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Title: SPA2018-0001: Application to amend the Arantine Hills Specific Plan (SP09-001) located west of Interstate 15, south of Eagle Glen Parkway, to: 1) re-allocate units among the planning areas with no additional units being added and distribute the allowable units across a wider area by including 31.2 acres into the specific plan boundary along the southerly perimeter establishing new Planning Area 17 with an MDR (Medium Density Residential) designation (17.4 acres) and Planning Area 16A with an OS (Open Space) designation (11.1 acres) plus 2.6 acres of street right-of-way; 2) amend Planning Area 1 from Low Density Residential (LDR, 27.6 acres) to Medium Density Residential (MDR, 33.4 acres); Planning Area 2 from Medium Density Residential (MDR, 23.2 acres) to High Density Residential (HDR, 17.4 acres); Planning Area 6 from High Density Residential (HDR, 17.4 acres) to Medium Density Residential (MDR, 17.4 acres); Planning Area 8, Low Density Residential (LDR) from 48 to 42.5 acres; Planning Area 9, Medium Density Residential (MDR) from 10.2 to 10.5 acres; Planning Area 10, High Density Residential (HDR) from 16.9 to 21.6 acres; Planning Area 12 from Medium Density Residential (MDR, 9.5 acres) to Open Space (OS, 9.5 acres); 3) amend Planning Area 14 (MDR, 25.9 acres) reducing 167 units to 154 units; 4) add a new Planning Area 18 for 1.2 acres of additional Park (P); and 5) commensurate conforming revisions to the specific plan document (Applicant: John Sherwood of Arantine Hills Holdings, LP, 85 Enterprise, Suite 405, Aliso Viejo, CA 92656).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Report, 2. Locational and Zoning Map Aerial, 3. Exhibit A-1 - Proposed Land Use Plan, 4. Exhibit A-2 - Land Use Plan Comparison, 5. Exhibit B - Conditions of Approval, 6. Exhibit C - Comparison Land Use Summary Tables, 7. Exhibit D - Applicant's letter dated September 11, 2018 explaining the Specific Plan Amendment Request, 8. Exhibit E - Correspondence and e-mails received from the public, 9. Exhibit F - Proposed amendment contained within revised book

Date	Ver.	Action By	Action	Result
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**PLANNING AND HOUSING COMMISSION
STAFF REPORT**

DATE: 10/22/2018

TO: Honorable Chair and Commissioners

FROM: Community Development Department

APPLICATION REQUEST:

SPA2018-0001: Application to amend the Arantine Hills Specific Plan (SP09-001) located west of

Interstate 15, south of Eagle Glen Parkway, to: **1)** re-allocate units among the planning areas *with no additional units being added* and distribute the allowable units across a wider area by including 31.2 acres into the specific plan boundary along the southerly perimeter establishing new Planning Area 17 with an MDR (Medium Density Residential) designation (17.4 acres) and Planning Area 16A with an OS (Open Space) designation (11.1 acres) plus 2.6 acres of street right-of-way; **2)** amend Planning Area 1 from Low Density Residential (LDR, 27.6 acres) to Medium Density Residential (MDR, 33.4 acres); Planning Area 2 from Medium Density Residential (MDR, 23.2 acres) to High Density Residential (HDR, 17.4 acres); Planning Area 6 from High Density Residential (HDR, 17.4 acres) to Medium Density Residential (MDR, 17.4 acres); Planning Area 8, Low Density Residential (LDR) from 48 to 42.5 acres; Planning Area 9, Medium Density Residential (MDR) from 10.2 to 10.5 acres; Planning Area 10, High Density Residential (HDR) from 16.9 to 21.6 acres; Planning Area 12 from Medium Density Residential (MDR, 9.5 acres) to Open Space (OS, 9.5 acres); **3)** amend Planning Area 14 (MDR, 25.9 acres) reducing 167 units to 154 units; **4)** add a new Planning Area 18 for 1.2 acres of additional Park (P); and **5)** commensurate conforming revisions to the specific plan document (Applicant: John Sherwood of Arantine Hills Holdings, LP, 85 Enterprise, Suite 405, Aliso Viejo, CA 92656).

RECOMMENDED ACTION:

That the Planning and Housing Commission recommend **APPROVAL of SPA2018-0001** to the City Council based on the findings contained in the staff report and conditions of approval.

