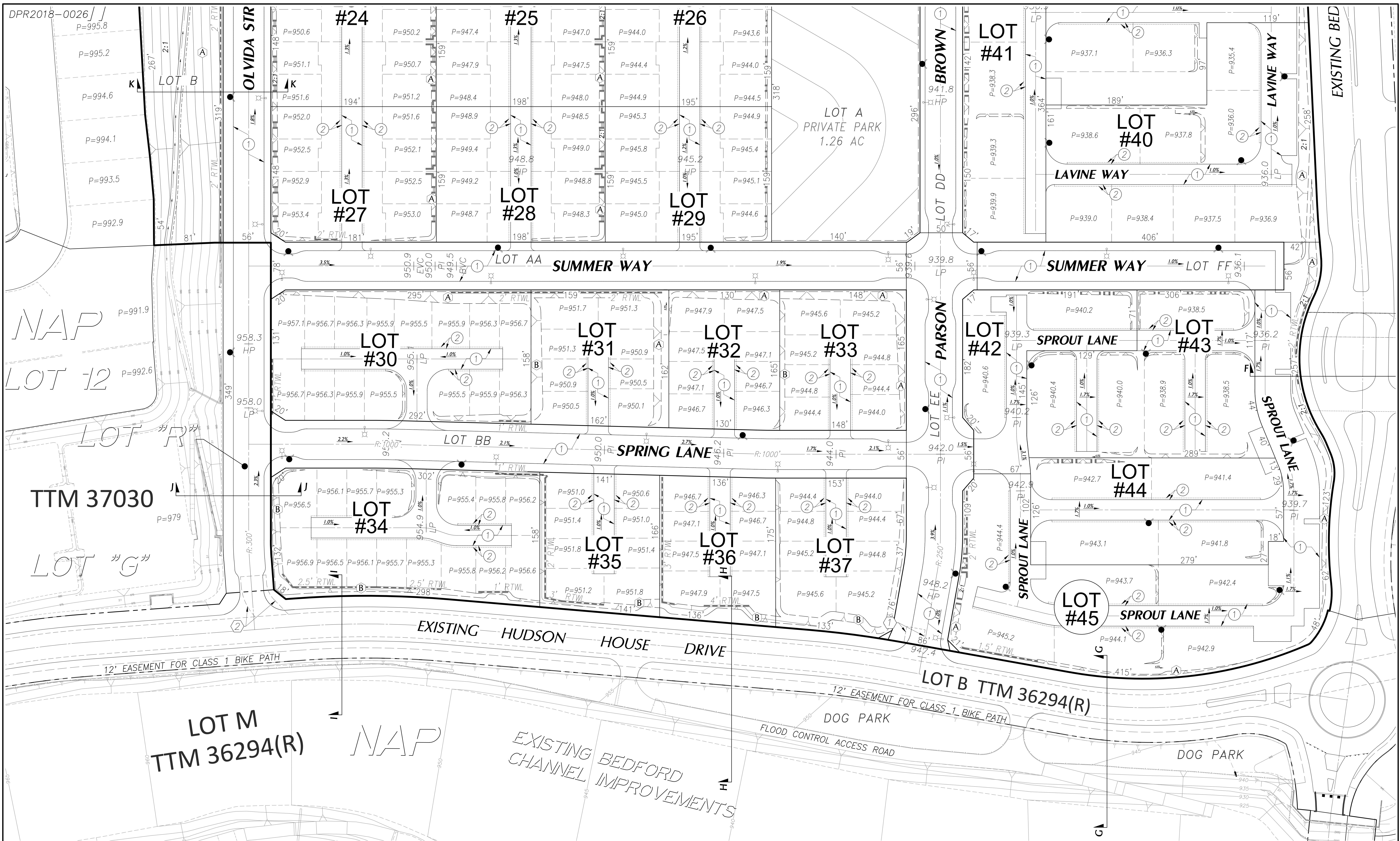
PLANNING ■ ENGINEERING ■ SURVEYING  
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DATE 06-13-2019  
W.O. 2749-36  
GROSS AREA 51.15±  
CONTOUR INTERVAL 5'  
NUMBERED LOTS 45  
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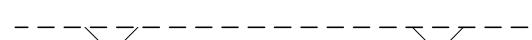
CONCEPTUAL GRADING  
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FOR CONDOMINIUM PURPOSES  
City of Corona

SHEET

5 OF 12



## **LEGEND**

—	RIGHT OF WAY
—	LOT LINE
—	TRACT BOUNDARY
—	EASEMENT
—	EXISTING LOT LINE
 101	CONTOURS
	TOP AND TOE OF SLOPE
	DAYLIGHT LINE
—	RETAINING WALL
101	PROPOSED MAJOR CONT.
101	PROPOSED MINOR CONT.

## **SLOPE DESIGNATION**

- A MAINTAINED BY HOMEOWNERS ASSOC
- B MAINTAINED BY PRIVATE OWNERS

1	6/13/19	REVISIONS PER PLANNING REVIEW COMMITTEE COM
NO.	DATE	REVISIONS

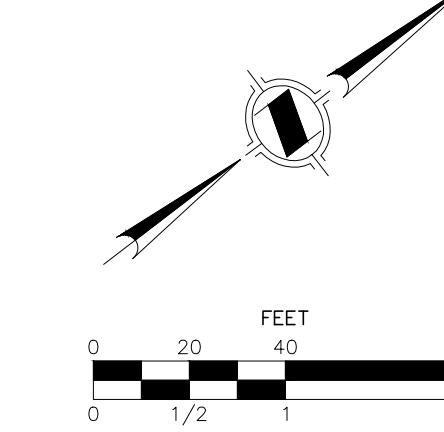
			<i>PREPARED FOR:</i>
	DRAWN BY:	LP	
	DESIGNED BY:	DS	<b>THE NEW HOME CO.</b> 85 ENTERPRISE, SUITE ALISO VIEJO, CA (949) 382-2777
APPROVED	CHECKED BY:	DS	

**OWNER:**  
**ARANTINE HILLS HOLDINGS, LP**  
**A DELAWARE LIMITED PARTNERSHIP**  
85 ENTERPRISE, SUITE 450  
ALISO VIEJO, CA 92656  
(949) 382-2766

PREPARED BY:

**HUNSAKER & ASSOCIATES**  
IRVINE, INC.  
PLANNING ■ ENGINEERING ■ SURVEYING  
Three Hughes ■ Irvine, CA 92618 ■ PH: (949) 583-1010 ■ FX: (949) 583-0759

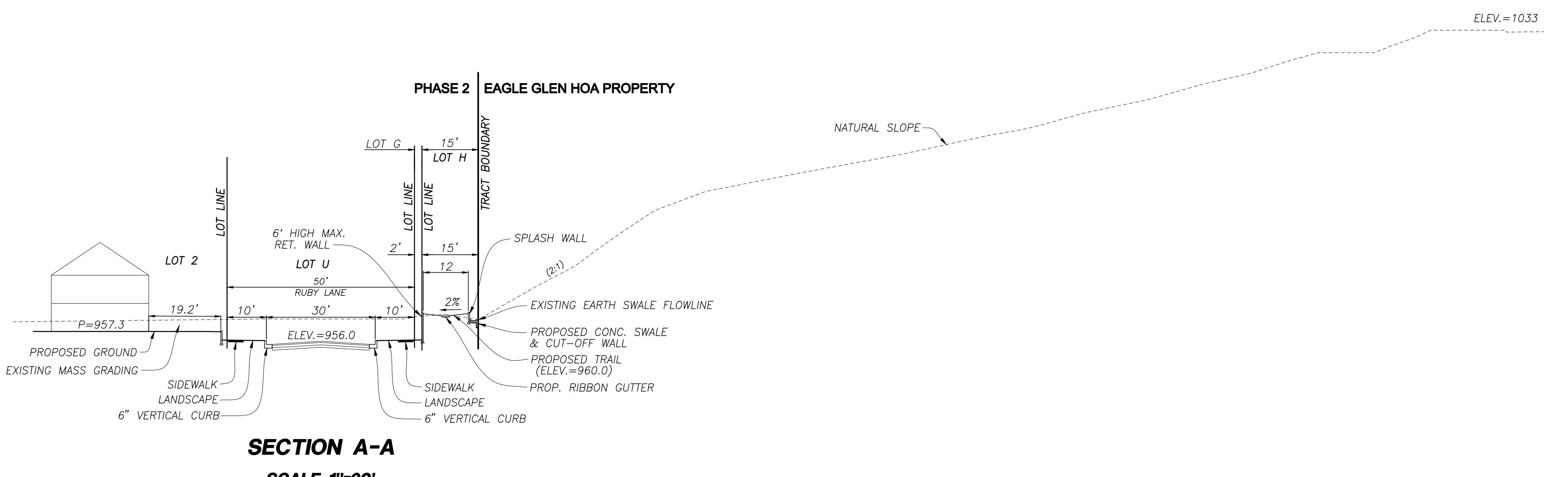
DATE 06-13-2019  
W.O. 2749-36  
GROSS AREA 51.15±  
CONTOUR INTERVAL 5'  
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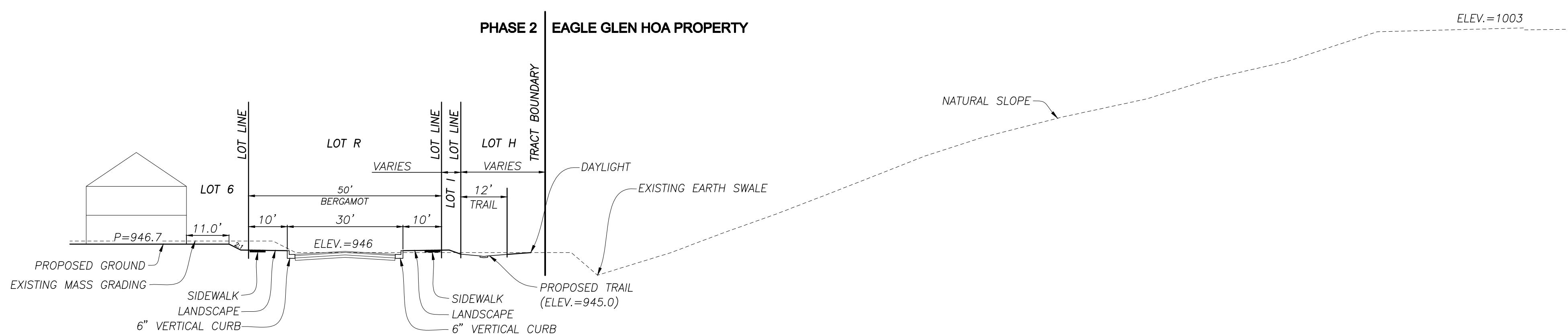
**CONCEPTUAL GRADING  
TENTATIVE TRACT NO.37644  
FOR CONDOMINIUM PURPOSES  
City of Corona**

# SHEET

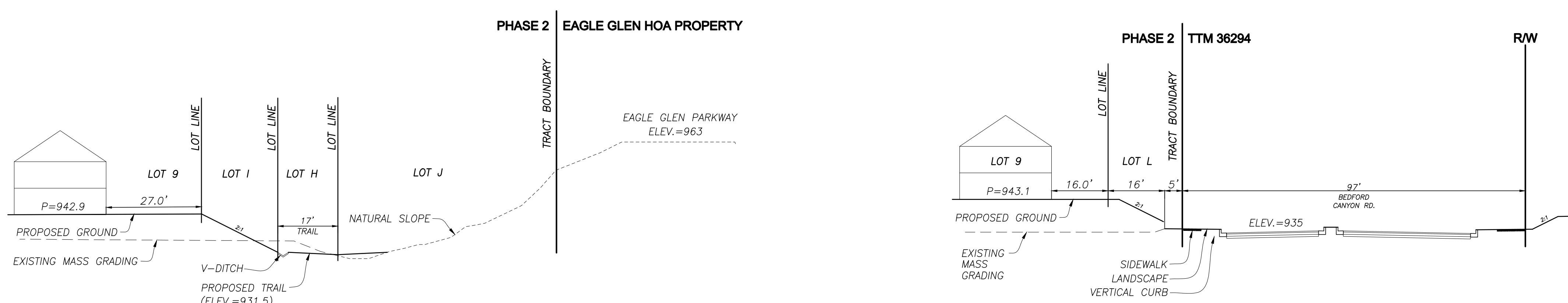
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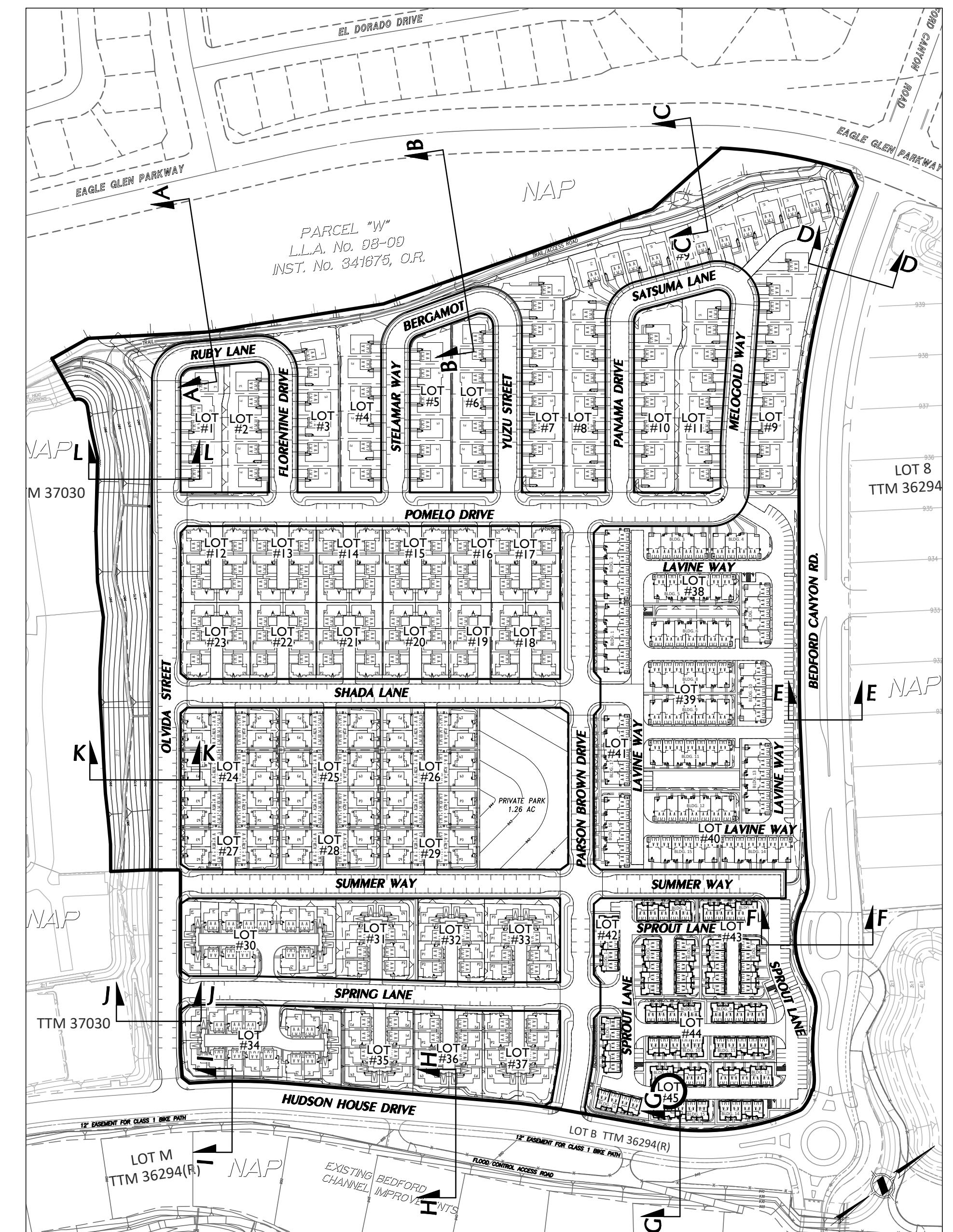
**SECTION A-A**



# **SECTION B-B**

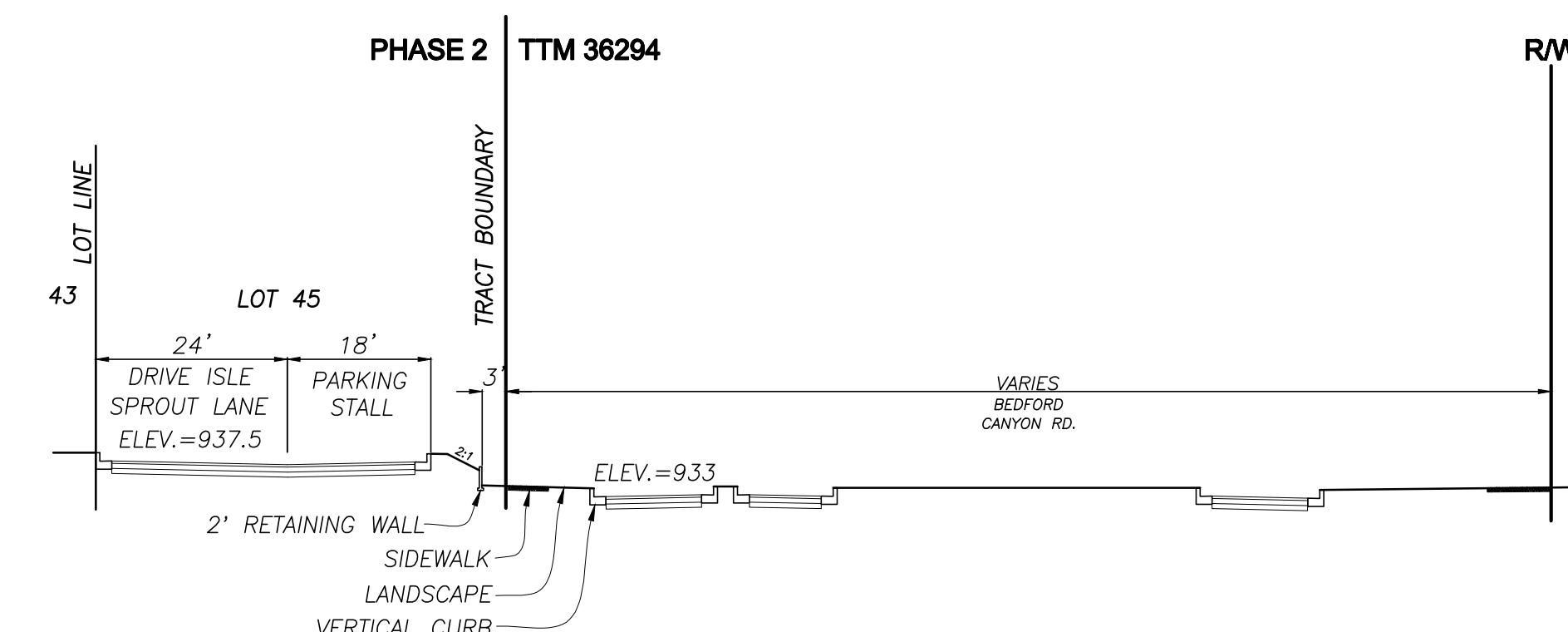


## **SECTION C-C**

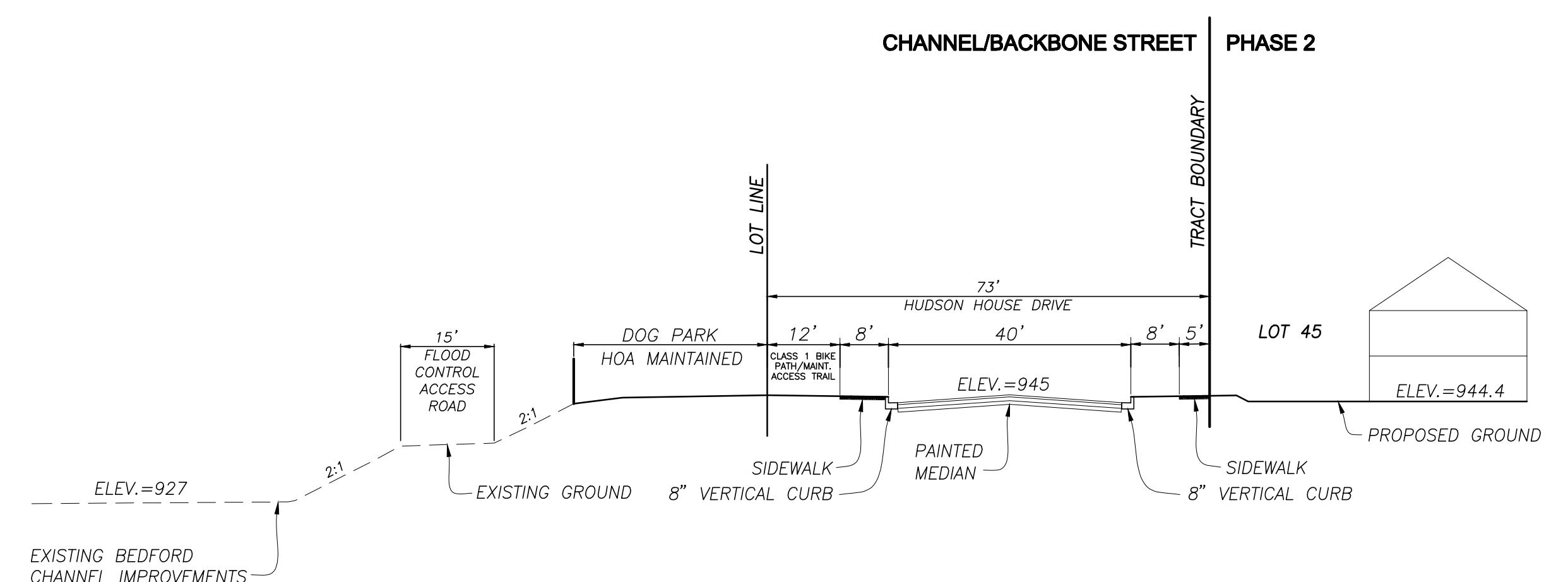


# KEY MAP

## NTS

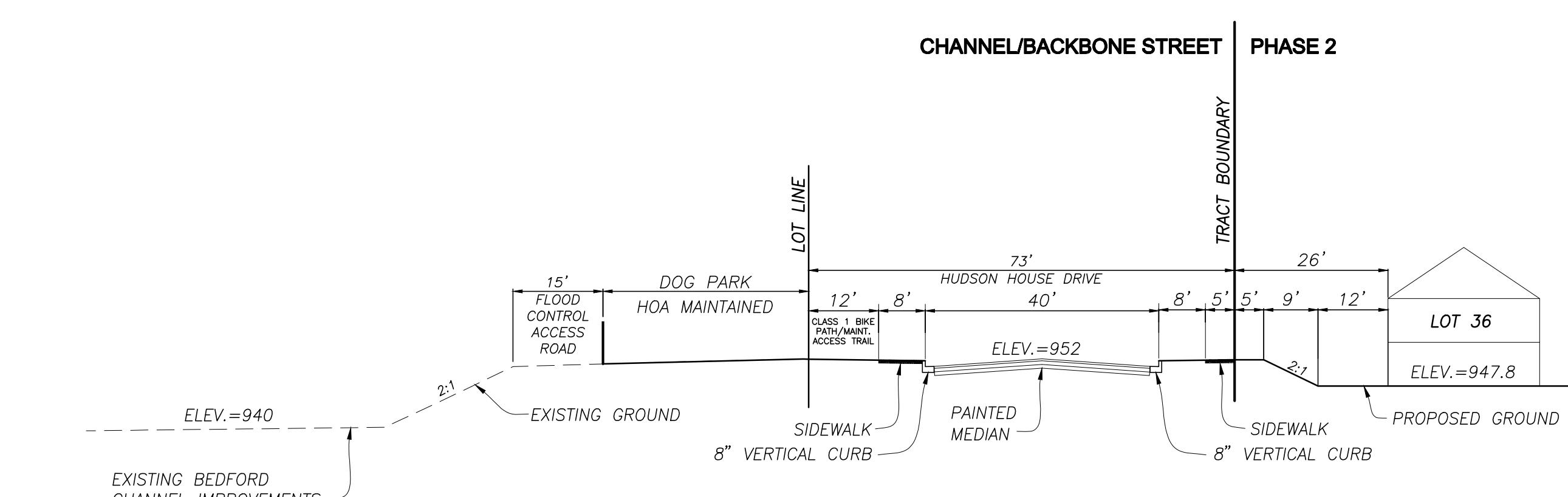


**SECTION F-F**



# **SECTION G-G**

## **SCALE 1"=20'**



# **SECTION H-H**

## **SCALE 1"=20'**

1	6/13/19	REVISIONS PER PLANNING REVIEW COMMITTEE COMMENTS	
NO.	DATE	REVISIONS	A

		<i>PREPARED FOR:</i>
	DRAWN BY:	LP
	DESIGNED BY:	DS
APPROVED	CHECKED BY:	DS

OWNER: **ARANTINE HILLS HOLDINGS, LP**  
**A DELAWARE LIMITED PARTNERSHIP**  
85 ENTERPRISE, SUITE 450  
ALISO VIEJO, CA 92656  
(949) 382-2766

REPAVED BY:

**H & A** **HUNSAKER & ASSOCIATES**  
IRVINE, INC.  
PLANNING ■ ENGINEERING ■ SURVEYING  
Three Hughes ■ Irvine, CA 92618 ■ PH: (949) 583-1010 ■ FX: (949) 583-0759

# **SITE SECTIONS**

## **TENTATIVE TRACT NO.37644**

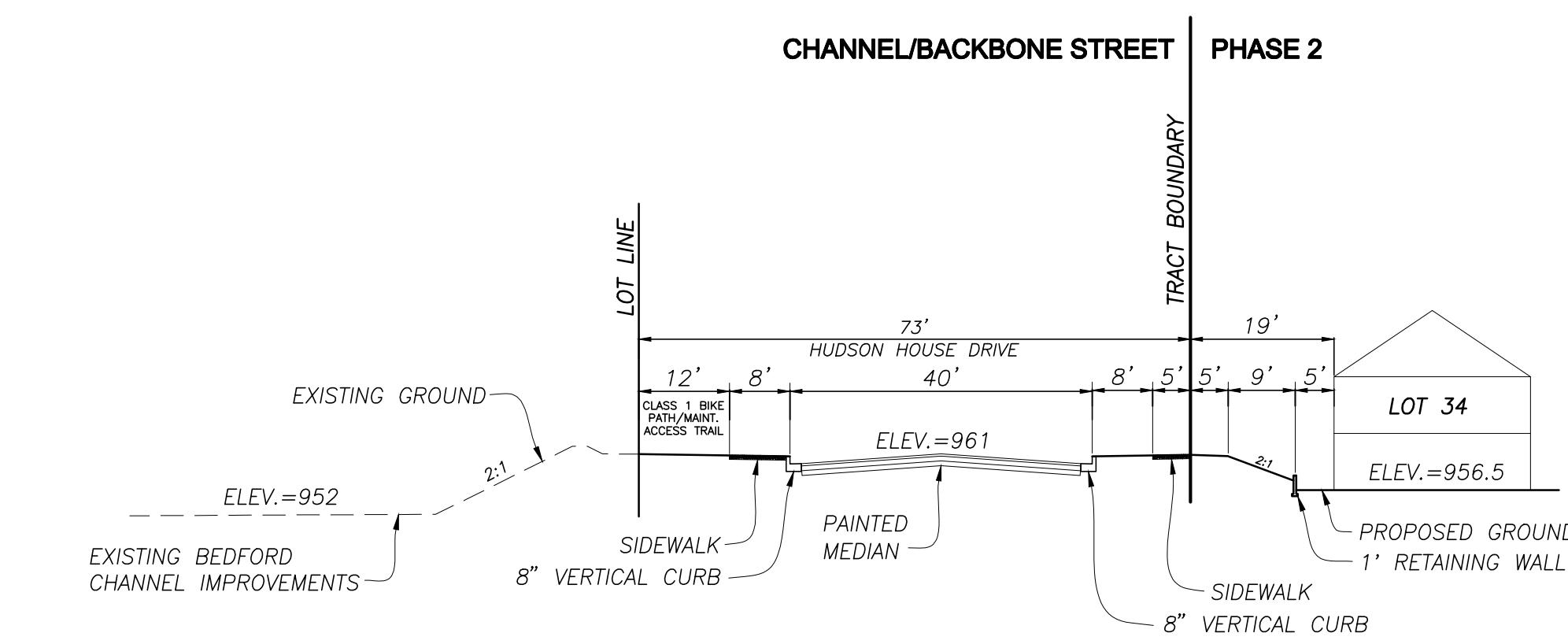
### **FOR CONDOMINIUM PURPOSES**

#### **City of Corona**

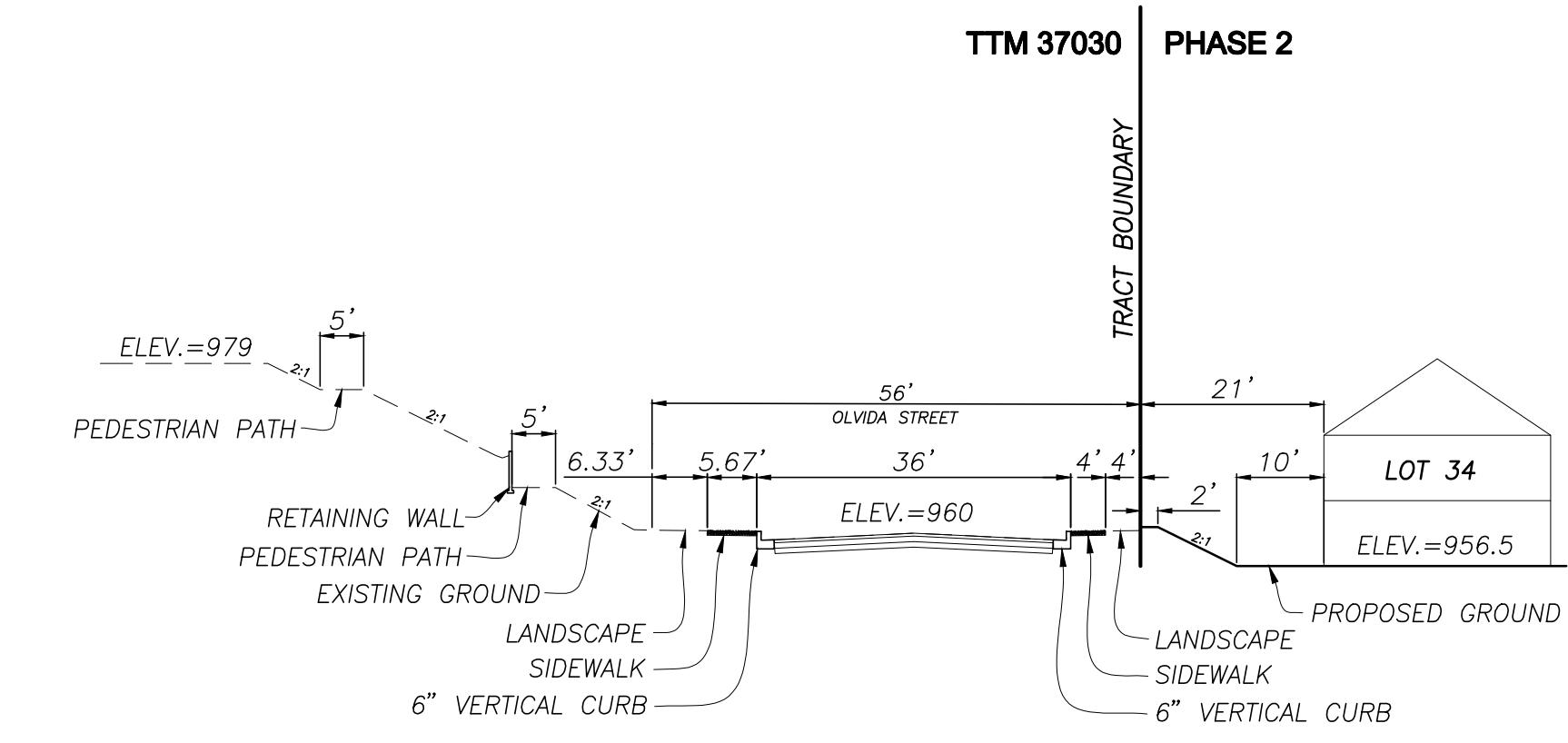
**SHEET**

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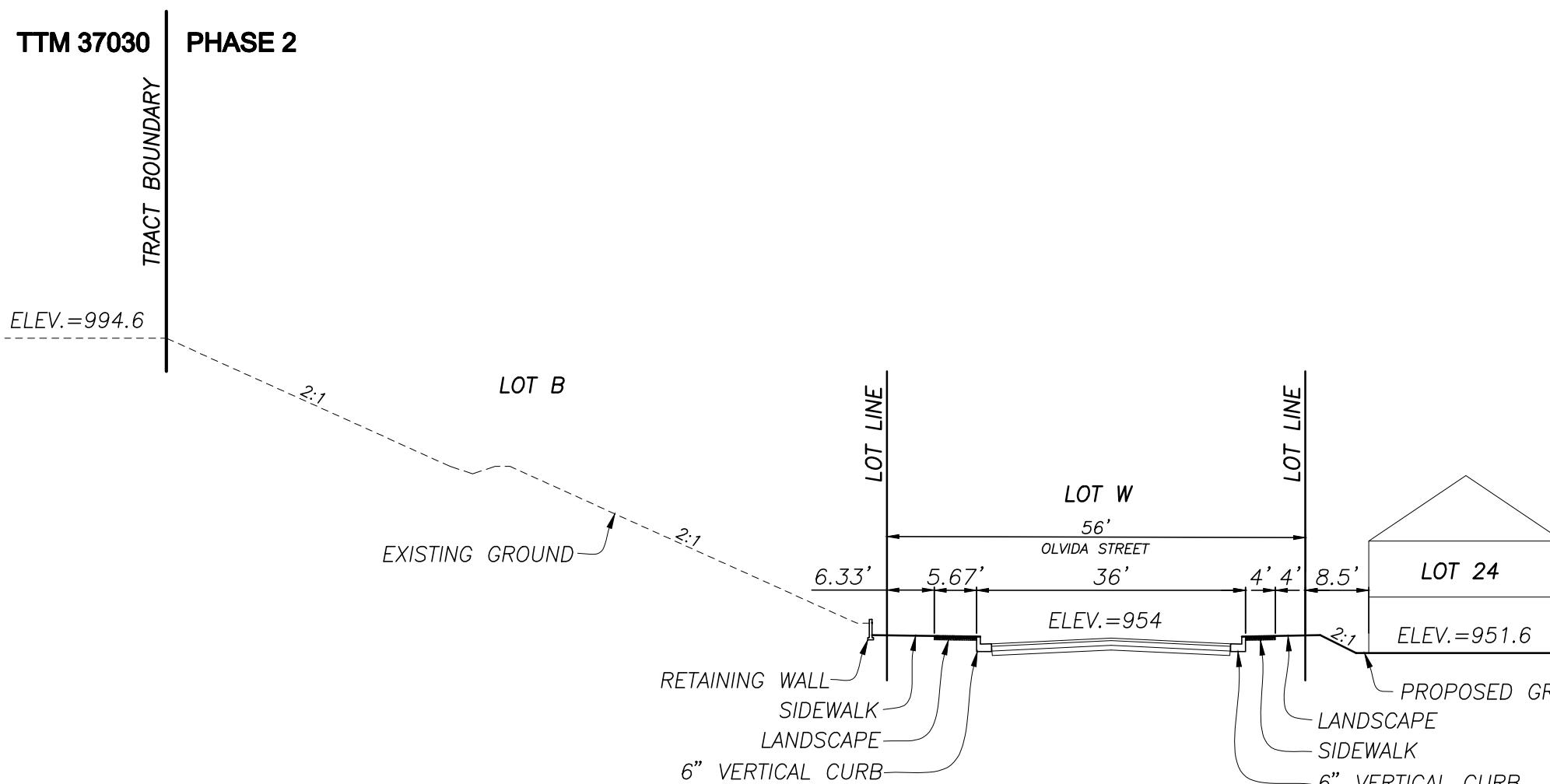
## SITE SECTIONS



