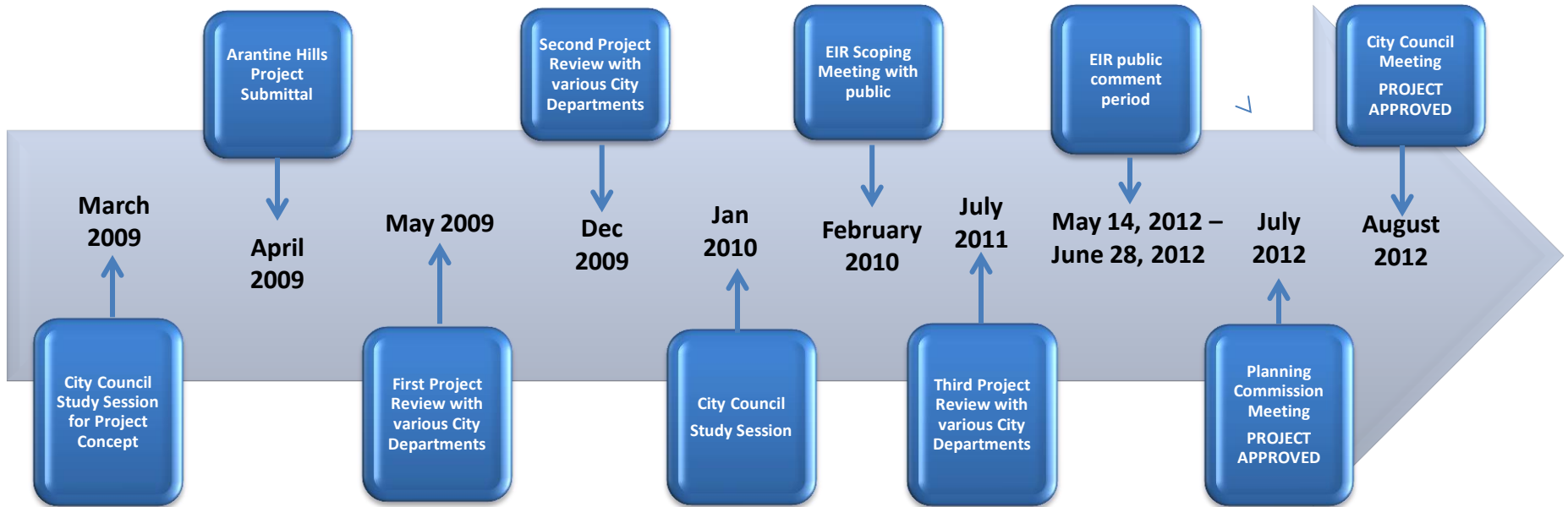


# Arantine Hills Specific Plan

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



# Arantine Hills



## Project Approvals in August 2012:

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

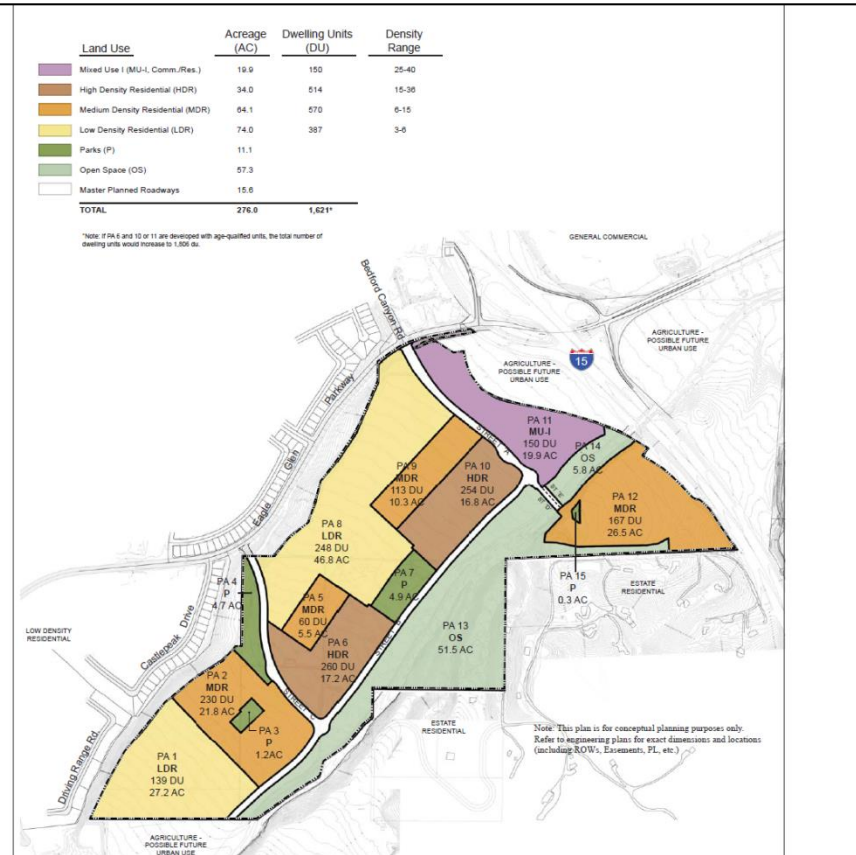
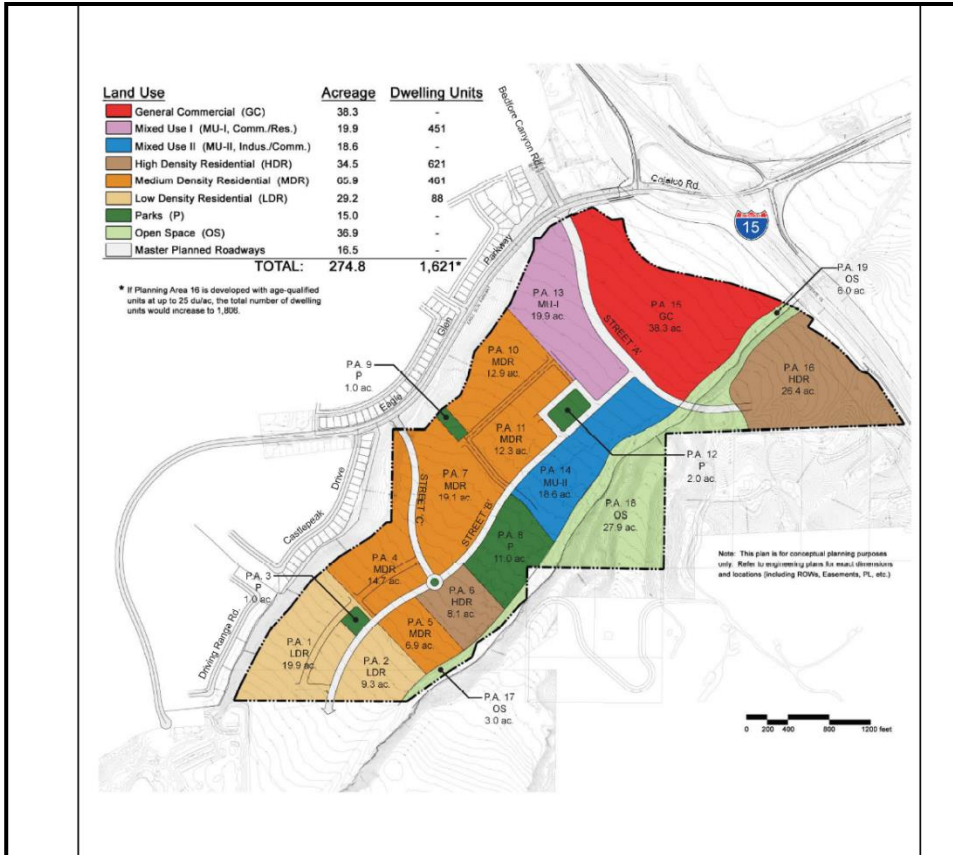
## Proposed Amendment will require:

- Amendment to Specific Plan.
- General Plan Amendment.
- Revised Tentative Tract Map.
- Development Agreement
- Supplement to the EIR.
- Public Hearings.

# Land Use Plan

2012

2015



## 2012

## 2015

2012	Land Use	Acres	Density (du/ac)	Target Units	2015	Land Use	Acres	Density (du/ac)	Target Units	Difference 2012 vs. 2015
	General Commercial	38	--	--		GC	0	--	--	-38 acres
	Mixed Use I (Comm/Res)	21.1	25-40	451		MUI	19.9	25-40	150	-301 units -1.2 acres
	Mixed Use II (Industrial/Comm)	18.6	--	--		MUII	0	--	--	-18.6 acres
	High Density Res.	34.4	15-36	621		HDR	34	15-36	514	-107 units -0.4 acres
	Medium Density Res.	65.8	6-15	461		MDR	64.1	6-15	570	+109 units -1.7 acres
	Low Density Res	29	3-6	88		LDR	74	3-6	387	+299 units +45 acres
	Parks	15.2	--	--		Parks	11.1	--	--	-4.1 acres
	Open Space	36.6	--	--		OS	57.3	--	--	+20.7 acres
	Roads	17.3	--			Roads	15.6	--	--	-1.7 acres
		276		1,621			276		1621	