PROJECT SITE SUMMARY

- Area of added property: Approximately 31.2 acres
- Existing Zoning: A (Agriculture) and various designations heretofore described
- Existing General Plan: Agriculture
- Existing Land Use: Undeveloped, historic citrus production
- Proposed Land Use: Open Space and Residential
- 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 Arantine Hills Specific Plan was originally approved in August 2012 as SP09-001 accompanied by a General Plan Amendment (GPA09-005) to establish the master plan on the City’s General Plan land use map. The General Plan map as adopted with the comprehensive update in 2004 identified the Arantine Hills master plan area as an opportunity area with possible future urban use, and this included the approximately 160 acres located to the south of the original boundary. In addition to the establishment of the master plan on the opportunity site, specific goals and policies that applied to the opportunity area were also revised to reflect the fulfillment of the master planning effort. The land use plan adopted in 2012 for the 276-acre specific plan provided for varying densities of residential development up to a maximum of 1,806 units, general commercial, mixed use commercial/residential, mixed use commercial/industrial, parks and natural open space.

In 2016, a subsequent General Plan Amendment (GPA15-001) and corresponding Specific Plan Amendment (SPA15-002) were approved accompanied by a resubmitted master Tentative Tract Map (TTM 36294R) and a Development Agreement (DA15-001). The 2016 proposal reduced and eliminated more intense land uses that included mixed uses of commercial/residential as well as industrial/commercial and reduced the acreage intended for General Commercial use. The original

1,806-unit count remained. The Development Agreement established terms and conditions that would apply to the timing of development with respect to the construction of the Cajalco interchange, development impact fees and credits, water and sewer infrastructure, traffic signals.

In 2017, a Precise Plan (PP16-012) and a merchant builder map (TTM 37030) were approved for the first phase of development in the master plan which is under construction at this time. The precise plan evaluated five product types to be situated in three planning areas according to the densities established in the respective designations of Low Density Residential, Medium Density Residential, High Density Residential. Dwelling unit types totaling 393 units included 100 single family detached homes in two subtype designs, 192 units designed in what is referred to as 6-pack and 8-pack configurations which are units configured in clusters of six or eight taking access from a common drive, and 101 townhomes. It is expected that similar medium density product types will likely be reflected in a future development proposal for the added specific plan area, but subject to future review through another precise plan and map process.

This Specific Plan Amendment (2018-001) is also accompanied by a General Plan Amendment (2018-0001), Parcel Map (PM 37036), and amendment to the Development Agreement (AEC724, DA15-001) under concurrent applications. The revised specific plan boundary was introduced to the Infrastructure Committee at its regular meeting of May 2, 2018. The Committee expressed no objection to the applicant's proposed amendment to the plan.

PROPOSED AMENDMENT

The proposed amendment to the Arantine Hills Specific Plan will extend the southerly boundary of the approved master plan to include an additional 31+ acres and will further amend the existing approved land use plan to re-allocate units among the planning areas. No additional residential units are proposed for the master plan. Therefore, the entitled units will be spread across greater acreage reducing the overall density of the master plan from 5.9 dwelling units per acre to approximately 5.3. The additional acreage along the southerly boundary of the existing specific plan reflects the same characteristics as the land within the current master plan boundaries. The master plan including the added acreage lies northwest of the Bedford Canyon Wash which flows northeastward the full length of the specific plan area. The 31+ acres are being separated for acquisition purposes from a larger 160+/- parcel by a companion Parcel Map application (PM 37036). The changes to the land use plan have a resultant effect throughout the specific plan document which is provided as a separate exhibit for the record (Exhibit F). The pertinent changes to the plan are detailed by section below.

Land Use Plan

Contained within Chapter 4 of the specific plan, the Land Use Plan establishes the equivalent of zoning across the master planned site. Exhibit A-1 illustrates the new land use plan, and Exhibit A-2 illustrates a comparison between the existing approved plan and the proposed plan under the current amendment. Exhibit C is a tabular display of each planning area with respective land uses and the revised acreages and unit allocations indicated in strike-out and red added text. However, the table is also provided below for ease of reference.

In order of Planning Area sequence, Planning Area 1 located at the current southerly boundary of the existing plan is proposed to be changed from Low Density Residential to Medium Density Residential with the planning area adjusting from 27.6 acres to 33.4 acres and a unit re-allocation from 140 to 160. Planning Area 2 located to the immediate north of Planning Area 1 at the southerly portion of the plan would be changed from Medium Density Residential to High Density Residential with

reduced acreage from 23.2 to 17.4 acres and a unit re-allocation from 250 to 260.

