File #: 24-0176

PLANNING AND HOUSING COMMISSION STAFF REPORT

DATE: 03/25/2024

TO: Honorable Chair and Commissioners

FROM: Planning & Development Department

APPLICATION REQUEST:
TTM 38572: Tentative Tract Map application to subdivide 85.51 acres into 47 numbered lots for the development of 546 residential condominium units and 50 lettered lots for the construction of private streets, open space, private parks, and other improvements associated with the development in the Low Density Residential, Medium Density Residential, High Density Residential, Park, and Open Spaces designations within the Arantine Hills Specific Plan, located southwest of Clementine Way and Hudson House Drive. (Applicant: Jason Perrine, Arantine Hills Holding LP, 4343 Von Karman Avenue, Suite 300, Newport Beach, CA 92660)

RECOMMENDED ACTION:
That the Planning and Housing Commission recommend to the City Council APPROVAL of TTM 38572, based on the findings contained in the staff report and conditions of approval.

PROJECT SITE SUMMARY:
Area of Property: 85.51 acres
Existing Zoning: Low Density Residential, Medium Density Residential, High Density Residential, Park, and Open Space
Existing General Plan: Low Density Residential, Medium Density Residential, High Density Residential, Park, and Open Space
Existing Land Use: Vacant
Proposed Land Use: Residential, Parks, and Open Space
Surrounding Zoning/Land Uses:
N: Open Space / Open Space Slope
E: Medium Density Residential / Residential Condominiums
S: Agricultural / Vacant
W: Golf Course / Eagle Glen Golf Course

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 951 residential units, two on-site multi-purpose recreational centers, a bridge over the Bedford Channel near Interstate 15 that provides vehicular and pedestrian access from Bedford Canyon Road to a portion of the community on the south side of the channel, and a 21.7-acre commercial retail center.

The applicant, Arantine Hills Holdings, is the "master" developer of the community and 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.

The applicant is now seeking to develop the final two phases of Arantine Hills which consist of Phases 3 and 4. These two phases consist of a total 546 residential units proposed on 85.51 acres located within the southwestern portion of the Arantine Hills Specific Plan area, west of Clementine Way. The project site borders the Eagle Glen Golf Course to the west and the Bedford Channel to the south. Bordering to the north is a large 2:1 slope with existing residential properties located on the other side of the slope. The project site (Phases 3 and 4) is situated lower than the residential properties by approximately 90 feet or more in elevation.

The applications associated with the proposal are Tentative Tract Map 38572 (TTM 38572) and Precise Plan 2023-0004 (PP2023-0004). TTM 38572 proposes to create the lots to accommodate the residential development, and is the subject of this staff report. PP2023-0004 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 9, 2023. The applicant formally submitted the tentative tract map and precise plan applications to the city on May 22, 2023, which were reviewed by the Project and Environmental Review Committee on June 15, 2023. 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, and subsequently scheduled for the Planning and Housing Commission meeting of March 25, 2024.

PROJECT DESCRIPTION

TTM 38572 proposes to subdivide 85.51 acres into lots 1 through 47, for the development of 546 detached condominium homes. TTM 38572 also proposes to create 50 lettered lots for the construction of private streets, open space, private parks, trails and the extension of the Bedford Channel which are all improvements associated with the development of the 546 homes. The lettered lots include lots A through XX. Exhibit 2 illustrates the subdivision proposed by TTM 38572.

The development site spans across multiple planning areas with different zoning within the Arantine Hills Specific Plan. The intended use of the lots that are proposed by TTM 38572 and PP2023-0004

comply with their respective planning area's zoning requirements. Table A summarizes the project's phasing, planning areas, zoning, density and intended land use.

Table A: Project Summary

Planning Area No.	Acreage	Zoning	Allowable Density	Proposed Land Use	Proposed Density
Phase 3					
1	18 ac	LDR	3-6 du/ac	85 Single Family Detached Units	4.7 du/ac
2	14.8 ac	MDR	6-15 du/ac	29 Alley Loaded Units 60 Tri-plex Units 46 Townhome Units	9.1 du/ac
2A	16.3 ac	HDR	15-36 du/ac	27 Alley Loaded Units 67 Townhome Units 102 Duplex Units	12.0 du/ac
3	1.85 ac	Park	N/A	2 Private Parks	N/A
Phase 4					
16A	11.1 ac	Open Space	N/A	Bedford Channel	N/A
17	8.8 ac	LDR	3-6 du/ac	42 Single Family Detached Units	4.7 du/ac
17A	9.5 ac	MDR	6-15 du/ac	24 Tri-plex Units 64 Six-pack Units	9.2 du/ac

The residential lots (1-47) meet the minimum lot area, width and depth requirements established by the Arantine Hills Specific Plan for newly created lots within the LDR, MDR, and HDR designations. The residential lots range in size from 13,504 to 135,036 square feet and are designed to accommodate one-, two-, and three-story attached and detached homes. Details of the plotting and layout of the units are described in the associated precise plan staff report for PP2023-0004. As the tentative tract map is for condominium purposes, all of the units within the development will be condominium homes.

The project is being developed as part of a private residential community with gated entrances located on Clementine Way and on the southern end of Bedford Canyon Road. The project includes the extension of Hudson House Drive from the existing roundabout at the intersection of Hudson House Drive and Clementine Way to the southwest. Hudson House Drive will provide access to several interior streets that will provide direct access to the units within the project.

Hudson House Drive has an overall right-of-way width of 73 feet which includes 40 feet of roadway pavement from curb to curb. The north side of Hudson House Drive will have 8 feet of landscape parkway with a 5-foot-wide sidewalk. The south side of Hudson House Drive which abuts the proposed Bedford Channel extension will have 8 feet of landscape parkway with a 12-foot-wide Class I multi-purpose trail which will be paved for pedestrian and bike use to match the trail that was constructed along the segment of Hudson House Drive east of Clementine Way. The applicant is required to dedicate an easement over the multi-purpose trail to the City for public use. The trail easement terminates at the westerly boundary of the project site. The applicant has agreed to provide trailhead amenities near the westerly end of the multi-purpose trail within Lot UU for the public's use. The conceptual plan for the trailhead is attached to the precise plan staff report.

The interior streets within the project are designed per the private street standards established by the Arantine Hills Specific Plan. The streets within the project 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.

The applicant will be extending the Bedford Channel to the southwestern limits of the project. The applicant will construct the channel and the Riverside County Flood Control & Water Conservation District (RCFC & WCD) will maintain the channel. Improvements within the channel include riprap on both sides of the channel and a 15-foot-wide maintenance access road for RCFC & WCD personnel that extends around the westerly end of the channel.

Staff has been in discussions with the RCFC & WCD to allow the maintenance access road within the western portion of the channel to be used for public trail purposes. The RCFC & WCD supports the City's request and would require the City to enter into a license agreement with the RCFC & WCD and obtain an encroachment permit from them for the public trail. The trail would allow the public to cross the channel from the proposed trailhead located on the north side of the channel to the south side of the channel. The Conditions of Approval require the applicant to construct or guarantee the construction of the trailhead and trail improvements within the channel prior to the recordation of the tentative tract map. In addition, the applicant is responsible for all costs associated with the preparation of the license agreement between the City and RCFC & WCD. A copy of the letter from the RCFC & WCD with an exhibit depicting the alignment of the trail within the channel is attached as Exhibit 5.

The tentative tract map conceptually depicts the location of a future bridge over the Bedford Channel for informational purposes. The applicant has indicated to staff that the applicant has an agreement with the McMillian family who owns the property on the south side of the channel to allow access through the Bedford development to the McMillan property. The bridge will be designed and constructed by the developer of the McMillian property which is unknown at this time. The actual location and design of the bridge will be reviewed by city staff when the McMillian property is developed in the future.

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 in connection with its consideration of TTM 38572 and PP2023-0004, 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 Department has not received any response to the public notice.

STAFF ANALYSIS
TTM 38572 will create lots designed to accommodate a range of residential units that include single family detached and attached homes that can be sold for condominiums. The lots correspond to the respective planning areas and product types that are detailed in the associated precise plan. The subdivision is designed to comply with the subdivision standards imposed by the Arantine Hills Specific Plan and Corona Municipal Code. The proposed map implements a number of General Plan goals and policies that relate specifically to the subject site as well as to residential development in the city 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. Therefore, TTM 38572 properly implements the final phase of the Arantine Hills Specific Plan.

The Planning and Development Department recommends approval of TTM 38572, subject to the findings of approval below and the recommended conditions of approval in Exhibit 3.

FINDINGS OF APPROVAL FOR TTM 38572

1. The proposed project has been fully evaluated as part of a master plan comprehensively evaluated under the Arantine Hills Specific Plan EIR certified August 15, 2012 (SCH No. 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 conditions provided in Section 66474 of the California Government Code exists for the following reasons:

    a. The proposed map is consistent with the General Plan designations of Low Density Residential (3-6 du/ac), Medium Density Residential (6-15 du/ac), High Density Residential (15-36 du/ac), Open Space, and Park as shown on the city's General Plan land use map and is 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 the Corona

Municipal Code.

c. *The site is suitable for the type of development proposed under TTM 38572 and associated PP2023-0004 and provides for adequate access from Eagle Glen Parkway and from the internal system of private streets designed in accordance with the standards of the Arantine Hills Specific Plan.*

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 designed in consideration of natural areas associated with the Bedford Channel which was fully evaluated as part of the Arantine Hills Specific Plan Environmental Impact Report certified August 15, 2012, Supplemental Environmental Impact Report adopted May 19, 2016, and Addendum to the Environmental Impact Report adopted on December 19, 2018, which impose mitigation measures that will be carried out with the implementation of each of phase of development 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 the 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 does exist for the following reasons:

a. *The General Plan allows for 3-6 dwelling units per acre for the Low Density Residential designation, 6-15 dwelling units per acre for the Medium Density Residential designation, and 15-36 dwelling units per acre for the High Density Residential designation. Each planning area that is part of the project proposal is within the respective densities allowed.*

b. *Each planning area has been designed in accordance with the development standards imposed by the Arantine Hills Specific Plan on the respective areas of Low Density Residential, Medium Density Residential, High 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

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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 LDR, MDR, and HDR designations of the Arantine Hills Specific Plan for the following reasons:

a. Residential condominium development is permitted in the LDR, MDR and HDR designations of the Arantine Hills Specific Plan, and the subdivision design is consistent with the development standards that apply to the site.

b. The proposed development is consistent with the applicable standards imposed by the 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. Pursuant to California Government Code Section 66474.02, the subdivision is consistent with the following:

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.

c. Structure fire protection and suppression services will be available for the subdivision through city, county, special district or other entity organized solely to provide fire protection services monitored and funded by that entity, and by the Department of Forestry and Fire Protection by contract entered into pursuant to Sections 4311, 4142, 4144 of the Public Resources Code.

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PREPARED BY: SANDRA VANIAN, PLANNING MANAGER

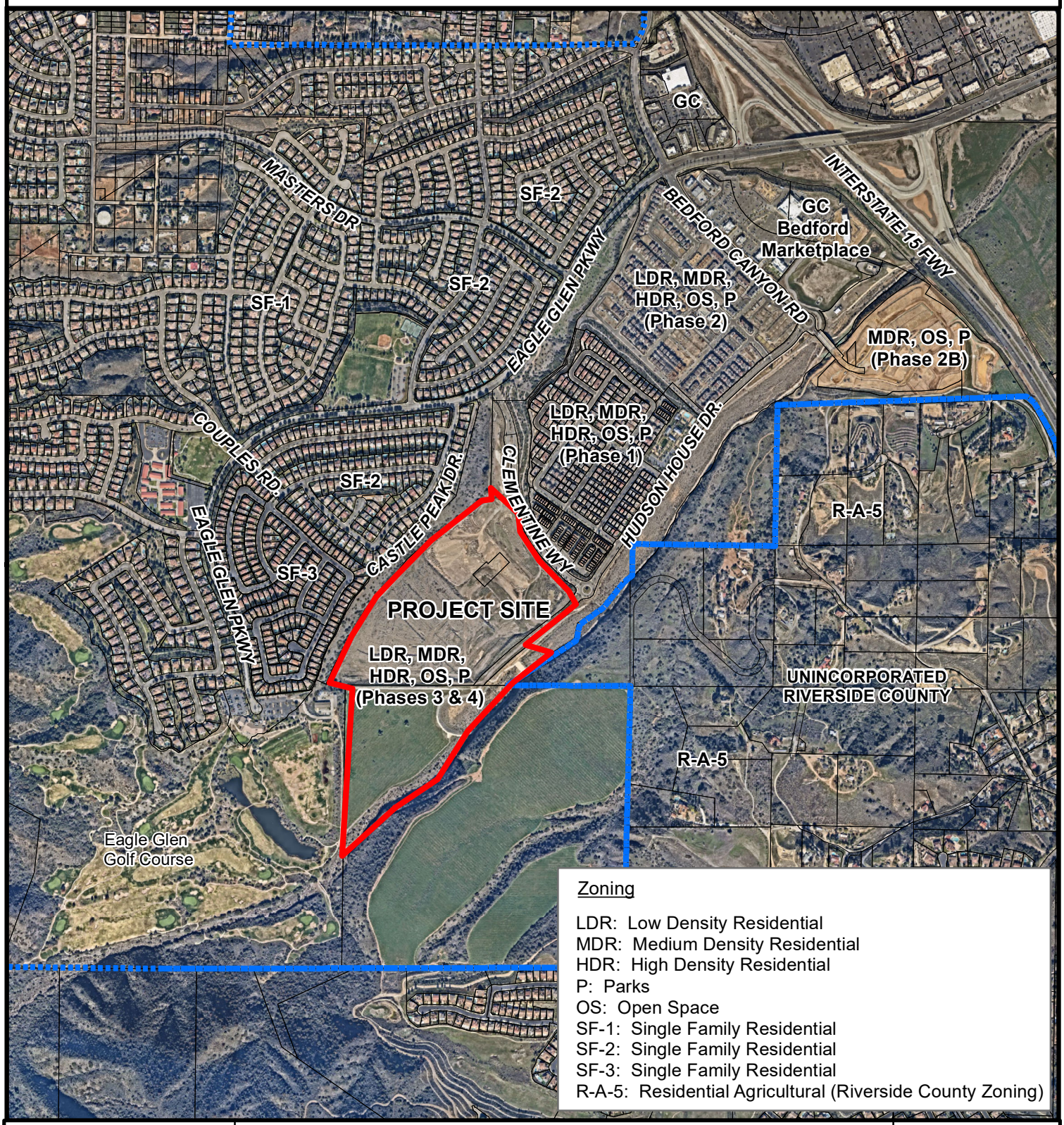
SUBMITTED BY: JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

