



NOTICE OF DETERMINATION

TO:	FROM:
<input type="checkbox"/> Clerk of the Board of Supervisors or <input checked="" type="checkbox"/> County Clerk, County of Riverside 4080 Lemon Street, Riverside, CA 92501	City of Corona 400 S. Vicentia Avenue, Corona, CA 92882 Contact: Sandra Yang, Senior Planner Phone: (951) 736-2434

TO:	<input checked="" type="checkbox"/> Office of Planning and Research P. O. Box 3044 Sacramento, CA 95812-3044 Sent via state.clearinghouse@opr.ca.gov (overnight or hand delivery) <input type="checkbox"/> 1400 Tenth Street, Rm. 113 Sacramento, CA 95814	Lead Agency (if different from above) Address: Contact: Phone:
-----	--	---

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (If submitted to SCH): 2006091093
Project Title: Specific Plan Amendment 2019-0005 (SPA2019-0005) for the Bedford Marketplace.
Project Applicant: Glen Powles, Bedford Market Place, LLC., 5780 Fleet Street, Suite 225, Carlsbad, CA 92008
Specific Project Location: West side of Interstate 15 and south of Eagle Glen Parkway (APNs 279-240-003 & 279-240-019)
General Project Location (City and/or County): City of Corona, County of Riverside
Project Description: SPA2019-0005: Amendment to the Arantine Hills Specific Plan to increase the boundary of the specific plan by 17.85 acres and designate 11.7 acres General Commercial and 6.2 acres Open Space.

This is to advise that the (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on June 3, 2020, and has made the following determinations regarding the above described project:

1	<input type="checkbox"/> The project will have a significant effect on the environment.
	<input checked="" type="checkbox"/> The project will NOT have a significant effect on the environment
2	<input checked="" type="checkbox"/> A Supplemental Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	<input type="checkbox"/> A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	<input type="checkbox"/> A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.

3	<input checked="" type="checkbox"/>	Mitigation measures were made a condition of the approval of the project.
	<input type="checkbox"/>	Mitigation measures were NOT made a condition of the approval of the project.
4	<input checked="" type="checkbox"/>	A Mitigation Monitoring or Reporting Plan was adopted for this project.
	<input type="checkbox"/>	A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.
5	<input type="checkbox"/>	A Statement of Overriding Considerations was adopted for this project.
	<input checked="" type="checkbox"/>	A Statement of Overriding Considerations was NOT adopted for this project.
6	<input checked="" type="checkbox"/>	Findings were made pursuant to the provisions of CEQA.
	<input type="checkbox"/>	Findings were NOT made pursuant to the provisions of CEQA.
This is to certify that the Final Supplemental Environmental Impact Report with comments and responses and record of project approval, is available to General Public at:		
Custodian: Sylvia Edwards, City Clerk		Location: Corona City Hall, City Clerk's Office 400 S. Vicentia Avenue, Corona, CA 92882 And at: https://www.coronaca.gov/government/departments-divisions/building/projects

Date Received for filing: 6/4/20

Signature: Sylvia Edwards
Sylvia Edwards, City Clerk

Governor's Office of Planning & Research

Jun 05 2020

STATE CLEARINGHOUSE

ORDINANCE NO. 3315

AN ORDINANCE OF THE CITY OF CORONA, CALIFORNIA, APPROVING AMENDMENT NO. 3 TO THE ARANTINE HILLS SPECIFIC PLAN (SP09-001) LOCATED WEST OF INTERSTATE 15, SOUTH OF EAGLE GLEN PARKWAY TO INCORPORATE 17.85 ACRES OF ADDITIONAL LAND IN THE SPECIFIC PLAN BOUNDARY BY ADDING 11.7 ACRES OF GENERAL COMMERCIAL TO PLANNING AREA 11 AND 6.2 ACRES OF OPEN SPACE TO NEW PLANNING AREA 12A, TO ESTABLISH AMERICAN FARMHOUSE ARCHITECTURE FOR THE GENERAL COMMERCIAL DESIGNATION AND UPDATE VARIOUS SECTIONS, EXHIBITS, AND TABLES WITHIN THE SPECIFIC PLAN (SPA2019-0005).

