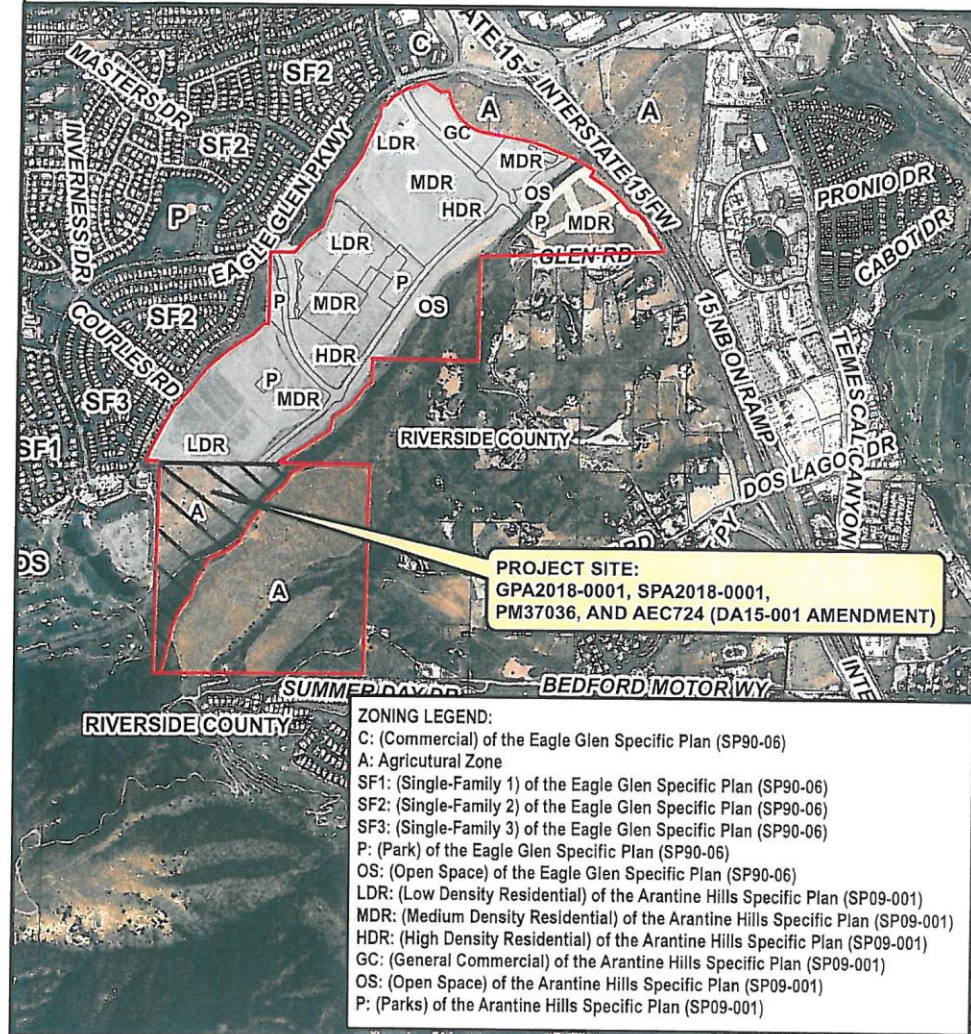


AERIAL & ZONING MAP



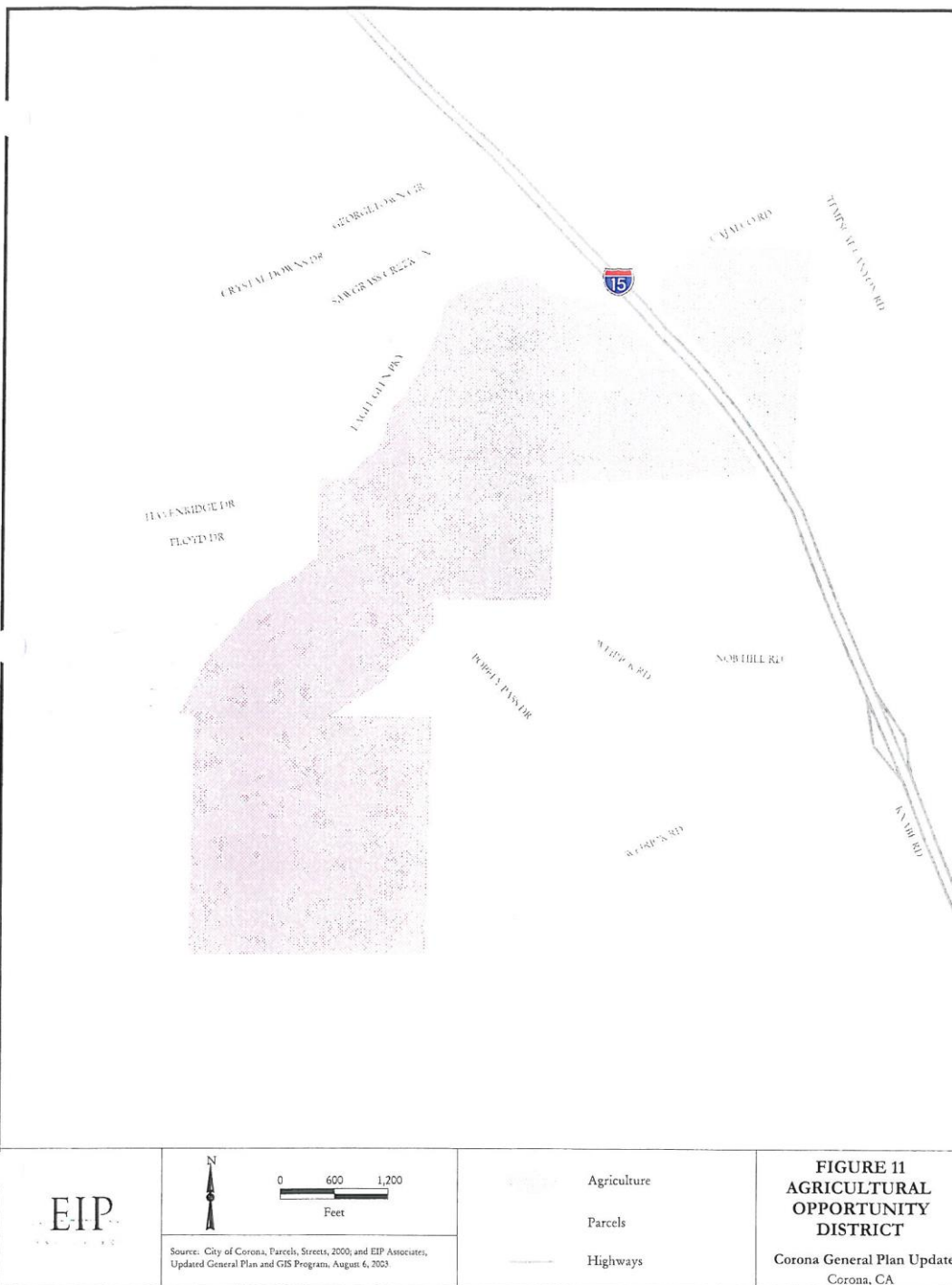
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