EXHIBITS

1. Locational and Zoning Map
2. Tentative Tract Map 38572
3. Conditions of Approval
4. Applicant's letter, dated May 16, 2023
5. Letter from Riverside County Flood Control District & Water Conservation District, dated March 20, 2024

Case Planner: Sandra Vanian (951) 736-2262

LOCATIONAL & ZONING MAP



Date: 03/19/2024

TTM 38572 & PP2023-0004

N
W
E
S

EXHIBIT 1

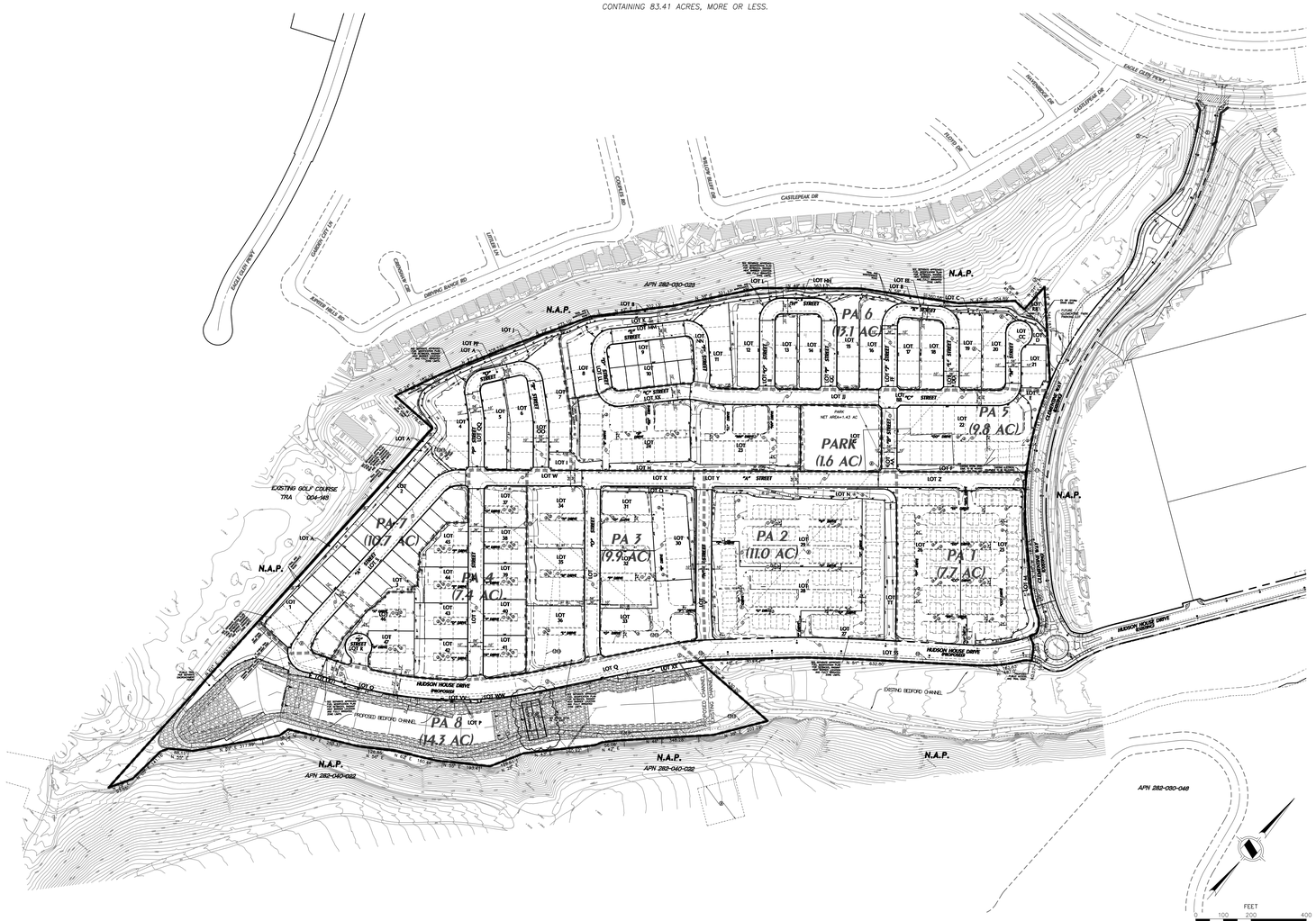
TENTATIVE TRACT MAP NO. 38572

FOR CONDOMINIUM PURPOSES

LAND SITUATED IN THE CITY OF CORONA, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

BEING ALL OF PARCEL 1 OF PARCEL MAP 37036 AS SHOWN BY MAP ON FILE IN PARCEL MAP BOOK 250, PAGES 41 THROUGH 44, INCLUSIVE, OF PARCEL MAPS, TOGETHER WITH ALL OF LOT 1, LOT "H" , AND A PORTION OF LOT "B" OF TRACT NO. 36294 AS SHOWN BY MAP ON FILE IN BOOK 456, PAGES 23 THROUGH 38, INCLUSIVE, OF MAPS, BOTH BEING RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 20, TOWNSHIP 4 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN.

CONTAINING 83.41 ACRES, MORE OR LESS.



NUMBERED LOTS

Lot No.	Land Use	S.F	Acres	Lot No.	Land Use	S.F	Acres
1	Residential	45,738	1.05	25	Residential	118,919	2.73
2	Residential	51,836	1.19	26	Residential	135,036	3.10
3	Residential	77,972	1.79	27	Residential	63,162	1.45
4	Residential	42,689	0.98	28	Residential	128,066	2.94
5	Residential	26,136	0.60	29	Residential	128,502	2.95
6	Residential	31,363	0.72	30	Residential	40,946	0.94
7	Residential	34,848	0.80	31	Residential	40,511	0.93
8	Residential	27,007	0.62	32	Residential	42,253	0.97
9	Residential	26,136	0.60	33	Residential	64,469	1.48
10	Residential	26,136	0.60	34	Residential	47,480	1.09
11	Residential	26,572	0.61	35	Residential	43,996	1.01
12	Residential	33,977	0.78	36	Residential	47,045	1.08
13	Residential	21,780	0.50	37	Residential	23,522	0.54
14	Residential	23,958	0.55	38	Residential	20,038	0.46
15	Residential	27,878	0.64	39	Residential	20,038	0.46
16	Residential	29,621	0.68	40	Residential	20,038	0.46
17	Residential	20,909	0.48	41	Residential	23,087	0.53
18	Residential	22,216	0.51	42	Residential	27,878	0.64
19	Residential	22,651	0.52	43	Residential	25,265	0.58
20	Residential	25,700	0.59	44	Residential	24,394	0.56
21	Residential	13,504	0.31	45	Residential	23,087	0.53
22	Residential	105,851	2.43	46	Residential	28,314	0.65
23	Residential	88,427	2.03	47	Residential	25,265	0.58
24	Residential	95,832	2.20				
					TOTAL	2,110,046	48.44

LETTERED LOTS

Lot No.	Land Use	S.F	Acres	Lot No.	Land Use	S.F	Acres
A	Trail	40,511	0.93	Z	Street	31,363	0.72
B	Trail	49,223	1.13	AA	Street	12,197	0.28
C	Open Space	2,178	0.05	BB	Street	31,363	0.72
D	Open Space	4,356	0.1	CC	Street	15,246	0.35
E	Open Space	6,970	0.16	DD	Street	11,761	0.27
F	Linear Park	12,632	0.29	EE	Street	14,810	0.34
G	Park	70,567	1.62	FF	Street	12,197	0.28
H	Linear Park	18,295	0.42	GG	Street	13,504	0.31
I	Linear Park	9,148	0.21	HH	Street	16,117	0.37
J	Open Space	10,019	0.23	II	Street	13,504	0.31
K	Open Space	13,939	0.32	JJ	Street	40,511	0.93
L	Open Space	4,356	0.1	KK	Street	17,860	0.41
M	Open Space	17,424	0.4	LL	Street	12,632	0.29
N	Open Space	25,265	0.58	MM	Street	14,810	0.34
O	Open Space	16,988	0.39	NN	Street	13,068	0.3
P	Channel	503,989	11.57	OO	Street	17,860	0.41
Q	Street	99,752	2.29	PP	Street	14,810	0.34
R	Street	8,712	0.2	QQ	Street	15,246	0.35
S	Street	58,806	1.35	RR	Open Space	6,098	0.14
T	Street	37,897	0.87	SS	Street	91,912	2.11
U	Street	33,977	0.78	TT	Open Space	21,780	0.5
V	Street	30,492	0.7	UU	Trailhead	3,485	0.08
W	Street	25,700	0.59	VV	Open Space	1,307	0.03
X	Street	23,522	0.54	WW	Open Space	1,742	0.04
Y	Street	38,333	0.88	XX	Open Space	6,534	0.15
					TOTAL	1,614,769	37.07

LAND USE SUMMARY

Land Use	Total Area (AC.)
Residential	48.44
Trail	2.06
Open Space	4.19
Park	1.62
Channel	11.57
Street	17.63
Total	85.51

PROPOSED EASEMENTS

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

(2) 2' EASEMENT FOR PUBLIC UTILITY PURPOSES.

(3) 12' EASEMENT CLASS 1 BIKE TRAIL FOR PUBLIC USE.

(4) 25' EASEMENT FOR WATER LINES.

(5) EASEMENT FOR STORM DRAIN AND PUBLIC UTILITY PURPOSES.

EXISTING EASEMENTS

(1)(2) QUITCLAIMED

(3) A. A PERMANENT EASEMENT FOR INGRESS, EGRESS, MAINTAINING AND IMPROVING A ROAD FOR VEHICLE AND PEDESTRIAN ACCESS; DRAINAGE AND DIVERSION OF SURFACE WATERS; INSTALLING, MAINTAINING AND REPLACING LANDSCAPING AND APPURTENANT IMPROVEMENTS AND INCIDENTAL PURPOSES, RECORDED JULY 9, 2003 AS INSTRUMENT NO. 2003–510647 OF OFFICIAL RECORDS.

B. A TEMPORARY EASEMENT FOR INGRESS AND EGRESS FOR THE PURPOSES OF PERFORMING GRADING AND CONSTRUCTION AND INCIDENTAL PURPOSES, RECORDED JULY 9, 2003 AS INSTRUMENT NO. 2003–510647 OF OFFICIAL RECORDS.

(4)(5)(6)(7) QUITCLAIMED

(8) EASEMENT IN FAVOR OF ROBERT McMILLAN, RUBY McMILLAN, HAROLD McMILLAN AND EVA McMILLAN TO MAINTAIN, REPAIR AND REPLACE IRRIGATION PIPELINE TOGETHER WITH RIGHTS OF INGRESS AND EGRESS, RECORDED 12/21/1956 AS BOOK 2015, PG.10. TO BE QUITCLAIMED.

(9) WATER TANK EASEMENTS, SITE 1 IS ON PHASE 2 AND SITE 2 IS ON PHASE 4, IN FAVOR OF ARANTINE HILLS HOLDINGS LP FOR WATER TANK AND WATER LINE PURPOSES, RECORDED 12/31/2014 AS INST. No. 2014–0499147, O.R. TO BE VACATED. SITE 2 EASEMENT TO BE QUITCLAIMED

(10) 12' EASEMENT CLASS 1 BIKE TRAIL FOR PUBLIC USE PER TR 36294, MB 456/23–38

(11) EXISTING 78' ACCESS EASEMENT PER PM 37036 PMB 250/41–44

(12) EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE TO CONSTRUCT AND MAINTAIN THE LEVY, DEBRIS BASIN ANC CHANNEL, RECORDED 06–27–2018 AS INST No. 2018–0259939. THIS EASEMENT IS TO BE VACATED.