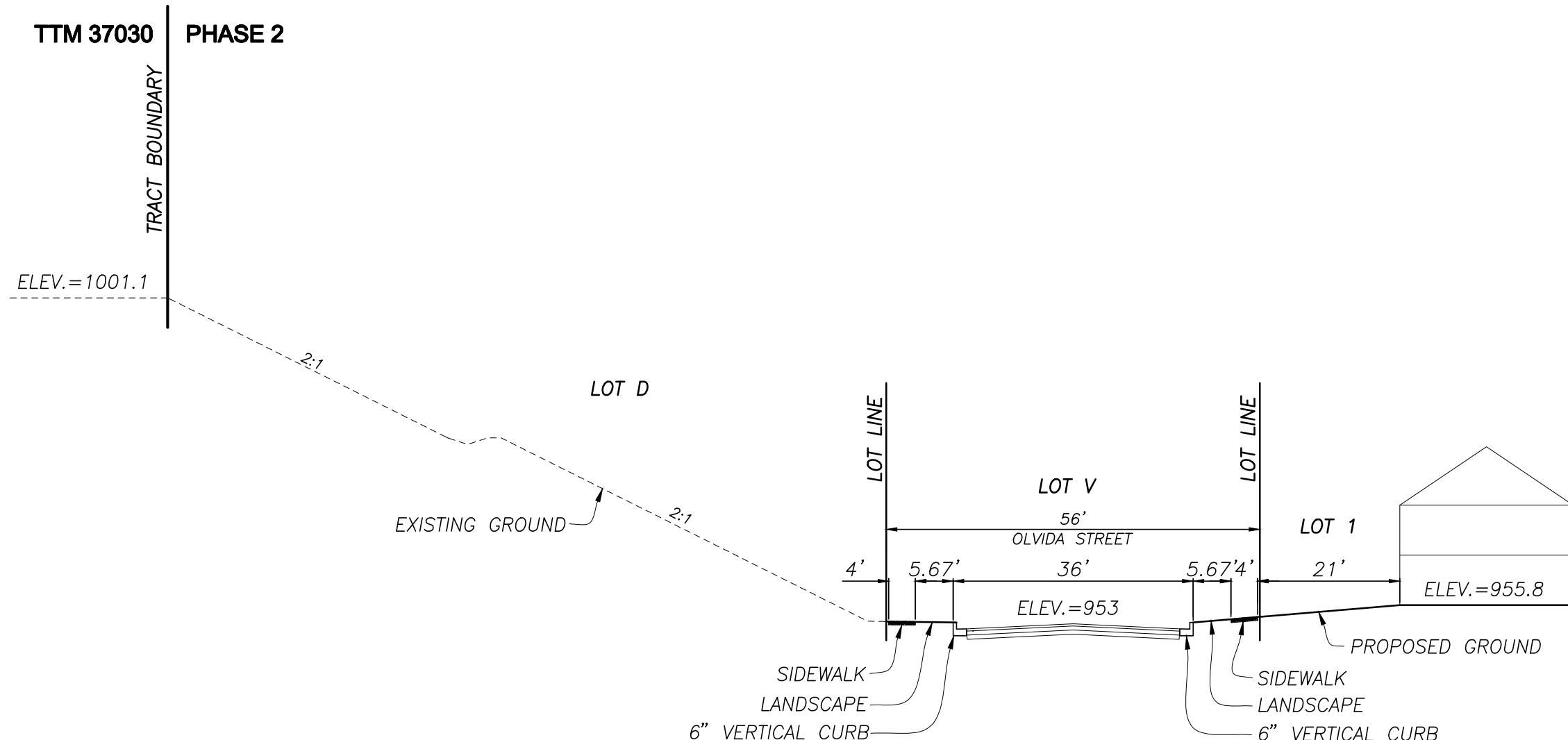
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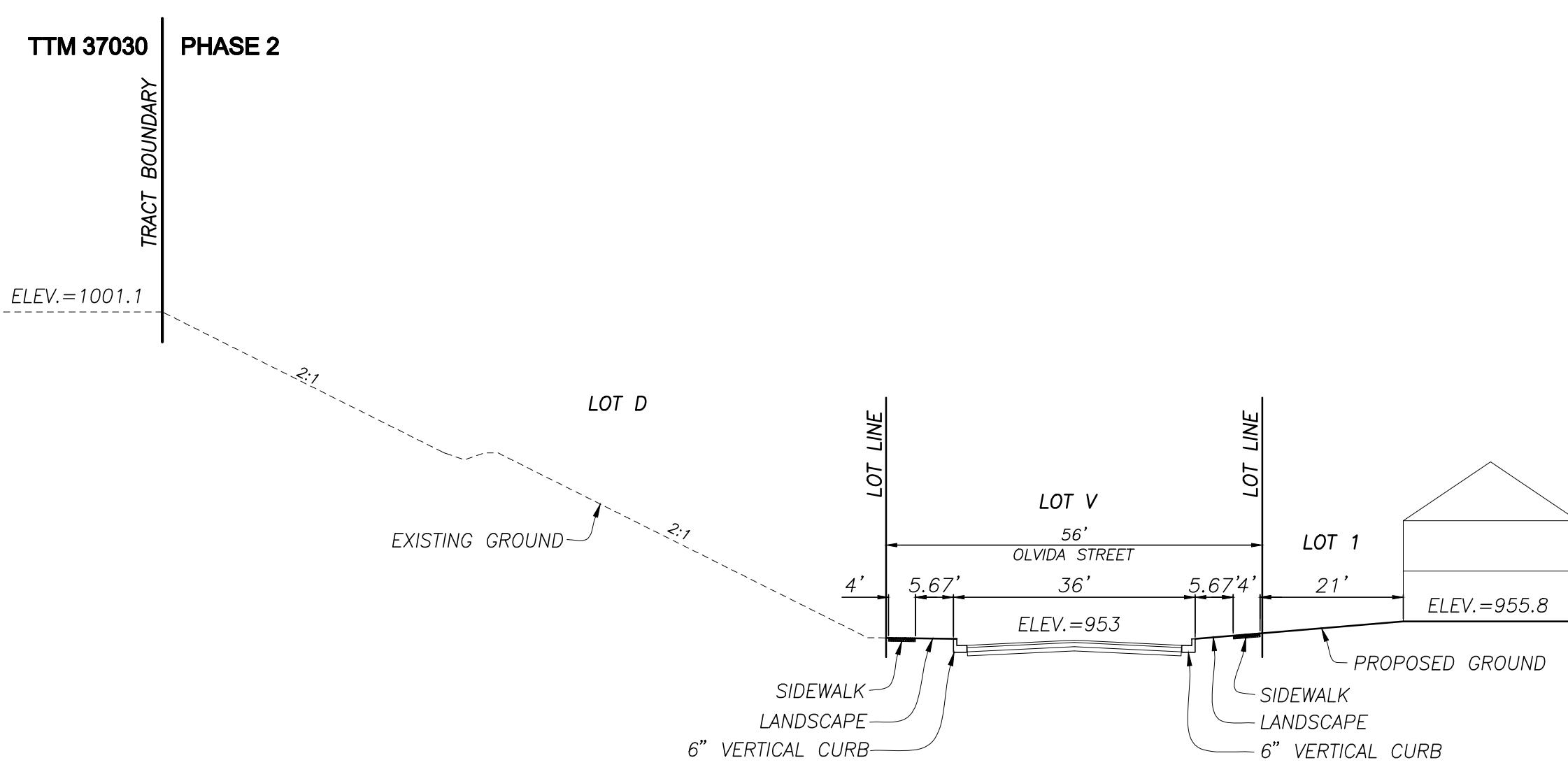
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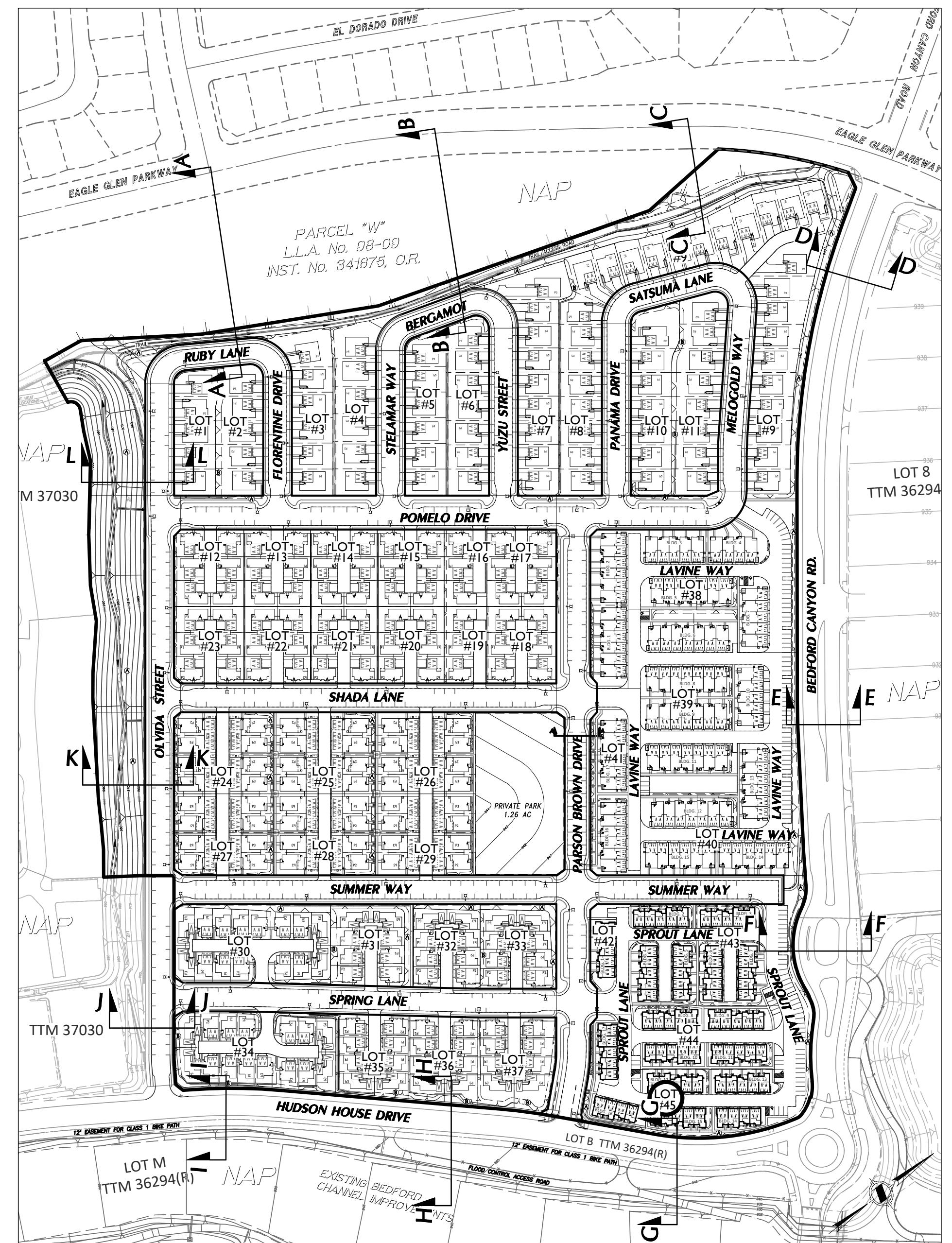
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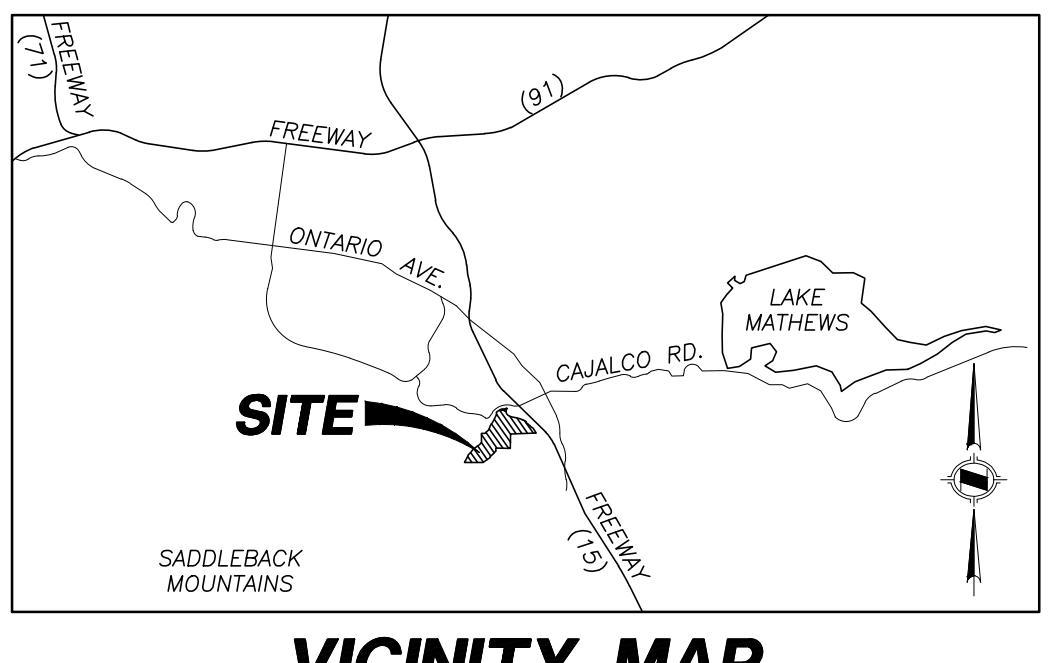
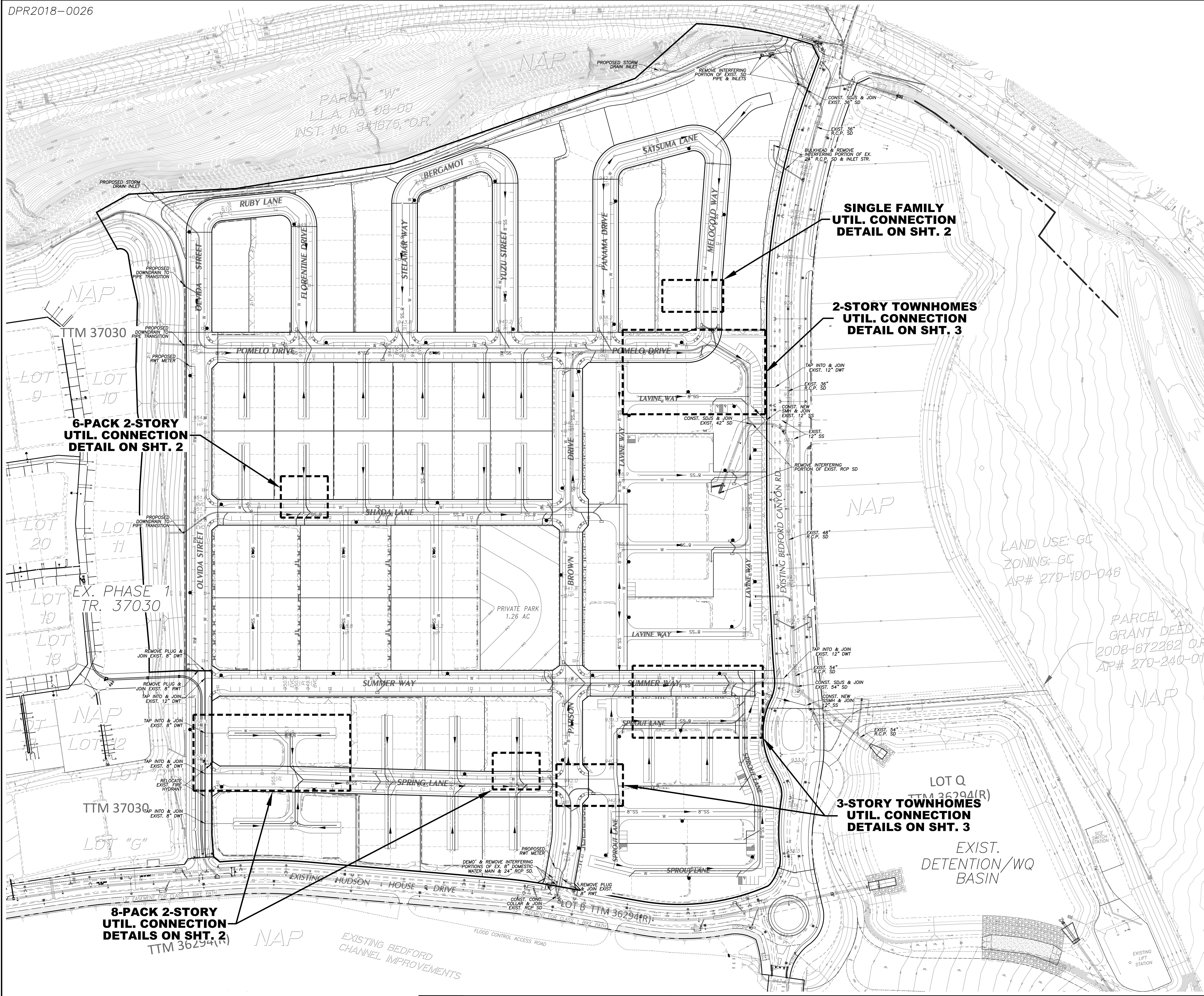


**SECTION L-L**  
SCALE 1"=20'



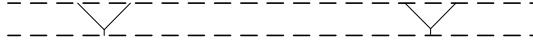
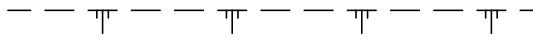
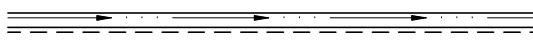
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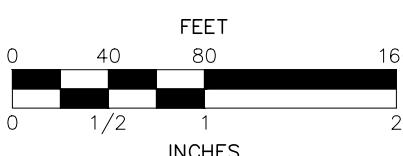
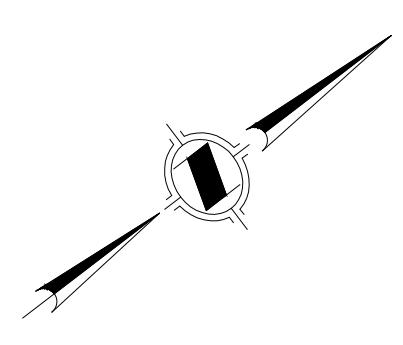


## **VICINITY MAP**

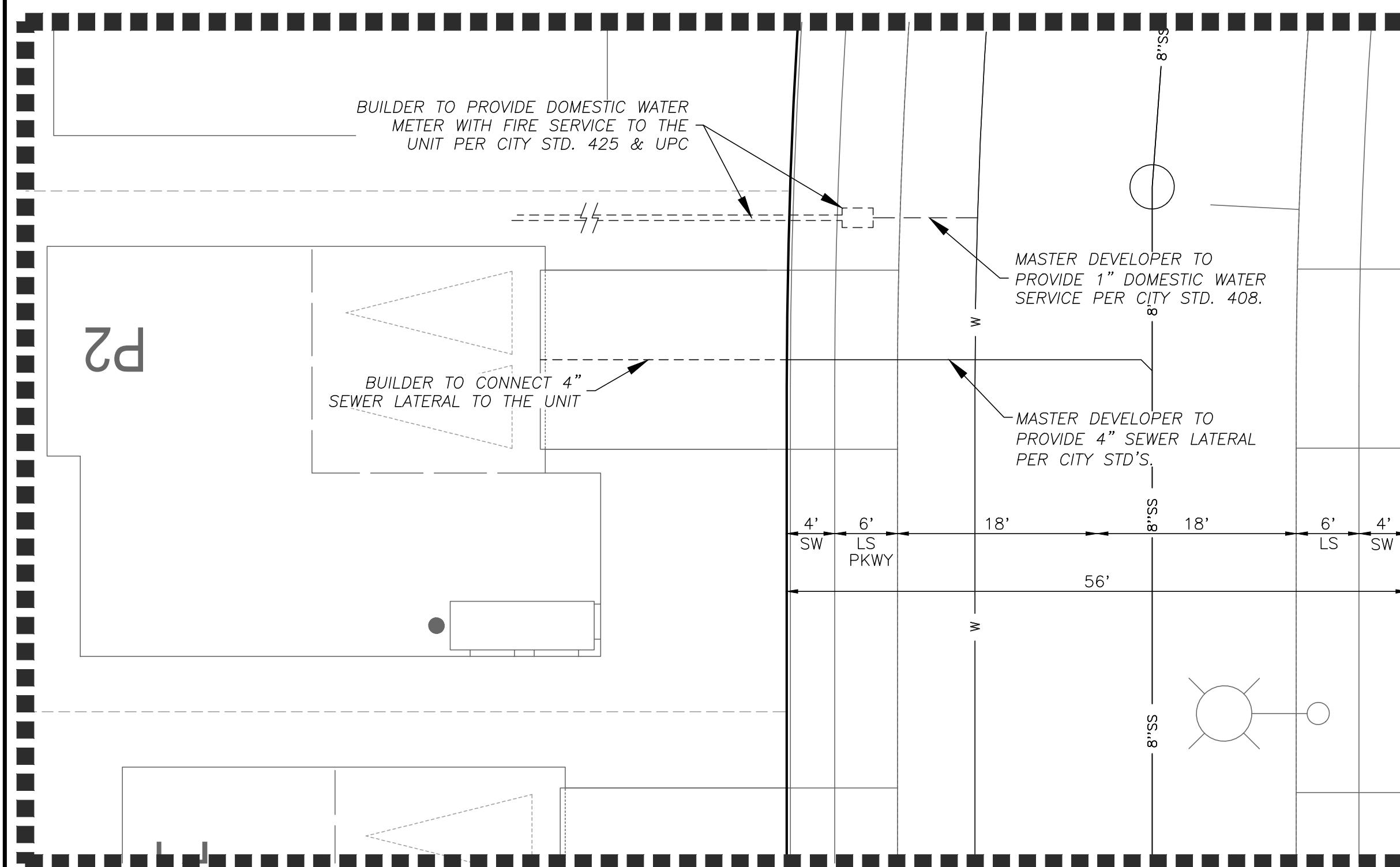
# **LEGEND**

—	RIGHT OF WAY
—	LOT LINE
—	TRACT BOUNDARY
- - - - -	EASEMENT
- - - - -	EXISTING LOT LINE
	CONTOURS
	TOP AND TOE OF SLOPE
	DAYLIGHT LINE
—	RETAINING WALL
—	101 PROPOSED MAJOR CONTOUR
—	101 PROPOSED MINOR CONTOUR
	PROPOSED V-DITCH
	PROPOSED CENTER LINE
	PROPOSED CURB
	PROPOSED STORM DRAIN
—	W PROPOSED WATER
—	SS PROPOSED SEWER
—	EXISTING STORM DRAIN
	EXISTING WATER
	EXISTING RECLAIMED WATER
	EXISTING SEWER
—	EXISTING CURB
—	EXISTING MEDIAN
	PROPOSED FIRE HYDRANT
	PROPOSED LIGHT POLE
	EXISTING LIGHT POLE

DATE 06-13-2019  
W.O. 2749-36  
GROSS AREA 51.15±  
CONTOUR INTERVAL 5'  
NUMBERED LOTS 45  
LETTERED LOTS 32

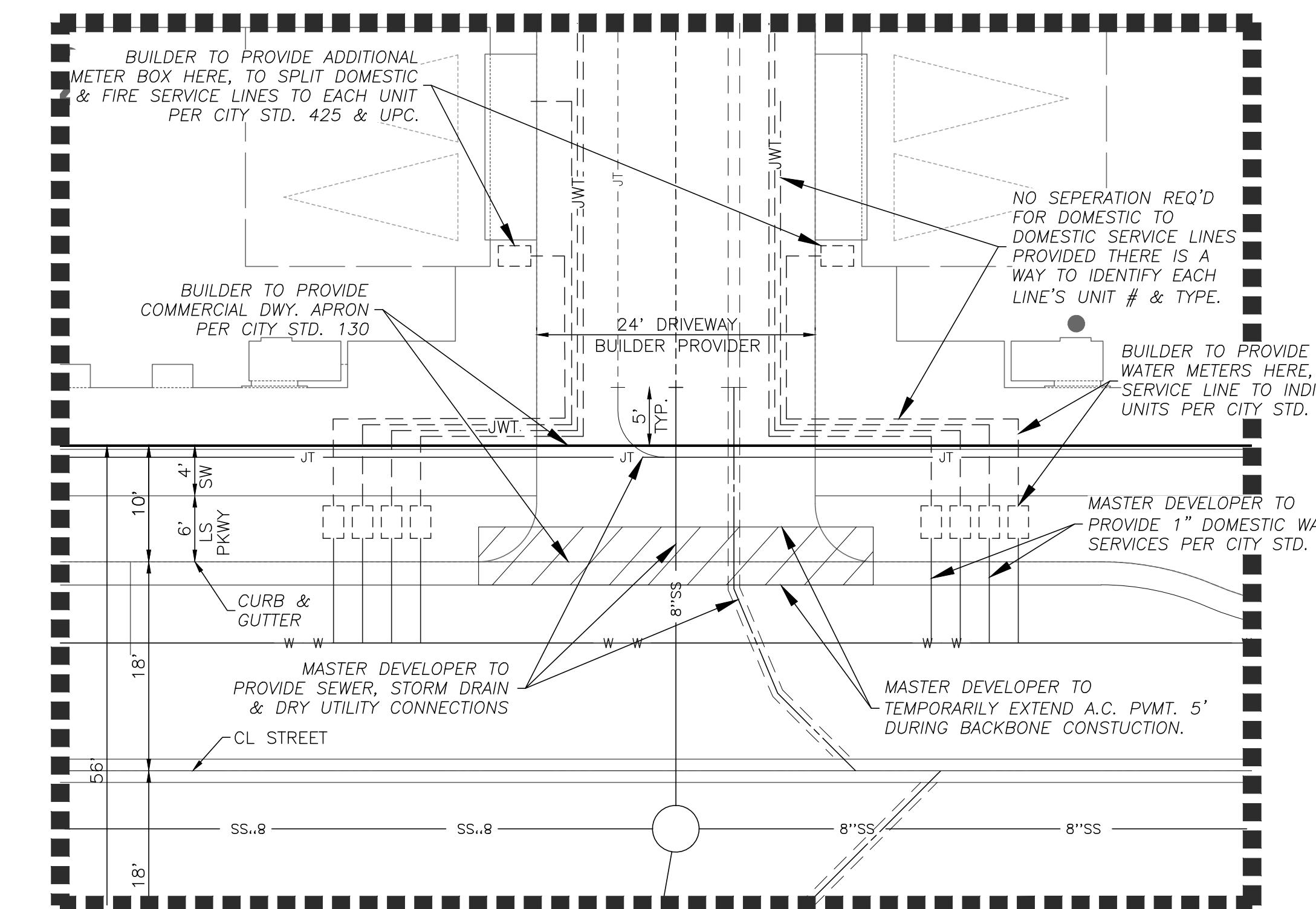


1	6/13/19	REVISIONS PER PLANNING REVIEW COMMITTEE COMMENTS		DRAWN BY: <b>THE NEW HOME COMPANY</b>	LP	PREPARED FOR: <b>ARANTINE HILLS HOLDINGS, LP</b> <b>A DELAWARE LIMITED PARTNERSHIP</b>	OWNER: <b>HUNSAKER &amp; ASSOCIATES</b>	PREPARED BY: <b>H &amp; A</b> I R V I N E , I N C . 85 ENTERPRISE, SUITE 450 ALISO VIEJO, CA 92656 (949) 382-2766	UTILITIES	SHEET
				DESIGNED BY: <b>THE NEW HOME COMPANY</b>	DS				TENTATIVE TRACT NO.37644	
				CHECKED BY: <b>THE NEW HOME COMPANY</b>	DS				FOR CONDOMINIUM PURPOSES	
NO.	DATE	REVISIONS	APPROVED						City of Corona	9 OF 12



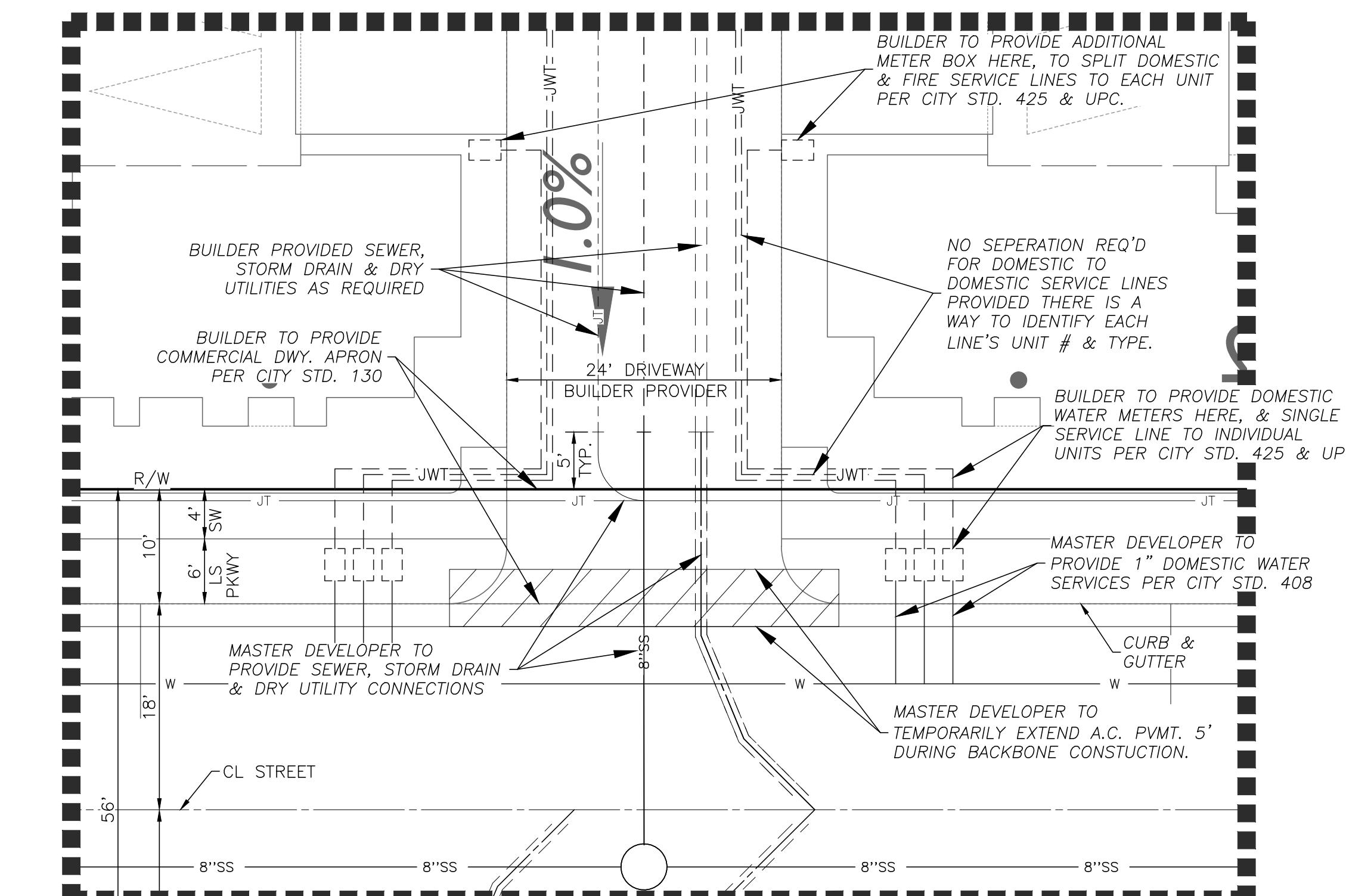
# **SINGLE FAMILY UTILITY CONNECTIONS**

SCALE: 1"=10'



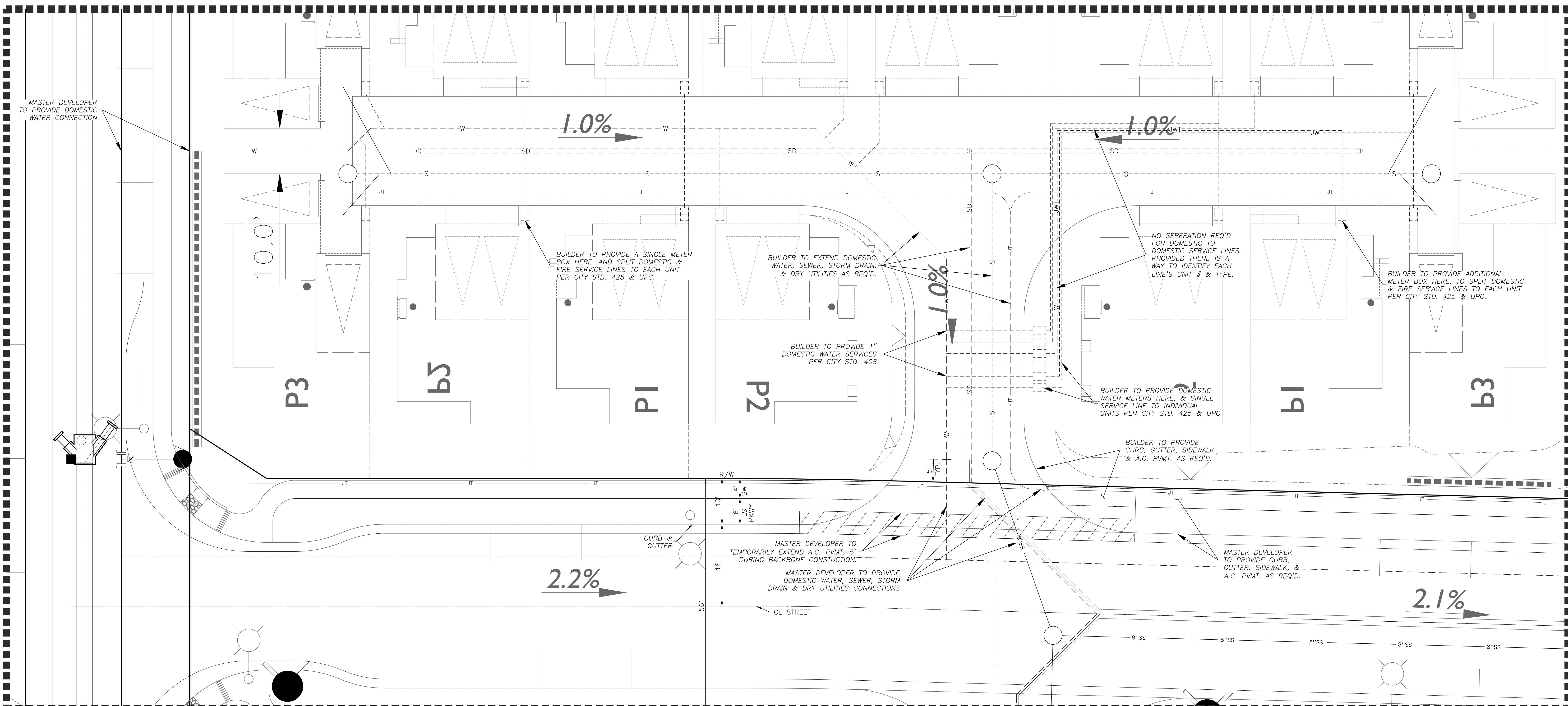
# **8 PACK 2 STORY - STANDARD CONDITION UTILITY CONNECTIONS @ COMMON DWY.**

SCALE: 1"=10'



# **6-PACK 2-STORY UTILITY CONNECTIONS @ COMMON DWY.**

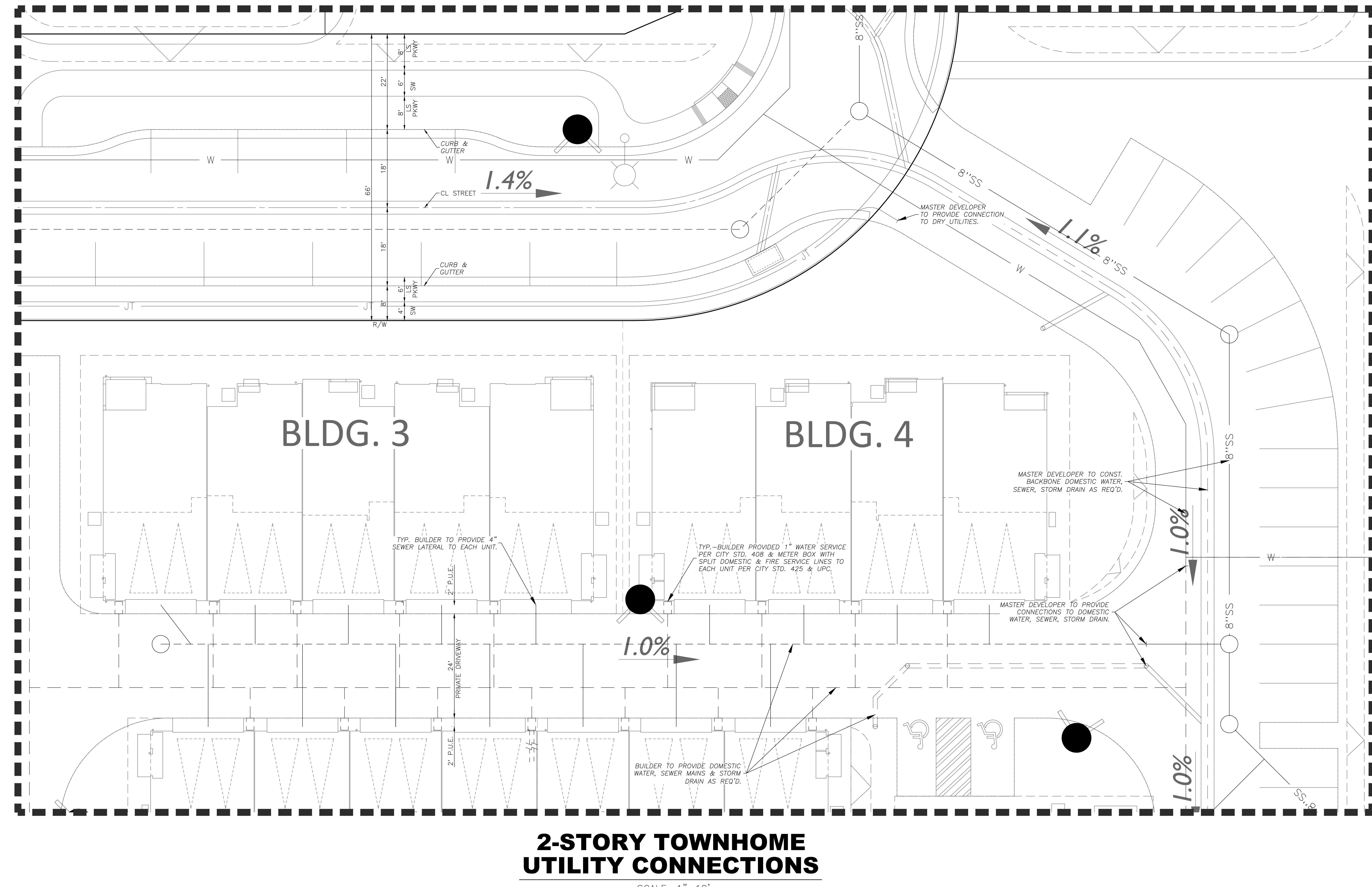
SCALE: 1"=10'



# **8 PACK 2 STORY - NON STANDARD CONDITION UTILITY CONNECTIONS @ COMMON DWY.**

SCALE: 1"=10

1	6/13/19	REVISIONS PER PLANNING REVIEW COMMITTEE COMMENTS		DRAWN BY:  <b>THE NEW HOME COMPANY</b>	LP	PREPARED FOR:  <b>ARANTINE HILLS HOLDINGS, LP A DELAWARE LIMITED PARTNERSHIP</b>	OWNER:  <b>HUNSAKER &amp; ASSOCIATES</b>	PREPARED BY:  <b>H &amp; A</b> I R V I N E , I N C . 85 ENTERPRISE, SUITE 450 ALISO VIEJO, CA 92656 (949) 382-2766	UTILITIES TENTATIVE TRACT NO 37644 FOR CONDOMINIUM PURPOSES City of Corona	SHEET 10 OF 12
NO.	DATE	REVISIONS	APPROVED	CHECKED BY:  DS						

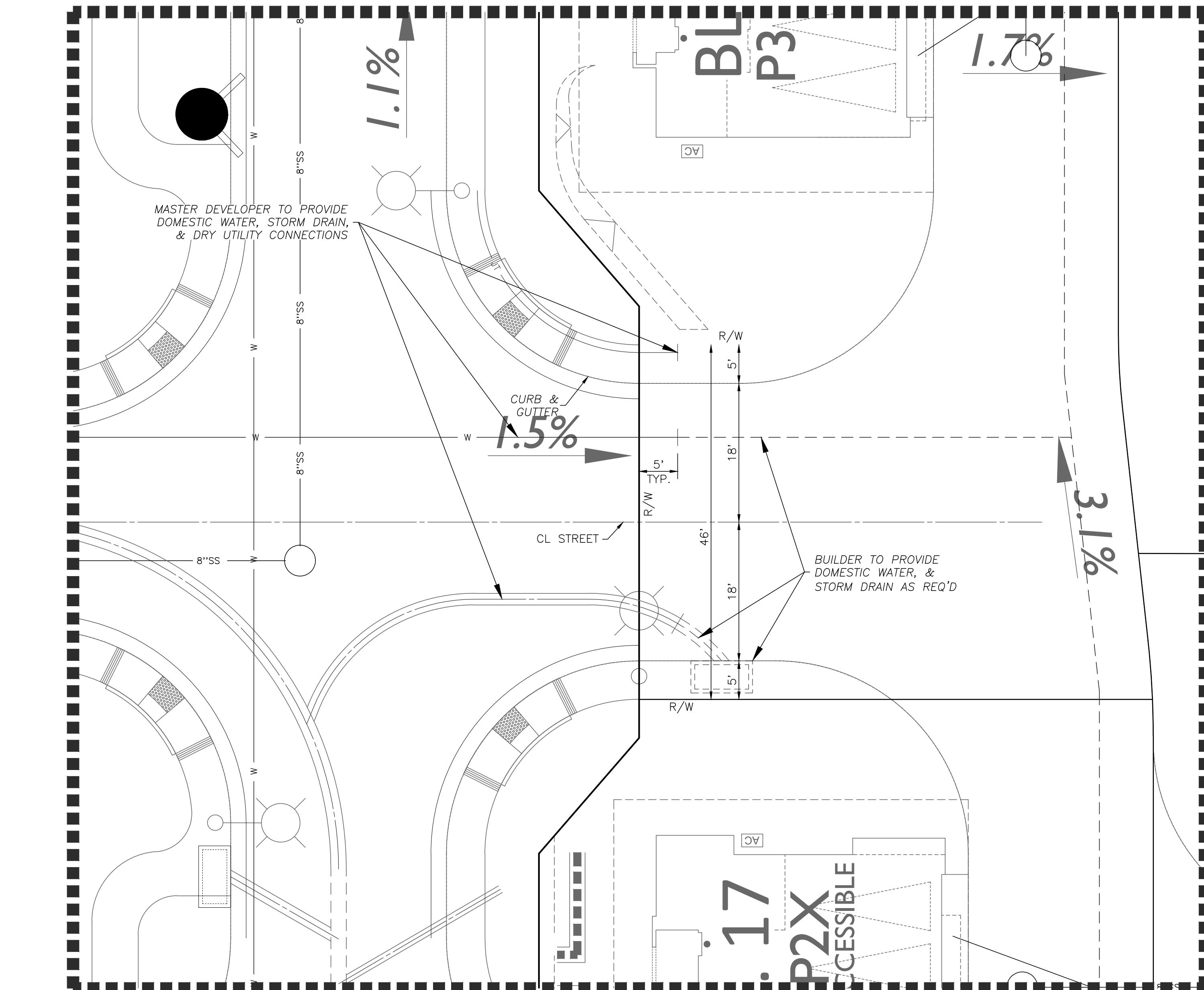
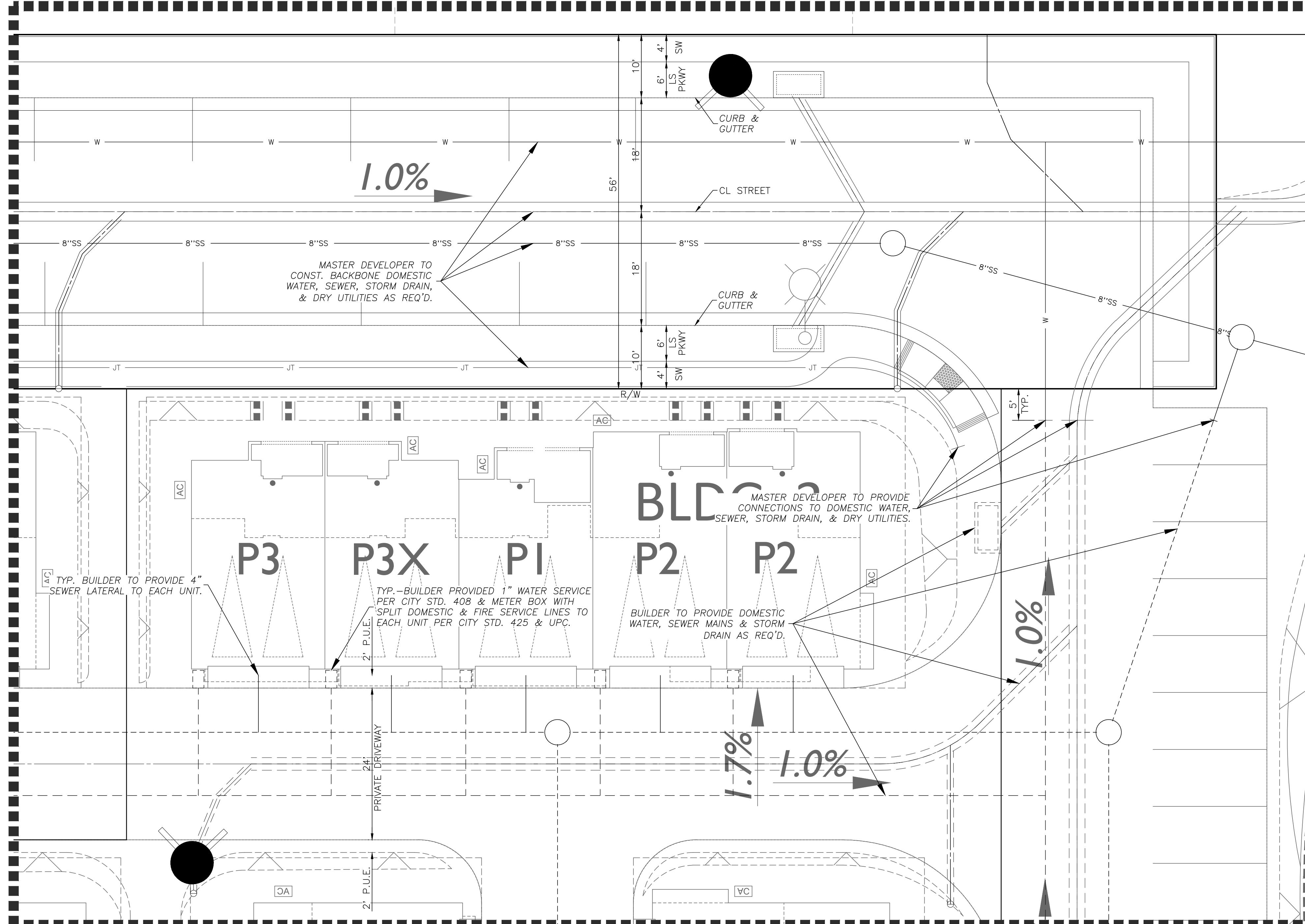


1	6/13/19	REVISIONS PER PLANNING REVIEW COMMITTEE COMMENTS		DRAWN BY:	LP	PREPARED FOR:	OWNER:	PREPARED BY:
				DESIGNED BY:	DS	<b>ARANTINE HILLS HOLDINGS, LP</b> <b>THE NEW HOME COMPANY</b> A DELAWARE LIMITED PARTNERSHIP 85 ENTERPRISE, SUITE 450 ALISO VIEJO, CA 92656 (949) 382-2766	<b>85 ENTERPRISE, SUITE 450</b> <b>ALISO VIEJO, CA 92656</b> <b>(949) 382-2766</b>	<b>HUNSAKER &amp; ASSOCIATES</b> IRVINE, INC. PLANNING ■ ENGINEERING ■ SURVEYING Three Hughes ■ Irvine, CA 92618 ■ Ph: (949) 583-1010 ■ Fx: (949) 583-0759
NO.	DATE	REVISIONS	APPROVED	CHECKED BY:	DS			

**TENTATIVE TRACT NO.37644  
FOR CONDOMINIUM PURPOSES  
City of Corona**

## SHEET

2749-36



1 6/13/19 REVISIONS PER PLANNING REVIEW COMMITTEE COMMENTS				DRAWN BY: LP	PREPARED FOR:	OWNER:	PREPARED BY:	SHEET	
NO.	DATE	REVISIONS	APPROVED	DESIGNED BY: DS	THE NEW HOME COMPANY 85 ENTERPRISE, SUITE 450 ALISO VIEJO, CA 92656 (949) 382-2766	ARANTINE HILLS HOLDINGS, LP A DELAWARE LIMITED PARTNERSHIP 85 ENTERPRISE, SUITE 450 ALISO VIEJO, CA 92656 (949) 382-2766	HUNSAKER & ASSOCIATES IRVINE, INC. PLANNING ■ ENGINEERING ■ SURVEYING Three Hughes ■ Irvine, CA 92618 ■ PH: (949) 583-1010 ■ FX: (949) 583-0759	TENTATIVE TRACT NO.37644 FOR CONDOMINIUM PURPOSES City of Corona	
NO.	DATE	REVISIONS	APPROVED	CHECKED BY: DS				12 OF 12	
								PLOTTED BY: Luis Pina DATE: Jun. 13, 2019 02:48:22 PM FILE: F:\0853\Planning\SA_TTM_37644	
								W.O.: 2749-36 ARANTINE HILLS	



# City of Corona

400 S. Vicentia Ave.  
Corona, CA 92882

## Agenda Report

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File #: 19-0609

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### PLANNING AND HOUSING COMMISSION STAFF REPORT

DATE: 7/22/2019

TO: Honorable Chair and Commissioners

FROM: Community Development Department

#### APPLICATION REQUEST:

**TTM 37644:** A tentative tract map application to subdivide 51.15 acres into 45 numbered lots for the development of 490 residential condominium units and 32 lettered lots for the construction of private streets, open space, private parks, and other improvements associated with the development located south of Eagle Glen Parkway and west of Interstate 15 in the Low Density Residential (Planning Area 8), Medium Density Residential (Planning Area 9), High Density Residential (Planning Area 10), and Park (Planning Area 18) designations of the Arantine Hills Specific Plan (SP09-001) (Applicant: John Sherwood, Arantine Hills Holding/The New Home Company, 85 Enterprise, Suite 450, Aliso Viejo, CA 92565).