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

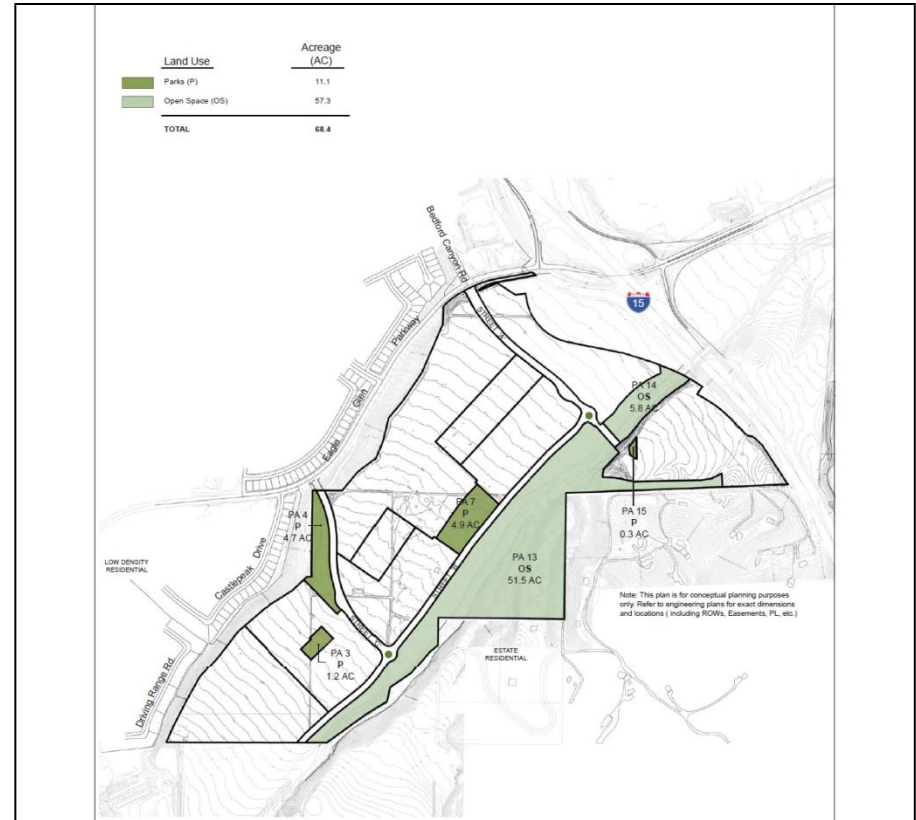


# Park Plan

2012



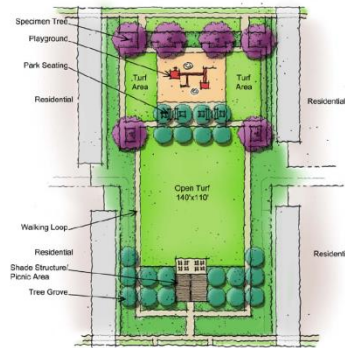
2015



**4.7 acres**



**1.2 acres**



**4.9 acres**



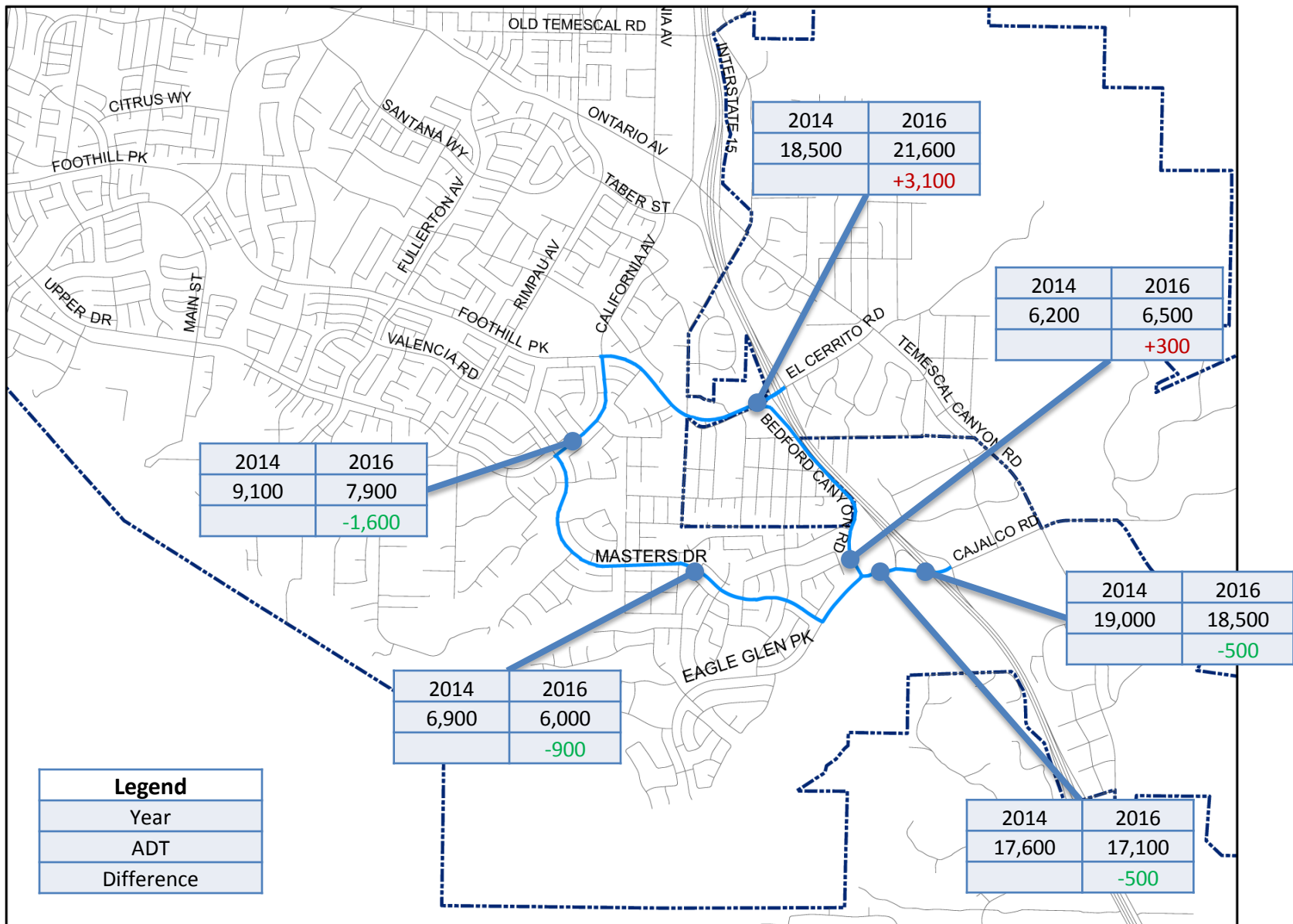