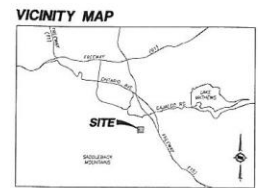
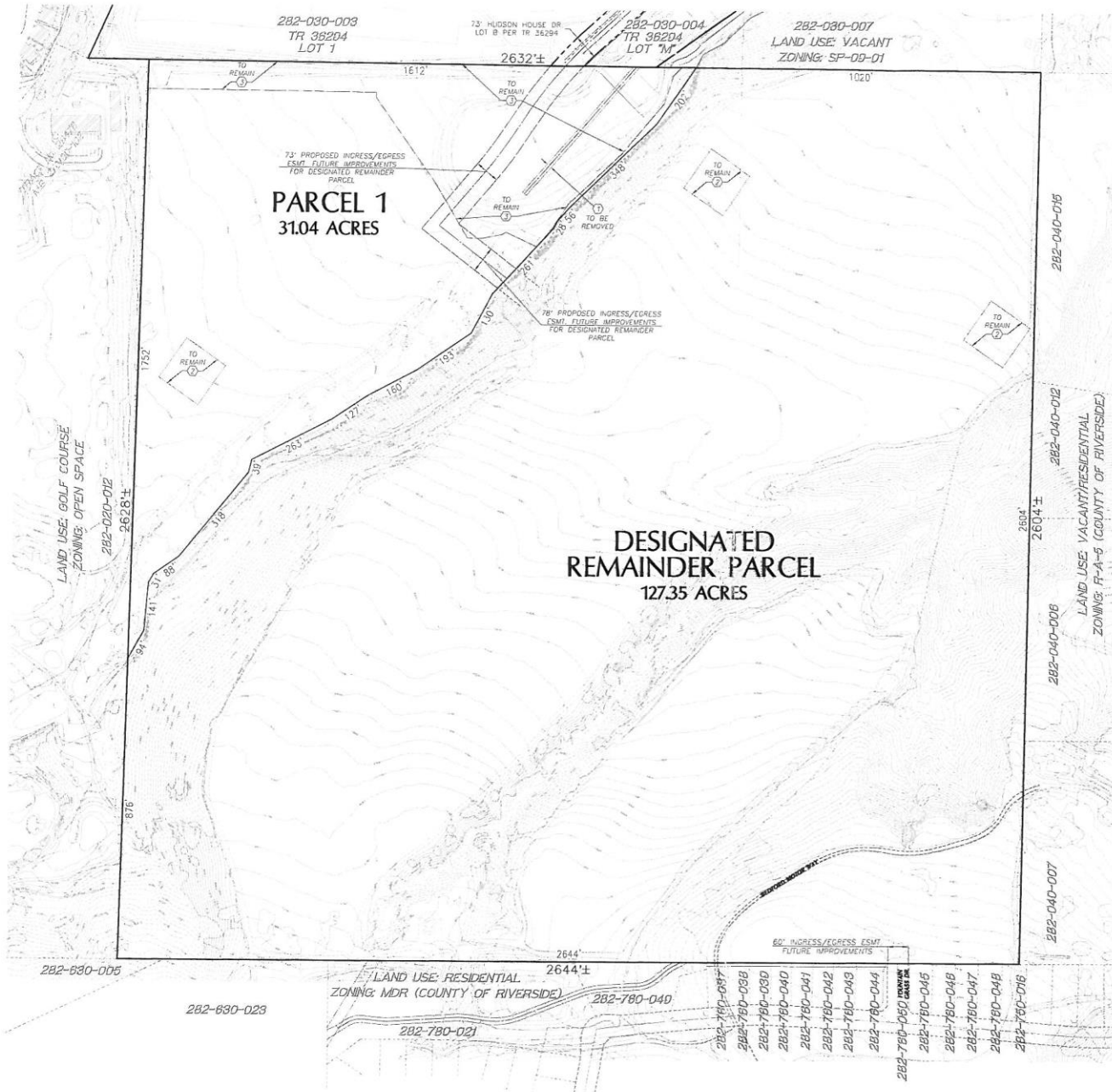
GPA2018-0001, SPA2018-0001,
PM37036, &
AEC724 (DA15-001 AMENDMENT)