WHEREAS, on April 20, 2020, the Planning and Housing Commission of the City of Corona ("Planning Commission") conducted a duly noticed public hearing and recommended that the City Council of the City of Corona ("City Council") approve Amendment No. 3 to the Arantine Hills Specific Plan (SP09-001) ("Specific Plan Amendment") to: (1) incorporate 17.85 acres of land located immediately adjacent to the northeast boundary of the existing specific plan boundary, as more fully described and depicted in Exhibit "A" attached hereto and incorporated herein by reference ("Annexed Property"); (2) designate 11.7 acres of the Annexed Property as General Commercial and add it to Planning Area 11; (3) designate 6.2 acres of the Annexed Property as Open Space and including it in a new Planning Area 12A; (4) establish American Farmhouse as the required architectural theme for commercial developments within the Specific Plan; and (5) update various sections, exhibits, and tables within the Arantine Hills Specific Plan; and

WHEREAS, the Specific Plan Amendment was submitted in conjunction with General Plan Amendment (GPA2019-0002), Parcel Map 37788 for the Annexed Property, and Precise Plan (PP 2019-0008) (collectively referred to herein as the "Proposed Project"); and

WHEREAS, on May 20, 2020, as the first action on the Proposed Project, the City Council approved a Resolution Adopting Findings and Certifying the Final Supplemental Environmental Impact Report for the Arantine Hills Specific Plan Amendment No. 3 (SCH # 2006091093) ("Final SEIR"), which was prepared pursuant to California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"), the State CEQA Guidelines and the City of Corona Local CEQA Guidelines and which included an analysis of the environmental impacts of this Specific Plan Amendment. The Final SEIR concluded that prior to mitigation, implementation of the Proposed Project will result in potentially significant impacts to Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Transportation and Traffic, and Utilities and Service Systems. However, previously adopted and

new mitigation measures have been developed to avoid or reduce all of these impacts to levels considered less than significant; and

WHEREAS, on May 20, 2020, the City Council held a duly noticed public hearing at which all persons wishing to testify in connection with the Specific Plan Amendment were heard and the Specific Plan Amendment was comprehensively reviewed.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF CORONA, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. CEQA Findings. The City Council has reviewed and considered the information contained in the Final SEIR and the administrative record for this Specific Plan Amendment, including all written and oral evidence provided during the public hearing. Based upon the facts and information contained in the Final SEIR and the entire administrative record before it, the City Council hereby makes and adopts the following findings:

A. The Final SEIR and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, the City of Corona Local CEQA Guidelines and other applicable law.

B. The Final SEIR contains a complete and accurate reporting of the environmental impacts associated with this Specific Plan Amendment and reflects the independent judgment and analysis of the City Council.

C. All mitigation measures applicable to this Specific Plan Amendment shall be a condition of approval for the Proposed Project and are incorporated herein by this reference.

D. All environmental impacts of the Specific Plan Amendment are either insignificant or can be mitigated to a level of insignificance pursuant to the mitigation measures outlined in the Final SEIR and the Mitigation Monitoring and Reporting Program.

SECTION 2. Zoning Findings. Pursuant to Sections 17.53.090 and 17.53.100 of the Corona Municipal Code, and based on the entire administrative record before the City Council, including all written and oral evidence presented to the City Council, the City Council hereby makes and adopts the following findings:

A. SPA2019-0005 systematically implements and is consistent with the General Plan for the following reasons:

(i) This Specific Plan Amendment is consistent with Policy 1.22.2 as the Annexed Property is part of an opportunity site identified in Chapter 3 of the 2004 General Plan which targets certain sites for potential urbanization and land use changes. The Specific Plan will allow for the development of urban uses on the Annexed Property that complement adjoining residential neighborhoods, commercial and industrial districts, and open spaces.

(ii) This Specific Plan Amendment maintains a land use pattern that is well-designed with a balanced mix of land uses that enable a range of residential densities, supportive commercial opportunity, areas of recreation, and natural open space.

(iii) This Specific Plan Amendment is consistent with Policies 1.11 through 1.1.4 because it promotes the development of Bedford Marketplace to provide a variety of commercial and service- related uses to support the diverse needs of the City, minimizes the need for Corona residents to travel to surrounding communities for goods and services, enhances Corona's fiscal viability and market demands, and accommodates uses that can be adequately supported by transportation and infrastructure.

(iv) This Specific Plan Amendment supports Policy 1.2.9 by promoting the development of a freeway-oriented 21-acre commercial center, a job generating use along the I-15 freeway that maximizes access and visibility.

B. SPA2019-0005 provides for development of a comprehensively planned project that is superior to development otherwise allowed under the conventional zoning classifications for the following reasons:

(i) The Specific Plan Amendment promotes quality design by implementing commercial design guidelines that are compatible with the surrounding communities within the Arantine Hills Specific Plan.

(ii) The Specific Plan Amendment requires precise plan approval for commercial signage that varies from the Specific Plan's signage standards to ensure the signage is appropriate for the project site and surroundings.

(iii) The Specific Plan Amendment ensures that certain elements and areas of the project are maintained by the responsible party.

C. SPA2019-0005 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:

(i) All the necessary components and backbone infrastructure of a master plan, including circulation, water, recycled water, sewer, and storm drain systems, will continue to be maintained with this Specific Plan Amendment.

D. SPA2019-0005 provides for the appropriate orientation and relationship between land uses within and adjacent to the project for the following reasons:

(i) This Specific Plan Amendment provides for commercial land use that is located adjacent to a major city entry point and freeway corridor maximizing access and visibility.