# Traffic Mitigation

- 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.



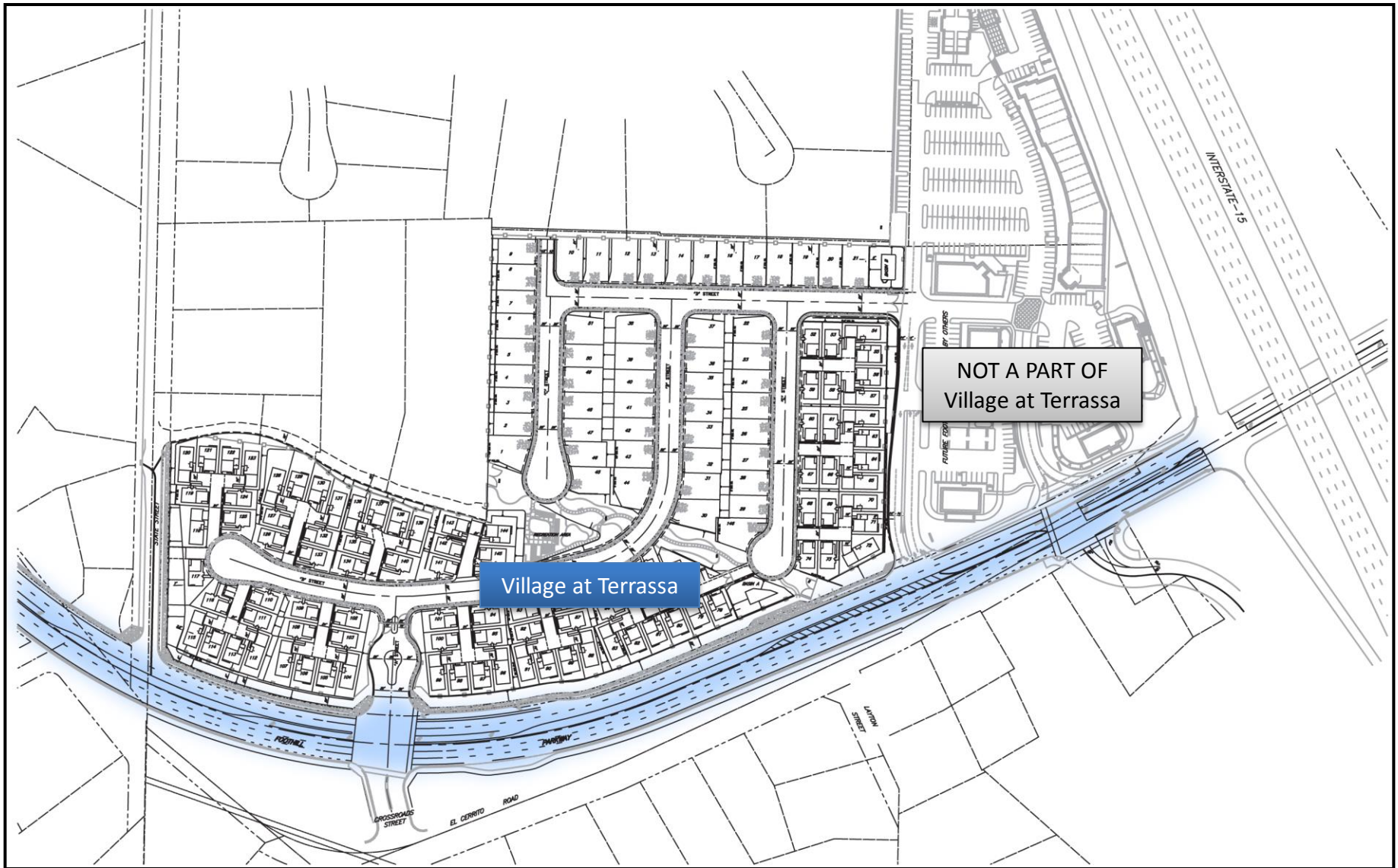
# Traffic Mitigation

- 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.