C:\GIS\Projects\CA

12412\Corona Landscape.mxd 28/03/2011





- NOTES**
1. EXISTING LAND USE: AGRICULTURE
 2. EXISTING FARMING ADJUTANTURE
 3. ADDITION PARCEL NUMBER 282-040-008
 4. TOTAL GROSS AREA: 158.39 ACRES
 5. WATER SERVICE PROVIDED BY: CORONA DEPARTMENT OF WATER AND POWER, 725 PUBLIC SAFETY WAY, CORONA, CA 92603, (951) 730-2234
 6. SEWER SERVICE PROVIDED BY: CORONA DEPARTMENT OF WATER AND POWER, 725 PUBLIC SAFETY WAY, CORONA, CA 92603, (951) 730-2234
 7. GAS SERVICE PROVIDED BY: SOUTHERN CALIFORNIA GAS COMPANY, P.O. BOX 3108, SAN DIMAS, CA 91770, (951) 407-2222
 8. ELECTRIC SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON, P.O. BOX 6400, RANCHO CUCAMONGA, CA 91728, (951) 890-7788
 9. TELEPHONE SERVICE PROVIDED BY: AT&T, 1505 N. VAN BUREN STREET, SUITE 100, ANAHEIM, CA 92805, (714) 770-2200
 10. CABLE PROVIDED BY: AT&T, 1203 N. VAN BUREN STREET, SUITE 100, ANAHEIM, CA 92805, (714) 770-2200
 11. WASTE PROVIDED BY: WASTE MANAGEMENT OF THE ISLAND EMPIRE, 800 SOUTH TINTON, STREET, CORONA, CA 92603, (951) 280-4000
 12. THE PROJECT IS LOCATED WITHIN THE CORONA-UNION UNITED SCHOOL DISTRICT, 2820 QUINN AVENUE, NORCO, CA 95860, (951) 226-5000
 13. THE PROJECT SITE IS LOCATED WITHIN ZONE A, AREAS DETERMINED TO BE OUTSIDE THE ELIZABETH AVENUE FLOODPLAIN FOR FLOOD INSURANCE RATE MAP NUMBER 0000000000, EFFECTIVE DATE AUGUST 28, 2008
 14. THIS MAP IS FOR FINANCE AND CONVEYANCE PURPOSES ONLY. A FUTURE MAP FOR DEVELOPMENT PURPOSES MUST BE PREPARED IN ORDER FOR ANY DEVELOPMENT ON THE PROPERTY TO OCCUR
 15. THIS MAP DOES NOT CREATE A LEGAL BUILDING SITE. FURTHER APPLICATIONS ARE NECESSARY TO DEVELOP THIS PROPERTY.

- EXISTING EASEMENTS**
1. AN EASEMENT FOR OVERHEAD AND UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED FEBRUARY 26, 1992 AS INSTRUMENT NO. 18489 OF OFFICIAL RECORDS.
 2. AN EASEMENT FOR WATER MAIN AND RELATED WATER TRANSMISSION LINES AND INCIDENTAL PURPOSES IN FAVOR OF ANAHEIM VALLEY HOLDINGS, LP, RECORDED DECEMBER 31, 2014 AS INSTRUMENT NO. 2014-089142 OF OFFICIAL RECORDS.
 3. AN EASEMENT FOR CONSTRUCTION AND INCIDENTAL PURPOSES, IN FAVOR OF ANAHEIM VALLEY HOLDINGS LP, RECORDED MARCH 2, 2016 AS INSTRUMENT NO. 2016-080801 OF OFFICIAL RECORDS. SAID EASEMENT WAS MODIFIED AND RECORDED JUNE 27, 2018 AS INSTRUMENT NO. 2018-000000, OF OFFICIAL RECORDS.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 9 WEST, SAN BERNARDINO BASE AND MERIDIAN.

