



Staff Report

---

**File #:** 22-0873

---

**PLANNING AND HOUSING COMMISSION STAFF REPORT**

**DATE:** 11/21/2022  
**TO:** Honorable Chair and Commissioners  
**FROM:** Planning & Development Department

**APPLICATION REQUEST:**

**TTM 38277:** Tentative Tract Map application to subdivide 34.27 acres into 13 numbered lots for the development of 118 residential condominium units and 19 lettered lots for private streets, open space, and private parks, located south of Bedford Canyon Road and Hudson House Drive, west of Interstate 15, in the Medium Density Residential, Parks, and Open Space designations within the Arantine Hills Specific Plan. (Applicant: Brian Milich, Pacific Ventures Management LLC, 4400 MacArthur Blvd., Suite 740, Newport Beach, CA 92660)

**RECOMMENDED ACTION:**

**That the Planning and Housing Commission** recommend APPROVAL of TTM 38277, based on the findings contained in the staff report and conditions of approval.

**PROJECT SITE SUMMARY:**

**Area of Property:** 34.27 acres  
**Existing Zoning:** Medium Density Residential, Parks, and Open Space (Arantine Hills Specific Plan)  
**Existing General Plan:** Medium Density Residential (6-15 du/ac), Parks and Open Space  
**Existing Land Use:** Vacant  
**Proposed Land Use:** Residential, Parks, and Open Space  
**Surrounding Zoning/Land Uses:**  
**N:** Open Space/Bedford Wash  
**E:** Interstate 15  
**S:** Residential/R-A-5 (Residential Agricultural) Riverside County zoning  
**W:** Open Space/Bedford Wash

**BACKGROUND**

The Bedford Community is a 325.7-acre master-planned residential and commercial development located on the west side of Interstate 15 and Eagle Glen Parkway. The community is being completed in phases per the zoning and development standards established by the Arantine Hills

Specific Plan. The phasing of the community, to date, has included the approval of 833 residential units, the community's on-site multi-purpose recreational center, and a 21.7-acre commercial retail center.

The applicant, Pacific Ventures, is the successor to Arantine Hills Holdings, LLC, the master developer of the Bedford Community. Pacific Ventures is responsible for constructing the backbone infrastructure within the community, as well as obtaining the land use entitlements for each phase of residential development. The homes within the community are being constructed by guest builders. Pacific Ventures is now seeking to develop the next phase, which consists of 118 residential units on 34.27 acres located within the eastern portion of the Arantine Hills Specific Plan, south of the Bedford Wash. The project site borders Interstate 15 to the west and rural residential properties to the south, which are under the jurisdiction of Riverside County.

The applications associated with the proposal are Tentative Tract Map 38277 (TTM 38277) and Precise Plan 2022-0002 (PP2022-0002). TTM 38277 proposes to create the lots to accommodate the residential development, and is the subject of this staff report. PP2022-0002 is for the site plan, architecture, and landscaping of the project, which are provided in detail in a separate staff report for consideration.

The project was initially reviewed by the Development Plan Review Committee on March 17, 2022. The applicant, Pacific Ventures, formally submitted the tentative tract map and precise plan applications to the city on May 25, 2022, which were reviewed by the Project and Environmental Review Committee on June 23, 2022. At the meeting, the Committee requested additional information from the applicant. The applicant submitted the missing and revised items and the applications were deemed complete on October 17, 2020, and subsequently scheduled for the Planning and Housing Commission meeting of November 21, 2022.

## **PROJECT DESCRIPTION**

TTM 38277 proposes to subdivide 34.27 acres into lots 1 through 13, for the development of 118 detached condominium homes. TTM 38277 also proposes to create 19 lettered lots for the construction of private streets, open space, and private parks, which are all improvements associated with the development of the 118 homes. The lettered lots include lots A through S. Exhibit 2 illustrates the subdivision proposed by TTM 38277.

The development site spans across multiple planning areas within the Arantine Hills Specific Plan, including Planning Area 14 and 15, and portions of Planning Areas 12A, 13 and 16. These planning areas have different zoning and permitted uses. Planning Area 14 is zoned Medium Density Residential. Planning Area 15 is zoned Parks. Planning Areas 12A, 13 and 16 are zoned Open Space. The intended use of the lots that are proposed by TTM 38277 comply with their respective planning area's zoning requirements.

In total, the subdivision proposes approximately 13 acres of residential lots, 15.16 acres of open space/park, and 6 acres for private streets. Tables A and B summarize the lots' sizes and intended land uses.

**Table A: Numbered Lots**

Lot No.	Square Footage	Acres	Land Use
1	30,406	0.70	Residential
2	39,163	0.90	Residential
3	26,489	0.61	Residential
4	42,977	0.99	Residential
5	24,647	0.57	Residential
6	68,773	1.58	Residential
7	35,504	0.82	Residential
8	36,137	0.83	Residential
9	28,962	0.66	Residential
10	70,018	1.61	Residential
11	68,272	1.57	Residential
12	48,574	1.12	Residential
13	50,470	1.16	Residential
<b>Total</b>	<b>570,392</b>	<b>13.12</b>	

**Table B: Letter Lots**

Lot No.	Square Footage	Acres	Land Use
A	35,009	0.80	Open Space/Emergency Vehicle, Pedestrian, and Bicycle Access
B	14,150	0.32	Open Space
C	7,556	0.17	Park
D	16,031	0.37	Park
E	62,736	1.44	Open Space
F	32,122	0.74	Open Space
G	38,643	0.89	Open Space
H	241,677	5.55	Open Space
I	148,861	3.42	Open Space
J	50,623	1.16	Open Space
K	13,083	0.30	Open Space
L	14,555	0.33	Street/Emergency Vehicle, Pedestrian, and Bicycle Access
M	11,495	0.26	Street
N	48,849	1.12	Street
O	36,921	0.85	Street
P	36,402	0.84	Street

Q	21,705	0.50	Street
R	52,066	1.20	Street
S	39,826	0.91	Street
<b>Total</b>	<b>922,310</b>	<b>21.17</b>	

The residential lots (1-13) meet the minimum lot area, width and depth requirements established by the Arantine Hills Specific Plan for newly created residential lots, which are:

- Minimum lot area - 7,200 square feet
- Minimum lot width - 45 feet
- Minimum lot depth - 60 feet

The residential lots range in size from 26,489 to 70,018 square feet and are designed to accommodate one- and two-story detached homes. Details of the plotting and layout of the units are described in the associated Precise Plan staff report (PP2022-0002). As the Tentative Tract Map is for condominium purposes, all units within the development will be condominium homes.

The residential portion of the Bedford Community is a private development with gated entrances located on Clementine Way and on the southern end of Bedford Canyon Road. The project site is located south of the Bedford Canyon Road and Hudson House Drive intersection, on the south side of Bedford Wash. The developer will construct a bridge over the wash to provide vehicular and pedestrian access from Bedford Canyon Road. The bridge has one northbound and one southbound vehicular lane totaling 32 feet in width, and an additional 28-foot-wide lane that allows emergency vehicle, pedestrian, and bicycle access.

All streets within the development are designed per the private street standards established by the Arantine Hills Specific Plan. The streets within the development have an overall right-of-way width of 56 feet, which includes roadway pavement, sidewalks and landscape parkways. The Arantine Hills Specific Plan allows streets with a right-of-way width of 56 feet to have on-street parking on both sides of the street.

Easements for public water, storm drain, and sewer lines will be established within the streets with the recordation of the final tract map. The easements will be dedicated to the City for access and public utility purposes.

**ENVIRONMENTAL ANALYSIS:**

The Arantine Hills Specific Plan is a master plan that was comprehensively evaluated in an Environmental Impact Report (EIR) certified by the City of Corona on August 15, 2012 (SCH # 2006091093), Supplemental EIR certified on May 19, 2016, Addendum to the 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 in connection with its consideration of TTM 38277 and PP2022-0002, as the applications propose 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.

### **FISCAL IMPACT**

The applicant has paid the applicable application processing fees for the project.

### **PUBLIC NOTICE AND COMMENTS**

A 10-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, the Planning and Development has not received any response from the public regarding the project.

### **STAFF ANALYSIS**

TTM 38277 will create lots that are designed to accommodate 118 condominium homes, two small parks, and open space. The intended use of the lots is permitted within the respective planning areas. The Medium Density Residential designation within the Arantine Hills Specific Plan permits a maximum density of 4.5 dwelling units per acre. The 118 units proposed by TTM 38277 and associated Precise Plan (PP2022-0002) results in a density of 3.4 dwelling units per acre, which is below the Medium Density Residential's limit. The subdivision complies with the subdivision standards imposed by the Arantine Hills Specific Plan and Corona Municipal Code.

The map implements a number of General Plan goals and policies that relate specifically to the project site, as well as residential development in general. The orderly development of the site is secured through the conditions of approval that apply to this map, as well as the underlying master map (Tract 36294) for Arantine Hills. Therefore, the Planning and Development Department recommends approval of TTM 38277 subject to the finding of approval below and the conditions of approval in Exhibit 3.

### **FINDINGS OF APPROVAL FOR TTM 38277**

1. The proposed project has been fully evaluated as part of a master plan comprehensively evaluated under the Arantine Hills specific Plan Environmental Impact Report (EIR) certified August 15, 2012 (SCH # 2006091093), Supplemental EIR certified May 19, 2016, Addendum to the EIR adopted on December 19, 2018, and Supplemental EIR certified May 20, 2020. Furthermore, all of the criteria and circumstances that would require further environmental review pursuant to CEQA Guidelines § 15162(a) do not exist. Therefore, subsequent environmental evaluation is not required under CEQA, and no further environmental assessment is warranted.
2. None of the criteria exists for denying the map as provided in Section 66474 of the California Government Code, for the following reasons:
  - a. *The proposed map is consistent with the General Plan designations of Medium Density Residential, Open Space and Park as shown on the city's General Plan land use map and in accordance with the goals and policies related to the project site and residential development in general.*
  - b. *The proposed subdivision is designed in accordance with the standards imposed by the*

*respective land use designations of the Arantine Hills Specific Plan and Corona Municipal Code.*

- c. The site is suitable for the type of development proposed under TM 38277 and associated PP2022-0002 and provides for adequate access from Eagle Gen Parkway and from the internal system of private streets designed in accordance with specific plan standards.*
- d. The site is physically suitable for the proposed density of development because the proposal demonstrates how the site will be graded and developed in accordance with the Arantine Hills Specific Plan standards and that of the Corona Municipal Code.*
- e. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially injure fish or wildlife or their habitat because the project has been fully evaluated under the Arantine Hills Specific Plan Environmental Impact Report and Supplemental Environmental Impact Report, which imposes mitigation measures that will be carried out with the implementation phases of the plan.*
- f. The proposed subdivision will not result in adverse impact to public health, safety or general welfare because the project is designed in accordance with design standards that are in place to ensure the orderly development of the project site and the improvements associated with the project.*
- g. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision because easements are being protected in place or relocated elsewhere on the project site.*

3. Pursuant to California Government Code Section 66473.5, consistency with applicable General Plan or Specific Plan exists for the following reasons:
  - a. The General Plan allows for up to 15 dwelling units per acre for the Medium Density Residential designation. The proposal will result in approximately 3.4 dwelling units per acre.*
  - b. Each planning area has been designed in accordance with the development standards imposed on the respective areas of Medium Density Residential, Park, and Open Space designations.*
4. Pursuant to California Government Code Section 66474.6, the discharge of waste from the proposed subdivision into existing community sewers would not result in violation of existing requirements presented by the Santa Ana Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code for the following reason:
  - a. The amount of discharge to be produced by the development does not exceed the limit established by the Santa Ana Regional Water Quality Control Board as monitored by the City's Utilities Department.*
5. The proposal is in conformance with the standards of the MDR designation for the following reasons:
  - a. Residential condominium development is permitted in the MDR designation of the Arantine Hills Specific Plan, and the subdivision is consistent with the development*

*standards that apply to the site.*

*b. The proposed development is consistent with the applicable standards imposed by Corona Municipal Code.*

6. The proposal is in conformance with Title 16 (Subdivisions) of the Corona Municipal Code for the following reasons:

*a. The proposed map meets the city's subdivision standards for lot area as prescribed by the Arantine Hills Specific Plan development standards for condominium development and the requirements for street access.*

*b. All necessary public improvements to support the proposed project are guaranteed with this subdivision.*

