



STAFF REPORT

DATE: 11/05/2025
TO: Honorable Mayor and City Council Members
FROM: Planning and Development Department

2025-410

REQUEST FOR CITY COUNCIL ACTION

SUBJECT:

FINAL TRACT MAP 38572 TO SUBDIVIDE 85.51 ACRES INTO 47 LOTS AND 50 LETTERED LOTS FOR CONDOMINIUM PURPOSES, LOCATED SOUTHWEST OF CLEMENTINE WAY & HUDSON HOUSE DRIVE (APPLICANT: JASON PERRIN, ARANTINE HILLS HOLDINGS LP)

EXECUTIVE SUMMARY:

This staff report asks the City Council to approve the final tract map for Tentative Tract Map 38572 (TTM 38572). Arantine Hills Holdings LP, the applicant and owner, is prepared to submit the final map for recordation at the County of Riverside. TTM 38572 is for residential condominium purposes and the recordation of the map will allow the owner to facilitate the development of the site for 546 residential condominiums. The property is located within the Arantine Hills Specific Plan, and is entitled for low, medium, and high density residential development.

RECOMMENDED ACTION:

That the City Council approve the final map for Tentative Tract Map 38572.

BACKGROUND & HISTORY:

TTM 38572 is a subdivision of approximately 85.81 acres into 47 numbered lots and 50 lettered lots for residential condominium purposes. The project site is part of the Bedford Community located southwest of Clementine Way and Hudson House Drive. The zoning of the project site is a Low Density Residential (LDR), Medium Density Residential (MDR),

and High Density Residential (HDR) of the Arantine Hills Specific Plan and facilitates the construction of 546 residential condominium units, which include private streets, open space, and private parks. TTM 38572 was approved by the City Council on April 3, 2024.

ANALYSIS:

The applicant is prepared to record the Final Map for TTM 38572 according to Section 33458(a) of the California Government Code. To guarantee the construction of the public and private infrastructure improvements associated with the development, the developer will execute improvement agreements with the city pursuant to CMC Chapter 16.24 and has posted the required securities for the street, storm drain, sewer, water, reclaimed water, and landscaping facilities.

According to the requirements of the Subdivision Map Act, the developer will also enter into an agreement for the survey monumentation and post sufficient securities to guarantee the placement of all survey monuments and improvements required by TTM 38572.

FINANCIAL IMPACT:

All applicable fees have been paid by the developer, including the development impact fees that are due prior to the recordation of the map.

ENVIRONMENTAL ANALYSIS:

The Arantine Hills Specific Plan is a master plan that was comprehensively evaluated in the Arantine Hills Environmental Impact Report (EIR) certified by the City of Corona on August 15, 2012 (SCH No. 2006091093), Supplemental EIR certified on May 19, 2016, Addendum to the Arantine Hills EIR adopted on December 19, 2018, and a Supplemental EIR certified on May 20, 2020. The City has determined that no additional environmental review is necessary because the final map proposes no changes to the project analyzed under the certified EIR, Supplemental EIRs and Addendum, and all of the criteria and circumstances that would require further environmental review pursuant to CEQA Guidelines § 15162(a) do not exist.

PREPARED BY: JESSICA KANG, ASSOCIATE ENGINEER

REVIEWED BY: JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

ATTACHMENTS:

1. Exhibit 1 – Approved Tentative Tract Map