Planning Area 6 located near the mid-point of the plan in the first phase currently being developed would be downgraded from High Density Residential to Medium Density Residential to reflect the actual unit allocation being realized in PA 6, which is 199 units, not the 183 indicated on the table. The conditions of approval require that the Land Use Summary be corrected and adjusted to accurately reflect the actual unit count under imminent construction in Planning Area 6 and a consequent adjustment from another Medium Density Residential planning area. Planning Area 8 from 234 units to 218 units. Planning Area 8 is located along the central northeast portion of the plan. A portion of Planning Area 8 falls within the first phase of development as previously entitled under the Precise Plan. However, a portion of Planning Area 8 also falls within future Phase 2 that is not yet entitled. Planning Area 8 will remain Low Density Residential but be reduced in acreage from 48 to 42.5.

Planning Area 9 located in the northcentral portion of the plan in future Phase 2 will remain Medium Density Residential and slightly increase in acreage from 10.2 to 10.5 and remain with the approved 113 units. Planning Area 10 located at the southwest corner of Streets A and B will remain High Density Residential but adjust from 16.9 acres to 21.6 with a unit re-allocation from 254 to 307. Planning Area 12 along the northcentral site boundary will be changed from Medium Density Residential to Open space to permanently accommodate a water quality control basin that will serve the entire master plan area. The acreage will remain at 9.5, and the 130 units ascribed to this area will be reallocated among the other planning areas as herein described. Planning Area 14 located at the northeastern-most corner of the plan will remain Medium Density Residential at an acreage of 25.9 but with a re-allocation of units from 167 to 154.

The added acreage at the southerly boundary of the plan will be designated Planning Area 16A which is a continuation of the Bedford Canyon Wash in an Open Space designation. The new Planning Area 17 at 17.4 acres will accommodate 150 of the re-allocated units in a Medium Density Residential designation. Planning Area 18 is the insertion of a new 1.2-acre private park near the middle of Planning Area 10 (northcentral portion of the plan) that would be developed in Phase 2. Master planned roadway acreage is also increased from 16.3 to 18.9 allowing for the extension of spine road, Street B.

All told, the additional acreage is 31.8 for a total plan area of 307.8 acres with the original 1,621 units remaining (1,806 if age-qualified is developed). With this amendment, the provision for age-qualified units is being opened up to any MDR or HDR planning area, not just contained within the two previous Planning Areas 6 or 10 that carry an HDR designation.

The Fuel Modification Areas identified in the original document as Exhibit 4.6 within the Land Use Plan chapter have been expanded to include the new acreage along the southerly boundary of the plan (Page 4-25).

Land Use Table
(Redlined Changes)

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

Preface, Introduction and Plan Conformance

In terms of updating the specific plan document, the project proponent has systematically updated the document to reflect the proposed land use changes with conforming revisions throughout the document that result from the amendment. Furthermore, the revisions include the progressive history related to the specific plan, and those updates are reflected in the revised text in the Preface, Introduction, and Plan Conformance chapters of the specific plan.

Circulation, Infrastructure and Public Services

The amended plan addresses circulation and infrastructure to be extended into the new Planning Area 17. The plan continues to make provision for spine Street B (Hudson House) to be extended from the approved master plan area into the added Planning Area 17. Street B is a modified collector street serving to collect traffic from the interior neighborhoods. The portion of Street B that lies west of the C Street (Clementine Way) accommodates wider parkways including the Class 1 Bike Path along the north side of Bedford Canyon Wash. The 8-foot wide bike path expands to 12 feet wide west of C Street (Clementine Way) including that portion extending into the new planning area. The street system has been designed to accommodate the level of development that has been designed for the master planned area including the additional 31+ acres.

The amended plan pertaining to Potable Water, Reclaimed Water, storage capacity, and Sewerage includes the recalculation of demand and capacity based on the shift of acreages and units among the planning areas and across density thresholds. The calculations result in an incremental increase

in some demands but are within allowable thresholds and master-planned capacities as evaluated by the Public Works and Fire Departments.

The prior amendment to the specific plan identified three options for treatment of the Bedford Canyon Wash to be improved to convey not only site flows but also storm flows from the upper reaches of Bedford Canyon from off-site southwest. At that time, it was unknown which option would be acceptable to the Riverside County Flood Control District, and all three options were analyzed from an environmental perspective. The option thereafter accepted by the District and that being constructed was for the wash to be reconstructed with a deeper and wider cross-section (up to an average width of 200 feet) and a natural soft bottom design with native riparian vegetation and rip rap side slopes. The same treatment will extend through the new Planning Area 16A which accommodates the wash in an Open Space designation. The conditions of approval require that the selected cross-section for the wash be included in the document as Figure 5.12a rather than it being removed altogether. The inclusion of this exhibit serves important master plan historic information.