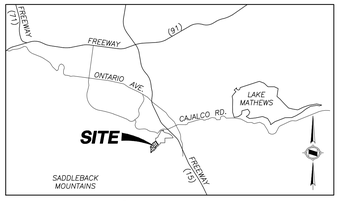
(13) EASEMENT FOR THE TRANSPORTATION AND DISTRIBUTION OF NATURAL GAS AND COMMUNICATION AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, RECORDED 06–21–2018 AS INST. No. 2018–0251184. THIS EASEMENT IS NOT PLOTABLE AS IMPROVEMENTS HAVE NOT BEEN CONSTRUCTED, AND WILL BE VACATED.

(14) A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA N THE PATENT RECORDED 08/10/1896 IN BOOK 1 OF PATENTS, PAGE 350. THE LOCATION OF THIS EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION AS IT IS BLANKET IN NATURE TO PARCEL 1, PM 37036. (W½ SE¼ AND E½ SW¼ SECTION 20, TOWNSHIP 4 SOUTH, RANGE 6 WEST, S.B.M). NOT POTABLE.

(15) EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR FLOOD CONTROL AND DRAINAGE PURPOSES INCLUDING BUT NOT LIMITED TO THE CONSTRUCTION, USE REPAIR, RECONSTRUCTION, INSPECTION, OPERATION AND MMAINTENANCE OF "BEDFORD CANYON – ARANTINE HILLS LEVEE AND ALL APPURTENANT WORKS, INCLUDING INGRESS AND EGRESS. RECORDED 04/15/2021 AS INST No. 2021–0236955. THIS EASEMENT IS TO BE VACATED.

LEGEND

RIGHT OF WAY	PROPOSED MINOR CONTOUR
LOT LINE	EXISTING CURB
TRACT BOUNDARY	EXISTING MEDIAN
EASEMENT	TOP AND TOE OF SLOPE
GRADE BREAK	RETAINING WALL
DAYLIGHT LINE	PROPOSED V–DITCH
PROPOSED MAJOR CONTOUR	



VICINITY MAP

NOTES

1. EXISTING LAND USE: VACANT
2. PROPOSED LAND USE: RESIDENTIAL
3. EXISTING GENERAL PLAN LAND USE DESIGNATION: LOW, MEDIUM, AND HIGH DENSITY RESIDENTIAL
4. EXISTING ZONING: LDR, MDR, HDR AND PARKS.
5. ASSESSOR PARCEL NUMBERS: 282–030–037, 282–030–038, 282–030–030, 282–030–051 AND 282–040–021.
6. TOTAL GROSS AREA: 85.51 AC
7. WATER SERVICE PROVIDED BY: CORONA DEPARTMENT OF WATER AND POWER, 755 CORPORATION YARD WAY, CORONA, CA 92880, (951) 736–2234
8. SEWER SERVICE PROVIDED BY: CORONA DEPARTMENT OF WATER AND POWER, 755 CORPORATION YARD WAY, CORONA, CA 92880, (951) 736–2234
9. GAS SERVICE PROVIDED BY: SOUTHERN CALIFORNIA GAS COMPANY, P.O. BOX 3150, SAN DIMAS, CA 91773, (800) 427–2200
10. ELECTRIC SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON, P.O. BOX 6400, RANCHO CUCAMONGA, CA 91729, (800) 990–7788
11. TELEPHONE SERVICE PROVIDED BY: AT&T, 1265 N. VAN BUREN STREET, SUITE 180, ANAHEIM, CA 92807, (800) 750–2355
12. FIBER OPTIC CABLE PROVIDED BY: AT&T, 1265 N. VAN BUREN STREET, SUITE 180, ANAHEIM, CA 92807, (800) 750–2355
13. REFUSE PROVIDED BY: WASTE MANAGEMENT OF THE INLAND EMPIRE, 800 SOUTH TEMESCAL STREET, CORONA, CA 92876, (951) 280–4500
14. THE PROJECT IS LOCATED WITHIN THE CORONA–NORCO UNIFIED SCHOOL DISTRICT, 2820 CLARK AVENUE, NORCO CA, 92860, (951) 736–5000
15. 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 06065C1360G, EFFECTIVE DATE AUGUST 28, 2008,
16. ALL IMPROVEMENTS SHALL BE PER ARANTINE HILLS SPECIFIC PLAN UNLESS OTHERWISE APPROVED.
17. PROPOSED DEVELOPMENT (PHASE 3 AND 4) IS IN CONFORMANCE WITH THE APPROVED WQMP AND DRAINAGE REPORT.
18. ANY REVISED SITE PLAN SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR SCREEN CHECK APPROVAL PRIOR TO BUILDING PLAN SUBMITTAL.
19. PLANS PROVIDE FOR TWO (2) ALL WEATHER SURFACE ACCESS WAYS TO BE APPROVED BY THE FIRE PREVENTION MANAGER AND CONSTRUCT THE ACCESS WAY(S) TO ACCOMMODATE 70,000 LBS GVW DURING ALL PHASES OF CONSTRUCTION.
20. 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.
21. PROVIDE A MINIMUM TWENTY–FIVE (25) FOOT INSIDE AND FIFTY (50) FOOT OUTSIDE RADIUS FOR ACCESS DRIVE(S).
22. STREET AND DRIVE GRADES SHALL NOT EXCEED 10% UNLESS APPROVED BY THE FIRE CHIEF AND CITY ENGINEER.
23. SINGLE FAMILY DWELLING UNITS REQUIRE A FIRE FLOW OF 1,500 GPM/2 HOURS @ 20 PSI. HYDRANT SPACING REQUIREMENT IS 300' MAXIMUM BETWEEN HYDRANTS.
38. A MINIMUM FIRE FLOW OF 1500 GALLONS PER MINUTE AT 20 PSI SHALL BE PROVIDED FOR ONE– AND TWO–FAMILY DWELLINGS.
39. THE FIRE SERVICE WATERLINE SHALL BE LOOPED AND PROVIDED WITH TWO (2) SEPARATE POINTS OF CONNECTION.
40. PROVIDE ONE–HOUR CONSTRUCTED EAVES FOR ALL HOMES LOCATED WITHIN TWO HUNDRED (200) FEET OF WILDLAND AREAS. ENTIRE HOUSE PERIMETER SHALL COMPLY.
55. PROVIDE CLASS A ROOFING MATERIAL ON ALL STRUCTURES PER THE CORONA MUNICIPAL CODE.
56. A FIRE FACILITIES FEE OF $231.00 PER ACRE IS REQUIRED PER CORONA MUNICIPAL CODE SECTION 3.36.030 AND MUST BE PAID PRIOR TO BUILDING PERMIT ISSUANCE.
57. GROVES AND WEED ABATEMENT SHALL BE MAINTAINED SO AS NOT TO POSE A FIRE HAZARD UNTIL TIME OF DEVELOPMENT.
58. 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.
59. SMOKE DETECTORS SHALL COMPLY WITH U.B.C. SECTION 310 1997 EDITION.
60. AT NO TIME SHALL FIRE HYDRANTS OR FIRE LANES BE BLOCKED BY BUILDING MATERIALS, STORAGE, EQUIPMENT, AND/OR VEHICLES.
61. 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 CORONACA.GOV.
62. ANY REVISED SITE PLAN SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR SCREEN CHECK APPROVAL PRIOR TO BUILDING PLAN SUBMITTAL.
63. PLANS SHALL SHOW A MINIMUM DRIVE WIDTH OF 24 FEET.
64. 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.
65. A KNOX PADLOCK SHALL BE PROVIDED FOR GATE(S) IN THIS PROJECT. TO APPLY FOR A KNOX PRODUCT VISIT HTTPS://WWW.KNOXBOX.COM/
66. FIRE HYDRANTS ARE TO BE SPACED A MAXIMUM 300 FEET APART, ONE– AND TWO–FAMILY DWELLINGS ONLY
67. FUEL MODIFICATION IS REQUIRED FOR THIS PROJECT. CONSULT WITH A QUALIFIED FIRM TO PROVIDE A SUBMITTAL TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL.
68. 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.
69. RESIDENTIAL FIRE SPRINKLERS SHALL BE INSTALLED PER CALIFORNIA FIRE AND RESIDENTIAL CODE, AND NFPA 13.

EARTHWORK SUMMARY

CUT:	413,215	CYS
FILL:	444,167	CYS
IMPORT:	64,009	CYS

STATEMENT OF OWNERSHIP

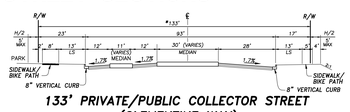
I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

REGISTERED PROFESSIONAL ENGINEER DOUGLAS L. SPRAY NO. 38796 CIVIL STATE OF CALIFORNIA

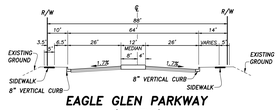
DOUGLAS L. SPRAY DATE: 03/04/2024

EXHIBIT 2

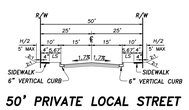
STREET SECTIONS



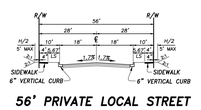
133' PRIVATE/PUBLIC COLLECTOR STREET (CLEMENTINE WAY) OFF–STREET BIKE LANE (NO ON–STREET PARKING) N.T.S.



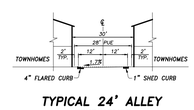
EAGLE GLEN PARKWAY (EXISTING) N.T.S.



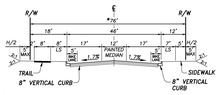
50' PRIVATE LOCAL STREET ("K" & "Q" STREET) N.T.S.



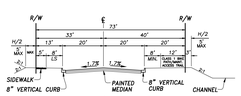
56' PRIVATE LOCAL STREET ("A"–"J", "L"–"P", "R"–"S" STREET) N.T.S.



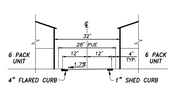
TYPICAL 24' ALLEY (TOWNHOMES) N.T.S.



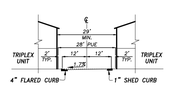
76' PRIVATE/PUBLIC COLLECTOR STREET (CLEMENTINE WAY) ON–STREET BIKE LANE (NO ON–STREET PARKING) N.T.S.



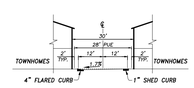
73' PRIVATE COLLECTOR STREET (EXISTING HUDSON HOUSE DRIVE) (NO ON–STREET PARKING) N.T.S.



TYPICAL 24' ALLEY (6 PACK) N.T.S.



TYPICAL 24' ALLEY (TRIPLEX) N.T.S.

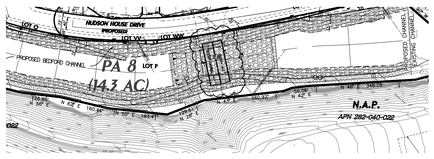


TYPICAL 24' ALLEY (ALLEY) N.T.S.

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 – 4FT. EDGE TO EDGE

FUTURE BRIDGE DETAIL (BY OTHERS)



NO.	DATE	REVISIONS	APPROVED

DRAWN BY:	LP
DESIGNED BY:	JW
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