#### RECOMMENDED ACTION:

That the Planning and Housing Commission recommend **APPROVAL** of TTM 37644, based on the findings contained in the staff report and conditions of approval.

#### PROJECT SITE SUMMARY

**Area of Property:** 51.15 acres

**Existing Zoning:** Low Density Residential (LDR) / Planning Area 8,  
Medium Density Residential (MDR) / Planning Area 9,  
High Density Residential (HDR) / Planning Area 10, and  
Park (P) / Planning Area 18 within the Arantine Hills Specific Plan (SP09-001)

**Existing General Plan:** Low Density Residential (LDR, 0-6 du/ac)  
Medium Density Residential (MDR, 6-15 du/ac)  
High Density Residential (HDR, 15-36 du/ac)  
Park

**Existing Land Use:** Undeveloped

**Proposed Land Use:** Single Family Condominiums of varying densities and  
product types

#### Surrounding Land Uses:

**N:** Single Family Residential and Commercial (Eagle Glen Specific Plan)

**E:** Vacant Commercial (Arantine Hills Specific Plan) and Interstate 15

**S:** Estate Residential in Unincorporated Riverside County

**SW:** Single Family Condominiums (Phase 1 of Arantine Hills) under construction

**W:** Single Family Residential (Eagle Glen Specific Plan)

## BACKGROUND

### Arantine Hills Specific Plan

The Arantine Hills Specific Plan is a 307.8-acre master plan originally adopted in 2012 and later amended in 2016 by a specific plan amendment. The specific plan consists of 191.6 acres to be developed for residential purposes at varying densities up to a maximum of 1,621 dwelling units. However, a total of 1,806 residential units are allowed if 185 residential units are age-restricted for senior citizen housing. The plan also provides for 10 acres of commercial development, 10 acres of private parks, and 77.4 acres of open space. An Environmental Impact Report was certified for the Arantine Hills Specific Plan in August 2012 and a Supplement EIR was later certified in 2016 in conjunction with the first specific plan amendment. The master subdivision tract map for Arantine Hills (Tract 36294) has been recorded and the master developer also operates under an adopted Development Agreement (DA15-001) between the City and Arantine Holdings, LLC.

Section 5.9 of the Arantine Hills Specific Plan (SP09-001) describes the order of the infrastructure phasing plan and development plan for the master planned community with the location of each phase shown in Exhibit 5.16. Currently under construction is Phase 1 which was approved by TTM 37030 and PP16-012 in March 2017. Phase 1 covers 54 acres, 393 residential units and the community club houses (multi-purpose room, outdoor lounge, tot-lot and barbeques) and active recreational amenities (3 swimming pools, outdoor lounge and patios and jacuzzi). The unit types consist of 292 detached residential units and 101 attached townhouses. As of the preparation of this staff report, 150 residential building permits and 69 Certificates of Occupancy (C of O) have been issued by the city for Phase 1.

The master developer, New Home Company, of Arantine Hills is responsible for constructing or paying a fair share of the construction cost of the backbone infrastructure required for the project. The developer's infrastructure obligations for the project and performance schedule for the construction and payment of certain infrastructure improvements is also stipulated in the Development Agreement between the city and developer. Staff recently did an annual review of the development agreement and the following is the status of the public improvements completed and or paid by the developer.

### Interstate 15/Cajalco Road Interchange Improvement Project

- The interchange improvement project is 76% completed. This exceeds the performance standard in the development agreement as the developer was allowed building permits for all the units in Phase 1 once construction of the bridge commenced. The developer is entitled to have 393 building permits in Phase 1 but only has been issued 150 permits. Therefore, the construction of the bridge is advancing at a faster pace than actual development within the specific plan.
- Prior to the city commencing the construction of the interchange improvements, the developer posted construction and security bonds with the city for the improvements.
- The developer paid the project's fair share construction cost of 32.5% for the construction of

the bridge. The developer also advanced the funds to the city for the unfunded portion (67.5%) of the bridge so that the construction within the Arantine Hills Specific Plan would not be delayed.

#### Public Utilities

- The developer is responsible for 43% of the construction cost for the new 2.5 million gallon water reservoir on Keith Street. The city is scheduled to start the work in September 2019 and the developer has deposited 8.2% of their fair share construction cost with the city. Once construction begins, the developer will begin monthly payment obligations to the city which will total approximately \$3.35 million. Arantine Hills is allowed up to 700 residential certificates of occupancy prior to the completion of the reservoir.
- The developer is responsible for 40% of the construction cost for sewer system upgrades and lift stations. The sewer upgrades were recently completed and became operational in June 2019. The developer has paid 95% toward their fair share payment for these improvements and will be paying their final payment in accordance with the city's next billing cycle.

#### Traffic Signals

- The following is the status of the traffic signals required to be constructed by the developer.
  - ✓ Eagle Glen Parkway and Masters Drive (completed).
  - ✓ Eagle Glen Parkway and Clementine Way (completed)
  - ✓ Eagle Glen Parkway and Bedford Canyon Road (improvements under construction with the bridge improvements)
  - ✓ Georgetown and Bedford Canyon Road (bond posted with the city for future installation of the signal)

#### Community Facilities District (CFD)

- CFD 2018-1 was formed by the city in July 2018 for the project and bonds have been sold for Phase 1.

Although the New Home Company is the master developer of the Arantine Hills Specific Plan, the community includes other merchant builders. In addition to the New Home Company's residential product, TRI Point Homes is building the attached townhouses and Woodside Homes is building the court homes.

The application package for Phase 2 was initially reviewed by staff as DPR2018-0026 and DPR2018-0028 in January 2019. The applicant officially submitted the tentative tract map and precise plan applications to the city on April 30, 2019, which were reviewed by staff at the Project and Environmental Review Committee meeting held on May 23, 2019. The applicant was issued an application incomplete letter due to missing application items. The applicant over time submitted the required application materials to staff with the applications finally considered complete on June 26, 2019, and cleared for public hearing before the Planning and Housing Commission on July 22, 2019.

#### **PROJECT DESCRIPTION**

TTM 37644 proposes to subdivide 51.15 acres into 45 numbered lots for the development of 490 condominium units to accommodate the development of Phase 2 of the Arantine Hills Specific Plan. The map also proposes to establish 32 lettered lots for the construction of private streets, open space, a private park, and a trail which are all improvements associated with the development of the

Phase 2 area. The subdivision is proposed within Planning Areas 8, 9, 10, and 18 of the Arantine Hills Specific Plan.

Exhibit A illustrates the tentative tract map on multiple sheets. Sheet 1 depicts the layout of the lots. Sheet 2 contains cross-sections of the streets and alleys proposed within the development. Sheets 3 - 6 contain the project's conceptual grading plan which depict the pad elevations, slopes, and the assumed property lines (dash lines) between units or buildings. Sheets 7 and 8 contain cross-sections of the Phase 2 perimeters to show the Phase 2 area in relation to its surroundings. Sheets 9 - 12 demonstrate how utility lines would connect to each product type within the development.

Table A below summarizes the proposed uses for the lots and the lots' planning area and respective land use designation of Low Density Residential (LDR), Medium Density Residential (MDR), and High Density Residential (HDR). Table B below summarizes the proposed uses for the lettered lots.

**TABLE A  
NUMBERED LOTS**

Lots	Product Type	Units	Planning Area / Land Use Designation
1 - 11	Single Family Detached	88	8 / LDR <sup>1</sup>
12 - 23	Cluster units in 6-pack configurations	66	9 / MDR <sup>2</sup>
24 - 29	Triplex units	72	10 / HDR <sup>3</sup>
30 - 37	Cluster units in 8-pack configurations	78	10 / HDR
38 - 41	Townhomes (2-story)	103	9 / MDR & 10 / HDR
42 - 45	Townhomes (3-story)	83	10 / HDR

1. Low Density Residential, 3 to 6 du/ac  
2. Medium Density Residential, 6 to 15 du/ac  
3. High Density Residential, 15 to 36 du/ac

**TABLE B  
LETTERED LOTS**

Lots	Land Use
A	Park
B - G	Open Space
H	Trail
I - L	Open Space
M - Z	Private Streets
AA - FF	Private Streets

Lots 1 - 11 will be developed with single family detached homes which will take access from a street. Lots 12 - 23 will be developed with 6-pack units which are configured in clusters of six detached homes taking access from a common alley. Lots 24 - 29 will be developed with triplex units which are configured in clusters of three detached homes taking access from a common alley. Lots 30 - 37 will be developed with 8-pack units which are configured similar to the 6-pack units. Lots 38 - 41 will

be developed with two-story attached townhomes, and Lots 42 - 45 will have three-story attached townhomes. As the map is for condominium purposes, all units within the development will be condominium homes.

The lots being created by TTM 37644 range from 12,510 square feet to 92,044 square feet. The lot sizes are designed to accommodate multiple residential units on a single lot separated by an exclusive use area devoted to each residential unit. The high density and medium density designations of the specific plan do not require a minimum size for the exclusive use area but dictates yard space by requiring a minimum separation between buildings and streets. The low density designation requires a minimum exclusive use area of 2,700 square feet for low density condominium development. Exhibit A (Sheet 1) shows the lot design for the project and Exhibit D show how the units will be plotted with the lot areas.

Lot A is the location of a 1.26-acre private park being constructed with Phase 2 and will serve the residents within the gated Arantine Hills community, similar to all the other common amenities provided in the community. This park was also identified in the development agreement (first amendment) for Planning Area 18. Details of the park's amenities are reviewed under PP2019-0004.

Lots B - G, I, and J will contain open space and slopes which are located along the westerly and northerly perimeters of Phase 2. Two of these lots (E and J) are located next to the off-site slope owned by the Eagle Glen Homeowners' Association to the north of Phase 2. Lot H is located along the northerly perimeter of Phase 2 and will contain a 10-foot wide trail which will connect Eagle Glen Parkway through the project site to the Multipurpose Trail located along Bedford Wash. The trail will also connect to the trail within Phase 1. A conceptual trail plan can be found as an exhibit attached to PP2019-0004.

Lots K and L are located at the northeasterly perimeter of Phase 2 behind Lot 9. These two lots will contain slopes that face Bedford Canyon Road. Lots M - Z and AA - FF will contain residential private streets which will provide access to the units within Phase 2.

The map shows two dog parks located south of Hudson House Drive within the Bedford Wash because they are being developed as part of the associated precise plan (PP2019-0004), but the dog parks are not part TTM 37644. The lot containing the proposed dog parks were established under the underlying master map for Arantine Hills.

### **Access, Circulation, and Public Improvements**

Access into the Phase 2 project area is provided by Bedford Canyon Road via Eagle Glen Parkway and Hudson House Drive via Bedford Canyon Road which were constructed in Phase 1. The Arantine Hills community is designed to be a private, gated community and has two vehicular access points from Eagle Glen Parkway at Clementine Way and Bedford Canyon Road. A roundabout is located at the intersections of Clementine Way and Hudson House Drive and Bedford Canyon Road and Hudson House Drive. The interior private streets within Phase 2 are designed as local streets having an overall right-of-way width ranging from 50 to 66 feet. For streets that have a 56-foot right-of-way width, the specific plan allows on-street parking on both sides of the street. All streets within the development are designed per the private street standards established by the specific plan.

### **Off-Site Public Improvements**

The Supplemental EIR for the Arantine Hills Specific Plan required the developer to pay a fair share cost toward the construction of the off-site traffic signals in proximity to the project site as project mitigation. The following fair share payments for the future construction of certain traffic signals are required to be paid to the city prior to the issuance of the first building permit for a residential production unit in Phase 2.

- Masters Drive at Christopher Lane (27% of total cost)
- Masters Drive at Via Castilla Street (100% of total cost)
- Masters Drive at Morales Way (100% of total cost)
- Masters Drive at Bennett Avenue (32% of total cost)
- Cajalco Road at Temescal Canyon Road (91% of total cost)

The developer is also responsible for paying a fair cost toward the construction of an additional eastbound right-turn lane on El Cerrito Road at the I-15 southbound ramp. The developer's fair share is 58% of the total cost and shall be paid prior to the issuance of the first building permit for a residential production unit in Phase 2.

### **Grading and Retaining Walls**

Due to the natural topography of the Arantine Hills area which descends in a west to east direction, several retaining walls are needed throughout the Phase 2 area in order to create level pads suitable for development. These are shown on the conceptual grading plan on Sheet 7 of Exhibit A and the retaining wall exhibit in Exhibit C. The majority of the retaining walls run in a north to south direction in order to capture the grade fall across the site. The walls range from approximately one to four feet in height. Retaining walls that are exposed to the street such as the ones proposed along Olvida Street and Bedford Canyon Road are required to be constructed of decorative masonry. In addition, any retaining wall over three feet in height is required to have a 3.5-foot high guardrail constructed on top of the wall for the safety of the landscapers when the adjacent slopes are being maintained.

### **Easements**

As shown on Sheet 1 of Exhibit A, the map proposes to establish several easements which will be dedicated to the City throughout the development. A 24-foot wide easement for emergency access and public utility purposes will be established within the private streets and alleys. Two-foot wide easements for public utility purposes will be established along the edges of the alleys. A 24-foot wide storm drain easement will be established at the northwest and northeast corners of the development.

The development contains existing easements which were originally established under the master subdivision map for the benefit of the City but are no longer needed, and therefore, will be vacated by the City with this development. These easements include two drainage easements located at the northeast corner of the site and a storm drain easement located on the intersection of Hudson House Drive and Olvida Street at the southwest corner of the development. Another storm drain easement to be vacated is located within Lots 38 and 39 near the east perimeter of the development.

## **ENVIRONMENTAL ANALYSIS**

Per Sections 15162 and 15163 of the State Guidelines for implementing the California Environmental Quality Act (CEQA), no subsequent environmental evaluation is required when an Environmental Impact Report (EIR) has been certified for a project and no substantial changes have been made to the project. The Arantine Hills Specific Plan is a master plan that was comprehensively evaluated in an Environmental Impact Report (EIR) certified on August 15, 2012 and a Supplemental Environmental Impact Report (SEIR) adopted on May 19, 2016. The subject applications of TTM 37644 and PP2019-0004 are project level proposals that are wholly consistent with and will implement the approved specific plan. Mitigation measures identified in the EIR and SEIR will be carried through to each project level development plan that implements the master plan, and therefore, subsequent evaluation at the project level under CEQA is not required. Staff has prepared a Notice of Exemption for TTM 37644 and PP2019-0004 (Exhibit F).

## **FISCAL IMPACT**

The applicant paid \$11,368.00 in application processing fees for the tentative tract map application.

## **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 Community Development Department has not received any response from the public regarding the project.

## **STAFF ANALYSIS**

TTM 37644 will create lots designed to accommodate a range of residential units that include single family detached and attached homes that can be sold as 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, and therefore, TTM 37644 properly implements Phase 2 of the Arantine Hills Specific Plan.

## **FINDINGS OF APPROVAL FOR TTM 37644**

1. The proposed project has been fully evaluated as part of the master plan comprehensively evaluated under the Arantine Hills Specific Plan Environmental Impact Report certified August 15, 2012 and Supplemental Environmental Impact Report adopted May 19, 2016, and therefore, subsequent evaluation is not required under CEQA. Therefore, 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 (0-6 du/ac), Medium Density Residential (6-15 du/ac), High Density Residential (15-36 du/ac), and Park as shown on the city's General Plan land use map and 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 37644 and associated PP2019-0004 and provides for adequate access from Eagle Glen Parkway and from the internal system of private streets designed in accordance with specific plan standards.
- 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 Canyon Wash as fully evaluated as part of the Arantine Hills Specific Plan Environmental Impact Report certified August 15, 2012 and Supplemental Environmental Impact Report adopted May 19, 2016 which imposes mitigation measures that will be carried out with the implementation phases 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 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 up to six dwelling units per acre for the Low Density Residential designation, 6-15 du/ac for the Medium Density Residential designation, and 15-36 du/ac 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 on the respective areas of Low Density Residential, Medium Density Residential, High Density Residential, and Park 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 Department of Water and Power.

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, or 4144 of the Public Resources Code.*

**PREPARED BY: SANDRA YANG, SENIOR PLANNER**

**SUBMITTED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR**

**EXHIBITS**

1. Locational and Zoning Map
2. Exhibit A - Tentative Tract Map 37644
3. Exhibit B - Conditions of Approval.
4. Exhibit C - Retaining Wall Plan.
5. Exhibit D - Residential Unit Layout Within Lot Areas.
6. Exhibit E - Applicant's letter dated April 29, 2019 giving required subdivision information for TTM 37644.
7. Exhibit F - Environmental Documentation

Case Planner: Sandra Yang (951) 736-2262

# LOCATIONAL & ZONING MAP



Date: 07/16/2019

TTM 37644 & PP2019-0004  
Arantine Hills



# TENTATIVE TRACT MAP NO. 37644

## FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF LOTS 9 AND "Y" OF TRACT NO. 36294, FILED IN BOOK 456, PAGES 23 THROUGH 38, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.  
EXCEPTING THEREFROM LOT "R" OF TRACT NO. 37030, FILED IN BOOK 458, PAGES 100 THROUGH 117, INCLUSIVE, OF MAPS, RECORDS OF SAID RIVERSIDE COUNTY, STATE OF CALIFORNIA.



### RESIDENTIAL LOTS

Lot No.	S.F	Acres	Land Use	Product Type	Lot No.	S.F	Acres	Land Use	Product Type
1	20,130	0.46	Residential	SFD	24	30,777	0.71	Residential	TRIPLEX
2	23,107	0.53	Residential	SFD	25	31,482	0.72	Residential	TRIPLEX
3	27,248	0.63	Residential	SFD	26	31,005	0.71	Residential	TRIPLEX
4	28,558	0.66	Residential	SFD	27	30,769	0.71	Residential	TRIPLEX
5	25,100	0.66	Residential	SFD	28	31,485	0.72	Residential	TRIPLEX
6	38,834	0.66	Residential	SFD	29	31,006	0.71	Residential	TRIPLEX
7	39,065	0.90	Residential	SFD	30	46,988	1.08	Residential	6-PACK
8	42,031	0.97	Residential	SFD	31	25,791	0.59	Residential	8-PACK
9	84,575	1.94	Residential	SFD	32	21,239	0.49	Residential	8-PACK
10	30,496	0.70	Residential	SFD	33	24,449	0.56	Residential	8-PACK
11	36,459	0.84	Residential	SFD	34	47,762	1.10	Residential	8-PACK
12	20,315	0.47	Residential	6-PACK	35	22,816	0.52	Residential	8-PACK
13	19,499	0.45	Residential	6-PACK	36	23,183	0.53	Residential	8-PACK
14	19,499	0.45	Residential	6-PACK	37	26,946	0.62	Residential	8-PACK
15	19,754	0.45	Residential	6-PACK	38	91,582	2.10	Residential	TOWNHOMES
16	12,406	0.34	Residential	6-PACK	39	32,044	0.71	Residential	TOWNHOMES
17	20,339	0.47	Residential	6-PACK	40	62,659	1.44	Residential	TOWNHOMES
18	20,341	0.47	Residential	6-PACK	41	34,761	0.80	Residential	TOWNHOMES
19	12,510	0.29	Residential	6-PACK	42	24,710	0.57	Residential	TOWNHOMES
20	19,501	0.45	Residential	6-PACK	43	44,169	1.01	Residential	TOWNHOMES
21	19,501	0.45	Residential	6-PACK	44	36,603	0.84	Residential	TOWNHOMES
22	19,501	0.45	Residential	6-PACK	45	82,095	1.89	Residential	TOWNHOMES
23	20,330	0.47	Residential	6-PACK					

### LETTER LOTS

Lot No.	S.F	Acres	Land Use	Lot No.	S.F	Acres	Land Use
A	53,935	1.26	Park	Q	18,275	0.42	Private Street
B	28,971	0.67	Open Space	R	15,000	0.34	Private Street
C	43,817	1.00	Open Space	S	15,819	0.36	Private Street
D	28,924	0.66	Open Space	T	12,956	0.30	Private Street
E	2,198	0.05	Open Space	U	15,000	0.34	Private Street
F	5,596	0.13	Open Space	V	12,264	0.28	Private Street
G	1,468	0.03	Open Space	W	43,288	0.99	Private Street
H	26,257	0.60	Trail	X	48,312	1.11	Private Street
I	12,616	0.29	Open Space	Y	24,796	0.57	Private Street
J	22,442	0.51	Open Space	Z	40,992	0.94	Private Street
K	4,225	0.10	Open Space	AA	41,845	0.96	Private Street
L	9,747	0.22	Open Space	BB	41,871	0.96	Private Street
M	3,592	0.08	Private Street	CC	24,394	0.55	Private Street
N	20,176	0.46	Private Street	DD	14,600	0.34	Private Street
O	17,639	0.41	Private Street	EE	34,068	0.78	Private Street
P	18,760	0.43	Private Street	FF	20,142	0.46	Private Street

### SUMMARY OF ALL LOTS

LAND USE	TOTAL AREA (AC.)	PRODUCT	UNITS
RESIDENTIAL	34.52	TRIPOD	6
PARK	1.26	6-PACK (2STORY)	66
TRAIL	0.62	8-PACK (2STORY)	78
OPEN SPACE	3.65	TRIPLEX	72
STREET	11.10	TOWNHOMES (2-STORY)	103
TOTAL	51.15	TOWNHOMES (3-STORY)	83
		SUB-TOTAL	490

### PRODUCT SUMMARY

Land Use	Acreage	Dwelling Units	Density (DU/AC)	Density Range
PA 8B - LDR	18.4	88	4.8	3 to 6
PA 9 - MDR	10.7	125	11.7	6 to 15
PA 10 - HDR	21.4	277	12.9	15 to 36

### DENSITY SUMMARY

CUT	FILL
154,492 CYS	154,492 CYS

### EARTHWORK SUMMARY

LAND USE: GC  
ZONING: GC  
AP# 279-190-046

PARCEL "A" GRANT DEED  
2008-072262 O.R.  
AP# 279-240-019

PARCEL "B" GRANT DEED  
2017-0285707 O.R.  
AP# 279-240-019

① A DRAINAGE EASEMENT, AS SHOWN AND DEDICATED TO THE PUBLIC PER TRACT NO. 36294, M.B. 456/23-38, RECORDED ON JULY 13TH, 2017 AS INST. NO. 2017-0285707, TO BE QUITCLAIMED.

② A STORM DRAIN EASEMENT, AS SHOWN AND DEDICATED TO THE PUBLIC PER TRACT NO. 36294, M.B. 456/23-38, RECORDED ON JULY 13TH, 2017 AS INST. NO. 2017-0285707, TO BE QUITCLAIMED.

③ 24' EASEMENT FOR PUBLIC UTILITY PURPOSES.

④ 24' EASEMENT FOR STORM DRAIN PURPOSES.

### EXISTING EASEMENTS

① 24' INGRESS EGRESS AND EMERGENCY ACCESS OVER PRIVATE STREETS AND PUBLIC UTILITY PURPOSES.

② 2' EASEMENT FOR PUBLIC UTILITY PURPOSES.

③ 24' EASEMENT FOR STORM DRAIN PURPOSES.

④ 24' EASEMENT FOR ACCESS DRIVE(S) MEETING FIRE DEPARTMENT STANDARDS/APPRAVAL.

⑤ PROVIDE A MINIMUM TWENTY-FIVE (25) FOOT INSIDE AND FIFTY (50) FOOT OUTSIDE RADIUS FOR ACCESS DRIVE(S).

⑥ STREET AND DRIVE GRADES SHALL NOT EXCEED 10% UNLESS APPROVED BY THE FIRE CHIEF AND CITY ENGINEER.

⑦ SINGLE FAMILY DWELLING UNITS REQUIRE A FIRE FLOW OF 1,500 GPM/2 HOURS @ 20 PSI. HYDRANT SPACING REQUIREMENT IS 300' MAXIMUM BETWEEN HYDRANTS.

⑧ MULTI-FAMILY BUILDINGS REQUIRE A FIRE FLOW OF 2,500 GPM/2 HOURS @ 20 PSI. HYDRANT SPACING REQUIREMENT IS 250' MAXIMUM BETWEEN HYDRANTS.

⑨ FIRE SERVICE WATERLINE SHALL BE LOOPED AND PROVIDED WITH TWO (2) SEPARATE POINTS OF CONNECTION.

⑩ FIRE HYDRANTS ARE TO BE SPACED A MAXIMUM 250 FEET APART.

⑪ PROVIDE ONE-HOUR CONSTRUCTED EAVES FOR ALL HOMES LOCATED WITHIN TWO HUNDRED (200) FEET OF WILDLAND AREAS. ENTIRE HOUSE PERIMETER SHALL COMPLY.

⑫ FUEL MODIFICATION IS REQUIRED FOR THIS PROJECT. CONSULT WITH FIRE DEPARTMENT TO PLAN AND IMPLEMENT THE MOST EFFECTIVE METHOD FOR THE SITE.

⑬ PROVIDE CLASS A ROOFING MATERIAL.

⑭ A FIRE FACILITIES FEE OF \$231.00 PER ACRE IS REQUIRED PER CORONA MUNICIPAL CODE SECTION 3.36.030 AND MUST BE PAID PRIOR TO BUILDING PERMIT ISSUANCE.

⑮ PER 511 OF THE CORONA MUNICIPAL CODE, A PUBLIC SAFETY RADIO COMMUNICATION STUDY IS REQUIRED. CONSULT WITH THE FIRE DEPARTMENT FOR SPECIFIC REQUIREMENTS FOR THIS STUDY.

⑯ GROVES AND WEED ABATEMENT SHALL BE MAINTAINED SO AS NOT TO POSE A FIRE HAZARD UNTIL TIME OF DEVELOPMENT.

⑰ A SPECIFIC ADDRESS, ASSIGNED BY THE CITY OF CORONA, SHALL BE PROVIDED FOR EACH BUILDING AS SPECIFIED BY THE FIRE DEPARTMENT ADDRESS STANDARD WHICH CAN BE OBTAINED AT THE FIRE DEPARTMENT COUNTER AT CITY HALL. ADDRESS MUST BE ILLUMINATED DURING ALL HOURS OF DARKNESS.

⑱ SMOKE DETECTORS SHALL COMPLY WITH U.B.C. SECTION 310 1997 EDITION.

⑲ AT NO TIME SHALL FIRE HYDRANTS OR FIRE LANES BE BLOCKED BY BUILDING MATERIALS, STORAGE, EQUIPMENT, AND/OR VEHICLES.

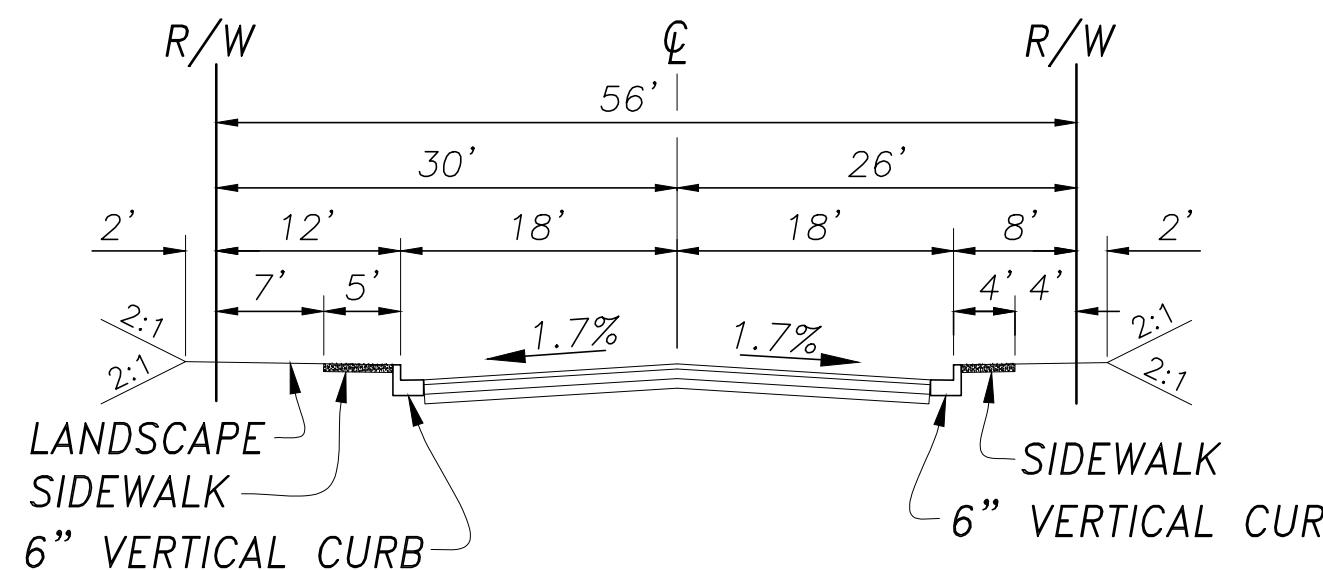
⑳ MULTIPLE UNIT BUILDINGS SHALL HAVE SUITE NUMBER IDENTIFICATION ASSIGNED BY THE FIRE DEPARTMENT. SUBMIT AN EXHIBIT FOR REVIEW AND APPROVAL TO THE FIRE DEPARTMENT. A COPY OF THE PREMISE IDENTIFICATION STANDARD IS AVAILABLE AT CORONACO.GOV.

④ RESIDENTIAL FIRE SPRINKLERS SHALL BE INSTALLED PER 2016 CALIFORNIA FIRE CODE, 2016 CALIFORNIA RESIDENTIAL CODE, AND NFPA SECTION 13, ET AL.

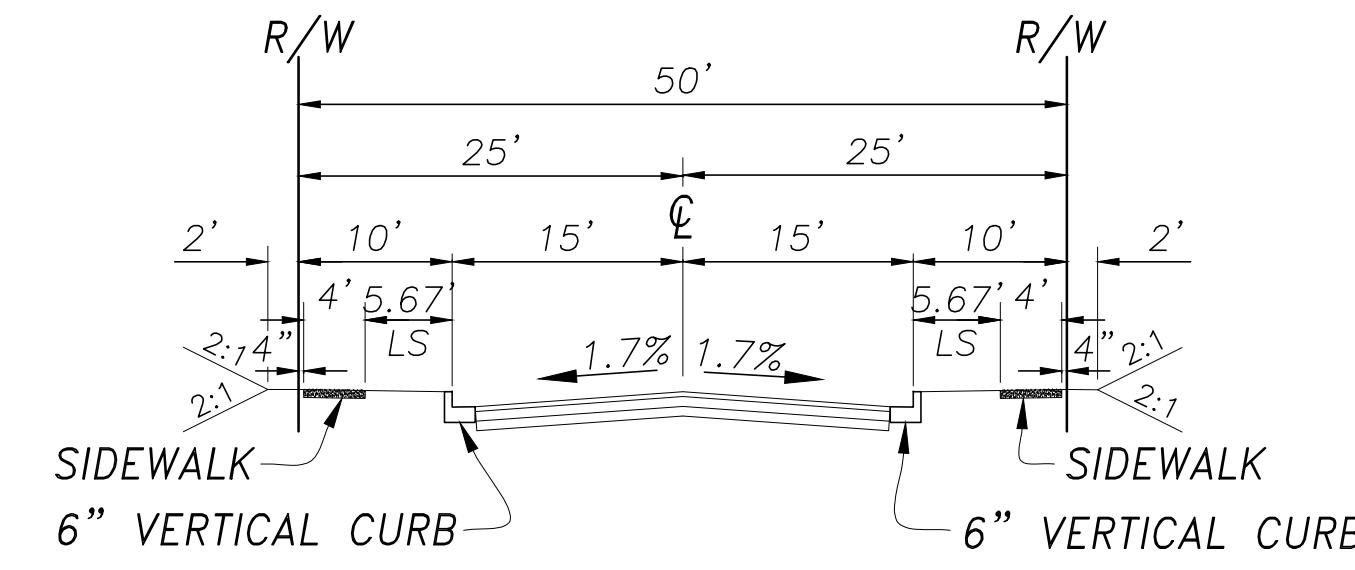
DATE 06-13-2019  
W.O. 2749-36  
GROSS AREA 51.15±  
CONTOUR INTERVAL 5'  
NUMBERED LOTS 45  
LETTERED LOTS 32

RIGHT OF WAY  
LOT LINE  
TRACT BOUNDARY  
EASEMENT  
EXISTING LOT LINE  
DAYLIGHT LINE  
PROPOSED MAJOR CONTOUR  
PROPOSED MINOR CONTOUR  
EXISTING CURB  
EXISTING MEDIAN  
PLANNING AREA BOUNDARY

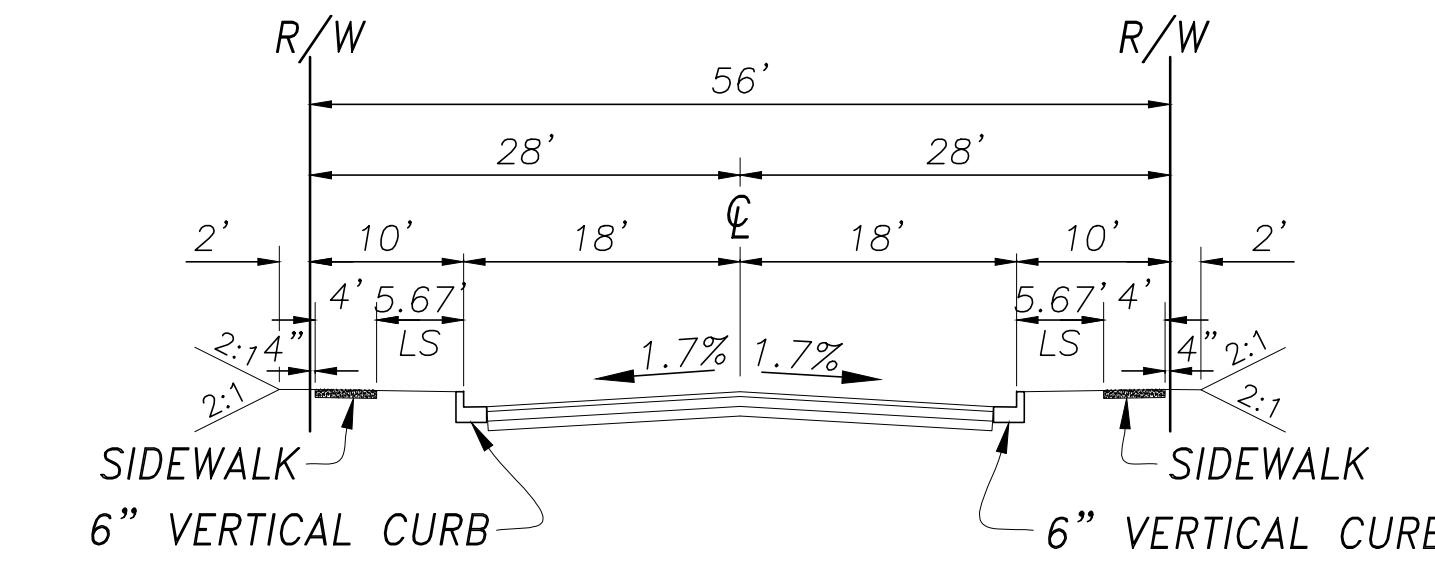
0 50 100 200  
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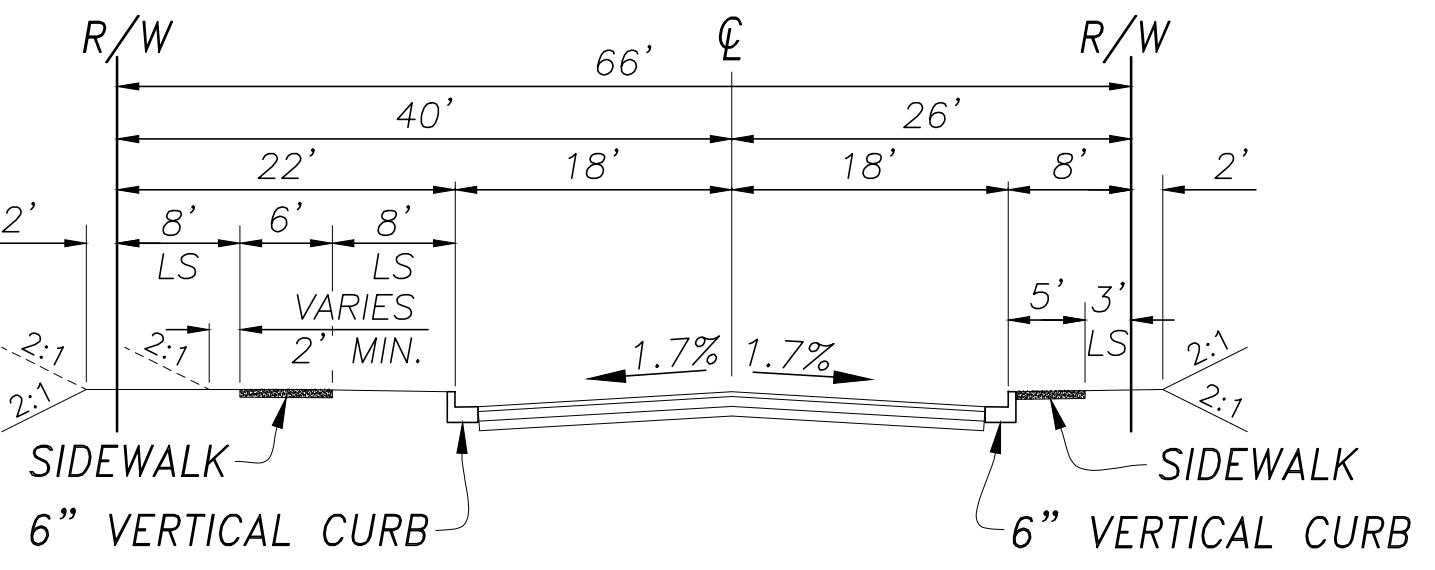
56' PRIVATE LOCAL STREET  
(OLVIDA STREET)  
N.T.S.



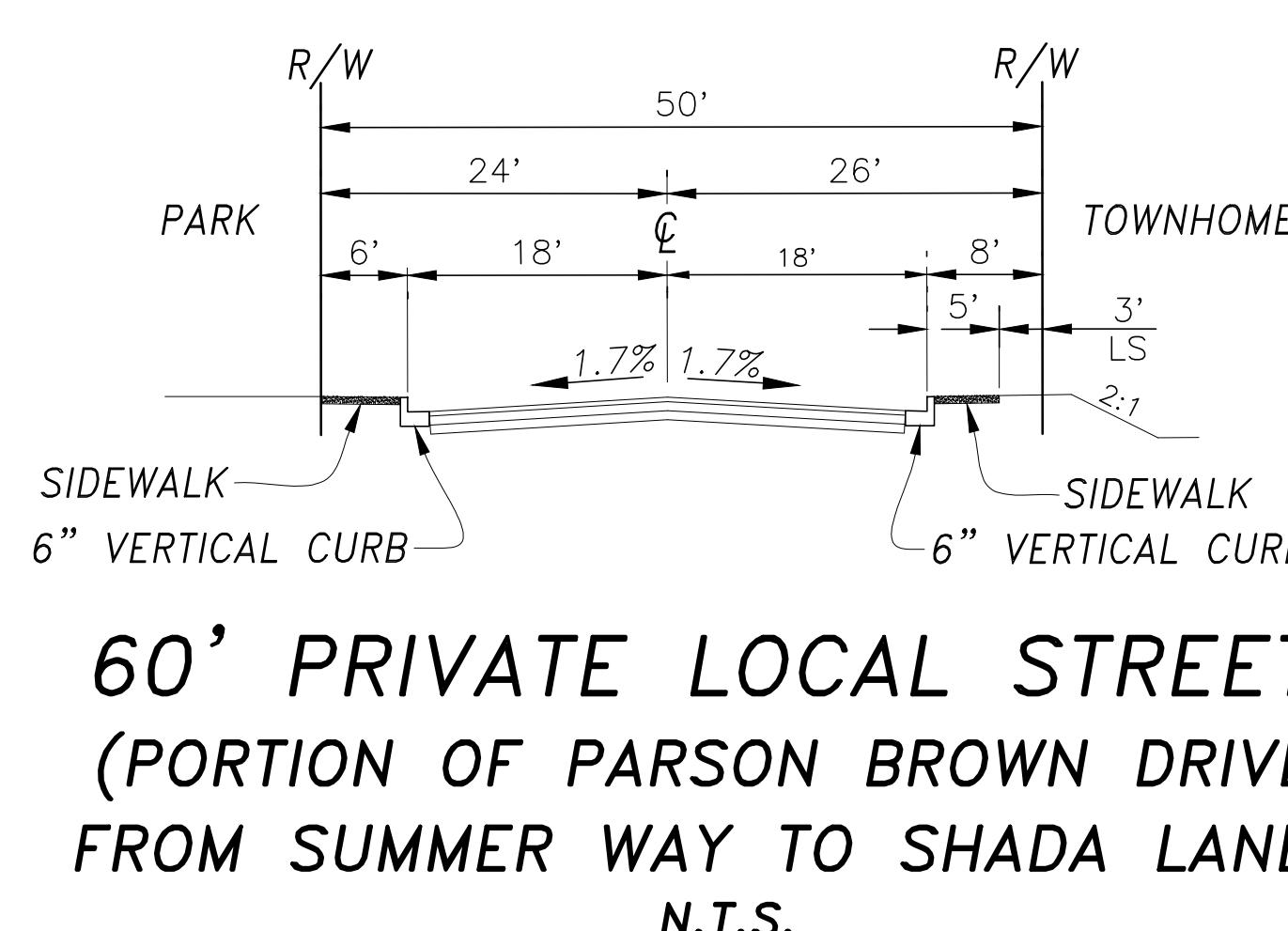
50' PRIVATE LOCAL STREET  
(RUBY LANE AND BERGAMOT)  
N.T.S.