Storm water drainage and detention information in the specific plan is being updated to reflect the location of the water quality basin to be permanently situated in Planning Area 12 which is the low-point of the master plan on the north perimeter that will receive and detain surface flows before discharge into the downstream Bedford Canyon Wash. The updated plan also identifies a debris basin that was first designed upstream and off-site adjacent to the south boundary of the original plan and now shown in proposed Planning Area 17. This basin is designed to collect and detain flows from upstream Bedford Canyon Wash to protect the downstream development from those natural flows from the southwest. Once the Bedford Canyon Wash improvements are constructed to the south boundary, this basin will remain at the northeast corner of Planning Area 17 but will ultimately be designed and re-sized according to future development in Planning Area 17 and function as a water quality basin with soft bottom and rip rap sides so that natural vegetation can grow in the basin area.

Development Standards

The proposed amendment does not significantly affect the development standards in Chapter 6. The Permitted Uses listed in the Medium Density Residential land use designations are proposed to include the addition of age-qualified residential that could be established in any Medium Density planning area, not just Planning Areas 6 or 10 which were the High Density Residential designations in the original plan. Therefore, with this addition and with the adjustments to the planning areas proposed herein, age-qualified apartments, townhomes or detached/attached condominiums according to respective allowable densities, could be accommodated in Planning Areas 1, 2, 5, 6, 9, 14, and 17. Of note, however, Planning Areas 5 and 6 have gone through Precise Plan entitlement and are imminently being constructed but not for specifically age-qualified dwellers.

Design Guidelines

The Design Guidelines (Chapter 7) of the document is being modified only to conform to changes made in the rest of the document. Narrative text is being added to further clarify the street sections in Chapter 5 that already provide for a wider Class 1 bike path west of C Street expanded from 8 feet wide to 12 feet wide west of Clementine Way and to be further extended into new Planning Area 17 to the future terminus of Street B. The Conceptual Landscape Master Plan is also expanded to include the new Planning Area 17.

Furthermore, with the selection of an option for the improvement of the Bedford Canyon Wash since

the last plan amendment, the Design Guidelines are being amended to acknowledge the new information and address the design of maintenance access roads into the wash extending from the spine road B Street (Hudson House). Seven access ramps from the development side of the wash provide access down to the bottom of the wash for maintenance access and/or repair and have been approved in design by the Riverside County Flood Control District.

Implementation

The Implementation (Chapter 8) is generally being revised to conform any necessary text to the revisions taking place in the rest of the document. The conditions of approval require the elimination of the proposed revision in Section 8.5.3(D) which would empower the Community Development Director to approve land use boundary changes of up to 20% of the largest area being modified. The current provision is for that authority to apply up to 10%. Staff's opinion is that 10% or less remains negligible; however, increasing that percentage beyond 10% would exceed the appropriate authority for such a change at the administrative level. The project proponent understands this as the corrected text was an inadvertent omission in the final exhibit.

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, in light of the whole record before the City, that 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, in light of the whole record before the City, that 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 written materials received in adequate time have been included as exhibits to this and the

related staff reports for this project (Exhibit E).

STAFF ANALYSIS

The proposed amendment to the Arantine Hills Specific Plan extends the boundary of the plan to its logical extent to the southwest. The proposed Planning Area 17 and accompanying Planning Area 16A containing the Bedford Canyon Wash constitute the last undeveloped acres on the northwest side of the wash between the original plan boundary and the other-owned Eagle Glen Golf Course to the west. The subject addition is physically constrained by the southwest-to-northeast flowing wash and the developed Eagle Glen master plan to the northwest. The added area reflects the same characteristics as the land within the current specific plan boundary in terms of elevation and topography. The additional land is also part of the greater 160-acre parcel identified in the 2004 General Plan as an opportunity area for urbanized development that would be compatible with surrounding existing land uses. The added area into the plan is situated at a lower elevation from the developed residential land to the northwest in Eagle Glen and the residential land to the south in unincorporated Riverside County. The natural grade difference in addition to slope buffering and roadways create a separation and buffer from these existing residential areas to the subject site.

In response to market forces the land use pattern is being adjusted to re-allocate the same number of residential units across the expanded land area taking the overall density of the specific plan from 5.9 dwelling units per acre to 5.3. As the site development plans within the planned boundary evolve, land use patterns are being shifted to provide for varying product type across the site where planning areas are shaped by existing landform features. The proposed adjustments do not introduce incompatibilities, and aesthetic design is ensured through the development and design standards that are applicable to all the planning areas. The revised plan maintains all the components of community amenities as previously established and continue the same through the provision of a publicly accessible Class 1 Bike Path that will extend to the full extent of the interior spine road to its terminus at the southerly boundary of the new Planning Area 17. All necessary infrastructure will likewise be extended to serve the expanded boundary.