OWNER

GARY J. MCWILLIAM AND PATRICK A. MCWILLIAM, AS TRUSTEES OF THE MCWILLIAM TRUST, AS TO AN UNDIVIDED JOSE INTEREST, AND GARY J. MCWILLIAM AND PATRICK A. MCWILLIAM, AS TRUSTEES OF THE MCWILLIAM TRUST AS TO AN UNDIVIDED JOSE INTEREST.

STATEMENT OF OWNERSHIP

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

DATE: _____

AREA SUMMARY

PARCEL #1	31.04 AC
DESIGNATED REMAINDER PARCEL#	127.35 AC
TOTAL#	158.39 AC

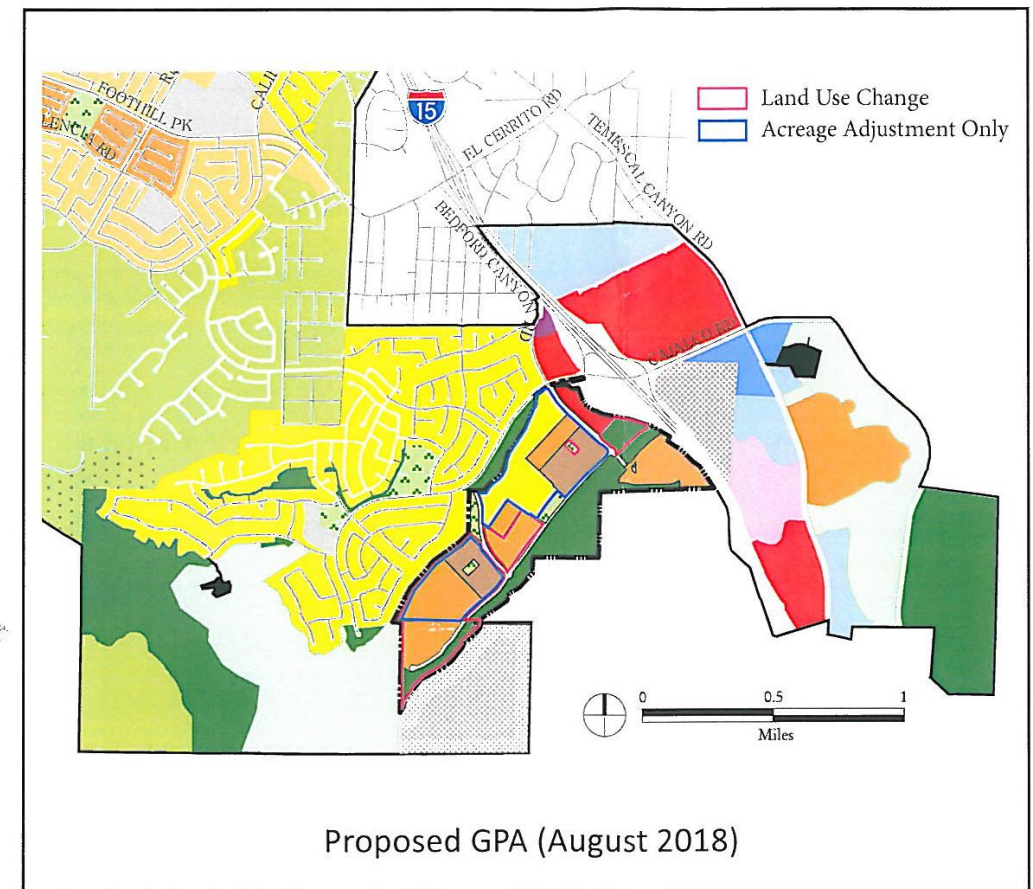
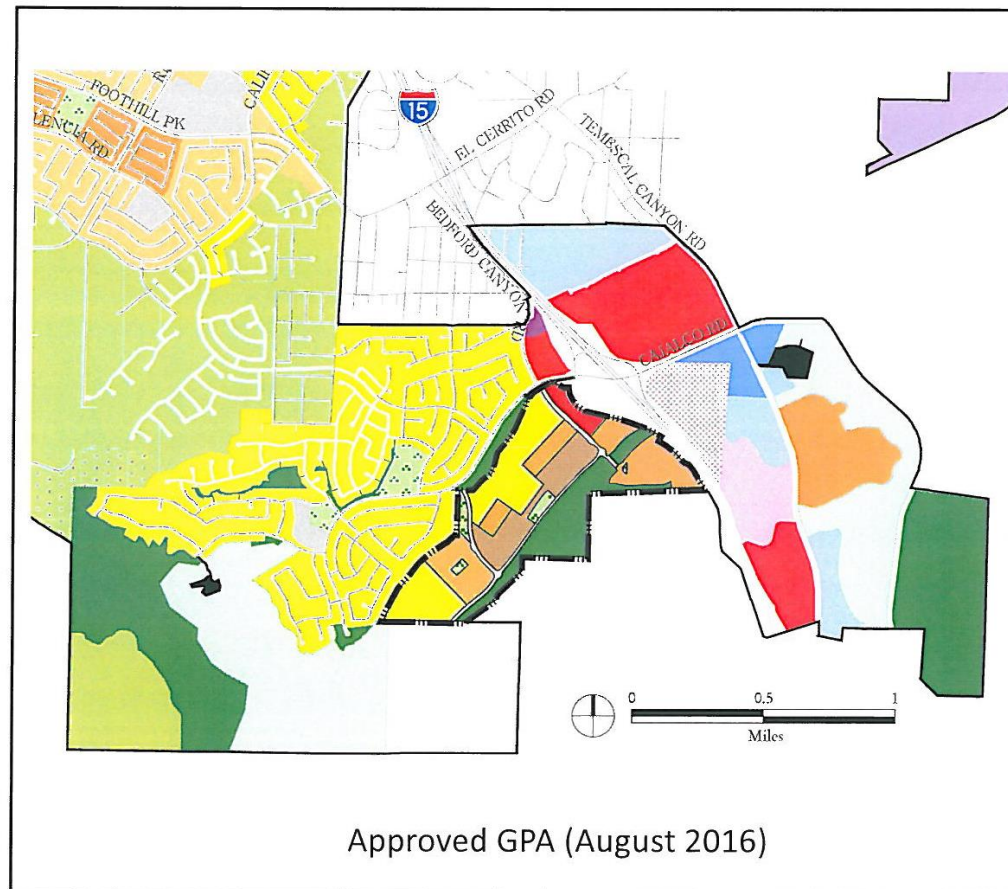
DATE	10-01-2018
W.D.	2745-18
GROSS AREA	158.4 ±
CONTOUR INTERVAL	5'
TOTAL LOTS	2

