

ORDINANCE NO. 3285

AN ORDINANCE OF THE CITY OF CORONA APPROVING THE FIRST AMENDMENT TO ARANTINE HILLS DEVELOPMENT AGREEMENT WITH ARANTINE HILLS HOLDING, L.P., TO ADD 31.2 ACRES OF REAL PROPERTY LOCATED SOUTHEAST OF AND IMMEDIATELY ADJACENT TO THE EXISTING ARANTINE HILLS DEVELOPMENT SITUATED WEST OF I-15 AND SOUTH OF CAJALCO ROAD, IN CORONA, CALIFORNIA, AND TO THEREBY EXTEND THE DEVELOPMENT RIGHTS AND OBLIGATIONS OF THE ARANTINE HILLS DEVELOPMENT AGREEMENT TO SUCH ADDITIONAL REAL PROPERTY, PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65864 ET SEQ. (DA15-001 – FIRST AMENDMENT)

WHEREAS, on October 22, 2018, November 13, 2018 and November 26, 2018, the Planning and Housing Commission of the City of Corona ("Planning Commission") conducted a duly noticed public hearing and recommended that the City Council of the City of Corona ("City Council") approve the First Amendment to Arantine Hills Development Agreement ("First Amendment") with Arantine Hills Holding, L.P., ("Developer") to add approximately 31.2 acres of real property ("Annexed Property") located east of and immediately adjacent to the real property that is the subject of the Arantine Hills Development Agreement dated June 1, 2016, and recorded in the official records of the County of Riverside, California on July 21, 2016 as Instrument No. 2016-0306565, which is located west of I-15 and south of Cajalco Road, identified in the Arantine Hills Specific Plan, in Corona, California, ("Property") and construction of the infrastructure necessary to support the development ("Development Agreement"); and

WHEREAS, the First Amendment was submitted in conjunction with General Plan Amendment (GPA2018-001), an amendment to the Arantine Hills Specific Plan (SPA2018-0001), and Parcel Map 37036 for the Annexed Property (PM2018-002) (collectively referred to herein as the "Project Modifications"); and

WHEREAS, in connection with the approval of GPA2018-0001, an amendment to the City's General Plan to change the land use designation on the Annexed Property from Agriculture to LDR (Low Density Residential, 3-6 du/ac) on 8.2 acres, MDR (Medium Density Residential, 6-15 du/ac) on 17.4 acres and OS (Open Space) on 11.2 acres plus 2.6 acres of street right-of-way and to amend the configuration and acreage of the existing Arantine Hills Specific Plan boundary to increase the Open Space from 56.8 acres to 77.4 acres, increase Parks from 8.7 acres to 9.9 acres, reduce Low Density Residential (3-6 dwelling units/acre) from 75.6 to 70.2 acres, increase Medium Density Residential (6-15 dwelling units/acre) from 74.3 to 81.6 acres,

increase High Density Residential (15-36 dwelling units/acre) from 34.3 to 39.8 acres, which is being reviewed concurrently with the First Amendment, the City Council approved Addendum No. 1 to the Environmental Impact Report certified on May 19, 2016 and the Supplement to the Final Environmental Impact Report adopted on April 5, 2017 (collectively, "Final EIR") for the Project Modifications ("Addendum"), which was prepared pursuant to California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"), the State CEQA Guidelines and the City of Corona Local CEQA Guidelines and which included an analysis of the environmental impacts of this Amendment. The Addendum concludes that the proposed Project Modifications will not cause new or substantially greater impacts than the impacts addressed in the Final EIR and the conclusions and findings in the Final EIR will remain the same for the Project Modifications; and

WHEREAS, on December 19, 2018, the City Council held a duly noticed public hearing at which all persons wishing to testify in connection with the First Amendment were heard and the First Amendment was comprehensively reviewed; and

WHEREAS, on December 19, 2018, the City Council conditioned its approval of the First Amendment upon the Developer agreeing to limit occupancy of the 185 age qualified residential units to 62 years of age or older.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF CORONA, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. CEQA Findings. The City Council has reviewed and considered the information contained in the Addendum and the administrative record for the First Amendment, including all written and oral evidence provided during the public hearing. Based upon the facts and information contained in the Addendum and the entire administrative record before it, the City Council hereby makes and adopts the following findings:

A. The Addendum and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, the City of Corona Local CEQA Guidelines and other applicable law.

B. The Addendum contains a complete and accurate reporting of the environmental impacts associated with the Project Modifications and reflects the independent judgment and analysis of the City Council.

C. The Project Modifications will not result in substantial changes that would require major revisions of the Final EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

D. The Project Modifications will not result in substantial changes with respect to the circumstances under which the Project Modifications are developed that would

require major revisions of the Final EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects.

E. No new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Final EIR was certified or adopted, as applicable, shows any of the following:

1. The Project Modifications would have one or more significant effects not discussed in the Final EIR;

2. Significant effects previously examined will be substantially more severe than shown in the Final EIR;

3. Mitigation measures previously found to be infeasible would in fact be feasible and would substantially reduce one or more significant effects of the Project Modifications; or

4. Mitigation measures which are considerably different from those analyzed in the Final EIR would substantially reduce one or more significant effects on the environment.