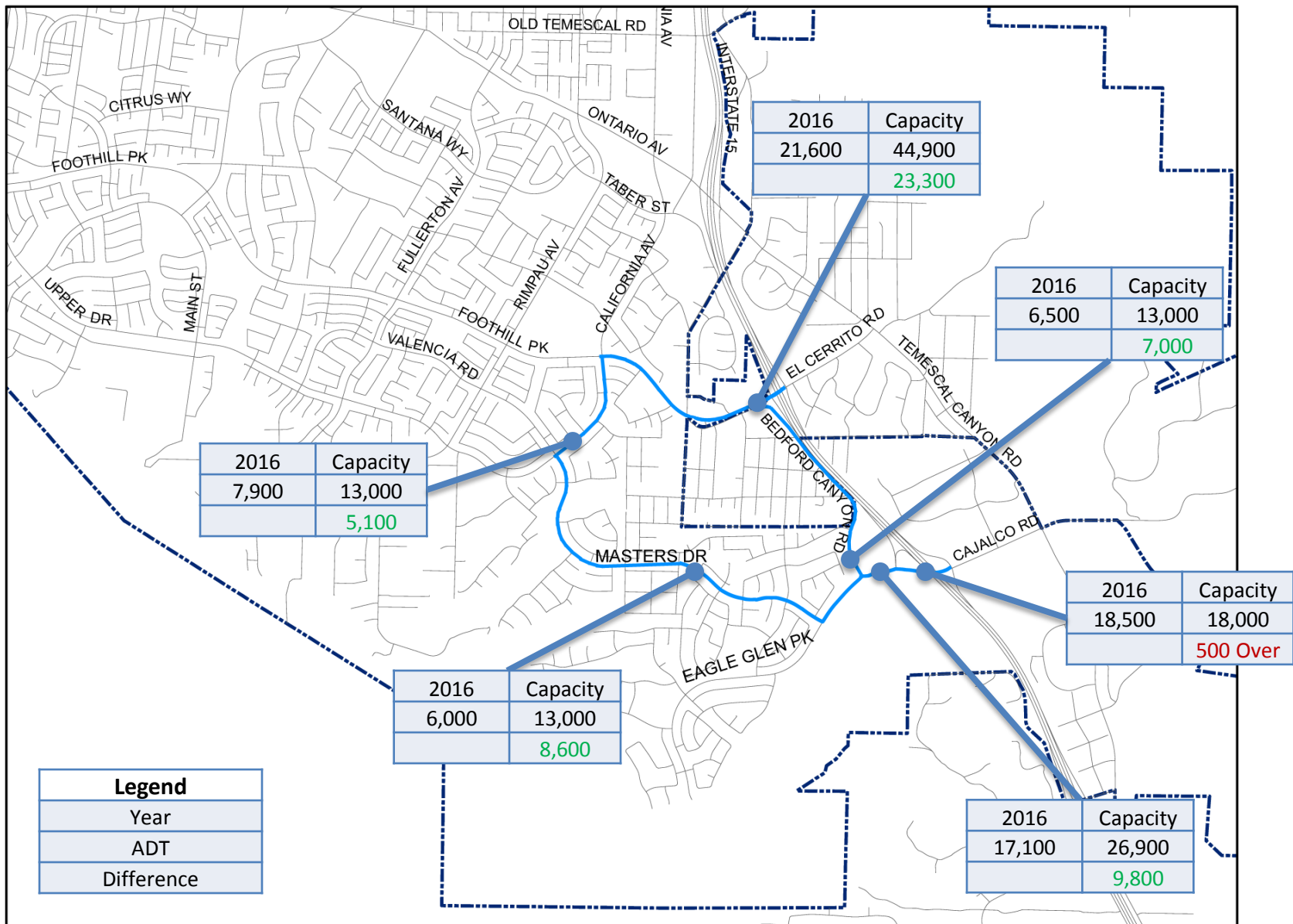
# Average Daily Traffic Volume

Recorded in 2014 vs Expected in 2016 With No Project



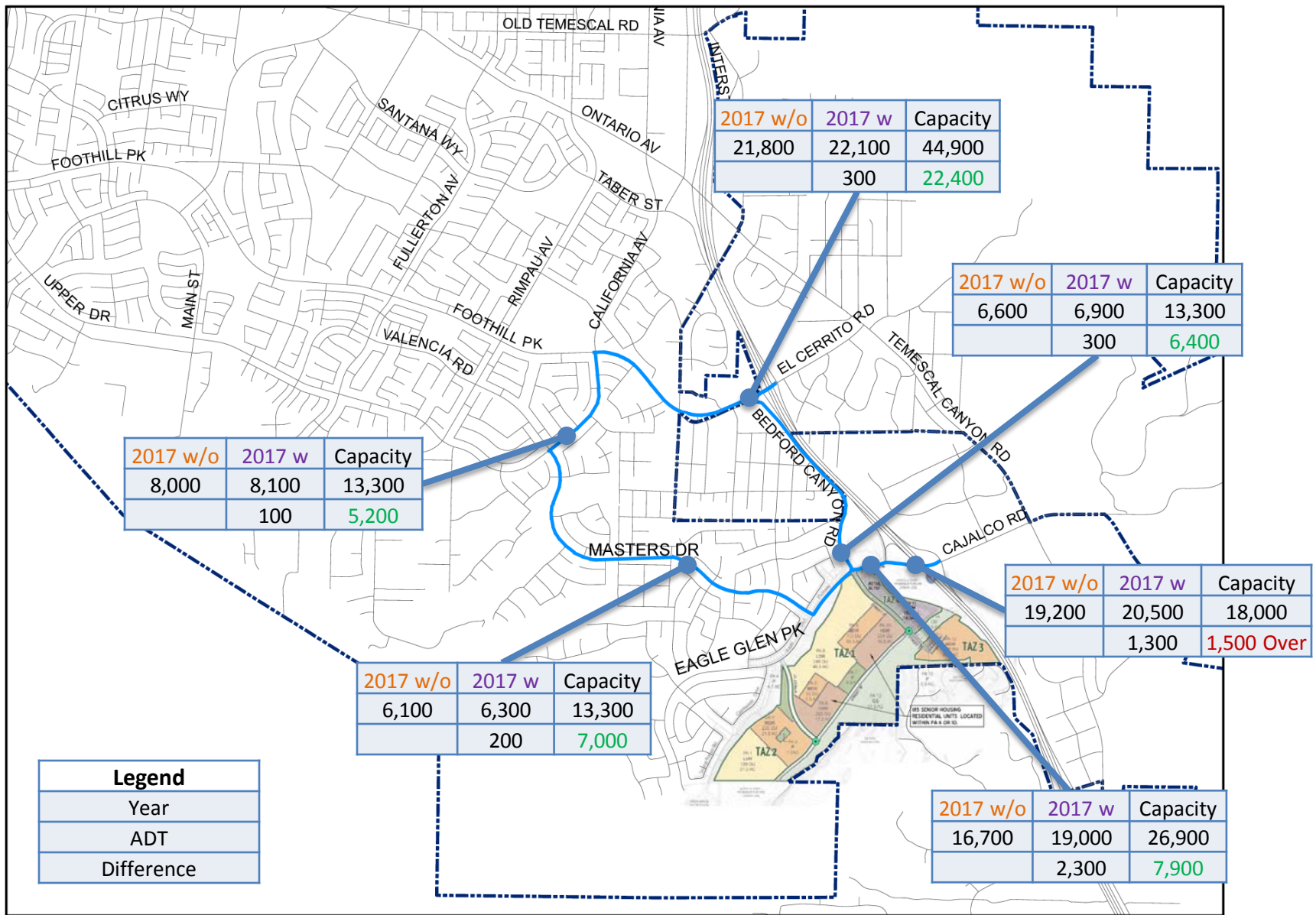
# Village at Terrassa Development

2016 Foothill Improvements – 2 lanes WB / 3 lanes EB to Bedford Cyn