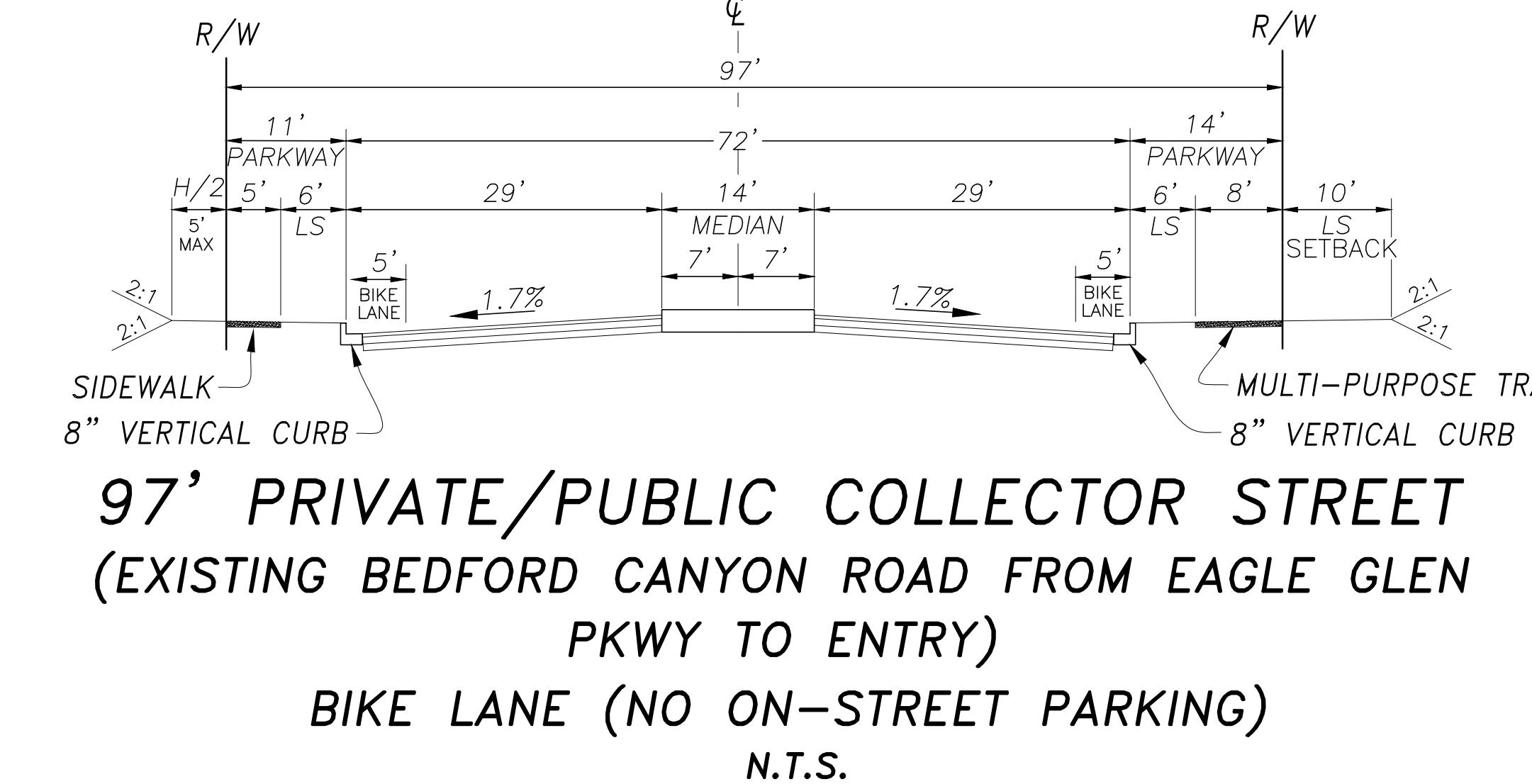
56' PRIVATE LOCAL STREET  
(FLORENTINE DR., STELAMAR WAY, YUZU ST.,  
PANAMA DR., SATSUMA LANE, MELOGOLD WAY,  
SHADA LANE, SUMMER WAY, AND SPRING LANE)  
N.T.S.



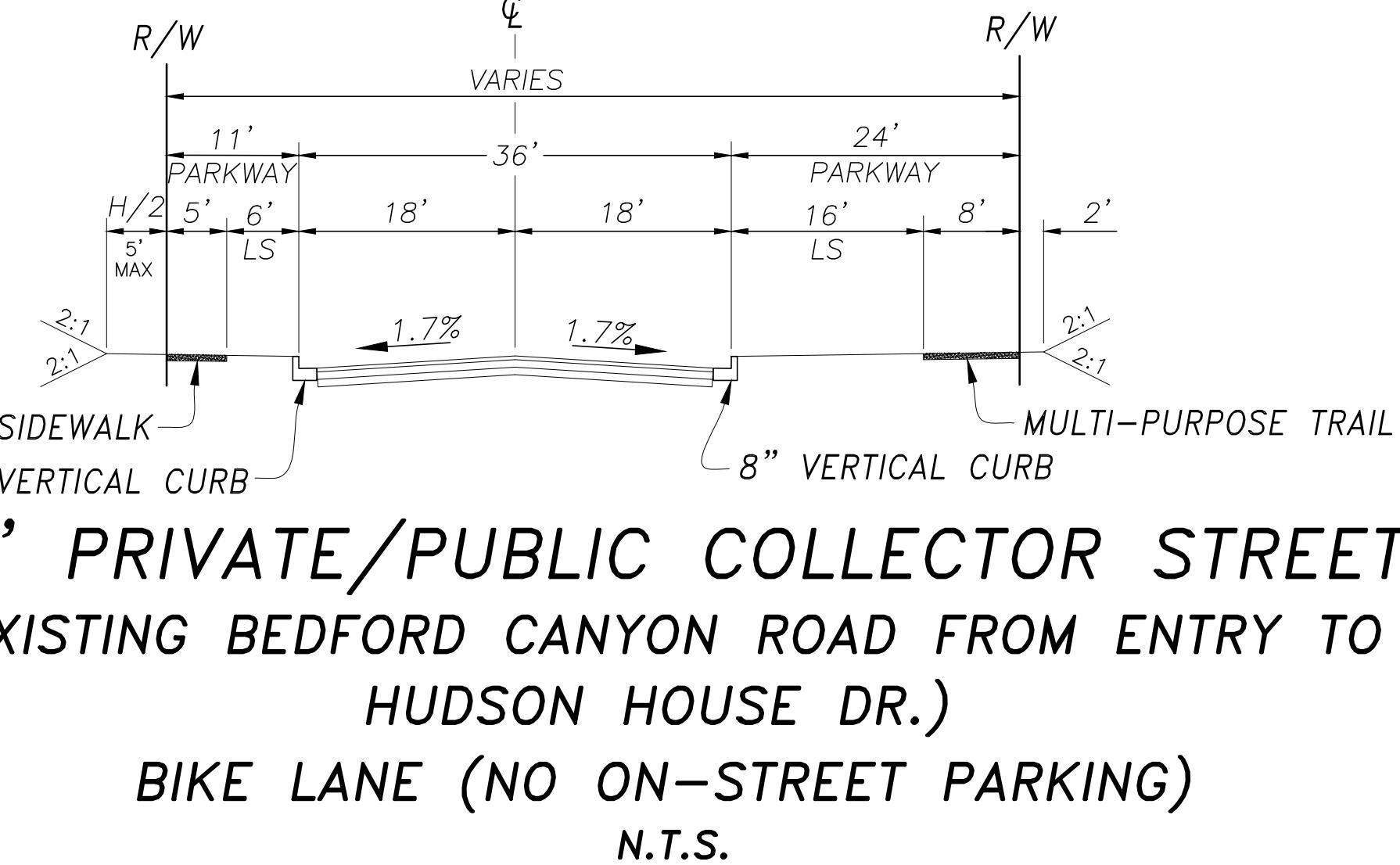
66' PRIVATE LOCAL STREET  
(POMELO DR. AND PARSON BROWN DR. FROM  
HUDSON HOUSE DRIVE TO SUMMER WAY AND  
FROM SHADA LANE TO POMELO DR.)  
N.T.S.



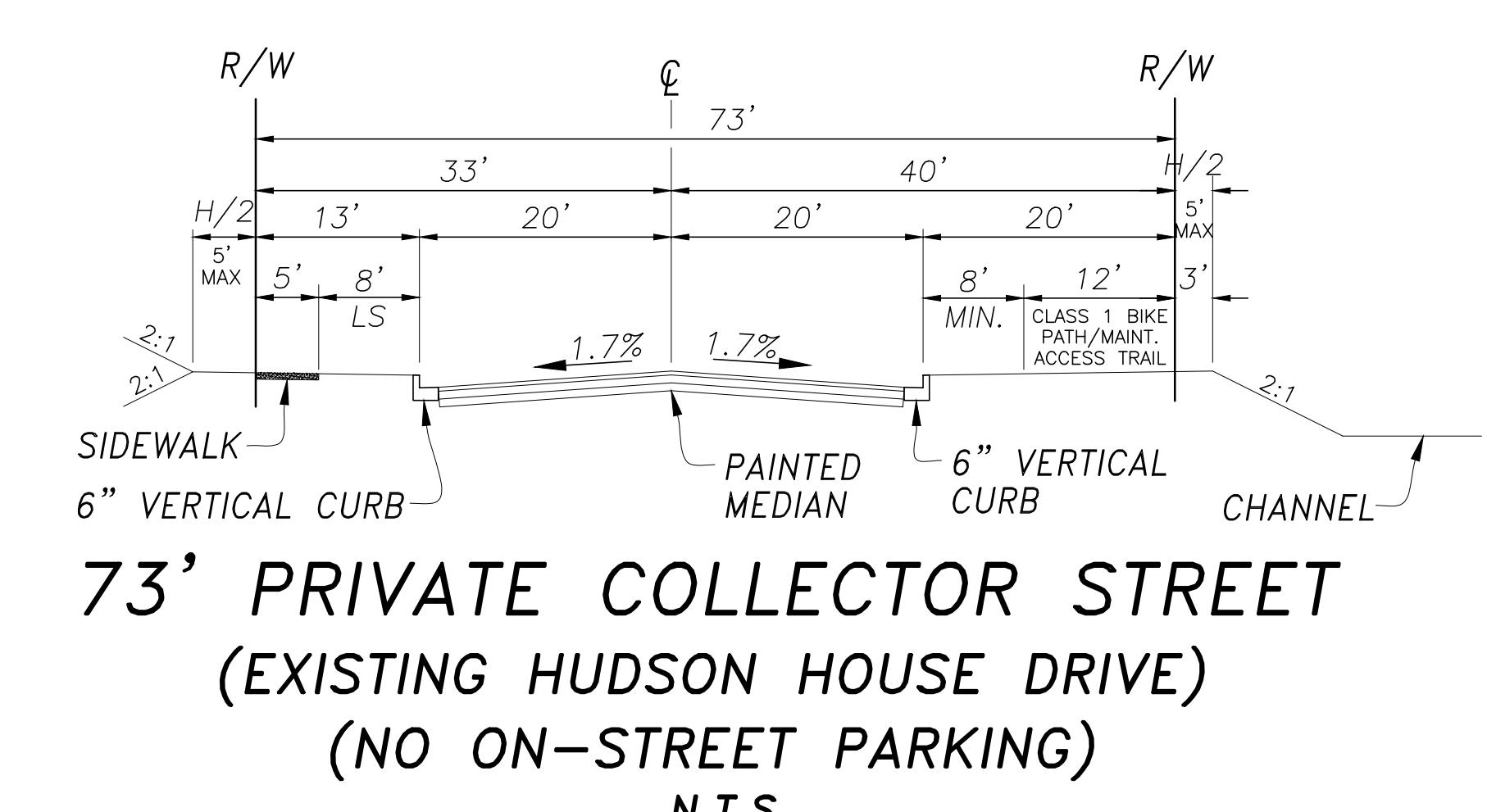
60' PRIVATE LOCAL STREET  
(PORTION OF PARSON BROWN DRIVE  
FROM SUMMER WAY TO SHADA LANE)  
N.T.S.



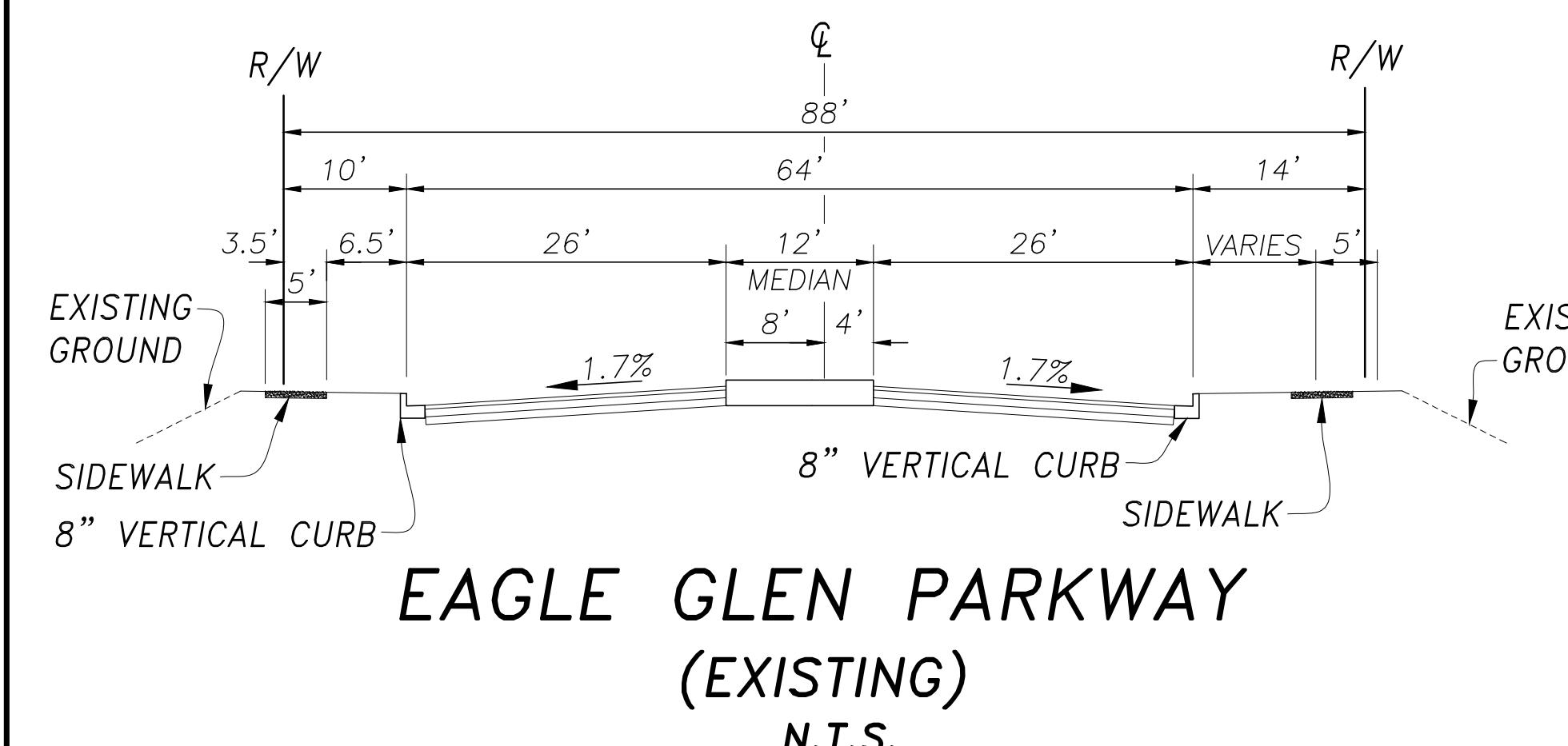
97' PRIVATE/PUBLIC COLLECTOR STREET  
(EXISTING BEDFORD CANYON ROAD FROM EAGLE GLEN  
PKWY TO ENTRY)  
BIKE LANE (NO ON-STREET PARKING)  
N.T.S.



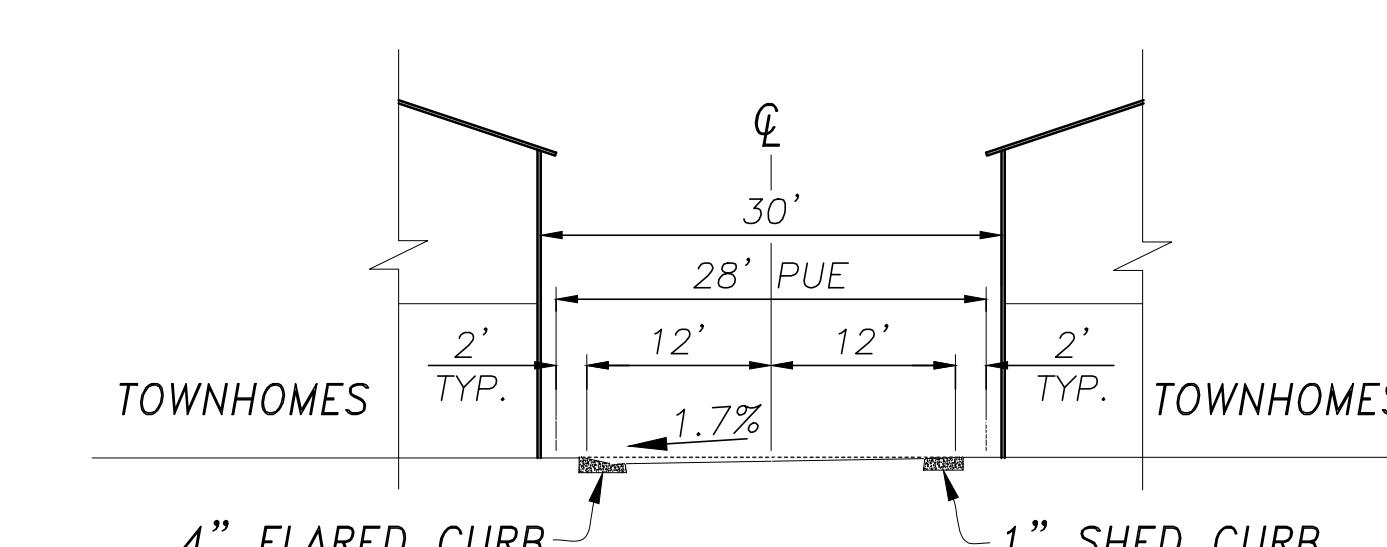
97' PRIVATE/PUBLIC COLLECTOR STREET  
(EXISTING BEDFORD CANYON ROAD FROM ENTRY TO  
HUDSON HOUSE DR.)  
BIKE LANE (NO ON-STREET PARKING)  
N.T.S.



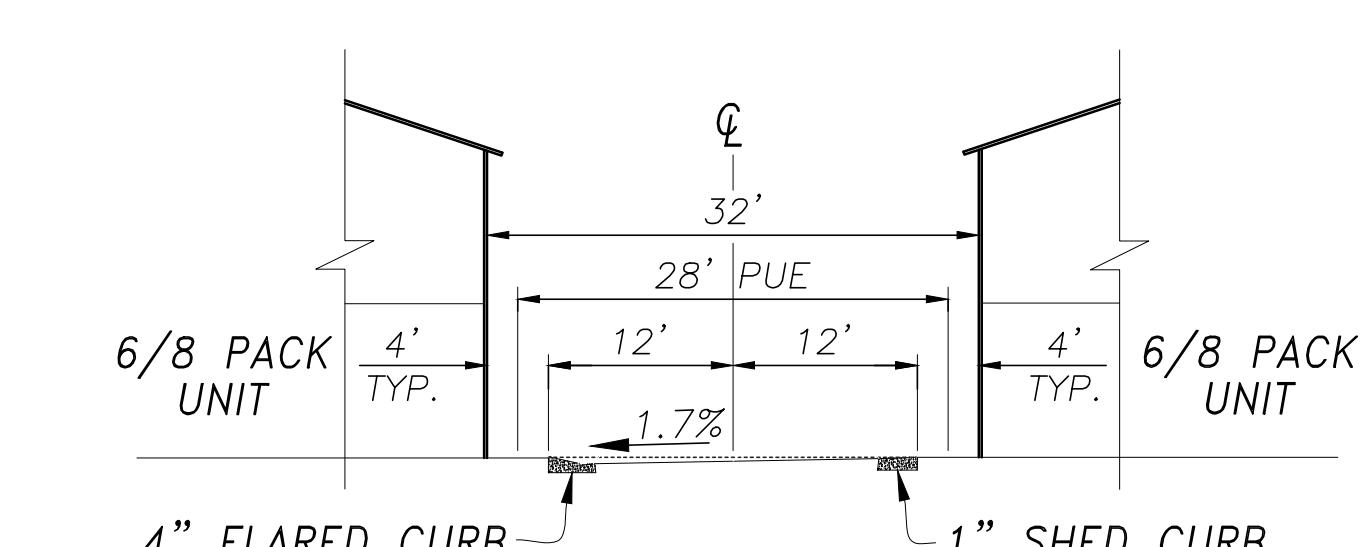
73' PRIVATE COLLECTOR STREET  
(EXISTING HUDSON HOUSE DRIVE)  
(NO ON-STREET PARKING)  
N.T.S.



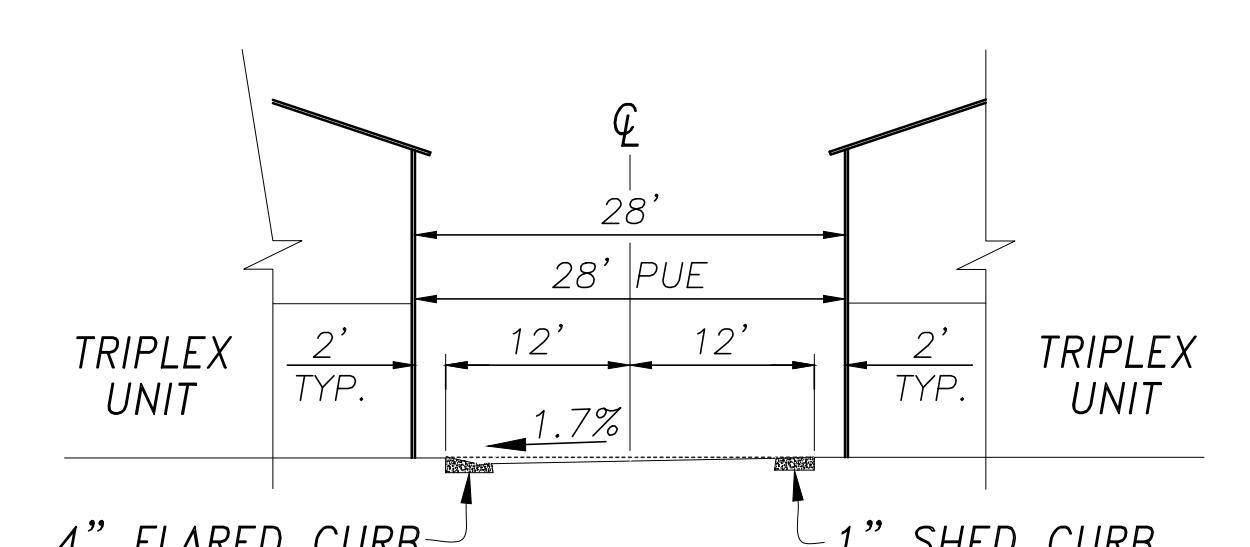
EAGLE GLEN PARKWAY  
(EXISTING)  
N.T.S.



TYPICAL 24' ALLEY  
(TOWNHOMES)  
N.T.S.



TYPICAL 24' ALLEY  
(8 PACK-2 STORY/6 PACK)  
N.T.S.



TYPICAL 24' ALLEY  
(TRIPLEX)  
N.T.S.

1 6/13/19 REVISIONS PER PLANNING REVIEW COMMITTEE COMMENTS				DRAWN BY:	LP	PREPARED FOR:	OWNER:	PREPARED BY:
NO.	DATE	REVISIONS	APPROVED	DESIGNED BY:	DS	THE NEW HOME COMPANY	ARANTINE HILLS HOLDINGS, LP A DELAWARE LIMITED PARTNERSHIP	HUNSAKER & ASSOCIATES IRVINE, INC.
				CHECKED BY:	DS	85 ENTERPRISE, SUITE 450 ALISO VIEJO, CA 92656 (949) 382-2766	85 ENTERPRISE, SUITE 450 ALISO VIEJO, CA 92656 (949) 382-2766	PLANNING ■ ENGINEERING ■ SURVEYING Three Hughes ■ Irvine, CA 92618 ■ PH: (949) 583-1010 ■ FX: (949) 583-0759

NO.	DATE	REVISIONS	APPROVED	CHECKED BY:	DS

NO.	DATE	REVISIONS	APPROVED	CHECKED BY:	DS

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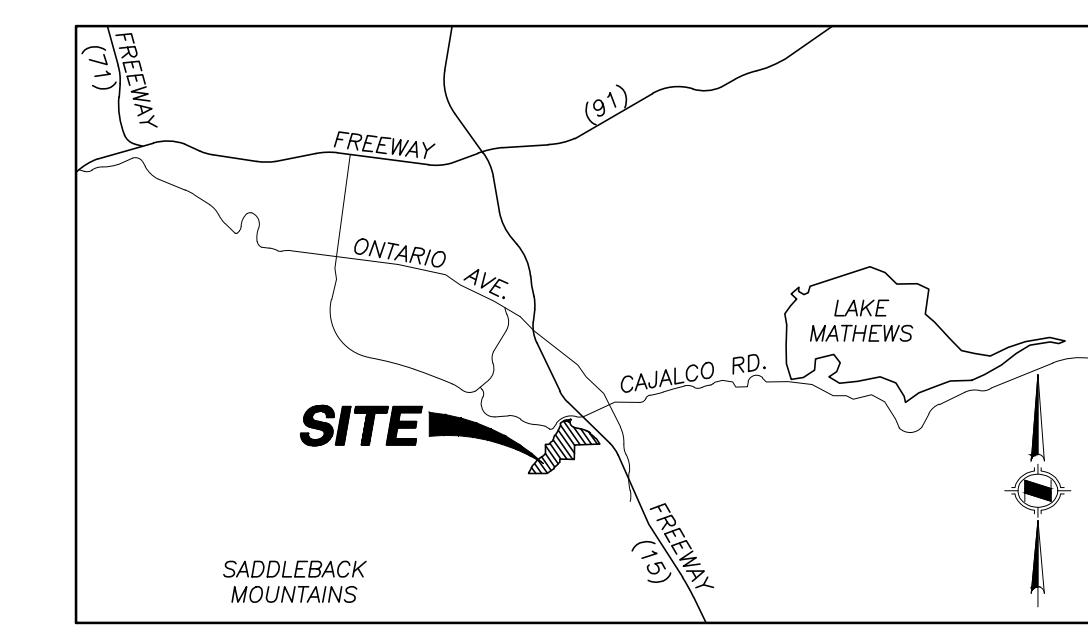
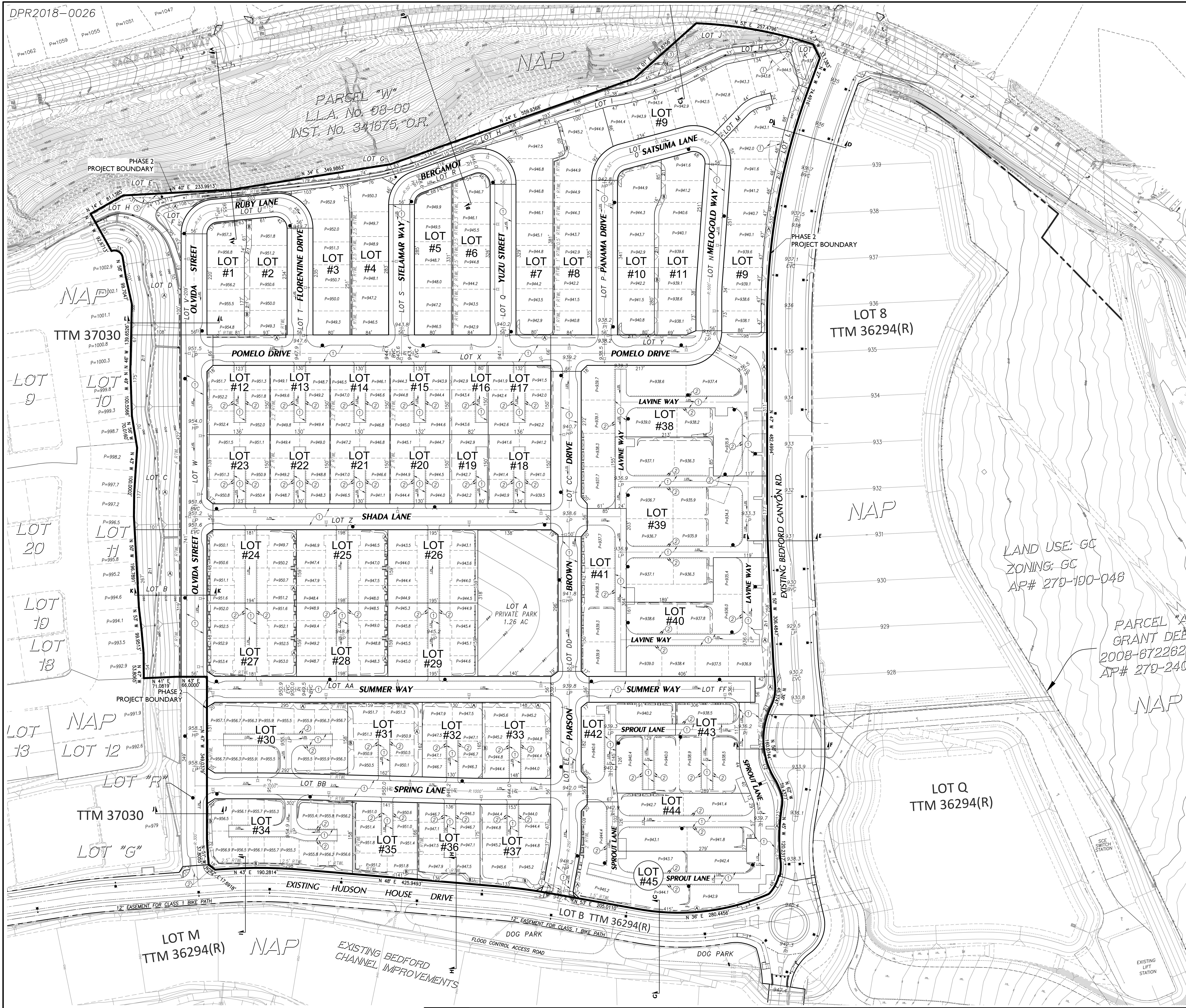
NO.	DATE	REVISIONS	APPROVED	CHECKED BY:	DS

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NO.	DATE	REVISIONS	APPROVED	CHECKED BY:	DS

NO.	DATE	REVISIONS	APPROVED	CHECKED BY:	DS

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|  |



## ***SLOPE DESIGNATIONS***

- A MAINTAINED BY HOMEOWNERS ASSOCIATION
- B MAINTAINED BY PRIVATE OWNERS

## LEGEND

RIGHT OF WAY

LOT LINE

TRACT BOUNDARY

EASEMENT

EXISTING LOT LINE

CONTOURS

TOP AND TOE OF SLOPE

DAYLIGHT LINE

RETAINING WALL

PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR

PROPOSED V-DITCH

PROPOSED CENTER LINE

PROPOSED CURB

EXISTING CURB

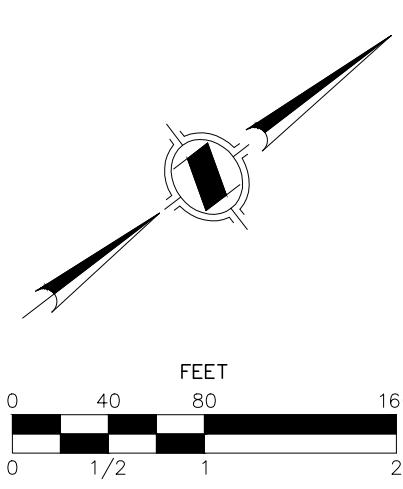
EXISTING MEDIAN

PROPOSED FIRE HYDRANT

PROPOSED LIGHT POLE

EXISTING LIGHT POLE

DATE 06-13-2019  
W.O. 2749-36  
GROSS AREA 51.15±  
CONTOUR INTERVAL 5'  
NUMBERED LOTS 45  
LETTERED LOTS 32



1	6/13/19	REVISIONS PER PLANNING REVIEW COMMITTEE COMMENT
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6		

## PREPARED FOR:

OWNER

100

— 10 —

**PREPARE**

BY:

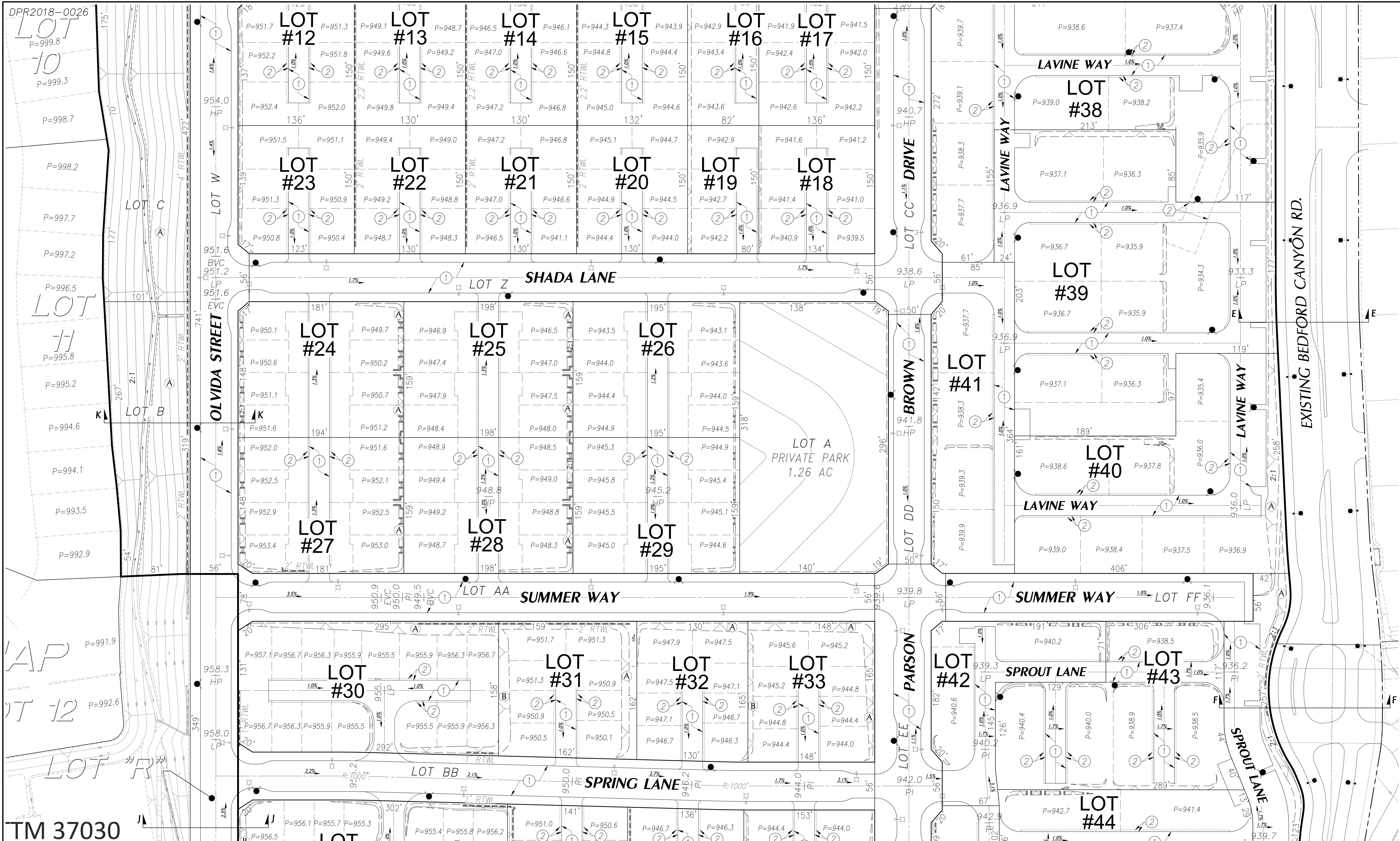
**HUNSAKER & ASSOCIATE  
IRVINE, INC  
PLANNING ■ ENGINEERING ■ SURVEYING  
Irvine, CA 92618 ■ PH: (949) 583-1010 ■ FX: (949) 583-0707**

CONCEPTUAL GRADING  
TENTATIVE TRACT NO.37644  
FOR CONDOMINIUM PURPOSES  
City of Corona

## SHEET

3 OF 12





TM 37030

LEGEND

RIGHT OF WAY	PROPOSED V-DITCH
LOT LINE	PROPOSED CENTER LINE
TRACT BOUNDARY	EXISTING CURB
EASEMENT	EXISTING MEDIAN
EXISTING LOT LINE	PROPOSED FIRE HYDRANT
CONTOURS	PROPOSED LIGHT POLE
TOP AND TOE OF SLOPE	
DAYLIGHT LINE	
RETAINING WALL	
PROPOSED MAJOR CONTOUR	
PROPOSED MINOR CONTOUR	

SLOPE DESIGNATIONS

(A) MAINTAINED BY HOMEOWNERS ASSOCIATION  
(B) MAINTAINED BY PRIVATE OWNERS

1 6/13/19 REVISIONS PER PLANNING REVIEW COMMITTEE COMMENTS

NO.	DATE	REVISIONS	APPROVED

DRAWN BY:

LP
DS

DESIGNED BY:

DS
DS

PREPARED FOR:

THE NEW HOME COMPANY
85 ENTERPRISE, SUITE 450 ALISO VIEJO, CA 92656 (949) 382-2766

OWNER:

ARANTINE HILLS HOLDINGS, LP A DELAWARE LIMITED PARTNERSHIP
85 ENTERPRISE, SUITE 450 ALISO VIEJO, CA 92656 (949) 382-2766

PREPARED BY:

Hunsaker & Associates
Planning ■ Engineering ■ Surveying

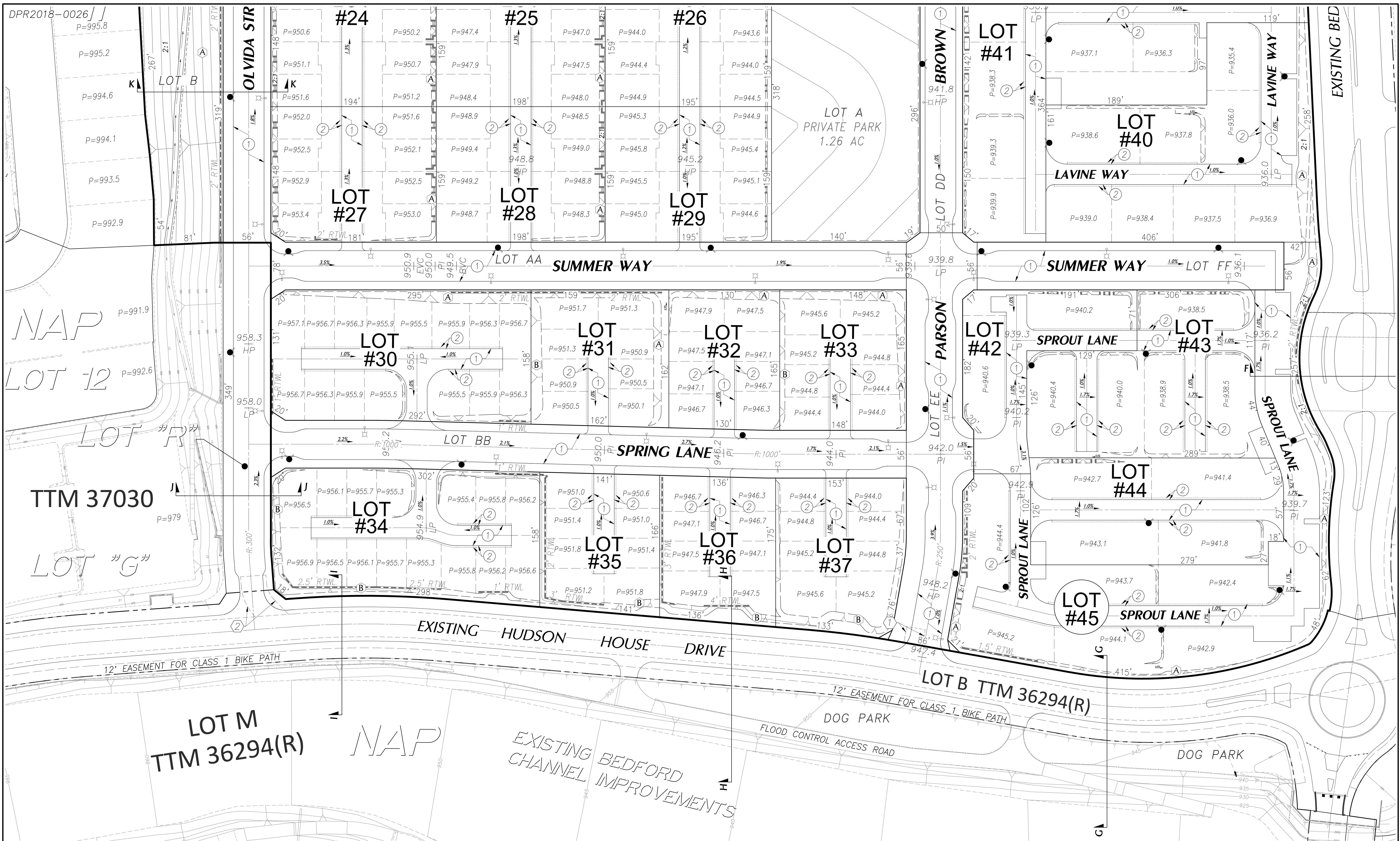
Three Hughes ■ Irvine, CA 92618 ■ PH: (949) 583-1010 ■ FX: (949) 583-0759