DATE	12/14/2018
REVISION	01

PREPARED FOR:
APPLICANT:
ARANTINE HILLS HOLDINGS, LP
85 ENTERPRISE, SUITE 450
ALISO VIEJO, CA 92656
(949) 382-2766

PREPARED BY:
H & A
HUNSAKER & ASSOCIATES
PLANNING • ENGINEERING • SURVEYING
TIME SAVING • PRECISE RESULTS

PARCEL MAP
NO. 37036
FOR CONVEYANCE PURPOSES ONLY



Arantine Hills Specific Plan GPA Comparision

10/15/2018

Table 4.1, Land Use Summary

Land Use		Acres	Density Range*	Target Density*	Target Units	Max. Floor Area Ratio***	Commercial Square Footage
GC	General Commercial	10.0 ac				FAR 0.25	80,000 sf
HDR	High Density Residential	34.3 39.0 ac	15 - 36 du/ ac	15.0 14.5**	514 567 du		
MDR	Medium Density Residential	74.3 110.1 ac	6 - 15 du/ ac	9.7 7.4**	720 820 du		
LDR****	Low Density Residential	75.6 42.5 ac	3 - 6 du/ac	5.1 5.5	387 234 du		
P	Parks	8.7 9.9 ac					
OS	Open Space	56.8 77.4 ac					
	Master Plan Roadways	16.3 18.9 ac					
Total		276.0 307.8 ac	--		1,621 du		80,000 sf

Notes:

* Density refers to dwelling units per net acre. "Net area" means the area of a lot or parcel of land after public streets, easements or other areas to be dedicated or reserved for public use are deducted from such lot or parcel.

** **MDR or HDR** Planning Areas ~~6 and 10~~ may build out with age-qualified units in which case the dwelling unit total for the entire Specific Plan area shall not exceed 1,806 dwelling units.

***Maximum Floor Area Ratio refers to the Floor Area Ratio over the net planning area acreage.

**** Includes approximately 2.6 acres land designated as High Density Residential Overlay, which is intended to allow for model homes of varying densities and types up to 36 du/ac.