# Average Daily Traffic Volume 2016 With No Project & Roadway Capacity

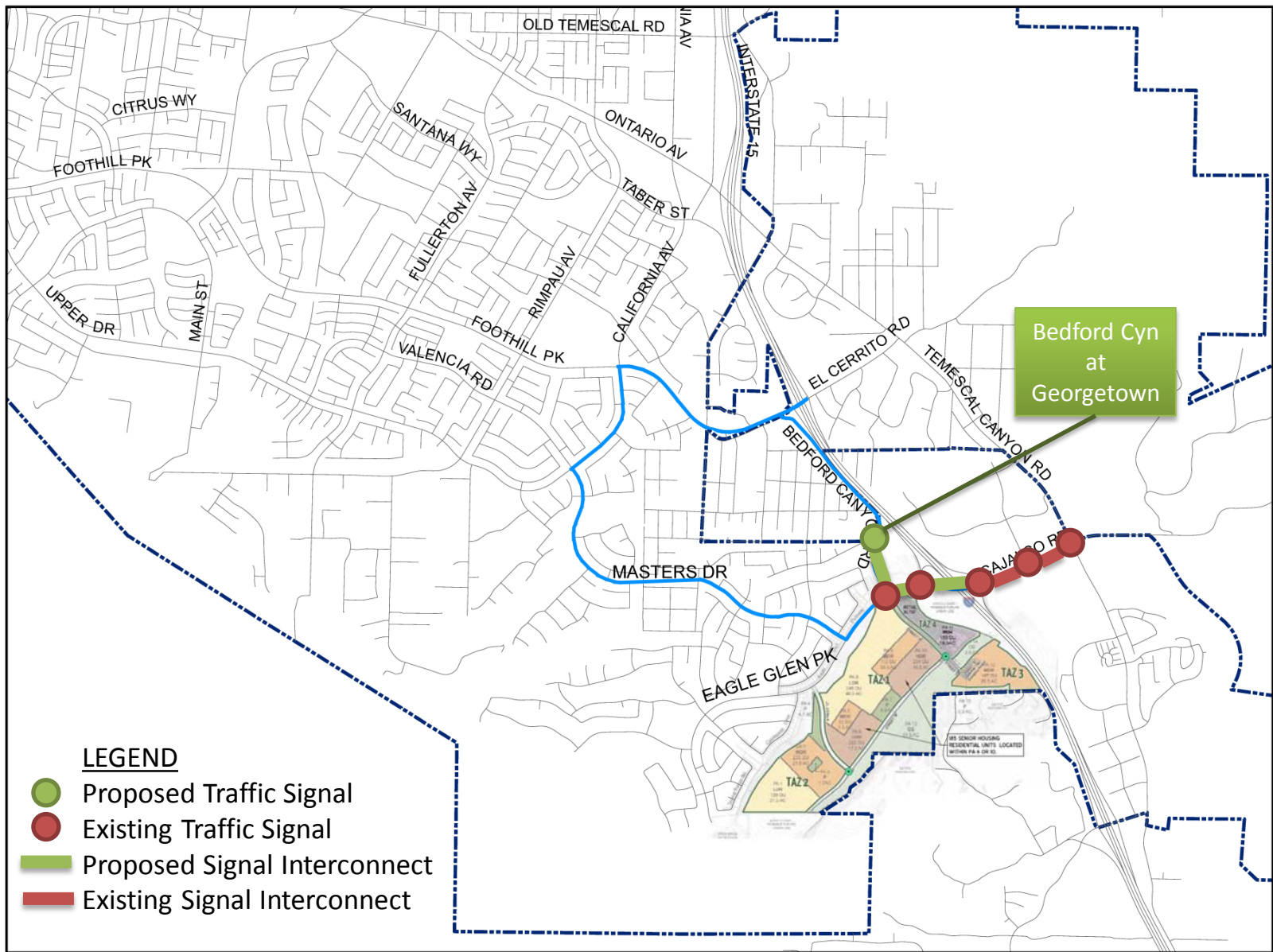




# Average Daily Traffic Volume

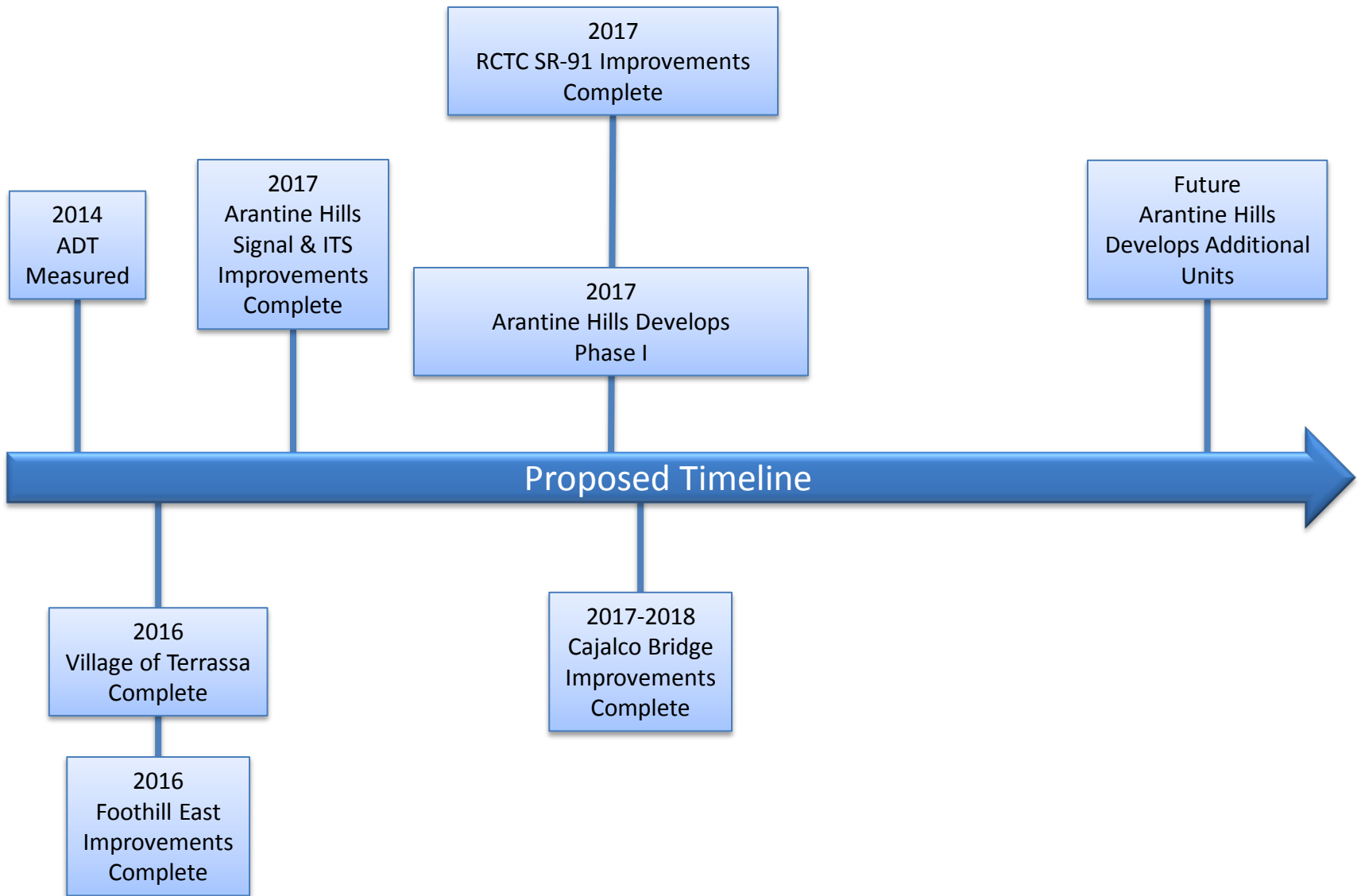
Expected 2017 ADT **Without** Project vs **With** Project & Capacity<sup>13</sup>



