Arantine Hills Specific Plan

Study Session topics will include:

• Original Specific Plan approval.
• Proposed amendment to Specific Plan.
• Review process for the amendment.
• Overview of traffic.
• Company background and community outreach by developer.
Initial Arantine Hills Approval

- March 2009: City Council Study Session for Project Concept
- April 2009: Arantine Hills Project Submittal
- May 2009: First Project Review with various City Departments
- Dec 2009: Second Project Review with various City Departments
- Jan 2010: City Council Study Session
- February 2010: EIR Scoping Meeting with public
- July 2010: Third Project Review with various City Departments
- July 2012: Planning Commission Meeting
- August 2012: City Council Meeting PROJECT APPROVED
Project Approvals in August 2012:

- Arantine Hills Specific Plan.
- General Plan Amendment.
- Tentative Tract Map.
- Environmental Impact Report.
- Public Hearings.

Proposed Amendment will require:

- Amendment to Specific Plan.
- General Plan Amendment.
- Revised Tentative Tract Map.
- Development Agreement
- Supplement to the EIR.
- Public Hearings.
<table>
<thead>
<tr>
<th>Land Use</th>
<th>Acres</th>
<th>Density (du/ac)</th>
<th>Target Units</th>
<th>2015</th>
<th>Acres</th>
<th>Density (du/ac)</th>
<th>Target Units</th>
<th>Difference 2012 vs. 2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Commercial</td>
<td>38</td>
<td>--</td>
<td>--</td>
<td>GC</td>
<td>0</td>
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<td>-38 acres</td>
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<tr>
<td>Mixed Use I (Comm/Res)</td>
<td>21.1</td>
<td>25-40</td>
<td>451</td>
<td>MUI</td>
<td>19.9</td>
<td>25-40</td>
<td>150</td>
<td>-301 units -1.2 acres</td>
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<tr>
<td>Mixed Use II (Industrial/Comm)</td>
<td>18.6</td>
<td>--</td>
<td>--</td>
<td>MUII</td>
<td>0</td>
<td>--</td>
<td>--</td>
<td>-18.6 acres</td>
</tr>
<tr>
<td>High Density Res.</td>
<td>34.4</td>
<td>15-36</td>
<td>621</td>
<td>HDR</td>
<td>34</td>
<td>15-36</td>
<td>514</td>
<td>-107 units -0.4 acres</td>
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<tr>
<td>Medium Density Res.</td>
<td>65.8</td>
<td>6-15</td>
<td>461</td>
<td>MDR</td>
<td>64.1</td>
<td>6-15</td>
<td>570</td>
<td>+109 units -1.7 acres</td>
</tr>
<tr>
<td>Low Density Res</td>
<td>29</td>
<td>3-6</td>
<td>88</td>
<td>LDR</td>
<td>74</td>
<td>3-6</td>
<td>387</td>
<td>+299 units +45 acres</td>
</tr>
<tr>
<td>Parks</td>
<td>15.2</td>
<td>--</td>
<td>--</td>
<td>Parks</td>
<td>11.1</td>
<td>--</td>
<td>--</td>
<td>-4.1 acres</td>
</tr>
<tr>
<td>Open Space</td>
<td>36.6</td>
<td>--</td>
<td>--</td>
<td>OS</td>
<td>57.3</td>
<td>--</td>
<td>--</td>
<td>+20.7 acres</td>
</tr>
<tr>
<td>Roads</td>
<td>17.3</td>
<td>--</td>
<td>--</td>
<td>Roads</td>
<td>15.6</td>
<td>--</td>
<td>--</td>
<td>-1.7 acres</td>
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<tr>
<td></td>
<td>276</td>
<td>1,621</td>
<td></td>
<td></td>
<td>276</td>
<td>1,621</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*If age restricted units are added, the count will increase to 1,806 units.*
4.7 acres

1.2 acres

4.9 acres
Traffic Mitigation

- Traffic signals.