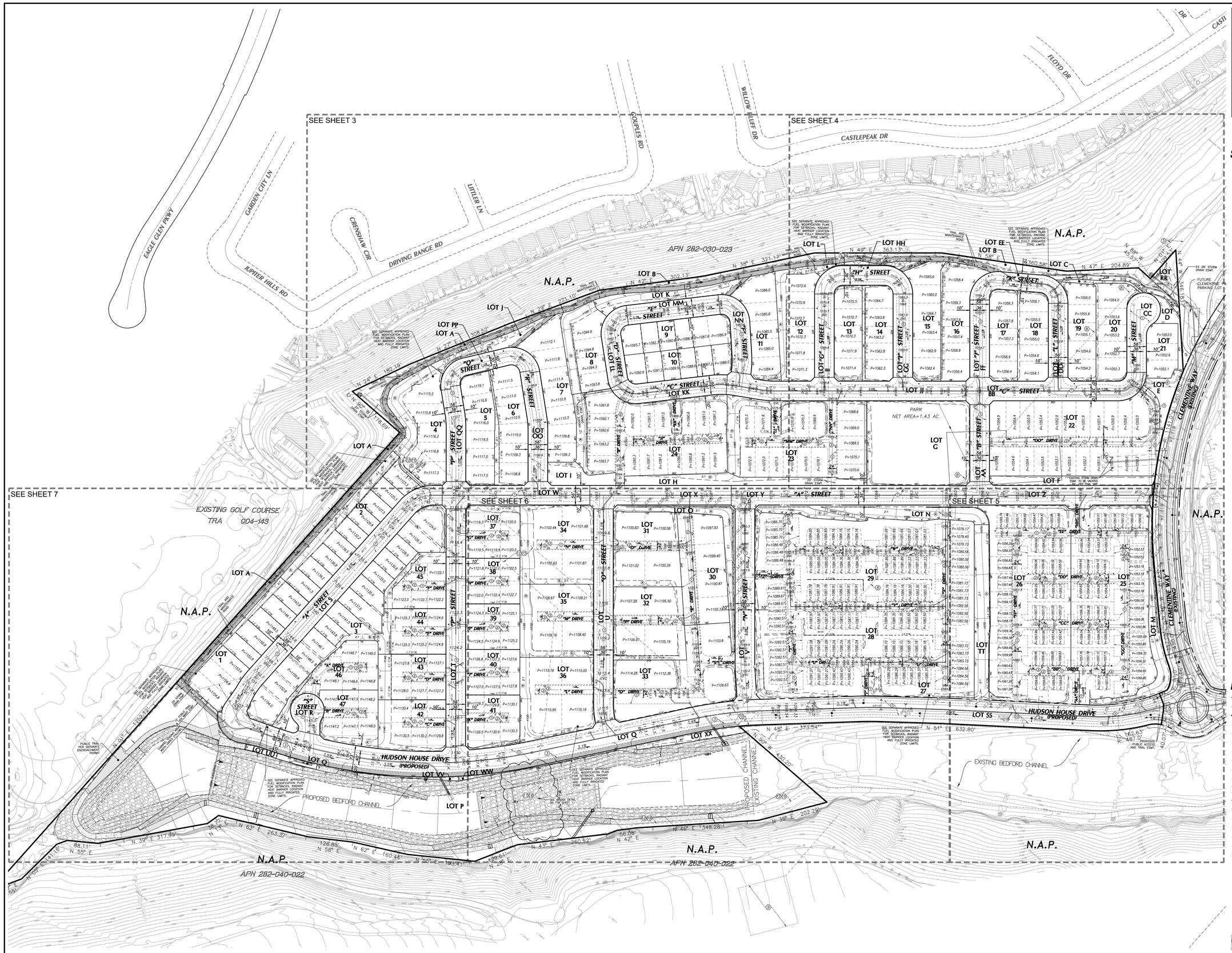
PREPARED BY:
HUNSAKER & ASSOCIATES IRVINE, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
Three Hughes ▪ Irvine, CA 92618 ▪ PH: (949) 583-1010 ▪ FX: (949) 583-0759

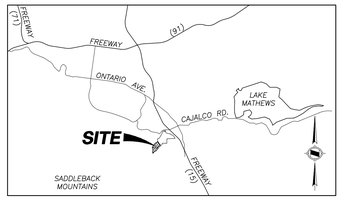
TENTATIVE TRACT NO.38572
FOR CONDOMINIUM PURPOSES
City of Corona

SHEET 1 OF 9

W.O.: 4435–4 BEDFORD

PLOTTED BY: Luis Pina DATE: Mar. 04, 2024 12:35:56 PM FILE: F:\0853\Planning\SA_TTM_38572\Exh_TTM





VICINITY MAP

SLOPE DESIGNATIONS

(A) MAINTAINED BY HOMEOWNERS ASSOCIATION

(B) MAINTAINED BY PRIVATE OWNERS

PROPOSED EASEMENTS

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

(2) 2' EASEMENT FOR PUBLIC UTILITY PURPOSES.

(3) 12' EASEMENT CLASS 1 BIKE TRAIL FOR PUBLIC USE.

(4) 25' EASEMENT FOR WATER LINES.

(5) EASEMENT FOR STORM DRAIN AND PUBLIC UTILITY PURPOSES.

EXISTING EASEMENTS

(1)(2) QUITCLAIMED

(3) A. A PERMANENT EASEMENT FOR INGRESS, EGRESS, MAINTAINING AND IMPROVING A ROAD FOR VEHICLE AND PEDESTRIAN ACCESS; DRAINAGE AND DIVERSION OF SURFACE WATERS; INSTALLING, MAINTAINING AND REPLACING LANDSCAPING AND APPURTENANT IMPROVEMENTS AND INCIDENTAL PURPOSES, RECORDED JULY 9, 2003 AS INSTRUMENT NO. 2003–510647 OF OFFICIAL RECORDS.

B. A TEMPORARY EASEMENT FOR INGRESS AND EGRESS FOR THE PURPOSES OF PERFORMING GRADING AND CONSTRUCTION AND INCIDENTAL PURPOSES, RECORDED JULY 9, 2003 AS INSTRUMENT NO. 2003–510647 OF OFFICIAL RECORDS.

(4)(5)(7) QUITCLAIMED

(8) EASEMENT IN FAVOR OF ROBERT McMILLAN, RUBY McMILLAN, HAROLD McMILLAN AND EVA McMILLAN TO MAINTAIN, REPAIR AND REPLACE IRRIGATION PIPELINE TOGETHER WITH RIGHTS OF INGRESS AND EGRESS, RECORDED 12/21/1956 AS BOOK 2015, PG.10. TO BE QUITCLAIMED.

(9) WATER TANK EASEMENTS, SITE 1 IS ON PHASE 2 AND SITE 2 IS ON PHASE 4, IN FAVOR OF ARANTINE HILLS HOLDINGS LP FOR WATER TANK AND WATER LINE PURPOSES, RECORDED 12/31/2014 AS INST. No. 2014–0499147, O.R. TO BE VACATED.
SITE 2 EASEMENT TO BE QUITCLAIMED

(10) 12' EASEMENT CLASS 1 BIKE TRAIL FOR PUBLIC USE PER TR 36294, MB 456/23–38

(11) EXISTING 78' ACCESS EASEMENT PER PM 37036 PMB 250/41–44

(12) EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE TO CONSTRUCT AND MAINTAIN THE LEVY, DEBRIS BASIN ANC CHANNEL, RECORDED 06–27–2018 AS INST No. 2018–0259939. THIS EASEMENT IS TO BE VACATED.

(13) EASEMENT FOR THE TRANSPORTATION AND DISTRIBUTION OF NATURAL GAS AND COMMUNICATION AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, RECORDED 06–21–2018 AS INST. No. 2018–0251184. THIS EASEMENT IS NOT PLOTABLE AS IMPROVEMENTS HAVE NOT BEEN CONSTRUCTED, AND WILL BE VACATED.

(14) A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA N THE PATENT RECORDED 08/10/1896 IN BOOK 1 OF PATENTS, PAGE 350. THE LOCATION OF THIS EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION AS IT IS Blanket in nature to Parcel 1, PM 37036. (W½ SEⅣ and E½ SWⅣ Section 20, Township 4 South, Range 6 West, S.B.M). NOT POTABLE.

(15) EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR FLOOD CONTROL AND DRAINAGE PURPOSES INCLUDING BUT NOT LIMITED TO THE CONSTRUCTION, USE REPAIR, RECONSTRUCTION, INSPECTION, OPERATION AND MMAINTENANCE OF 'BEDFORD CANYON – ARANTINE HILLS LEVEE AND ALL APPURTENANT WORKS, INCLUDING INGRESS AND EGRESS. RECORDED 04/15/2021 AS INST No. 2021–0236955. THIS EASEMENT IS TO BE VACATED.

(16) ACCESS EASEMENT AND COST SHARING AGREEMNET IN FAVOR OF THE McMILLIAN TRUST RECORDED 07/29/2021 AS INST No. 2021–0454662 AND MODIFIED ON 03/07/2023 AS INST. No. 2023–0065322. THIS EASEMENT AND COST SHARING AGREEMENT WILL REMAIN

(17) A DECLARATION ESTABLISHING ACCESS EASEMENT RIGHTS RECORDED 12/30/2021 AS INSTRUMENT No. 2021–0766313. THIS EASEMENT WILL REMAIN.

LEGEND

- RIGHT OF WAY
- LOT LINE
- TRACT BOUNDARY
- EASEMENT
- EXISTING LOT LINE
- DAYLIGHT LINE
- 110 PROPOSED MAJOR CONTOUR
- 101 PROPOSED MINOR CONTOUR
- EXISTING CURB
- EXISTING MEDIAN
- TOP AND TOE OF SLOPE
- RETAINING WALL
- PROPOSED V–DITCH
- WW'24 PROPOSED WATER LINE (ZONE 4)
- WW'25 PROPOSED WATER LINE (ZONE 5)
- RW RECYCLED WATER LINE
- S PROPOSED SEWER LINE
- SD PROPOSED STORM DRAIN LINE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT

FEET 0 50 100 200

INCHES 0 1/2 1 2

NO.	DATE	REVISIONS	APPROVED

DRAWN BY: LP
DESIGNED BY: JW
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

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IRVINE, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
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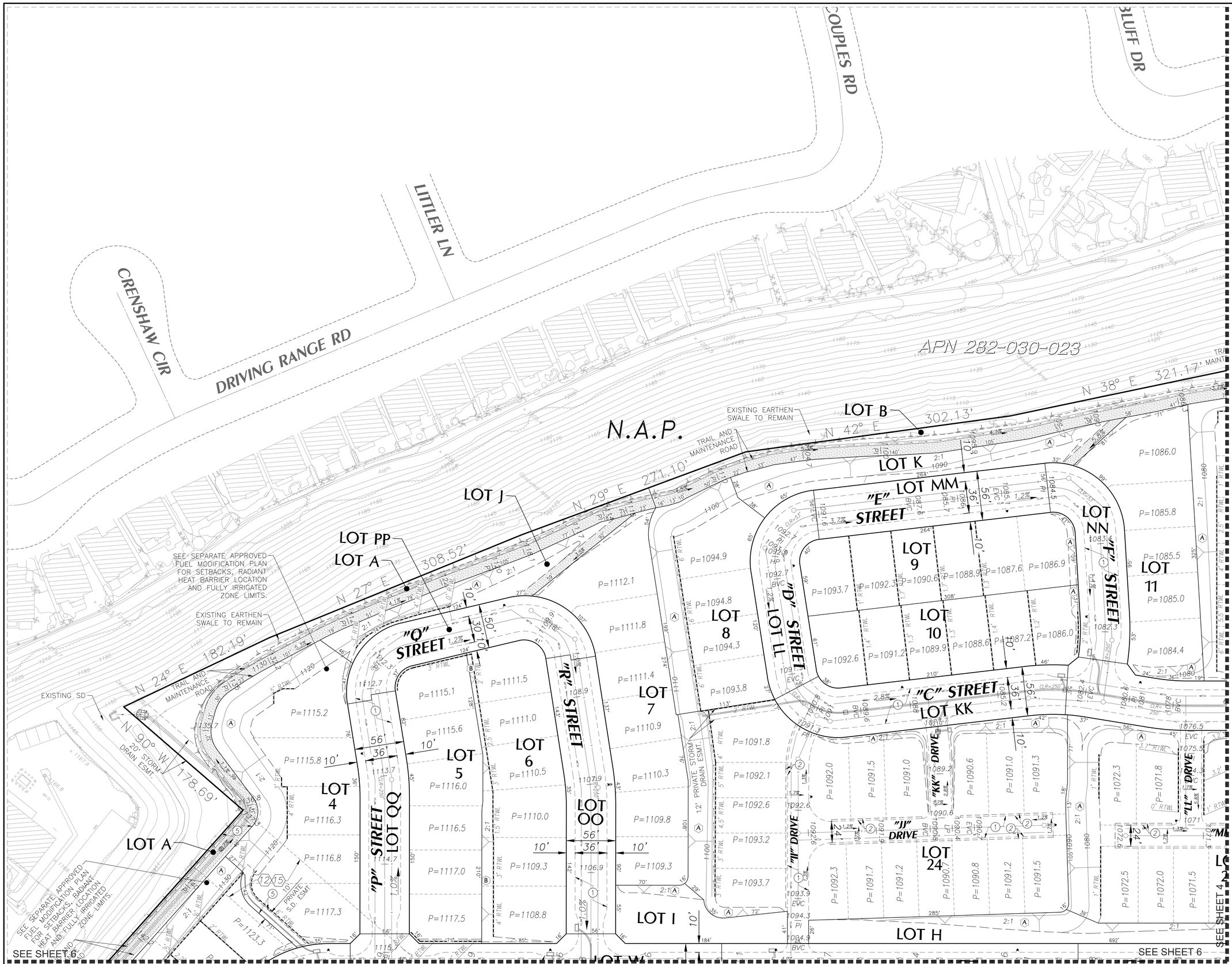
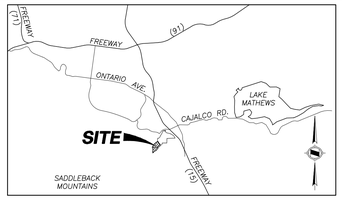
TENTATIVE TRACT NO.38572
FOR CONDOMINIUM PURPOSES
City of Corona

SHEET
2 OF 9

W.O.: 4455-4 BEDFORD

PLOTTED BY: Brian Lowell DATE: Mar. 04, 2024 10:24:40 AM FILE: F:\0853\Planning\SA_TTM_38572\Exh_TTM





VICINITY MAP

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(B) MAINTAINED BY PRIVATE OWNERS

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B. A TEMPORARY EASEMENT FOR INGRESS AND EGRESS FOR THE PURPOSES OF PERFORMING GRADING AND CONSTRUCTION AND INCIDENTAL PURPOSES, RECORDED JULY 9, 2003 AS INSTRUMENT NO. 2003-510647 OF OFFICIAL RECORDS.