DATE 06-13-2019  
W.O. 2749-36  
GROSS AREA 51.15±  
CONTOUR INTERVAL 5'  
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CONCEPTUAL GRADING  
TENTATIVE TRACT NO.37644  
FOR CONDOMINIUM PURPOSES  
City of Corona

SHEET  
5 OF 12

W.O.: 2749-36 ARANTINE HILLS



## **LEGEND**

RIGHT OF WAY

LOT LINE

TRACT BOUNDARY

EASEMENT

EXISTING LOT LINE

CONTOURS

TOP AND TOE OF SLOP

DAYLIGHT LINE

RETAINING WALL

PROPOSED MAJOR CON

PROPOSED MINOR CON

## **SLOPE DESIGNATION**

- A MAINTAINED BY HOMEOWNERS ASSOC
- B MAINTAINED BY PRIVATE OWNERS

1	6/13/19	REVISIONS PER PLANNING REVIEW COMMITTEE COM
NO.	DATE	REVISIONS

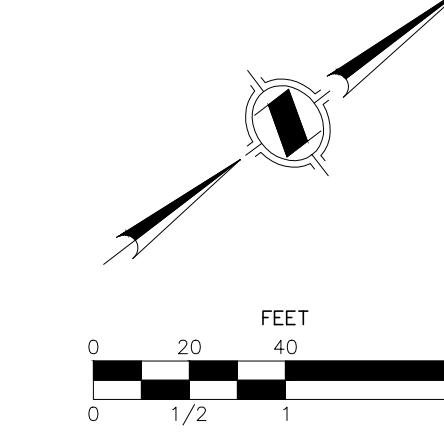
			<i>PREPARED FOR:</i>
	DRAWN BY:	LP	
	DESIGNED BY:	DS	<b>THE NEW HOME CO.</b> 85 ENTERPRISE, SU. ALISO VIEJO, CA (949) 382-27
APPROVED	CHECKED BY:	DS	

**OWNER:**  
**ARANTINE HILLS HOLDINGS, LP**  
**A DELAWARE LIMITED PARTNERSHIP**  
85 ENTERPRISE, SUITE 450  
ALISO VIEJO, CA 92656  
(949) 382-2766

PREPARED BY:

**HUNSAKER & ASSOCIATES**  
I R V I N E , I N C .  
PLANNING ■ ENGINEERING ■ SURVEYING  
Three Hughes ■ Irvine, CA 92618 ■ PH: (949) 583-1010 ■ FX: (949) 583-0759

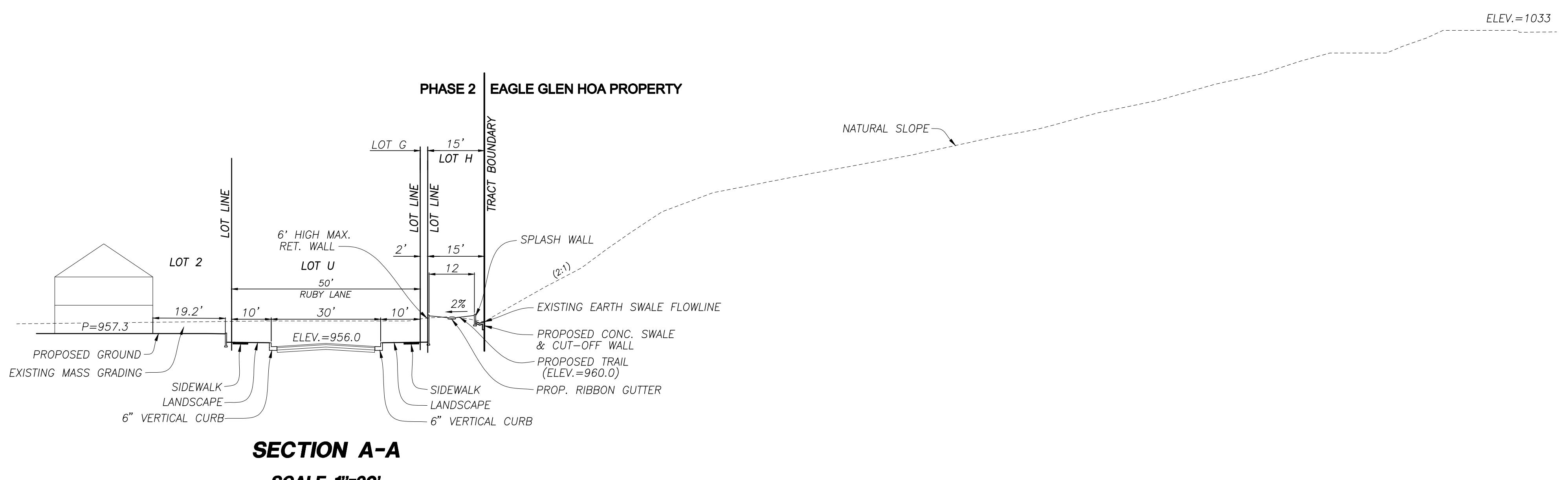
DATE 06-13-2019  
W.O. 2749-36  
GROSS AREA 51.15±  
CONTOUR INTERVAL 5'  
NUMBERED LOTS 45  
LETTERED LOTS 32



**CONCEPTUAL GRADING  
TENTATIVE TRACT NO.37644  
FOR CONDOMINIUM PURPOSES  
City of Corona**

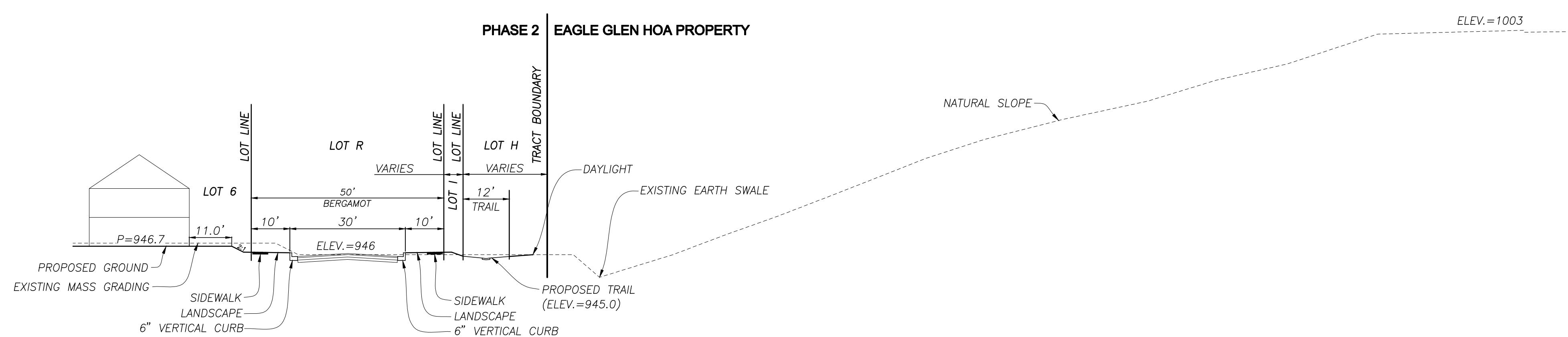
**SHEET**

## *SITE SECTIONS*

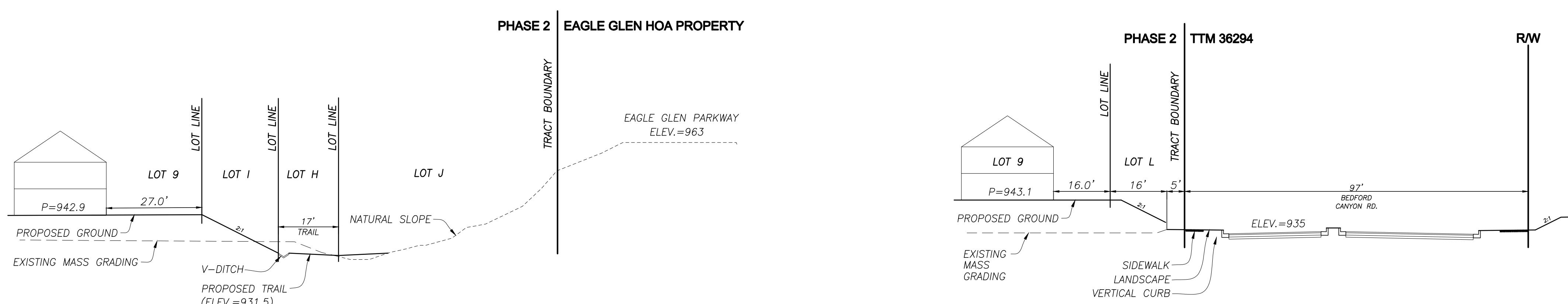


# **SECTION A-A**

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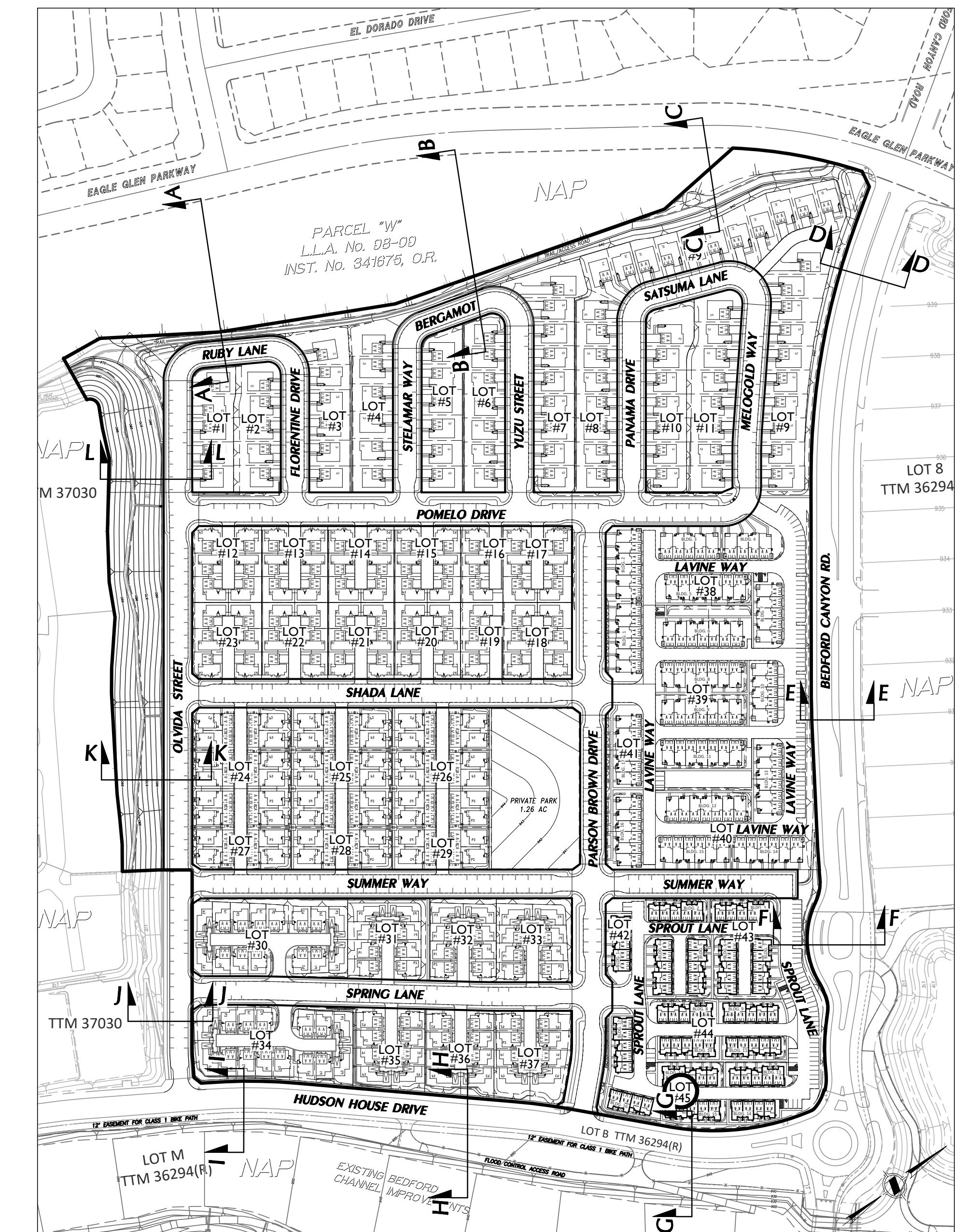


## **SECTION B-B**



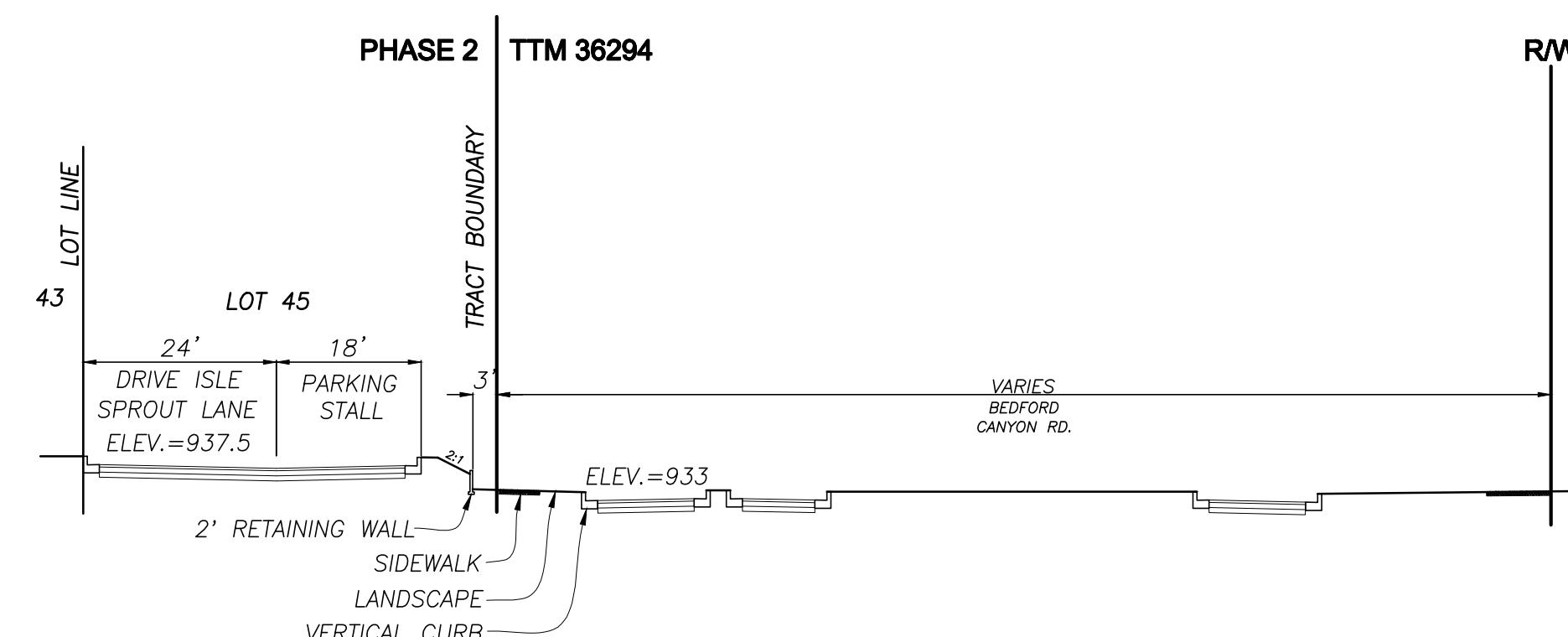
# **SECTION C-C**

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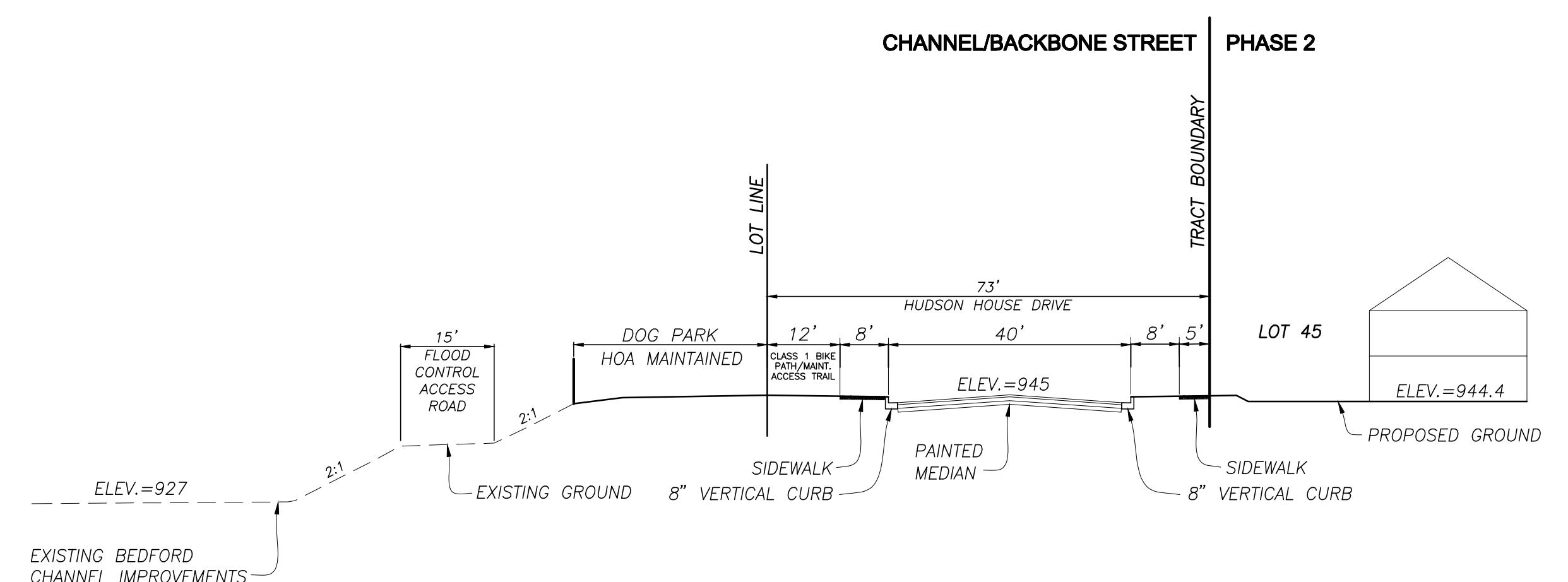


# KEY MAP

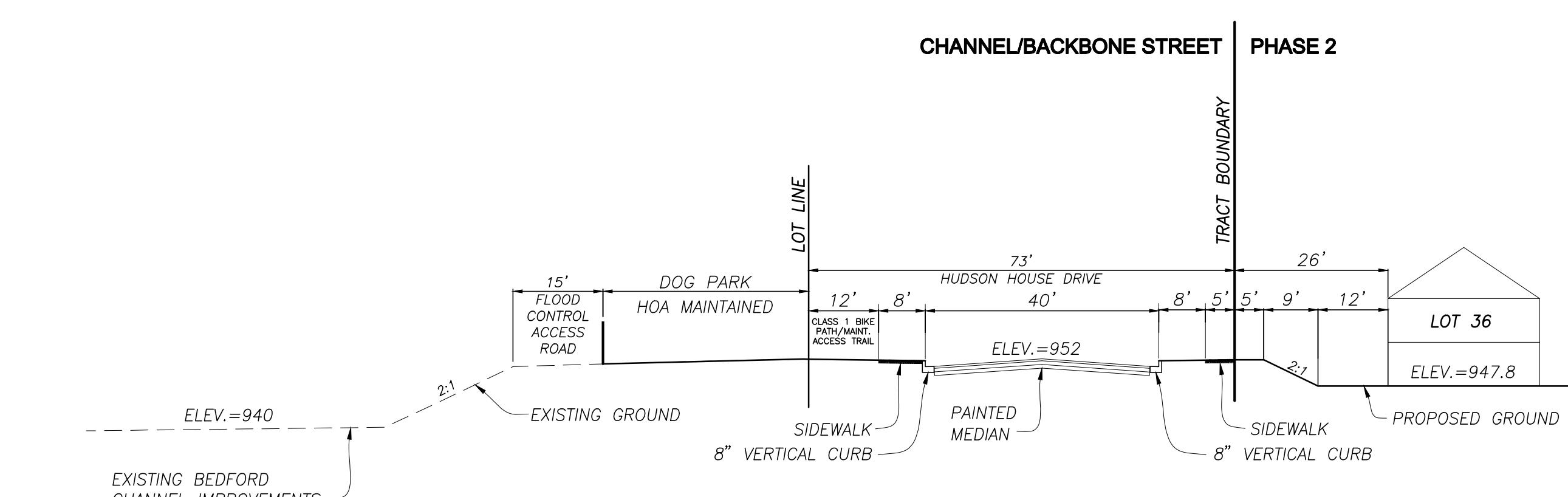
## NTS



## **SECTION F-F**



# **SECTION G-G**



# **SECTION H-H**

## **SCALE 1"=20'**

1	6/13/19	REVISIONS PER PLANNING REVIEW COMMITTEE COMMENTS
NO.	DATE	REVISIONS

		<i>PREPARED FOR:</i>
DRAWN BY:	LP	
DESIGNED BY:	DS	<b>THE NEW HOME COMPANY</b> 85 ENTERPRISE, SUITE 450 ALISO VIEJO, CA 92656 (949) 382-2766
APPROVED	CHECKED BY:	DS

OWNER: **ARANTINE HILLS HOLDINGS, LP**  
**A DELAWARE LIMITED PARTNERSHIP**  
85 ENTERPRISE, SUITE 450  
ALISO VIEJO, CA 92656  
(949) 382-2766

REPAVED BY:

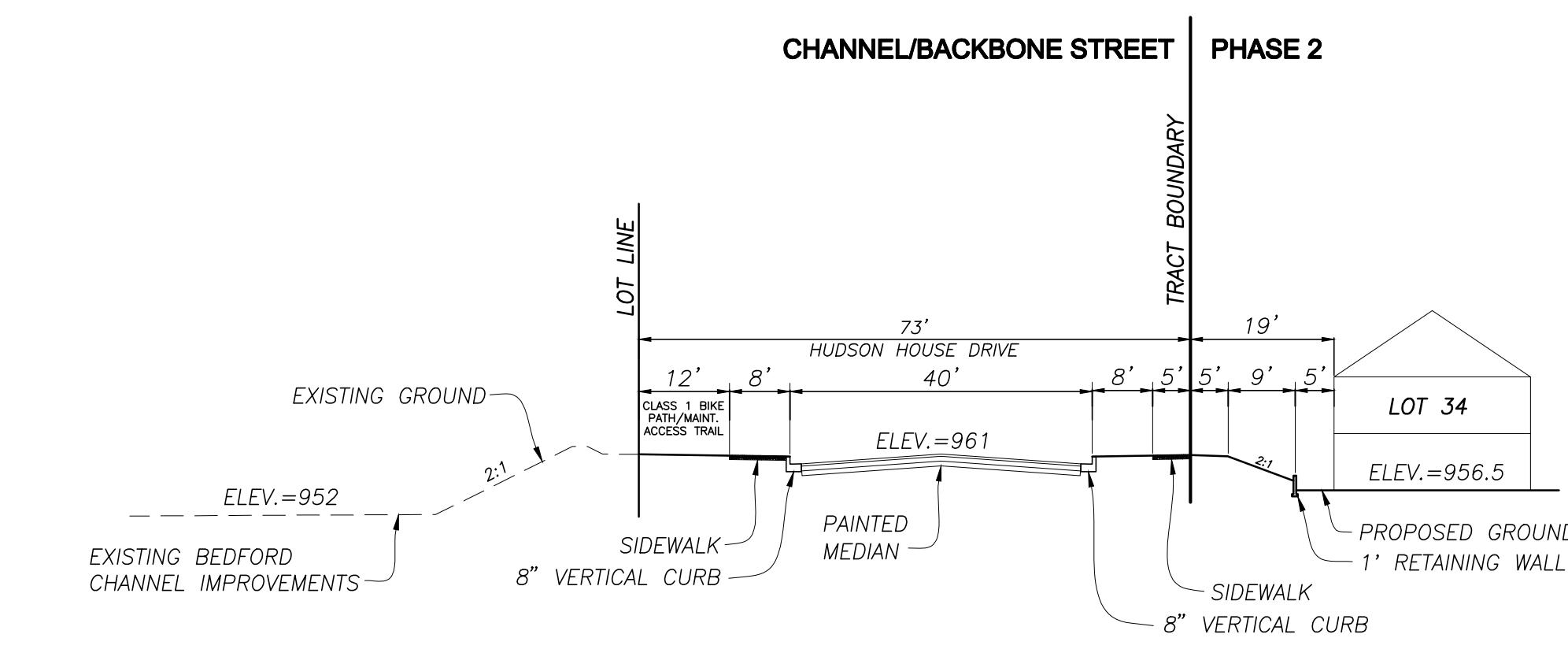
**HUNSAKER & ASSOCIATES**  
IRVINE, INC.  
PLANNING ■ ENGINEERING ■ SURVEYING  
Three Hughes ■ Irvine, CA 92618 ■ PH: (949) 583-1010 ■ FX: (949) 583-0759

**SITE SECTIONS  
TENTATIVE TRACT NO.37644  
FOR CONDOMINIUM PURPOSES  
City of Corona**

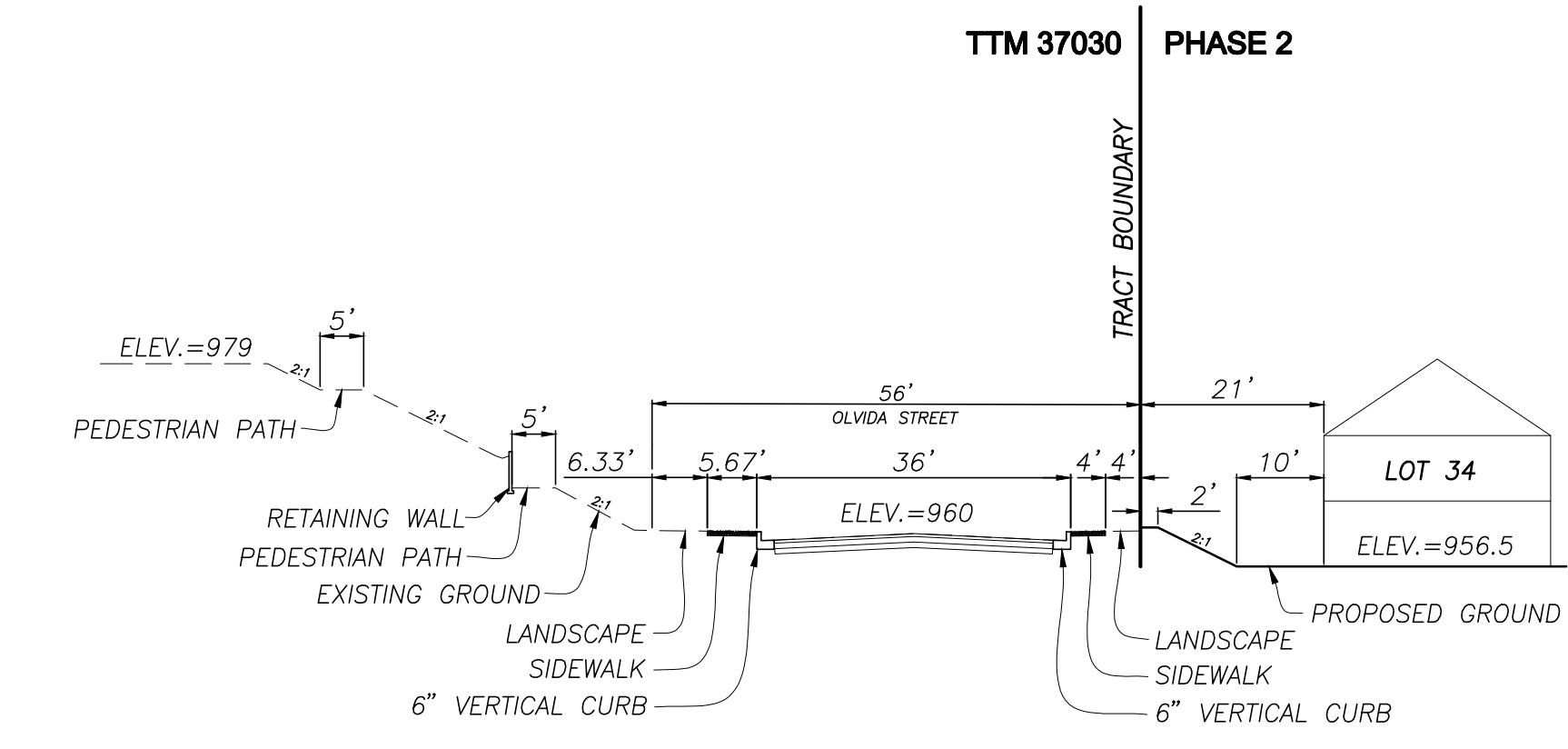
**SHEET**

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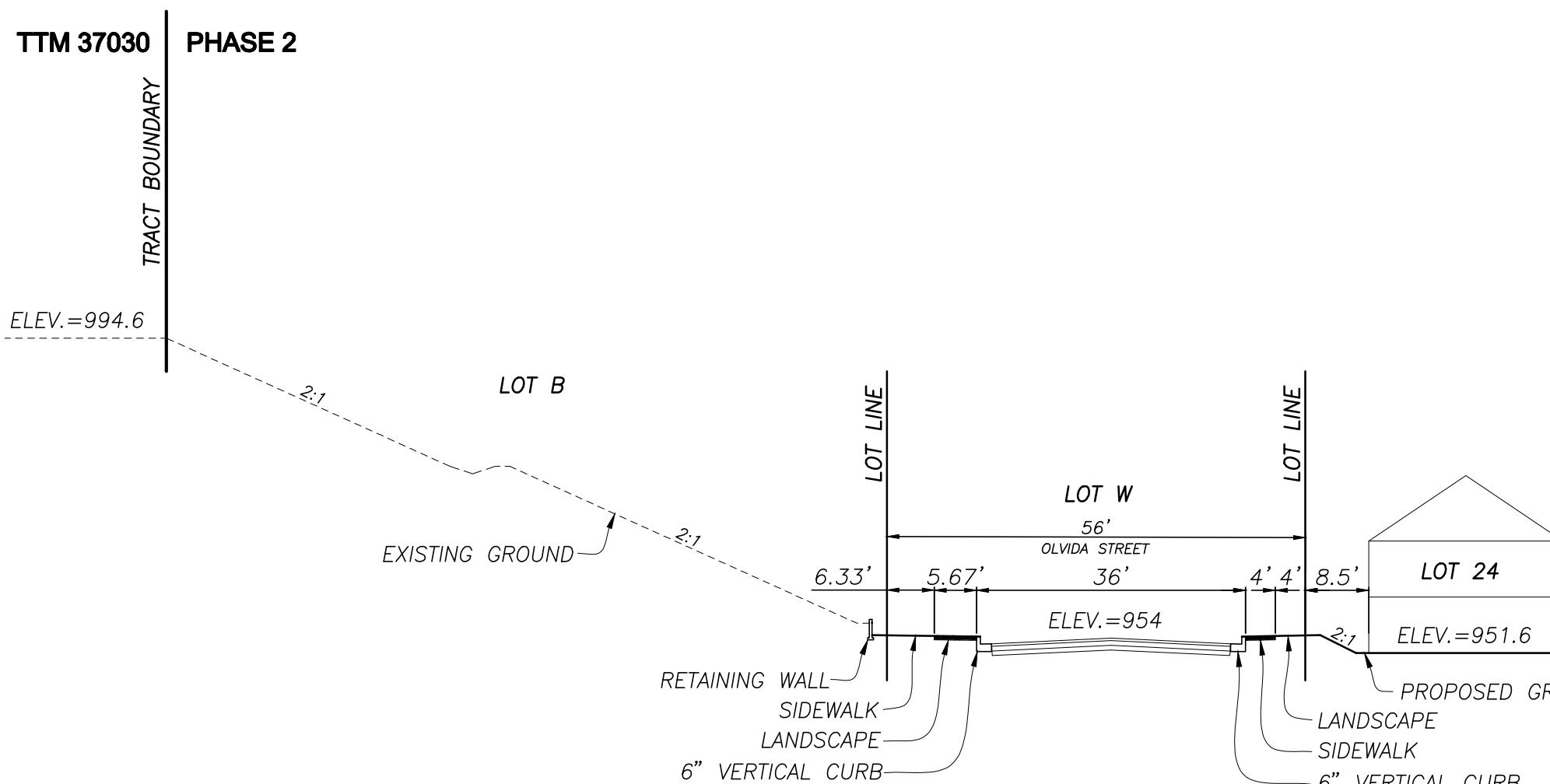
## SITE SECTIONS



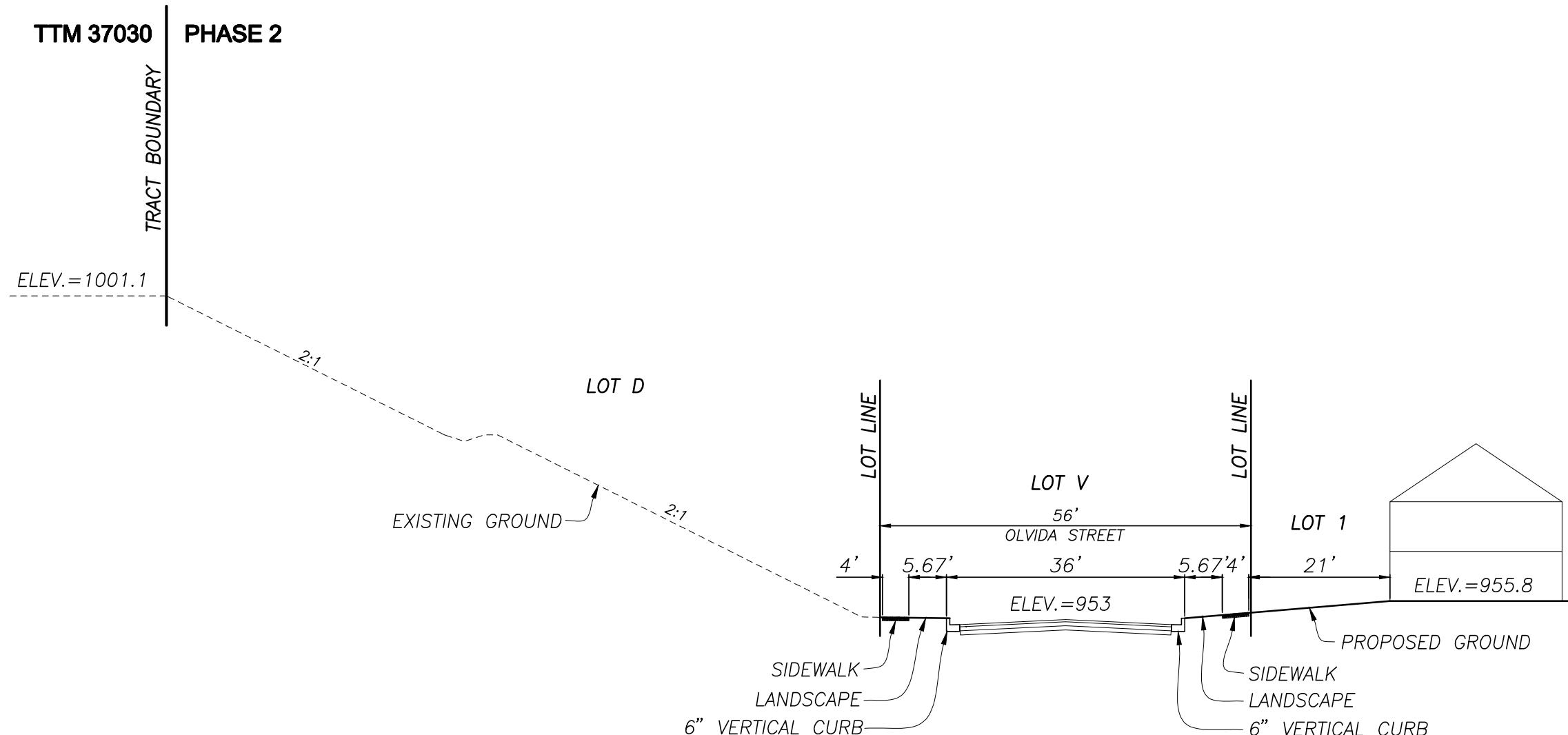
**SECTION I-I**  
SCALE 1"=20'



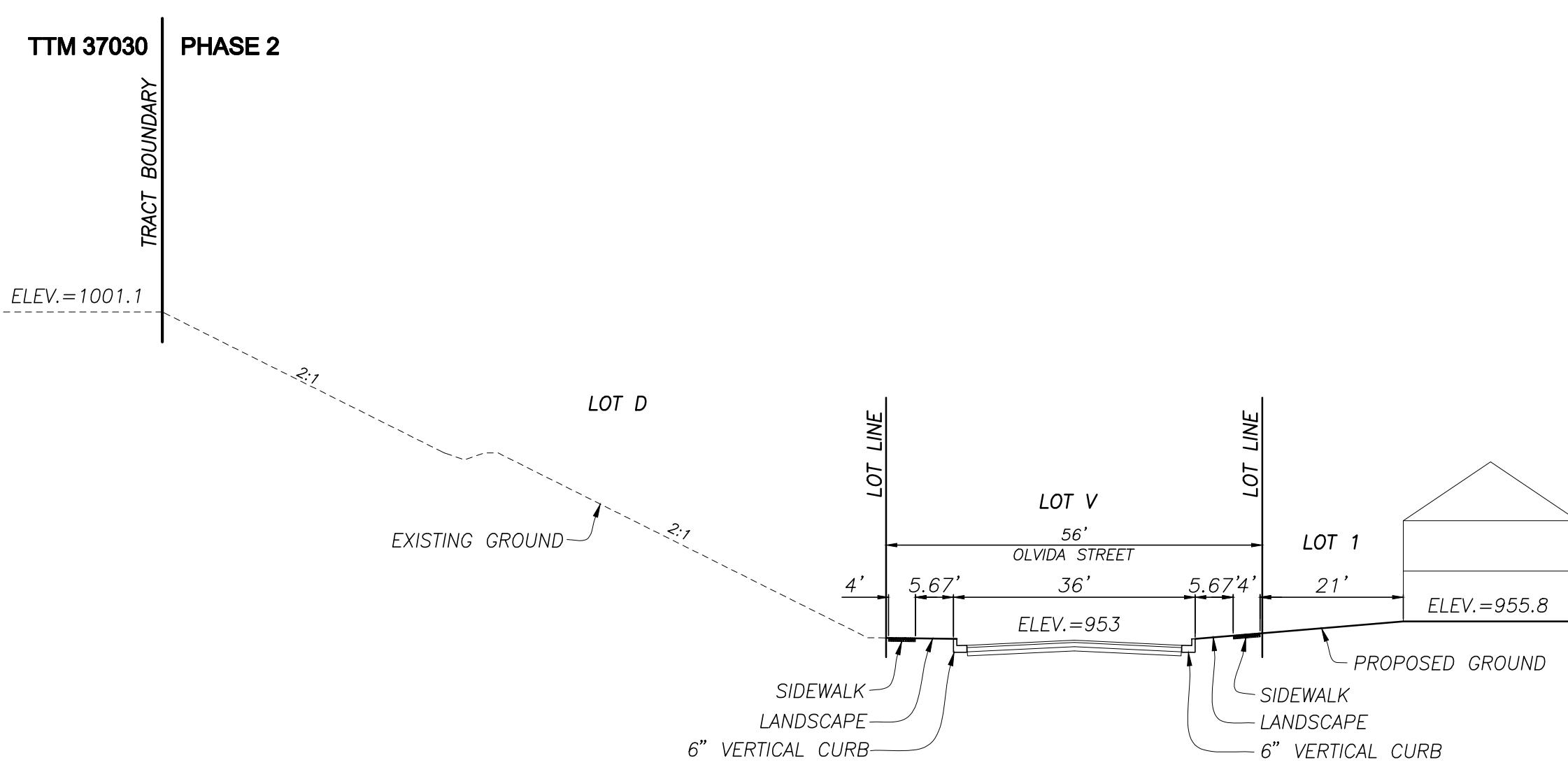
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SCALE 1"=20'



