



**RESOLUTION NO. 2630**

**APPLICATION NUMBER: PP2023-0004**

**A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A PRECISE PLAN FOR THE REVIEW OF THE SITE PLAN, ARCHITECTURE, LANDSCAPING, AND FENCE AND WALL DESIGN ASSOCIATED WITH THE DEVELOPMENT OF 546 RESIDENTIAL CONDOMINIUM UNITS AND PRIVATE PARKS LOCATED SOUTHWEST OF CLEMENTINE WAY AND HUDSON HOUSE DRIVE IN THE LOW DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, HIGH DENSITY RESIDENTIAL, PARK AND OPEN SPACE DESIGNATIONS OF THE ARANTINE HILLS SPECIFIC PLAN. (APPLICANT: JASON PERRINE, ARANTINE HILLS HOLDING LP)**

**WHEREAS**, the application to the City of Corona, California, for a Precise Plan under the provisions of Chapter 17.91 in the Corona Municipal Code, has been duly submitted to said City's Planning and Housing Commission for the review of the site plan, architecture, landscaping, and fence and wall design associated with the development of 546 residential condominium units and private parks located southwest of Clementine Way and Hudson House Drive in the Low Density Residential, Medium Density Residential, High Density Residential, Park and Open Space designations of the Arantine Hills Specific Plan; and

**WHEREAS**, the Precise Plan was submitted in conjunction with Tentative Tract Map 38572 (TTM 38572); and

**WHEREAS**, the Planning and Housing Commission held a noticed public hearing for TTM 38572 and PP2023-0004 on March 25, 2024, as required by law; and

**WHEREAS**, the Planning and Housing Commission finds that, pursuant Section 15162(a) of the State CEQA Guidelines and Section 8.04 of the City of Corona's Local Guidelines for Implementing CEQA, no additional environmental review is necessary for the proposed project (PP2023-0004) because the proposal is consistent with the project and circumstances analyzed under a previously certified environmental impact report, supplemental environmental impact reports, and addendum, and there are no substantial changes nor any new

**EXHIBIT 1**

information of substantial importance, and pursuant to Section 15162(a), none of the criteria or circumstances necessary to require further review exist; and

**WHEREAS**, after close of said hearing, the Commission by formal action, found that all the conditions necessary to granting a Precise Plan as set forth in Corona Municipal Code Section 17.91.070 do exist in reference to PP2023-0004, based on the evidence presented to the Commission during said hearing; and

**WHEREAS**, the Planning and Housing Commission based its recommendation to approve the Precise Plan on certain conditions of approval and the findings set forth below.

**NOW, THEREFORE, THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, DOES ORDAIN AS FOLLOWS:**

**SECTION 1.** CEQA Findings. The Arantine Hills Specific Plan is a master plan that was comprehensively evaluated in an Environmental Impact Report (EIR) which was 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 38572 and PP2023-0004, as the applications propose no changes to the project analyzed under the certified EIR, Supplemental EIRs and Addendum, and all of the criteria and circumstances that would require further environmental review pursuant to CEQA Guidelines §15162(a) do not exist.

**SECTION 2.** Precise Plan Findings. Pursuant to Corona Municipal Code (“CMC”) section 17.91.070 and based on the entire record before the Planning and Housing Commission, including all written and oral evidence presented to the Commission, the Commission hereby makes and adopts the following findings:

**FINDINGS OF APPROVAL FOR PP2023-0004**

1. The project has been fully evaluated as part of a master plan comprehensively evaluated under the Arantine Hills Specific Plan EIR certified August 15, 2012 (SCH No. 2006091093), Supplemental EIR Certified May 19, 2016, Addendum to the EIR adopted on December 19, 2018, and Supplemental EIR certified May 20, 2020. Furthermore, all of the criteria and circumstances that would require further environmental review pursuant to CEQA Guidelines § 15162(a) do not exist. Therefore, subsequent environmental evaluation is not required under CEQA, and no further environmental assessment is warranted.
2. All the conditions necessary to granting a Precise Plan as set forth in Section 17.91.070 of the Corona Municipal Code do exist in reference to PP2023-0004 for the following reasons:
  - a. *The proposal is consistent with the General Plan land use designations of Low*

*Density Residential, Medium Density Residential, High Density Residential, Park, and Open Space as shown by the city's General Plan land use map and is in accordance with the goals and policies related to the project site and residential development in general.*

- b. The proposal is consistent with the Low Density Residential, Medium Density Residential, High Density Residential, Park, and Open Space designations of the Arantine Hills Specific Plan because the development plan implements these land uses in accordance with the uses and densities permitted under the respective land use designations, development standards and design guidelines of the Arantine Hills Specific Plan.*
  - c. The proposal has been reviewed in compliance with the California Environmental Quality Act and all applicable requirements and procedures of the act have been followed as the proposed project implements a master plan that was fully evaluated under the Arantine Hills Environmental Impact Report certified August 15, 2012, Supplemental Environmental Impact Report certified May 19, 2016, and Addendum to the Environmental Impact Report adopted December 19, 2018.*
  - d. The site is of a sufficient size and configuration to accommodate the design and scale of proposed development, including buildings and elevations, landscaping, parking and other physical features of the proposal, as demonstrated by the exhibits attached to this report.*
  - e. The design, scale and layout of the proposed development will not unreasonably interfere with the use and enjoyment of neighboring existing or future developments, will not create traffic or pedestrian hazards, and will not otherwise have a negative impact on the aesthetics, health, safety or welfare of neighboring uses because the proposal complies with the development standards established in the Arantine Hills Specific Plan and Corona Municipal Code.*
  - f. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood, will enhance the visual character of the neighborhood by improving vacant undeveloped property, and will provide for harmonious, orderly and attractive development of the site.*
  - g. The design of the proposed development will provide a desirable environment for its occupants and visiting public as well as its neighbors through good aesthetic use of materials, texture, and color that is aesthetically appealing and will retain a reasonably adequate level of maintenance because the proposal has been designed to comply with the development standards and design guidelines for the Arantine Hills Specific Plan.*
3. The proposal is consistent with Arantine Hills Specific Plan (SP09-001) for the following reason:
- a. The project implements the Low Density Residential, Medium Density Residential,*

*High Density Residential, Park, and Open Space land use designations of the Arantine Hills Specific Plan by complying with the permitted uses, development standards, and design guidelines applicable to each respective land use designation*

**BE IT FURTHER RESOLVED** that a copy of this Resolution be delivered to the City Clerk of said City and a copy thereof be sent to the applicant therefore at the address of said applicant as set forth in the application for said Precise Plan.

Adopted this 25<sup>th</sup> day of March, 2024.

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Matt Woody, Chair  
Planning and Housing Commission  
City of Corona, California

**ATTEST:**

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Belinda Capilla  
Secretary, Planning and Housing Commission  
City of Corona, California

I, Belinda Capilla, Secretary to the Planning and Housing Commission of the City of Corona, California, do hereby certify that the foregoing Resolution was regularly introduced and adopted in a regular session of said Planning and Housing Commission duly called and held on the 25<sup>th</sup> day of March, 2024, and was duly passed and adopted by the following vote, to wit:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

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Belinda Capilla  
Secretary, Planning and Housing Commission  
City of Corona, California