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- LOT LINE
- TRACT BOUNDARY
- EASEMENT
- EXISTING LOT LINE
- DAYLIGHT LINE
- 110 PROPOSED MAJOR CONTOUR
- 101 PROPOSED MINOR CONTOUR
- EXISTING CURB
- EXISTING MEDIAN
- TOP AND TOE OF SLOPE
- RETAINING WALL
- PROPOSED V-DITCH
- WP12A PROPOSED WATER LINE (ZONE 4)
- WP12S PROPOSED WATER LINE (ZONE 5)
- RW RECYCLED WATER LINE
- S PROPOSED SEWER LINE
- SD PROPOSED STORM DRAIN LINE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT

FEET 0 20 40 80
INCHES 0 1/2 2

NO.	DATE	REVISIONS	APPROVED

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DESIGNED BY: JW
CHECKED BY: DS

PREPARED FOR / OWNER:
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A DELAWARE LIMITED PARTNERSHIP
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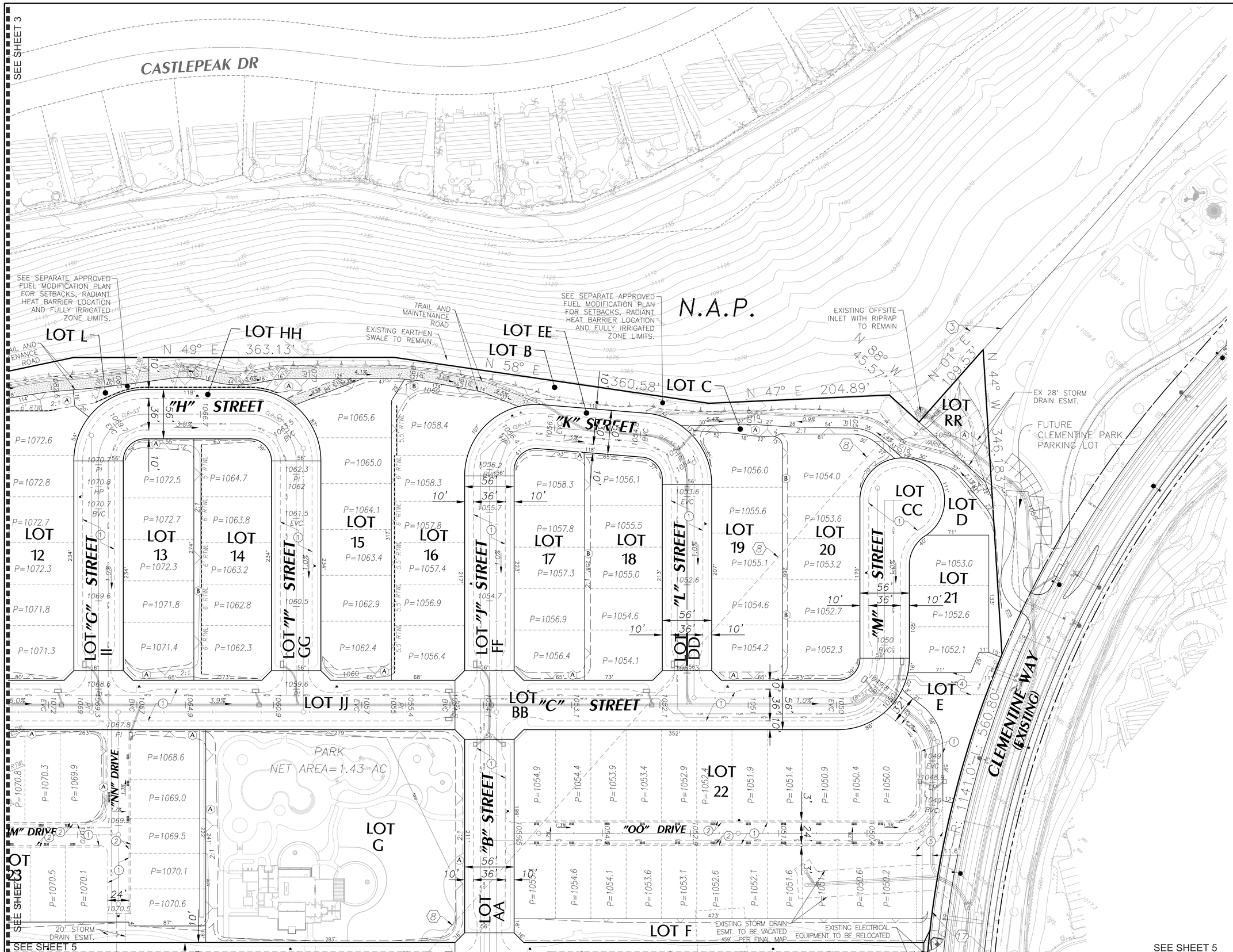
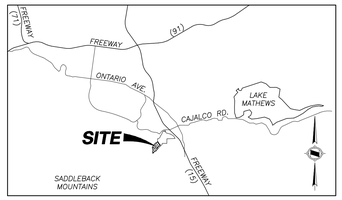
SHEET
3 OF 9

W.O.: 4455-4 BEDFORD

PLOTTED BY: Brian Lowell DATE: Mar. 04, 2024 10:24:55 AM FILE: F:\0853\Planning\SA_TTM_38572\Exh_TTM





VICINITY MAP

SLOPE DESIGNATIONS

(A) MAINTAINED BY HOMEOWNERS ASSOCIATION

(B) MAINTAINED BY PRIVATE OWNERS

PROPOSED EASEMENTS

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

(2) 2' EASEMENT FOR PUBLIC UTILITY PURPOSES.

(3) 12' EASEMENT CLASS 1 BIKE TRAIL FOR PUBLIC USE.

(4) 25' EASEMENT FOR WATER LINES.

(5) EASEMENT FOR STORM DRAIN AND PUBLIC UTILITY PURPOSES.

EXISTING EASEMENTS

(1)(2) QUITCLAIMED

(3) A. A PERMANENT EASEMENT FOR INGRESS, EGRESS, MAINTAINING AND IMPROVING A ROAD FOR VEHICLE AND PEDESTRIAN ACCESS; DRAINAGE AND DIVERSION OF SURFACE WATERS; INSTALLING, MAINTAINING AND REPLACING LANDSCAPING AND APPURTENANT IMPROVEMENTS AND INCIDENTAL PURPOSES, RECORDED JULY 9, 2003 AS INSTRUMENT NO. 2003–510647 OF OFFICIAL RECORDS.

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SITE 2 EASEMENT TO BE QUITCLAIMED

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(17) A DECLARATION ESTABLISHING ACCESS EASEMENT RIGHTS RECORDED 12/30/2021 AS INSTRUMENT No. 2021–0766313. THIS EASEMENT WILL REMAIN.

LEGEND

- RIGHT OF WAY
- LOT LINE
- TRACT BOUNDARY
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- EXISTING LOT LINE
- DAYLIGHT LINE
- 110 PROPOSED MAJOR CONTOUR
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- TOP AND TOE OF SLOPE
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- D PROPOSED STORM DRAIN LINE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT

FEET 0 80 20 40

INCHES 0 1/2 2

NO.	DATE	REVISIONS	APPROVED

DRAWN BY:	LP
DESIGNED BY:	JW
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:
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IRVINE, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
Three Hughes ▪ Irvine, CA 92618 ▪ PH: (949) 583-1010 ▪ FX: (949) 583-0759

TENTATIVE TRACT NO.38572
FOR CONDOMINIUM PURPOSES
City of Corona

SHEET
4 OF 9

W.O.: 4455-4 BEDFORD

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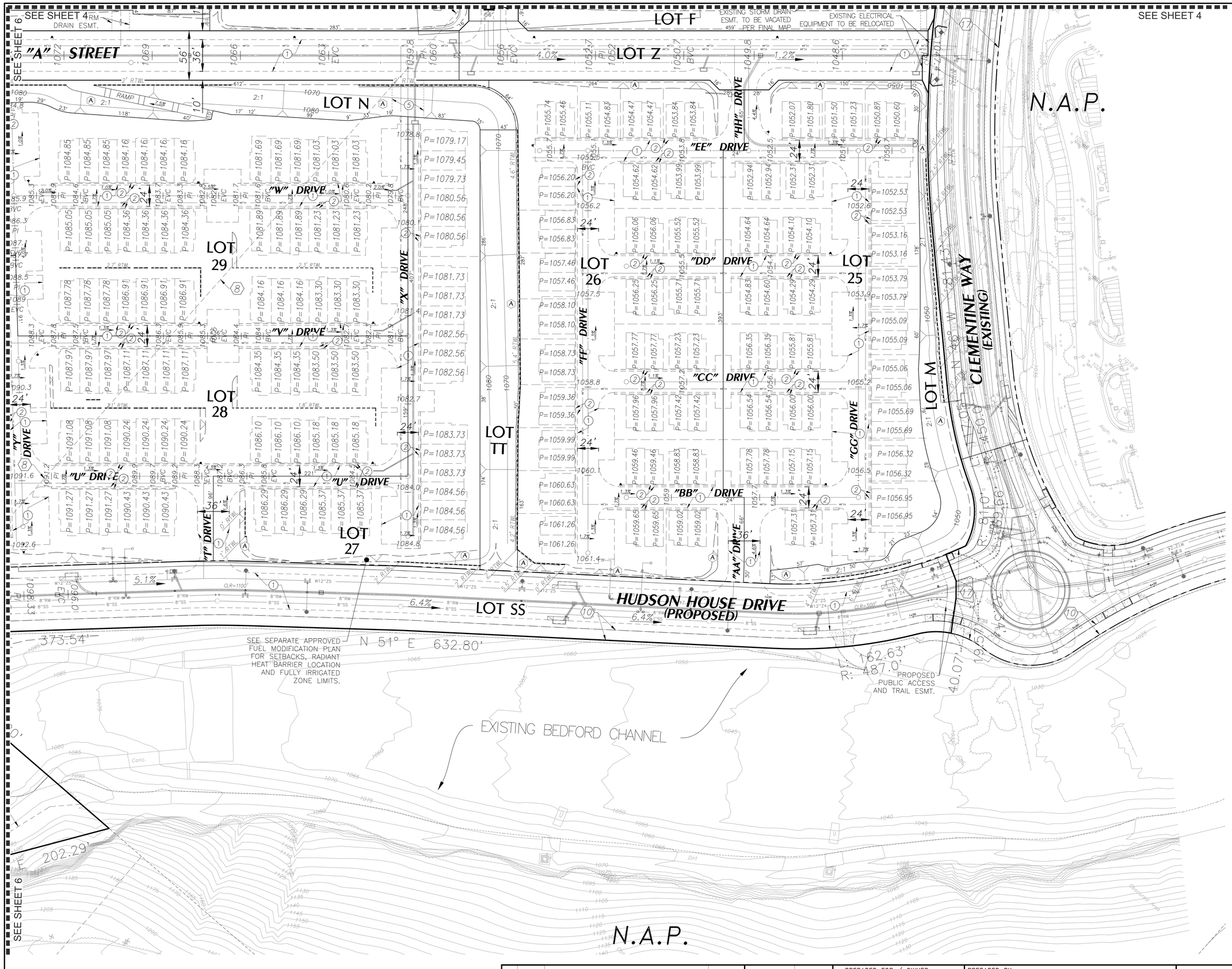

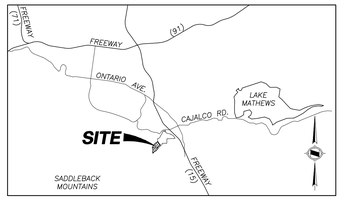

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- LOT LINE
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- WW'24 PROPOSED WATER LINE (ZONE 4)
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- RW RECYCLED WATER LINE
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- SD PROPOSED STORM DRAIN LINE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT

FEET 0 20 40 80

INCHES 0 1/2 2

NO.	DATE	REVISIONS	APPROVED

DRAWN BY: LP

DESIGNED BY: JW

CHECKED BY: DS

PREPARED FOR / OWNER:

ARANTINE HILLS HOLDINGS, LP
A DELAWARE LIMITED PARTNERSHIP
4343 VON KARMAN AVE, SUITE 300
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TENTATIVE TRACT NO.38572
FOR CONDOMINIUM PURPOSES
City of Corona

