

September 11, 2018

Ms. Terri Manuel, Planning Manager
Community Development Department
City of Corona
400 S. Vicentia Ave.
Corona, CA 92880

Re: General Plan Amendment, Specific Plan Amendment No. 2, and Parcel Map, Arantine Hills

Dear Ms. Manuel:

Arantine Hills Holdings, LP seeks approval of the above-referenced applications. For your reference, please find the following Project Narrative briefly setting forth the Project's history and describing the proposed modifications.

Project History

In 2012, the City of Corona City Council approved the Arantine Hills Specific Plan. Project approvals included a General Plan Amendment (GPA09-005), Specific Plan (SP09-001), Tentative Tract Map (TTM 36294), and an EIR (SCH No. 2006091093), which authorized up to 1,621 residential units (1,806 total units if age-restricted housing is built) and 745,300 sq. ft. for commercial and industrial business park uses, as well as recreational parks and open space.

The First Amendment to the Specific Plan (First Amendment), approved in 2016, reduced the amount of General Commercial, eliminated Mixed Use I and Mixed Use II land use categories, and increased Open Space designations. While the quantity of residential units remained the same, the First Amendment permitted expansion of residential land uses into portions of the areas previously approved for commercial and mixed uses. The approvals associated with the First Amendment included General Plan Amendment GPA 15-001, Specific Plan Amendment SPA 15-002, Tentative Tract Map TTM 36294R, and Development Agreement DA 15-001. The approval of the First Amendment and related entitlements was accompanied by the Supplement to Final Environmental Impact Report (SCH No. 2006091093).

The Applicant, Arantine Hills Holdings LP, proposes to amend the Arantine Hills Specific Plan (Second Amendment) to increase the boundary of the AHSP area by approximately 31.18 acres (Project Site). No increase in development intensity (number of dwelling units or commercial square footage) would occur from the proposed boundary adjustment. The Second Amendment would provide land use designations for the Project Site and provisions to transfer existing development rights from other planning areas within the AHSP to the Project Site. In addition to the Second Amendment, the Applicant requests approval of a General Plan Amendment, Development Agreement Amendment, and Parcel Map.

Proposed Modifications

The proposed changes to the prior approvals are summarized herein. Collectively the proposed changes constitute the modified Project.

General Plan Amendment

The Project Site currently has a General Plan land use designation of Agriculture. The proposed General Plan Amendment would change the land use designation from Agriculture to Arantine Hills Specific Plan.

Specific Plan Amendment (Second Amendment)

The proposed Specific Plan Amendment would make the following changes to the Arantine Hills Specific Plan.

- Change the zoning on the Project Site from Agriculture to AHSP.
- Adjust the boundary of the AHSP to include the approximately 31.18-acre Project Site.
- Designate the western approximately 17.4 acres of the Project Site as Planning Area 17 in the AHSP with a land use designation of Medium Density Residential (MDR), which permits residential development with densities up to 15 dwelling units per acre (total of 150 dwelling units).
- Identify approximately 2.6 acres of master planned roadways within PA 17.
- Designate Bedford Canyon Wash, which represents approximately 11.18 acres of the Project Site, as Planning Area 16A, with a land use designation of Open Space.
- Permit age qualified dwelling units in the Medium Density Residential and High Density Residential planning areas.
- Revise the land use designations, acreages and permitted density in various Planning Areas as described in Table 1 below.
- Revise graphics, text and figures to account for the previously described amendments to the AHSP.

The following Table 1 provides a summary of the proposed changes to the AHSP.

Table 1: Summary of Proposed Changes to the AHSP

Planning Area	FROM AHSP Amendment No. 1	TO Proposed AHSP Amendment No. 2
1	Low Density Residential	Medium Density Residential
	27.6 acres	33.4 acres
	140 DU	160 DU
2	Medium Density Residential	High Density Residential
	23.2 acres	17.4 acres
	250 DU	260 DU
3	Park	No Change
	1.1 acres	
4	Park	No Change
	3.2 acres	
5	Medium Density Residential	No Change
	5.5 acres	
	60 DU	
6	High Density Residential	Medium Density Residential
	17.4 acres	17.4 acres
	260 DU	183 DU
7	Park	No Change
	4.1 acres	
8	Low Density Residential	Low Density Residential
	48.0 acres	42.5 acres
	247 DU	234 DU
9	Medium Density Residential	Medium Density Residential
	10.2 acres	10.5 acres
	113 DU	113 DU
10	High Density Residential	High Density Residential
	16.9 acres	21.6 acres
	254 DU	307 DU