- Cajalco Road & Interstate 15 overpass bridge:
  - New bridge to increase to 6 lanes
    - Original approval (2012):
      - Developer responsible for 32.5% of the fair share construction of the bridge.
      - Complete bridge cost: approximately $62 million (fair share $20.1 million)
      - New bridge required to be constructed prior to first certificate of occupancy of dwelling unit and/or commercial office or industrial office.
Amended project (2015):

- Developer proposing to advance funds for the entire cost of bridge (remaining 67.5% of the cost = approx. $41.8 million)
- Certain number of units built prior to bridge construction.
### Average Daily Traffic Volume

*Recorded in 2014 vs Expected in 2016 With No Project*

<table>
<thead>
<tr>
<th>Year</th>
<th>ADT 2014</th>
<th>ADT 2016</th>
<th>Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014</td>
<td>17,600</td>
<td>17,100</td>
<td>-500</td>
</tr>
<tr>
<td>2014</td>
<td>19,000</td>
<td>18,500</td>
<td>-500</td>
</tr>
<tr>
<td>2014</td>
<td>6,200</td>
<td>6,500</td>
<td>+300</td>
</tr>
<tr>
<td>2014</td>
<td>18,500</td>
<td>21,600</td>
<td>+3,100</td>
</tr>
<tr>
<td>2014</td>
<td>9,100</td>
<td>7,900</td>
<td>-1,600</td>
</tr>
<tr>
<td>2014</td>
<td>6,900</td>
<td>6,000</td>
<td>-900</td>
</tr>
</tbody>
</table>

**Legend**

- **Year**
- **ADT**
- **Difference**
Village at Terrassa Development
2016 Foothill Improvements – 2 lanes WB / 3 lanes EB to Bedford Cyn
### Average Daily Traffic Volume

2016 With No Project & Roadway Capacity

<table>
<thead>
<tr>
<th>Year</th>
<th>ADT</th>
<th>Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>21,600</td>
<td>500 Over</td>
</tr>
<tr>
<td>2016</td>
<td>6,500</td>
<td>7,000</td>
</tr>
<tr>
<td>2016</td>
<td>7,900</td>
<td>5,100</td>
</tr>
<tr>
<td>2016</td>
<td>6,000</td>
<td>8,600</td>
</tr>
<tr>
<td>2016</td>
<td>18,500</td>
<td>500 Over</td>
</tr>
<tr>
<td>2016</td>
<td>17,100</td>
<td>9,800</td>
</tr>
</tbody>
</table>

### Legend

- **Year**
- **ADT**
- **Difference**

<table>
<thead>
<tr>
<th>2016</th>
<th>Capacity</th>
</tr>
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<td>18,000</td>
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</tr>
<tr>
<td>13,000</td>
<td></td>
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<tr>
<td>23,300</td>
<td></td>
</tr>
<tr>
<td>13,000</td>
<td></td>
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<tr>
<td>5,100</td>
<td></td>
</tr>
<tr>
<td>8,600</td>
<td></td>
</tr>
<tr>
<td>18,000</td>
<td></td>
</tr>
<tr>
<td>26,900</td>
<td></td>
</tr>
<tr>
<td>9,800</td>
<td></td>
</tr>
</tbody>
</table>

### Map

- A map showing various roadways and their traffic volumes and capacities for the year 2016.
### Average Daily Traffic Volume

**Expected 2017 ADT Without Project vs With Project & Capacity**

<table>
<thead>
<tr>
<th>Year</th>
<th>ADT 2017 w/o</th>
<th>ADT 2017 w</th>
<th>Capacity 2017 w/o</th>
<th>Capacity 2017 w</th>
<th>Capacity 2017 w w/Capacity</th>
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<tbody>
<tr>
<td></td>
<td>8,000</td>
<td>8,100</td>
<td>13,300</td>
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<td>100</td>
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<td></td>
<td>6,100</td>
<td>6,300</td>
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</tr>
<tr>
<td></td>
<td>200</td>
<td>7,000</td>
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</tr>
<tr>
<td></td>
<td>16,700</td>
<td>19,000</td>
<td>26,900</td>
<td></td>
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<tr>
<td></td>
<td>2,300</td>
<td>7,900</td>
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<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>6,600</td>
<td>6,900</td>
<td>13,300</td>
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<td>300</td>
<td>6,400</td>
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</tr>
<tr>
<td></td>
<td>19,200</td>
<td>20,500</td>
<td>18,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>1,300</td>
<td>1,500 Over</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>21,800</td>
<td>22,100</td>
<td>44,900</td>
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<tr>
<td></td>
<td>300</td>
<td>22,400</td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>

