



Staff Report

File #: 23-0007

REQUEST FOR CITY COUNCIL ACTION

DATE: 01/04/2023

TO: Honorable Mayor and City Council Members

FROM: Planning & Development Department

SUBJECT:

Tentative Tract Map 38277 to subdivide 34.27 acres into 13 numbered lots and 19 lettered lots for residential condominium purposes for the development 118 residential units, private streets, open space, and private parks in the Medium Density Residential, Parks, and Open Space designations of the Arantine Hills Specific Plan located southeast of Bedford Canyon Road, west of Interstate 15.

EXECUTIVE SUMMARY:

This staff report asks the City Council to affirm the Planning and Housing Commission's action to approve Tentative Tract Map 38277 (TTM 38277). TTM 38277 subdivides 34.27 acres into 13 numbered lots and 19 lettered lots for residential condominium purposes. TTM 38277 will facilitate the development of 118 residential units, private streets, open space, and private parks. The zoning of the project site is Medium Density Residential, Parks and Open Space of the Arantine Hills Specific Plan. Residential condominium units are allowed in the Medium Density Residential zone.

RECOMMENDED ACTION:

That the City Council:

- a. Approve TTM 38277 subject to the findings and conditions as recommended by the Planning and Housing Commission.
- b. Find that no additional environmental review pursuant to the California Environmental Quality Act (CEQA) is necessary in connection with the approval of TTM 38277 because there are no changes to the project as analyzed under the certified Arantine Hills Specific Plan EIR, Supplemental EIRs and Addendum, and all the criteria and circumstances that would require further environmental review pursuant to CEQA Guidelines § 15162(a) do not exist.

BACKGROUND & HISTORY:

The Bedford Community is a 325.7-acre master-planned residential and commercial development located on the west side of Interstate 15 and Eagle Glen Parkway. The community is being

completed in phases per the zoning and development standards established by the Arantine Hills Specific Plan. The Arantine Hills Specific Plan allows up to 1,621 residential units. To date, 833 residential units have been approved including the community’s on-site multi-purpose recreational center, and a 21.7-acre commercial retail center.

The applicant, Pacific Ventures, is the successor to Arantine Hills Holdings, LLC, the master developer of the Bedford Community. Pacific Ventures is responsible for constructing the backbone infrastructure within the community, as well as obtaining the land use entitlements for each phase of residential development. The homes within the community are being constructed by guest builders. Pacific Ventures is now seeking to develop the next phase, which consists of 118 residential units on 34.27 acres in Planning Areas 14, 15 and portions of Planning Areas 12A, 13, and 16 located within the eastern portion of the Arantine Hills Specific Plan, south of the Bedford Wash. The project site borders Interstate 15 to the west and rural residential properties to the south, which are under the jurisdiction of Riverside County.

ANALYSIS:

The development site spans across multiple planning areas within the Arantine Hills Specific Plan, including Planning Area 14 and 15, and portions of Planning Areas 12A, 13, and 16. These planning areas have different zoning and permitted uses. Planning Area 14 is zoned Medium Density Residential. Planning Area 15 is zoned Parks. Planning Areas 12A, 13, and 16 are zoned Open Space. The intended use of the lots that are proposed by TTM 38277 comply with their respective planning area’s zoning requirements.

In total, the subdivision proposes approximately 13 acres of residential lots, 15.16 acres of open space/park, and 6 acres for private streets. Tables A and B summarize the lots’ sizes and intended land uses.

Table A: Numbered Lots

Lot No.	Square Footage	Acres	Land Use
1	30,406	0.70	Residential
2	39,163	0.90	Residential
3	26,489	0.61	Residential
4	42,977	0.99	Residential
5	24,647	0.57	Residential
6	68,773	1.58	Residential
7	35,504	0.82	Residential
8	36,137	0.83	Residential
9	28,962	0.66	Residential
10	70,018	1.61	Residential
11	68,272	1.57	Residential
12	48,574	1.12	Residential
13	50,470	1.16	Residential

Total	570,392	13.12	
--------------	----------------	--------------	--

Table B: Letter Lots

Lot No.	Square Footage	Acres	Land Use
A	35,009	0.80	Open Space/Emergency Vehicle, Pedestrian, and Bicycle Access
B	14,150	0.32	Open Space
C	7,556	0.17	Park
D	16,031	0.37	Park
E	62,736	1.44	Open Space
F	32,122	0.74	Open Space
G	38,643	0.89	Open Space
H	241,677	5.55	Open Space
I	148,861	3.42	Open Space
J	50,623	1.16	Open Space
K	13,083	0.30	Open Space
L	14,555	0.33	Street/Emergency Vehicle, Pedestrian, and Bicycle Access
M	11,495	0.26	Street
N	48,849	1.12	Street
O	36,921	0.85	Street
P	36,402	0.84	Street
Q	21,705	0.50	Street
R	52,066	1.20	Street
S	39,826	0.91	Street
Total	922,310	21.17	

The residential lots are designed to accommodate one- and two-story detached homes. The total number of houses is 118, which results in a density of 3.4 dwelling units per acre. The Medium Density Residential designation allows 6 to 15 dwelling units per acre. TTM 38277 will also create two small parks on Lots C and D.

The Bedford Community, except for the shopping center, is a private development with gated entrances located on Clementine Way and on the southern end of Bedford Canyon Road. The project site is located south of the Bedford Canyon Road and Hudson House Drive intersection, on the south side of Bedford Wash. The developer will construct a bridge over the wash to provide vehicular and pedestrian access from Bedford Canyon Road to the project site. The bridge has one northbound and one southbound vehicular lane totaling 32 feet in width, and an additional 28-foot-wide lane that allows emergency vehicle, pedestrian, and bicycle access.

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

Easements for public water, storm drain, and sewer lines will be established within the streets with the recordation of the final tract map. The easements will be dedicated to the City for access and public utility purposes

FINANCIAL IMPACT:

The applicant paid the application processing fees of \$11,863.14 to cover the cost of the Tentative Tract Map.

ENVIRONMENTAL ANALYSIS:

The Arantine Hills Specific Plan is a master plan that was comprehensively evaluated in an Environmental Impact Report (EIR) certified by the City of Corona on August 15, 2012 (SCH # 2006091093), Supplemental EIR certified on May 19, 2016, Addendum to the EIR adopted on December 19, 2018, and a Supplemental EIR certified on May 20, 2020. The City has determined that no additional environmental review is necessary in connection with its consideration of TTM 38277 and PP2022-0002, as the applications propose no changes to the project analyzed under the certified EIR, Supplemental EIRs and Addendum, and all the criteria and circumstances that would require further environmental review pursuant to CEQA Guidelines § 15162(a) do not exist.

PLANNING AND HOUSING COMMISSION ACTION:

At its meeting of November 21, 2022, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Sherman/Alexander) and carried unanimously that the Planning and Housing Commission recommend approval of TTM 38277 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, PLANNING & DEVELOPMENT DIRECTOR

Attachments:

1. Exhibit 1 - Locational and zoning map
2. Exhibit 2 - Site Plan for TTM 38277
3. Exhibit 3 - Planning and Housing Commission staff report
4. Exhibit 4 - Draft Minutes of the Planning and Housing Commission meeting of November 21, 2022