F. All mitigation measures applicable to the Development Agreement shall be a condition of approval for the Project Modifications and are incorporated herein by this reference.

SECTION 2. Zoning Findings. Pursuant to Section 17.87.270 of the Corona Municipal Code, and based on the entire administrative record before the City Council, including all written and oral evidence presented to the City Council, the City Council hereby makes and adopts the following findings:

A. The First Amendment is consistent with the City of Corona General Plan for the following reasons:

(i) The First Amendment is consistent with Policy 1.4.8 of the General Plan, as it ensures that the development of the Modified Project occurs in conjunction with, or within a reasonable time frame, of the availability of public infrastructure and services necessary to support the development.

(ii) The First Amendment is consistent with Policy 6.1.11 of the General Plan, as the Modified Project will be required to implement measures to mitigate traffic impacts from the development of the Annexed Property.

(iii) The First Amendment is consistent with Policy 7.1.3 of the General Plan, as the Developer will participate in the construction of water infrastructure and coordinate with

the City on the planning of capital improvements for all municipal water service infrastructure based on the timing of the development of the Modified Project.

(iv) The First Amendment is consistent with Policy 7.4.2 of the General Plan, as the Modified Project will connect to the municipal sewer system and the Developer will participate in the construction of infrastructure to ensure that adequate capacity is available for the treatment of generated wastewater flows and the safe disposal of generated sludge.

B. The First Amendment is compatible with the uses authorized in, and the density and regulations prescribed for, the land use district in which the Annexed Property is located for the following reason:

(i) The amendment to the Arantine Hills Specific Plan (SPA2018-0001) submitted in conjunction with the First Amendment includes a land use plan that allows for various residential densities, general commercial, parks and open space and the Developer's participation in the construction of public infrastructure identified in the Development Agreement and the First Amendment adheres to the growth anticipated by the plan.

C. The First Amendment is in conformity with the public convenience, general welfare and good land practice for the following reason:

(i) The First Amendment maintains delivery dates and targets that must be met by the Developer for the construction of certain infrastructure improvements as a condition for the development of the Modified Project.

D. The First Amendment will not be detrimental to the health, safety and general welfare for the following reason:

(i) The Development Agreement and the First Amendment requires that the on and off-site infrastructure improvements associated with the Modified Project will be constructed in accordance with City standards and applicable state laws.

E. The First Amendment will not adversely affect the orderly development of property or the preservation of property values for the following reason:

(i) The First Amendment and the Development Agreement ensures that the Modified Project is properly supported with the necessary infrastructure to support the development anticipated by the Arantine Hills Specific Plan.

SECTION 3. Approval of First Amendment. Pursuant to California Government Code Section 65865, the City Council hereby approves the First Amendment to Arantine Hills Development Agreement as set forth in Exhibit "A" attached hereto and incorporated herein by reference, subject to final approval of General Plan Amendment GPA2018-001.

SECTION 4. Custodian of Records. The documents and materials that constitute the record of proceedings on which the findings set forth in this Resolution have been based are located at City of Corona City Hall, 400 S. Vicentia Avenue, Corona, California 92882. The custodian for these records is Joanne Coletta, Community Development Director.

SECTION 5. Effective Date. The Mayor shall sign this Ordinance and the City Clerk shall attest thereto and shall within fifteen (15) days of its adoption cause it, or a summary of it, to be published in a newspaper of general circulation in the City of Corona. This Ordinance shall take effect and be in force on the 30th day after its adoption.

ADOPTED this 2nd day of January, 2019.

Mayor, City of Corona, California

ATTEST:

City Clerk, City of Corona, California

CERTIFICATION

I, SYLVIA EDWARDS, City Clerk of the City of Corona, California, do hereby certify that the foregoing Ordinance was regularly introduced at a regular meeting of the City Council of the City of Corona, California, duly held the 19th day of December, 2018, and thereafter at a regular meeting held on the 2nd day of January, 2019, it was duly passed and adopted by the following vote of the Council:

AYES:

NOES:

ABSENT:

ABSTAINED:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Corona, California, this 2nd day of January, 2019.

City Clerk of the City of Corona, California

SUMMARY

On January 2, 2019, the Corona City Council will consider adopting an ordinance to approve the First Amendment to Arantine Hills Development Agreement (DA15-001) to expand the Project area described in the Development Agreement to include the 31.2 acres of land located immediately adjacent to the southeastern boundary of the Project area thereby extending the development rights and obligations of the Development Agreement to the additional land, while maintaining the same number of overall dwelling units (1621 plus 185 age-restricted residential units). The First Amendment also amends Section 3.9.2 of the Development Agreement to allow the developer to post a bond to guarantee its obligation to pay 64% of the estimated cost to construct traffic signal improvements at Masters Drive and California Avenue.

A certified copy of the full text of this proposed ordinance is posted in the City Clerk's office. The City Council meets at 6:30 p.m. in the Council Chambers in the Corona City Hall, located at 400 South Vicentia Avenue. The City Clerk's office is located in City Hall near the Council Chambers.

EXHIBIT “A”
FIRST AMENDMENT
TO
ARANTINE HILLS DEVELOPMENT AGREEMENT

[SEE ATTACHED FORTY-FOUR (44) PAGES]