



Agenda Report

File #: 18-2173

**PLANNING AND HOUSING COMMISSION
STAFF REPORT**

DATE: 10/22/2018

TO: Honorable Chair and Commissioners

FROM: Community Development Department

APPLICATION REQUEST:

PM 37036: Application to subdivide approximately 159+ acres into two parcels for conveyance purposes along the southerly boundary of the Arantine Hills Specific Plan (SP09-001), located west of Interstate 15, south of Eagle Glen Parkway (Applicant: John Sherwood of Arantine Hills Holdings, LP).

RECOMMENDED ACTION:

That the Planning and Housing Commission recommend **APPROVAL** of **PM 37036** to the City Council, based on the findings contained in the staff report and subject to the conditions of approval.

PROJECT SITE SUMMARY

Area of Property: Approximately 159+ acres
Existing Zoning: A (Agriculture)
Existing General Plan: Agriculture
Existing Land Use: Undeveloped, historic citrus productions
Proposed Land Use: Open Space (11.1 acres), Medium Density Residential (MDR, 6-15 du/ac, 17.4 acres), and 2.6 acres of master plan roadways

Surrounding Land Uses:

N: Undeveloped, mass-graded Arantine Hills Specific Plan area
E: Estate residences in unincorporated Riverside County
S: Existing single family residential in unincorporated Riverside County
W: Eagle Glen Golf Course

BACKGROUND

The project site is located adjacent to the Arantine Hills Specific Plan and zoned Agriculture. The applicant is concurrently processing a specific plan amendment (SPA2018-0001) to the Arantine Hills Specific Plan and General Plan Amendment (2018-0001) to include approximately 31 acres of the project site into the specific plan boundary and give it a new zone of Medium Density Residential (17.4 acres) and Open Space (11.1 acres). The General Plan Amendment would also change the

land use designation of the 31 acres to Medium Density Residential and Open Space to establish consistency with the Arantine Hills Specific Plan. The remaining 128 acres will not be included in the specific plan and will retain its current zoning of Agriculture.

The Arantine Hills Specific Plan allows for a mix of residential products that include detached single family residential, attached townhouses, and multiple family residential. The first phase of the specific plan is currently under construction with 393 residential units approved. The specific plan is approved for 1,621 residential units, but a maximum of 1,806 units are allowed if no less than 185 units are devoted to age-restricted senior housing. The Plan also provides for neighborhood commercial uses, park land, and open space. The addition of the 31 acres into the specific plan will not increase the number of residential units currently allowed. The additional acreage will simply allow some of the residential units to be distributed to this site.

PROJECT DESCRIPTION

PM 37036 will subdivide the square shaped 159+ acre project site into one buildable parcel and one remainder parcel. Parcel 1 is 31+ acres and is the subject site of the specific plan amendment and General Plan amendment. This parcel also contains a portion of the Bedford Canyon Wash, which is an extension of the wash area within the existing boundary of the specific plan. Parcel 1 of this conveyance map is intended to be purchased by the master developer of the Arantine Hills project and become an extension of the adjacent master planned community. This parcel has been identified as Planning Area 17 in the amended specific plan. Planning Area 17 would be graded similar to the balance of Arantine Hills with a *superpad* because specific lot and product configuration has not yet been defined. Before development can occur on this parcel, a new subdivision map for residential purposes would need to be processed in addition to a precise plan showing the site plan and number of residential units.

Parcel 1 currently accommodates a debris basin at its northeastern-most corner. This basin was designed as an off-site interim basin for flood and debris control. However, its permanent design will be subject to sizing based on the amount of impervious area within this area. This feature will remain in perpetuity to protect downstream areas from flood potential. As discussed in the associated specific plan amendment, the basin will feature a natural vegetation soft bottom with rip rap sides. Any future subdivision map will be designed to accommodate this flood protection facility.

The balance of the site which contains upper elevated plateau-like landforms separated by other canyon tributaries will be contained within what is designated as a *remainder parcel* which means that it is not included in any entitlement for development and will retain its original Agricultural General Plan and zoning designation. The size of the remainder parcel is 127.35 acres.

It should be noted that, if any future proposal for a different use from agriculture on the remainder parcel is made, that proposal would be required to go through a public hearing process to not only establish the appropriate land use designation for those acres, but also involve significant engineering for access and infrastructure that would have to traverse the wash and the other tributaries that traverse the remainder parcel. The proposed parcel map makes provision for legal access to the remainder parcel with an easement for ingress/egress where bridging could occur. A future subdivision map may adjust the location of this easement and ultimate physical access based on engineering conclusions; however, the current configuration ensures that the remainder parcel will

not be landlocked.