7. The subdivision is consistent with:

*a. Regulations adopted by the State Board of Forestry and Fire Protection pursuant to Section 4290 of the Public Resources Code requiring minimum fire safety standards related to defensible space for perimeters and access to all residential, commercial, and industrial building construction in areas of state responsibility and very high fire hazard severity zones including building construction, road standards for fire equipment access, standards for street, road and building identification, minimum water supply reserves for emergency fire use, and fuel breaks and greenbelts, and education of the public regarding individual owner responsibilities under Section 4291 of the Public Resources Code.*

*b. Local ordinances certified by the State Board of Forestry and Fire Protection as meeting or exceeding the state regulations.*

8. Structure fire protection and suppression services will be available for the subdivision through any of the following entities:

*a. A county, city, special district, political subdivision of the state, or another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity.*

*b. The Department of Forestry and Fire Protection by contract entered into pursuant to Section 4311, 4142, 4144 of the Public Resources Code.*

**PREPARED BY:** SANDRA YANG, SENIOR PLANNER

**REVIEWED BY:** JAY EASTMAN, PLANNING MANAGER

**SUBMITTED BY:** JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

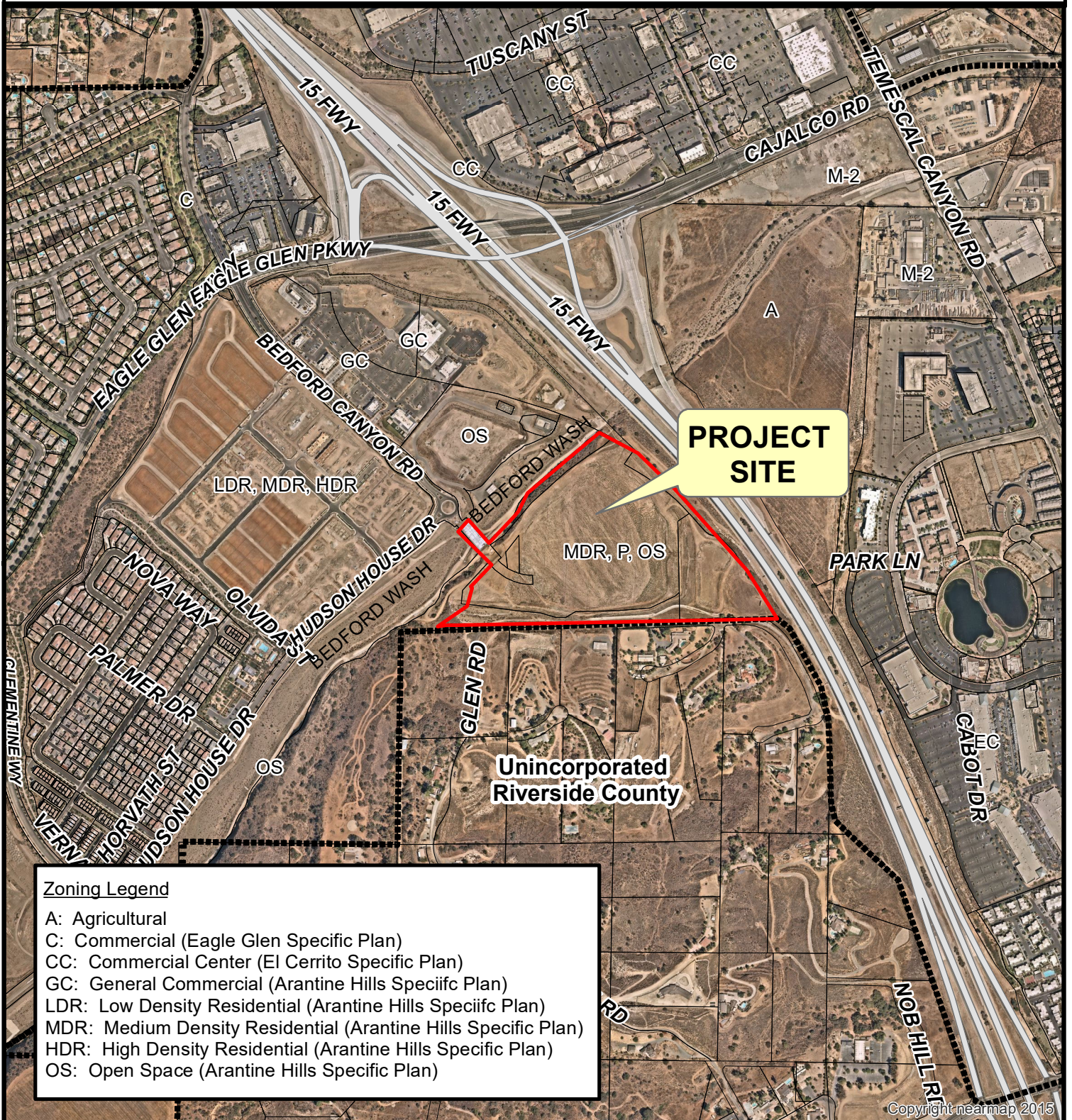
EXHIBITS

1. Locational and Zoning Map
2. Tentative Tract Map 38277
3. Conditions of Approval
4. Conceptual Grading Plan
5. Conceptual Utility Plan
6. Applicant's letter

Case Planner: Sandra Yang (951) 736-2262



# LOCATIONAL & ZONING MAP



**Zoning Legend**

- A: Agricultural
- C: Commercial (Eagle Glen Specific Plan)
- CC: Commercial Center (El Cerrito Specific Plan)
- GC: General Commercial (Arantine Hills Specific Plan)
- LDR: Low Density Residential (Arantine Hills Specific Plan)
- MDR: Medium Density Residential (Arantine Hills Specific Plan)
- HDR: High Density Residential (Arantine Hills Specific Plan)
- OS: Open Space (Arantine Hills Specific Plan)

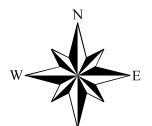
Copyright nearmap 2015



Date: 11/08/2022

**TTM 38277 & PP2022-0002**

Applicant: Pacific Ventures Management LLC



**EXHIBIT 1**

# TENTATIVE TRACT MAP NO. 38277 FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF LOT 10, LOTS "D", "E", "F", "I", "L" AND "R", A PORTION OF LOT "S" OF TRACT NO. 36294, AS PER MAP FILED IN BOOK 456, PAGES 23 THROUGH 58, INCLUSIVE, OF MAPS, TOGETHER WITH LOT "D" OF PARCEL MAP NO. 37788, AS PER MAP FILED IN BOOK 250, PAGES 85 THROUGH 84, INCLUSIVE, OF PARCEL MAPS, BOTH RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

### NUMBERED LOTS

Lot No.	S.F.	Acres	Land Use
1	30,406	0.70	Residential
2	39,163	0.90	Residential
3	26,489	0.61	Residential
4	42,977	0.99	Residential
5	24,647	0.57	Residential
6	68,779	1.58	Residential
7	35,504	0.82	Residential
8	36,137	0.83	Residential
9	28,962	0.66	Residential
10	70,018	1.61	Residential
11	88,272	1.57	Residential
12	48,574	1.12	Residential
13	50,470	1.16	Residential

### LETTERED LOTS

Lot No.	S.F.	Acres	Land Use
A	35,000	0.80	Open Space/EVA
B	14,150	0.32	Open Space
C	7,556	0.17	Park
D	16,031	0.37	Park
E	62,736	1.44	Open Space
F	32,122	0.74	Open Space
G	38,643	0.89	Open Space
H	241,677	5.5	Open Space
I	148,861	3.42	Open Space
J	50,623	1.16	Open Space
K	13,083	0.30	Open Space
L	14,555	0.33	Street/EVA
M	11,495	0.26	Street
N	48,849	1.12	Street
O	36,921	0.85	Street
P	36,402	0.84	Street
Q	21,705	0.50	Street
R	52,066	1.20	Street
S	39,826	0.91	Street

### ALL LOT SUMMARY

LAND USE	TOTAL AREA (AC.)
RESIDENTIAL	13.1
PARK/OPEN SPACE	15.16
STREET	6.01
<b>TOTAL</b>	<b>34.27</b>

### EARTHWORK SUMMARY

CUT:	55,786 CYS
FILL:	56,597 CYS
IMPORT:	811 CYS

### PROPOSED EASEMENTS

1. INGRESS EGRESS AND EMERGENCY ACCESS OVER PRIVATE STREETS AND PUBLIC UTILITY PURPOSES.

### LEGEND

	RIGHT OF WAY
	LOT LINE
	TRACT BOUNDARY
	EASEMENT
	EXISTING LOT LINE
	DAYLIGHT LINE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING CLUB
	EXISTING MEADOW
	TOP AND TOE OF SLOPE
	RETAINING WALL
	PROPOSED V-DITCH



### STATEMENT OF OWNERSHIP

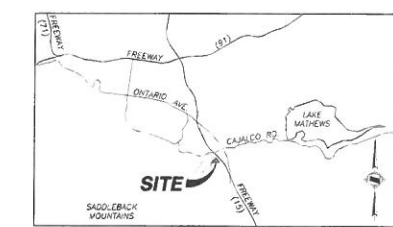
I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

DOUGLAS L. STALEY DATE \_\_\_\_\_



PREPARED FOR / OWNER:  
**ARANTINE HILLS HOLDINGS, LP  
A DELAWARE LIMITED PARTNERSHIP**  
4343 VON KARMAN AVE, SUITE 300  
NEWPORT BEACH, CA 92660  
(949) 382-2766

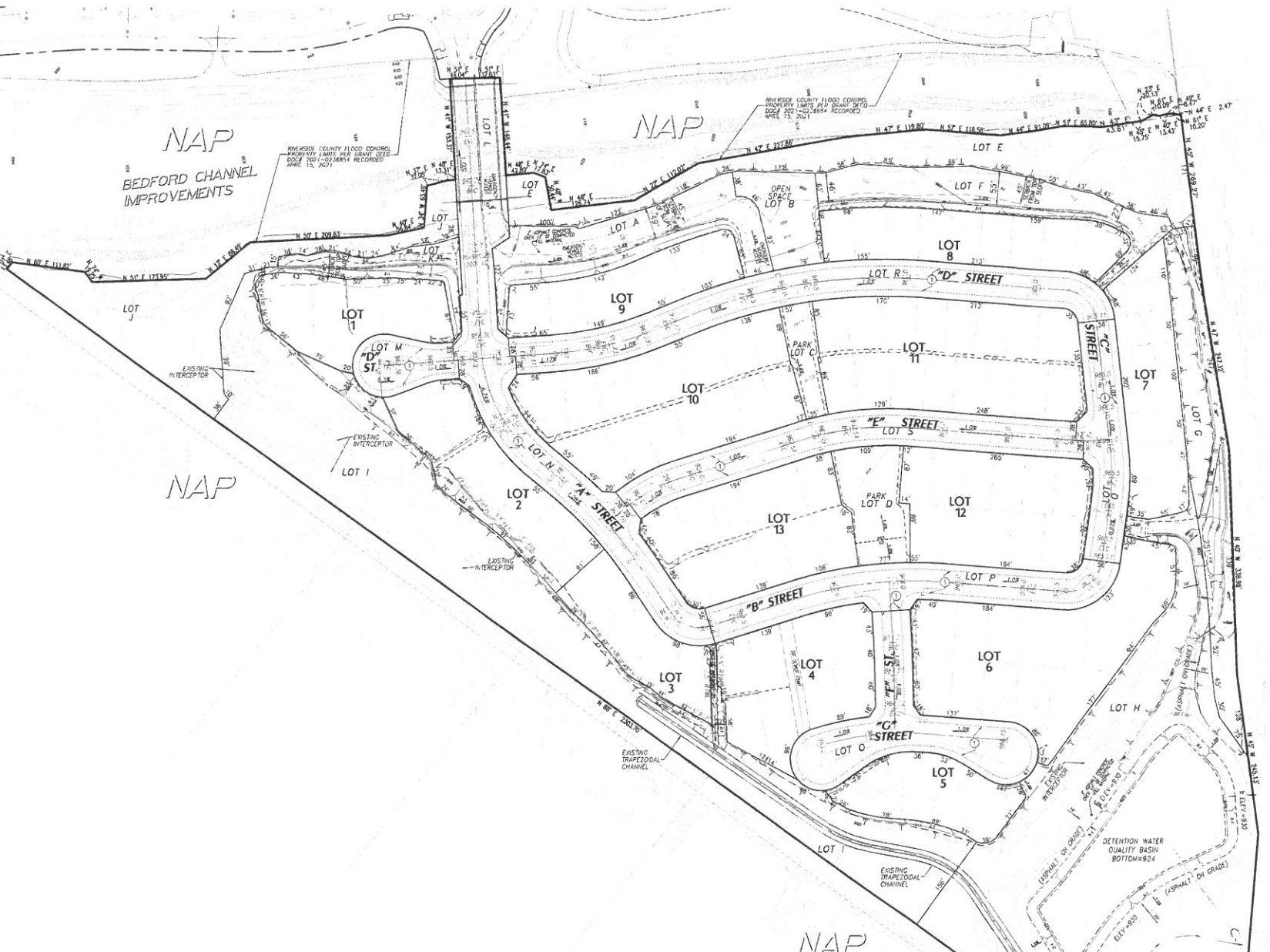
PREPARED BY:  
**HUNSAKER & ASSOCIATES**  
IRVINE, INCA  
PLANNING • ENGINEERING • SURVEYING  
Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759