SHEET
5 OF 9

W.O.: 4455–4 BEDFORD

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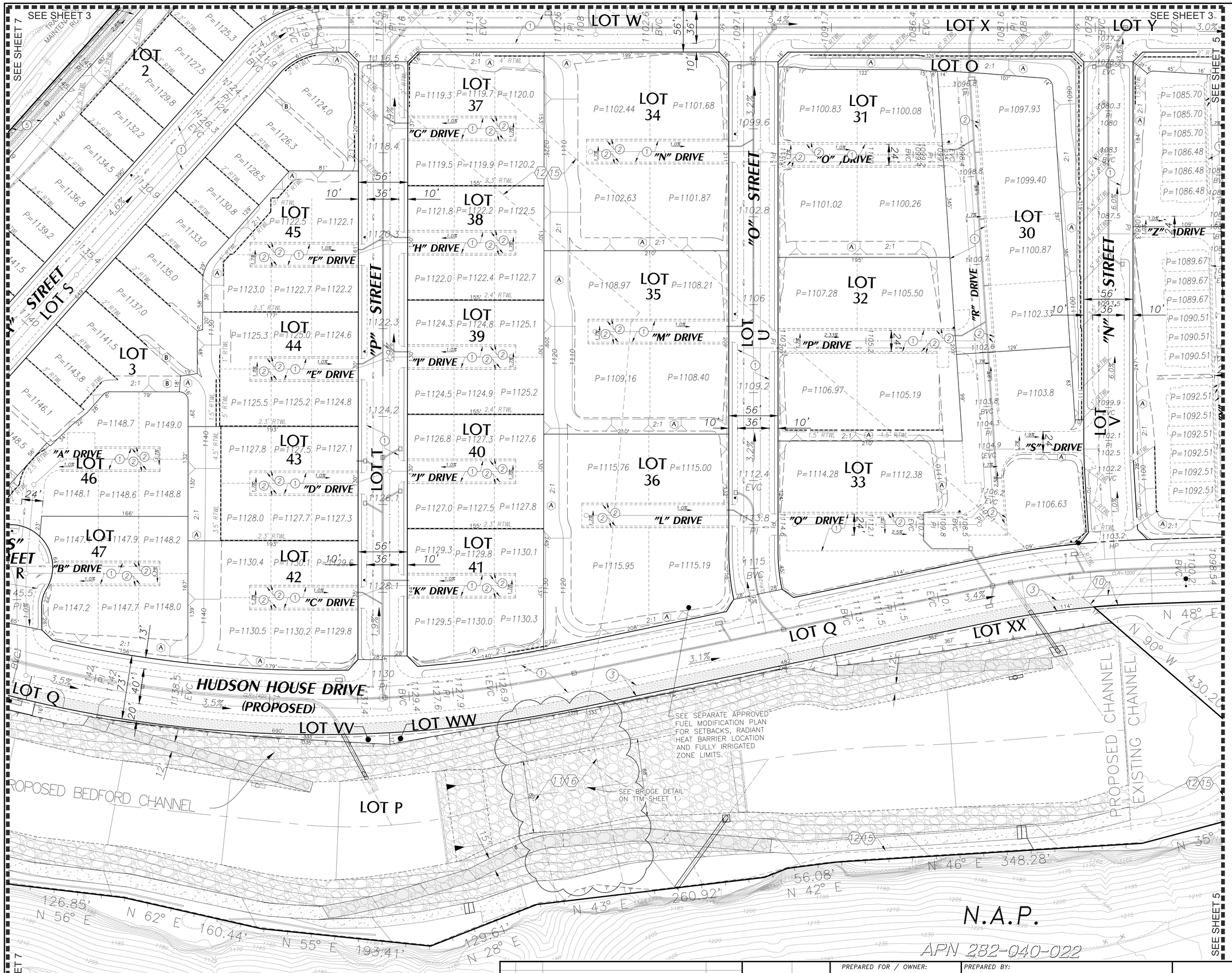

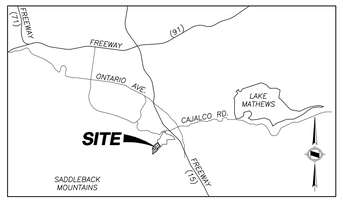

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FEET 0 20 40 80

INCHES 0 1/2 1 2

NO.	DATE	REVISIONS	APPROVED

DRAWN BY:	LP
DESIGNED BY:	JW
CHECKED BY:	DS

PREPARED FOR / OWNER:
ARANTINE HILLS HOLDINGS, LP
A DELAWARE LIMITED PARTNERSHIP
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SHEET
6 OF 9

W.O.: 4455-4 BEDFORD

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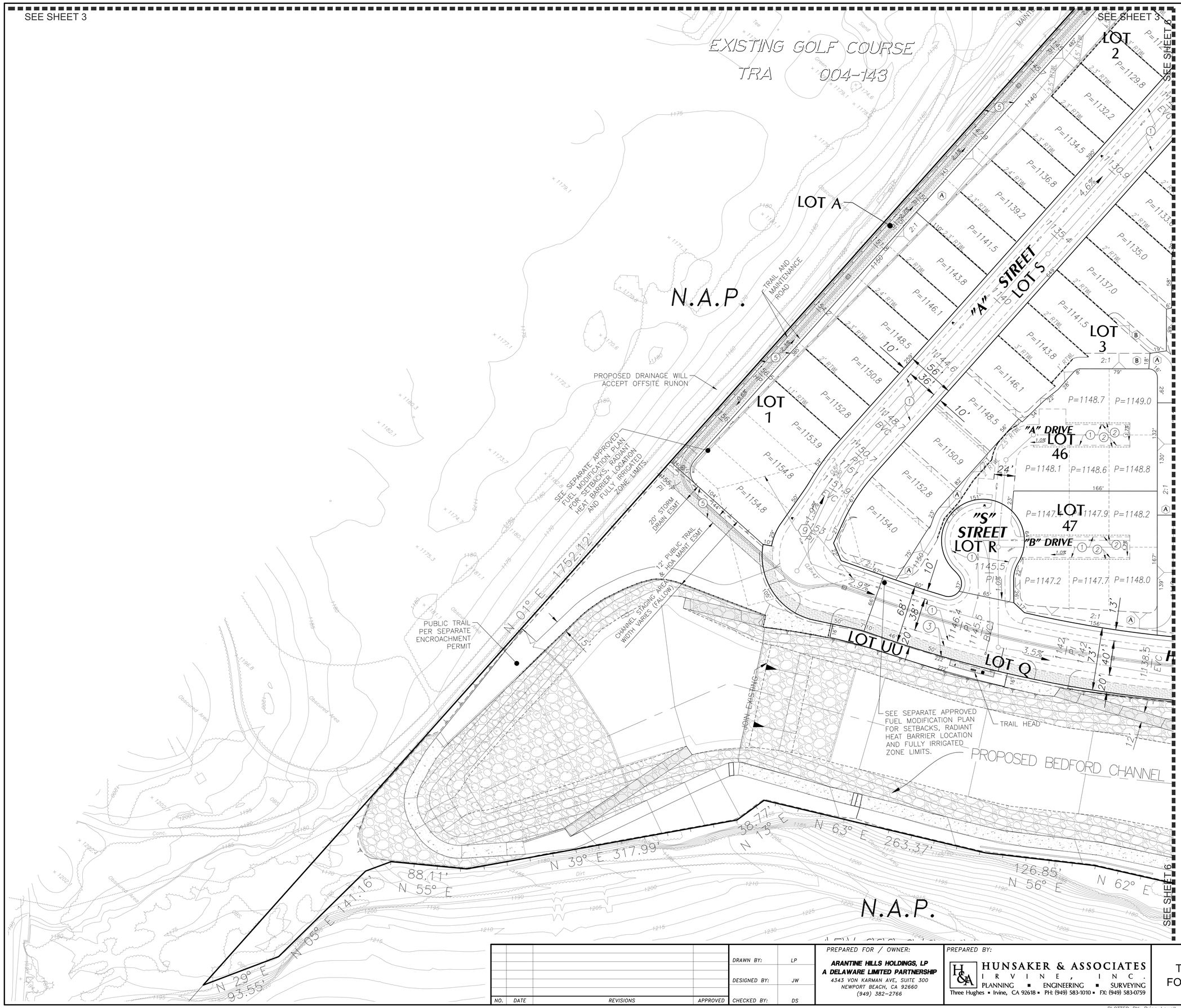

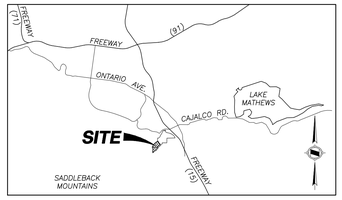

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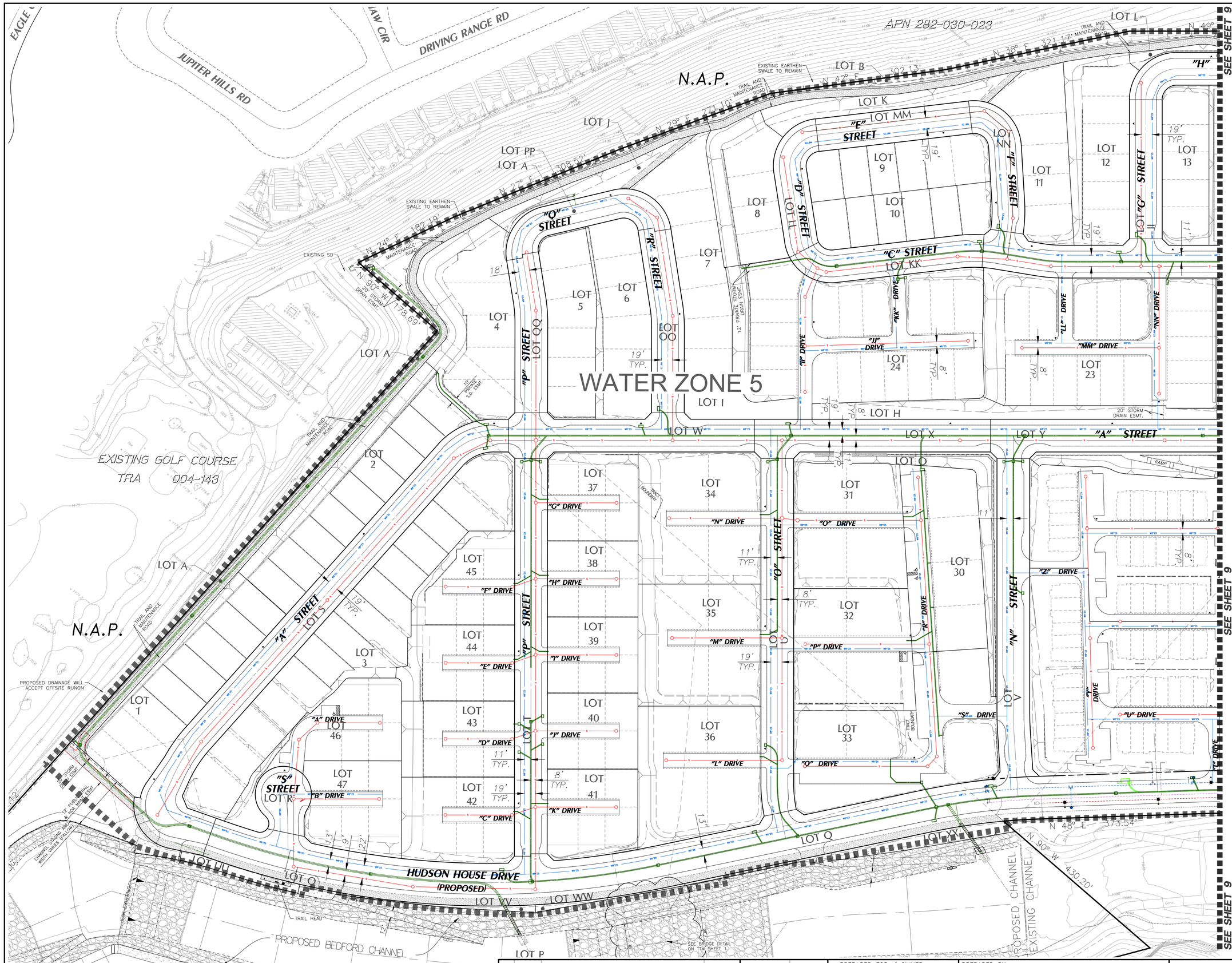
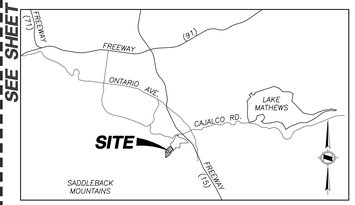
W.O.: 4455-4 BEDFORD

PLOTTED BY: Brian Lowell DATE: Mar. 04, 2024 10:27:08 AM FILE: F:\0853\Planning\SA_TTM_38572\Exh_TTM



VICINITY MAP



LEGEND

- RIGHT OF WAY
- LOT LINE
- TRACT BOUNDARY
- WATER ZONE 4
- WATER ZONE 5
- EASEMENT
- EXISTING LOT LINE
- DAYLIGHT LINE
- 110 PROPOSED MAJOR CONTOUR
- 101 PROPOSED MINOR CONTOUR
- TOP AND TOE OF SLOPE
- RETAINING WALL
- PROPOSED CENTER LINE
- PROPOSED CURB
- EXISTING CURB
- EXISTING MEDIAN
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- WW 24 PROPOSED WATER LINE (ZONE 4)
- WW 25 PROPOSED WATER LINE (ZONE 5)
- S PROPOSED SEWER
- RW PROPOSED RECLAIMED WATER
- W EXISTING WATER
- RW EXISTING RECLAIMED WATER
- SS EXISTING SEWER
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- PROPOSED MODULAR WETLAND SYSTEM