**Legend**
- Year
- ADT
- Difference

---

**Average Daily Traffic Volume: Expected 2017 ADT Without Project vs With Project & Capacity**
LEGEND

- Proposed Traffic Signal
- Existing Traffic Signal
- Proposed Signal Interconnect
- Existing Signal Interconnect

Arantine Hills Signal & ITS Improvements

Bedford Cyn at Georgetown
Proposed Area Traffic Control Devices
Expected Timeline if Arantine Hills Development Proceeds
Proposed Timeline

- 2014: ADT Measured
- 2016: Village of Terrassa Complete
  - 2016: Foothill East Improvements Complete
- 2017: RCTC SR-91 Improvements Complete
- Future: Cajalco Bridge Improvements Complete

Future of Bridge is Unknown

Expected Timeline if Arantine Hills Development Does Not Proceed
Average Daily Traffic Volume

Expected 2035 ADT **Without** Project vs **With** Project
Build a Better Life

ARANTINE HILLS
Corona, CA
Where We Build Homes and Create Communities
Land Planning and Community Development Expertise

• Master-Planned Communities:
  • Arantine Hills, Corona
  • The Cannery, Davis
  • Lambert Ranch, Irvine
  • McKinley Village, Sacramento
  • Russell Ranch, Sacramento
  • Villa Metro, Santa Clarita
Masterplan Expertise

• Lambert Ranch, Irvine
Masterplan Expertise

- Villa Metro, Santa Clarita
Masterplan Expertise

• Rose Lane, Larkspur
Awards and Honors for Consumer Driven Planning and Design

- 2012 Community of the Year: Lambert Ranch
- 2013 Community of the Year: Villa Metro
- 2014 Community of the Year: Rose Lane
- 2015 Community of the Year: Orchard Park

- 2013, 2014, and 2015 Eliant Award: Best Customer Experience
Arantine Hills Approved Land Use Plan

- 2012: City of Corona approved the land use plan and certified the EIR for Arantine Hills
  - 1,621 new residential units including:
    - Apartments
    - Condominiums
    - Townhomes
    - 3-4 story stacked flats
    - 88 low density single family detached homes
  - Increase to 1,806 units if AQ units added
  - 745,300 sq. ft. of regional serving commercial, industrial, and urban mixed-use space
  - 15.2 acres in park space
  - 36.6 acres of protected open space located along the Bedford Canyon Wash
Early Research Process and Conclusions

RESEARCH CONDUCTED PRIOR TO PURCHASE

• Surveys and studies
  – To understand geology, biology, traffic impacts, and more

• Market research
  – To assess current and future demand for both regional commercial uses and the high density residential units in the Approved Plan

• Professionally mediated focus group with high propensity voters living in Eagle Glen
  – To determine key community issues, needs and land use preferences

• One-on-one interviews with several local business owners
  – To test key retail assumptions

• Meetings with City of Corona representatives
  – To introduce The New Home Company and our research-based land use planning process

RESEARCH CONCLUSIONS

• **Replace** regional commercial/industrial with neighborhood-serving commercial
  – “We need more neighborhood-serving retail and less traffic impacts”
  – “Don’t add more competition to current businesses which are still recovering from the Great Recession”

• **Increase** the number of low density homes
  – “Approved Plan contains too much high density”

• **Reduce** the number of high density residential units
  – “Make sure new development is a better fit with the character of adjacent, existing communities”

• **Increase** open space

• **Add** an unlit public park
  – “Include amenities/activities desired by local residents”

2015: Site purchased by The New Home Company
Arantine Hills Amended Land Use Plan