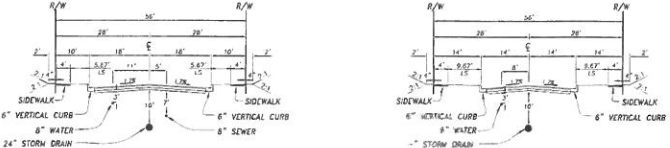
### NOTES

- EXISTING LAND USE VACANT
- PROPOSED LAND USE: RESIDENTIAL
- EXISTING GENERAL PLAN LAND USE DESIGNATION: MEDIUM DENSITY RESIDENTIAL
- EXISTING ZONING: MEDIUM DENSITY RESIDENTIAL AND PARKS
- ASSESSOR PARCEL NUMBERS: 279-240-023, 279-240-024 AND 279-240-026
- TOTAL GROSS AREA: 34.27 AC
- WATER SERVICE PROVIDED BY: CORONA DEPARTMENT OF WATER AND POWER, 755 CORPORATION YARD WAY, CORONA, CA 92880, (951) 736-2234
- SEWER SERVICE PROVIDED BY: CORONA DEPARTMENT OF WATER AND POWER, 755 CORPORATION YARD WAY, CORONA, CA 92880, (951) 736-2234
- GAS SERVICE PROVIDED BY: SOUTHERN CALIFORNIA GAS COMPANY, P.O. BOX 3150, SAN DIMAS, CA 91773, (800) 427-2200
- ELECTRIC SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON, P.O. BOX 8400, RANCHO CUCAMONCA, CA 91729, (800) 990-7788
- TELEPHONE SERVICE PROVIDED BY: AT&T, 1265 N. VAN BUREN STREET, SUITE 180, ANAHEIM, CA 92807, (800) 750-2355
- FIBER OPTIC CABLE PROVIDED BY: AT&T, 1265 N. VAN BUREN STREET, SUITE 180, ANAHEIM, CA 92807, (800) 750-2355
- REFUSE PROVIDED BY: WASTE MANAGEMENT OF THE INLAND EMPIRE, 800 SOUTH TEHESCAL STREET, CORONA, CA 92876, (951) 280-4500
- THE PROJECT IS LOCATED WITHIN THE CORONA-HORCO UNIFIED SCHOOL DISTRICT, 2820 CLARK AVENUE, NORCO, CA 92860, (951) 736-5000
- THE PROJECT SITE IS LOCATED WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 08065C13600, EFFECTIVE DATE AUGUST 28, 2008.
- ALL IMPROVEMENTS SHALL BE PER ARANTINE HILLS SPECIFIC PLAN UNLESS OTHERWISE APPROVED.
- PROPOSED DEVELOPMENT (PHASE 2B) IS IN CONFORMANCE WITH THE APPROVED WOMP AND DRAINAGE REPORT.
- ANY REVISED SITE PLAN SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR SCREEN CHECK APPROVAL PRIOR TO BUILDING PLAN SUBMITTAL.
- PLANS PROVIDE FOR TWO (2) ALL WEATHER SURFACE ACCESS WAYS TO BE APPROVED BY THE FIRE PREVENTION MANAGER AND CONSTRUCT THE ACCESS WAYS) TO ACCOMMODATE 70,000 LBS GVW DURING ALL PHASES OF CONSTRUCTION.
- ALL PROJECTS SHALL COMPLY WITH THE CITY OF CORONA FIRE DEPARTMENT SITE CONSTRUCTION STANDARD, A COPY OF WHICH IS AVAILABLE AT THE FIRE DEPARTMENT COUNTER. PROJECTS SHALL HAVE APPROVED ALL WEATHER ACCESS FROM TWO(2) DIRECTIONS AND FIRE HYDRANTS PROVIDING THE REQUIRED FIRE FLOW TESTED AND ACCEPTED PRIOR TO COMBUSTIBLE CONSTRUCTION.
- PROVIDE A MINIMUM TWENTY-FIVE (25) FOOT INSIDE AND FIFTY (50) FOOT OUTSIDE RADIUS FOR ACCESS DRIVE(S).
- STREET AND DRIVE GRADES SHALL NOT EXCEED 10% UNLESS APPROVED BY THE FIRE CHIEF AND CITY ENGINEER.
- SINGLE FAMILY DWELLING UNITS REQUIRE A FIRE FLOW OF 1,500 GPM/24 HOURS @ 20 PSI. HYDRANT SPACING REQUIREMENT IS 300' MAXIMUM BETWEEN HYDRANTS.
- THE FIRE SERVICE WATERLINE SHALL BE LOOPED AND PROVIDED WITH TWO (2) SEPARATE POINTS OF CONNECTION.
- PROVIDE ONE-HOUR CONSTRUCTED EAVES FOR ALL HOMES LOCATED WITHIN TWO HUNDRED (200) FEET OF WILDLAND AREAS. ENTIRE HOUSE PERIMETER SHALL COMPLY.
- FUEL MODIFICATION IS REQUIRED FOR THIS PROJECT. CONSULT WITH FIRE DEPARTMENT TO PLAN AND IMPLEMENT THE MOST EFFECTIVE METHOD FOR THE SITE.
- PROVIDE CLASS A ROOFING MATERIAL.
- A FIRE FACILITIES FEE OF \$231.00 PER ACRE IS REQUIRED PER CORONA MUNICIPAL CODE SECTION 13.36.030 AND MUST BE PAID PRIOR TO BUILDING PERMIT ISSUANCE.
- GRADES AND WEED ABATEMENT SHALL BE MAINTAINED SO AS NOT TO POSE A FIRE HAZARD UNTIL TIME OF DEVELOPMENT.
- A SPECIFIC ADDRESS, ASSIGNED BY THE CITY OF CORONA, SHALL BE PROVIDED FOR EACH BUILDING AS SPECIFIED BY THE FIRE DEPARTMENT ADDRESS STANDARD WHICH CAN BE OBTAINED AT THE FIRE DEPARTMENT COUNTER AT CITY HALL. ADDRESS MUST BE ILLUMINATED DURING ALL HOURS OF DARKNESS.
- SMOKE DETECTORS SHALL COMPLY WITH U.B.C. SECTION 310 1997 EDITION.
- AT NO TIME SHALL FIRE HYDRANTS OR FIRE LANES BE BLOCKED BY BUILDING MATERIALS, STORAGE, EQUIPMENT, AND/OR VEHICLES.
- MULTIPLE UNIT BUILDINGS SHALL HAVE SUITE NUMBER IDENTIFICATION ASSIGNED BY THE FIRE DEPARTMENT. SUBMIT AN EXHIBIT FOR REVIEW AND APPROVAL TO THE FIRE DEPARTMENT. A COPY OF THE PREMISE IDENTIFICATION STANDARD IS AVAILABLE AT CORONA.CA.GOV.
- ANY REVISED SITE PLAN SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR SCREEN CHECK APPROVAL PRIOR TO BUILDING PLAN SUBMITTAL.
- PLANS SHALL SHOW A MINIMUM DRIVE WIDTH OF 28 FEET.
- SHOW TWO (2) ALL WEATHER SURFACE ACCESS WAYS TO BE APPROVED BY THE FIRE MARSHAL AND CONSTRUCT THE ACCESS WAYS) TO ACCOMMODATE 70,000 LBS. GROSS VEHICLE WEIGHT DURING ALL PHASES OF CONSTRUCTION.
- ALL PROJECTS SHALL COMPLY WITH THE CITY OF CORONA FIRE DEPARTMENT SITE CONSTRUCTION STANDARD, A COPY OF WHICH IS AVAILABLE AT THE CORONA.CA.GOV. PROJECTS SHALL HAVE APPROVED ALL WEATHER ACCESS FROM TWO (2) DIRECTIONS AND FIRE HYDRANTS PROVIDING THE REQUIRED FIRE FLOW TESTED AND ACCEPTED PRIOR TO COMBUSTIBLE CONSTRUCTION.
- PROVIDE A MINIMUM TWENTY-FIVE (25) FOOT INSIDE AND FIFTY (50) FOOT OUTSIDE RADIUS FOR ACCESS DRIVE(S).
- STREET AND DRIVE GRADES SHALL NOT EXCEED 10% UNLESS APPROVED BY THE FIRE CHIEF AND CITY ENGINEER.
- MEET WITH CORONA FIRE DEPARTMENT TO DETERMINE LOCATIONS OF RED CURBING AND SIGNAGE BY FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, AND DESIGNATED FIRE LANES ON SITE.
- A KNOX PADLOCK SHALL BE PROVIDED FOR GATE(S) IN THIS PROJECT, TO APPLY FOR A KNOX PRODUCT VISIT [HTTPS://WWW.KNOXBOX.COM/](https://www.knoxbox.com/)
- A KNOX BOX SHALL BE PROVIDED FOR THIS BUSINESS, TO APPLY FOR A KNOX PRODUCT VISIT [HTTPS://WWW.KNOXBOX.COM/](https://www.knoxbox.com/)
- A MINIMUM FIRE FLOW OF 1500 GALLONS PER MINUTE AT 20 PSI SHALL BE PROVIDED FOR ONE- AND TWO-FAMILY DWELLINGS.
- FIRE HYDRANTS ARE TO BE SPACED A MAXIMUM 300 FEET APART, ONE- AND TWO-FAMILY DWELLINGS ONLY.
- FUEL MODIFICATION IS REQUIRED FOR THIS PROJECT. CONSULT WITH A QUALIFIED FIRM TO PROVIDE A SUBMITTAL TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL.
- A FIRE PROTECTION/ACCESS PLAN IS REQUIRED FOR THIS SITE. CONSULT WITH A QUALIFIED FIRM TO PROVIDE A SUBMITTAL TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL. PROVIDE AT A MINIMUM BUT NOT LIMITED TO, FUEL MANAGEMENT, INGRESS AND EGRESS, STREET WIDTHS, TURN-OUTS, HYDRANT LOCATIONS ETC. IF ANY MITIGATION IS PROPOSED PROVIDE AN OFFICIAL ALTERNATIVE MATERIALS AND METHODS (AM & M) TO THE FIRE MARSHAL FOR REVIEW AND APPROVAL.
- PROVIDE CLASS A ROOFING MATERIAL ON ALL STRUCTURE.
- GRADES AND WEED ABATEMENT SHALL BE MAINTAINED UNTIL TIME OF DEVELOPMENT.
- A SPECIFIC ADDRESS, ASSIGNED BY THE CITY OF CORONA, SHALL BE PROVIDED FOR EACH BUILDING AS SPECIFIED BY THE FIRE DEPARTMENT ADDRESS STANDARD WHICH CAN BE OBTAINED AT CORONA.CA.GOV/FIRE. ADDR HOURS OF DARKNESS.
- RESIDENTIAL FIRE SPRINKLERS SHALL BE INSTALLED PER CODE, AND HPFA 13.