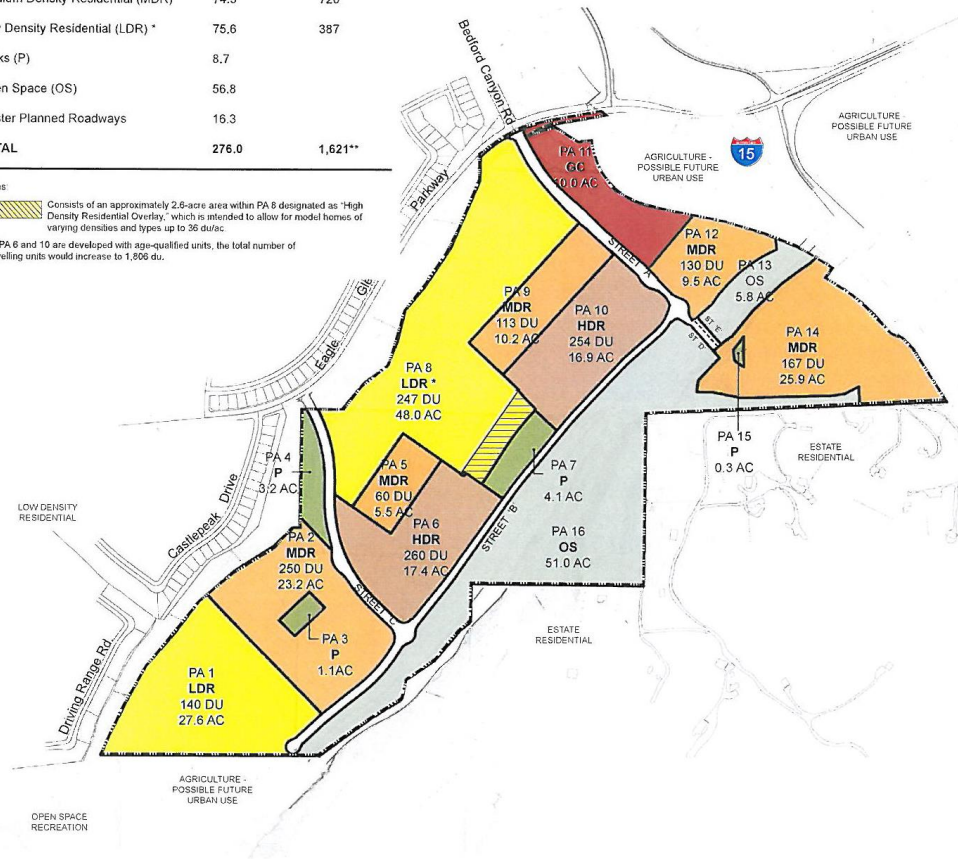
Approved Land Use Plan (August 2015)

Land Use	Acreage (AC)	Dwelling Units (DU)
General Commercial (GC)	10.0	
High Density Residential (HDR)	34.3	514
Medium Density Residential (MDR)	74.3	720
Low Density Residential (LDR) *	75.6	387
Parks (P)	8.7	
Open Space (OS)	56.8	
Master Planned Roadways	16.3	
TOTAL	276.0	1,621**

Notes

* Consists of an approximately 2.6-acre area within PA 8 designated as "High Density Residential Overlay," which is intended to allow for model homes of varying densities and types up to 36 du/ac.

** If PA 6 and 10 are developed with age-qualified units, the total number of dwelling units would increase to 1,806 du.



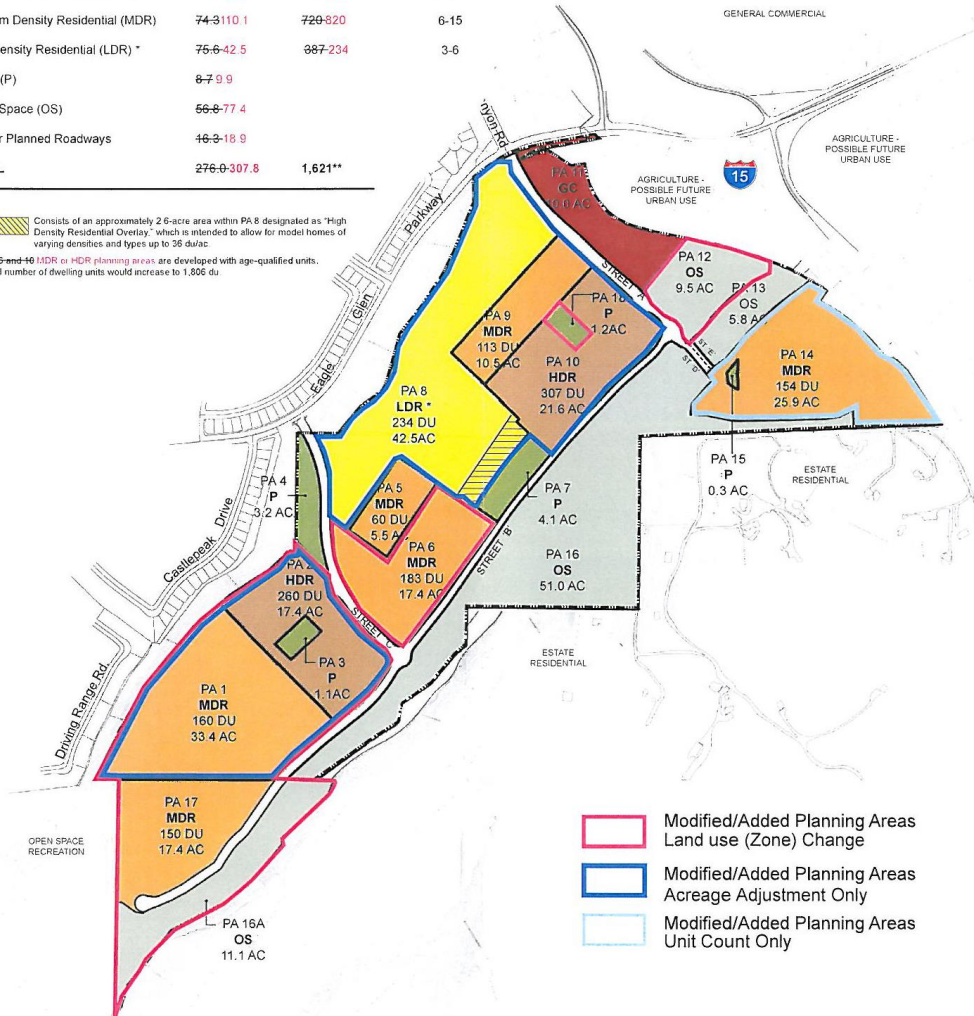
Proposed Land Use Plan (August 2018)