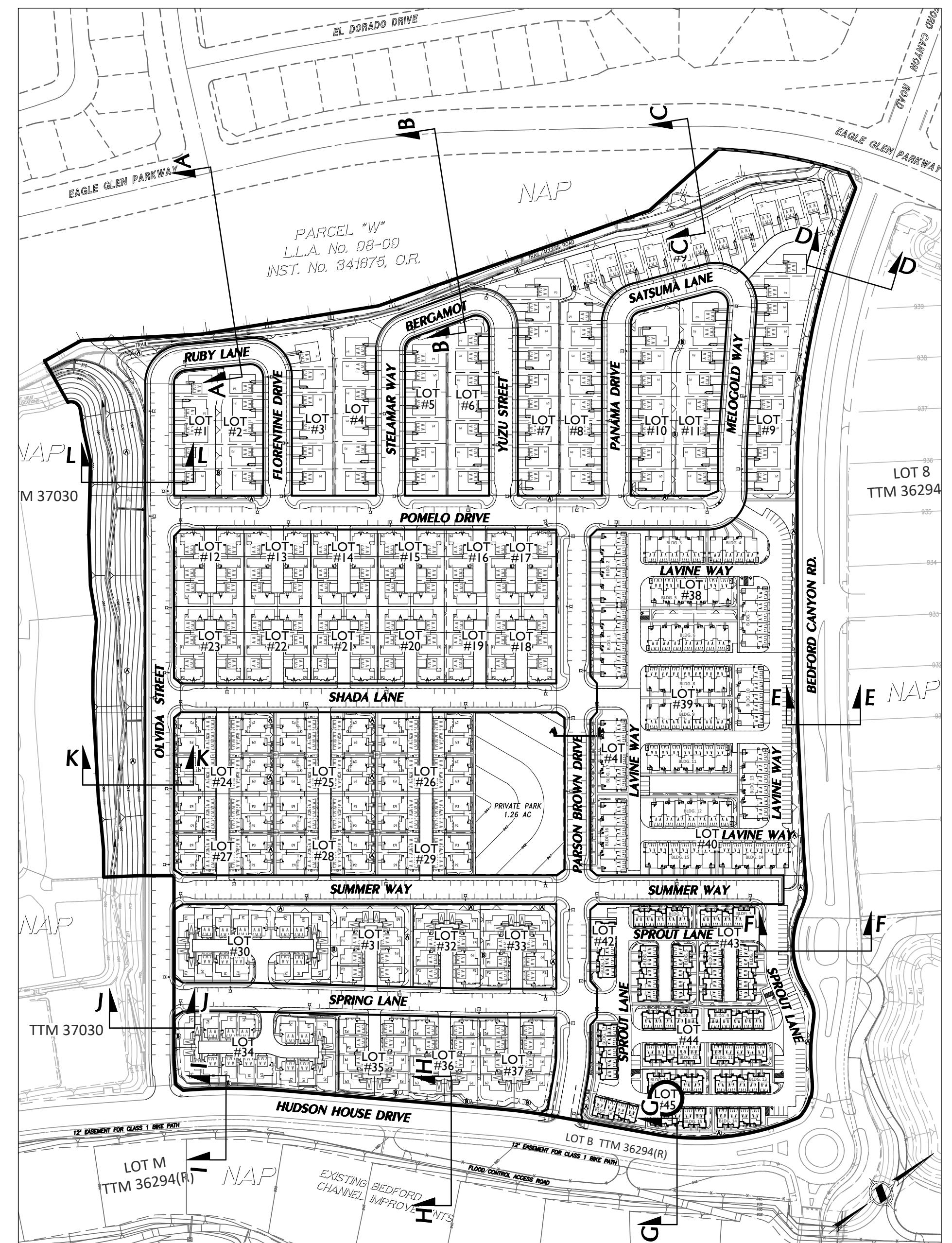
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SCALE 1"=20'

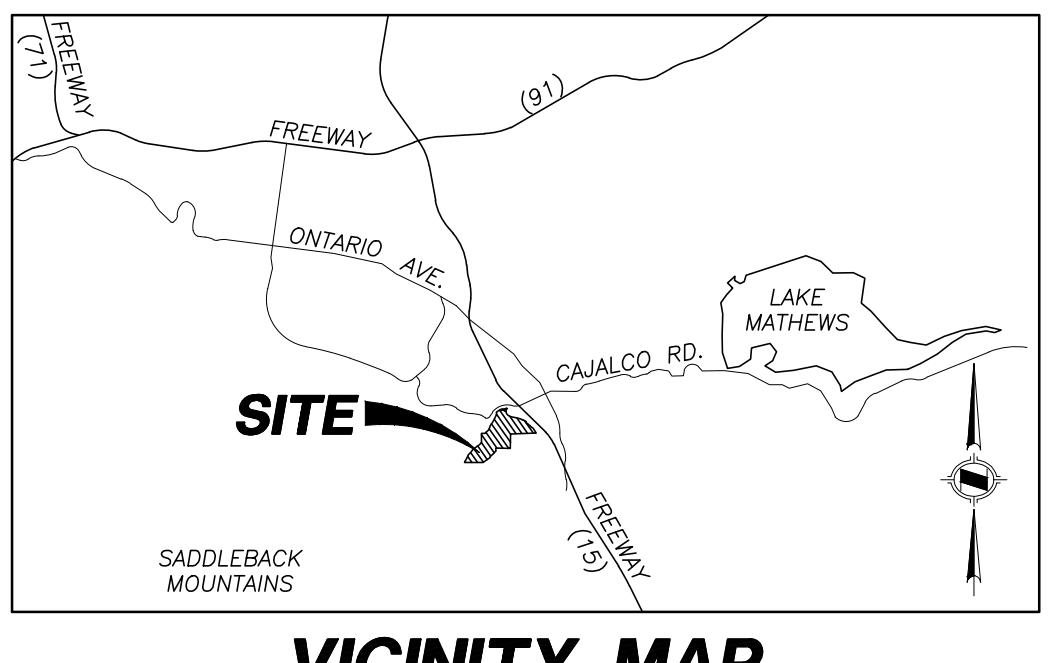
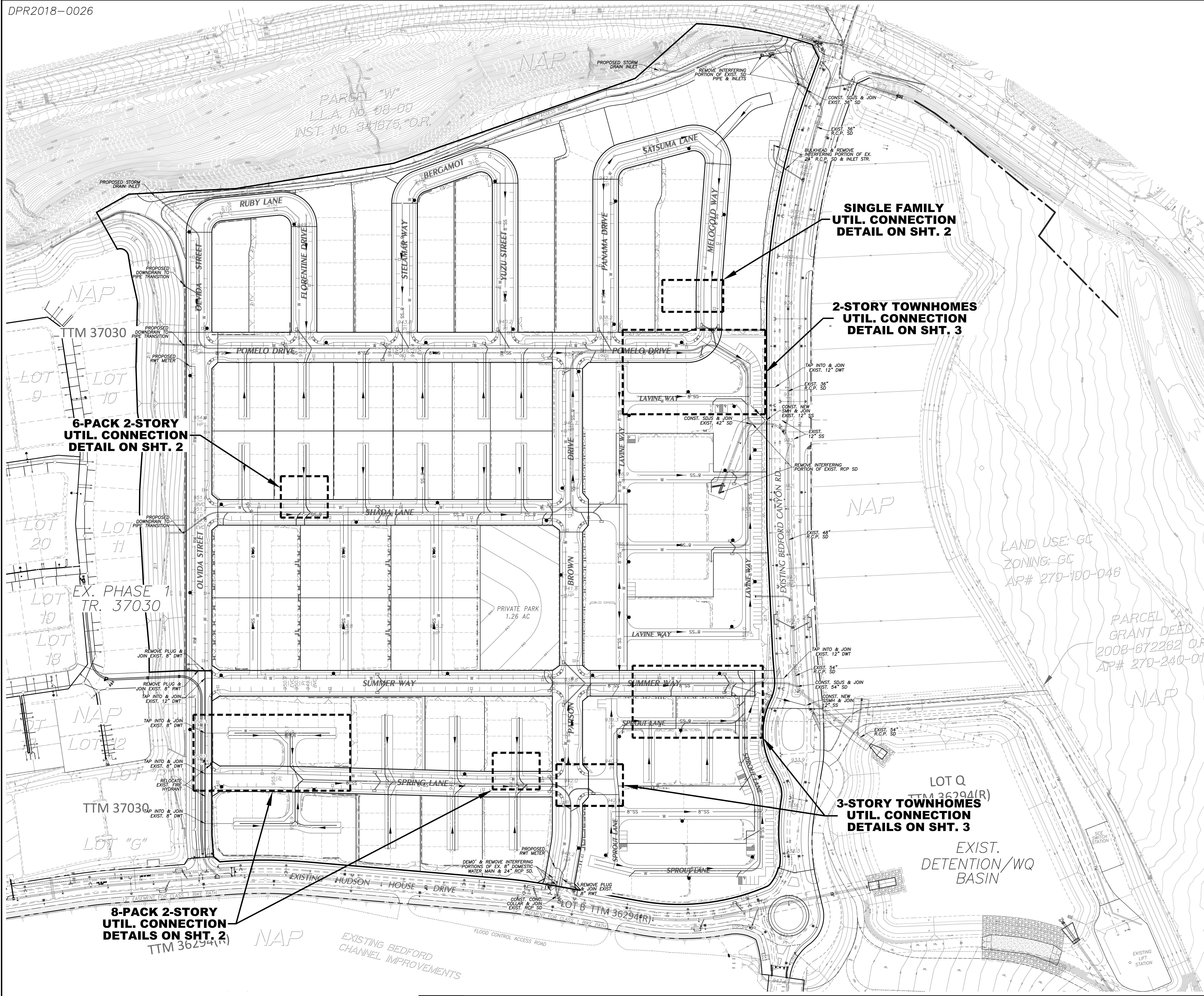


**SECTION L-L**  
SCALE 1"=20'



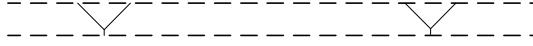
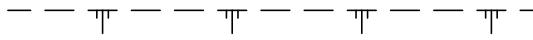
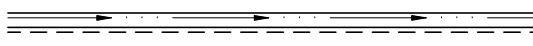
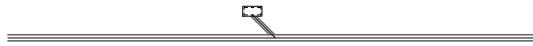
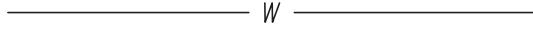
**SECTION L-L**  
SCALE 1"=20'



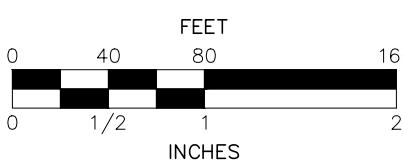
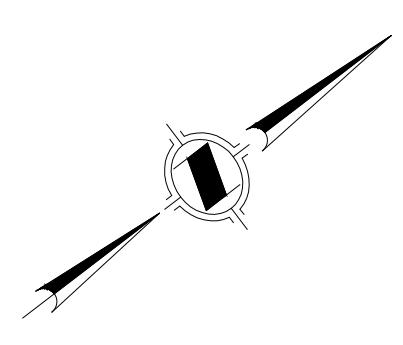


## **VICINITY MAP**

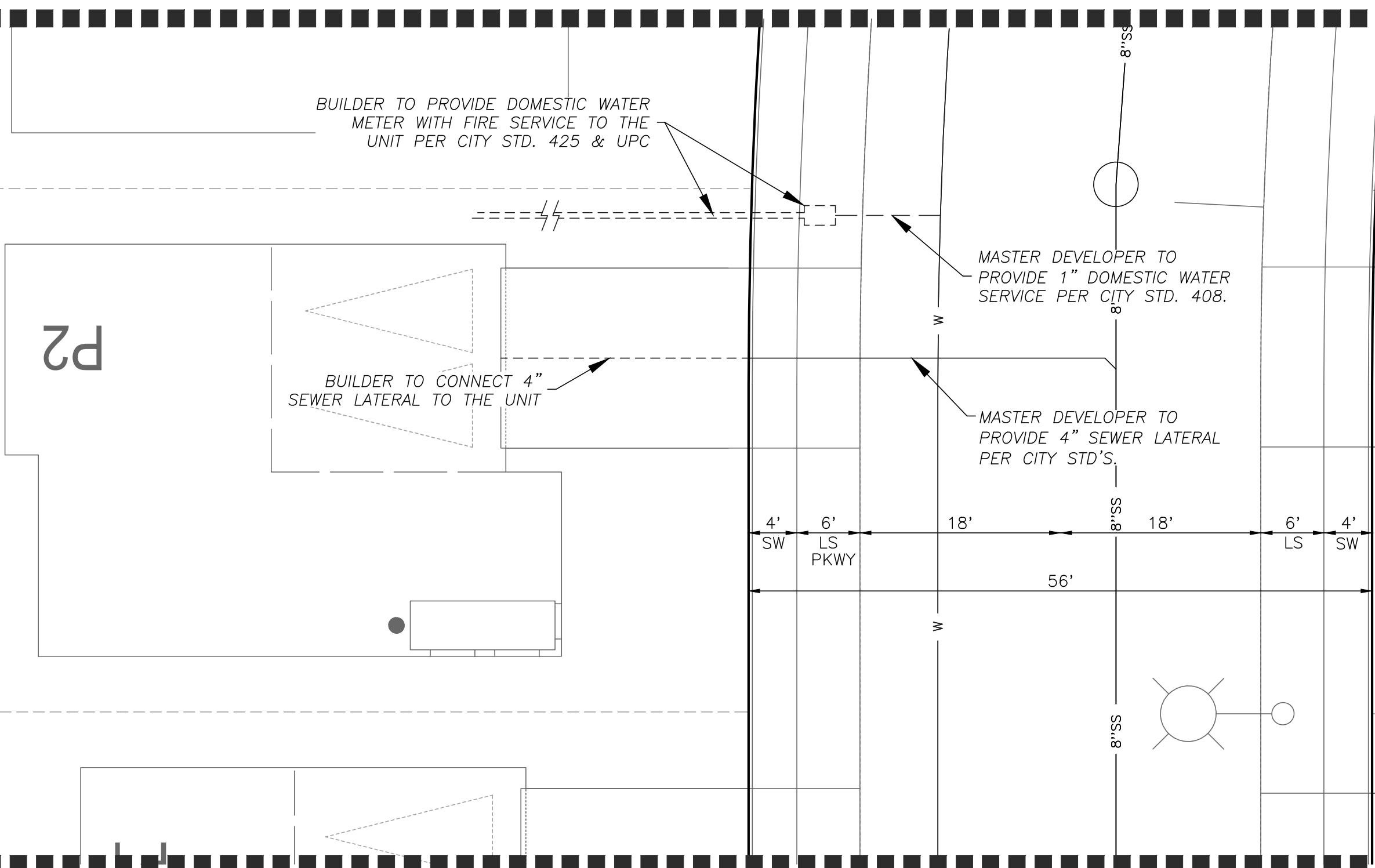
# **LEGEND**

—	RIGHT OF WAY
—	LOT LINE
—	TRACT BOUNDARY
- - - - -	EASEMENT
- - - - -	EXISTING LOT LINE
	CONTOURS
	TOP AND TOE OF SLOPE
	DAYLIGHT LINE
—	RETAINING WALL
—	101 PROPOSED MAJOR CONTOUR
—	101 PROPOSED MINOR CONTOUR
	PROPOSED V-DITCH
	PROPOSED CENTER LINE
	PROPOSED CURB
	PROPOSED STORM DRAIN
—	W PROPOSED WATER
—	SS PROPOSED SEWER
—	EXISTING STORM DRAIN
	EXISTING WATER
	EXISTING RECLAIMED WATER
	EXISTING SEWER
—	EXISTING CURB
—	EXISTING MEDIAN
	PROPOSED FIRE HYDRANT
	PROPOSED LIGHT POLE
	EXISTING LIGHT POLE

DATE 06-13-2019  
W.O. 2749-36  
GROSS AREA 51.15±  
CONTOUR INTERVAL 5'  
NUMBERED LOTS 45  
LETTERED LOTS 32

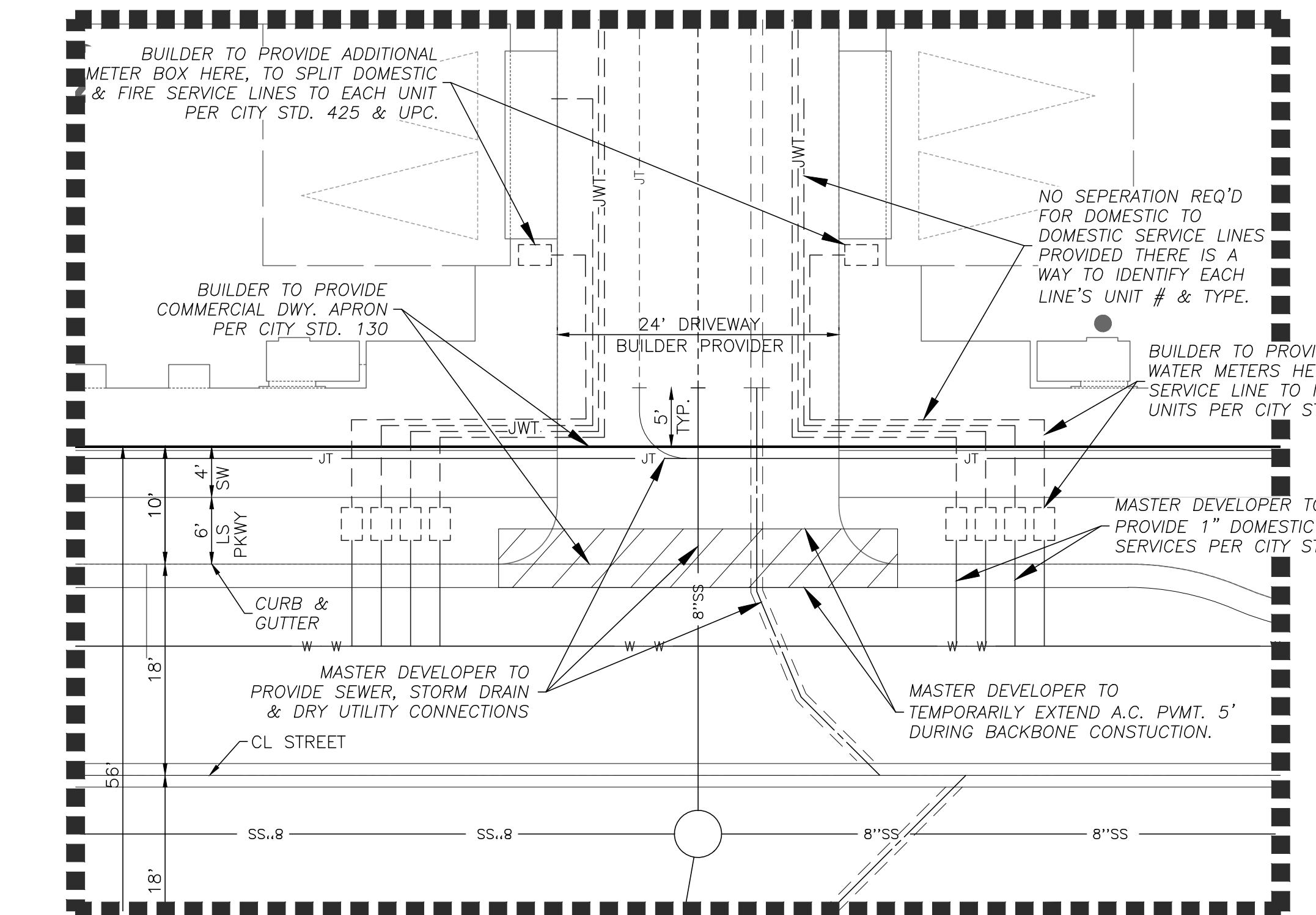


1	6/13/19	REVISIONS PER PLANNING REVIEW COMMITTEE COMMENTS		DRAWN BY:  <b>THE NEW HOME COMPANY</b>	LP	PREPARED FOR:  <b>ARANTINE HILLS HOLDINGS, LP A DELAWARE LIMITED PARTNERSHIP</b>	OWNER:  <b>HUNSAKER &amp; ASSOCIATES IRVINE, INC.</b>	PREPARED BY:  <b>H &amp; A PLANNING ■ ENGINEERING ■ SURVEYING</b>	UTILITIES TENTATIVE TRACT NO. 37644 FOR CONDOMINIUM PURPOSES City of Corona	SHEET 9 OF 12
NO.	DATE	REVISIONS	APPROVED	DESIGNED BY:  85 ENTERPRISE, SUITE 450 ALISO VIEJO, CA 92656 (949) 382-2766	DS	CHECKED BY:  85 ENTERPRISE, SUITE 450 ALISO VIEJO, CA 92656 (949) 382-2766	DS	Three Hughes ■ Irvine, CA 92618 ■ PH:(949) 583-1010 ■ FX:(949) 583-0759		



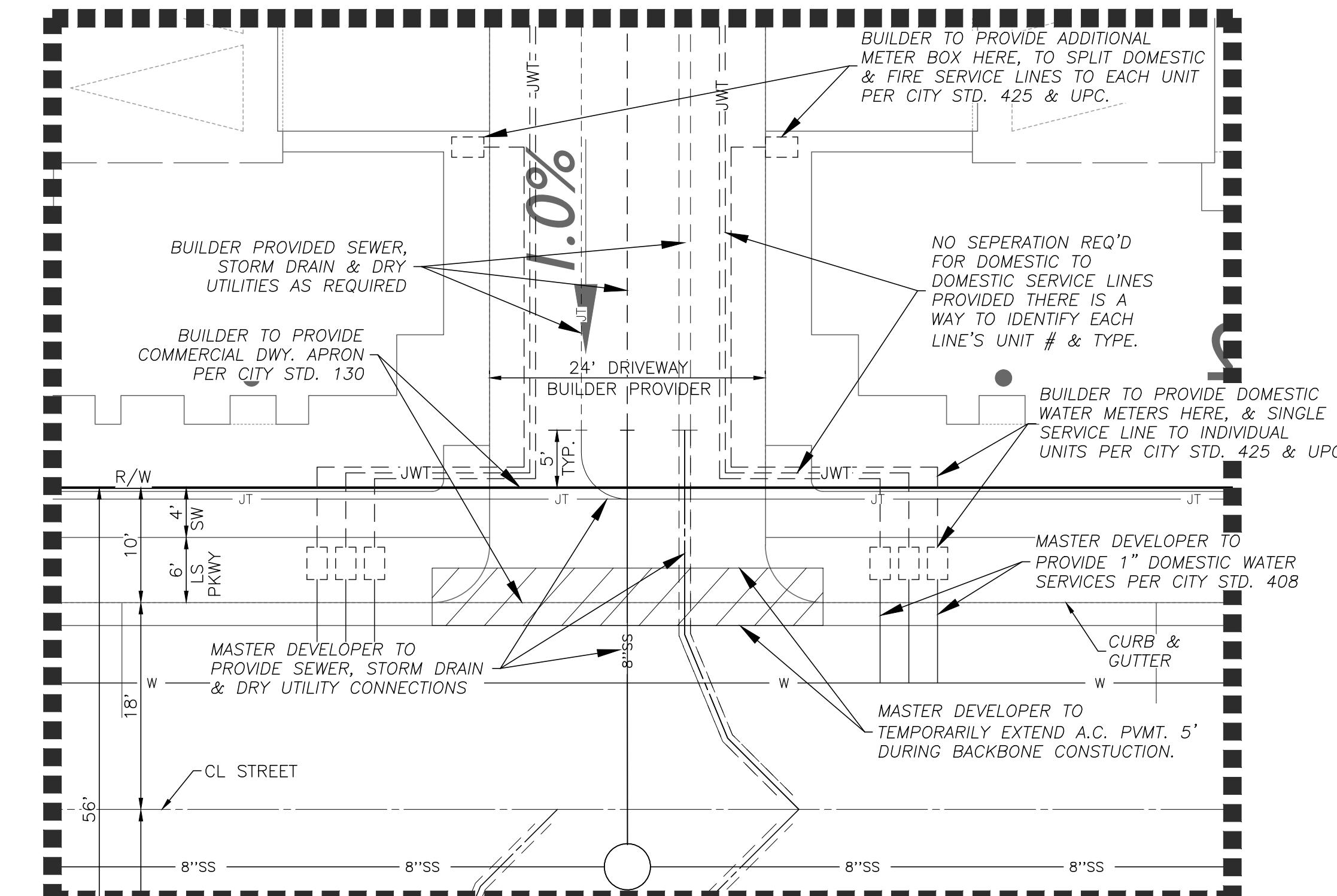
**SINGLE FAMILY  
UTILITY CONNECTIONS**

SCALE: 1"=10'



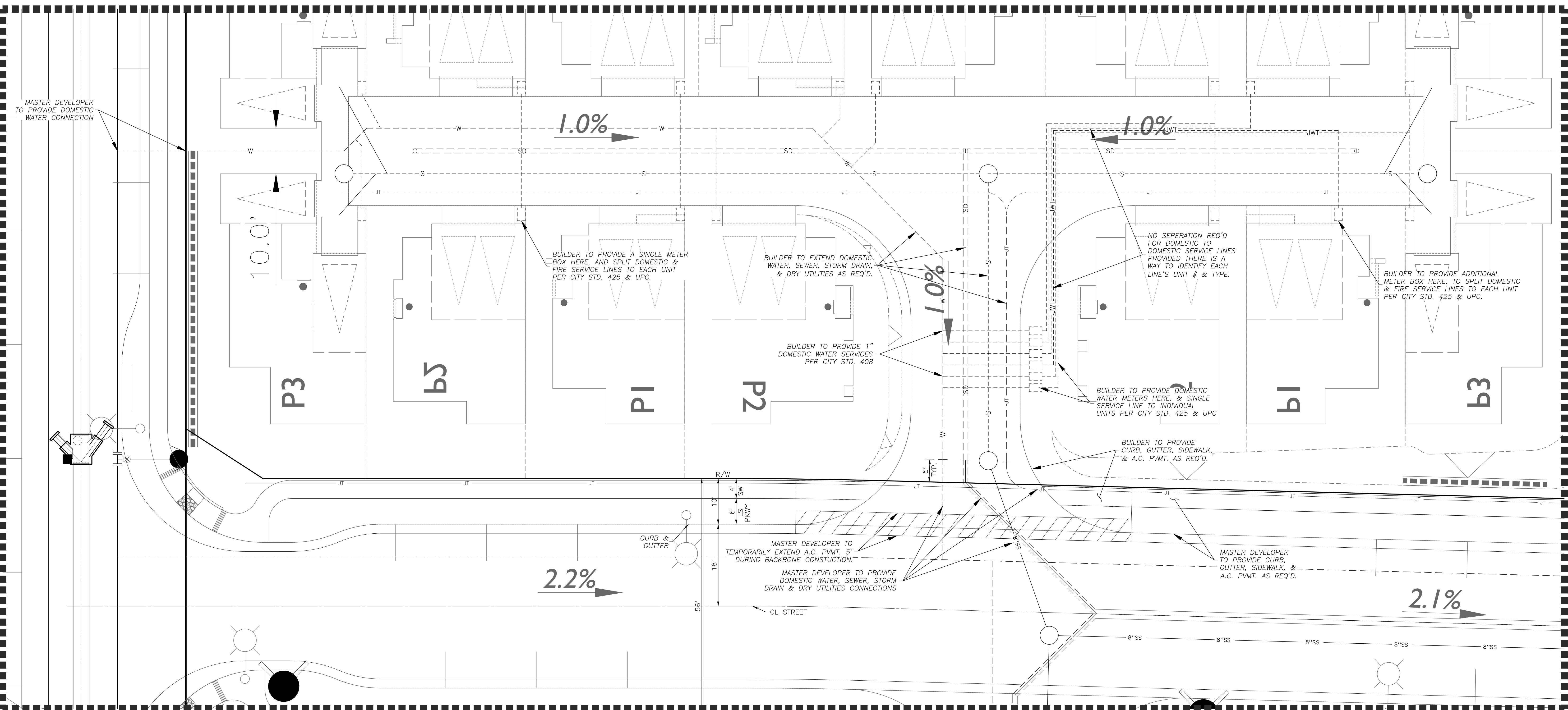
**8 PACK 2 STORY - STANDARD CONDITION  
UTILITY CONNECTIONS @ COMMON DWY.**

SCALE: 1"=10'



**6-PACK 2-STORY  
UTILITY CONNECTIONS @ COMMON DWY.**

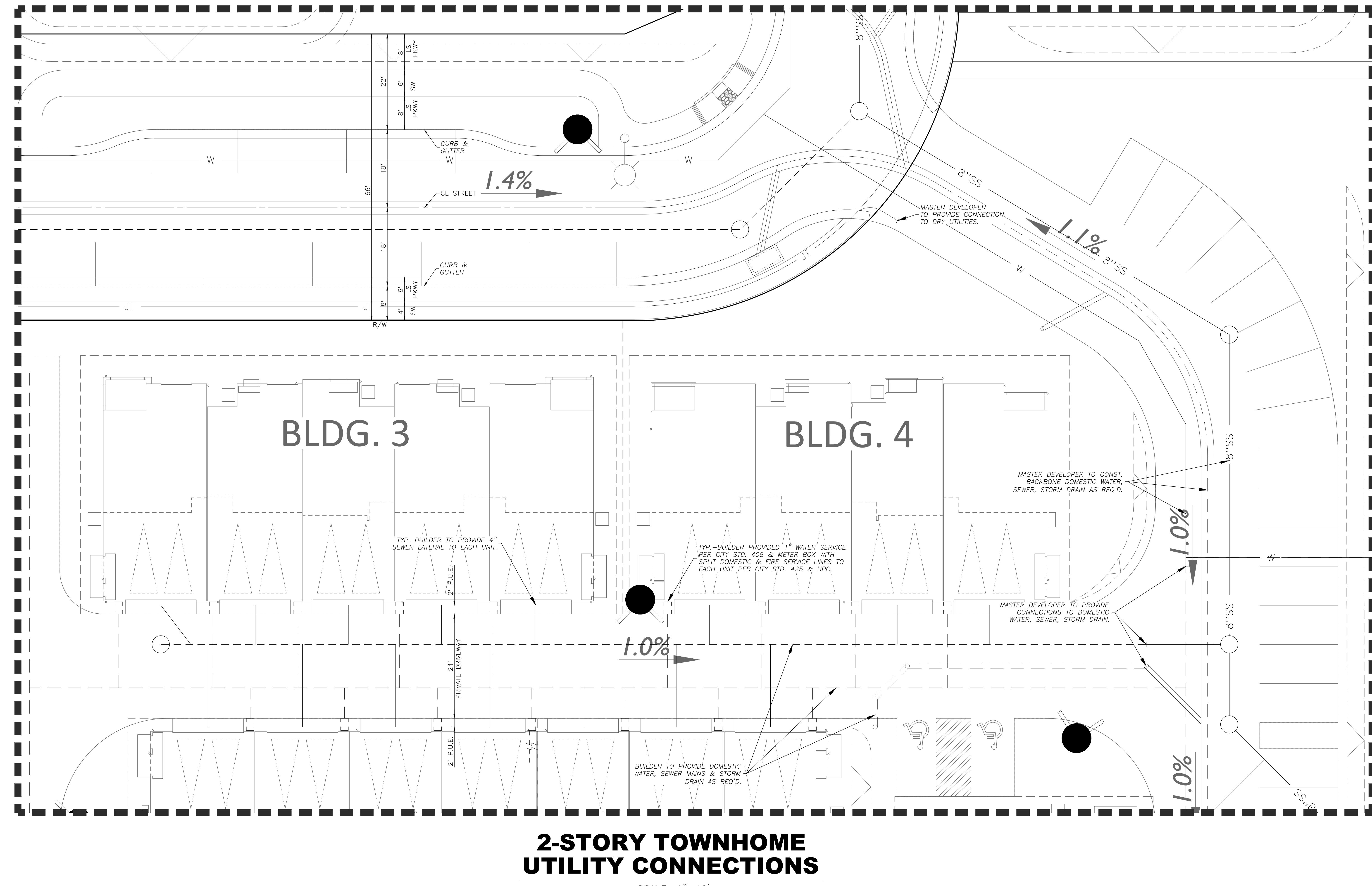
SCALE: 1"=10'



**8 PACK 2 STORY - NON STANDARD CONDITION  
UTILITY CONNECTIONS @ COMMON DWY.**

SCALE: 1"=10'

1	6/13/19	REVISIONS PER PLANNING REVIEW COMMITTEE COMMENTS	DRAWN BY:	LP	PREPARED FOR:	OWNER:	PREPARED BY:	UTILITIES	SHEET
NO.	DATE	REVISIONS	APPROVED	DS	THE NEW HOME COMPANY 85 ENTERPRISE, SUITE 450 ALISO VIEJO, CA 92656 (949) 382-2766	ARANTINE HILLS HOLDINGS, LP A DELAWARE LIMITED PARTNERSHIP 85 ENTERPRISE, SUITE 450 ALISO VIEJO, CA 92656 (949) 382-2766	HUNSAKER & ASSOCIATES IRVINE, INC. PLANNING ■ ENGINEERING ■ SURVEYING Three Hughes ■ Irvine, CA 92618 ■ PH: (949) 583-1010 ■ FX: (949) 583-0759	TENTATIVE TRACT NO.37644 FOR CONDOMINIUM PURPOSES City of Corona	10 OF 12
NO.	DATE	REVISIONS	APPROVED	DS	checked by:	ds			

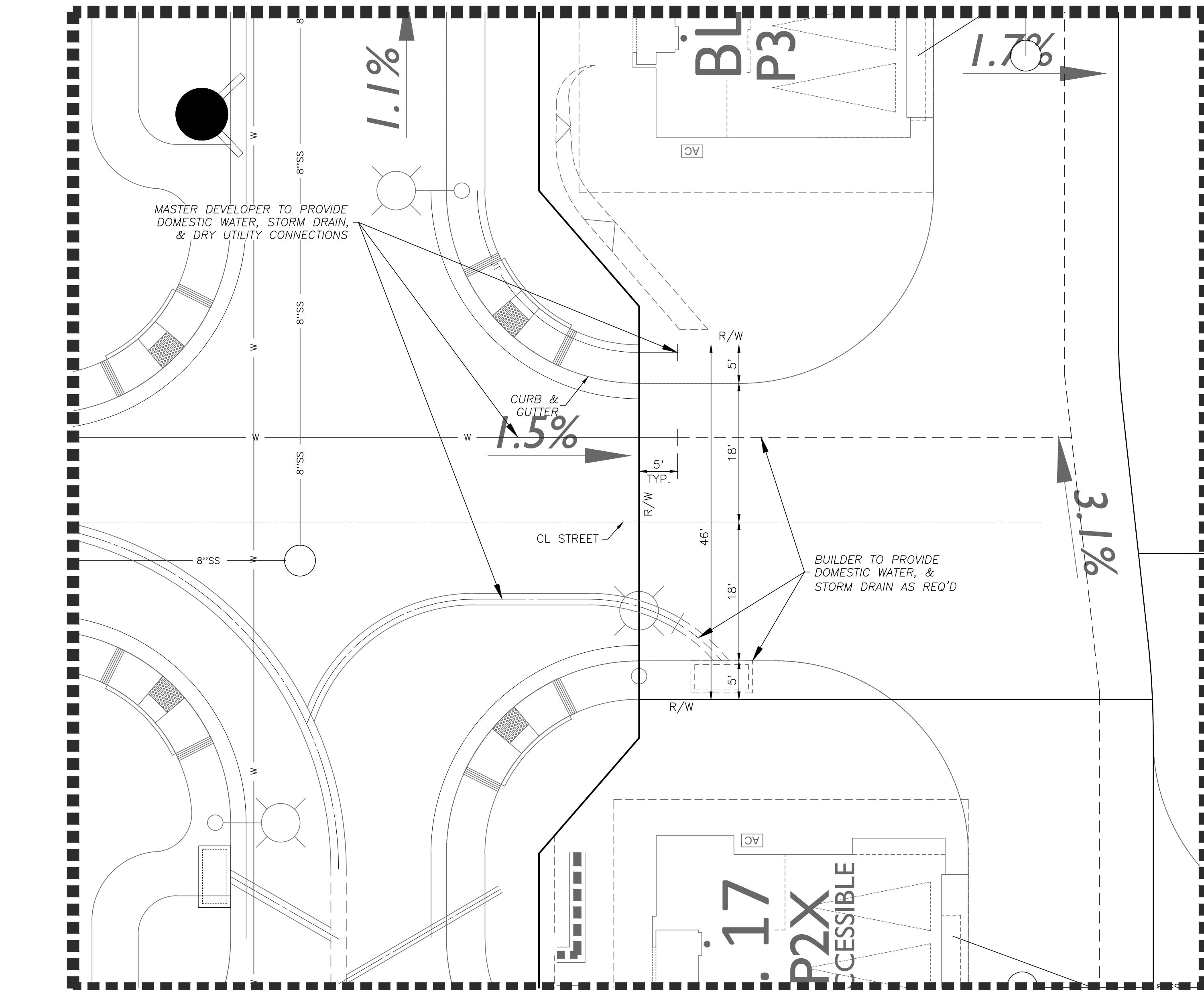
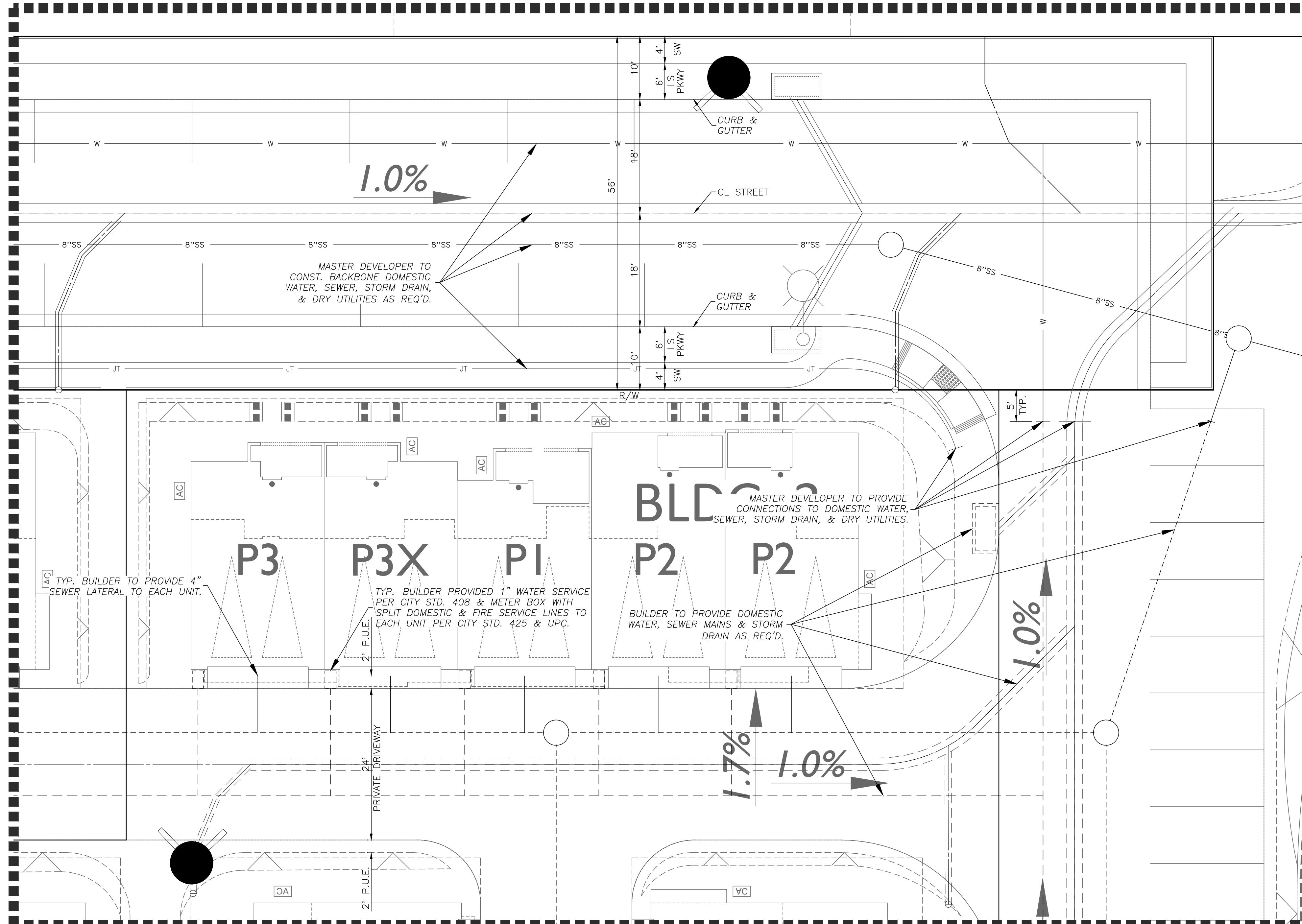


1	6/13/19	REVISIONS PER PLANNING REVIEW COMMITTEE COMMENTS									
NO.	DATE	REVISIONS	APPROVED	CHECKED BY:	DS	DRAWN BY:	LP	PREPARED FOR:	OWNER:	PREPARED BY:	
								<b>ARANTINE HILLS HOLDINGS, LP</b> <b>A DELAWARE LIMITED PARTNERSHIP</b> 85 ENTERPRISE, SUITE 450 ALISO VIEJO, CA 92656 (949) 382-2766	<b>THE NEW HOME COMPANY</b> 85 ENTERPRISE, SUITE 450 ALISO VIEJO, CA 92656 (949) 382-2766	<b>HUNSAKER &amp; ASSOCIATES</b> IRVINE, INC. PLANNING ■ ENGINEERING ■ SURVEYING Three Hughes ■ Irvine, CA 92618 ■ Ph: (949) 583-1010 ■ Fx: (949) 583-0759	

**TENTATIVE TRACT NO.37644  
FOR CONDOMINIUM PURPOSES  
City of Corona**

SHEET

2749-36



1 6/13/19 REVISIONS PER PLANNING REVIEW COMMITTEE COMMENTS				DRAWN BY: LP	PREPARED FOR:	OWNER:	PREPARED BY:	SHEET	
NO.	DATE	REVISIONS	APPROVED	DESIGNED BY: DS	THE NEW HOME COMPANY 85 ENTERPRISE, SUITE 450 ALISO VIEJO, CA 92656 (949) 382-2766	ARANTINE HILLS HOLDINGS, LP A DELAWARE LIMITED PARTNERSHIP 85 ENTERPRISE, SUITE 450 ALISO VIEJO, CA 92656 (949) 382-2766	HUNSAKER & ASSOCIATES IRVINE, INC. PLANNING ■ ENGINEERING ■ SURVEYING Three Hughes ■ Irvine, CA 92618 ■ PH: (949) 583-1010 ■ FX: (949) 583-0759	TENTATIVE TRACT NO.37644 FOR CONDOMINIUM PURPOSES City of Corona	
NO.	DATE	REVISIONS	APPROVED	CHECKED BY: DS				12 OF 12	
								PLOTTED BY: Luis Pina DATE: Jun. 13, 2019 02:48:22 PM FILE: F:\0853\Planning\SA_TTM_37644	
								W.O.: 2749-36 ARANTINE HILLS	



# Project Conditions

## City of Corona

**Project Number: TTM2019-0002**

**Description: TTM FOR 68 CONDO LOTS ARANTINE HILLS PHASE 2**

Applied: **4/30/2019**

Approved:

Site Address: **PHASE 2 ARANTINE HILLS ,**

Closed:

Expired:

Status: **RECEIVED**

Applicant: **ARANTINE HILLS HOLDINGS LP**

Parent Project: **DPR2018-0028**

**85 ENTERPRISE, STE 450 ALISO VIEJO CA, 92656**

Details: **TTM 37644 FOR CONDOMINIUM PROPOSES DEVELOPMENT OF 45 NUMBERED LOTS, 23 LETTERED LOTS WITH 490 UNITS AND ASSOCIATED IMPROVEMENTS ON AN 51.15 ACRE SITE. TTM 37644 IS PHASE 2.**

### LIST OF CONDITIONS

DEPARTMENT	CONTACT
BUILDING	Oscar Davalos
<b>1. BUILDING DEPARTMENT CONDITIONS</b> Construction documents need to be prepared in accordance to current applicable codes.  Construction for the proposed structures need to be designed in accordance with chapter 7A of the California Building Code or please provide an exemption letter approved by the Fire Marshall and incorporate it into the plans.  Model buildings garage conversions to sales offices and temporary sales trailers need to be approved by the city and submitted for plan check to demonstrate compliance with all applicable codes.  All units need to be EV and Solar ready in accordance to the California Green Codes.	
<b>2. Access, sanitary facilities, and parking</b> shall comply with Title 24 Handicap Requirements.	
<b>3. If a public trash enclosure is provided, please construct trash enclosures per a design complying with disable access codes. the design must also include a compliant accessible path of travel.</b>	
<b>4. Construction activity shall not occur between the hours of 8:00 pm to 7:00 am, Monday thru Saturday and 6:00 pm to 10:00 am on Sundays and Federal Holidays.</b>	
<b>5. Roofing material shall be Class A.</b>	
<b>6. Submit five (5) complete sets of plans including the following - * Plot Plan * Foundation Plan * Floor Plan * Ceiling and roof framing plan * Electrical Plans (electrical service shall be underground per Corona Municipal Code Section 15.06), including size of main switch, number and size of service entrance conductors, circuit schedule and demand load. * Plumbing and sewer plan, isometric, including underground diagram, water piping diagram, sewer or septic tank location, fixture units, gas piping and vents, heating and air conditioning diagram. * Landscape and Irrigation plans; Submit four (4) complete sets detached from building plans. Landscape Maintenance District plans shall be submitted directly to the Public Works Department. Landscape plans shall be approved prior to the issuance of any Building Permits.</b>	
<b>7. Submit two (2) sets of structural calculations, energy conservation calculations and soils reports. Architects/Engineers stamp and wet signature is required prior to submittal of plan check.</b>	
<b>8. Fees - a. Occupancy fee of \$255.00 at the time of permit per unit. b. Property Development Tax at \$960.00 per dwelling unit. c. Storm water drainage fee at \$0.13 per square foot for Residential/ \$0.025 per square foot for Commercial \u0026 Manufacturing. d. School Fees shall be paid prior to issuance of permit. Provide copy of receipt to the Building Department.</b>	
<b>9. Separate permits are required for all fences, walls and paving.</b>	
<b>10. All contractors must show proof of State and City licenses, and workmen's compensation insurance to the City prior to the issuance of permits.</b>	

**EXHIBIT B**



# Project Conditions

## City of Corona

BUILDING	Oscar Davalos
11. Business' shall not open for operation prior to posting of Certificate of Occupancy issued by the Building Department. Additionally, no dwelling shall be occupied until a certificate of occupancy has been issued by the building official.	
12. All Fees Including Development Fees Must Be Paid in Full Prior to NIC or C of O Issuance	
13. All Fees Including City Impact Fees Must Be Paid in Full Prior to NIC or C of O Issuance	
14. A specific address, assigned by the City of Corona, shall be provided for each building as specified by the fire department address standard which can be obtained at the fire department counter at City Hall. Address must be illuminated during all hours of darkness	
15. All common areas if provided, need to be accessible for people with disabilities	
FIRE	Cindi Schmitz
1. Place Fire Department DPR comments on plans as general notes.	
2. Any revised site plan shall be submitted to the Fire Department for screen check approval prior to building plan submittal.	
3. Plans shall show a minimum drive width of 28 feet. Some areas from phase I were approved at 24' and the same applies to phase II. Justified by the fuel modification plan.	
4. Provide plans for two (2) all weather surface access ways to be approved by the Fire Prevention Manager and construct the access way(s) to accommodate 70,000 lbs GVW during all phases of construction.	
5. All projects shall comply with the City of Corona Fire Department Site Construction Standard. A copy of which is available at the Fire Department counter. Projects shall have approved all weather access from two (2) directions and fire hydrants providing the required fire flow tested and accepted prior to combustible construction.	
6. Dead end access drives shall not exceed one hundred fifty (150) feet in length.	
7. Provide turn-around for access drive(s) meeting Fire Department standards/approval.	
8. Provide a minimum twenty-five (25) foot inside and fifty (50) foot outside radius for access drive(s).	
9. Street and drive grades shall not exceed 10% unless approved by the Fire Chief and City Engineer.	
10. A minimum fire flow of 1500 gpm shall be provided for one and two family dwellings	
11. A minimum fire flow of 2500 gpm shall be provided for multi-family	
12. Fire hydrants are to be spaced a maximum 250 feet apart for multi-family.	
13. Fire hydrants are to be spaced a maximum 300 feet apart for one and two family dwellings only.	
14. Provide one-hour constructed eaves for all homes located within two hundred (200) feet of wildland areas. Entire house perimeter shall comply.	
15. Fuel modification is required for this project. Consult with Fire Department to plan and implement the most effective method for the site. Submit a separate submittal for Phase II to the Fire Department prior to issuance of building permit.	
16. Provide Class A roofing material.	
17. A fire facilities fee of \$231.00 per acre is required per Corona Municipal Code Section 3.36.030 and must be paid prior to building permit issuance.	
18. Per 511 of the Corona Municipal Code, a public safety radio communication study is required. Consult with the Fire Department for specific requirements for this study.	
19. Groves and weed abatement shall be maintained so as not to pose a fire hazard until time of development.	
20. A specific address, assigned by the City of Corona, shall be provided for each building as specified by the fire department address standard which can be obtained at the fire department counter at City Hall. Address must be illuminated during all hours of darkness.	
21.	
22. Smoke detectors shall comply with U.B.C. section 310 1997 edition.	
23. At no time shall fire hydrants or fire lanes be blocked by building materials, storage, equipment, and/or vehicles.	



# Project Conditions

## City of Corona

<b>FIRE</b>	<b>Cindi Schmitz</b>
24. Multiple unit buildings shall have suite number identification assigned by the Fire Department prior to issuance of building permits. Submit an exhibit for review and approval to the Fire Department. A copy of the Premise Identification Standard is available at coronaca.gov	
<b>PLANNING</b>	<b>Sandra Yang</b>
<ol style="list-style-type: none"><li>1. The project shall comply with all applicable requirements of the Corona Municipal Code (CMC) and ordinances and the Arantine Hills Specific Plan, including the payment of all required fees.</li><li>2. The applicant or his successor in interest shall comply with the mitigation measures in the Supplemental Environmental Impact Report (EIR) for the Arantine Hills Specific Plan certified in May 2016.</li><li>3. To the fullest extent permitted by law, the applicant shall defend, indemnify and hold the City of Corona and its directors, officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, proceedings, costs, expenses, liabilities, losses, damages or injuries of any kind, in law or equity, in any manner arising out of, pertaining to, or incident to any attack against or attempt to challenge, set aside, void or annul any approval, decision or other action of the City of Corona, whether such approval, decision or other action was by its City Council, Planning and Housing Commission or other board, director, official, officer, employee, volunteer or agent. To the extent that Government Code Section 66474.9 applies, the City will promptly notify the applicant of any claim, action or proceeding made known to the City to which Government Code Section 66474.9 applies and the City will fully cooperate in the defense. The Applicant's obligations hereunder shall include, without limitation, the payment of any and all damages, consultant and expert fees, and attorney's fees and other related costs and expenses. The City shall have the right to retain such legal counsel as the City deems necessary and appropriate.</li><li>4. Nothing herein shall be construed to require City to defend any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action. If at any time Applicant chooses not to defend (or continue to defend) any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action, the City may choose, in its sole discretion, to defend or not defend any such action. In the event that the City decides not to defend or continue the defense, Applicant shall be obligated to reimburse City for any and all costs, fees, penalties or damages associated with dismissing the action or proceeding. If at any time both the Applicant and the City choose not to defend (or continue to defend) any action noted herein, all subject City approvals, decisions or other actions shall be null and void. The Applicant shall be required to enter into any reimbursement agreement deemed necessary by the City to effectuate the terms of this condition.</li><li>5. This project is subject to the MSHCP fee for residential developments according to the density categories of Low, Medium, and High Density Residential. Fees are payable at the time building permits are issued.</li><li>6. The map shall identify which lots or landscape easements are to be maintained by the homeowner's association.</li></ol>	
<b>PUBLIC WORKS</b>	<b>Emily Stadnik</b>



# Project Conditions

## City of Corona

### 1. PUBLIC WORKS DEPARTMENT

The following are the Public Works Department Conditions of Approval for this project which shall be satisfied at no cost to any government agency. All questions regarding the intent of the following conditions shall be referred to the Public Works Department Land Development Section. The applicant shall use the design standard and criteria listed below. Should a conflict arise between City of Corona standards and design criteria and any other standards and design criteria, City of Corona standards and design criteria shall prevail.

#### GENERAL CONDITIONS

1. The developer shall comply with the State of California Subdivision Map Act; the Arantine Hills Development Agreement (DA); these Conditions of Approval; all applicable City ordinances and resolutions; the development's adopted Arantine Hills Specific Plan, and the mitigation measures identified in the certified Environmental Impact Report for the development. Should any conflict arise between these Conditions of Approval and the DA, the DA shall prevail.
2. Prior to map recordation of TTM 37644, the "A" Map - TTM 36294R, shall be recorded and all applicable conditions shall be complied with including the posting of all required securities guaranteeing the construction of all public improvements. Prior to the issuance of any certificate of occupancy within TTM 37644, all improvements shall be completed as specified by Arantine Hills Specific Plan Phasing exhibits, subject to approval of Public Works Director.
3. Prior to final map recordation or issuance of grading permit, the applicant shall demonstrate to the satisfaction of the Public Works Director that the proposed project will not unreasonably interfere with the use of any easement holder of the property.
4. The submitted tentative tract map shall correctly show all existing easements, traveled ways, and drainage courses. Any omission or misrepresentation of these documents may require said tentative tract map to be resubmitted for further consideration.
5. The tentative tract shall be recorded as one final tract map, and shall be developed as one tract. Financial security shall be provided for all improvements within the tract prior to the final tract map recordation.
6. All existing and new utilities on the property or within city public right of way adjacent to the project shall be placed underground in accordance with City of Corona ordinances.
7. All improvement and grading plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch Mylar with permanent black ink only and wet-signed by a registered civil engineer or other registered/licensed professional as required.
8. The project requires the dedication and construction of necessary utilities, streets or other improvements outside the boundaries of this development if the improvements are needed for circulation, parking and access or for the welfare or safety of future occupants of the development. These improvements are detailed in the development's amended specific plan, Development Agreement, certified EIR, supplemental EIR, and approved Traffic Impact Analysis. The developer, his successors or assigns, shall comply with the recommendations and implement the mitigation measures in the approved EIR, Traffic Impact Analysis, and amended Specific Plan.
9. In the event that off-site right-of-way or easements are required for the City of Corona master plan facilities to comply with these conditions of approval, the developer is required to secure such right-of-way or easements at no cost to the City. In the event that the developer requires the City's assistance to condemn said right-of-way or easements for master plan facilities only, the developer shall enter into an agreement with the City for the acquisition of said right-of-way or easements pursuant to Government Code Section 66462.5, and pay any and all costs, as determined by the City, associated with the condemnation process.
10. The developer, his successor, or assignees, shall ensure that all the requirements in the technical studies approved for this development are complied with. These will include: (a) Phase I and Phase II Environmental, (b) Soils and Geological Report(s), (c) Hydrology and Hydraulic studies, (d) Traffic Impact Analysis, (e) Water, Sewer and Reclaimed Water studies (f) Sediment and Transport Study.



# Project Conditions

## City of Corona

11. No precise grading permits for any area within the map boundary shall be issued prior to recordation of the final tract map unless approved by the Public Works Director.
12. Prior to recordation of the final tract map, the developer shall ensure the Phase 2 project, Precise Plan (PP) 2019-0004, is addressed by the master homeowner's association (HOA) or property owner's association (POA) for the purpose of maintaining all private streets, common areas and private utilities. The association documents, including any necessary Covenants, Conditions and Restrictions (CC&R's), shall be subject to the review and approval of the Public Works Department and shall be recorded concurrently with the final tract map.
  - (a) The developer, his successors, or assignees, shall be responsible for maintenance of all private streets, common areas, and private utilities until such time that the HOA/POA can take over
13. Prior to building permit issuance, a condo map shall be reviewed by the City of Corona and prior to Certificate of Occupancy by the BRE, unless otherwise approved by the Public Works Director.
14. Prior to issuance of a Certificate of Occupancy, the developer shall cause the engineer of record to submit project base line work for all layers in AutoCAD DXF format on Compact Disc (CD) to the Public Works Department. If the required files are unavailable, the developer shall pay a scanning fee to cover the cost of scanning the as-built plans.
15. The developer shall monitor, supervise and control all construction and construction related activities to prevent them from causing a public nuisance including, but not limited to, insuring strict adherence to the following:
  - (a) Removal of spoils, debris or other construction material deposited on any public street no later than the end of each working day.
  - (b) Construction operations, including building related activities and deliveries, shall be restricted to Monday through Saturday from 7:00 a.m. to 8:00 p.m., excluding holidays, and from 10:00 a.m. to 6:00 p.m. on Sundays and holidays, in accordance with City Municipal Code 15.04.060, unless otherwise extended or shortened by the Public Works Director or Building Official.
  - (c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.
16. All handling of solids waste, recyclables and/or construction & demolition debris during all phases of construction and post construction shall conform to the City of Corona Municipal Code, Title 8, Chapter 8.20.80, as well as conform to applicable



# Project Conditions

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PUBLIC WORKS	Emily Stadnik
<p>2. e Federal, State and local laws, rules, regulations, ordinances and all provisions.</p> <p>17. Prior to map recordation the developer shall construct or guarantee the construction of all public and private infrastructure improvements. Said improvements shall include, but are not limited to, the following:</p> <ul style="list-style-type: none"><li>(a) All missing or deficient street facilities adjacent to Tract 37644, along Hudson House Drive and Bedford Canyon Road including but not limited to street lights, curb, gutter and sidewalk</li><li>(b) All street improvements for "A" through "M" Streets and Olvida Street, including but not limited to street lights, curb, gutter and sidewalk.</li><li>(c) All private drive aisles in Lots "12" through "45".</li><li>(d) All drainage facilities along Bedford Canyon Road, Hudson House Drive, Olvida Street, and all onsite drainage facilities (within the project limits).</li><li>(e) All required grading, including erosion control and retaining walls.</li><li>(f) All required sewer, water and reclaimed water facilities.</li><li>(g) All required landscaping and/or park facilities including Lots "A" through "L".</li><li>(h) All under grounding of overhead utilities, except for cables greater than 33k volts.</li><li>(i) All required on-site and off-site traffic signals, including full intersection improvements at Bedford Canyon Road and Eagle Glen Parkway.</li></ul>	



# Project Conditions

## City of Corona

PUBLIC WORKS	Emily Stadnik
<p>3. GRADING</p> <p>18. All the grading design criteria shall be per City of Corona standards, Corona Municipal Code Title 15 Chapter 15.36, unless otherwise approved by the Public Works Director.</p> <p>19. Prior to approval of grading plans, the applicant shall submit two (2) copies of a soils and geologic report prepared by a Registered Engineer to the Public Works Department Land Development Section. The report shall address the soil's stability and geological conditions of the site. If applicable, the report shall also address: deep seated and surficial stability of existing natural slopes; modified natural slopes which are subject to fail zones; manufactured slopes and stability along proposed daylight lines; minimum required setbacks from structures; locations and length of proposed bench drains, sub-drains or french drains; and any other applicable data necessary to adequately analyze the proposed development.</p> <p>20. Prior to approval of grading plans, erosion control plans and notes shall be submitted and approved by the Public Works Department Land Development Section.</p> <p>21. Prior to approval of grading plans, the applicant shall obtain a General Construction Activity Storm Water Permit from the State Water Resources Control Board in compliance with National Pollutant Discharge Elimination System (NPDES) requirements. Proof of filing a Notice of Intent (NOI) will be required by the City. The WDID # shall be displayed on the title sheet of the grading plans.</p> <p>22. Prior to approval of grading plans, the applicant shall comply with the Federal Clean Water Act and shall prepare a Storm Water Pollution Prevention Plan (SWPPP) for the development. A copy of the SWPPP shall be made available at the construction site at all times during construction, and one copy to the Public Works Department for review and records.</p> <p>23. Prior to the issuance of a grading permit the developer shall submit recorded slope easements or written letters of permission from adjacent landowners in all areas where grading is proposed to take place outside of the project boundaries.</p> <p>24. Prior to issuance of building permits, the developer shall cause the civil engineer of record and soils engineer of record for the approved grading plans to submit pad (rough grade and soils) certifications and compaction test reports for the subject lots where building permits are requested.</p> <p>25. Prior to release of grading security for each phase or sub-phase, the developer shall cause the civil engineer of record for the approved grading plans to submit a set of as-built grading plans that includes Water Quality Control facilities.</p> <p>26. Prior to issuance of any grading permit, where grading is proposed within environmentally sensitive areas, the developer shall be required to obtain all applicable and necessary permits from various agencies which include but are not limited to the California Department of Fish and Wildlife and the United States Army Corps of Engineers, or provide verification that the project is exempt from permit requirements.</p> <p>27. Prior to issuance of any grading permit, any environmental Phase I and Phase II findings indicating possible contamination resulting from previous use of the subject site shall be addressed and recommended actions shall be implemented.</p> <p>28. All side yard down slopes that abut on to streets shall be placed in an easement for the Homeowners Association to maintain and shall have a separate irrigation water service.</p> <p>29. Prior to the issuance of any grading permits, the applicant shall post security guaranteeing the construction of all retaining walls and drainage structures within Lots "A" through "L".</p>	



# Project Conditions

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PUBLIC WORKS	Emily Stadnik
4. NPDES/WQMP	<p>30. All City of Corona NPDES permit requirements for NPDES and Water Quality Management Plans (WQMP) shall be met per Corona Municipal Code Title 13 Chapter 13.27 and City Council Ordinance Numbers 2291 and 2828 unless otherwise approved by the Public Works Director.</p> <p>31. A Preliminary Water Quality Management Plan (WQMP) that requires construction of an infiltration basin was approved for the entire development. Ownership and maintenance of the basins shall be the responsibility of the development master Homeowners Association (HOA). A Final WQMP (F-WQMP) shall be prepared for the Phase 2 development in substantial conformance with the approved preliminary WQMP, and shall include an analysis of the availability of the basin to treat project flows. The Phase 2 F-WQMP shall provide Site Design BMPs and Treatment Control BMPs to ensure compliance with the preliminary WQMP. No precise grading permit for Phase II development shall be issued prior to approval of the F-WQMP.</p> <p>(a) Upon approval of the F-WQMP, the applicant shall submit one copy on a CD-ROM in PDF format</p> <p>32. Prior to final map recordation, the applicant shall record Covenants, Conditions and Restrictions (CC&amp;R's) or shall enter into an acceptable maintenance agreement with the City to inform future property owners to implement the approved Final WQMP. Existing master CC&amp;Rs shall be revised to include maintenance of all facilities within Phase II development.</p> <p>33. Prior to issuance of the first Certificate of Occupancy, the applicant shall provide proof of notification to the future homeowners and/or occupants of all non-structural BMPs and educational and training requirements for said BMPs as directed in the approved Final WQMP.</p> <p>34. Prior to issuance of Certificate of Occupancy, the applicant shall ensure all structural post construction BMPs identified in the approved project specific Final WQMP are constructed and operational.</p>



# Project Conditions

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PUBLIC WORKS	Emily Stadnik
5. DRAINAGE	<p>35. All the drainage design criteria shall be per City of Corona standards and the Riverside County Flood Control and Water Conservation District (RCFC&amp;WCD) standards. The drainage design shall also comply with all the provisions of the development's amended Specific Plan.</p> <p>36. Prior to final map recordation or approval of any improvement plans, the applicant shall submit a detailed final hydrology and hydraulics study for review and approval. Said study shall include the existing, interim and the ultimate proposed hydrologic conditions including key elevations, drainage patterns and proposed locations and sizes of all existing and proposed drainage devices. The hydrology study shall present a full breakdown of all the runoff generated on- and off-site.</p> <p>37. Prior to release of any grading or public improvement securities (Bonds) associated with the master planned drainage facilities related to Bedford Wash, the developer shall secure FEMA's approval for the Letter of Map Revision (LOMR) and provide proof to the Public Works Department subject to the approval of the Public Works Director.</p> <p>38. Prior to recordation of the final map, any 100-year flood plain boundaries on the property shall be delineated on an environmental constraint sheet to accompany the final map. Calculations and the applicable data used to determine these boundaries shall be submitted to the Public Works Director for review prior to recordation of the final map. The area within the delineated flood plain shall be labeled "Flood Plain" and shall be kept free of all buildings and obstructions subject to the approval of the Public Works Director.</p> <p>39. Prior to issuance of the first production unit building permit, the master developer shall functionally complete the construction of the Bedford Canyon Wash/Channel improvements as determined by the Public Works Director.</p> <p>40. Prior to issuance of the first Certificate of Occupancy within Phase 2 as detailed in Exhibit 5.22 of the amended Specific Plan, the master developer shall complete the construction of the following:</p> <p>(a) The detention/water quality basin in planning area 12 in conformance with the approved preliminary WQMP and drainage study.</p> <p>(b) All RCP drainage lines and other drainage facilities in Bedford Canyon Road, Hudson House Drive, and Olvida Street, and in planning areas 8, 9, and 10, subject to approval of Public Works Director.</p> <p>41. Prior to recordation or approval of improvement plans, the improvement plans submitted by the applicant shall address the following:</p> <p>(a) The project drainage design shall be designed to accept and properly convey all on- and off-site drainage flowing on or through the site.</p> <p>(b) The project drainage system design shall protect downstream properties from any damage caused by alteration of drainage patterns such as concentration or diversion of flow.</p> <p>(c) All lots shall drain toward the street. Residential lot drainage to the street shall be by side yard swales independent of adjacent lots or by an underground piping system. Concentrated drainage on commercial lots shall be diverted through parkway drains under sidewalks.</p>
6. STREETS	
	<p>42. Street design criteria and cross sections shall be prepared in accordance with City of Corona standards, approved Specific Plan design guidelines and the State of California Department of Transportation Highway Design Manual unless otherwise approved by the Public Works Director.</p> <p>43. Prior to map recordation, the developer shall offer for dedication all public streets rights-of-ways within the project</p>



# Project Conditions

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boundaries, subject to completion of required improvements. Said dedication shall continue in force until the City accepts or abandons such offers. All dedications shall be free of all encumbrances and approved by the Public Works Director.

44. Prior to map recordation, the developer shall offer for dedication easements over the private streets (Lots M through FF) and private aisles, within Lots "12" through "45", for emergency vehicle access and public utilities.

45. The classification and sections for Streets "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", and Olvida Street, shall conform to the Arantine Hills Amended Specific Plan and the approved Traffic Impact Analysis for the development, unless otherwise approved by the Public Works Director.

46. Prior to recordation of the final tract map, the developer shall construct or guarantee the construction of the following private streets within the development:

(a) Streets "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", and "M" streets, and the private aisles within Lots "12" through "45". These improvements shall include all required public water, reclaimed water, sewer facilities, public and private storm drain facilities, private street light facilities and parkway landscaping.

The improvements shall include any required sidewalks and bike lanes as depicted in the Specific Plan, or as approved by the Public Works Director.

47. Prior to approval of improvement plans, the improvement plans submitted by the applicant shall include the following:

- (a) All public or private roadways' vertical and horizontal alignments shall be approved by the Director of the Public Works Department.
- (b) All driveways shall conform to the applicable City of Corona standards and shall be shown on the street improvement plans.
- (c) All street intersections shall be at ninety (90) degrees or as approved by the Public Works Director.
- (d) All reverse curves shall have a minimum tangent of fifty (50) feet in length.
- (e) Undergrounding of existing and proposed utility lines on the property or within city public right of way adjacent to the project.
- (f) Street lights.

48. Prior to approval of the street improvement plans, the plans shall include improvements to any affected existing streets to half width plus ten (10) additional feet past the centerline. If it is determined that the existing street is substandard, the Public Works Director may require the developer to provide full reconstruction of the street to current City standards as directed by the Public Works Director. Prior to approval of the improvement plans, the developer shall cause the Engineer of Record to make the field assessment and incorporate a design recommendation on the plans for review and approval by the Public Works Director.

49. The Public Works Director may determine that aggregate slurry, as defined in the Standard Specifications for Public Works Construction (SSPWC), may be required one year after acceptance of street(s) by the City if the condition of the street(s) warrants its application. All striping shall be replaced in kind. The applicant is the sole responsible party for the maintenance of all the improvements until said acceptance takes place.

50. Prior to recordation of the final map, all street names shall be approved by the Public Works Director. The developer shall include at least one auction street name in each phase, as shown on Exhibit 5.17 Conceptual Phasing Plan, of the amended Arantine Hills Specific Plan, or as otherwise approved by the Public Works Director. Private drive aisles may need to be assigned street names as determined by the Fire Marshal.

51. Prior to release of public improvement security, or Certificate of Occupancy, whichever occurs first, the developer shall



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## City of Corona

cause the civil engineer of record for the approved improvement plans to submit a set of as-built plans for review and approval by the Public Works Department.

### 7. TRAFFIC

52. A comprehensive Traffic Impact Analysis (TIA) known as the Arantine Hills Modified Project, Traffic Study dated September 11, 2015 was prepared by Urban Crossroads for this development. The TIA was reviewed and approved by the Public Works Department. The developer shall comply with all the recommendations of the Arantine Hills Development Agreement (DA) and TIA. For the purposes of these traffic conditions, all phases referenced herein are defined in the DA.

#### OFF-SITE STREET IMPROVEMENTS:

53. Prior to Phase 2, first Production Building Permit, all ultimate public improvements identified in the TIA must be completed. This specifically includes the ultimate configuration of the Eagle Glen / Bedford Canyon intersection, subject to approval by City Engineer.

54. Prior to the issuance of the first (1st) production unit building permit in Phase 2, the master developer shall pay to the City the project fair share for the improvements to Masters Drive / Christopher Lane (27%), Masters Drive / Via Castilla Street (100%), Masters Drive / Morales Way (100%), and Masters Drive / Bennett Avenue (32%) as defined in the TIA. These fair share amounts shall be collected for the purpose of a future Masters Drive Capital Improvement Project.

55. Prior to the issuance of the first (1st) production unit building permit in Phase 2, the master developer shall pay to the City the project fair share for the improvements at Cajalco Road / Temescal Canyon Road (01%) as defined in the TIA.

56. Prior to the issuance of the first (1st) production unit building permit in Phase 2, the master developer shall pay to the City the project fair share of 58% of the full cost to add an eastbound right-turn lane on El Cerrito Road at the I-15 Southbound Ramp unless said improvements are constructed by others prior to permit issuance. Foothill Parkway/El Cerrito Road is designated as a regional transportation facility funded by the Riverside County Transportation Uniform Mitigation Fee (TUMF) program. The developer may enter into a TUMF credit and reimbursement agreement per the criteria contained in the City of Corona's TUMF Ordinance to obtain TUMF fee credit or reimbursement. The TUMF agreement shall be fully executed prior to permit issuance.

57. Prior to the issuance of the first (1st) production unit building permit in Phase 2, the master developer shall build the traffic signal modification at Eagle Glen Parkway and Bedford Canyon Road (Street "A") to the 2035 With Project recommended mitigation level in the project TIA. These modifications shall include improvements not constructed by the I-15 / Cajalco Road Interchange Improvement Project. These improvements shall be fully operational in conjunction with the I-15 / Cajalco Road Interchange Improvement Project.

#### ON-SITE TRAFFIC SIGNALS AND ROUNDABOUT:

58. Prior to the issuance of the first (1st) Certificate of Occupancy, the master developer shall construct and make operational Street "C" (Clementine Way), Street "B" (Hudson House Drive) from Street "C" (Clementine Way) to Model Home access point, and roundabout at the intersection of Street "B" (Hudson House Drive) / Street "C" (Clementine Way).

59. Prior to the issuance of the first (1st) production unit Certificate of Occupancy, the master developer shall construct and make operational Street "A" (Bedford Canyon Road), Street "B" (Hudson House Drive), and the roundabout at Street "A" (Bedford Canyon Road) and Street "B" (Hudson House Drive).

60. Prior to the issuance of any Certificate of Occupancy in project Traffic Analysis Zone (TAZ)4 as defined in the TIA, the master developer shall construct and make operational the new traffic signal and ITS components for Street "A" (Bedford Canyon Road).

61. Each new or modified traffic signal required for the project shall comply with the latest City of Corona Traffic Signals and



# Project Conditions

## City of Corona

Street Lights Special Provisions, which include but are not limited to, Cabinet Type, Traffic Controller, Video Detection, Battery Backup System, Ethernet Switch, and Fiber Optic Connections.

### CITY ITS/TELECOMMUNICATION FACILITIES:

62. Prior to issuance of the first (1st) Certificate of Occupancy the master developer shall install an Interim ITS Improvement that shall use wireless and in ground infrastructure to connect the following traffic signals to the Corona Advanced Traffic Management System: Cajalco / I-15 NB Ramp, Cajalco / I-15 SB Ramp, Eagle Glen / Bedford Canyon, Eagle Glen / Masters, and Eagle Glen / Street "C" (Clementine Way). This interim ITS improvement shall include a new CCTV to be installed at Eagle Glen / Bedford Canyon / Cajalco / Street "A" (Bedford Canyon Road) per City specifications.

63. In conjunction with the I-15 / Cajalco Road Interchange Improvement Project, the master developer shall construct the Advanced Traffic Management System's (ATMS) Intelligent Transportation System (ITS) components as specified in the latest City of Corona Traffic Signals and Street Lights Special Provisions, which include but are not limited to, conduit, pull boxes, fiber optic cable (FOC), FOC enclosures, and FOC terminations along the south side of Eagle Glen Parkway to include Bedford Canyon, Masters Drive and Street "C" (Clementine Way) traffic signals, and along Street "A" (Bedford Canyon Road) between Eagle Glen Parkway and the future on-site traffic signal at the main entrance to the area identified in the TIA as TAZ4.

64. The master developer shall install or fund the telecommunications infrastructure from any City facility to the nearest Traffic Signal along City facility access easements to provide telecommunications to any City facility built as part of the development project. Telecommunications include all infrastructure, conduit, pull boxes, fiber optic cable, communication devices and connections required to communicate City facilities with their master system. City facilities shall include but are not limited to, Department of Water and Power Lift Station and Reservoir Tanks, per Arantine Hills Development Agreement.

### 8. DEPARTMENT OF WATER AND POWER, MAINTENANCE, PARKS AND LANDSCAPE MAINTENANCE

65. Prior to the first building permit issuance (except for model homes) within TTM 37644, the following master plan public improvements, which are conditioned and guaranteed per the "A" Map - TTM 36294R, shall be constructed and in operation: (Prior to issuance of any model home permits, the developer shall comply with all Fire Department requirements).

#### Water Pipelines

(a) 1220 Zone Water lines 12-inch waterline in Street "A" (Bedford Canyon Road) from Eagle Glen Parkway to Street "B" (Hudson House Drive)

(b) 12-inch waterline in Street "B" (Hudson House Drive) from Street "A" (Bedford Canyon Road) Street "C" (Clementine Way)

(c) 12-inch waterline from Street "B" (Hudson House Drive) to Planning Area 9

(d) 12-inch waterline in Street "C" (Clementine Way) from Bennett Avenue to Street "B" (Hudson House Drive)

(e) 12-inch 1220 zone waterline in Bedford Canyon Road from Foothill Parkway to the existing 12-inch water line in Georgetown Drive.

(f) 12-inch waterline in Street "J" from Hudson House Drive to Street "C" connecting to existing 12-inch waterline in Hudson House Drive.

#### Reclaimed Water pipelines

(a) 8-inch reclaimed waterline in Street "A" (Bedford Canyon Road) from Eagle Glen Parkway to Street "B" (Hudson House Drive)

(b) 8-inch reclaimed waterline in Street "B" (Hudson House Drive) from Street "A" (Bedford Canyon Road) to Street "C"

(Clementine Way)

(c) 8-inch reclaimed waterline in Street "C" (Clementine Way) from Eagle Glen Parkway to Street "B" (Hudson House Drive)

#### Sewer Lines

(a) 8-inch sewer line in Street "C" (Clementine Way) to Street "B" (Hudson House Drive)



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(b) 8-inch sewer line in Street "B" (Hudson House Drive) from Street "C" (Clementine Way) to a point where the sewer line transitions to a 10-inch line as shown in exhibit 5.9a of the Arantine Hills Specific Plan.

(c) 10-inch sewer line from Street "B" (Hudson House Drive) to Street "A" (Bedford Canyon Road)

(d) 12-inch sewer line in Street "B" (Hudson House Drive) to the Arantine Hills Lift Station

(e) 8-inch sewer line from PA (9) to the 12-inch line in Street "B" (Hudson House Drive)

(f) 8-inch sewer line in Street "C" and Street "L" connecting to the existing 12-inch sewer line in Bedford Canyon Road.

66. All sewer, water and reclaimed water design criteria shall be per City of Corona Standards, Specification and Design policy, City of Corona Municipal Code, California Department of Public Health Code of Regulations Title 22 and Riverside County Department of Health Services Standards unless otherwise approved by the Department of Water and Power General Manager or his/her designee.

67. Prior to recordation or approval of improvement plans, when applicable, the applicant shall submit detailed sewer and water studies, prepared by a registered civil engineer, which shall be submitted to the Public Works Department Land Development Section for review and approval. The study shall analyze the existing and proposed onsite sewer and water facilities. Results of the system analysis may require special construction for the sewer and water systems, such as upsizing downstream sewer lines, installing pressure regulators, booster pumps, special material for pipeline construction, backwater valves and construction of other appurtenances as necessary to serve the proposed development. Effects of the proposed development, engineering analysis and special construction requirements shall be submitted for review and approval by the Public Works Department and the Department of Water and Power.

68. Prior to map recordation, the applicant shall construct or guarantee the construction of all required onsite public improvements including but not limited to, the potable water line, sewer line, reclaimed water line, potable water services, sewer laterals, reclaimed water services, double detector check assemblies and reduced pressure principle assemblies within the public right of way and/or easements.

69. The applicant shall dedicate easements for all public water, reclaimed water, sewer and electric facilities needed to serve the project in accordance the Department of Water and Power standards. The minimum easement width shall be 20 feet for one utility and 24 feet for more than one public utility facility. All public water and sewer facilities shall be provided a minimum 20 foot wide paved access road unless otherwise approved by the Department of Water and Power General Manager or his/her designee.

70. The Project will be required conform to Corona Municipal Code section 17.70.070 as it pertains to irrigation of landscape areas and the use of reclaimed water, unless otherwise approved by the Department of Water and Power.

71. The project will be required to conform with City of Corona Municipal Code Section 13.14.080 as it pertains to providing dedicated publicly owned water meters for each residential property and residential unit. This includes single and multi-family properties.

72. Prior to issuance of any building permits, the Developer shall pay all water and sewer fees, including but not limited to connection fees, wastewater treatment fees, sewer capacity fees and all other appropriate water and sewer fees, per Arantine Hills Development Agreement.

73. Prior to building permit or map recordation, whichever comes first, the Developer shall pay the appropriate Quimby, Park Improvement, Aquatic, and Community Facility fees as specified in the Development Agreement.

74. Prior to public improvement plan approval, the applicant shall ensure that all water meters, fire hydrants or other water appurtenances shall not be located within a drive aisle or path of travel.

75. Prior to issuance of any building permits a domestic water and fire flow system shall be approved by the Department of Water and Power and constructed by the Developer, to the satisfaction of the Department of Water and Power and Fire Chief.

76. Fire Hydrants shall be a maximum 300 feet apart or as directed by the Fire Department.

77. The applicant shall provide a separate irrigation water service for all HOA/ CFD landscaped lots or easements, unless otherwise approved by the City Engineer.



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78. The landscape plans of all parkway and Landscape Maintenance District (LMD) and Community Facilities District (CFD) lots shall be prepared by a licensed Landscape Architect and shall be submitted to the City of Corona Public Works Department for review and approval.

79. Prior to map recordation, the developer shall construct or guarantee the construction of all HOA/CFD landscaping and irrigation improvements for Phase 2.

80. The Developer shall install automatic irrigation to all street trees separated from adjacent residences by a fence or wall prior to the issuance of a Certificate of Occupancy.

81. All grading, planting and irrigation of CFD lots and maintenance access to CFD lots shall be designed and installed per the City's CFD Formation and Design Guidelines.

82. Street trees shall be a minimum 24" box size and installed per City Standard Plan no. 614-0. The City Street Tree Planting detail is to be included in all submitted landscape plans.

83. All onsite and parkway landscaping shall be planted with California friendly plant pallet. Planting shall conform to the Landscape Design Guidelines for Residential Development.

84. Manhole rim elevations shall be lower than all pad elevations immediately downstream; otherwise a back flow prevention valve will be required.

85. Static pressures exceeding 80 psi require an individual pressure regulator.

86. Reclaimed water shall be used for any construction activity except for the testing of potable water facilities. Prior to obtaining a reclaimed construction meter from the City, a Reclaimed Water Application shall be submitted for the contractor to receive certification to handle reclaimed water.



# Project Conditions

## City of Corona

### PUBLIC WORKS

Emily Stadnik

#### 10. SPECIAL DISTRICTS

87. Prior to final map recordation, the applicant shall annex the property into City of Corona Community Facilities District 2016-1 for the purpose of providing public services including but not limited to emergency services. All assessable parcels shall be subject to annual CFD special taxes for such services. The developer shall be responsible for all costs incurred to annex the property to the CFD.

88. Prior to final tract map recordation, the master developer shall establish a Community Facilities Maintenance District (CFD) or annex into City of Corona CFD 2016-3 following the provisions of the Mello-Roos Community Facilities Act of 1982 over the property, to pay for the maintenance of all public facilities including but not limited to landscaping, street lighting, pavement, drainage and water quality improvements, etc. The developer shall be responsible for all costs incurred in the formation of or annexation into the CFD.

89. The master developer shall retain ownership, and remain responsible for the maintenance of the Bedford Canyon Wash including the access road until ownership of these facilities have been accepted by the Riverside County Flood Control and Water Conservation District (RCFC&WCD) and/or other resource agency such as the Riverside-Corona Resource Conservation District, as approved by the City of Corona and RCFC & WCD.

90. Prior to final map recordation, the applicant shall prepare a disclosure statement indicating that the property is within a Community Facilities District and will be subject to an annual levy. The disclosure statement is subject to the review and approval of the Public Works Department and shall be recorded concurrently with the final map.

91. Prior to final map recordation, the applicant shall submit for approval all proposed parkway, slope maintenance, and/or landscaping easements to be maintained by the Community Facilities District for operations and maintenance, as specified on the tentative map or final Conditions of Approval. Said information shall be submitted to the Public Works Department and Department of Water and Power for approval.

92. Prior to issuance of the first (1st) Certificate of Occupancy, all proposed publicly maintained parkways, slopes, and/or median landscaping specified in the tentative map or in these final Conditions of Approval shall be constructed, for Phase 2 improvements.

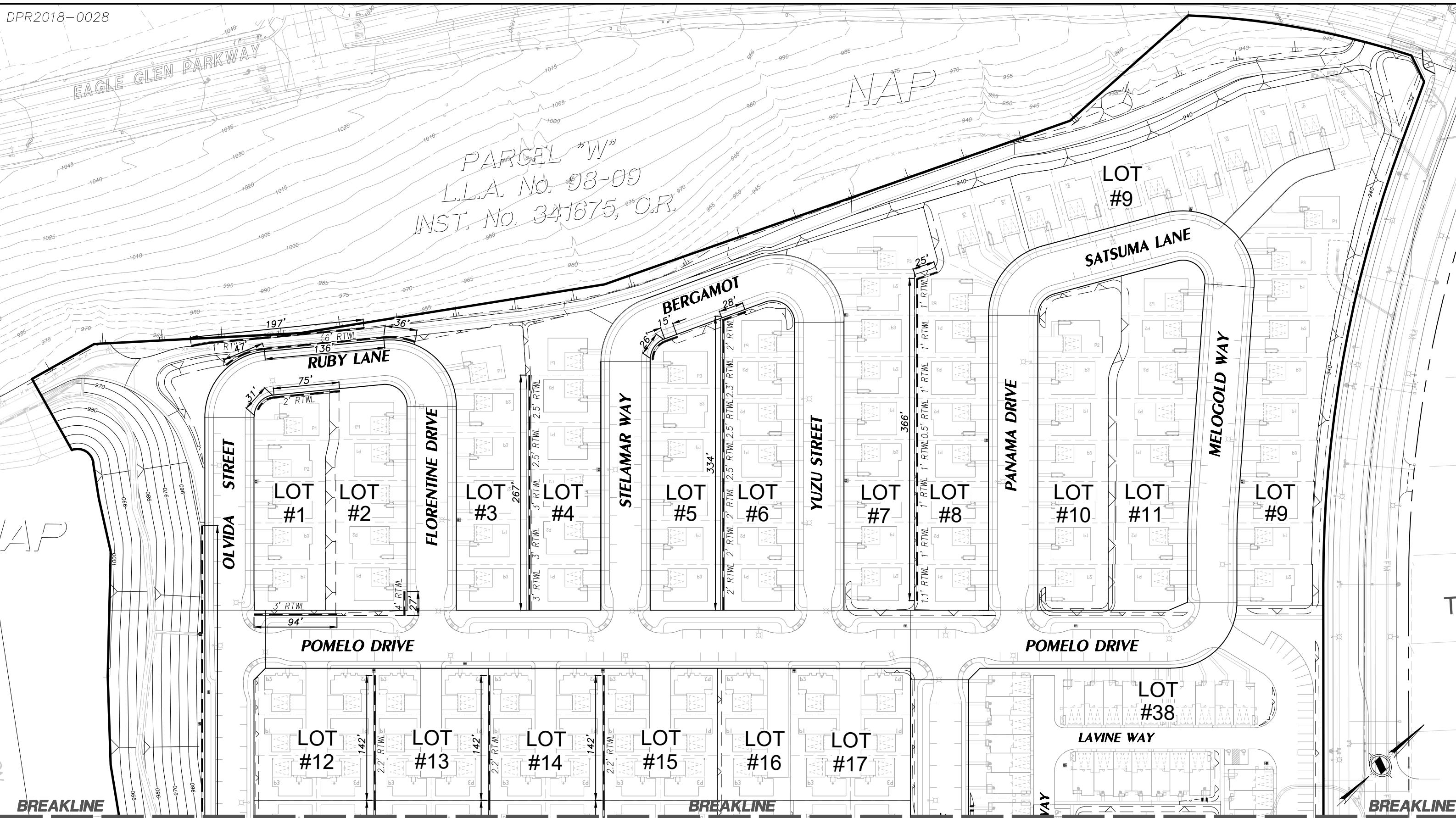
93. Prior to final map recordation, the master developer shall submit preliminary or conceptual plans/exhibits depicting all proposed public streetlights, parkways, slopes, landscaping easements, and multi-purpose trail maintenance easements to be granted to the City for maintenance by the Community Facilities District, as specified in the tentative tract map or the final Conditions of Approval. The plans/exhibits shall provide approximate acreages and number of landscaped areas and street lights respectively, which the maintenance districts will maintain. Said information shall be submitted to the Public Works Department Land Development Section and Department of Water and Power for approval.