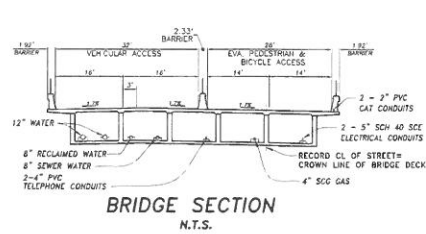
# EXHIBIT 2



### STREET SECTIONS



56' PRIVATE LOCAL STREET ("A"- "E" STREET & "G" STREET) N.T.S.  
56' PRIVATE LOCAL STREET ("F" STREET) NO PARKING PERMITTED



NO.	DATE	REVISIONS	APPROVED	CHECKED BY:

DRAWN BY:	AM
DESIGNED BY:	SG
CHECKED BY:	DS

SHEET
1 OF 6



# Project Conditions

## City of Corona

**Project Number: TTM2022-0004**

Description: **TTM 38277 - 13 numbered lots & 19 lettered lots**

Applied: **5/25/2022**

Approved:

Site Address: **ARANTINE HILLS PA-14 ,**

Closed:

Expired:

Status: **RECEIVED**

Applicant: **PACIFIC VENTURES MANAGEMENT, LLC**

Parent Project: **DPR2022-0002**

**4343 VON KARMAN AVE SUITE 300 NEWPORT BEACH CA, 92660**

Details:

<b>LIST OF CONDITIONS</b>	
<b>DEPARTMENT</b>	<b>CONTACT</b>
<b>FIRE</b>	<b>Cindi Schmitz</b>
<ol style="list-style-type: none"> <li>1. Place Fire Department DPR comments on plans as general notes.</li> <li>2. All projects shall comply with the City of Corona Fire Department Site Construction Standard. A copy of which is available at the coronaca.gov. Projects shall have approved all weather access from two (2) directions and fire hydrants providing the required fire flow tested and accepted prior to combustibile construction.</li> <li>3. Provide a minimum twenty-five (25) foot inside and fifty (50) foot outside radius for access drive(s).</li> <li>4. Street and drive grades shall not exceed 10% unless approved by the Fire Chief and City Engineer.</li> <li>5. A Knox Padlock shall be provided for gate(s) in this project. To apply for a Knox product visit <a href="https://www.knoxbox.com/">https://www.knoxbox.com/</a></li> <li>6. A minimum fire flow of 1500 gallons per minute at 20 psi shall be provided for one- and two-family dwellings.</li> <li>7. Fire hydrants are to be spaced a maximum 300 feet apart, one- and two-family dwellings only</li> <li>8. Provide one-hour constructed eaves for all homes located within two hundred (200) feet of wildland areas. Entire house perimeter shall comply.</li> <li>9. Fuel modification is required for this project. Consult with a qualified firm to provide a submittal to the fire department for review and approval.</li> <li>10. Provide Class A roofing material on all structures per the Corona Municipal Code.</li> <li>11. This development is located in an area that requires a fire facility fee of \$231 and acre per the Corona Municipal Code. This fee is due prior to building permit issuance.</li> <li>12. Groves and weed abatement shall be maintained so as not to pose a fire hazard until time of development.</li> <li>13. At no time shall fire hydrants or fire lanes be blocked by building materials, storage, equipment, and/or vehicles.</li> <li>14. Residential Fire Sprinklers shall be installed per California Fire and Residential Code, and NFPA 13.</li> </ol>	
<b>PLANNING</b>	<b>Sandra Yang</b>
<ol style="list-style-type: none"> <li>1. The project shall comply with all applicable requirements of the Corona Municipal Code (CMC) and ordinances and the Arantine Hills Specific Plan, including the payment of all required fees.</li> <li>2. The applicant or his successor in interest shall comply with the mitigation measures in the Arantine Hills Environmental Impact Report certified August 15, 2012 and Supplemental EIR for the Arantine Hills Specific Plan certified May 19, 2016.</li> </ol>	



# Project Conditions

## City of Corona

<b>PLANNING</b>	<b>Sandra Yang</b>
<ol style="list-style-type: none"> <li>3. To the fullest extent permitted by law, the applicant shall defend, indemnify and hold the City of Corona and its directors, officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, proceedings, costs, expenses, liabilities, losses, damages or injuries of any kind, in law or equity, in any manner arising out of, pertaining to, or incident to any attack against or attempt to challenge, set aside, void or annul any approval, decision or other action of the City of Corona, whether such approval, decision or other action was by its City Council, Planning and Housing Commission or other board, director, official, officer, employee, volunteer or agent. To the extent that Government Code Section 66474.9 applies, the City will promptly notify the applicant of any claim, action or proceeding made known to the City to which Government Code Section 66474.9 applies and the City will fully cooperate in the defense. The Applicant's obligations hereunder shall include, without limitation, the payment of any and all damages, consultant and expert fees, and attorney's fees and other related costs and expenses. The City shall have the right to retain such legal counsel as the City deems necessary and appropriate.</li> <li>4. Nothing herein shall be construed to require City to defend any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action. If at any time Applicant chooses not to defend (or continue to defend) any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action, the City may choose, in its sole discretion, to defend or not defend any such action. In the event that the City decides not to defend or continue the defense, Applicant shall be obligated to reimburse City for any and all costs, fees, penalties or damages associated with dismissing the action or proceeding. If at any time both the Applicant and the City choose not to defend (or continue to defend) any action noted herein, all subject City approvals, decisions or other actions shall be null and void. The Applicant shall be required to enter into any reimbursement agreement deemed necessary by the City to effectuate the terms of this condition.</li> <li>5. This map is subject to the MSCHP fee for residential developments according to the density categories of Low, Medium, and High Density Residential. Fees shall be paid at the time building permits are issued.</li> </ol>	
<b>PUBLIC WORKS</b>	
<ol style="list-style-type: none"> <li>1. The following are the Public Works Department, Utility Department, and Planning and Development Department Conditions of Approval for this project which shall be satisfied at no cost to any government agency. All questions regarding the intent of the following conditions shall be referred to the Planning and Development Department Development Services Division. The applicant shall use the design standard and criteria listed below. Should a conflict arise between City of Corona standards and design criteria and any other standards and design criteria, City of Corona standards and design criteria shall prevail.</li> <li>2. The developer shall comply with the State of California Subdivision Map Act; the Arantine Hills Development Agreement (DA); these Conditions of Approval; all applicable City ordinances and resolutions; the development's adopted Arantine Hills Specific Plan, and the mitigation measures identified in the certified Environmental Impact Report for the development. Should any conflict arise between these Conditions of Approval and the DA, the DA shall prevail.</li> <li>3. Prior to map recordation of TTM 38277, all applicable conditions for the "A" map, TTM 36294R, shall be complied with including the posting of all required securities guaranteeing the construction of all public improvements. Prior to the issuance of any certificate of occupancy within TTM 38277, all improvements shall be completed as specified by Arantine Hills Specific Plan Phasing exhibits subject to approval of Public Works Director.</li> <li>4. Prior to final map recordation or issuance of grading permit, the applicant shall demonstrate to the satisfaction of the Public Works Director that the proposed project will not unreasonably interfere with the use of any easement holder of the property.</li> <li>5. The submitted tentative tract map shall correctly show all existing easements, traveled ways, and drainage courses. Any omission or misrepresentation of these documents may require said tentative tract map to be resubmitted for further consideration.</li> <li>6. The tentative tract shall be recorded as one final tract map, and shall be developed as one tract. Financial security shall be provided for all improvements within the tract prior to the final tract map recordation.</li> <li>7. All existing and new utilities on the property or within city public right of way adjacent to the project shall be placed underground in accordance with City of Corona ordinances.</li> <li>8. All improvement and grading plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch Mylar and signed by a registered civil engineer or other registered/licensed professional as required.</li> </ol>	



# Project Conditions

## City of Corona

### PUBLIC WORKS

9. The project requires the dedication and construction of necessary utilities, streets or other improvements outside the boundaries of this development if the improvements are needed for circulation, parking and access or for the welfare or safety of future occupants of the development. These improvements are detailed in the development's amended specific plan, Development Agreement, certified EIR, supplemental EIR, and approved Traffic Impact Analysis. The developer, his successors or assigns, shall comply with the recommendations and implement the mitigation measures in the approved EIR, Traffic Impact Analysis, and amended Specific Plan.
10. In the event that off-site right-of-way or easements are required for the City of Corona master plan facilities to comply with these conditions of approval, the developer is required to secure such right-of-way or easements at no cost to the City. In the event that the developer requires the City's assistance to condemn said right-of-way or easements for master plan facilities only, the developer shall enter into an agreement with the City for the acquisition of said right-of-way or easements pursuant to Government Code Section 66462.5, and pay any and all costs, as determined by the City, associated with the condemnation process.
11. The developer, his successor or assigns, shall ensure that all the requirements in the technical studies approved for this development are complied with. These will include: (a) Phase I and Phase II Environmental, (b) Soils and Geological Report(s), (c) Hydrology and Hydraulic studies, (d) Traffic Impact Analysis, (e) Water, Sewer and Reclaimed Water studies (f) Sediment and Transport Study.
12. No precise grading permits for any area within the map boundary shall be issued prior to recordation of the final tract map unless approved by the Public Works Director.
13. Prior to recordation of the final tract map, the developer shall ensure the Phase 2B project, Precise Plan (PP) 2022-0002, is addressed by the master homeowner's association (HOA) or property owner's association (POA) for the purpose of maintaining all private streets, access bridge, common areas and private utilities. The association documents, including any necessary Covenants, Conditions and Restrictions (CC&R's), shall be subject to the review and approval of the Planning and Development Department and shall be recorded concurrently with the final tract map.
  - (a) The developer, his successors or assigns, shall be responsible for maintenance of all private streets, common areas, and private utilities until such time that the HOA/POA can take over.
14. A condo map shall be approved by the City of Corona and by the California Department of Real Estate (DRE) prior to certificate of occupancy.
15. Prior to issuance of a Certificate of Occupancy, the developer shall cause the engineer of record to submit project base line work for all layers in AutoCAD DXF format on Compact Disc (CD) to the Planning and Development Department. If the required files are unavailable, the developer shall pay a scanning fee to cover the cost of scanning the as-built plans.
16. The developer shall monitor, supervise and control all construction and construction related activities to prevent them from causing a public nuisance including, but not limited to, insuring strict adherence to the following:
  - (a) Removal of spoils, debris or other construction material deposited on any public street no later than the end of each working day.
  - (b) Construction operations, including building related activities and deliveries, shall be restricted to Monday through Saturday from 7:00 a.m. to 8:00 p.m., excluding holidays, and from 10:00 a.m. to 6:00 p.m. on Sundays and holidays, in accordance with City Municipal Code 15.04.060, unless otherwise extended or shortened by the Public Works Director or Building Official.
  - (c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.

Violation of any condition or restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedies as noted in the City Municipal Code. In addition, the Public Works Director or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.