Land Use	Acreage (AC)	Dwelling Units (DU)	Density Range
General Commercial (GC)	10.0		
High Density Residential (HDR)	34.3 39.0	514 567	15-36
Medium Density Residential (MDR)	74.3 110.1	720 920	6-15
Low Density Residential (LDR) *	75.6 42.5	387 234	3-6
Parks (P)	8.7 9.9		
Open Space (OS)	56.8 77.4		
Master Planned Roadways	16.3 18.9		
TOTAL	276.0 307.8	1,621**	

Notes

* Consists of an approximately 2.6-acre area within PA 8 designated as "High Density Residential Overlay," which is intended to allow for model homes of varying densities and types up to 36 du/ac.

** If PA 6 and 10 are developed with age-qualified units, the total number of dwelling units would increase to 1,806 du.



Arantine Hills Specific Plan Amendment No.2



Corona, CA
KTYG # 2014-03553
October 2018

Land Use Plan Comparison

KTYG Group, Inc.
Architecture + Planning
17911 Von Karman Avenue, Ste. 200
Irvine, CA 92614
949.851.2133
ktgy.com

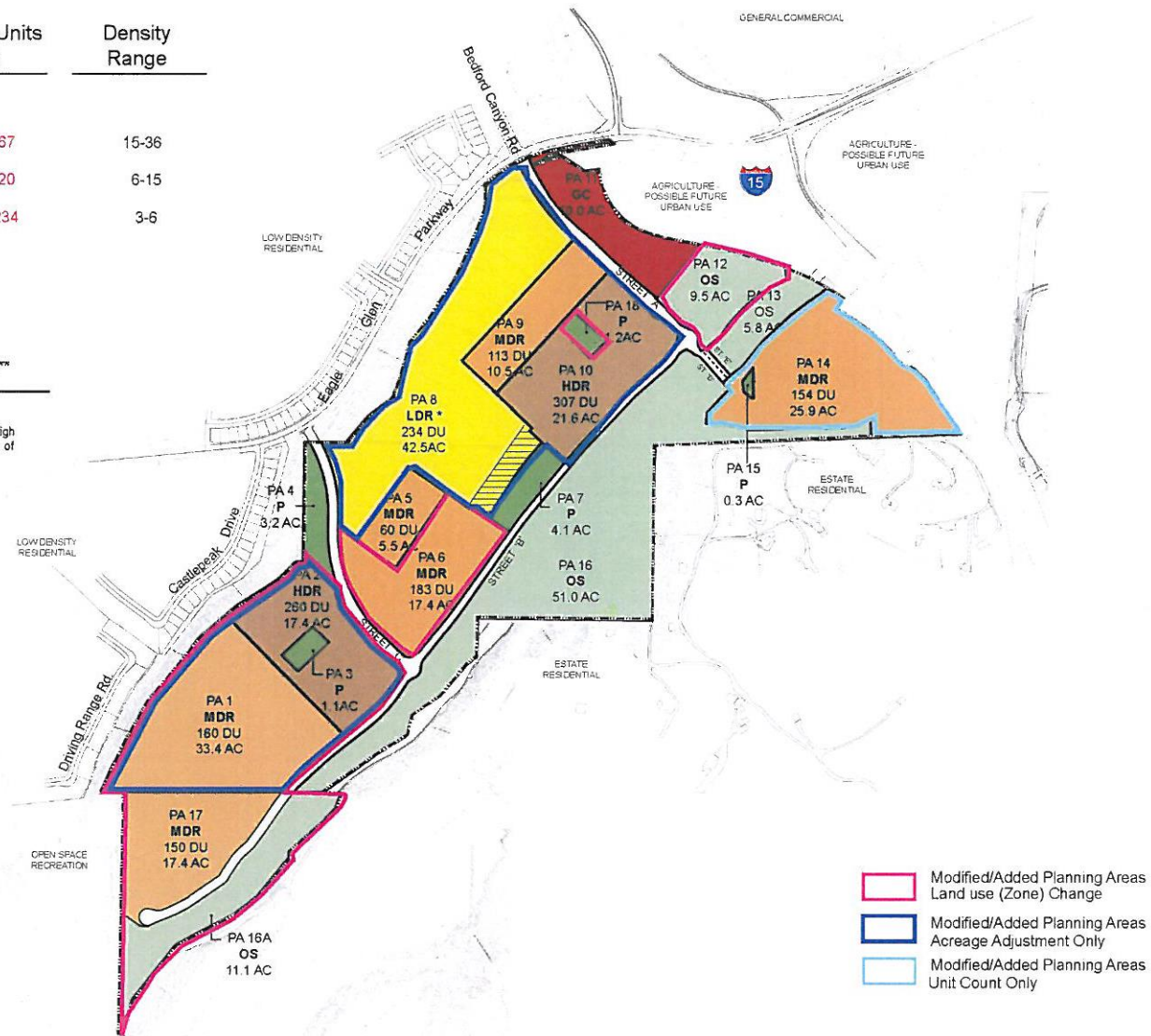


Land Use	Acreage (AC)	Dwelling Units (DU)	Density Range
General Commercial (GC)	10.0		
High Density Residential (HDR)	34.3-39.0	514-567	15-36
Medium Density Residential (MDR)	74.3-110.1	720-820	6-15
Low Density Residential (LDR) *	75.6-42.5	367-234	3-6
Parks (P)	8-7.9.9		
Open Space (OS)	56.8-77.4		
Master Planned Roadways	46.3-18.9		
TOTAL	276.6-307.8	1,621**	

Notes

* Consists of an approximately 2.6-acre area within PA 8 designated as "High Density Residential Overlay," which is intended to allow for model homes of varying densities and types up to 36 du/ac.

** If PA 6 and PA 10 MDR or HDR planning areas are developed with age-qualified units, the total number of dwelling units would increase to 1,806 du.



Arantine Hills Specific Plan Amendment No.2



Land Use Plan (August 2018)

Corona, CA
KTGY # 2018-0046

KTGY Group, Inc.
Architecture + Planning
17922 Filch
Irvine, CA 92614
949.851.2133
ktgy.com



Table 4.2, Land Use by Planning Area

