



RESOLUTION NO. 2522

APPLICATION NUMBER: GPA2018-0001

WHEREAS, the City of Corona initiated proceedings through GPA2018-0001 to consider to amend the General Plan designation on approximately 31 acres from Agriculture to LDR (Low Density Residential, 3-6 du/ac) on 8.2 acres, MDR (Medium Density Residential, 6-15 du/ac) on 9.2 acres and OS (Open Space) on 11.1 acres plus 2.6 acres of street right-of-way associated with the extension of the southerly boundary of the Arantine Hills Specific Plan (SP09-001) and further amend the General Plan designations within the boundary of the specific plan to increase Open Space (OS) from 56.8 to 77.4 acres; increase Parks (P) from 8.7 to 9.9 acres; reduce Low Density Residential (LDR, 3-5 du/ac) from 75.6 to 70.2 acres; increase Medium Density Residential (MDR, 6-15 du/ac) from 74.3 to 81.6 acres; and increase High Density Residential (HDR, 15-36 du/ac) from 34.3 to 39.8 acres for the project located west of Interstate 15, south of Eagle Glen Parkway in the Arantine Hills Specific Plan (Applicant: John Sherwood of Arantine Hills Holdings, LP).

WHEREAS, a timely and properly noticed public hearing on this proposed amendment was held by the Planning and Housing Commission on November 26, 2018, at which hearing oral and documentary evidence was admitted on behalf of and in opposition to the proposal; and

WHEREAS, the Planning and Housing Commission after close of the public hearing considered all of the evidence presented in its deliberations; and

WHEREAS, the Planning and Housing Commission, by the majority, approved GPA2018-0001 in accordance with the analysis and findings in the staff report; and

WHEREAS, at the conclusion of the hearing the Planning and Housing Commission, pursuant to CEQA Guidelines Section 15164, recommended the City Council adopt an Addendum to the Arantine Hills EIR and Supplement to the Final EIR, certified by the City Council on May 19, 2016 and adopted April 5, 2017, respectively, because none of the conditions exist that call for the preparation of a subsequent or supplemental EIR.

NOW, THEREFORE BE IT RESOLVED by the Planning and Housing Commission of the City of Corona, California, an adjourned regular session assembled this 26th day of November, 2018, that it approves the General Plan Amendment granted, and approved for the following reasons:

1. An Addendum has been prepared to evaluate the potential impacts of the project and whether the environmental impacts of the project were adequately addressed in the Environmental Impact Report certified May 19, 2016 (SCH #2006091093) and Supplement to the Final Environmental Impact Report adopted April 5, 2017. The evaluation has indicated that, in light of the whole record before the City, the proposed project will not result in impacts beyond that previously analyzed in the previously adopted environmental documents because the project does not result in any new or substantially more severe environmental impacts. As permitted by the California Environmental Quality Act (CEQA Guidelines Section 15164), an Addendum to the EIR and Supplement to the Final EIR has been prepared to address only those issues specific to the proposed project and carries forward Mitigation Measures that remain applicable to the project as revised.
2. GPA2018-0001 is internally consistent with the elements of the General Plan, including the goals and policies stated therein for the following reasons:
 - a. *The amendment is consistent with Growth and Development Policy 1.4.3 allowing for the development of vacant lands within the City on the periphery of existing development that complements the scale and pattern of existing uses, protects natural resources and protects development and population from natural hazards and where it is logical and feasible to extend infrastructure improvements.*
 - b. *The amendment is consistent with Goal 1.22 related specifically to the general location of the Arantine Hills Specific Plan as an opportunity area for the development of a well-designed master-planned community through the implementation of a specific plan.*
 - c. *The amendment is consistent with Policy 1.22.2 allowing for the consideration of the development of urban uses on property that complements adjoining residential neighborhoods and open space.*
 - d. *The amendment is consistent with established policies (Policies 1.22.3 and 1.22.4) to ensure that the site design and land use pattern reflects its topographic setting and properly transitions with open spaces and natural areas.*
 - e. *The amendment continues to promote General Plan Policy 7.2.11 for water conservation with compact design and reduced pricing of metering for a compact residential development.*

THAT THE COMMISSION passes and adopts Resolution No. 2522 approving the General Plan Amendment granted in accordance with Exhibit A of the staff report for GPA2018-0001; and

THAT THE COMMISSION recommends to the City Council that it approve such General Plan Amendment.

Adopted this 26th day of November, 2018.

Mitchell Norton, Chair
Planning and Housing Commission
City of Corona, California

ATTEST:

Olivia Sanchez
Secretary, Planning and Housing Commission
City of Corona, California

I, Olivia Sanchez, 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 an adjourned regular session of said Planning and Housing Commission duly called and held on the 26th day of November, 2018, and was duly passed and adopted by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAINED:

Olivia Sanchez
Secretary, Planning and Housing Commission
City of Corona, California