# Project Conditions

## City of Corona

### PUBLIC WORKS

17. All handling of solids waste, recyclables and/or construction & demolition debris during all phases of construction and post construction shall conform to the City of Corona Municipal Code, Title 8, Chapter 8.20.80, as well as conform to applicable Federal, State and local laws, rules, regulations, ordinances and all provisions.
18. Prior to map recordation the developer shall construct or guarantee the construction of all public and private infrastructure improvements. Said improvements shall include, but are not limited to, the following:
  - (a) The Construction and completion of the Bedford Bridge.
  - (b) All street improvements for "A" through "G" Street including but not limited to street lights, curb, gutter, AC pavement, and sidewalk and temporary turnaround.
  - (c) All drainage facilities.
  - (d) All required grading, including erosion control and retaining walls.
  - (e) All required sewer, water and reclaimed water facilities.
  - (f) All required landscaping Lots "A", "B", "E", "F", "G", "H", "I", "J", and "K" and/or park facilities including Lots "C", "D" and trails.
  - (g) All under grounding of overhead utilities, except for cables greater than 33k volts.
  - (h) Water Quality Basin.
19. All the grading design criteria shall be per City of Corona standards, Corona Municipal Code Title 15 Chapter 15.36 and City Council Ordinance Number 2568, unless otherwise approved by the Public Works Director.
20. Prior to approval of grading plans, the applicant shall submit two (2) copies of a soils and geologic report prepared by a Registered Engineer to the Planning and Development Department, Development Services Division. The report shall address the soil's stability and geological conditions of the site. If applicable, the report shall also address: deep seated and surficial stability of existing natural slopes; modified natural slopes which are subject to fuel zones; manufactured slopes and stability along proposed daylight lines; minimum required setbacks from structures; locations and length of proposed bench drains, sub-drains or french drains; and any other applicable data necessary to adequately analyze the proposed development.
21. Prior to approval of grading plans, erosion control plans and notes shall be submitted and approved by the Planning and Development Department, Development Services Division.
22. Prior to approval of grading plans, the applicant shall obtain a General Construction Activity Storm Water Permit from the State Water Resources Control Board in compliance with National Pollutant Discharge Elimination System (NPDES) requirements. Proof of filing a Notice of Intent (NOI) will be required by the City. The WDID # shall be displayed on the title sheet of the grading plans.
23. Prior to approval of grading plans, the applicant shall comply with the Federal Clean Water Act and shall prepare a Storm Water Pollution Prevention Plan (SWPPP) for the development. A copy of the SWPPP shall be made available at the construction site at all times during construction, and one copy to the Planning and Development Services Department, Development Services Division for review and records.
24. Prior to the issuance of a grading permit the developer shall submit recorded slope easements or written letters of permission from adjacent landowners in all areas where grading is proposed to take place outside of the project boundaries.
25. Prior to issuance of building permits, the developer shall cause the civil engineer of record and soils engineer of record for the approved grading plans to submit pad certifications and compaction test reports for the subject lots where building permits are requested.
26. Prior to release of grading security for each phase or phases, the developer shall cause the civil engineer of record for the approved grading plans to submit a set of as-built grading plans that includes Water Quality Control facilities.
27. Prior to issuance of any grading permit, where grading is proposed within environmentally sensitive areas, the developer shall be required to obtain all applicable and necessary permits from various agencies which include but are not limited to the California Department of Fish and Wildlife and the United States Army Corps of Engineers, or provide verification that the project is exempt from permit requirements.
28. Prior to issuance of any grading permit, any environmental Phase I and Phase II findings and recommended actions to remove contamination resulting from previous use of the subject site shall be implemented.
29. All side yard down slopes that abut on to streets shall be placed in an easement for the Homeowners Association to maintain and shall have an individual water service.



# Project Conditions

## City of Corona

### PUBLIC WORKS

30. All City of Corona NPDES permit requirements for NPDES and Water Quality Management Plans (WQMP) shall be met per Corona Municipal Code Title 13 Chapter 13.27 and City Council Ordinance Numbers 2291 and 2828 unless otherwise approved by the Public Works Director.
31. A Preliminary Water Quality Management Plan (WQMP) that requires construction of two Bio-retention basins was approved for the entire development. Ownership and maintenance of the basins shall be the responsibility of the development master Homeowners Association (HOA). A Final WQMP (F-WQMP) shall be prepared for the Phase 2B development in substantial conformance with the approved preliminary WQMP, and shall include an analysis of the availability of the basins to treat project flows. The Phase 2B F-WQMP shall provide Site Design BMPs and Treatment Control BMPs to ensure compliance with the preliminary WQMP. No grading permit for Phase 2B development shall be issued prior to approval of the F-WQMP unless otherwise approved by the Public Works Director.
  - (a) Upon approval of the F-WQMP, the applicant shall submit one copy on a CD-ROM in PDF format.
32. Prior to final map recordation, the applicant shall record Covenants, Conditions and Restrictions (CC&R's) or shall enter into an acceptable maintenance agreement with the City to inform future property owners to implement the approved Final WQMP. Existing master CC&Rs shall be revised to include maintenance of all facilities with the Phase 2B development.
33. Prior to issuance of the first Certificate of Occupancy, the applicant shall provide proof of notification to the future homeowners and/or occupants of all non-structural BMPs and educational and training requirements for said BMPs as directed in the approved Final WQMP.
34. Prior to issuance of Certificate of Occupancy, the applicant shall ensure all structural post construction BMPs identified in the approved project specific Final WQMP are constructed and operational.
35. All the drainage design criteria shall be per City of Corona standards and the Riverside County Flood Control and Water Conservation District (RCFC&WCD) standards. The drainage design shall also comply with all the provisions of the development's amended Specific Plan
36. Prior to final map recordation or approval of any improvement plans, the applicant shall submit a detailed final hydrology and hydraulics study for review and approval. Said study shall include the existing, interim and the ultimate proposed hydrologic conditions including key elevations, drainage patterns and proposed locations and sizes of all existing and proposed drainage devices. The hydrology study shall present a full breakdown of all the runoff generated on- and off-site.
37. Prior to recordation or approval of improvement plans, the improvement plans submitted by the applicant shall address the following:
  - (a) The project drainage design shall be designed to accept and properly convey all on- and off-site drainage flowing on or through the site.
  - (b) The project drainage system design shall protect downstream properties from any damage caused by alteration of drainage patterns such as concentration or diversion of flow.
  - (c) All lots shall drain toward the street. Residential lot drainage to the street shall be by side yard swales independent of adjacent lots or by an underground piping system.
38. Street design criteria and cross sections shall be per City of Corona standards, approved Specific Plan design guidelines and the State of California Department of Transportation Highway Design Manual unless otherwise approved by the Public Works Director.
39. Prior to map recordation, the developer shall offer for dedication all public and private streets rights-of-ways within the project boundaries, subject to completion of required improvements. Said dedication shall continue in force until the City accepts or abandons such offers. All dedications shall be free of all encumbrances and approved by the Public Works Director.
40. The classification and sections for Streets "A", "B", "C", "D", "E", "F", and "G" shall conform to the Arantine Hills Amended Specific Plan and the approved Traffic Impact Analysis for the development as depicted in the Specific Plan unless otherwise approved by the Public Works Director.



# Project Conditions

## City of Corona

### PUBLIC WORKS

41. Prior to recordation of the final tract map, the developer shall construct or guarantee the construction of the following private streets within the development:
  - (a) Streets "A", "B", "C", "D", "E", "F", and "G", including the completion of the Bridge. These improvements shall include all required public water, reclaimed water, sewer facilities, public and private storm drain facilities, private street light facilities and parkway landscaping.

The improvements shall include any required sidewalks and bike lanes as depicted in the Specific Plan, or as approved by the Public Works Director.
42. Prior to approval of improvement plans, the improvement plans submitted by the applicant shall include the following:
  - (a) All public or private roadways' vertical and horizontal alignments shall be approved by the Director of the Public Works Department.
  - (b) All driveways shall conform to the applicable City of Corona standards and shall be shown on the street improvement plans.
  - (c) All street intersections shall be at ninety (90) degrees or as approved by the Public Works Director.
  - (d) All reverse curves shall have a minimum tangent of fifty (50) feet in length.
  - (e) Undergrounding of existing and proposed utility lines on the property or within city public right of way adjacent to the project.
  - (f) Street lights.
43. Prior to approval of the street improvement plans, the plans shall include improvements to any affected existing streets to half width plus ten (10) additional feet past the centerline. If it is determined that the existing street is substandard, the Public Works Director may require the developer to provide full reconstruction of the street to current City standards as directed by the Public Works Director. Prior to approval of the improvement plans, the developer shall cause the Engineer of Record to make the field assessment and incorporate a design recommendation on the plans for review and approval by the Public Works Director.
44. The Public Works Director may determine that aggregate slurry, as defined in the Standard Specifications for Public Works Construction (SSPWC), may be required one year after acceptance of street(s) by the City if the condition of the street(s) warrants its application. All striping shall be replaced in kind. The applicant is the sole responsible party for the maintenance of all the improvements until said acceptance takes place.
45. Prior to recordation of the final map, all street names shall be approved by the City of Corona.
46. Prior to release of public improvement security, or Certificate of Occupancy, whichever occurs first, the developer shall cause the civil engineer of record for the approved improvement plans to submit a set of as-built plans for review and approval by the Planning and Development Department, Development Services Division.
47. Prior to the issuance of the first (1st) Certificate of Occupancy, the master developer shall construct and make operational the Bedford bridge, emergency vehicle access and Street "A" to Model Home access point.





# Project Conditions

## City of Corona

### PUBLIC WORKS

48. Prior to the first building permit issuance (except for model homes) within TTM 38277, the following master plan public improvements, which are conditioned and guaranteed per the "A" Map, TTM 36294R shall be constructed and in operation: (Prior to issuance of any model home permits, the developer shall comply with all Fire Department requirements).
- Water Pipelines
- (a) 12-inch waterline in Bridge from T37644 to Street "A"
- (b) A second 12-inch waterline in Bridge from T37644 to Street "A"
- Reclaimed Water pipelines
- (a) 8-inch reclaimed waterline in Bridge from T37644 to Street "A"
- Sewer Lines
- (a) 8-inch sewer line in Bridge from T37644 to Street "A"
- All sewer, water and reclaimed water design criteria shall be per City of Corona Standards, Specification and Design policy, City of Corona Municipal Code, California Department of Public Health Code of Regulations Title 22 and Riverside County Department of Health Services Standards unless otherwise approved by the Utilities Department General Manager or his/her designee.
49. Prior to recordation or approval of improvement plans, when applicable, the applicant shall submit detailed sewer and water studies, prepared by a registered civil engineer, which shall be submitted to the Planning and Development Department Development Services Division for review and approval. The study shall analyze the existing and proposed onsite sewer and water facilities. Results of the system analysis may require special construction for the sewer and water systems, such as upsizing downstream sewer lines, installing pressure regulators, booster pumps, special material for pipeline construction, backwater valves and construction of other appurtenances as necessary to serve the proposed development. Effects of the proposed development, engineering analysis and special construction requirements shall be submitted for review and approval by the Planning and Development Department Development Services Division and Utilities Department.
50. Prior to map recordation, the applicant shall construct or guarantee the construction of all required onsite public improvements including but not limited to, the potable water line, sewer line, reclaimed water line, potable water services, sewer laterals, reclaimed water services, double detector check assemblies and reduced pressure principle assemblies within the public right of way and/or easements.
51. The applicant shall dedicate easements for all public water, reclaimed water, and sewer needed to serve the project in accordance the Utilities Department standards. The minimum easement width shall be 20 feet for one utility and 24 feet for more than one public utility facility. All public water and sewer facilities shall be provided a minimum 20 foot wide paved access road unless otherwise approved by the Utilities Department General Manager or his/her designee.
52. The Project will be required conform to Corona Municipal Code section 17.70.070 as it pertains to irrigation of landscape areas and the use of reclaimed water.
53. The project will be required to conform with City of Corona Municipal Code Section 13.14.080 as it pertains to providing dedicated publicly owned water meters for each residential property and residential unit. This includes single and multi-family properties.
54. Prior to issuance of any building permits, the Developer shall pay all water and sewer fees, including but not limited to connection fees, wastewater treatment fees, sewer capacity fees and all other appropriate water and sewer fees
55. Prior to building permit or map recordation, whichever comes first, the Developer shall pay the appropriate Quimby, Park Improvement, and Drainage fees as specified in the Development Agreement.
56. Prior to public improvement plan approval, the applicant shall ensure that all water meters, fire hydrants or other water appurtenances shall not be located within a drive isle or path of travel.
57. Prior to issuance of any building permits a domestic water and fire flow system shall be approved by the Department of Water and Power and constructed by the Developer, to the satisfaction of the Department of Water and Power and Fire Chief.
58. Fire Hydrants shall be a maximum 300 feet apart or as directed by the Fire Department.
59. The applicant shall provide a separate irrigation water service for all HOA/CFD landscaped lots or easements.