94. Prior to the issuance of the first (1st) Certificate of Occupancy, any damage to existing landscape easement areas due to project construction shall be repaired or replaced by the developer, or developer's successors in interest, at no cost to the City of Corona.

95. Prior to issuance of the first (1st) Certificate of Occupancy, all proposed public landscaped areas and easements, and public street lights to be maintained by the CFD within the respective phase shall be constructed to City standards and specifications.

#### 11. FEES AND CREDITS

96. Prior to the recordation of subsequent tract maps and/or issuance of any building permits, the applicant shall pay all development fees, including but not limited to Development Impact Fees (DIF) per City Municipal Code 16.23 and Transportation Uniform Mitigation Fees (TUMF) per City Municipal Code 16.21. Said fees shall be calculated at the rate in effect at the time of fee collection as specified by the current City Council fee resolutions and ordinances and/or as specified in the Arantine Hills Development Agreement and shall take into account any applicable impact fee credits.



**BEDFORD**  
CONCEPTUAL RETAINING WALLS EXHIBIT  
SHT. 1 OF 3

APPLICANT:  
ARANTINE HILLS HOLDINGS, LP  
A DELAWARE LIMITED PARTNERSHIP  
85 ENTERPRISE, SUITE 450  
ALISO VIEJO, CA 92656  
(949) 382-2766

DATE: 06-13-2019

EXHIBIT C

NOVA WAY

NOVA WAY

MAP

BREAKLINE

## LEGEND:

 RETAINING WALL  
 TRANSFORMER

**BEDFORD**  
**CONCEPTUAL RETAINING WALLS EXHIBIT**  
**SHT. 2 OF 3**

APPLICANT:  
**ARANTINE HILLS HOLDINGS, LP**  
**A DELAWARE LIMITED PARTNERSHIP**  
85 ENTERPRISE, SUITE 450  
ALISO VIEJO, CA 92656  
(949) 382-2766

PREPARED BY:  
**HUNSAKER & ASSOCIATES**  
IRVINE, INC.  
PLANNING ■ ENGINEERING ■ SURVEYING  
Three Hughes ■ Irvine, CA 92618 ■ Ph: (949) 583-1010 ■ Fx: (949) 583-0759

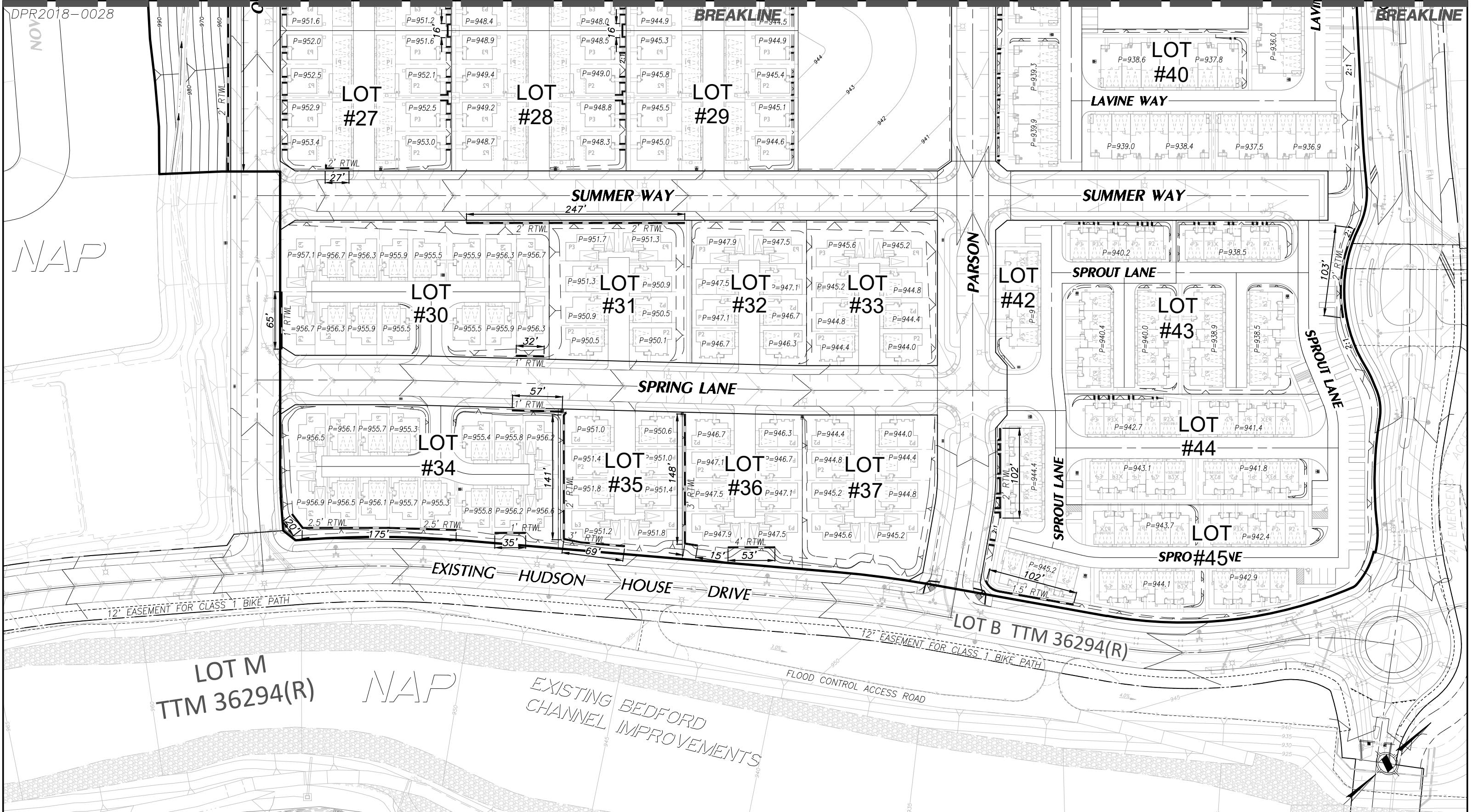
DATE: 06-13-2019

FEET  
0 50 100 200  
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INCHES



DPR2018-0028

NOV



**LEGEND:**

- RETAINING WALL
- TRANSFORMER

**BEDFORD**  
**CONCEPTUAL RETAINING WALLS EXHIBIT**  
**SHT. 3 OF 3**

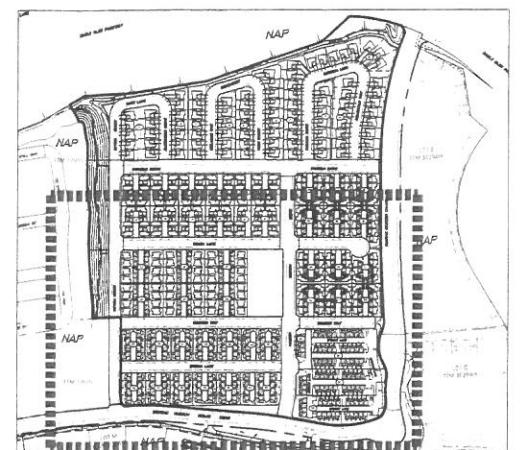
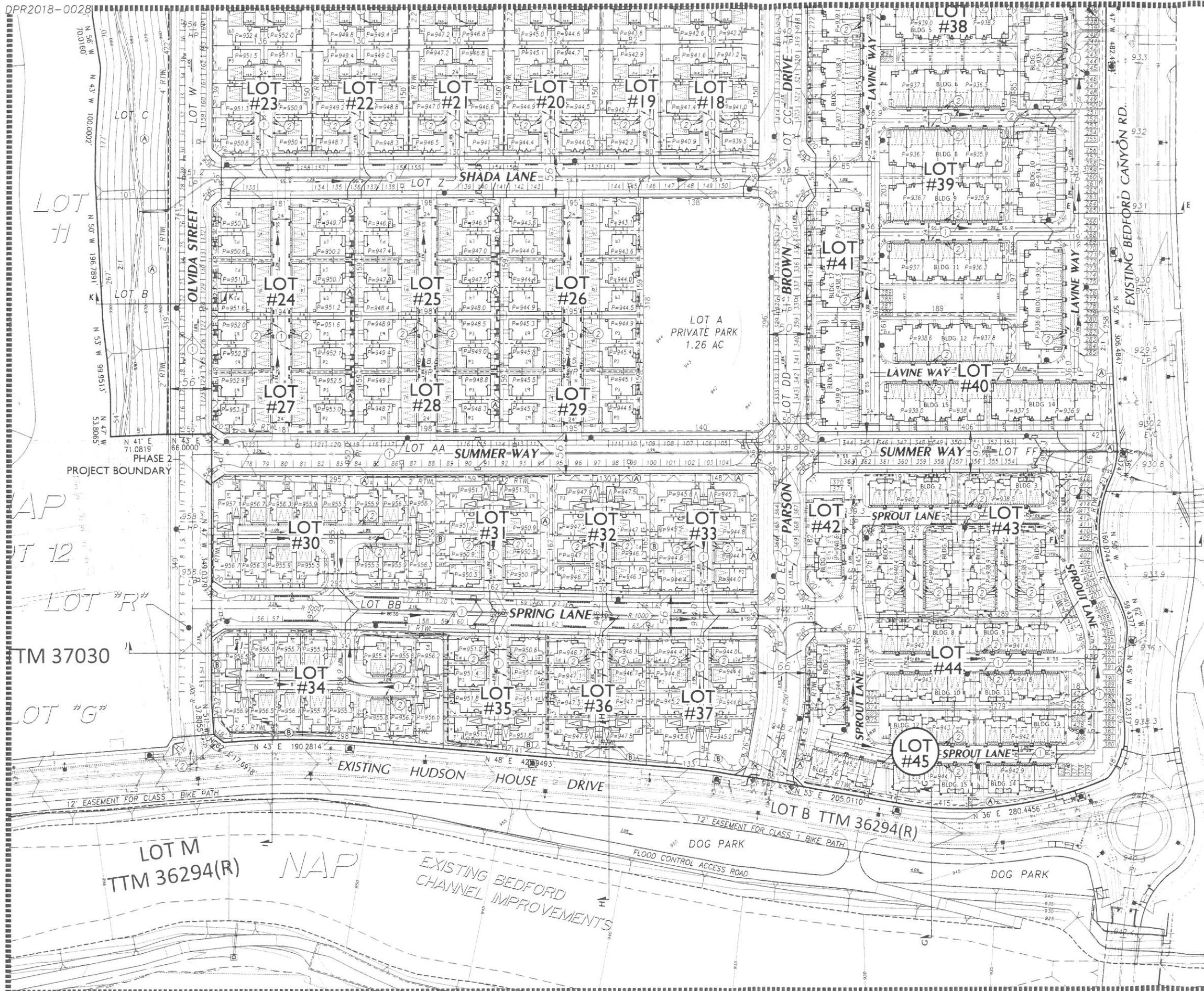
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Three Hughes • Irvine, CA 92618 ■ Ph: (949) 583-0710 ■ Fx: (949) 583-0759

DATE: 06-13-2019



DPR2018-002



## KEY-MAP

## LEGEND

—	RIGHT OF WAY
—	LOT LINE
—	TRACT BOUNDARY
—	EASEMENT
—	PROPOSED CONTOUR
—	PROPOSED RETAINING WALL
—	DAYLIGHT LINE
—	PROPOSED GRADE BREAK
—	MAJOR CONTOUR
—	MINOR CONTOUR
—	EXISTING CURB
—	EXISTING MEDIAN
—	EXISTING LOT LINE
—	EXISTING STORM DRAIN
—	WITH CATCH BASIN (CB)
—	EXISTING SEWER
—	EXISTING WATER
—	PROPOSED FIRE HYDRANT
—	PROPOSED LIGHT POLE
—	EXISTING LIGHT POLE

DATE 06-13-2019  
W.O. 2749-36  
GROSS AREA 51 15±  
CONTOUR INTERVAL 5  
NUMBERED LOTS 45  
LETTERED LOTS 32

**SITE PLAN  
TENTATIVE TRACT NO. 37644  
FOR CONDOMINIUM PURPOSES  
City of Corona**

SHEET  
7 OF 7

B E D F O R D  
S O U T H C O R O N A

April 29, 2019

Sandra Yang  
Senior Planner  
City of Corona  
400 S. Vicentia Avenue  
Corona, CA 92882

Subject: **Bedford at Arantine Hills – Tentative Tract Map 37644 (DPR 2018-0026)**  
**(1<sup>st</sup> Submittal – 4/29/2019)**

Dear Sandra:

Arantine Hills Holdings, LP is submitting a Tentative Tract Map Application for Bedford at Arantine Hills TTM 37644 ("B" Map) project to the City of Corona for the future development of 490 residential units, park, landscaping and related infrastructure improvements. TTM 37644 will consist of Low Density Residential (Planning Area 8), Medium Density Residential (Planning Area 9), High Density Residential (Planning Area 10) and a Private Park.

The project site is surrounded by Eagle Glen Parkway and existing residential to the north, to the south is Bedford Chanel and unincorporated County of Riverside land, to the west is Phase 1 of Tract 37030 (Bedford at Arantine Hills), and to the east is Lot 8 of TTM 36294.

Subdivision improvements associated with TTM 37644 will include but are not limited to street improvements, sewer, water, storm drain, water quality, retaining wall and related dry utilities in accordance with the Arantine Hills Specific Plan. The project proposes 12 private streets (Olvida Street and Private Streets "A"- "M"), totaling approximately 9,135 linear feet.

Sewer and water improvements are proposed and the service purveyor will be Corona Department of Water and Power. Private storm drain improvements will include the construction of 12" HDPE, 24", 30", and 36" RCP storm drain lines. The proposed storm drain lines will connect to an existing storm drain system located within Bedford Canyon Road that will discharge to an existing private water quality/detention basin located on Bedford project outside the limits of the subject TTM.

Listed below is a summary of the items included in the submittal package per the City of Corona Tentative Tract Map Submittal Requirements:

1. Completed and Signed TTM Application
2. Processing Fee - \$11,368.00 (Per City Fee Schedule, Effective 1/19/19)
3. Completed Environmental Information Form with Site Photos
4. Twelve (12) full size copies of TTM 37644 folded to 8 ½" x 14" (Sheets 1-12)
5. One (1) 8 ½" x 11" Reduction of TTM 37644
6. Conditions of Approval Matrix to Track Comments, Notes, and Completion (11x17)
7. Preliminary Title Report
8. Arantine Hills Grant Deed
9. 500' Noticing Package

**EXHIBIT E**

7. Preliminary Title Report
8. Arantine Hills Grant Deed
9. 500' Noticing Package
10. One (1) CD with pdf of Application Form, Letter and Exhibits
11. One (1) Preliminary Water Quality Management Plan
12. One (1) Water & Sewer Study Report
13. One (1) Preliminary Hydrology Analysis
14. Response to City Development Plan Review (2018-0026) Comments

Additional Exhibits requested by the City per DPR 2018-0026 Comments:

Fire Planning:

15. Fuel Modification Plan – (Full Size)

Site Exhibits:

16. Twelve (12) CFD Maintenance Exhibit (Color – 11'x17")
17. Twelve (12) Unit Number Designations for Addressing Exhibit (B&W – 8.5"x11")

If you have any questions regarding the submittal package or need additional information please give me a call at (949) 382-2766 or email to [jsherwood@nwhm.com](mailto:jsherwood@nwhm.com).

Sincerely,

Arantine Hills Holdings, LP

John Sherwood  
VP of Community Development

xc: Ryan La Vigne, Arantine Hills Holdings LP  
Doug Staley, Hunsaker & Associates  
Paul Huddleston, Hunsaker & Associates



**CITY OF CORONA**  
**PRELIMINARY EXEMPTION ASSESSMENT**  
(Certificate of Determination When attached to Notice of Exemption)

**Name, Description and Location of Project:** TTM 37644 and PP2019-0004

**TTM 37644:** A tentative tract map application to subdivide 51.15 acres into 45 numbered lots for the development of 490 residential condominium units and 32 lettered lots for the construction of private streets, open space, private park, and other improvements associated with the development located south of Eagle Glen Parkway and west of Interstate 15 in the Low Density Residential (Planning Area 8), Medium Density Residential (Planning Area 9), High Density Residential (Planning Area 10), and Park (Planning Area 18) designations of the Arantine Hills Specific Plan (SP09-001).

**PP2019-0004:** A precise plan application for the review of the site plan, architecture, landscaping, and fence and wall design associated with the development of 490 residential condominium units and a private park in the Low Density Residential (Planning Area 8), Medium Density Residential (Planning Area 9), High Density Residential (Planning Area 10), Park (Planning Area 18), and Open Space (OS) designations of the Arantine Hills Specific Plan (SP09-001) located south of Eagle Glen Parkway and west of Interstate 15.

**Entity or Person Undertaking Project:**

A. Public Agency:

B. Other (private):

Name: *John Sherwood, Arantine Hills Holding/The Newhome Company*  
Address: *85 Enterprise, Suite 450*  
*Aliso Viejo, CA 92656*  
Telephone No.: *(949) 382-7800*

**Staff Determination:**

The City's staff, having undertaken and completed a preliminary review of this project in accordance with the City's Resolution entitled "Local Guidelines of the City of Corona Implementing the California Environmental Quality Act (CEQA)" has concluded that this project does not require further environmental assessment because:

- A. The proposed action does not constitute a project under CEQA.
- B. The project is a Ministerial Project.
- C. The project is an Emergency Project.
- D. The project constitutes a feasibility or planning study.
- E. The project is categorically exempt.
- F. The project is a statutory exemption. Code section number:
- G. The project is otherwise exempt on the following basis: *The proposed project implements a master plan that was fully evaluated under the Arantine Hills Specific Plan Environmental Impact Report certified August 15, 2012 and Supplemental Environmental Impact Report adopted May 19, 2016.*
- H. The project involves another public agency which constitutes the lead agency. Name of Lead Agency:

Date: \_\_\_\_\_

Sandra Yang, Senior Planner  
Lead Agency Representative

**EXHIBIT F**



## NOTICE OF EXEMPTION

TO: CLERK OF THE BOARD OF  
SUPERVISORS COUNTY OF RIVERSIDE

FROM: CITY OF CORONA  
COMMUNITY DEVELOPMENT DEPARTMENT  
400 S. VICENTIA AVE, SUITE 120  
CORONA, CA 92882

1. Project title: **TTM 37644 and PP2019-0004**
2. Project location (specific): *South of Eagle Glen Parkway and west of Interstate 15.*
3. a. Project location - City of Corona  
b. Project location - County of Riverside
4. Description of nature, purpose and beneficiaries of project:

**TTM 37644:** *A tentative tract map application to subdivide 51.15 acres into 45 numbered lots for the development of 490 residential condominium units and 32 lettered lots for the construction of private streets, open space, private park, and other improvements associated with the development located south of Eagle Glen Parkway and west of Interstate 15 in the Low Density Residential (Planning Area 8), Medium Density Residential (Planning Area 9), High Density Residential (Planning Area 10), and Park (Planning Area 18) designations of the Arantine Hills Specific Plan (SP09-001).*

**PP2019-0004:** *A precise plan application for the review of the site plan, architecture, landscaping, and fence and wall design associated with the development of 490 residential condominium units and a private park in the Low Density Residential (Planning Area 8), Medium Density Residential (Planning Area 9), High Density Residential (Planning Area 10), Park (Planning Area 18), and Open Space (OS) designations of the Arantine Hills Specific Plan (SP09-001) located south of Eagle Glen Parkway and west of Interstate 15.*

5. Name of public agency approving project: *City of Corona*
6. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:  
*John Sherwood, Arantine Hills Holding/The Newhome Company, 85 Enterprise, Suite 450 Aliso Viejo, CA 92656*
7. Exempt Status (check one):  
a.  Ministerial Project  
b.  Not a project  
c.  Emergency project  
d.  Categorical Exemption. State type and class number: Class 32, State CEQA Guidelines § 15332.  
e.  Declared Emergency  
f.  Statutory Exemption. State code section number:  
g.  Other: Explain: *The proposed project implements a master plan that was fully evaluated under the Arantine Hills Specific Plan Environmental Impact Report certified August 15, 2012 and Supplemental Environmental Impact Report adopted May 19, 2016.*
8. Reasons why the project is exempt: *The proposed project implements a master plan that was fully evaluated under the Arantine Hills Specific Plan Environmental Impact Report certified August 15, 2012 and Supplemental Environmental Impact Report adopted May 19, 2016.*
9. Contact Person/Telephone No.: Sandra Yang (951) 736-2262
10. Attach Preliminary Exemption Assessment (Form "A") before filing.

Date received for filing: \_\_\_\_\_

Signature: \_\_\_\_\_

Sandra Yang, Senior Planner  
Lead Agency Representative

# City of Corona

400 S. Vicentia Ave.  
Corona, CA 92882



## Minutes - Draft

Monday, July 22, 2019

6:00 PM

Council Chambers

## Planning and Housing Commission

*Karen Alexander, Chair  
Timothy Jones, Vice Chair  
Viren Shah, Commissioner  
Craig Siqueland, Commissioner  
Vacant, Commissioner*

**EXHIBIT 4**

**ROLLCALL**

**Present** 3 - Commissioner Viren Shah, Chair Karen Alexander, and Commissioner Craig Siqueland

**Absent** 1 - Vice Chair Tim Jones

**1. CALL TO ORDER**

Chair Alexander called the meeting to order.

**2. PLEDGE OF ALLEGIANCE**

Commissioner Shah led the Pledge of Allegiance.

**3. ORAL COMMUNICATIONS FROM THE PUBLIC**

None.

**4. MEETING MINUTES**

[19-0673](#) Approval of minutes for the Planning and Housing Commission meeting of June 10, 2019

**Attachments:** [20190610-P&H Minutes - DRAFT](#)

**A motion was made by Commissioner Siqueland, seconded by Commissioner Shah, that the Planning and Housing Commission approve the meeting minutes of June 10, 2019. The motion carried by the following vote:**

**Aye:** 3 - Commissioner Shah, Chair Alexander, and Commissioner Siqueland

**Absent:** 1 - Vice Chair Jones

**5. CONSENT ITEMS**

None.

**6. PUBLIC HEARINGS**

[19-0671](#) CUP2018-0014: Conditional Use Permit application to establish and operate a 4,375-square foot public charter school within an existing commercial building located at 700 North Main Street in the CR (Commercial Retail) District of the North Main Street Specific Plan (SP99-01) (Applicant: Bill Calleja of Pivot Charter School, 700 North Main Street, Corona, CA 92880).

Attachments: [Staff Report](#)[Resolution No. 2536](#)[Locational and Zoning Map](#)[Exhibits A-1 & A-2 - Overall Site Plan and Focused Site Plan](#)[Exhibit B - Conditions of Approval](#)[Exhibit C - Floor Plan](#)[Exhibit D - Applicant's letter describing the operations of Pivot Charter](#)[School](#)[Exhibit E - Environmental Documentation](#)[CUP2018-0014 PP Presentation](#)

At the request of Chair Alexander, Harald Luna, Associate Planner, reviewed the staff report for CUP2018-0014. At the conclusion of his presentation, Mr. Luna offered to answer any questions of the Commission.

Commissioner Siqueland asked what analysis was done to support the parking circulation close to the project site.

Mr. Luna responded an analysis was prepared by Urban Crossroads. Mr. Luna explained base on the number of access points as well as the hours of operation it was determined there would not be any significant impact for the commercial site.

Commissioner Siqueland asked if there is signage proposed within the parking lot itself.

Mr. Luna responded there will not be exterior signage.

Commissioner Shah expressed his concern regarding the capacity of the school and the number of vehicles that will be dropping students off.

Chair Alexander opened the public hearing.

BILL CALLEJA, REPRESENTING PIVOT CHARTER SCHOOL, explained that student drop-off and pick-up times vary and will be staggered throughout the day depending on when the students arrive and leave.

Commissioner Shah asked how many students can be at the school at once.

Mr. Calleja responded there could be a full capacity of 70 students. He explained the students do not all arrive at the same time or leave at the same time.

Commissioner Shah ask to confirm that the students come in daily but at staggered times.

Mr. Calleja confirmed that is correct.

Chair Alexander asked if that was based on the curriculum being offered that day.

Mr. Calleja responded yes and the students work at their own pace and it is also based on the clubs the school will offer.

Commissioner Shah asked how many students at a given time will attend the school.

Mr. Calleja responded there could be a maximum of 70 students at any given time.

Commissioner Siqueland asked if there are similar parking challenges at the other site (4300 Green River Rd) located in Corona.

Mr. Calleja explained that at the location on Green River Road, the parents don't park on site. They drop off and pick up their children and it has not been an issue.

Commissioner Shah asked how long do students stay once the students are at the school.

Mr. Calleja responded most students stay for approximately three hours.

Commissioner Siqueland pointed out that the new site has less traffic flow access and available parking than the current site on Green River Road and asked how the plans have address these issues.

THOMAS RIGGLE, ARCHITECT REPRESENTING PIVOT CHARTER SCHOOL, explained the staggered schedule of the school and the parking situation. He also explained the parking study that was completed for the shopping center which showed that there would be available parking spaces to serve the school.

Chair Alexander expressed her concern of the traffic flow and the impact it will have on the current tenants' during peak hours.

Mr. Riggle responded he does not believe the traffic flow will impact the

other tenants during peak hours.

Chair Alexander spoke on her visit to the Green River location and her visit with the seven tenants for the proposed site. She expressed her concern regarding the peak hours at lunch time and in the afternoon when traffic is heavier on Main Street and with the school being situated near Main Street it would not take many cars to create a back-up on the driveway in front of the school.

Mr. Riggle explained the drop-off and pick-up is not a line drop-off situation like in a traditional school so there would be no back-up on Main Street.

LINDSAY VINING, ADMINISTRATOR REPRESENTING PIVOT CHARTER SCHOOL, gave an overview of all their schools' locations in California, schedules and parking and traffic flow situations. She described the San Diego and Santa Rosa school sites which have never had issues with respect to parking and onsite circulation.

Chair Alexander asked Mr. Calleja to explain the drop-off and pick-up process for the students.

Mr. Calleja stated another option is to use the back alley for the drop-off and pick-up process.

Chair Alexander responded that she spoke to the restaurant owner next door and they utilize the back alley for their catering van. She also mentioned it is a fire lane and parking is not allowed.

Commissioner Siqueland asked if there is any documentation of a flow plan for the traffic situation.

Mr. Riggle responded there is no documentation for a traffic flow plan. He explained the drop off and pick up would take place in the parking spots currently available and would not cause traffic to back up.

Chair Alexander previously asked Mr. Calleja for a report of the school's attendance for the last two years.

Ms. Vining explain the process of how attendance is recorded for this school. She explained the school does not take attendance but students sign in when they arrive. She can get a report of the number of students that sign in but would need more time.

Chair Alexander explained when she spoke to the other tenants, they all

agreed parking is currently an issue.

Discussion ensued between the Commissioners and staff regarding the parking issue, traffic flow and the parking analysis.

Commissioner Shah mentioned the transportation for traditional schools such as students walking, bicycle and bus. He stated at this proposed new school location every student will be picked up and dropped off.

Mr. Riggle explained they do not operate like a traditional school and there would be no traffic issues because of the students' staggered schedule.

Ms. Vining explained another option they can entertain would be to change the start and ending times of the school. The school also encourages walking, bicycling and taking the bus to school.

Commissioner Siqueland expressed his concern for the safety of the students and would like to see a plan proposed to keep the students safe.

Chair Alexander expressed her safety concerns and spoke to other tenants who also expressed their concern for the safety of the students.

Mr. Calleja explained their process to ensure the students are safe.

Ms. Vining explain within the school policy it states every student is monitored when they leave the school. No student is left unattended at any time.

Chair Alexander asked if the school is a right fit for this location with retail stores nearby. She asked the applicants to provide a report for the concerns that were addressed.

Commissioner Siqueland asked how many desks are at other Corona location.

Mr. Calleja responded 45 students are enrolled; therefore, there are 45 desks available.

Ms. Vining explained the structure of the classrooms and how each room will be used.

Chair Alexander mentioned the specifications on this proposed site has a capacity of 150 students and asked if they are projecting an increase in

students.

Ms. Vining responded at the other locations the capacity is also 150 students but they have never hit the capacity.

Commissioner Shah expressed his concern regarding the proposed site being adjacent to a major traffic street. He expressed concerned of the pick-up times being the same time as lunch hour with restaurants nearby.

Mr. Riggle responded this is not a traditional school and this shopping center has multiple entrances and 800 parking spaces.

Chair Alexander agreed but is concerned about the location of the project site and the seven surrounding tenants with one entrance located at the project site.

Chair Alexander closed the public hearing.

The Commission agreed to continue this item to the next meeting on August 12, 2019 so that the applicant has time to gather the information as requested.

**A motion was made by Commissioner Siqueland, seconded by Commissioner Shah, that the Planning and Housing Commission CONTINUE item CUP2018-0014 to the Planning and Housing Commission meeting of August 12, 2019. The motion carried by the following vote:**

**Aye:** 3 - Commissioner Shah, Chair Alexander, and Commissioner Siqueland

**Absent:** 1 - Vice Chair Jones

19-0609

TTM 37644: A tentative tract map application to subdivide 51.15 acres into 45 numbered lots for the development of 490 residential condominium units and 32 lettered lots for the construction of private streets, open space, private parks, and other improvements associated with the development located south of Eagle Glen Parkway and west of Interstate 15 in the Low Density Residential (Planning Area 8), Medium Density Residential (Planning Area 9), High Density Residential (Planning Area 10), and Park (Planning Area 18) designations of the Arantine Hills Specific Plan (SP09-001) (Applicant: John Sherwood, Arantine Hills Holding/The New Home Company, 85 Enterprise, Suite 450, Aliso Viejo, CA 92565).

Attachments: [Staff Report](#)[Locational & Zoning Map](#)[Exhibit A - TTM 37644](#)[Exhibit B - Conditions of Approval](#)[Exhibit C - Retaining Wall Plan](#)[Exhibit D - Residential Unit Layout Within Lot Areas](#)[Exhibit E - Applicant's letter dated April 29, 2019 giving required subdivision information for TTM 37644](#)[Exhibit F - Environmental Document](#)[TTM 37644 & PP2019-0004 \(Arantine Hills\) PP Presentation](#)

At the request of Chair Alexander, Sandra Yang, Senior Planner, reviewed the staff report and exhibits for the two related public hearing items TTM 37644 and PP2019-0004. At the conclusion of her presentation, Ms. Yang offered to answer any questions of the Commission.

Commissioner Shah asked for clarification on the previous specific plan amendment and what was in the content of that amendment and how it will impact the proposed specific plan.

JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR, responded giving a brief history and clarified the previous specific plan amendment.

Chair Alexander opened the public hearing.

JOE MORGAN, RESIDENT, expressed his concern on the dog park being a public park and receiving public credits.

Chair Alexander closed the public hearing.

Commissioner Shah asked for clarification on the lot size requirement in the specific plan for Planning Area 8.

Ms. Yang clarified the minimum lot size requirement in the specific plan and explained that the detached condominium units were designed to meet the minimum exclusive use area required for each unit.

Ms. Coletta added further clarification that the specific plan has two standards for the Low Density Residential designation - one for fee simple lots and one for condominium lots. Since the project is a condominium development, the units are in compliance with the specific plan's requirement for condominium lots.

A discussion ensued among the Commissioners and city staff regarding

the single family detached units and the exclusive use area of the homes.

Commissioner Shah asked for further clarification on what is considered the exclusive use area.

Ms. Yang responded that the exclusive use area includes the area beneath the footprint of the building and the yards.

Commissioner Siqueland asked if the land use designation for each planning area from the initial plans have remained the same.

Ms. Yang confirmed that there has been no change to the land use designations.

Commissioner Shah asked why the single family residential product in this project has a higher density than other specific plans.

Ms. Coletta responded the acreage is within the parameters allowed by the general plan and a higher number of units is necessary in order to develop the community of this size and support the amount of infrastructure needed for the development.

Commissioner Siqueland asked how the guest parking ratio relates to other projects within the city.

Ms. Yang explained the guest parking ratio is similar to what is currently allowed for other projects within the city per the Corona Municipal Code.

A discussion ensued among the Commissioners and staff regarding the difference between the common alleys and private streets as it pertains to parking.

TOM KOPER, ASSISTANT PUBLIC WORKS DIRECTOR, explained the street parking and the fire lanes for the streets.

A discussion ensued among the Commissioners and staff regarding the street parking, alley parking and the fire lane restrictions.

JOHN SHERWOOD, REPRESENTING ARANTINE HILLS/THE NEW HOME COMPANY, gave an explanation of the resident parking as well as street parking.

Commissioner Shah asked how the alley behind the homes will have light at night.

Mr. Sherwood explained the lighting for the alley is provided by the houses backing up to the alley.

Commissioner Shah clarified that the alley lighting is provided by the exterior of the houses.

Mr. Sherwood confirmed.

Commissioner Shah asked if the lights are Homeowners Association (HOA) owned and controlled.

Mr. Sherwood responded they are controlled by the individual homeowner.

Mr. Shah confirmed if everyone turned off their exterior lights in the back the alley would be dark.

Mr. Sherwood explained there is ambient lighting from the street lights and is the same design as Phase 1. He does not foresee an issue with lighting in the alley.

A discussion ensued among the Commissioners, staff and applicant regarding the lighting for the alley.

Chair Alexander asked for more information regarding the dog park.

Mr. Sherwood gave an overview of the dog park layout, the amenities and why the park is private and not public.

Chair Alexander spoke about her visit to the project site. She thanked city staff for their assistance.

Commissioner Shah asked for clarification because the tract map does not include the dog park.

Mr. Sherwood responded that the dog park is a lot inside the overall tract map.

Commissioner Shah asked for clarification on how the dog park lot will be established since it is not on the current tract map.

Mr. Sherwood responded it is a lettered lot created by the master tract map.

Commissioner Shah asked how will the city ensure the HOA will maintain the dog park in perpetuity.

Mr. Sherwood responded the master CC&Rs which governs the community will regulate the maintenance of the dog park.

A discussion ensued among the Commissioners, city staff and the applicant clarifying which map is correct showing the dog park and what the plans are for the property on each side of the dog park.

Commissioner Shah asked if parking will be provided for the 1.4-acre park.

Mr. Sherwood responded that there is no parking lot for the park; however, residents can park on the streets around the park and the park is really intended to serve the residents that live nearby who can walk to the park.

Mr. Shah asked if the park will be ADA (American Disability Act) compliant.

Ms. Coletta responded that the park will meet ADA requirements which will be reviewed in detail at the time the working drawings are submitted for review.

Mr. Koper added that the project has been reviewed by city staff through the Development Plan Review process and when the final drawings are approved the project will meet all requirements including ADA requirements.

Ms. Coletta described the amount of review that is done by staff when the project is going through the Development Review Plan review process and any glaring errors would be caught in the earlier stages of a project.

Commissioner Shah asked if the plans for the regional trail have been determined.

Mr. Koper explained the future plans for the regional trail.

A discussion ensued between Commissioners and city staff regarding the future location of the trail.

Commissioner Shah asked if a part of the trail can be removed to provide more parking for the community.

Mr. Sherwood responded it can be looked into but would be costly and is not recommended.

Mr. Koper agreed with Mr. Sherwood and stated the city would not support that option.

Ms. Coletta stated the future shopping center on Bedford Canyon agreed for use of their parking lot as extra parking if needed.

Commissioner Shah asked if the dog park will be presented for Parks Commission for approval.

Ms. Coletta responded no as it is a private park and private parks do not go to the Parks Commission for review.

Commissioner Shah asked if the conditions of approval for a dog park specify what type of amenities are required.

Ms. Coletta responded they do not specify what is required.

A discussion ensued between the Commissioners, city staff and the applicant on the amenities for the dog park.

**A motion was made by Commissioner Siqueland, seconded by Commissioner Shah, that the Planning and Housing Commission recommend APPROVAL of TTM 37644, based on the findings contained in the staff report and subject to the conditions of approval. The motion carried by the following vote:**

**Aye:** 3 - Commissioner Shah, Chair Alexander, and Commissioner Siqueland

**Absent:** 1 - Vice Chair Jones

[19-0664](#) PP2019-0004: A precise plan application for the review of the site plan, architecture, landscaping, and fence and wall design associated with the development of 490 residential condominium units and two private parks in the Low Density Residential (Planning Area 8), Medium Density Residential (Planning Area 9), High Density Residential (Planning Area 10), Park (Planning Area 18), and Open Space (Planning Area 16) designations of the Arantine Hills Specific Plan (SP09-001) located south of Eagle Glen Parkway and west of Interstate 15 (Applicant: John Sherwood, Arantine Hills Holding/The New Home Company, 85 Enterprise, Suite 450, Aliso Viejo, CA 92656).

Attachments: Staff Report[Resolution No. 2535](#)[Locational & Zoning Map](#)[Exhibit A-1 - Land Use Exhibit](#)[Exhibit A-2 - Site Plan](#)[Exhibit B - Conditions of Approval](#)[Exhibit C - Single Family Detached Lot Coverage Exhibit](#)[Exhibit D - Single Family Detached Exclusive Use Area \(Private Yards\) Exhibit](#)[Exhibit E-1 - Single Family Detached Floor Plans and Elevations](#)[Exhibit E-2 - Single Family Detached Color and Material Board](#)[Exhibit F - 6-Pack Exclusive Use Area \(Private Yards\) Exhibit](#)[Exhibit G-1 - 6-Pack Floor Plan and Elevations](#)[Exhibit G-2 - 6-Pack Material and Color Elevations](#)[Exhibit H-1 - Townhomes \(2-Story\) Floor Plans and Elevations](#)[Exhibit H-2 - Townhomes \(2-story\) Material and Color Board.](#)[Exhibit I - Triplex Exclusive Use Area \(Private Yards\) Exhibit](#)[Exhibit J-1 - Triplex Floor Plans and Elevations](#)[Exhibit J-2 - Triplex Material and Color Board](#)[Exhibit K - 8-Pack Exclusive Use Area \(Private Yards\) Exhibit](#)[Exhibit L-1 - 8-Pack Floor Plans and Elevations](#)[Exhibit L-2 - 8-Pack Material and Color Board](#)[Exhibit M-1 - Townhomes \(3 story\) Floor Plans and Elevations](#)[Exhibit M-2 - Townhomes \(3 Story\) Material and Color Board](#)[Exhibit N-1 - Recreation Building Floor Plans and Elevations](#)[Exhibit N-2 - Recreation Building Material and Color Board](#)[Exhibit O - Parking, Access, Trash, and Mailbox Exhibit](#)[Exhibit P - Community Facilities District \(CFD\) Exhibit](#)[Exhibit Q - Park in Planning Area 18](#)[Exhibit R - Dog Park in Planning Area 16](#)[Exhibit S - Trail Plan](#)[Exhibit T - Overall Landscape Plan](#)[Exhibit U - Typical Landscape Plan For Each Product Type](#)[Exhibit V - Master Versus Merchant Builder Landscape Exhibit](#)[Exhibit W - Fence and Wall Plan](#)[Exhibit X - Retaining Wall Plan](#)[Exhibit Y - Maintenance Exhibit](#)[Exhibit Z - Environmental Document](#)

[Exhibit AA - Applicant's letter dated April 29, 2019 describing the scope of the project](#)

A motion was made by Commissioner Shah, seconded by Commissioner Siqueland, that the Planning and Housing Commission recommend adoption Resolution No. 2535 GRANTING PP2019-0004, with the added conditions to include language in the specific plan that will state access, sanitary facilities, and parking shall comply with Title 24 Handical Requirements, also seperate permits are required for all fences, walls and paving, in addition to the findings contained in the staff report and subject to the conditions of approval. The motion carried by the following vote:

Aye: 3 - Commissioner Shah, Chair Alexander, and Commissioner Siqueland

Absent: 1 - Vice Chair Jones

## 7. WRITTEN COMMUNICATIONS

None.

## 8. ADMINISTRATIVE REPORTS

Ms. Coletta spoke on the upcoming Study Session that will take place on July 24, 2019.

## 9. PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

Commissioner Shah thanked city staff and the applicant for all their hard work.

Chair Alexander spoke on her personal thoughts of the Arantine Hills project and is looking forward to the new built homes.

## 10. PLANNING AND HOUSING COMMISSION ORAL REPORTS AND COMMENTS REGARDING COUNCIL COMMITTEES

None.

[19-0674](#) Report by on the June 5, 2019 Infrastructure Committee meeting.

Attachments: [20190605 Infrastructure Committee Minutes - Final](#)

## 11. ADJOURNMENT

Chair Alexander adjourned the meeting at 8:20 p.m. to the Planning and Housing Commission meeting of Monday, August 12, 2019, commencing at 6:00 p.m. in the City Hall Council Chambers.