ENVIRONMENTAL ANALYSIS:

Per Section 15164 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 8.06 of the City's Local Guidelines, the City has prepared an Addendum to the Environmental Impact Report certified May 19, 2016 (SCH #2006091093) and Supplement to the Final Environmental Impact Report adopted April 5, 2017. The Addendum is supported by an evaluation that establishes that, in light of the whole record before the City, none of the conditions exist that call for the preparation of a subsequent or supplemental EIR pursuant to CEQA Guidelines Section 15164. The project does not result in any new or substantially more severe environmental impacts from that evaluated under the two referenced previous environmental documents.

An Addendum does not need to be circulated for public review, but rather can accompany the prior environmental documents. The Addendum in its entirety is included with GPA2018-0001 as Exhibit E. The document contains an Environmental checklist reflecting the contents of the original EIR and Supplement to the EIR. Therefore, the full EIR certified May 19, 2016 and Supplement to the Final EIR adopted April 5, 2017 are not included in their entirety. The Mitigation Measures established in these previously adopted environmental documents are those that remain applicable to the project as currently proposed. Those measures address *air quality, biological, cultural resources, geology & soils, greenhouse gas emissions, hazardous materials, hydrology and water quality, noise, transportation, and utilities/service systems*. The Addendum also concludes that, in light of the whole record before the City, no new or greater cumulative impacts would occur from the current project proposal.

FISCAL IMPACT

The applicant has paid all the required application processing fees

PUBLIC NOTICE AND COMMENTS

A 20-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, several inquiries have been received via e-mail, telephone call, and public counter visit. Those received in adequate time have been included as exhibits to this and the related staff reports for this project (Exhibit D).

STAFF ANALYSIS

The proposed parcel map is the appropriate mechanism to separate the developable lower elevation of the larger parcel into a separate lot for conveyance. Since no entitlement or development proposal applies to the upper elevated portions of the larger parcel, designating it as a remainder parcel is appropriate and does not preclude those acres from continuing in agricultural use. The proposed map, although for conveyance, is not inconsistent with the Medium Density Residential and Open Space land use designations being applied through SPA2018-0001 to Parcel 1, and a future merchant builder subdivision will be in order before Parcel 1 would be entitled for development. Therefore, PM 37036 is recommended for approval.

FINDINGS OF APPROVAL FOR PM 37036

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. None of the conditions provided in Section 66474 of the California Government Code exist for the following reasons:
 - a. *The proposed map is consistent with the existing General Plan Agriculture designation and consistent with the proposed designations of Medium Density Residential and Open Space as the map is for conveyance purposes only and does not entitle any portion of the site for development beyond that which is currently permitted with the existing Agricultural zoning and General Plan.*
 - b. *The design or improvement of the proposed parcel map is not inconsistent with the standards of the existing Agriculture zone or the proposed MDR and OS designations because the proposed map for conveyance does not entitle any portion of the site for development beyond that which is currently permitted with the Agriculture zoning and General Plan.*
 - c. *The conveyance map will enable the purchase of Parcel 1 by the master developer for future Medium Density Residential development subject to a subsequent subdivision map that will establish lot lay-out, access and infrastructure framework.*
 - d. *The site is physically suitable for the proposed density of development because the ultimate use of Parcel 1 as Medium Density Residential is a logical and natural extension of the lower site elevation from the Arantine Hills master planned area to the immediate north and is physically separated from existing development by natural landform features that create an adequate buffer from lesser dense existing residential developments to the northwest and southeast.*
 - 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 proposed parcel map was included in an Addendum to a certified EIR and Supplemental EIR that concluded that the project, based on the whole record before the City, will not have environmental effect beyond that previously evaluated, and the mitigation measures adopted therewith will remain applicable through the completion of the project.*
 - f. *The proposed subdivision will not result in adverse impact to public health, safety or general welfare because this map is for conveyance purposes only, but maintains existing flood protection for downstream land uses.*
 - 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 the proposed map contains all necessary easements for the continuation of flood control as well as ingress/egress for the remainder parcel. All necessary easements are being protected in place or relocated elsewhere on the project site.*

3. Pursuant to California Government Code Section 66464.6, 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 of Corona's Public Works Department and Department of Water and Power.*
4. The proposal is in conformance with the standards of the current Agriculture zoning and proposed MDR and OS designations of SP09-001 as the map is for conveyance purposes only and does not result in any development entitlements for any portion of the site.
 - a. *Each parcel meets the minimum required lot area, width, depth and access requirements under the Corona Municipal Code for the existing zoning of Agriculture which prescribes a minimum lot area of five acres.*

PREPARED BY: TERRI MANUEL, AICP, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

EXHIBITS

1. Locational and Zoning Map
2. Exhibit A - Parcel Map 37036
3. Exhibit B - Conditions of Approval
4. Exhibit C - Applicant's letter dated September 11, 2018
5. Exhibit D - Correspondence and e-mails from the public
- ** The Addendum to the Environmental Impact Report (2016) and Supplement to the Final EIR (2017) are included as Exhibit E to GPA2018=0001

Case Planner: Terri Manuel (951) 736-2434