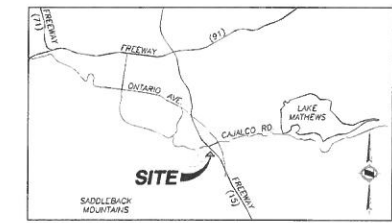
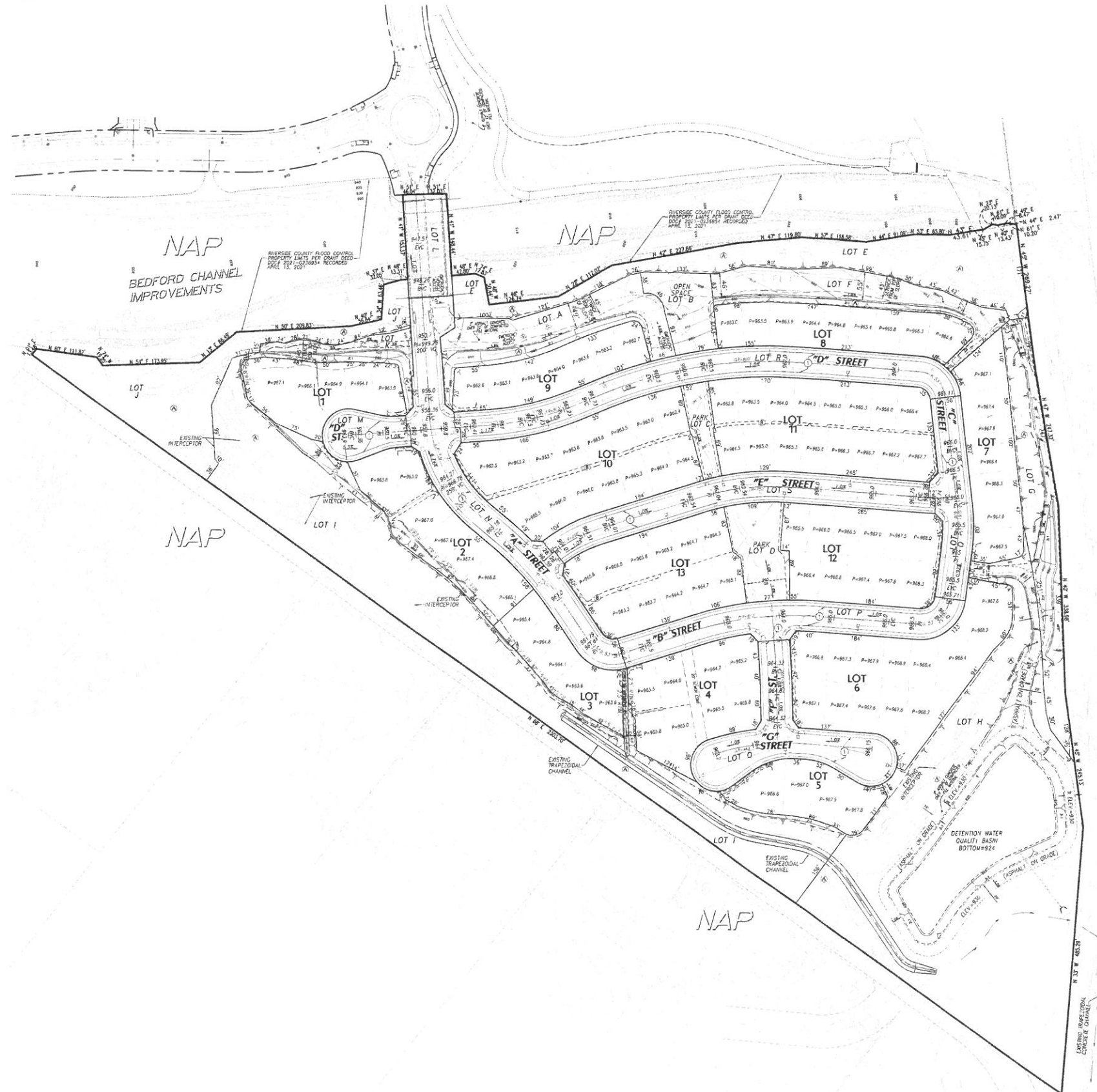


# Project Conditions

## City of Corona

### PUBLIC WORKS

60. Prior to map recordation, the developer shall construct or guarantee the construction of all HOA/CFD landscaping and irrigation improvements.
61. The Developer shall install automatic irrigation to all street trees separated from adjacent residences by a fence or wall prior to the issuance of a Certificate of Occupancy
62. Street trees shall be a minimum 24" box size and installed per City Standard Plan no. 614-0. The City Street Tree Planting detail is to be included in all submitted landscape plans.
63. All onsite and parkway landscaping shall be planted with California friendly plant pallet. Planting shall conform to the Landscape Design Guidelines for Residential Development.
64. Manhole rim elevations shall be lower than all pad elevations immediately downstream. Otherwise a back flow prevention valve will be required.
65. Static pressures exceeding 80 psi require an individual pressure regulator.
66. Reclaimed water shall be used for any construction activity except for the testing of potable water facilities. Prior to obtaining a reclaimed construction meter from the City, a Reclaimed Water Application shall be submitted for the contractor to receive certification to handle reclaimed water.
67. Prior to final map recordation, the applicant shall prepare a disclosure statement indicating that the property is within a Community Facilities District and will be subject to an annual levy. The disclosure statement is subject to the review and approval of the Planning and Development Department and shall be recorded concurrently with the final map
68. Prior to the issuance of the first (1st) Certificate of Occupancy, any damage to existing landscape easement areas due to project construction shall be repaired or replaced by the developer, or developer's successors in interest, at no cost to the City of Corona.
69. Prior to the recordation of subsequent tract maps and/or issuance of any building permits, the applicant shall pay all development fees, including but not limited to Development Impact Fees (DIF) per City Municipal Code 16.23 and Transportation Uniform Mitigation Fees (TUMF) per City Municipal Code 16.21. Said fees shall be calculated at the rate in effect at the time of fee collection as specified by the current City Council fee resolutions and ordinances and/or as specified in the Arantine Hills Development Agreement and shall take into account any applicable impact fee credits.
70. The private parks listed as lots "C" and "D" and open space lots "B" and "F" are eligible for Quimby credit per the Arantine Hills Development Agreement (DA) and are only honored after construction of the parks.



VICINITY MAP

**SLOPE DESIGNATIONS**

- Ⓐ MAINTAINED BY HOMEOWNERS ASSOCIATION
- Ⓑ MAINTAINED BY PRIVATE OWNERS

**PROPOSED EASEMENTS**

- ① 24' INGRESS EGRESS AND EMERGENCY ACCESS OVER PRIVATE STREETS AND PUBLIC UTILITY PURPOSES.

**LEGEND**

- RIGHT OF WAY
- LOT LINE
- TRACT BOUNDARY
- EASEMENT
- EXISTING LOT LINE
- DAYLIGHT LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- TOP AND TOE OF SLOPE
- RETAINING WALL
- PROPOSED V-DITCH
- PROPOSED CENTER LINE
- PROPOSED CURB
- EXISTING CURB
- EXISTING MEDIAN
- PROPOSED STORM DRAIN
- PROPOSED MODULAR WETLAND SYSTEM
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- BUSH ACCESS 3' ASPHALT CONCRETE OVER 12" OF COMPACTED FILL MATERIAL
- EMERGENCY VEHICLE ACCESS 5' ASPHALT CONCRETE OVER 12" OF COMPACTED FILL MATERIAL

INTERSTATE 15

**EXHIBIT 4**

NO.	DATE	REVISIONS	APPROVED

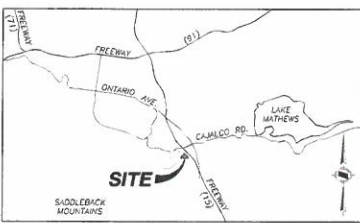
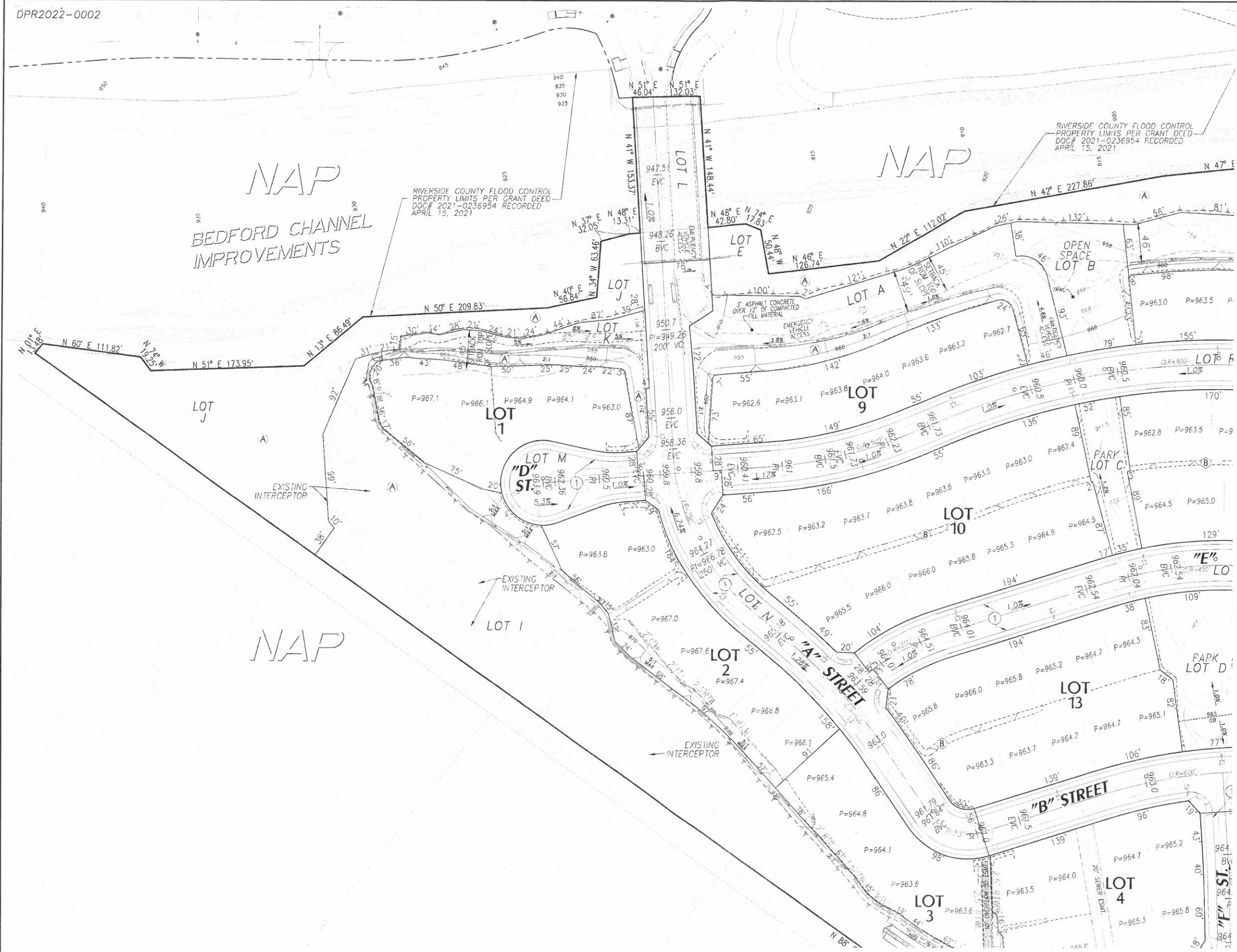
DRAWN BY: AM  
 DESIGNED BY: SG  
 CHECKED BY: DS

PREPARED FOR / OWNER:  
**ARANTINE HILLS HOLDINGS, LP**  
 A DELAWARE LIMITED PARTNERSHIP  
 4345 VON KARMAN AVE, SUITE 300  
 NEWPORT BEACH, CA 92660  
 (949) 382-2766

PREPARED BY:  
**HUNSAKER & ASSOCIATES**  
 IRVINE, INC.  
 PLANNING • ENGINEERING • SURVEYING  
 Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759

CONCEPTUAL GRADING  
 TENTATIVE TRACT NO.38277  
 FOR CONDOMINIUM PURPOSES  
 City of Corona

SHEET  
 2 OF 6



VICINITY MAP

SLOPE DESIGNATIONS

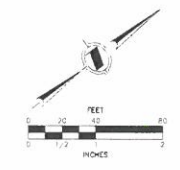
- (A) MAINTAINED BY HOMEOWNERS ASSOCIATION
- (B) MAINTAINED BY PRIVATE OWNERS

PROPOSED EASEMENTS

- ① 24' INGRESS, EGRESS AND EMERGENCY ACCESS OVER PRIVATE STREETS AND PUBLIC UTILITY PURPOSES.