(ii) This Specific Plan Amendment provides open space in the form of landscape slopes to enhance the proposed commercial project from the freeway.

(iii) This Specific Plan Amendment continues to ensure that commercial development within Planning Area 11 is lower in elevation and separated from sensitive surrounding land uses by roadways.

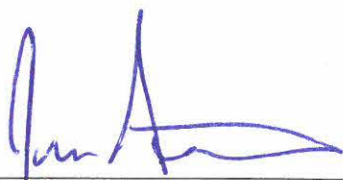
SECTION 3. Approval of the Amendment No. 3 (SPA2019-0005). Amendment No. 3 to the Arantine Hills Specific Plan Amendment (SPA2019-0005) is hereby approved, the Annexed Property is hereby added to the Arantine Hills Specific Plan (SP09-001), and the Arantine Hills Specific Plan (SP09-001) is hereby amended as shown in Exhibit "B" attached hereto and incorporated herein by reference.

SECTION 4. Modification of Zoning Map. The Community Development Director shall modify the Official Zoning Map of the City of Corona in accordance with this Ordinance to indicate thereon the zoning applicable to the Annexed Property.

SECTION 5. Custodian of Records. The documents and materials that constitute the record of proceedings on which the findings set forth in this Ordinance have been based are located at City of Corona City Hall, 400 S. Vicentia Avenue, Corona, California 92882. The custodian for these records is Joanne Coletta, Community Development Director.

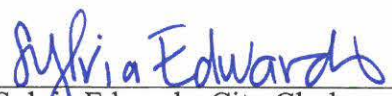
SECTION 6. Effective Date. The Mayor shall sign this Ordinance and the City Clerk shall attest thereto and shall within fifteen (15) days of its adoption cause it, or a summary of it, to be published in a newspaper of general circulation, published and circulated in the City of Corona. This Ordinance shall take effect and be in force on the 30th day after its adoption.

ADOPTED this 3rd day of June 2020.



Mayor
City of Corona, California

ATTEST:



Sylvia Edwards, City Clerk
City of Corona, California

CERTIFICATION

I, Sylvia Edwards, City Clerk of the City of Corona, California, do hereby certify that the foregoing Ordinance was regularly introduced at an regular meeting of the City Council of the City of Corona, California duly held on the 20 of May, 2020 and thereafter at an adjourned meeting held on the 3rd of June, 2020, it was duly passed and adopted by the following vote:

AYES:	CARRILLO, CASILLAS, SCOTT, SPEAKE, STEINER
NOES:	NONE
ABSENT:	NONE
ABSTAINED:	NONE

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Corona, California, this 3rd of June 2020.



City Clerk of the City of Corona, California

(SEAL)

PG 10 - 81

SUMMARY

On June 3, 2020, the Corona City Council will consider adopting an ordinance to approve Amendment No. 3 to the Arantine Hills Specific Plan (SP09-001) (SPA2019-0005) to: (1) incorporate 17.85 acres of land located immediately adjacent to the northeast boundary of the existing specific plan boundary ("Annexed Property"); (2) designate 11.7 acres of the Annexed Property as General Commercial and add it to Planning Area 11; (3) designate 6.2 acres of the Annexed Property as Open Space and include it in a new Planning Area 12A; (4) establish American Farmhouse as the required architectural theme for commercial developments within the Specific Plan; and (5) update various sections, exhibits, and tables within the Arantine Hills Specific Plan

A certified copy of the full text of this proposed ordinance is posted in the City Clerk's office.

The City Council meets at 6:30 p.m. in the Council Chambers in the Corona City Hall, located at 400 South Vicentia Avenue. The City Clerk's office is located in City Hall near the Council Chambers.

EXHIBIT "A"

LEGAL DESCRIPTION AND DEPICTION

[SEE ATTACHED ONE (1) PAGE]

Arantine Hills Specific Plan Amendment No. 3
Parcel Information

Properties that are being rezoned and annexed into the Arantine Hills Specific Plan:

Parcel Numbers and Acreage

279-240-019 : 12.22 ac

279-240-033: 5.63 ac

Legal Description

Being a portion of lot 1 of exclusion map of all the lands from coronita tract no. 3, as shown on a certified copy of the decree recorded on November 4, 1960 as instrument no. 95289 known as parcel "b" as shown on lot line adjustment no. 04132, recorded august 20, 1999 as instrument no. 99-373743 and a portion of the northeast quarter of section 20, township 4 south, range 6 west, san Bernardino meridian.

EXHIBIT "B"

**AMENDMENT NO. 3 TO THE
ARANTINE HILLS SPECIFIC PLAN**

[SEE ATTACHED SEVENTY-ONE (71) OF PAGES]