The amendment was properly evaluated in the Addendum to the EIR previously certified in 2017 and the adopted Supplement to the Final EIR adopted in 2017. All mitigation measures originally established will remain applicable throughout the completion of the master plan. Consistency with General Plan goals and polices as outlined in the Findings below are clearly established as well as with the Objectives of the Arantine Hills Specific Plan, and therefore, approval with the attached conditions of approval is recommended.

FINDINGS OF APPROVAL FOR SPA2018-0001

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. The plan as conditioned systematically implements and is consistent with the General Plan for the following reasons:

- a. *The amendment to the Arantine Hills Specific Plan continues a consistency established with the original plan 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. *SPA2018-0001 is consistent with Goal 1.22 and related policies associated with the subject site as an opportunity district identified in Chapter 3 of the 2004 General Plan which identifies the general area of Arantine Hills including the proposed additional 31+ acres as a site for potential urbanization and for its compatibility with surrounding existing development.*
- c. *SPA2018-0001 extends the existing boundary of the Arantine Hills Specific Plan maintaining a land use pattern that is well-designed with a balanced mix of land uses that enables a range of residential densities and natural open space.*
- d. *SPA2018-0001 remains internally consistent with established policies (Policies 1.22.3 and 1.22.4) to ensure that site design reflects its topographic setting and properly transitions with open spaces and natural areas.*
- e. *SPA2018-0001 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.*

3. The Plan as conditioned provides for the development of a comprehensively planned project that is superior to development otherwise allowed under the conventional zoning classifications for the following reasons:

- a. *The Arantine Hills Specific Plan as amended still maintains consistency with the objectives of the specific plan among which is to address the City's current and projected housing needs for all segments of the community by providing a range of family-oriented single family detached and attached housing.*
- b. *The amendment maintains consistency with the objectives of the specific plan for provision of pleasant, safe, and convenient connectivity including a bikeway along "B" Street being extended through the expansion area.*
- c. *The amendment maintains consistency with the objectives and design features of the specific plan to identify and address safety hazards such as wildfire and flooding dangers through implementation of design safety features and improvements to the Bedford Canyon Wash.*
- d. *The amendment continues to ensure that the project area is properly served with essential city services as the infrastructure improvements for the project area include street improvements, water, recycled water, sewer and storm drains revised to adequate support the amended plan.*

4. The Plan provides for the construction, improvement, or extension of transportation facilities, public utilities and public services required by the long-term needs of the project and/or other area residents, and complements the orderly development of the City beyond the project's boundaries for the following reasons:

- a. *The Arantine Hills Specific Plan as amended maintains all the necessary components of a master plan which include plans for all backbone infrastructure to serve the project area including circulation, water, recycled water, sewer, and storm drain systems.*
- b. *The amended plan remains consistent with the provision for the developer to either construct or pay a fair share contribution for the construction of infrastructure to support the proposed project including improvements to the Cajalco interchange at Interstate 15 and other off-site improvements.*
- c. *The revised plan will continue to provide for orderly development of the City beyond the project's boundaries because off-site infrastructure required of the project in conjunction with master planned improvements citywide will mitigate impacts of the project as a whole as well as ultimately improve conditions that currently exist in the immediate vicinity and beyond.*

5. The Plan provides for the appropriate orientation and relationship between land use within and adjacent to the project for the following reasons:

- a. *The amendment maintains a land use pattern that is appropriate for the extension of the specific plan boundary in terms of topography and similar proximity to the Bedford Canyon Wash.*
- b. *Natural open space will be permanently maintained along the Bedford Canyon Wash which continues along the southeastern perimeter of the specific plan including the additional area*
- c. *Natural separations by roadways, lower site elevation, permanent open space, and grading design all result in buffering of the project area from the surrounding land uses.*

PREPARED BY: TERRI MANUEL, AICP, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

EXHIBITS

1. Locational and Zoning Map Aerial
 2. Exhibit A-1 - Proposed Land Use Plan
 3. Exhibit A-2 - Land Use Plan Comparison
 4. Exhibit B - Conditions of Approval
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 6. Exhibit D - Applicant's letter dated September 11, 2018 explaining the Specific Plan Amendment request
 7. Exhibit E - Correspondence and e-mails received from the public
 8. Exhibit F - Proposed amendment contained within revised book
- ** 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, AICP (951) 736-2434