LEGEND

- RIGHT OF WAY
- LOT LINE
- TRACT BOUNDARY
- EASEMENT
- EXISTING LOT LINE
- DAYLIGHT LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- TOP AND TOE OF SLOPE
- RETAINING WALL
- PROPOSED V-DITCH
- PROPOSED CENTER LINE
- PROPOSED CURB
- EXISTING CURB
- EXISTING MEDIAN
- PROPOSED STORM DRAIN
- PROPOSED MODULAR METALIC SYSTEM
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- EMERGENCY VEHICLE ACCESS
- 1/2" OF COMPACTED FILL MATERIAL



NO.	DATE	REVISIONS	APPROVED

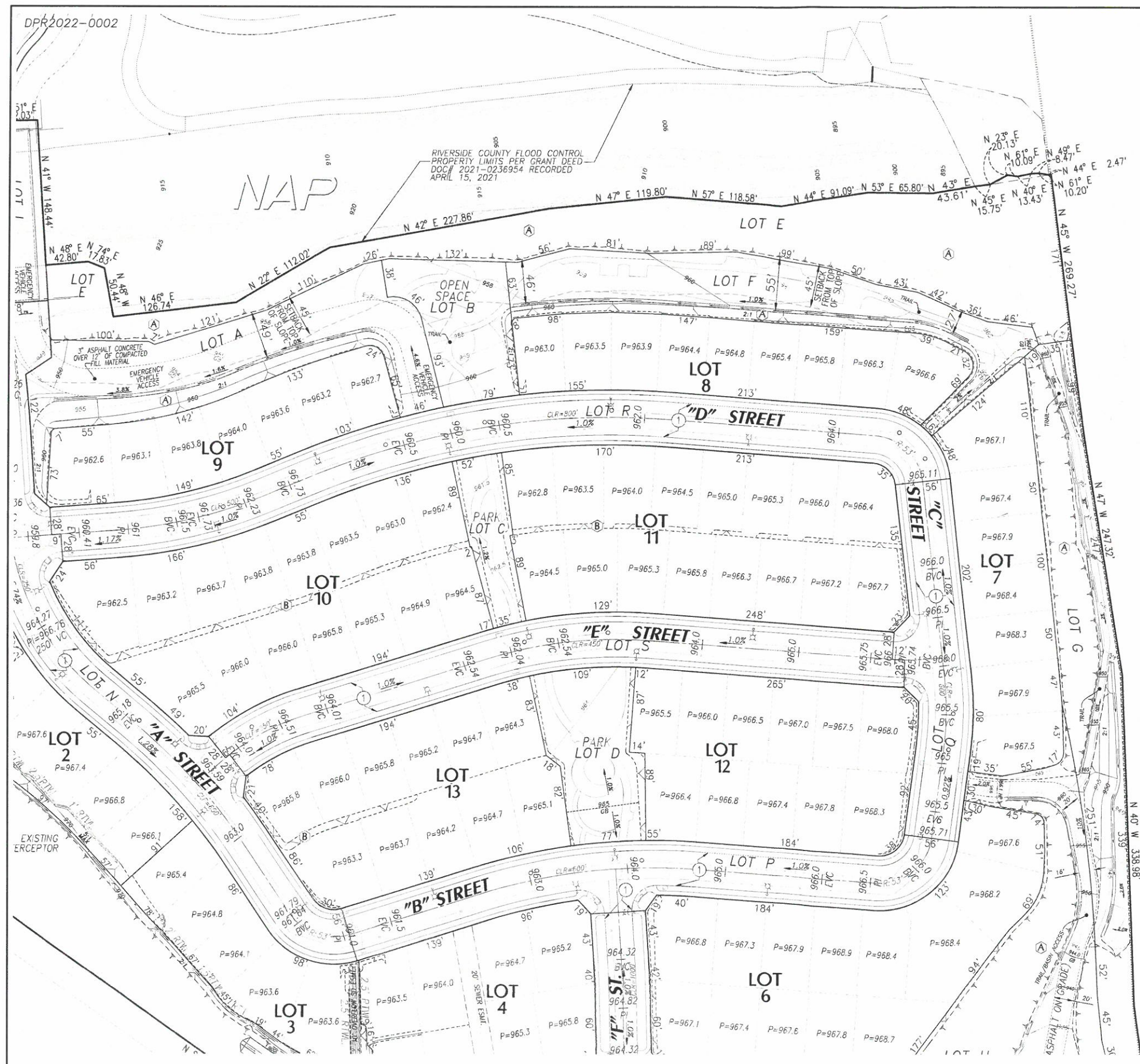
DRAWN BY: AM  
 DESIGNED BY: SG  
 CHECKED BY: DS

PREPARED FOR / OWNER:  
**ARANTINE HILLS HOLDINGS, LP**  
 A DELAWARE LIMITED PARTNERSHIP  
 4343 VON KARMAN AVE, SUITE 300  
 NEWPORT BEACH, CA 92660  
 (949) 382-2766

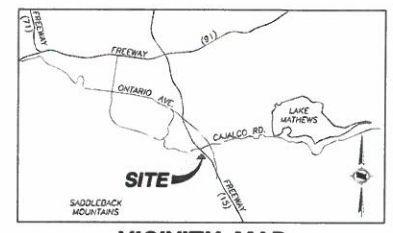
PREPARED BY:  
**HUNSAKER & ASSOCIATES**  
 IRVINE, INC.  
 PLANNING • ENGINEERING • SURVEYING  
 Three Hughes • Irvine, CA 92618 • Ph: (949) 583-1010 • Fx: (949) 583-0759

CONCEPTUAL GRADING  
 TENTATIVE TRACT NO.38277  
 FOR CONDOMINIUM PURPOSES  
 City of Corona

SHEET  
**3 OF 6**



RIVERSIDE COUNTY FLOOD CONTROL  
PROPERTY LIMITS PER GRANT DEED  
DOC# 2021-0236954 RECORDED  
APRIL 15, 2021



VICINITY MAP

**SLOPE DESIGNATIONS**

- (A) MAINTAINED BY HOMEOWNERS ASSOCIATION
- (B) MAINTAINED BY PRIVATE OWNERS

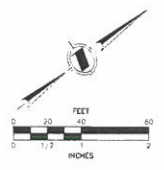
**PROPOSED EASEMENTS**

- ① 24' INGRESS EGRESS AND EMERGENCY ACCESS OVER PRIVATE STREETS AND PUBLIC UTILITY PURPOSES.

**LEGEND**

- RIGHT OF WAY
- LOT LINE
- TRACT BOUNDARY
- EASEMENT
- EXISTING LOT LINE
- DAYLIGHT LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- TOP AND TOE OF SLOPE
- RETAINING WALL
- PROPOSED V-DITCH
- PROPOSED CENTER LINE
- PROPOSED CURB
- EXISTING CURB
- EXISTING MEDIAN
- PROPOSED STORM DRAIN
- PROPOSED LIGHT POLE
- BASIN ACCESS 3" ASPHALT CONCRETE OVER 12" OF COMPACTED FILL MATERIAL
- EMERGENCY VEHICLE ACCESS 3" ASPHALT CONCRETE OVER 12" OF COMPACTED FILL MATERIAL

INTERSTATE 15



NO.	DATE	REVISIONS	APPROVED	CHECKED BY:	DS

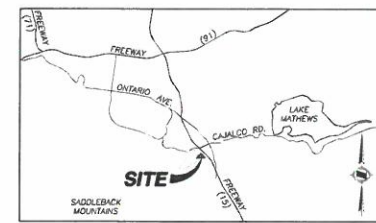
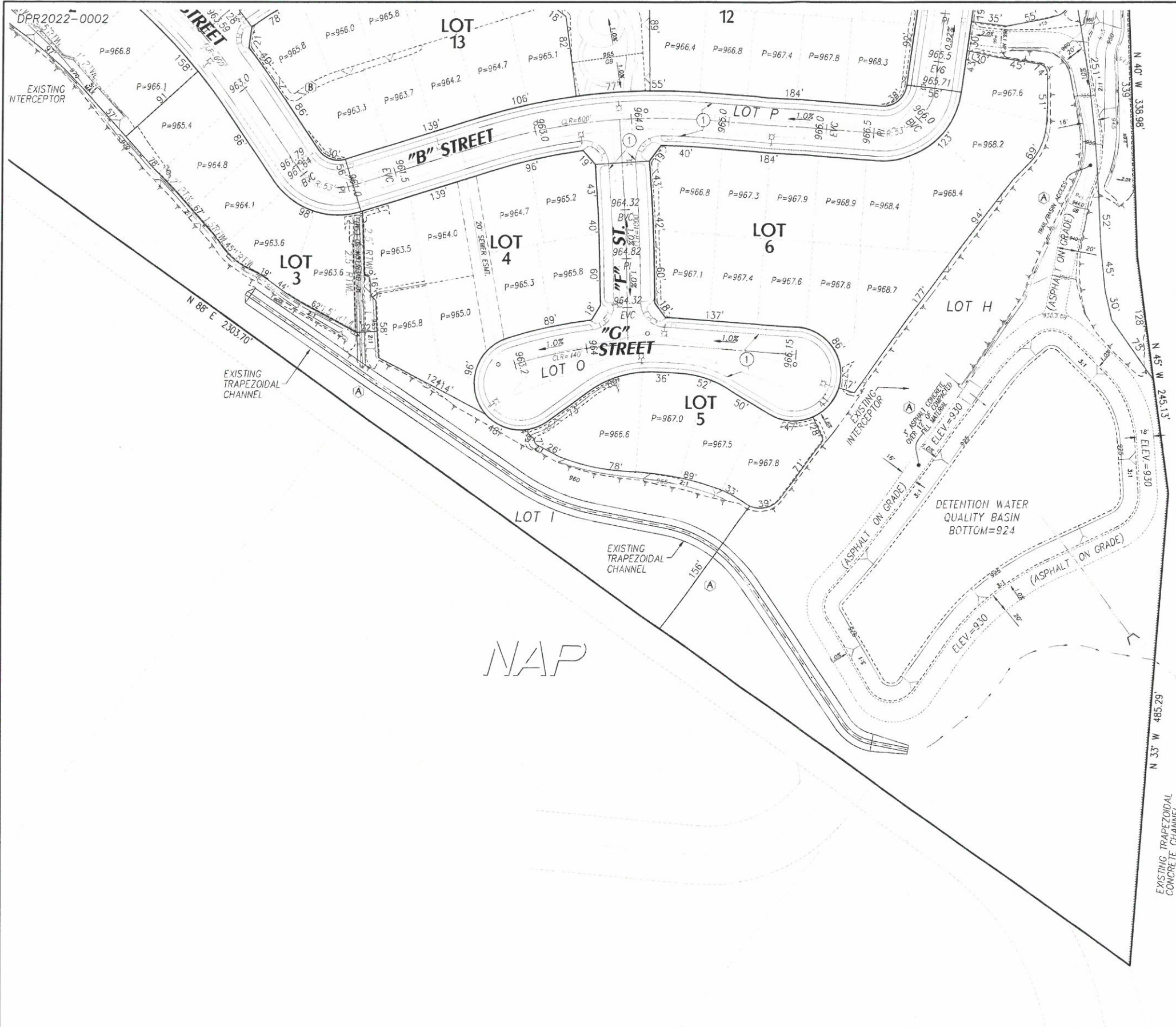
DRAWN BY: AM  
DESIGNED BY: SG  
CHECKED BY: DS

PREPARED FOR / OWNER:  
**ARANTINE HILLS HOLDINGS, LP**  
A DELAWARE LIMITED PARTNERSHIP  
4343 VON KARMAN AVE, SUITE 300  
NEWPORT BEACH, CA 92660  
(949) 582-2766

PREPARED BY:  
**HUNSAKER & ASSOCIATES**  
IRVINE, INCA, INC.  
PLANNING • ENGINEERING • SURVEYING  
Three Hughes • Irvine, CA 92618 • Ph: (949) 583-1010 • Fax: (949) 583-0759

**CONCEPTUAL GRADING**  
TENTATIVE TRACT NO.38277  
FOR CONDOMINIUM PURPOSES  
City of Corona

**SHEET**  
4 OF 6



VICINITY MAP

**SLOPE DESIGNATIONS**

- (A) MAINTAINED BY HOMEOWNERS ASSOCIATION
- (B) MAINTAINED BY PRIVATE OWNERS

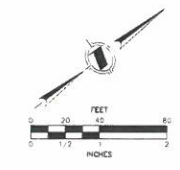
**PROPOSED EASEMENTS**

- ① 24" INGRESS EGRESS AND EMERGENCY ACCESS OVER PRIVATE STREETS AND PUBLIC UTILITY PURPOSES.