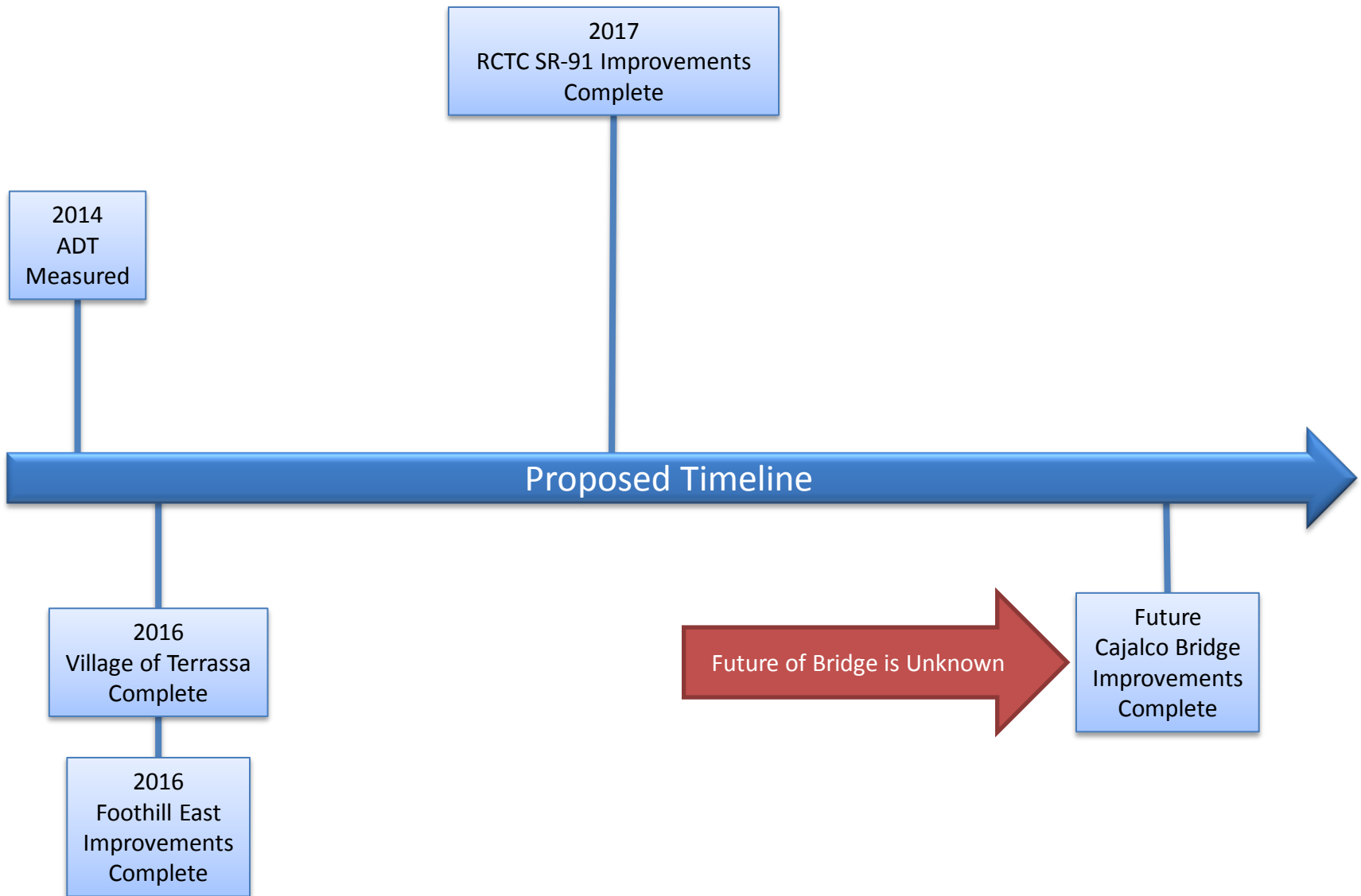


## Arantine Hills Signal & ITS Improvements

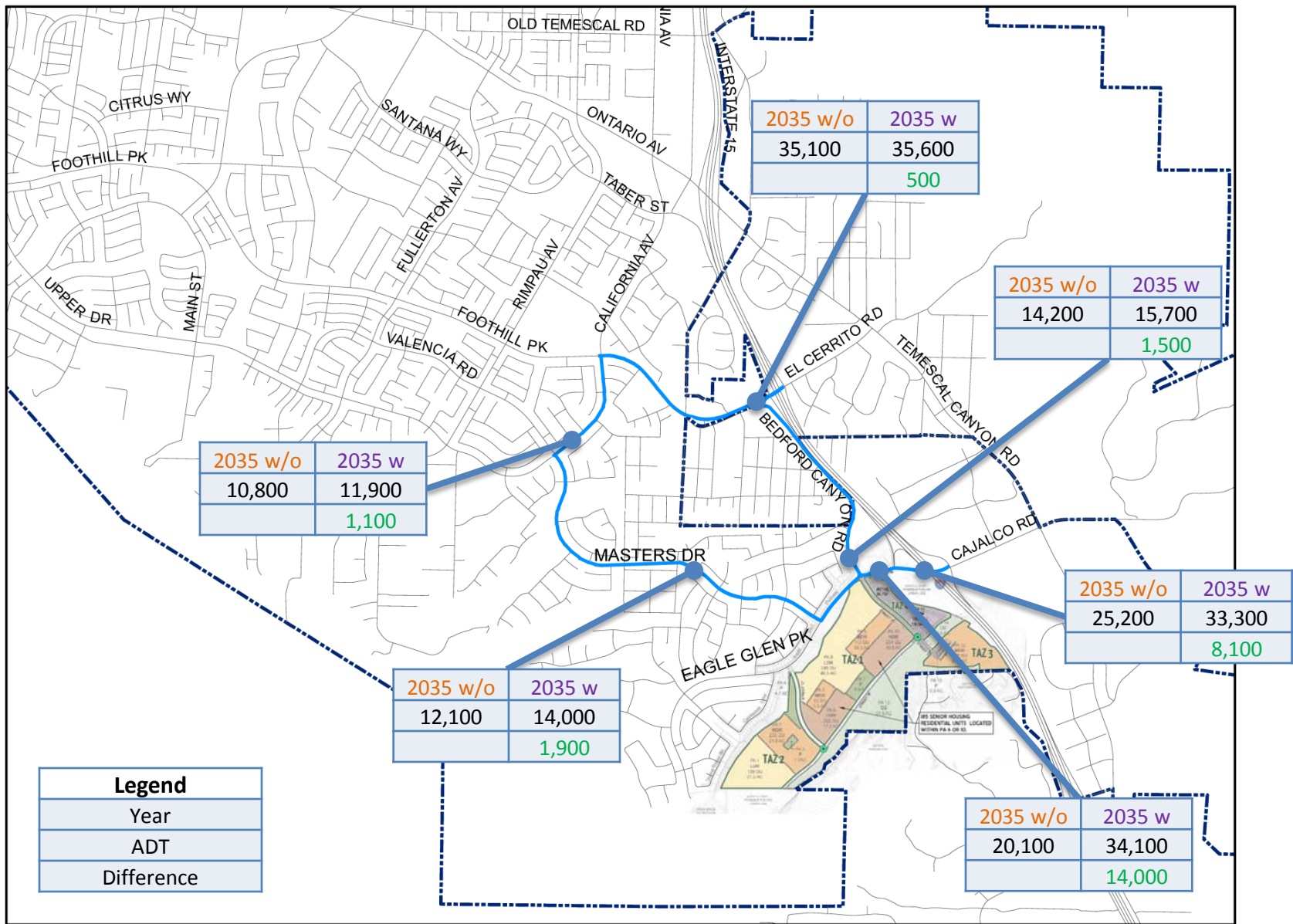




Expected Timeline if Arantine Hills Development Proceeds



Expected Timeline if Arantine Hills Development Does Not Proceed



**Average Daily Traffic Volume**  
 Expected 2035 ADT **Without** Project vs **With** Project





THE NEW  
HOME  
COMPANY

Build a Better Life

**ARANTINE HILLS**  
**Corona, CA**

# Where We Build Homes and Create Communities



★ = Office Locations







# 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

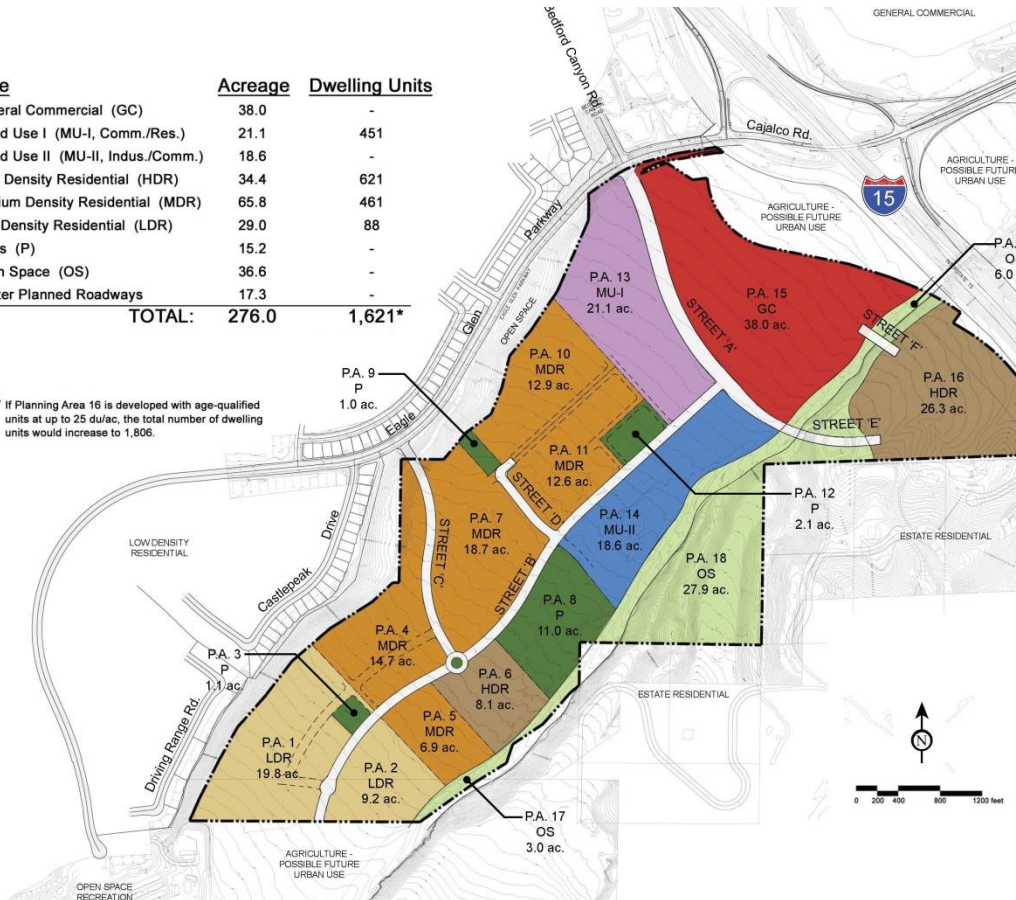


- 2012 Community of the Year: Lambert Ranch
  - 2013 Community of the Year: Villa Metro
  - 2014 Community of the Year: Rose Lane
  - 2015 Community of the Year: Orchard Park
- 
- 2013, 2014, and 2015 Eliant Award: Best Customer Experience

# Arantine Hills Approved Land Use Plan

Land Use	Acreage	Dwelling Units
General Commercial (GC)	38.0	-
Mixed Use I (MU-I, Comm./Res.)	21.1	451
Mixed Use II (MU-II, Indus./Comm.)	18.6	-
High Density Residential (HDR)	34.4	621
Medium Density Residential (MDR)	65.8	461
Low Density Residential (LDR)	29.0	88
Parks (P)	15.2	-
Open Space (OS)	36.6	-
Master Planned Roadways	17.3	-
<b>TOTAL:</b>	<b>276.0</b>	<b>1,621*</b>