NO.	DATE	REVISIONS	APPROVED

DRAWN BY: LP
DESIGNED BY: JW
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

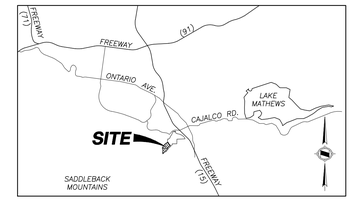
PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
Three Hughes ▪ Irvine, CA 92618 ▪ PH: (949) 583-1010 ▪ FX: (949) 583-0759

CONCEPTUAL UTILITY PLAN
TENTATIVE TRACT NO.38572
FOR CONDOMINIUM PURPOSES
City of Corona

SHEET
8 OF 9

W.O.: 4455-4 BEDFORD

PLOTTED BY: Brian Lowell DATE: Mar. 04, 2024 10:27:25 AM FILE: F:\0853\Planning\SA_TTM_38572\Exh_TTM



VICINITY MAP

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FEET 0 20 40 80
INCHES 0 1/2 1 2

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CONCEPTUAL UTILITY PLAN
TENTATIVE TRACT NO.38572
FOR CONDOMINIUM PURPOSES
City of Corona

SHEET
9 OF 9

W.O.: 4453-4 BEDFORD

PLOTTED BY: Brian Lowell DATE: Mar. 04, 2024 10:27:40 AM FILE: F:\0853\Planning\SA_TTM_38572\Exh_TTM

Project Conditions
City of Corona

Project Number: TTM2023-0001

Description: **Subdivision of one 546 residential lot (TTM 38572)**

Applied: **5/22/2023**

Approved:

Site APN: **282030030**

Closed:

Expired:

Status: **RECEIVED**

Applicant: **Jason Perrin**
4400 MacArthur Blvd Suite 740Newport Beach CA,92660

Parent Project: **DPR2023-0004**

Details:

LIST OF CONDITIONS	
DEPARTMENT	**CONTACT**
BUILDING	**Chris Milosevic**

1. Structures adjacent to slopes shall be setback the minimum distance from the top or toe of slope as required by CBC section 1808.7.
2. Buildings and structures shall be setback and have site features constructed as prescribed by the fire protection plan.

FIRE	**Cindi Schmitz**

1. Plans shall show a minimum drive width of 28 feet.
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 combustible construction.
3. Dead end access drives shall not exceed one hundred fifty (150) feet in length.
4. Provide a minimum twenty-five (25) foot inside and fifty (50) foot outside radius for access drive(s).
5. Street and drive grades shall not exceed 10% unless approved by the Fire Chief and City Engineer.
6. Fire department apparatus hose pulls shall be able to reach within 150’ of the exterior wall of any structure, from the Fire Marshal approved all weather surface ways, prior to the initiation of any combustible construction. Failure to comply with said condition shall result in the issuance of an immediate “Cease and Desist” order.
7. Applicant shall meet with the Fire Marshal or her designee to determine what method will be used to identify and/or designate fire lanes, fire hydrant locations, and the identification of any/all fire department appurtenances within the proposed project or development. Final designations and/or locations shall be identified on the Fire Master Plan.
8. A Knox padlock or Knox override switch shall be provided and installed on any/all fences or gates installed across a fire department access roadway, entry point to construction areas or any other roads, trails or accessways, which may be subject to planned or unplanned closure or obstruction.
9. A minimum fire flow of 1500 gallons per minute at 20 psi shall be provided for one- and two-family dwellings.
10. The City of Corona has amended Appendix B of the 2022 California Fire Code, and the established minimum required fire-flow commercial buildings is 2,500 GPM at a duration of 2 hours, per the Corona Municipal Code.
11. A minimum fire flow of 3000 gallons per minute at 20 psi shall be provided for commercial structures.
12. If over 500 lineal feet the fire service waterline shall be looped and provided with two (2) separate points of connection.
13. The fire hydrant spacing for commercial buildings per the Corona Municipal Code is 250’ for Commercial and Industrial Buildings. Please ensure that a fire hydrant is installed within 250' of the proposed clubhouse.
14. The fire hydrant spacing for One- and Two-Family Dwellings per the Corona Municipal Code is 300’.
15. Provide one-hour constructed eaves for all homes located within two hundred (200) feet of wildland areas. Entire house perimeter shall comply.

EXHIBIT 3

FIRE	Cindi Schmitz

16. Fuel modification is required for this project. Consult with a qualified firm to provide a submittal to the fire department for review and approval.
17. A Fire Protection 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.
18. Provide Class A roofing material on all structures per the Corona Municipal Code.
19. The Fire Facilities Fee of $231.00 per acre shall be due when the applicant pulls a City of Corona Building Department Construction Permit. Applies to construction of a proposed structure(s).
20. Groves and weed abatement shall be maintained so as not to pose a fire hazard until time of development.
21. A specific address, assigned by the City of Corona Development Services Division, shall be provided for each building as specified by the fire department address standard which can be obtained at coronaca.gov/fire. Addresses must be illuminated during all hours of darkness.
22. At no time shall fire hydrants or fire lanes be blocked by building materials, storage, equipment, and/or vehicles.
23. 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 coronaca.gov/fire
24. Place Fire Department DPR comments on the architectural construction drawings, as part of the GENERAL NOTES.
25. The required (2) all weather surface access ways…shall be provided, meet all fire department standards (28' in width, capable of supporting 80,000 lbs. G.V.W., etc.) and be approved by the Fire Marshal or her designee, prior to the initiation of any combustible construction. Failure to comply with said condition shall result in the issuance of an immediate "Cease and Desist" order.

PLANNING	

1. The project shall comply with all applicable requirements of the Corona Municipal Code (CMC) and ordinances and the relevant Specific Plan, if any, including the payment of all required fees.
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.
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.
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.

(Continued on next page)

PLANNING	

5. TTM 38572 shall be recorded prior to the issuance of a building permit for the production units.

PUBLIC WORKS	

1. The Public Works, Planning and Development, and Utilities Department conditions for the subject application shall be completed at no cost to any government agency. All questions regarding the intent of the conditions shall be referred to the Planning and Development Department, Development Services Division. 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.
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.
3. Prior to final map recordation or issuance of grading permit, the applicant shall demonstrate to the satisfaction of the City Engineer that the proposed subdivision will not unreasonably interfere with the use of any easement holder of the property.
4. 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.
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.
6. The tentative tract shall be recorded as one final tract map, but may be developed in phases. A construction-phasing plan for the construction of on-site public and private improvements shall be reviewed and approved by the City Engineer prior to recordation of the final map. Financial security shall be provided for all improvements within the tract prior to final tract map approval.
7. 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.
8. All new utilities adjacent to and on-site shall be placed underground in accordance with City of Corona ordinances.
9. 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.
10. 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 dirt, 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 City Engineer 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 City Engineer 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.

(Continued on next page)

PUBLIC WORKS

11. Prior to recordation of the final tract map, the developer shall ensure the Phase 3 and 4 project, Precise Plan (PP) 2023-0004, is addressed by the master homeowner's association (HOA) or property owner's association (POA) for the purpose of maintaining all private streets, private parks and trails, 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, private parks and trails, common areas, and private utilities until such time that the HOA/POA can take over.

12. Prior to map recordation or issuance of a building permit, whichever occurs first, the developer shall finish the construction or post security guaranteeing the construction of all public and private infrastructure improvements. Said improvements shall include, but are not limited to, the following:
    a) All street facilities (Lots "Q" through "QQ", "SS" and Hudson House Drive) including but not limited to street lights, curb, gutter, AC pavement, sidewalk and trails.
    b) All drainage facilities (including Bedford Canyon Channel, storm drain system that intercepts off-site flows from the golf course and discharges flows directly into Bedford Canyon Channel, and the on-site drainage system that ties into the existing storm drain in Clementine Way)
    c) All required grading, including erosion control.
    d) All required sewer, water and reclaimed water facilities.
    e) All required landscaping including lots C through E, J through O, RR, TT, and lots with HOA maintained slopes and side yards; and park facilities including lots A, B, F through I, and linear park Located on lots 28 & 29.
    f) All under grounding of overhead utilities, except for cables greater than 32k volts.
    g) All public trail improvements including trail head improvements located on lot UU as required by the Community Services Department.

13. 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 City Engineer.

14. 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.

15. 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.

16. 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.

17. 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). The SWPPP shall be available at the project site for review.

18. Prior to issuance of grading permit or construction of any improvements, a letter will be required from a qualified botanist, plant taxonomist or field biologist specializing in native plants, stating that an investigation and/or eradication of scale broom weed (Lepidospartum Squamatum) has been completed.

19. 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.

20. 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.

21. 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.

 (Continued on next page)

PUBLIC WORKS

22. Prior to final map recordation or issuance of a grading permit, whichever occurs first, the developer may be required to obtain a Section 1601/1603 permit from the California Department of Fish and Wildlife, a Section 401/404 permit from the United States Army Corps of Engineers, or provide verification that the project is exempt from permit requirements.
23. 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.
24. 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 City Engineer.
25. A Preliminary Water Quality Management Plan (WQMP) that uses the existing downstream detention basin for water quality treatment was approved. 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 3 and Phase 4 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 3 and Phase 4 F-WQMP shall provide Site Design BMPs and Treatment Control BMPs to ensure compliance with the preliminary WQMP. No grading permit for the Phase 3 and Phase 4 development shall be issued prior to approval of the F-WQMP unless otherwise approved by the City Engineer.

    (a) Upon approval of the F-WQMP, the applicant shall submit one copy on a CD-ROM in PDF format.
26. 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 3 and Phase 4 development.
27. 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 WQMP.
28. Prior to issuance of Certificate of Occupancy, the applicant shall ensure all structural post construction BMPs identified in the approved project specific Final WQMP for Phase 3 and Phase 4 are constructed and operational. The existing detention basin that the project is discharging into shall be modified per the proposed design plan.
29. All the drainage design criteria shall be per City of Corona standards and the Riverside County Flood Control and Water Conservation District standards unless otherwise approved by the City Engineer.
30. Prior to recordation of the final map, if applicable, any environmental constraints within the boundary of the property shall be delineated on an environmental constraint sheet to accompany the final map.
31. No Certificates of Occupancy for Phase 4 will be issued until the proposed Bedford Canyon Channel, upper reach, is functionally complete which is defined as follows: grading, riprap banks and grade control structures, concreted rock and spillway. The facility does not need to be accepted by the District and minor elements such as access road paving, landscape and maintenance, fencing and similar type of items do not need to be finished to be deemed functionally complete.
32. Securities for the construction for Bedford Canyon Channel shall include the cost to complete the LOMR. Prior to release of securities for construction of the Bedford Canyon Wash Channel, the applicant shall secure FEMA's approval for the Letter of Map Revision (LOMR).
33. 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.
34. RCFC&WCD shall sign, if applicable, the final map for dedication and acceptance of any storm drain easements for facilities RCFC&WCD will maintain.

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PUBLIC WORKS

35. Prior to recordation of the final map 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.
36. 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 City Engineer.
37. The proposed trail along the Bedford Channel shall be dedicated as an easement for public use per the Arantine Hills Specific Plan.
38. A lot shall be dedicated for the Bedford Canyon Wash and deeded to RCFC&WCD upon final map recordation.
39. Prior to map recordation or issuance of a building permit, whichever comes first, the applicant shall retain for the HOA all required private street rights-of-way (Streets "A" through "S" and Hudson House Drive).
40. Prior to removal of the existing levee, developer shall acquire written permission from RCFC&WCD confirming the removal of the levee is acceptable.
41. The roadway classification and street sections for roadways located on Lots "Q" through "QQ", "SS", as well as Hudson House Drive 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 City Engineer.
42. 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 located on Lots “Q” through "QQ", "SS", as well as Hudson House Drive. 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 City Engineer.
43. 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 City Engineer.
(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 City Engineer.
(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.
44. Prior to approval of street improvement plans, the plans shall include improvement 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 City Engineer may require the developer to provide full reconstruction of the street to current City standards as directed by the City Engineer. Prior to approval of the improvements plans, the developer shall cause the Engineer of Record to make the field assessment and incorporate a design recommendations on the plans for review and approval by the City Engineer.
45. Prior to release of public improvement security, 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.
46. Prior to acceptance of improvements, the City Engineer may determine that aggregate slurry, as defined in the Standard Specifications for Public Works Construction, may be required one year after acceptance of street(s) by the City if the condition of the street(s) warrant 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.