**LEGEND**

- RIGHT OF WAY
- LOT LINE
- TRACT BOUNDARY
- EASEMENT
- EXISTING LOT LINE
- DAYLIGHT LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- TOP AND TOE OF SLOPE
- RETAINING WALL
- PROPOSED V-DITCH
- PROPOSED CENTER LINE
- PROPOSED CURB
- EXISTING CURB
- EXISTING MEDIAN
- PROPOSED STORM DRAIN
- PROPOSED LIGHT POLE
- BUSW ACCESS AT ASPHALT CONCRETE OVER 12" OF COMPACTED FILL MATERIAL

NAP



NO.	DATE	REVISIONS	APPROVED	CHECKED BY:

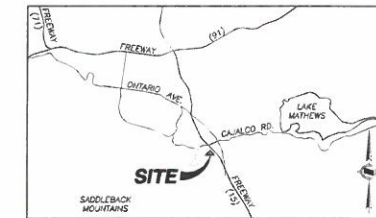
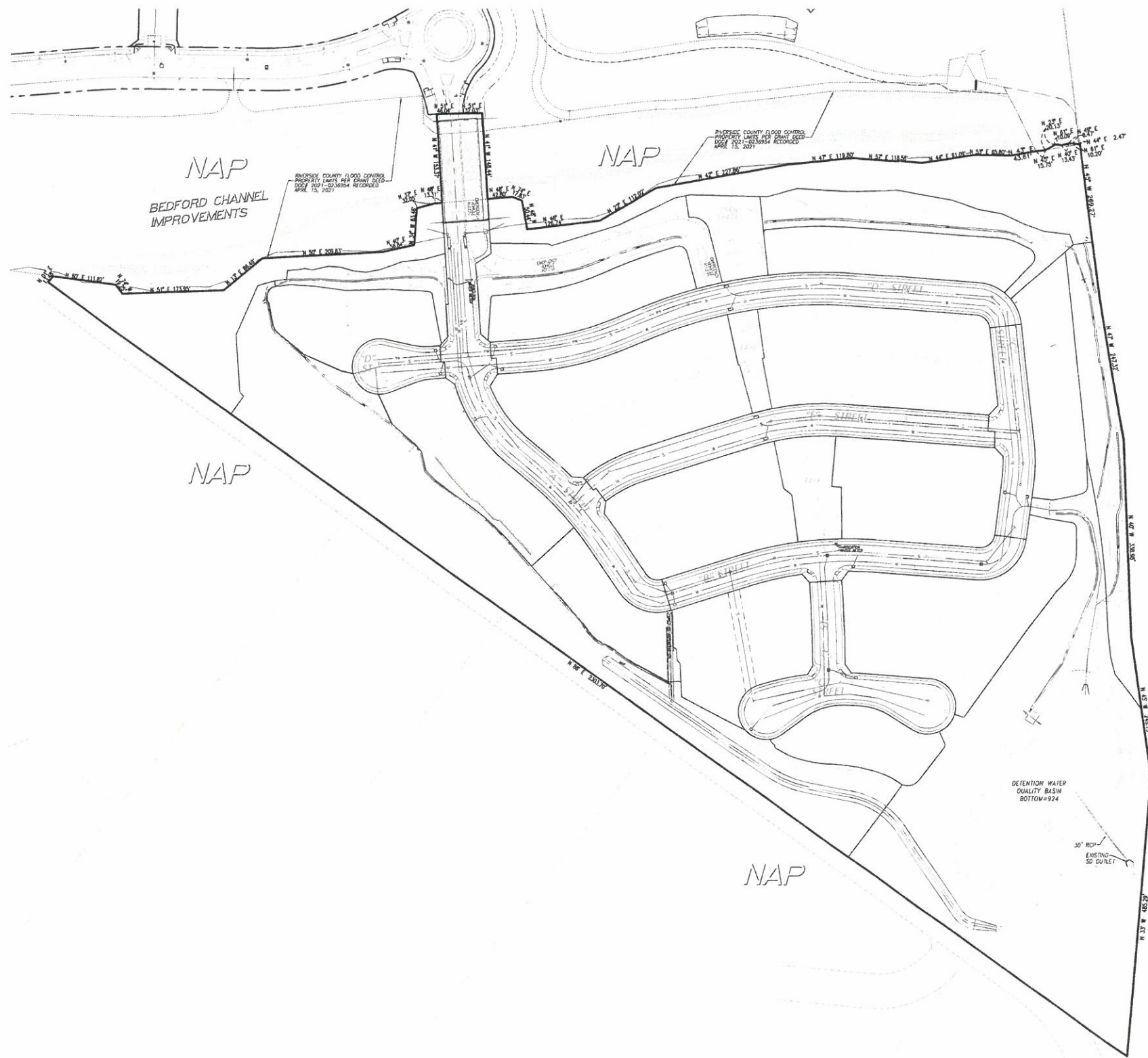
DRAWN BY: AM  
 DESIGNED BY: SG  
 CHECKED BY: DS  
 PREPARED FOR / OWNER:  
**ARANTINE HILLS HOLDINGS, LP**  
 A DELAWARE LIMITED PARTNERSHIP  
 4345 VON KARMAN AVE, SUITE 300  
 NEWPORT BEACH, CA 92660  
 (949) 382-2766

PREPARED BY:  
**HUNSAKER & ASSOCIATES**  
 IRVINE, INC.  
 PLANNING • ENGINEERING • SURVEYING  
 Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759

**CONCEPTUAL GRADING**  
**TENTATIVE TRACT NO.38277**  
**FOR CONDOMINIUM PURPOSES**  
 City of Corona

**SHEET**  
**5 OF 6**

W.D.: 2749-38 ARANTINE HILLS



VICINITY MAP

**SLOPE DESIGNATIONS**

- (A) MAINTAINED BY HOMEOWNERS ASSOCIATION
- (B) MAINTAINED BY PRIVATE OWNERS

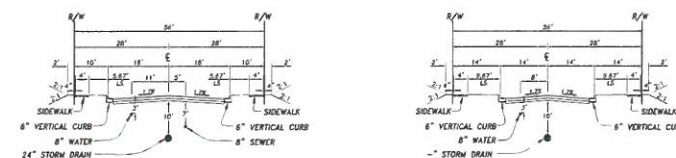
**LEGEND**

- RIGHT OF WAY
- LOT LINE
- TRACT BOUNDARY
- EASEMENT
- EXISTING LOT LINE
- DAYLIGHT LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- TOP AND TOE OF SLOPE
- RETAINING WALL
- PROPOSED CENTER LINE
- PROPOSED CURB
- EXISTING CURB
- EXISTING MEDIAN
- PROPOSED STORM DRAIN
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED RECLAIMED WATER
- EXISTING STORM DRAIN
- EXISTING WATER
- EXISTING RECLAIMED WATER
- EXISTING SEWER
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- PROPOSED MODULAR WETLAND SYSTEM

**NOTES:**

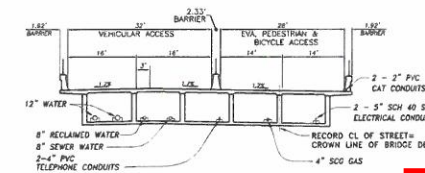
- CITY APPROVED MINIMUM PIPE SEPARATIONS:
- POTABLE TO POTABLE - 3 FT. EDGE TO EDGE
  - POTABLE TO NON-POTABLE - 4 FT. EDGE TO EDGE
  - POTABLE TO SEWER - 4 FT. EDGE TO EDGE
  - POTABLE TO SEWER FORCE MAIN - 10 FT. EDGE TO EDGE
  - RECLAIMED TO SEWER - 4 FT. EDGE TO EDGE

**STREET SECTIONS**



56' PRIVATE LOCAL STREET  
("A"-"E" STREET & "G" STREET)  
N.T.S.

56' PRIVATE LOCAL STREET  
("F" STREET)  
NO PARKING PERMITTED  
N.T.S.



BRIDGE SECTION  
N.T.S.

**EXHIBIT 5**

<p>NO. DATE REVISIONS APPROVED CHECKED BY: DS</p>		<p>DRAWN BY: AM DESIGNED BY: SG CHECKED BY: DS</p>	<p>PREPARED FOR / OWNER: <b>ARANTINE HILLS HOLDINGS, LP A DELAWARE LIMITED PARTNERSHIP</b> 4343 VON KARMAN AVE, SUITE 300 NEWPORT BEACH, CA 92660 (949) 362-2766</p>	<p>PREPARED BY: <b>HUNSAKER &amp; ASSOCIATES</b> IRVINE, INC. PLANNING ■ ENGINEERING ■ SURVEYING Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759</p>	<p>UTILITIES TENTATIVE TRACT NO.38277 FOR CONDOMINIUM PURPOSES City of Corona</p>	<p>SHEET 6 OF 6</p>
---	--	--	--	--	---	-------------------------



HUNSAKER  
& ASSOCIATES  
I R V I N E , I N C .

PLANNING  
ENGINEERING  
SURVEYING  
GOVERNMENT RELATIONS

IRVINE  
LOS ANGELES  
PALM DESERT  
RIVERSIDE  
SAN DIEGO

May 25, 2022

Ms. Sandra Yang  
Senior Planner  
CITY OF CORONA  
400 S. Vicentia Avenue  
Corona, CA 92882

Subject: **Arantine Hills – TTM 1<sup>st</sup> Submittal**  
**Tentative Tract Map Review Application for TTM 38277**

Dear Ms. Yang:

On behalf of Arantine Hills Holding, LP, Pacific Ventures Management LLC is submitting a Tentative Tract Map Application for Bedford at Arantine Hills TTM 38277 ('B' Map) project in the City of Corona for the future development of 118 residential units, parks, landscaping and related infrastructure improvements. TTM 38277 will consist of Medium Density Residential (Planning Area 14) and a Private Park (Planning Area 15). The project site is surrounded by the Bedford Channel to the north and the commercial plaza Bedford Marketplace beyond that, to the south is open space and scattered rural residential lots, to the west (northwest) is Phase 2 of the Bedford project, residential tract 37644, and to the east is interstate 15 and vacant agricultural land beyond that.

Subdivision improvements associated with TTM 38277 will include but are not limited to street improvements, sewer, water, reclaimed water, storm drain, water quality basin, retaining walls, landscaping and related dry utilities in accordance with the Arantine Hills Specific Plan. The project proposes 7 private streets (streets "A" – "G") totaling approximately 4,400 linear feet.

Sewer and water improvements are proposed and the service purveyor will be the Corona Department of Water and Power. Private storm drain improvements will include the construction of 18", 24" and 36" RCP storm drain lines. The proposed storm drain lines will discharge into a proposed private water quality/detention basin located in the south east corner of the proposed TTM 38277.

Listed below is a summary of the items included in the submittal package as required by the City of Corona's Application for Tentative Tract Map Submittal Checklist:

1. Completed and Signed Application Form
2. Processing Fees for TTM Submittal
3. Photo Site Exhibit
4. Project Description Letter
5. Grant Deed
6. Title Report

PRINCIPALS:  
FRED GRAYLEE  
BRADLEY HAY  
KAMAL KARAM  
DOUGLAS STALEY  
JOSEPH E. WIGHTMAN

FOUNDING PARTNERS:  
RICHARD HUNSAKER  
TOM R. MCGANNON  
JOHN A. MICHLER  
DOUGLAS G. SNYDER

Three Hughes  
Irvine, California  
92618-2021  
(949) 583-1010 PH  
(949) 583-0759 FX  
www.hunsaker.com

**EXHIBIT 6**





Ms. Sandra Yang  
Senior Planner  
CITY OF CORONA  
May 25, 2022  
Page 2

7. 1 Set – Hydrology Report
8. 1 Set – Water Quality Management Report
9. Twenty (20) full size copies of Tentative Tract Map 38277 (7 Sheets) folded to 8 ½" x 14"
10. One (1) 8.5x11 Reduction of Map
11. CD w/ pdf of Submittal Package and Environmental Studies

Thank you for your consideration of the proposed Tentative Tract Map application. We look forward to working with the City of Corona on this development.

Should you have any questions regarding the submittal package or need additional information please do not hesitate to call me at (949) 330-0157 or email to [qpaulin@hunsaker.com](mailto:qpaulin@hunsaker.com)

Sincerely,

HUNSAKER & ASSOCIATES IRVINE, INC.

A handwritten signature in blue ink that reads "Q. Paulin Aguero".

Quinn Paulin Aguero  
Planner

QP:tl

xc: Brian Milich, Arantine Hills Holdings, LP  
Doug Staley, H&A  
Brian Lowell, H&A

W.O. 4455-7  
(f:\c\wo\4455\7 L07-qp.docx)