11	General Commercial	No Change
	10 acres	
12	Medium Density Residential	Open Space
	9.5 acres	9.5 acres
	130 DU	0 DU
13	Open Space	No Change
	5.8 acres	
14	Medium Density Residential	Medium Density Residential
	25.9 acres	25.9 acres
	167 DU	154 DU
15	Park	No Change
	0.3 acre	
16	Open Space	No Change
	51.0 acres	
16A	Agriculture (outside AHSP)	Open Space
	0 acres	11.18 acres
17	Agriculture (outside AHSP)	Medium Density Residential
	0 acres	17.4 acres
	0 DU	150 DU
18	High Density Residential (part of PA 10)	Park
		1.2 acres

Development Agreement Amendment

The Applicant requests an amendment to Development Agreement No. 15-001 to extend the same development rights and obligations to the 31.18-acre project site as were provided to the Arantine Hills Specific Plan area. The amendment to the Development Agreement only accounts for the boundary change and does not change the extent of development rights or public benefits contributed by the developer.

Parcel Map

The applicant requests to subdivide Assessor's Parcel 282-040-003 (159.16 acres) for conveyance purposes only. The one parcel created by PM 37036 is the 31.18-acre project site. The remaining 127.35 acres represents a Remainder Parcel. The Remainder Parcel is not proposed to be entitled in this action.

Parcel 1 (31.18 acres) represents the developable portion of the Project Site, with approximately 20 acres identified for residential development (approximately 17.4 acres of Medium Density Residential and 2.6 acres of master planned roadways) and 11.18 acres identified for open space, which includes Bedford Canyon Wash. However, prior to any actual development being authorized on Parcel 1, a subsequent entitlement approval, such as a tentative tract map, will be required. No development rights are proposed for the Remainder Parcel, approximately 127.35 acres, which would remain designated Agriculture.

An easement for future ingress/egress is shown on the Parcel Map to provide future access to the Remainder Parcel. The ingress/egress easement is provided to avoid "land-locking" the Remainder Parcel without legal access. No plan for access is proposed at this time.

Grading Plan

The proposed grading plan consists of extending Street B from the AHSP into PA 17 along the northwestern edge of Bedford Canyon Wash, ending in a cul-de-sac at the southwestern project boundary. B Street is a modified collector with 73 feet of right-of-way and includes a 40-foot-wide street, a 13-foot-wide parkway on the development side and a 20-foot-wide parkway with a 12-foot-wide multi-purpose trail on the Bedford Wash side. The remainder of PA 17 would be graded into one "super pad" with contours ranging from approximately 1,105 to 1,155 feet above mean sea level. Grading a "super pad" is proposed because the specific lot and product configuration within PA 17 has not been defined. A subsequent precise grading plan would be prepared and processed with the City of Corona once future streets and individual building pads have been identified. A temporary detention/debris basin is proposed in the northeast corner of PA 17. The basin will be sized for infiltration and retarding of peak flows during the interim condition before development. The development plans for PA 17 will include a permanent basin sized based on the amount of impervious area.

Grading the "super pad" would require approximately 299,550 cubic yards of remedial grading and cut. The site will balance, meaning the amount of fill will generally equal the amount of cut to eliminate export of dirt off-site. All earthwork would be balanced on site. An erosion and sediment control plan, as well as a water quality management plan and stormwater pollution prevention plan will be prepared for approval consistent with the local and state regulations, prior to issuance of a grading permit.

Infrastructure Improvements

Water, sewer and other dry utility lines are proposed to be extended within the extension of Street B. At this time no additional infrastructure improvements are planned. Once future development plans are prepared, extensions of utilities throughout PA 17 will be proposed.

Bedford Canyon Wash

Consistent with the downstream portion of the AHSP area, Bedford Canyon Wash is proposed to be widened from its current approximate average width of 60 to 90 feet to an approximate average width of 200 feet. A shallow debris basin would be located at the farthest upstream portion where flows exit the Eagle Glen Golf Club. Downstream of the debris basin a proposed hardened grade control structure would also serve as a maintenance access crossing. Upon final engineering, two additional grade control structures would cross Bedford Wash. Approximately three access ramps from Street B would provide maintenance access to Bedford Wash. One access ramp would be provided on the bluff side of Bedford Wash as well as the extension of the maintenance access road at the toe of the bluff.

A future bridge crossing may provide access from Parcel 1 to the Remainder Parcel. The precise location and engineering of the bridge would be the subject of future analysis if the Remainder Parcel is proposed for development. The bridge is assumed to span Bedford Wash with one pier located in the Wash. The Bridge is also assumed to be approximately 75 feet wide.

Thank you for your consideration and please do not hesitate to contact me with any questions or comments. We remain available to provide any further information you require.

Sincerely,

John Sherwood
Arantine Hills Holdings, LP