- **April 13, 2015**: Amended Land Use Plan submitted to the City of Corona

  Retains same maximum number of homes as originally approved in 2012, yet:
  - Reduces commercial uses by 87%  
    - **Eliminates all regional-serving commercial/industrial**
  - Reduces overall density from 10.8 to 8.4 du/ac
  - Decreases the number of high density residential units by 38%  
    - **Replaces many of the high density units with low density homes**
  - Increases open space by 55% and adds a small public park
  - Retains appx. 18 acres of mixed use to accommodate a neighborhood-serving retail center
Community Engagement Process

**GOAL:**
- Promote transparency, respectful communications, and information clarity

_EVERYONE GETS THE SAME, ACCURATE INFORMATION AT THE SAME TIME_

**COMPLETED:**
- Launch Website/Email Account/Secure Local PO Box
- Letter #1: Mailed to 1,400 homes in Eagle Glen and unincorporated homes south of Arantine Hills
  - Shared Approved and Amended land use plans, announced website launch and email account
- Door-to-Door Introductions: 215 residences in NOP boundary
  - Number of residents engaged at front doors: 59 (27%)
- Email Q&A
  - Received emails from less than 1% of all Eagle Glen and unincorporated households
  - Courtesy email received acknowledging receipt of emails
Community Engagement Process

• **COMPLETED (cont.):**
  • Community Leaders/Clubs/Organization Presentations *(on-going)*
    • Corona Chamber of Commerce
    • Inland Gateway Assn. of Realtors
    • Eagle Glen HOA Board
    • Corona Chamber of Commerce Legislative Committee
  
  • Launch of new FAQs page on website
  
  • Distribution of responses to 12 emails received to date
  
  • Letter #2: *Mailed to 1,400 homes in Eagle Glen and unincorporated homes south of Arantine Hills*
    • Announced update to Amended Plan and launch of website FAQs
Community Engagement Process

• **UNDERWAY:**
  • Outreach to adjacent Homeowners Association Boards, professional organizations, and key stakeholder groups
  • Community Open House (July)
    • Create a more interactive experience with displays describing the Arantine Hills land use history, research and planning process, and other related topics to spark interaction
    • Offer multiple ways for people to provide comment in an environment that’s safe, serene and more one-on-one
    • Create a setting whereby neighbors have an equal and non-exclusive opportunity to receive accurate and factual information about Arantine Hills

• **FUTURE ACTIONS:**
  • Additional update letters, as needed
  • Expansion and regular updates to the Arantine Hills website, as needed
  • Environmental review by public agencies
  • City of Corona Planning Commission and City Council public hearings
Arantine Hills Process

City of Corona – Typical Public Review Process

Application submitted to City → Staff determines level of need for environmental review and commences review of application → Environmental review process → Corona Planning Commission public hearing → Corona City Council public hearing

LEGEND:
- Typical City Review Steps
- Public Hearings
- Arantine Hills Community Outreach, Engagement and Communication
- City Committee and Workshop Meetings

2014: Surveys and studies to understand geology, biology, traffic impacts, and more
2014: Meetings with City of Corona representatives
11/2014: Market research to assess current and future demand for both regional commercial uses and the high density residential units in the Approved Plan
11/2014: Professionally mediated focus group with high propensity voters living in Eagle Glen
11/2014-12/2014: One-on-one interviews with several local business owners

2/2015: Introductory meeting with Corona Chamber of Commerce
2/2015: Introductory meeting with Inland Gateway Ass. of Realtors
4/2015: Launch website/email account, secure local PO Box
4/2015: Letter #1 mailed to 1,400 homes
4/2015: Door-to-door introductions to 2015 residences
4/2014: Introductory meeting with Eagle Glen HOA Board
5/2015: Presentation to the Corona Chamber Legislative Committee
5/2015: Courtesy email sent acknowledging receipt of emails
5/2015: Letter #2 distributed to 1,400 homes
5/2015: FAQ added to website
5/2015: Email FAQ responses sent

Initial application submitted to City to amend 2012 Approved Plan
Corona Infrastructure Committee Meeting → Modified application submitted to City → Corona Infrastructure Committee Meeting → Corona Study Session Meeting → Staff determines level of need for environmental review and commences review of application → Environmental review process → Corona Planning Commission public hearing → Corona City Council public hearing

NOW