\* If Planning Area 16 is developed with age-qualified units at up to 25 du/ac, the total number of dwelling units would increase to 1,806.



- 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

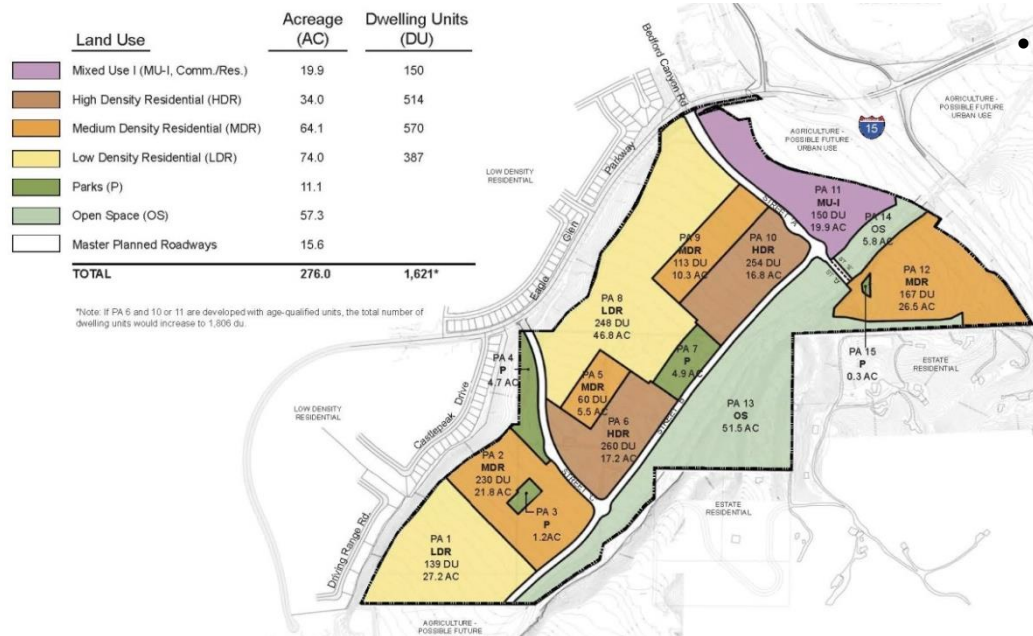
- Replace regional commercial/industrial with neighborhood-serving commercial
  - *“We need more neighborhood-serving retail and less traffic impacts”*
  - *“Don’t add more competition to current businesses which are still recovering from the Great Recession”*
- Increase the number of low density homes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

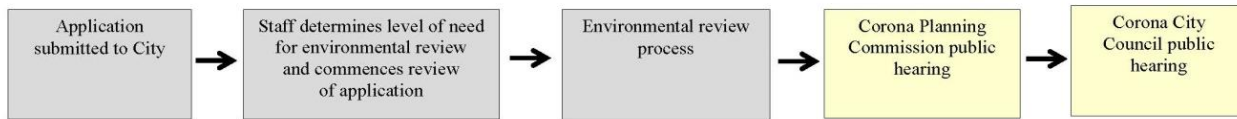
- Additional update letters, as needed
- Expansion and regular updates to the Arantine Hills website, as needed
- Environmental review by public agencies
- City of Corona Planning Commission and City Council public hearings

# Arantine Hills Process

**LEGEND:**

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

## City of Corona – Typical Public Review Process



- 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

## Arantine Hills Public Review Process

- 2/2015: Introductory meeting with Corona Chamber of Commerce
- 2/2015: Introductory meeting with The 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