(Continued on next page)

PUBLIC WORKS

47. Prior to recordation of the final map, all street names shall be approved by the City Engineer.
48. Prior to final map recordation the applicant shall prepare a disclosure statement indicating that the property is subject to CC&R and within Community Facilities District CFD 2018-1 and 2016-1 and will be subject to an annual levy. The disclosure statement is subject to the review and approval of the Planning & Development Department and shall be recorded concurrently with the final map.
49. Prior to final map recordation, the applicant shall submit for approval all proposed parkway, slope maintenance, and/or landscaping easements to be granted to the Community Facilities District, as specified on the tentative map or Conditions of Approval. Said information shall be submitted to the Planning and Development Department, Development Services Division for approval.
50. Prior to issuance of a Certificate of Occupancy, all proposed parkway landscaping, slope maintenance, and/or median landscaping specified in the tentative map or in these Conditions of Approval shall be constructed along individual lot frontage (s) to the satisfaction of the Planning and Development Department.
51. Prior to the issuance of a 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.
52. 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.
53. The applicant shall pay the appropriate traffic signal mitigation fees per The Arantine Hills Development Agreement Operation Memorandum #2 Section 1.3.
54. All the potable water, reclaimed water, and sewer design criteria shall be per City of Corona Utilities Department standards and Riverside County Department of Health Services Standards unless otherwise approved by the City Engineer and Utilities Director.
55. Prior to final map recordation or approval of improvement plans, the applicant shall obtain all necessary easements for any required offsite water and sewer facilities.
56. Prior to issuance of any building permits, including model home permits, a domestic water and fire flow system shall be approved by the Utilities Department and constructed by the developer, to the satisfaction of the Utilities Director and Fire Chief.
57. Prior to issuance of the first Certificate of Occupancy, all weather access road(s) shall be provided to all sewer manholes not located within public right-of-way.
58. Prior to improvement plans approval, the applicant shall ensure that all water meters, fire hydrants or other water appurtenances shall not be located within a drive aisle or path of travel.
59. 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.
60. Prior to final recordation or approval of improvement plans, when applicable, the applicant shall submit detailed potable water, reclaimed water and sewer 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 sewer and water facilities. Results of the system analysis may require special construction for the potable water, reclaimed water and sewer 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 the Utilities Department.

(Continued on next page)

PUBLIC WORKS

61. Prior to building permit issuance, the applicant shall construct or guarantee the construction of all required 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.
62. The applicant shall dedicate easements for all public water, reclaimed water, sewer and electric facilities needed to serve the project in accordance with the Utilities Department standards. The minimum easement width shall be 20 feet for one utility and 30 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. Structures and trees shall not be constructed or installed within a public utility easement.
63. Prior to map recordation or building permit issuance, whichever comes first, where required by the utility standards and design policy the applicant shall construct or guarantee the construction of a private fire system with double detector check assemblies at all public fire services to the satisfaction of the Utilities Director and Fire Chief.
64. The fire hydrant spacing for commercial buildings per the Corona Municipal Code is 250’ for Commercial and Industrial Buildings. Please ensure that a fire hydrant is installed within 250' of the proposed clubhouse unless otherwise approved by the Fire Department. The fire hydrant spacing for One- and Two-Family Dwellings per the Corona Municipal Code is 300 unless otherwise approved by the Fire Department.
65. Manhole rim elevations shall be lower than all pad elevations immediately downstream. Otherwise a back flow prevention valve will be required.
66. Static pressures exceeding 80 psi require an individual pressure regulator.
67. Reclaimed water shall be used for any construction activity, unless otherwise approved by the Utilities Director or their designee. 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.
68. The applicant shall provide a separate irrigation water service for all HOA-CFD maintained landscaped areas.
69. The landscape plans of all parkway and Landscape Maintenance District (LMD) and Community Facilities District (CFD) lots shall be prepared by a licensed Landscape Architect and shall be submitted to the City for review and approval.
70. 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.
71. Prior to map recordation of TTM 38572, 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 38572, all improvements shall be completed as specified by Arantine Hills Specific Plan Phasing exhibits subject to approval of the City Engineer.
72. 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.
73. 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 City Engineer.
74. 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.
75. All side yard down slopes that abut on to streets shall be maintained by the Homeowners Association and shall have a dedicated HOA water service.
76. 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.
77. 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.

 (Continued on next page)

PUBLIC WORKS	

78. 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.
79. Prior to map recordation, the developer shall construct or guarantee the construction of all HOA/CFD landscaping and irrigation improvements.
80. 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.
81. All onsite and parkway landscaping shall be planted with California friendly plant pallet. Planting shall conform to the Landscape Design Guidelines for Residential Development.
82. The private parks and private trails listed as lots “A”, “B”,"D", "E", "G", "H", and portions of lots "28" and "29" and public trail along Hudson House Drive are eligible for Quimby credit provided they comply with all terms of the Arantine Hills Development Agreement (DA) and will be applied after the acceptance of the parks by the City.
83. Prior to approval of the water improvement plans, the engineer shall provide looped connections for all water mains unless otherwise approved by the City Engineer. Dead-end waterlines, where permitted, shall be properly sized and provided with a means of flushing the waterlines that includes access for maintenance crews and adequate storm drain facilities.
84. Prior to map recordation, the developer shall construct or guarantee the construction of a trailhead and trail improvements for the extension of the Hudson House Drive public trail to the westerly tract boundary adjacent to or on Lot A and/or Lot 1.

    The Developer shall be responsible for all costs associated with the preparation of a license agreement between the City and Riverside County Flood Control District for the future public trail extending southwesterly and encroaching within the future District’s right-of-way (Lot P). And the Developer shall be responsible for all costs associated with the construction of the future trail safety improvements (i.e. fencing, gates and safety signage) so that the future trail segment on Lot P is safe for pedestrian and bicycle circulation, as required by the District and Community Services Director.

HUNSAKER & ASSOCIATES
IRVINE, INC.

PLANNING
ENGINEERING
SURVEYING
GOVERNMENT RELATIONS

IRVINE
LOS ANGELES
PALM DESERT
RIVERSIDE
SAN DIEGO

May 16, 2023

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

Subject: **Bedford Phases 3 & 4 (Tr 38572) – TTM 38572**
1st Submittal Development Plan Review Application

Dear Sandra:

On behalf of Arantine Hills Holding, LP, Pacific Ventures Management LLC is submitting a Development Plan Review Application for Arantine Hills Tentative Tract Map 38572 to the City of Corona for its review and approval for the development of 546 residential units, open space/landscaping lots, and water quality basin. Tentative Tract Map 38572 represents phases 3 and 4 of the overall Bedford Development project.

To the east of the site is existing residential tract 37030 and open space land, to the south is open space land, to the north is existing residential, and to the west is existing residential and the Eagle Glen golf course. The topography of the site has elevation ranges from approximately 1050' to 1150' above mean sea level (amsl), sloping southeast towards the intersection of Hudson House Drive and Clementine Avenue and the projects southeastern boundary.

The proposed tentative tract map 38572 will include the development of 546 medium density residential units, in conformance with the Arantine Hills Specific Plan, Amendment Number 3, dated August 2022. The proposed residential units are divided up into seven separate planning areas, and are as follows:

- Planning Area #1 – Duplex (102 units)
- Planning Area #2 – Townhomes (113 units)
- Planning Area #3 – Triplex (84 units)
- Planning Area #4 – 6 Pack (64 units)
- Planning Area #5 – Alley (56 units)
- Planning Area #6 – 47 x 80 Single Family Detached (72 units)
- Planning Area #7 – 50 x 80 Single Family Detached (55 units)

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

1. Completed and Signed Tentative Tract Map Application Form
2. Completed and Signed Environmental Form
3. Processing Fees for TTM

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 4

4. Photo Site Exhibit
5. Project Description Letter
6. Grant Deed
7. Title Report
8. Noticing Package
9. Water Quality Management Report
10. Soils Report
11. Fuel Modification Plan
12. Fire Master Plan
13. Sewer Study
14. Noise Study
15. Trip Generation Assessment
16. Response to Comments Letter for Development Plan Review
17. Twenty (20) full size copies of Tentative Tract Map 38572 (8 Sheets) folded to 8 ½" x 14"
18. One (1) 8 ½" x 11" reduction of the map
19. USB w/ pdf of Submittal Package

Thank you for your consideration of the application for Tentative Tract Map 38572 for Bedford Phase 3 and 4. We look forward to working with the City of Corona on this development.

If you have any questions regarding the submittal package or need additional information please give me a call at (949) 330-0157 or email to qpaulin@hunsaker.com

Sincerely,

HUNSAKER & ASSOCIATES IRVINE, INC.

Q. Aguero

Quinn Paulin Aguero
Planner

QPA:tl
xc: Brian Milich, Arantine Hills Holdings, LP
Doug Staley, H&A
Brian Lowell, H&A
W.O. 4455-4
(f\c\wo\4455\4 L05-qpa.docx)

JASON E. UHLEY
General Manager-Chief Engineer

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254848

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

March 20, 2024

SENT VIA EMAIL: savat.khamphou@coronaca.gov

Savat Khamphou
Public Works Director
City of Corona

Dear Mr. Khamphou:

Re: MS 208, TTM 38572
Bedford Canyon Wash, Stage 2
Trail Improvements
Project Nos. 2-0-00380 and 2-0-00381

The Riverside County Flood Control and Water Conservation District (District) received an email from a developer, Pacific Ventures Management, LLC, on December 15, 2023, stating the City of Corona requested a letter of support for the proposed trail system alongside the Bedford Canyon Wash, Stage 2 and as part of the development currently under entitlement review at the City of Corona (City), Tentative Tract Map No. 38572.

It is the District's understanding the trail is proposed on the west side of Bedford Canyon Wash within public right of way, which begins on the south corner of Bedford Canyon Road and Hudson House Drive and continues south along the east side of Hudson House Drive until it enters proposed District right of way within the Bedford Canyon Wash, Stage 2 debris basin's staging area. The future trail limits within District right of way are hatched in blue in the attached exhibit.

The District is pleased to support this initiative, recognizing its potential to enhance community access and enjoyment subject to the following:

1. Operations and Maintenance: The trail system shall not interfere with the District's operations or our ability to maintain the channel and debris basin effectively.

2. License Agreement: We require a formal license agreement with the City of Corona. In this agreement, the City would undertake the operational and maintenance responsibilities for the new trail improvements. Furthermore, the City shall agree to indemnify the District against all liabilities arising from the public use of the proposed trail system within our right of way.

3. Regulatory Compliance: The design and implementation of the trail system must not conflict with any restrictions imposed by environmental regulatory permits or conservation easements.

4. Encroachment Permit Review and Documentation: We expect all comments and feedback from the encroachment permit review, particularly those relating to trail improvement and landscape plans, to be adequately addressed. Additionally, all requested documentation should be submitted for review.

EXHIBIT 5

We believe these conditions will ensure that the trail system not only serves the community but also aligns with the operational and environmental requirements of District facilities.

Please let us know if you have questions on the process or require further clarification. We look forward to collaborating closely with the City of Corona and the developer on this project.

Very truly yours,

JASON E. UHLEY
General Manager-Chief Engineer

Attachment

ec: City of Corona
Attn: Chris Horn
Maria Miranda
Pacific Ventures Management, LLC
Attn: Brian Milich
District
Attn: Albert Martinez
Ruddy Argueta
Darren James

RA:blj

N 01° E 1752.12'

PROJECT BOUNDARY

LOT 'A'

USABLE SPACE AREA = 17,453 SF (0.40 AC)

LOT LINE & LIMITS OF RCFCD PROPERTY

LOT LINE

12' PUBLIC TRAIL ESMT

20' SD ESMT

FUTURE PUBLIC TRAIL LIMITS BY OTHERS TO BE MAINTAINED BY THE CITY OF CORONA THRU LICENSE AGREEMENT

FUTURE PUBLIC TRAIL LIMITS BY OTHERS TO BE MAINTAINED BY THE CITY OF CORONA THRU LICENSE AGREEMENT

PR. CABLE RAIL FENCE

PR. RCFCD 15' MAINT ROAD

CHANNEL STAGING AREA WIDTH VARIES (FALLOW)

DISTRICT RESERVES RIGHT TO USE FUTURE TRAIL AREA FOR STAGING AND ROUTINE O/M PURPOSES IF NECESSARY

SWING GATE PER DISTRICT STANDARDS

RIGHT OF WAY

PR. CABLE RAIL FENCE

PROPOSED PUBLIC TRAIL EASEMENT PER TTM 38572

CONSERVATION EASEMENT LIMITS

FUTURE PUBLIC TRAIL LIMITS BY OTHERS TO BE MAINTAINED BY THE CITY OF CORONA THRU LICENSE AGREEMENT

N 39° E 317.99'

38.77'

LOT P

LOT UU

LOT 1

"S" STREET LOT R

P1 P=1154.3

P2 P=1154.3

P3 P=1153.4

P=1152.3

1.1' RTWL

P4 P=1154.0

P3 P=1152.8

2:1

1150

2' RTWL

LEGEND

- PROPOSED PUBLIC TRAIL PER TTM 38572
- FUTURE PUBLIC TRAIL BY OTHERS
- PROPOSED CONSERVATION EASEMENT
- PROPOSED MAINTENANCE STAGING AREA

0 25 50 100

SCALE: 1" = 50'

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

BEDFORD

PACIFIC VENTURES

TTM 38572 ~ TRAIL AND MAINTENANCE STAGING AREA EXHIBIT

DATE: 03/20/2024	By: BRL	CK'd: ---	SCALE: 1" = 50'	W.O. 4455-4
FILE: F:\0853\Planning\SA_TTM_38572\Exh_Exhibits\RC Flood Trail Easement Exhibit\00853 - PH 3 & 4 staging area trail Exhibit.dwg				SHEET 1 OF 1