PA	Land Use	Acres	Density Range*	Target Density*	Target Units	Maximum Floor Area Ratio***	Commercial Square Footage
1	Low Density Residential (LDR) Medium Density Residential (MDR)	27.6 33.4 ac	3-6 6-15 du/ac	4.8**	140 160 du		
2	Medium Density Residential (MDR) High Density Residential (HDR)	23.2 17.4 ac	6-15 15-36 du/ac	10.8 14.9**	250 260 du		
3	Park (P)	1.1 ac					
4	Park (P)	3.2 ac					
5	Medium Density Residential (MDR)	5.5 ac	6 - 15 du/ac	10.9 10.9	60 du		
6	High Density Residential (HDR) Medium Density Residential (MDR)	17.4 ac	15-36 6-15 du/ac	15.0 10.5 **	260 183 du		
7	Park (P)	4.1 ac					
8	Low Density Residential (LDR)	48.0 42.5 ac	15-36 3-6 du/ac	5.1 5.5	247 234 du		
9	Medium Density Residential (MDR)	10.2 10.5 ac	6-15 du/ac	11.1 10.8**	113 du		
10	High Density Residential (HDR)	16.9 21.6 ac	15 - 36 du/ac	15.0 14.2 **	254 307 du		
11	General Commercial (GC)	10.0 ac				FAR 2.0	80,000 sf
12	Medium Density Residential (MDR) Open Space (OS)	9.5 ac	6-15 du/ac	13.7	130 du		
13	Open Space (OS)	5.8 ac					
14	Medium Density Residential (MDR)	25.9 ac	6-15 du/ac	6.4 5.9**	167 154 du		
15	Park	0.3 ac					
16	Open Space (OS)	51.0 ac					
16A	Open Space (OS)	11.1 ac					
17	Medium Density Residential (MDR)	17.4 ac	6-15 du/ac	8.6	150 du		
18	Park (P)	1.2 ac					
	Master Planned Roadways	16.3 18.9 ac					
	Total	276.0 307.8 ac	--		1,621 du		80,000 sf

Notes:

* Density refers to dwelling units per net acre. "Net area" means the area of a lot or parcel of land after public streets, easements or other areas to be dedicated or reserved for public use are deducted from such lot or parcel.

** If PA 6 and 10 MDR or HDR Planning Areas may build out with age-qualified units. If so, the total number of dwelling units for the entire Specific Plan area shall not exceed 1,806 dwelling units.

***Maximum Floor Area Ratio refers to the Floor Area Ratio over the net planning area acreage.

This Specific Plan allows for detention and water quality basins to be constructed in Planning Areas 12 and 17.